

Issue 14

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CAMBRIDGE HOUSING SUB-REGION

Housing market bulletin

Our housing market at June 2012

This edition of the Cambridge housing sub-region's Housing Market Bulletin provides an update on many aspects of the housing market locally, regionally and nationally. The data in this Bulletin relates to June 2012.

This data gives context to the new Affordable Rent regime by looking at the average weekly cost of various housing tenures by district and property size.

Our Strategic Housing Market Assessment (SHMA) has moved location to a new site: www.cambridgeshireinsight.org.uk

The current SHMA is available at www.cambridgeshireinsight.org.uk/housing/current-version.

Previous version are available in an archive at www.cambridgeshireinsight.org.uk/housing/previous-versions.

New chapters for consultation are available at www.cambridgeshireinsight.org.uk/housing/consultation-shma-chapters which we welcome your feedback on.

All previous Housing Market Bulletins can be found at www.cambridge.gov.uk/crhh.

Tip: To follow links in this bulletin, you can click on links, shown as the [blue underlined](#) text. This should take you to the information or the page you are seeking. If this does not work try holding down the "Ctrl" button and click.

Bulletin highlights...

- The total number of sales and valuations fell from 10,899 in December 2011 to 7,179 in June 2012, or 34% across our sub-region, compared to a fall of 31% for England and 32% for the East of England. The country, region, sub-region and districts are experiencing some of their lowest sales and valuation rates since June 2009. Of these, only 3,180 actual sales completed.
- Change in average prices varied by district since June 2011; up by £12K in Cambridge, but down by £10K in St Edmundsbury. The average price was £231K for our sub-region, £249K for the region and £250K for England.
- In June 2012 the highest proportion of asking prices achieved were in East Cambridgeshire (96.3%) followed by Cambridge at 95.7%. The lowest proportion achieved was in Fenland at 94%. Our sub-region consistently reached a higher percentage than England and the region.
- The number of viewings per sale now ranges from 9.2 in East Cambridgeshire to 15.8 in Fenland. The average for England was 11 views per sale.
- Affordability ratios averaged 6.1 for our sub-region at June 2012, but varied from 8.8 in Cambridge to 4.7 in Fenland.
- All districts have seen an increase in lower quartile affordability ratios, with Cambridge's ratio going from 12.3 times lower quartile income in March 2012 to 13.7 times in June 2012.

Click here to find...

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Maps

Our housing market

Map 1 shows the East of England, shaded in orange, with a blue outline. Data for England and for the East of England is used in this Bulletin to provide a comparison to our housing sub-region. The seven districts in our housing sub-region (see Map 2) are:

- Cambridge
- 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.

Graphs in this edition of the Bulletin adopts a uniform colour scheme, to help differentiate. The scheme throughout is:



About Hometrack data

Hometrack's monthly survey

Hometrack collects data every month from estate agents and surveyors to monitor market trends, and publishes the results in their national house price survey.

The survey asks a standard set of questions of over 5,000 estate agents and valuers across England and Wales.

The surveys seek a minimum of two returns for each postcode district, and provide a large amount of data which is used to calculate

- time to sell in weeks (page 11)
- sales to asking price (page 12)
- viewings per sale (page 13)

We do not use house price data collected by the survey within the Intelligence System.

Hometrack house price data

Hometrack use data from two sources to generate house price data. These are: 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. This database is unique to Hometrack. It 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 data 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. See pages 4 and 5 to compare Hometrack data for sales only, compared to sales and valuations.

Map 1: The East of England



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



Map 3: Geography of the Cambridge housing sub-region



National trends from Hometrack:

House prices drift lower on widening supply/demand balance

Hometrack's monthly national house price survey results at a glance:

- Average house prices fell 0.1% in August 2012 - the same fall as seen in July. These falls are linked to a widening supply/demand balance which suggests further downward pressure on prices in the months ahead
- Nationally demand fell for the third month in a row, by -1.3%, while supply continued to grow albeit at a slowing rate at 0.8%. Demand is up by 10% over the year to date while supply has grown by 19%.
- In London house prices were unchanged - the first time this year prices have not increased in the capital. The time on the market - low by national standards - now stands at 5.4 weeks.
- Levels of price falls across the rest of the country slowed in August. No region reported a price fall in excess of -0.2%. Prices rose across just 3.6% of the country, while 27.1% of areas registered price falls.
- Nationally the time on the market indicator stands at 9.5 weeks but across the north of the country it now stands at 12 weeks - a return to the highs of March 2011.
- The number of sales agreed registered an unseasonal increase; up 6.5%. A prolonged period of bad weather together with the Olympics depressed levels of market activity. This delayed demand led to an unseasonal rise in sales in August, albeit from a low base.
- Although buyers remain cautious and prices sensitive, correctly priced property is selling well and within a reasonable time frame.
- Overall the market remains fragile. Thin volumes and a sluggish market, compounded by seasonal and one-off events is reflected in the volatility of this month's indicators.

