Issue 10
Published: October 2011

CAMBRIDGE HOUSING SUB-REGION

Housing market bulletin

The housing market at July 2011

This edition of the Cambridge housing sub-region's housing market Bulletin updates you on many aspects of the housing market locally, regionally and nationally. The data in this Bulletin relates to July 2011.

This edition includes updated information on the affordability of housing across the sub-region.

It also includes a report on the number of homes built across Cambridgeshire between April 2010 and March 2011.

To find out more about our Strategic Housing Market Assessment (SHMA), please go to: www.cambridgeshirehorizons.co.uk/shma

You can download previous editions of this Bulletin from: www.cambridgeshirehorizons.co.uk/our_challenge/housing/housing_market_bulletin.aspx

On page 16 you can catch up on our future plans for the SHMA for our housing sub-region, including what happens when the Cambridgeshire Horizons office closes at the end of September 2011.

Tip: To follow links in this bulletin, hold down the "Ctrl" button and click on the underlined text. This should take you to the information or the page you are seeking.

Bulletin highlights...

- Following a rally in the number of sales to July 2010, this has dropped back in July 2011 to the lowest level yet across our housing sub-region. This reflects regional and national trends.
- There has been a variety of gains and losses in the average sale price being achieved in July 2011 for districts in our housing sub-region.
- The average time taken to sell fell in four of our seven districts. In July 2011 it took an average of 8.8 weeks to sell across our sub-region. Time to sell increased for East of England and England, from July 2010 to July 2011.
- There has been a slight drop in the percentage of asking price being achieved across our housing sub-region. However this increased in Cambridge, East Cambridgeshire and St. Edmundsbury from July 2010 to 2011.
- Between February and March the number of viewings per sale has decreased a little across our housing sub-region. The average now ranges from 7.6 in Cambridge to 13.9 in South Cambridgeshire.
- Average affordability ratios range from 4.7 in Fenland to 9.1 in Cambridge. Lower quartile ratios have increased in all districts, the most dramatic rise being in Cambridge with LQ prices now up to 12 times LQ incomes (from 9.6 in March).

Click here to find...

Maps

Our housing market

Map 1 shows the East of England, shaded in orange and boundaried with a blue line. Information on the East of England is a useful comparison for data about the Cambridge housing sub-region. This Bulletin compares information for each of the seven districts in our housing sub-region; for the East of England region and for the whole of England.

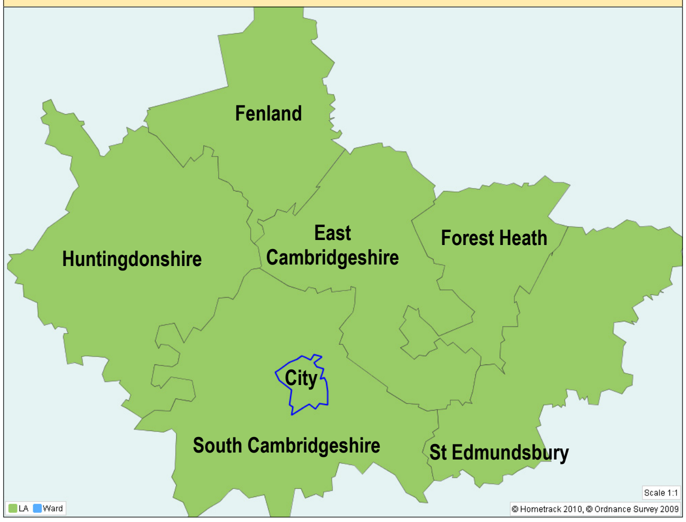
Map 2 shows the boundaries of each of the seven districts in the Cambridge housing sub-region, which are:

- Cambridge City
- Fenland
- Huntingdonshire
- St Edmundsbury
- East Cambridgeshire
- Forest Heath
- South Cambridgeshire

Five districts on this list fall within Cambridgeshire, while Forest Heath and St Edmundsbury fall within Suffolk.

Map 1: **The East of England**

Map 2: **The seven districts in our housing sub-region**



About Hometrack data

Hometrack's monthly survey

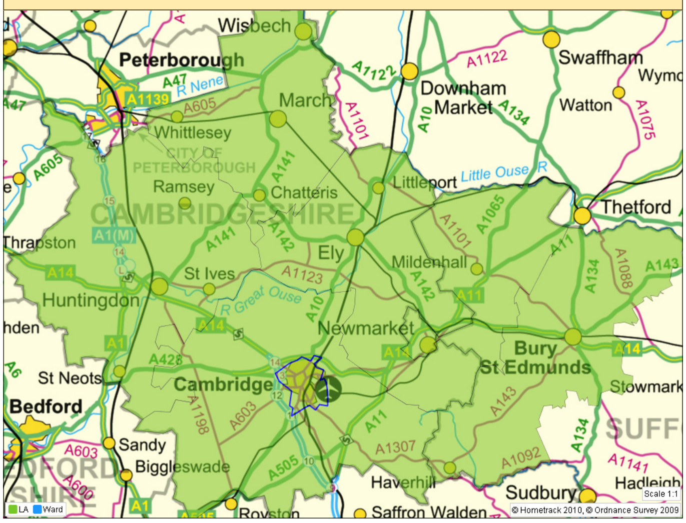
For the last eleven years Hometrack has been collecting data from estate agents and surveyors to monitor market trends, and publishes the results monthly in their national house price survey. The building blocks of the survey are responses to a standard questionnaire by over 5,000 estate agents and valuers across England and Wales.
The surveys look to obtain a minimum of two returns for each postcode district. The survey provides a large amount of data each month, which is used to calculate; change in supply & demand; time to sell in weeks; sales to asking price; viewings per sale. We do not use house price data collected by the survey within the Intelligence System. Pages 11, 12 and 13 use this data.

Hometrack house price data

Hometrack use data from two sources to generate house price data, actual property sales from Land Registry and data from valuations for mortgage applications.

A much larger dataset can be created by joining these two data sources together and this is a database that is unique to Hometrack. This database includes information on property size (bedrooms and square feet) as well as property type. The volume of data enables us to present house price data by property at a range of geographies from region down to ward level. We are able to segment this by type of property and bedroom size for a range of standard outputs including, lower quartile, average, 90th percentile and upper quartile. The key feature of the database is that it is a combination of property valued for mortgage lending purposes and actual sales. Hometrack displays price data for sales only as well as for sales and valuations data. See pages 4 and 5.

Map 3: **Geography of the Cambridge housing sub-region**



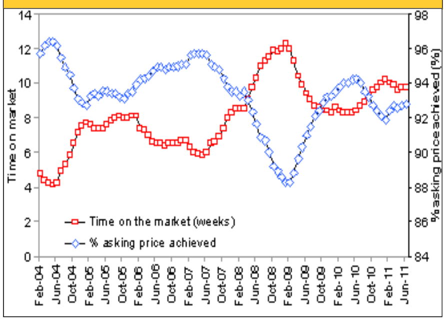
National trends from Hometrack:
Pre-summer boost in sales limits downward pressure on house prices

This month's survey was based upon responses from 5,000 agents and surveyors across all 2,300 postcodes in England and Wales.

- Despite weak consumer sentiment the housing market is currently in broad equilibrium although prices continue to slowly edge lower.
- Headline prices fell by -0.1% in July.
- The balance between supply and demand has improved significantly over the last 6 months largely as a result of steady growth in demand since the beginning of the year.
- An improved supply/demand balance together with a rising number of sales agreed (up 20% in the last 2 months) indicate that current pricing levels are broadly sustainable.
- The proportion of the asking price achieved has remained at around 92.7% for the last 6 months with sellers accepting, on average, a 7% reduction in the asking price to achieved price.
- Improving sales volumes have reduced the average time on the market to 9.4 weeks in July down from 9.7 weeks in June.
- There are wide variations to the headline trend in prices. Average prices were up by 0.3% in London and East Anglia in July but fell across all other regions. Prices were down by as much as -0.6% in the South West.
- Across the whole country prices moved higher across 8% of postcodes, primarily in London.
- Prices were lower across 27% of postcodes with two fifths of the falling areas located in the South East and South West. Here prices fell from a high base in the face of slowing demand and above average growth in supply.

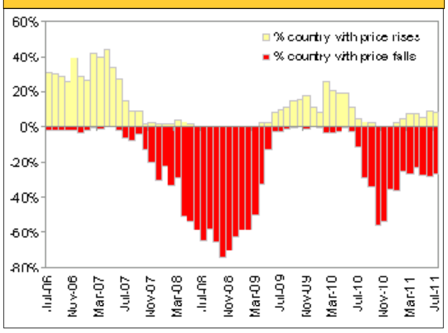
Table 1: **Summary**	May-11	June-11	July-11
Monthly price change (%)	-0.1	-0.1	-0.1
% change in new buyers registering with agents	-0.5	1.9	1.1
% change in volume of property listings	3.0	3.5	1.9
% change in sales	1.6	10.7	9.6
Average time on the market (weeks)	9.7	9.7	9.4
% of the asking price being achieved	92.7	92.8	92.7
% postcode districts with price **increase** over month	5.6	8.7	8.0
% postcode districts with price **decrease** over month	28.0	28.0	27.0

Graph 1: **% asking price being achieved**



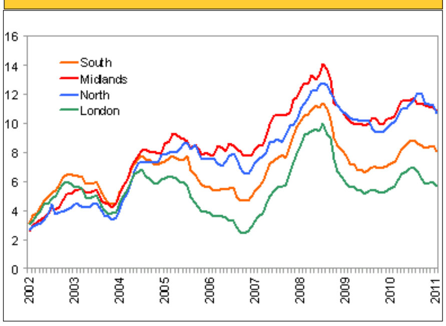
Graph 1: The proportion of the asking price achieved has improved over recent months and currently stands at to 92.7%. The time on the market has registered a small fall to 9.4 weeks.

Graph 2: **Time on market by major region**



Graph 2 shows the time on the market for major regions since 2002. It highlights the clear disparity in market conditions between London and the northern and midlands regions.

Graph 3: **Supply/demand balance**



Graph 3 shows the proportion of postcodes registering higher and lower prices over time. The balance of change swung into negative territory over the autumn of 2010 but the extent of price changes has slowed as supply has tightened. Prices were down across 27% of postcodes in July 2011.

By Richard Donnell, Director of Research, Hometrack

July 2011

Source: http://www.hometrack.co.uk/commentary-and-analysis/house-price-survey/20110725.cfm

Number of sales and valuations

This page shows the number of sales and valuations used by Hometrack to generate all the other data presented in this Bulletin, except for page 5 (number of actual sales). This page shows the number of sales and valuations over the past six months.

Graph 4 shows the number of sales and valuations across England (red) and the East of England region (blue).

Graph 5 shows numbers of sales and valuations for each of the seven districts in the Cambridge housing sub-region.

Table 2 shows the number of sales and valuations between January 2008 and July 2011 in six monthly chunks to highlight the change in numbers for each district, for the housing sub-region, for the East of England and for England.

Comment

This information helps set the other information in this Bulletin into context. It shows a significant reduction in the number of sales and valuations at all geographical levels up to January 2009, rallying to July 2010 then declining to July 2011.

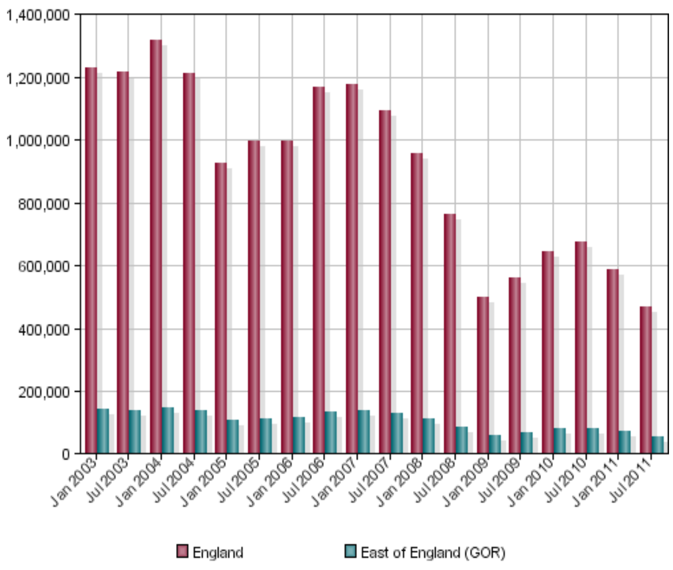
Graphs 4 and 5 shows a similar pattern for national, regional and local numbers of sales. Page 6 provides further detail behind the figures in Table 2.

The average prices quoted later in this Bulletin are affected by the number and types of homes selling, and all relate back to the data on this page showing both sales and valuations. In brief, where the number of sales drops a lot; if the sales completing tend to be more expensive properties, average prices will appear higher. Similarly, if more smaller homes or lower value sales are completing, average prices will appear lower.

So the number and value of sales achieved has a huge effect on average prices, particularly when the number of sales change significantly.

Source: Hometrack's Automated Valuation Model based on July 2011 sales and valuations.

Graph 4: **Number of sales and valuations over time**, England and East of England



Graph 5: **Number of sales and valuations over time**, Cambridge housing sub-region

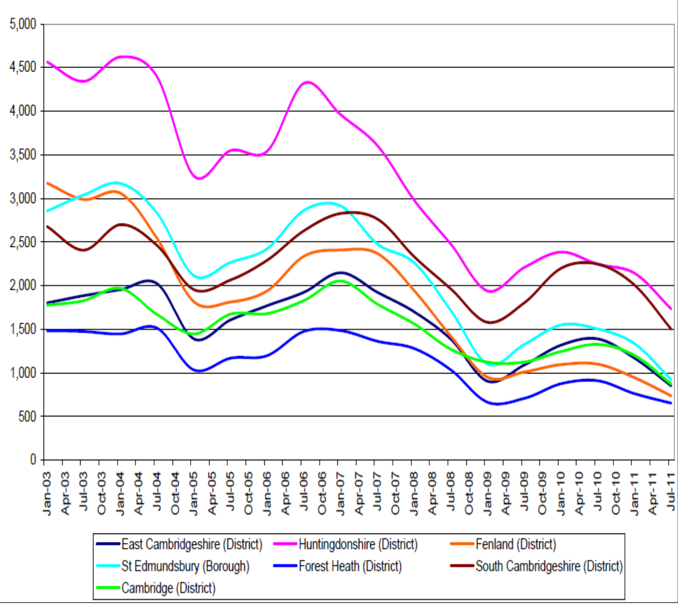


Table 2: **Number of sales and valuations**

	Jan-08	Jul-08	Jan-09	Jul-09	Jan-10	Jul-10	Jan-11	Jul-11
Cambridge	1,562	1,269	1,124	1,125	1,247	1,327	1,201	875
East Cambridgeshire	1,700	1,385	905	1,093	1,320	1,390	1,170	851
Fenland	1,943	1,420	949	1,012	1,096	1,100	946	736
Huntingdonshire	2,980	2,472	1,940	2,210	2,386	2,246	2,142	1,734
South Cambridgeshire	2,332	1,961	1,579	1,804	2,199	2,247	2,007	1,500
Forest Heath	1,279	1,032	663	709	876	911	762	654
St Edmundsbury	2,264	1,712	1,102	1,327	1,550	1,504	1,335	923
Cambridge sub-region	14,060	11,251	8,262	9,280	10,674	10,725	9,563	7,273
East of England	110,089	86,535	58,103	67,901	79,716	79,512	70,566	55,546
England	959,453	764,704	498,947	559,575	645,024	677,241	588,040	469,749

Number of actual sales

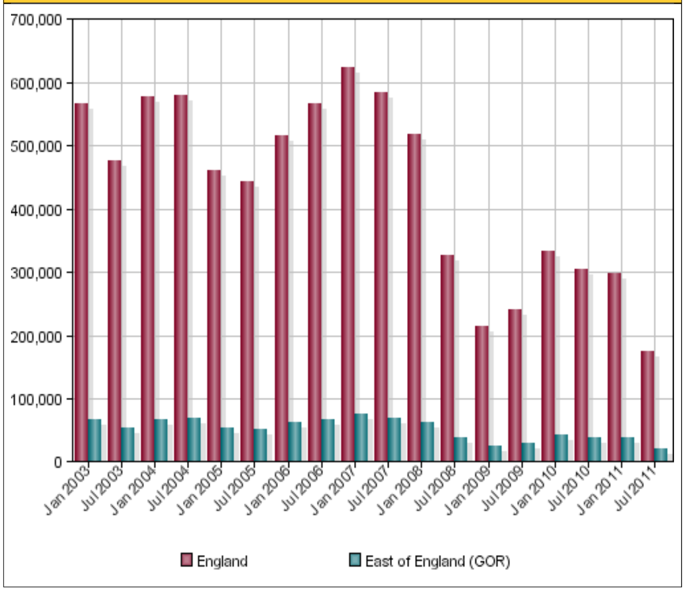
This page shows the number of sales actually completing, excluding the valuation data presented on page 4. This data does not drive the other information in this Bulletin, but is useful context for the rest of the Bulletin. Valuations are usefully included for the other pages of the Bulletin to increase sample sizes to enable analysis at an increased level of detail, for example looking into the types of homes selling. However the actual number of sales completing in the last six months, not just being valued, is vital to our understanding of property sales in our local housing market.

Graph 6 shows the number of sales across England (red) and the East of England region (blue). Graph 7 shows numbers of sales for each of the seven districts in the Cambridge housing sub-region. Table 3 shows the number of sales completing between January 2008 and July 2011, for each district in the Cambridge housing sub-region, in the East of England and in England.

Comment

This information shows a significant reduction in the number of actual sales completing at all geographical levels up to January 2009, rallying to January 2010, but then declining to July 2011. Graphs 6 and 7 shows a similar pattern for national, regional and local numbers of sales. In July 2011 Huntingdonshire and South Cambridgeshire continue to show a higher number of sales compared to other districts. Again, Forest Heath shows the lowest number.
This information is usefully compared to page 4, because the number of actual sales completing is smaller than the number of sales and valuations taken together. In July 2011 the number of sales completing varied from 38% to 46% of the sales and valuation totals shown in Table 2. The average for the housing sub-region was 41%.
PLEASE NOTE when looking at the percentage comparison in that final column, the valuation data includes both remortgages and mortgage valuations for homes that never make it to sale stage, so it's not an exact like-for-like comparison.
Source: Hometrack's Automated Valuation Model, July 2011 transactions, including Land Registry data.

Graph 6: **Number of actual sales over time**, England and East of England



Graph 7: **Number of actual sales over time**, Cambridge housing sub-region

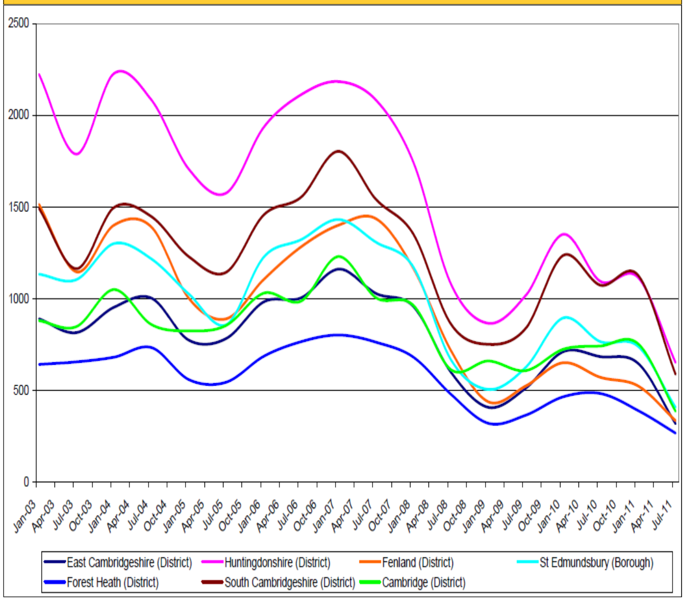


Table 3: **Number of actual sales completed**

	Jan-08	Jul-08	Jan-09	Jul-09	Jan-10	Jul-10	Jan-11	Jul-11	Sales completing as a % of sales and valuations (Jul-11)
Cambridge	964	614	661	609	725	743	755	387	44%
East Cambridgeshire	957	600	409	513	712	685	648	320	38%
Fenland	1,165	718	439	525	652	572	525	337	46%
Huntingdonshire	1,742	1,081	866	1,018	1,351	1,094	1,116	653	38%
South Cambridgeshire	1,351	863	752	839	1,236	1,074	1,128	589	39%
Forest Heath	682	480	322	366	466	484	391	268	41%
St Edmundsbury	1,172	669	506	626	896	766	741	409	44%
Cambridge sub-region	8,033	5,025	3,955	4,496	6,038	5,418	5,304	2,963	41%
East of England	61,897	37,857	25,613	30,396	43,577	38,322	37,965	21,798	39%
England	519,244	326,201	213,964	241,812	332,982	304,398	297,170	175,736	37%

Percentage turnover

This page shows the volume of residential sales across each district in our housing sub-region, as a proportion of the private housing stock. The data comes from the Land Registry and the Office for National Statistics.