Table 1: Summary	June 12	July 12	Aug 12
Monthly price change (%)	0	- 0.1	- 0.1
% change in new buyers registering with agents	- 0.5	- 2.1	- 1.3
% change in volume of property listing	1.5	1.4	0.8
% change in sales agreed	7.3	1.5	6.4
Average time on the market (weeks)	9.4	9.5	9.5
% of the asking price being achieved	93.1	93.1	93.0
% postcode districts with price increase over month	10.8	7.2	3.6
% postcode districts with price decrease over month	23.4	31.6	27.1

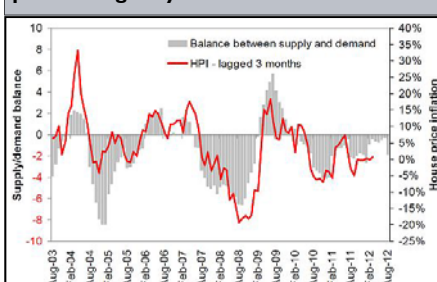
- As the supply/demand balance weakens, Hometrack expects to see slow downward pressure on prices over the remainder of 2012.

Graph 1: Time on market and % asking price achieved



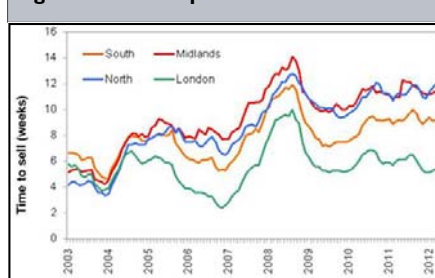
Graph 1: The proportion of asking price achieved has moved down to 93.0% while the average time on the market remains the same at 9.5 weeks. However there are major regional variations across the country.

Graph 2: Supply demand balance leads price changes by 3 months



Graph 2: The balance between supply and demand leads underlying house price changes by 3 months. The improved balance over the first half of 2011 lead an improvement in the underlying rate of growth.

Graph 3: Proportion of country registering higher and lower prices



Graph 3 shows the average time taken to sell a property by region. In August the East Midlands recorded the longest time taken to sell at 12.7 weeks, while London registered the shortest time at 5.4 weeks.

By Richard Donnell, Director of Research, Hometrack

Issued: 27 August 2012

Source: <http://www.hometrack.co.uk/our-insight/monthly-national-house-price-survey/house-prices-drift-lower-on-widening-supplydemand-balance>

Number of sales and valuations

This page shows the number of sales and valuations and provides useful context to the rest of this Bulletin. This page shows the number of sales and valuations in six month "chunks".

Graphs 4 and 5 show the number of sales and valuations for England and the East of England. Graph 6 shows number of sales and valuations for all seven districts in the Cambridge housing sub-region. Graph 7 shows number of sales and valuations for each of the seven districts in our sub-region individually.

PLEASE NOTE the scale is different for each graph. So on Graph 4 it reaches 1,400,000 and Graph 7 reaches 6,000.

Table 2 shows the number of sales and valuations in six monthly chunks for each district, the housing sub-region, the East of England and England.

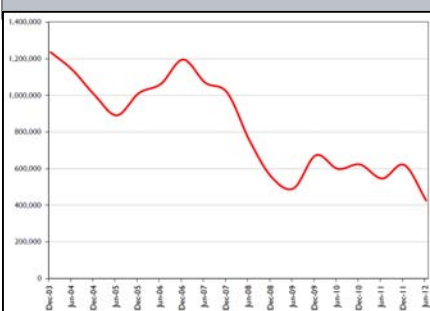
Comment

Graphs 4, 5 and 6 compare similarities and differences between the three main "areas" included in this Bulletin. All three graphs show a very similar trend in the number of sales and valuations.

Graph 7 reveals some variation between our seven individual districts.

Huntingdonshire consistently shows the highest numbers of sales and valuations, and its trend line follows that of the region and the country. By contrast, Forest Heath shows the lowest numbers of transactions and the "flattest" line of all our districts.

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

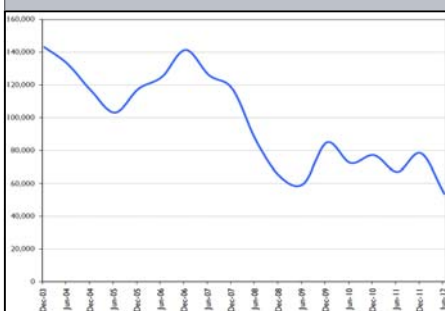


The total number of sales and valuations fell from 10,899 in December 2011 to 7,179 in June 2012, or 34% across our sub-region, compared to a fall of 31% for England and 32% for the East of England.