While the number of sales relates to the year selected (e.g. 2011), the stock figure comes from the Census 2001 and remains steady.

This page helps put page 5 into context. For example, Huntingdonshire shows a relatively high number of sales completing on page 5, but this could be simply because Huntingdonshire contains a larger number of homes than our other districts. This page enables a like-for-like comparison, as it looks at the number of sales completing compared to the housing stock.

Map 4 shows the turnover of homes as a percentage of private stock, by district. Map 5 shows the same data at ward level.

Table 4 shows the proportion of privately owned housing turning over each year, expressed as a percentage of private sector housing in the area. This includes owner occupied and private rented homes.

Comment

The percentage turnover has fallen, with a significantly lower % turnover figure presented in 2011 than 2010.

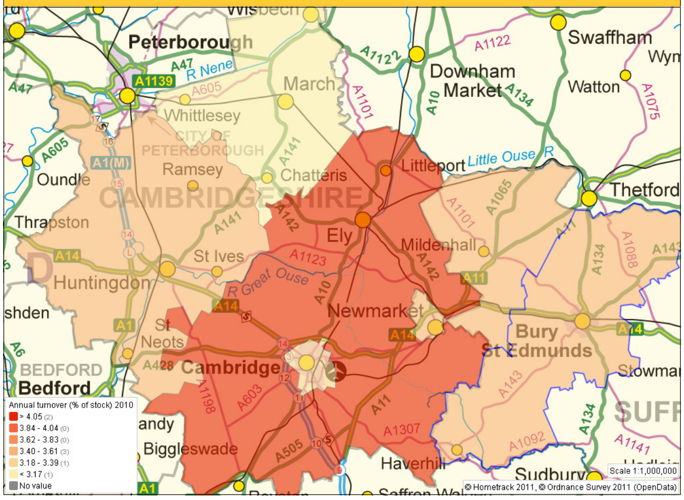
Overall a similar, very low percentage turnover is seen in all districts of our housing sub-region, showing between 1.1% and1.3% in 2011 (see last column of Table 4). This varies significantly from previous years where turnover rate were around 3% or 4%.

These figures are reflected across the East of England at 1.2%, down from 3.6% in 2010.

Map 5 compares turnover rates in more detail, which again shows an interesting % turnover pattern and highlights the variation in turnover for individual wards.

Source: Census 2001 and HM Land Registry latest data relating to the each year, e.g. April 2010 to March 2011.

Map 4: **Turnover of homes** (percentage, by district)



Map 5: **Turnover of homes** (percentage, by ward)

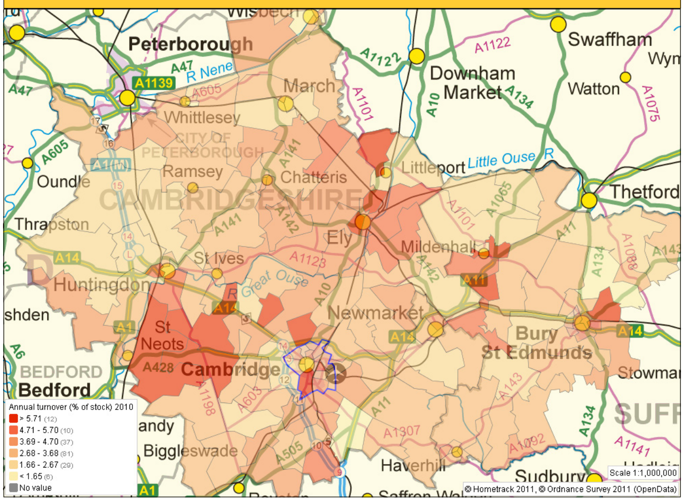


Table 4: **Turnover of homes** (rounded to 1 decimal place)

	2007	2008	2009	2010	2011
Cambridge	4.7%	3.0%	3.0%	3.4%	1.1%
East Cambridgeshire	6.6%	3.5%	4.0%	4.3%	1.3%
Fenland	7.4%	3.3%	3.2%	3.0%	1.1%
Huntingdonshire	6.0%	3.1%	3.6%	3.4%	1.2%
South Cambridgeshire	5.6%	3.1%	3.8%	4.1%	1.3%
Forest Heath	6.1%	3.4%	3.5%	3.6%	1.3%
St Edmundsbury	6.0%	2.9%	3.6%	3.6%	1.2%
Cambridge sub-region (average)	6.1%	3.2%	3.5%	3.6%	1.2%
East of England	5.8%	2.9%	3.1%	3.3%	1.1%

Number of sales by type and district

This page breaks down the number of sales shown on page 4, by district and property type. This is based on a combination of sales and valuation data.

For each district, Tables 5 to 11 show the number of sales and valuations broken down into 1 bed flat, 2 bed flat, 2 bed house, 3 bed house and 4 bed house, between January 2009 and July 2011. Table 12 shows the total across the East of England.

Graph 9 shows the number of homes selling by type across the whole housing sub-region while Graph 10 shows the same information using proportions rather than numbers, to try to highlight any significant change in the types of homes selling.

Comment

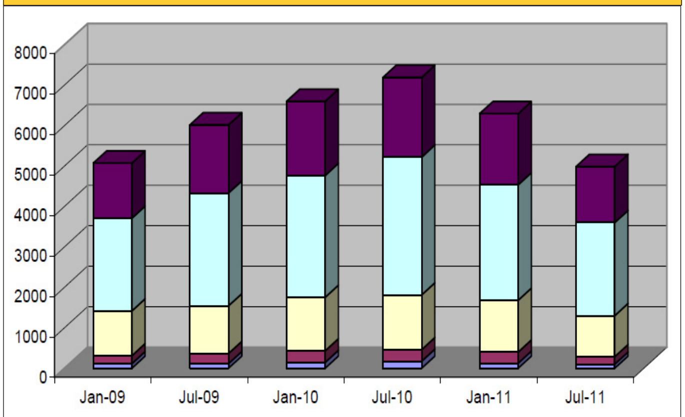
Graph 9 reflects the trend shown on page 4 with the overall number of sales completing across the housing sub-region rising to July 2010, then dropping to July 2011. Graph 10 presents the percentage of sales by property type. As in previous Bulletins, this shows a continuing spread of the types of homes selling, with little change in the overall proportions by type over the months shown.

Key to graphs

- 4 bed (House)
- 3 bed (House)
- 2 bed (House)
- 2 bed (Flat)
- 1 bed (Flat)

Source: Hometrack's automated valuation model, data at July 2011.

Graph 9: **Number of sales by type**, Cambridge housing sub-region



Graph 10: **Proportion of sales by type**, Cambridge housing sub-region

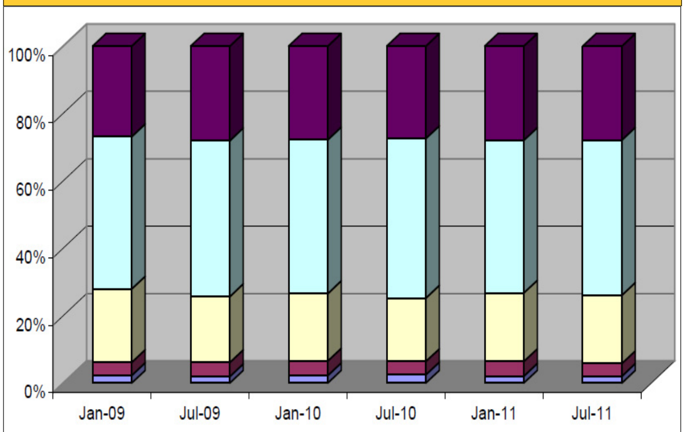


Table 5: **Cambridge City**

	Jan-09	Jul-09	Jan-10	Jul-10	Jan-11	Jul-11
1 bed flat	38	60	50	89	48	41
2 bed flat	90	111	104	99	114	80
2 bed house	128	101	134	136	132	111
3 bed house	243	286	353	370	350	252
4 bed house	112	121	134	147	107	101

Table 6: **East Cambridgeshire**

	Jan-09	Jul-09	Jan-10	Jul-10	Jan-11	Jul-11
1 bed flat	14	6	10	10	8	2
2 bed flat	18	17	32	21	19	12
2 bed house	126	138	167	172	169	117
3 bed house	244	355	396	455	361	294
4 bed house	163	203	231	272	225	168

Table 7: **Fenland**

	Jan-09	Jul-09	Jan-10	Jul-10	Jan-11	Jul-11
1 bed flat	4	5	4	3	4	6
2 bed flat	4	3	3	6	6	3
2 bed house	153	149	159	156	142	120
3 bed house	281	306	318	361	298	237
4 bed house	127	142	136	151	140	118

Table 8: **Huntingdonshire**

	Jan-09	Jul-09	Jan-10	Jul-10	Jan-11	Jul-11
1 bed flat	17	18	27	28	17	23
2 bed flat	41	59	46	52	39	28
2 bed house	236	229	251	261	228	207
3 bed house	590	680	685	713	660	579
4 bed house	393	510	505	540	512	408

Table 9: **South Cambridgeshire**

	Jan-09	Jul-09	Jan-10	Jul-10	Jan-11	Jul-11
1 bed flat	20	13	26	16	26	13
2 bed flat	23	27	40	60	50	28
2 bed house	184	222	254	246	240	174
3 bed house	390	524	528	680	545	428
4 bed house	295	366	457	501	440	343

Table 10: **Forest Heath**

	Jan-09	Jul-09	Jan-10	Jul-10	Jan-11	Jul-11
1 bed flat	8	7	8	10	8	7
2 bed flat	12	15	31	21	27	23
2 bed house	134	147	159	187	185	154
3 bed house	179	186	244	251	184	196
4 bed house	96	111	109	95	106	88

Table 11: **St Edmundsbury**

	Jan-09	Jul-09	Jan-10	Jul-10	Jan-11	Jul-11
1 bed flat	15	7	23	22	19	11
2 bed flat	8	21	30	25	18	13
2 bed house	147	192	196	195	186	131
3 bed house	366	449	491	579	454	313
4 bed house	178	237	262	266	230	167

Table 12: **East of England**

	Jan-09	Jul-09	Jan-10	Jul-10	Jan-11	Jul-11
1 bed flat	1,478	1,438	1,831	1,915	1,670	1,353
2 bed flat	2,740	2,836	3,532	3,646	2,983	2,583
2 bed house	7,258	8,672	9,971	10,245	8,933	7,627
3 bed house	17,766	21,803	24,548	25,970	22,389	18,760
4 bed house	8,893	10,738	11,969	12,944	11,096	9,574
Total	**38,135**	**45,487**	**51,851**	**54,720**	**47,071**	**39,897**

Average property prices

Map 6 shows average prices for homes across the Cambridge housing sub-region at ward level. The average prices on this page are based on a combination of sales prices and valuation data averaged over the past six months (see page 4).

Graph 11 shows average prices for each district between January 2003 and July 2011. Graph 12 shows the average property price for all types of housing across England (red line) and for the East of England (blue line), for the same time period.

Table 13 shows average property prices between January 2008 and July 2011 for England, the East of England, the Cambridge housing sub-region and our seven individual districts.

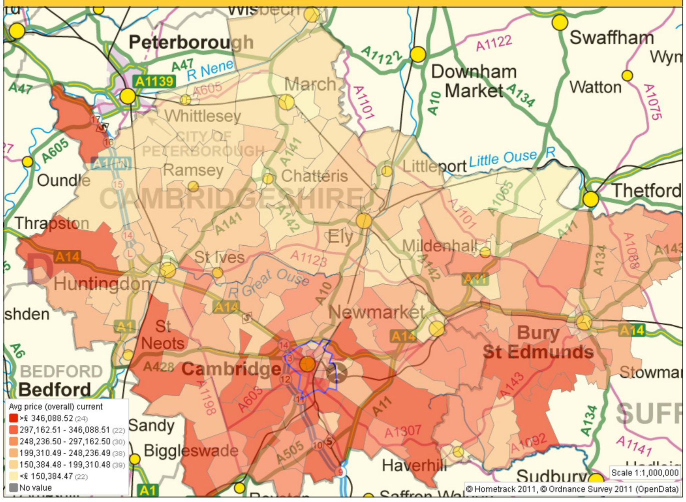
Comment

As seen in previous editions of this Bulletin, average prices are generally higher to the south of the housing sub-region than to the north, as shown on Map 6. Graphs 11 and 12 show average prices steadily rising to around July 2008, followed by a drop to July 2009 and varying degrees of recovery since then leading to January 2011. Some districts have seen a drop in average price at July 2011.

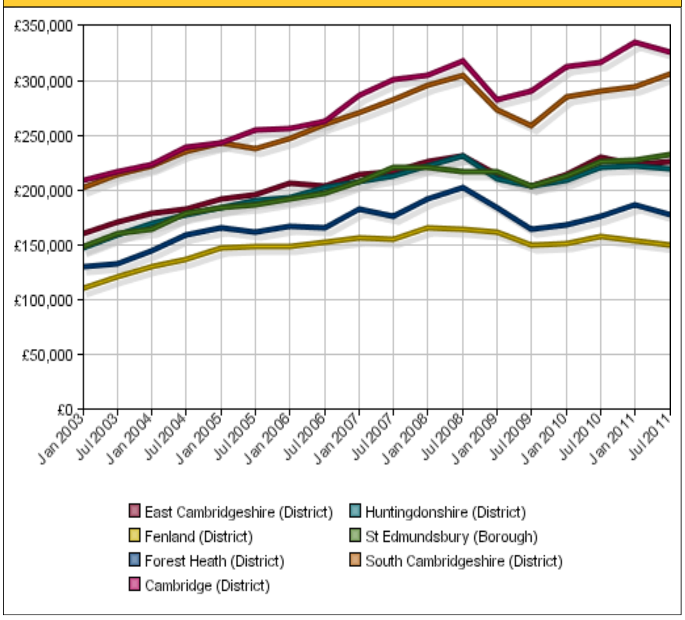
Looking at individual districts, comparing July 2010 and July 2011 prices there has been some recovery in four of our seven districts . The biggest increase was seen in South Cambridgeshire, followed by Cambridge. Fenland showed the greatest drop in average prices, followed by East Cambridgeshire.

Source: Hometrack's Automated Valuation Model, latest data July 2011.

Map 6: **Average prices**, Cambridge housing sub-region shown by ward



Graph 11: **Average prices**, Cambridge housing sub-region



Graph 12: **Average prices**, England & East of England

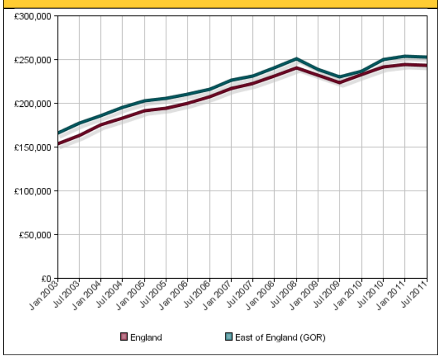


Table 13: **Average prices from sales and valuations (£)**

	Jan-08	Jul-08	Jan-09	Jul-09	Jan-10	Jul-10	Jan-11	Jul-11	Change Jul - 10 to Jul-11
Cambridge	305,287	317,710	282,157	290,949	313,277	316,229	334,288	325,487	+ 9,258
East Cambridgeshire	226,264	231,372	214,408	203,419	214,738	229,486	223,032	225,677	- 3,809
Fenland	166,048	164,609	161,544	149,890	151,664	157,939	154,086	150,714	- 7,225
Huntingdonshire	221,953	231,341	210,234	203,650	209,007	220,678	222,025	219,483	- 1,195
South Cambridgeshire	294,992	304,123	273,463	258,922	285,240	290,525	294,117	306,388	+ 15,863
Forest Heath	191,960	202,311	184,021	164,386	168,883	176,058	186,535	178,115	+ 2,057
St Edmundsbury	221,288	217,548	217,154	203,955	213,289	226,289	227,139	232,947	+ 6,658
Average for sub-region	232,542	238,431	220,426	210,739	222,300	231,029	234,460	234,116	+ 3,087
East of England	241,294	251,041	238,945	230,300	237,341	250,577	254,082	253,342	+ 2,765
England	231,833	240,636	232,408	224,240	233,656	242,207	244,594	244,124	+ 1,917

Average prices by type and district

This page provides more detailed graphs for each district, comparing sale prices between January 2006 and July 2011, for:

- 1 bed flats (red line)
- 2 bed flats (pale blue line)
- 2 bed houses (yellow line)
- 3 bed houses (green line)
- 4 bed houses (dark blue line)

This uses both sales and valuation data. Please see page 4 for more context.

Comment

- When comparing these graphs it is worth pointing out that each district reaches a different "maximum" average property value. So the City's left-hand axis scale stretches up to £600,000 while Fenland only reaches £250,000.
- Graph 21 shows the data for the whole of the East of England, for comparison. This shows vastly similar trends as most districts, though "smoothed" due to the large number of sales across the whole region.
- Overall there appears to be a steadying, slight increase or decrease in average prices over in the last three months leading to July 2011.
- Forest Heath shows some erratic patterns with average 4 bed house prices dropping significantly to July 2009, then recovering.
- Fenland also saw some interesting variation in average prices for 1 and 2 bedroom homes between January 2010 and January 2011, returning to a more "normal" pattern by July 2011.
- For all these graphs it is important to compare average prices to the information provided on page 4 which highlights the numbers of sales involved.

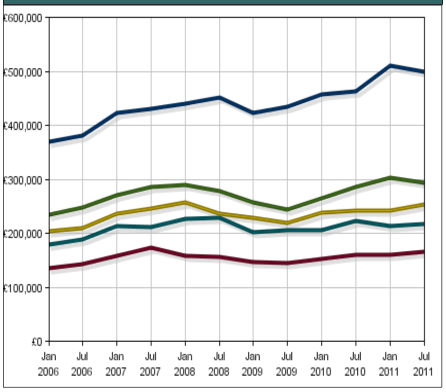
Source: Hometrack's Automated Valuation Model, July 2011.

Key:

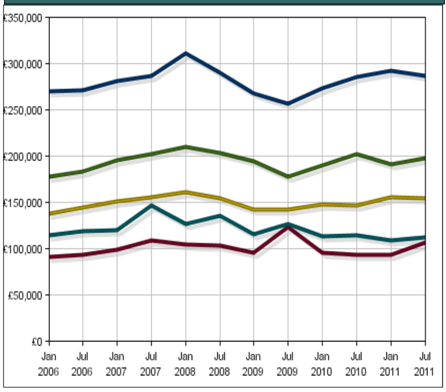
1 bed Prices (Flat) | 2 bed Prices (Flat) | 2 bed Prices (House)

3 bed Prices (House) | 4 bed Prices (House)

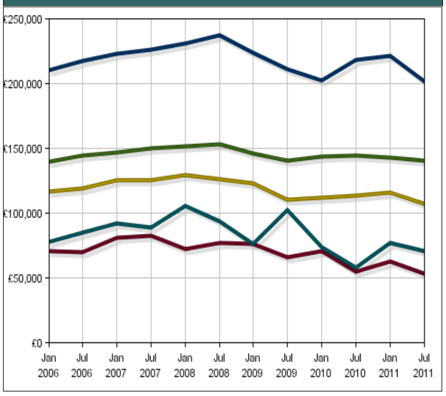
Graph 14: **Cambridge City**



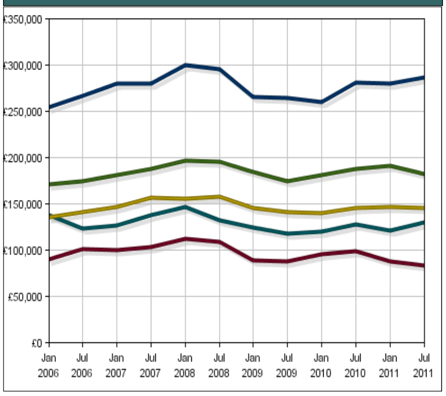
Graph 15: **East Cambridgeshire**



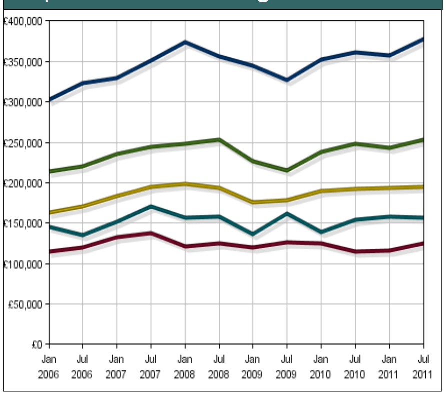
Graph 16: **Fenland**



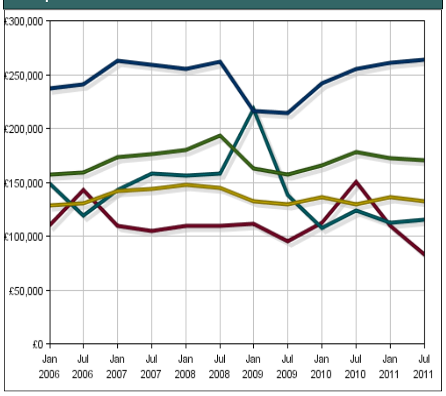
Graph 17: **Huntingdonshire**



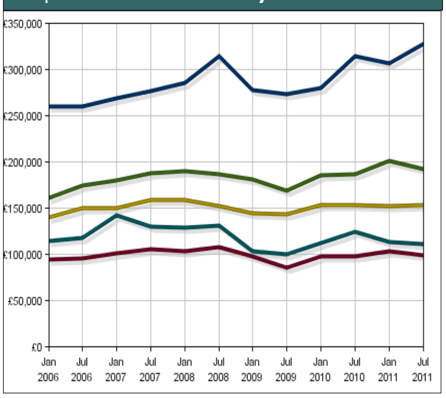
Graph 18: **South Cambridgeshire**



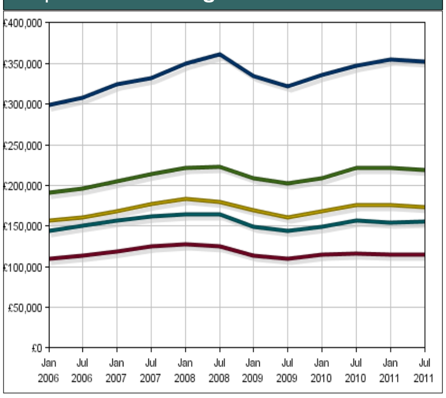
Graph 19: **Forest Heath**



Graph 20: **St Edmundsbury**



Graph 21: **East of England**



Average price per metre square (m^2)

Map 7 shows average price per metre square (m^2) of all properties selling, at ward level. This is based on sales and valuation data. As there may not be enough transactions to ensure robust data within these small areas, the average prices achieved between May 2010 to July 2011 are used to ensure a robust sample.

Graph 22 shows changes in average price per m^2 across our seven districts between January 2003 and July 2011. Graph 23 shows the same data for England and the East of England.

Table 14 shows the change in average prices per metre^2 between January 2008 and July 2011.

Comment

Price per m^2 varies across the sub-region, with a broad pattern of higher prices to the south and lower prices to the north.

Graph 22 sees each district following a similar trend in price per m^2 over time, dropping to July 2009, recovering since then and steadying between July 2010 and July 2011. Graph 23 shows a very close alignment between the England and the East of England trends.

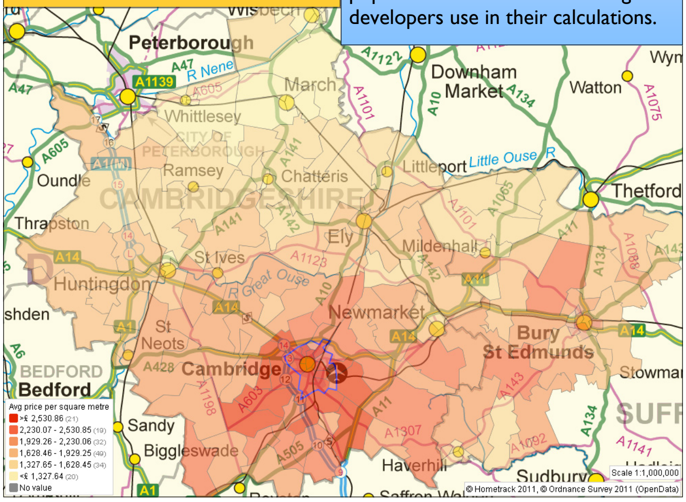
The last column in Table 14 compares the average price per m^2 for July 2010 and July 2011. Some districts show an increase in price per m^2 while some whoa decrease. Cambridge and saw the biggest increase at +£54 while Huntingdonshire saw the biggest decrease at -£39.

Over this 12 month period, our housing sub-region experienced an average increase of £7/m^2 while both England and the East of England saw a decrease of -£17.

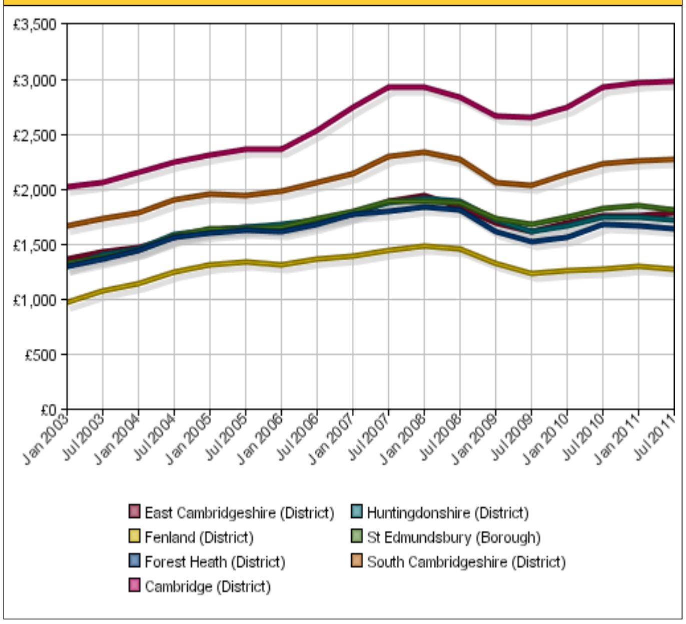
Using price per metre^2

By comparing prices per unit of floor area, we can make benchmarking and comparison easier. It's a bit like comparing price per kg of different vegetables. Price per metre square and price per square foot are popular measures which housing developers use in their calculations.

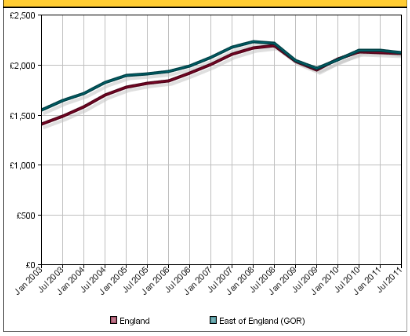
Map 7: **Average price per m^2** for each district, shown by ward



Graph 22: **Average price per m^2**, Cambridge housing sub-region



Graph 23: **Average price per m^2**, England and East of England



Source: Hometrack's Automated Valuation Model, latest data July 2011

Table 14: **Average price per m^2 (£)**

	Jan-08	Jul-08	Jan-09	Jul-09	Jan-10	Jul-10	Jan-11	Jul-11	Change Jul-10 to Jul-11
Cambridge	2,929	2,834	2,662	2,650	2,752	2,934	2,974	2,988	+ 54
East Cambridgeshire	1,952	1,843	1,697	1,614	1,692	1,761	1,765	1,783	+ 22
Fenland	1,486	1,459	1,330	1,233	1,264	1,273	1,309	1,275	+ 2
Huntingdonshire	1,836	1,820	1,623	1,529	1,568	1,680	1,667	1,641	- 39
South Cambridgeshire	1,924	1,894	1,726	1,621	1,671	1,748	1,752	1,720	- 28
Forest Heath	2,342	2,272	2,061	2,040	2,144	2,230	2,263	2,274	+ 44
St Edmundsbury	1,891	1,883	1,731	1,678	1,747	1,827	1,855	1,819	- 8
Average for sub-region	2,051	2,001	1,833	1,766	1,834	1,922	1,941	1,929	+ 7
East of England	2,240	2,219	2,047	1,970	2,057	2,147	2,153	2,130	- 17
England	2,172	2,197	2,038	1,955	2,060	2,132	2,125	2,115	- 17

Time taken to sell

"Time to sell" measures the time from the home going on the market to an offer being accepted.

Please bear in mind this page only reports on completed sales. Homes which take a long time to sell will be reported only once the sale completes.

Data on this page comes from Hometrack's monthly market survey (see page 2). Map 8 shows the average time between a home being put on the market and for an offer to be accepted in weeks for each district in the Cambridge housing sub-region. Graph 24 shows the change in average time to sell for each of the seven individual districts, between August 2009 and July 2011. Graph 25 shows the same for England and the East of England. Table 15 shows the average time taken to sell, at three monthly intervals, to help compare district, region and country averages.

Comment

Map 8 highlights that it took the longest time to sell a home in Huntingdonshire, at July 2011.

Graph 24 shows the change in time to sell for all districts. Cambridge shows the quickest sales and Huntingdon shire the slowest. The trend varies greatly by district.

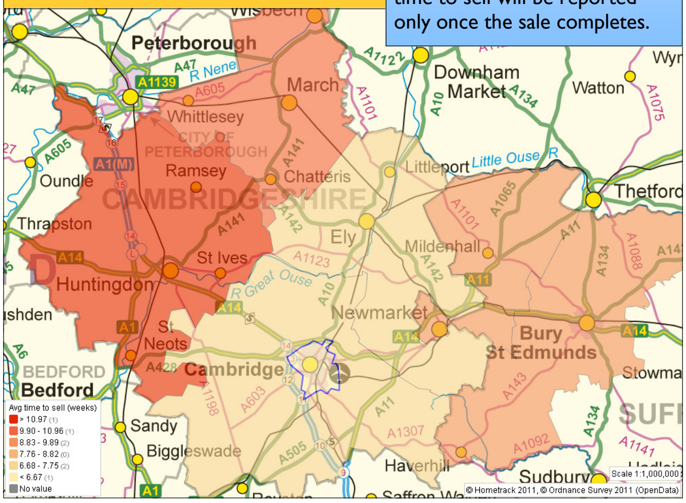
Graph 25 saw an overall steadying in average selling times for both the region and the country to June 2011, rising to July 2011 particularly for the East of England.

Table 15 shows how our seven districts compare to England and the East of England.

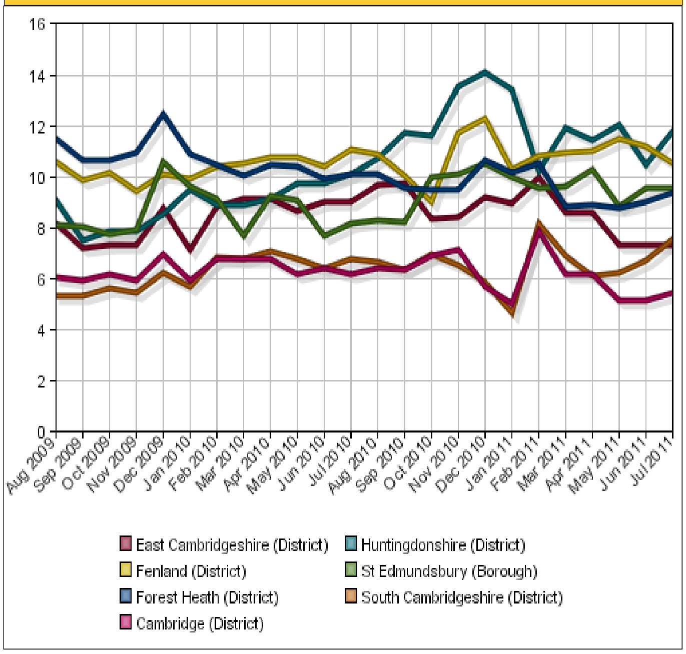
Between July 2010 and July 2011 Cambridge, East Cambridgeshire, Fenland and Forest Heath all saw a decrease in time to sell, while Huntingdonshire, South Cambridgeshire and St Edmundsbury saw a slow down, to varying degrees. The average across our sub-region held steady. Nationally and regionally the average time to sell increased, sales taking 1.6 weeks more across the East of England and 1.4 weeks more across the whole of England.

Source: Hometrack's monthly survey of estate agents, July 2011.

Map 8: **Time properties take to sell,** Cambridge housing sub-region by district



Graph 24: **Change in time taken to sell**, Cambridge housing sub-region



Graph 25: **Change in time taken to sell,** England and East of England

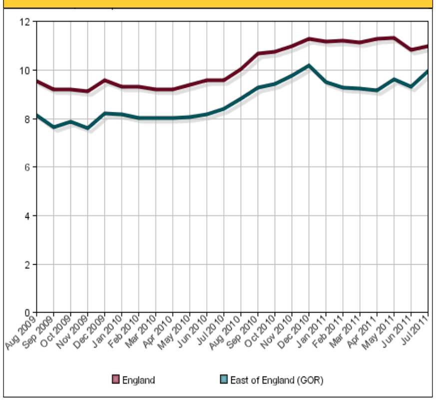


Table 15: **Average time taken to sell** (in weeks)

	Oct-09	Jan-10	Apr-10	Jul-10	Oct-10	Jan-11	Apr-11	Jul-11	Change Jul -10 to Jul-11
Cambridge City	6.2	6	6.8	6.2	6.9	5	6.2	5.5	- 0.7
East Cambridgeshire	7.3	7.2	9.1	9	8.4	9	8.6	7.4	- 1.6
Fenland	10.2	9.9	10.8	11.1	9	10.3	11	10.5	- 0.6
Huntingdonshire	7.9	9.5	9.1	10.1	11.6	13.4	11.4	11.8	+ 1.7
South Cambridgeshire	5.6	5.7	7.1	6.8	7	4.7	6.1	7.6	+ 0.8
Forest Heath	10.6	10.9	10.5	10.1	9.5	10.2	8.9	9.4	- 0.7
St Edmundsbury	7.7	9.7	9.3	8.2	10	10	10.3	9.6	+ 1.4
Average for sub-region	7.9	8.4	9.0	8.8	8.9	8.9	8.9	8.8	0
East of England	7.9	8.2	8	8.4	9.4	9.5	9.2	10	+ 1.6
England	9.2	9.3	9.2	9.6	10.8	11.2	11.3	11	+ 1.4

Comparing sales price to asking price

It is important to remember when considering these changes that they might partly be due to sellers setting more realistic asking prices, so they encourage offers closer to the lower asking price. Sometimes these negotiations occur late in a transaction and may not be clearly reflected on this page.

Data on this page comes from Hometrack's monthly market survey (see page 2).

Map 9 shows the percentage of asking prices actually achieved, when a sale completes. This gives a measure of the health of the housing market, assuming that in a well balanced housing market, a higher proportion of the asking price is achieved.

Graph 26 shows the same percentage comparison for each district, between August 2009 and July 2011. Graph 27 shows the trend for England and the East of England.

Table 16 shows the average percentage achieved every three months and the change from October 2009 to July 2011.

Comment

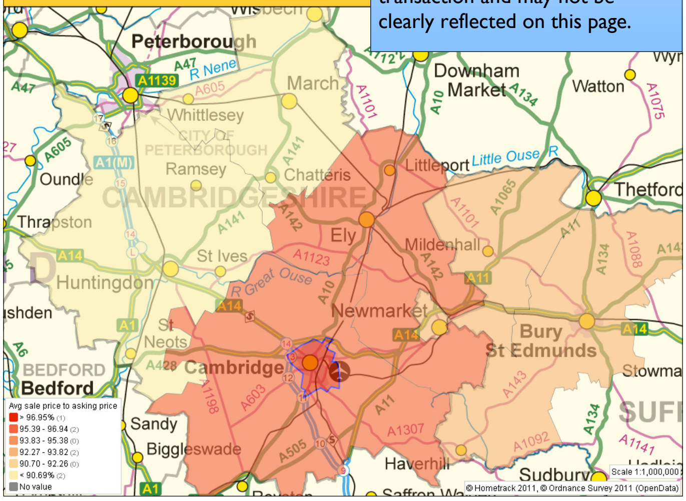
In July 2011 the highest proportion of the asking price achieved is seen in Cambridge, at 97.3%, closely followed by East Cambridgeshire at 96.7%.

The two districts showing the lowest level of asking prices being achieved were Fenland and Huntingdonshire, both at 89.9%.

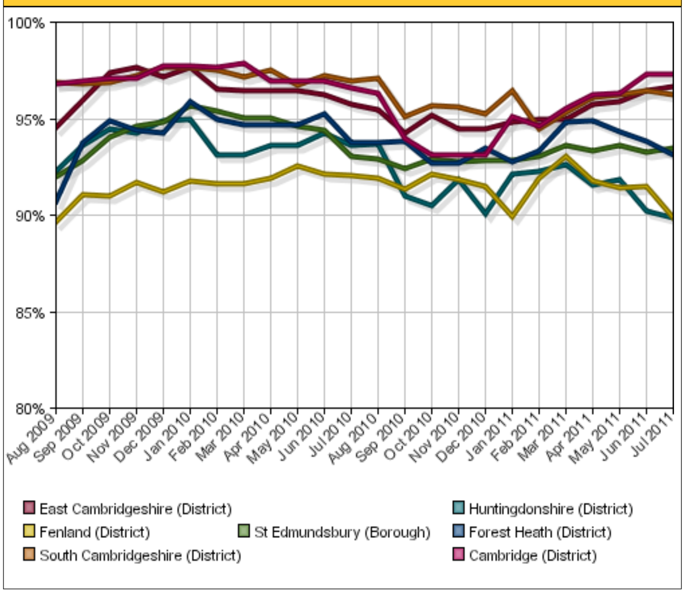
The biggest decrease between July 2010 and July 2011 was seen in Huntingdonshire, at –3.8%. The biggest increase was seen in East Cambridgeshire, at +0.9%.

The level of change over these 12 months varied across our sub-region, with a 0.8% average drop. The East of England saw a drop of 1.0% and England at 1.1%. However there appears to be some similarity in the trends, looking at Graphs 26 and 27 side by side.

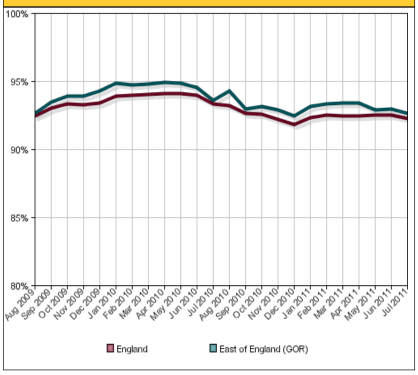
Map 9: **Percentage of asking price achieved**, Cambridge housing sub-region by district



Graph 26: **Change in % asking price achieved**, Cambridge housing sub-region



Graph 27: **Change in % asking price achieved**, England and East of England



Source: Hometrack's monthly survey of estate agents, July 2011.

Table 16: **Percentage of asking price achieved at sale** (rounded to 1 decimal place)

	Oct-09	Jan-10	Apr-10	Jul-10	Oct-10	Jan-11	Apr-11	Jul-11	Change Jul-10 to Jul-11
Cambridge City	97.1%	97.8%	97.0%	96.6%	93.1%	95.1%	96.3%	97.3%	+ 0.7%
East Cambridgeshire	97.4%	97.7%	96.5%	95.8%	95.2%	94.9%	95.8%	96.7%	+ 0.9%
Fenland	91.0%	91.8%	92.0%	92.1%	92.2%	90.0%	91.8%	89.9%	- 2.3%
Huntingdonshire	94.5%	95.0%	93.6%	93.7%	90.5%	92.1%	91.6%	89.9%	- 3.8%
South Cambridgeshire	97.0%	97.7%	97.6%	97.0%	95.7%	96.5%	96.2%	96.3%	- 0.7%
Forest Heath	94.9%	95.9%	94.7%	93.8%	92.8%	92.8%	94.9%	93.2%	- 0.6%
St Edmundsbury	94.1%	95.7%	95.1%	93.1%	93.0%	92.9%	93.4%	93.5%	+ 0.4%
Average for sub-region	95.1%	95.9%	95.2%	94.6%	93.2%	93.5%	94.3%	93.8%	- 0.8%
East of England	93.9%	94.9%	95.0%	93.7%	93.2%	93.2%	93.5%	92.7%	- 1.0%
England	93.4%	94.0%	94.2%	93.4%	92.6%	92.4%	92.5%	92.3%	- 1.1%

Number of viewings per sale

Data on this page comes from Hometrack's monthly market survey (see page 2). Map 10 shows the average number of viewings between a property in the district going onto the market and going "under offer", as at July 2011. This is a useful indicator of the health of the housing market, assuming that in a healthy market, less viewings are needed before a sale is achieved, and reflects the overall 'enthusiasm' of the market.

Graph 28 shows the number of viewings per sale for each of our seven districts, and changes between May 2010 and July 2011. Graph 29 shows the comparison for England and the East of England, for the same time period.

Table 17 shows the average number of viewings per sale between October 2009 and July 2011, and the change between July 2010 and July 2011.

Comment

To July 2011 South Cambridgeshire saw the highest number of viewings per sale at 13.9, followed by St Edmundsbury at 12.3 - possibly due to new developments coming forward, attracting more viewings than sales. Cambridge saw the lowest number of views per sale at 7.6.

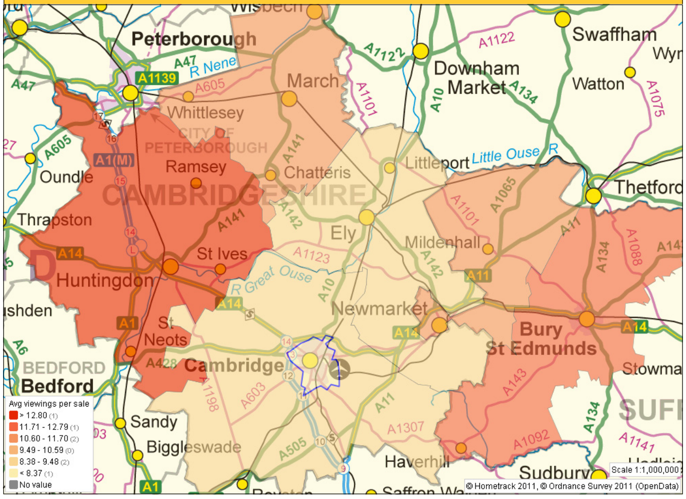
Looking at Graph 28 the overall pattern is erratic.

At July 2011 across the housing sub-region, an average of 10.6 viewings were needed per sale, slightly lower than the East of England average at 11.1 and than the whole of England at 11.6.

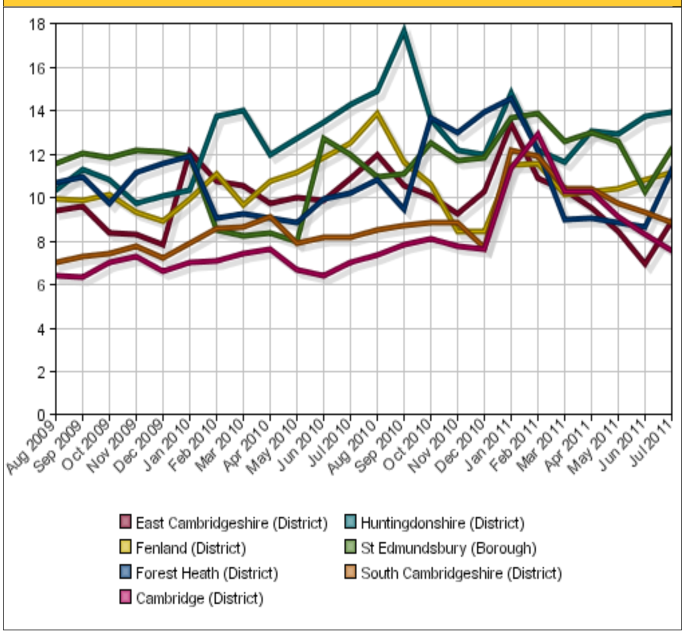
Comparing change between July 2010 and July 2011, the sub-region saw an average decrease of 0.16 view per sale, while the region saw +0.1 and England +0.4.

Source: Hometrack's monthly survey of estate agents, July 2011.

Map 10: **Average viewings per sale**, Cambridge housing sub-region by district



Graph 28: **Change in viewings per sale**, Cambridge housing sub-region



Graph 29: **Change in viewings per sale**, England and East of England

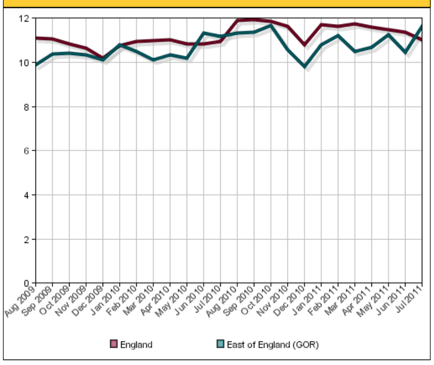


Table 17: **Average number of viewings per sale**	Oct-09	Jan-10	Apr-10	Jul-10	Oct-10	Jan-11	Apr-11	Jul-11	Change Jul-10 to Jul-11
Cambridge City	7	7	7.6	7.1	8.1	11.4	10.3	7.6	+ 0.5
East Cambridgeshire	8.4	12.1	9.8	10.9	10.1	13.4	9.5	9	- 1.9
Fenland	10.1	10	10.8	12.6	10.6	11.5	10.3	11.2	- 1.4
Huntingdonshire	9.7	11.9	9.1	10.2	13.7	14.5	9.1	11.3	+ 1.1
South Cambridgeshire	10.9	10.3	12	14.3	13.6	14.9	13.1	13.9	- 0.4
Forest Heath	7.5	7.9	9.2	8.2	8.9	12.2	10.5	8.9	+ 0.7
St Edmundsbury	11.9	11.9	8.4	12	12.5	13.7	13	12.3	+ 0.3
Average for sub-region	9.4	10.2	9.6	10.8	11.1	13.1	10.8	10.6	- 0.16
East of England	10.8	10.7	11	11	11.9	11.7	11.6	11.1	+ 0.1
England	10.4	10.8	10.4	11.2	11.7	10.8	10.7	11.6	+ 0.4

Affordability ratios

This page is based on Hometrack's house price data (including sales and valuations) and CACI data on household incomes. The ratios show, on average, how many "times" someone's income local house prices represent. One common rule of thumb is that house prices of 3 to 3.5 times income are considered affordable. On the maps, the higher the ratio, the darker the shading, and the less affordable the area. These maps use different calculations from the SHMA, however they do help us compare trends across the sub-region and over time.

Map 11 shows relative affordability using the ratio of average house prices to average incomes. Map 12 shows affordability using the ratio of lower quartile house prices to lower quartile incomes. Both maps use data averaged between May 2010 to July 2011.

Table 18 shows the ratio of lower quartile incomes to lower quartile house prices, reflecting the lower end of the market. Table 19 shows the average ratios for the seven districts in the sub-region between June 2009 and July 2011, and the average for the seven dates shown. These averages are all calculated using data for the previous 12 months, so for example the February 2009 column relies on data gathered between March 2008 and February 2009.

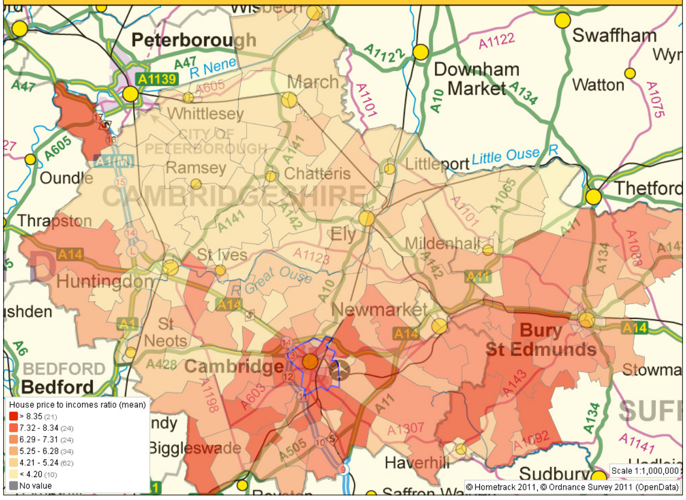
Comment

Generally homes are less affordable in the south of our housing sub-region, as shown on both maps. Although the average affordability multiplier for the housing sub-region was 6.1 at July 2011, this masks a wide variety of affordability ratios for each district: from 9.1 in Cambridge down to 4.7 in Fenland. For each district, the multiplier has remained fairly steady from December 2010 to March 2011, with the average falling slightly, meaning homes are a little more affordable, to July 2011. Across the East of England the average house price to income ratio fell from 6.85 at March 2011 to 6.6 at July 2011).

Table 18 shows that lower quartile house prices take a significantly higher proportion of lower quartile incomes to afford. So in Cambridge, a lower quartile home would cost on average 12 times a lower quartile income, a significant rise since March 2011 and a huge proportion of income.

Source: House prices from Hometrack automated valuation model, incomes from CACI paycheck. Latest data July 2011.

Map 11: **Mean house price to income ratio**, shown by ward



Map 12: **Lower quartile house price to income ratio**, shown by ward

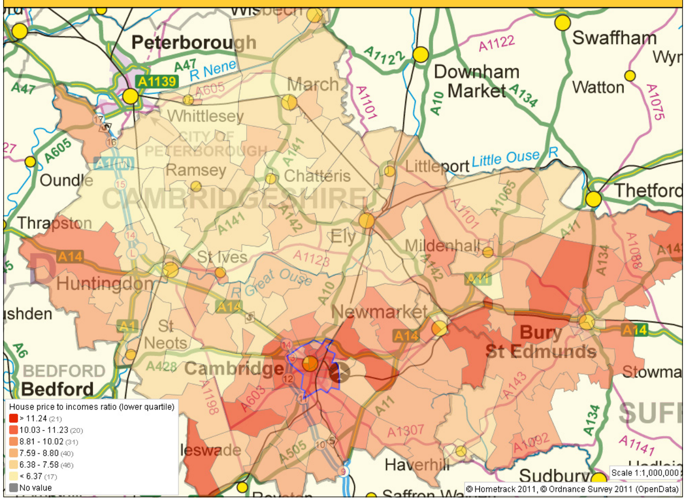


Table 18: **Lower quartile house price to income ratio** (rounded)	Sept-10	Dec-10	Mar-11	Jul-11
Cambridge City	9.3	9.6	9.6	12.0
East Cambridgeshire	6.5	6.7	6.6	8.7
Fenland	5.8	5.7	5.7	6.1
Huntingdonshire	6.1	6.0	6.0	6.4
South Cambridgeshire	5.9	7.5	7.5	8.4
Forest Heath	7.4	6.1	6.1	7.1
St Edmundsbury	6.6	6.7	6.8	8.4

Table 19: **Average house price to income ratio** (rounded)

	Jun-09	Sept-09	Feb-10	Mar-10	Jun-10	Sept-10	Dec-10	Mar-11	Jul-11
Cambridge City	7.9	8.1	8.7	8.7	8.8	8.9	9.2	9.2	9.1
East Cambridgeshire	5.7	5.5	5.7	5.7	5.8	5.9	6.1	6.0	5.7
Fenland	4.9	4.8	4.7	4.7	4.8	4.9	4.9	4.9	4.7
Huntingdonshire	5.2	5.1	5.2	5.2	5.3	5.4	5.5	5.5	5.2
South Cambridgeshire	6.6	6.5	6.9	6.9	7.0	7.0	7.1	7.2	6.8
Forest Heath	5.3	5.0	5.0	5.0	5.0	5.3	5.4	5.4	5.3
St Edmundsbury	5.8	5.8	6.0	6.1	6.1	6.2	6.4	6.5	6.2
Average for sub-region	5.9	5.8	6.0	6.0	6.1	6.2	6.4	6.4	6.1

House building across Cambridgeshire

This page is produced once a year to show the outcomes of the survey Cambridgeshire County Council's Research and Monitoring Team carries out to gauge the level of housing completions on all sites across the County.

Graph 30 shows the number of homes completed in each district, year by year since July 2001, in Cambridgeshire.

Graph 31 shows the split of homes completed on smaller sites; that is sites of less than 100 homes in total (the red bars, labelled <100 homes); and on larger sites; by which we mean sites of more than 100 homes in total (the blue bars, labelled >100 homes).

Comment

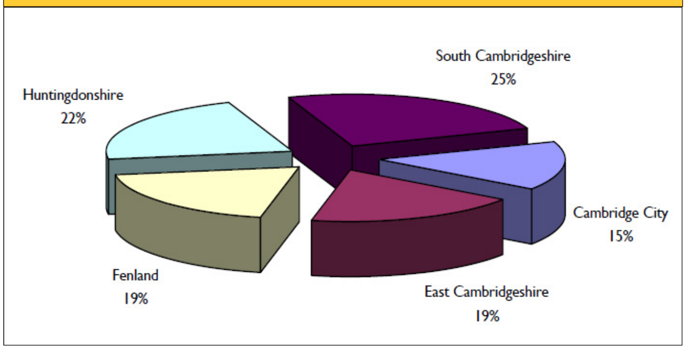
Housing completions saw an encouraging increase in 2010/11 compared to 2009/10, though completions in both years were significantly lower than in the peak year of 2007/08.

Table 20 shows that since July 2001, the proportion of homes on larger and smaller sites works out as 50/50, though there are peaks and troughs over the years.

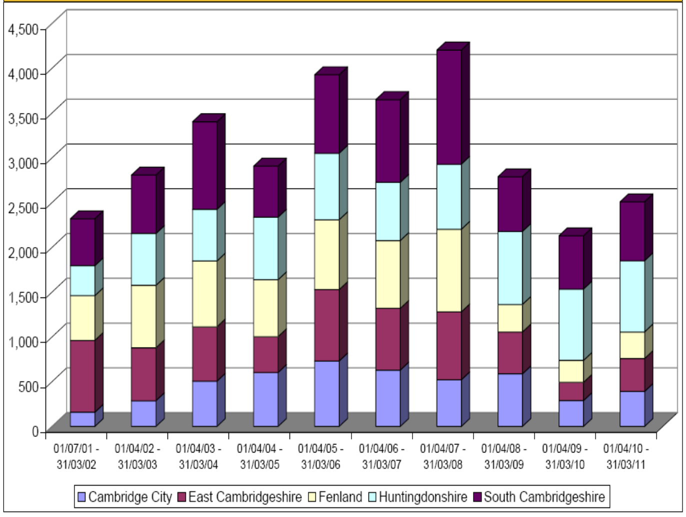
Graph 32 shows the proportion of homes delivered in each district since July 2011 in total. Again, this varies over the years.

Source: Cambridgeshire County Council's Research & Monitoring team. For more information, please visit http://www.cambridgeshire.gov.uk/environment/planning/policies/monitoring/Housing+development+in+Cambridgeshire.htm

Graph 32: **Proportion of housing completions** by district, since Jul-01



Graph 30: **Housing completions on all sites since July 2001**, by district across Cambridgeshire



Graph 31: **Housing completions on larger and smaller sites** across Cambridgeshire

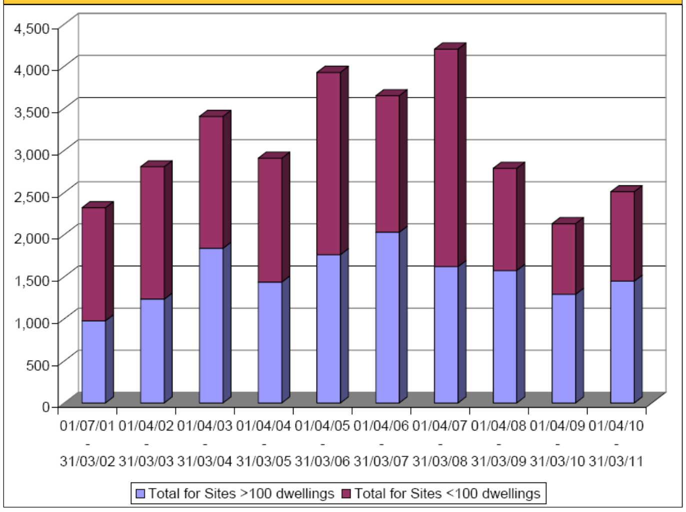


Table 20: **Housing completions** by district within Cambridgeshire

	Jul-01 to Mar-02	Apr-02 to Mar-03	Apr-03 to Mar-04	Apr-04 to Mar-05	Apr-05 to Mar-06	Apr-06 to Mar-07	Apr-07 to Mar-08	Apr-08 to Mar-09	Apr-09 to Mar-10	Apr-10 to Mar-11	Total since Jul-01
Cambridge City	159	287	505	601	731	629	521	587	288	390	4,698
East Cambridgeshire	801	591	608	401	796	688	758	466	204	368	5,681
Fenland	500	697	734	636	781	758	922	308	245	298	5,879
Huntingdonshire	334	578	577	698	742	650	728	817	798	794	6,716
South Cambridgeshire	525	653	979	571	877	924	1,274	610	595	659	7,667
Total completions	**2,319**	**2,806**	**3,403**	**2,907**	**3,927**	**3,649**	**4,203**	**2,788**	**2,130**	**2,509**	**30,641**
Number on smaller sites	976	1,233	1,837	1,436	1,761	2,027	1,619	1,574	1,290	1,447	15,200
Number on larger sites	1,343	1,573	1,566	1,471	2,166	1,622	2,584	1,214	840	1,062	15,441
% on smaller sites	42%	44%	54%	49%	45%	56%	39%	56%	61%	58%	50%
% on larger sites	58%	56%	46%	51%	55%	44%	61%	44%	39%	42%	50%

CONTACT US

PLEASE NOTE: ON **30 SEPTEMBER** SUE'S CONTACT DETAILS CHANGE, AS CAMBRIDGESHIRE HORIZONS OFFICE CLOSES AND SUE'S CONTRACT REVERTS TO CAMBRIDGE CITY COUNCIL.

NEW DETAILS
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About Hometrack

Hometrack provides information solutions to the UK housing and mortgage industries.

For local authorities and regional government we supply the all-important evidence base for the production of regular Strategic Housing Market Assessments and the development of planning policies based on local market dynamics.

Hometrack also supplies information and consultancy services to the land and property sector including national and local government, housing associations, developers and institutional investors where data records exceed half a trillion updates per month.

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Edition 10... and beyond

This is the tenth edition of the Cambridge sub-region's housing market bulletin. Previous editions can be found at:

http://www.cambridgeshirehorizons.co.uk/our_challenge/housing/housing_market_bulletin.aspx

The Bulletin aims to show market changes, particularly for our sub-region and how it compares to the rest of the East of England, and to England as a whole.

The Bulletin acts as a supplement to our Strategic Housing Market Assessment (SHMA) which is available at: www.cambridgeshirehorizons.co.uk/shma

As always, your views on the Bulletin are very welcome and if you have any suggestions to improve it, please get in touch using the contact details on the left. We are always keen to hear your ideas and suggestions as we want to make sure the Bulletin helps you get the information you most need!

From 1 October onwards...

Readers may be aware that Cambridgeshire Horizons will cease operations at the end of September 2011. The Horizons website will still be accessible as a "library" for two years, so you will still be able to access the SHMA and back editions of the Bulletin at: www.cambridgeshirehorizons.co.uk.

Cambridge City Council will continue to host the housing co-ordinator post and to chair the sub-regional housing board (CRHB) in future.

We plan to migrate new Bulletins, new SHMA chapters and other sub-regional housing information to Cambridgeshire Insights, part of the County Council's website. To visit, please click here http://www.cambridgeshirejsna.org.uk/other-assessments/strategic-housing-market-assessment-shma and watch for future developments!

Data relates to...	Hometrack release...	Bulletin edition & planned publication...
End September 2011	November 2011	Edition 11 December 2011
End December 2011	February 2012	Edition 12 March 2012
End March 2012	May 2012	Edition 13 July 2012
End June 2012	August 2012	Edition 14 September 2012
End September 2012	November 2012	Edition 15 December 2012

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