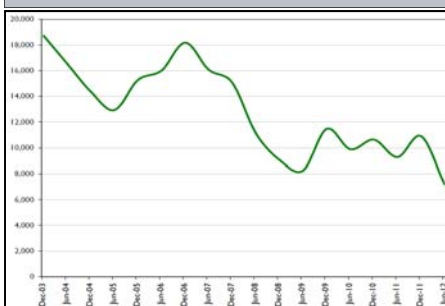
The country, region, sub-region and districts are experiencing some of their lowest sales and valuation rates since June 2009.

Source: Hometrack's Automated Valuation Model, June 2012 sales and valuations.

Graph 5: Number of sales and valuations over time, East of England



Graph 6: Number of sales and valuations over time, Cambridge housing sub-region



Graph 7: Number of sales and valuations over time, individual districts

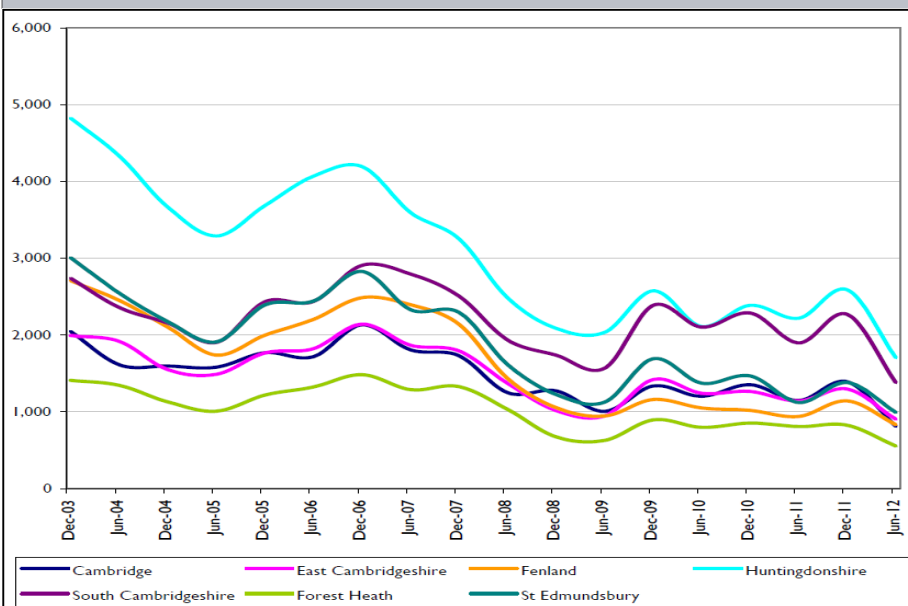


Table 2: Number of sales and valuations

	Dec-08	Jun-09	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12
Cambridge	1,275	1,006	1,336	1,204	1,353	1,147	1,392	811
East Cambridgeshire	1,016	946	1,420	1,243	1,266	1,140	1,297	904
Fenland	1,057	947	1,161	1,050	1,018	941	1,143	832
Huntingdonshire	2,089	2,035	2,577	2,113	2,388	2,221	2,591	1,706
South Cambridgeshire	1,739	1,567	2,389	2,104	2,288	1,899	2,270	1,381
Forest Heath	675	628	897	799	853	810	824	553
St Edmundsbury	1,226	1,128	1,691	1,373	1,468	1,123	1,382	992
Total for sub-region	9,077	8,257	11,471	9,886	10,634	9,281	10,899	7,179
East of England	64,456	59,773	84,842	72,361	77,106	67,094	78,295	53,564
England	554,409	492,447	672,840	598,923	623,089	546,475	619,980	425,005

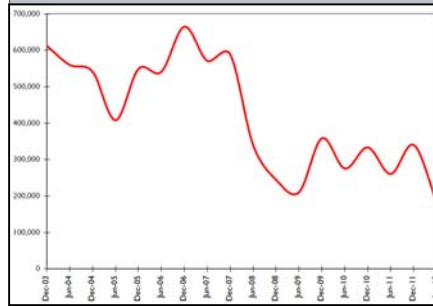
Number of actual sales

This page shows the number of sales actually completing. It excludes valuation data (shown on page 4). This data is not used for averages in the rest of Bulletin, but is useful to understand turnover in our housing market. Sales and valuation data is used for averages elsewhere, ensuring a robust sample. Graphs 8, 9 and 10 show the number of sales across England, the East of England region and the Cambridge sub-region. Graph 11 shows numbers of sales for our seven individual districts. Table 3 shows the number of sales completing between December 2008 and June 2012.

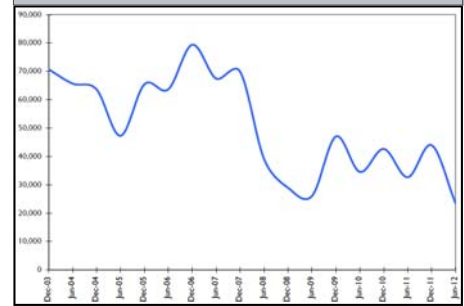
Comment

Like page 4, these graphs show very similar trends when comparing England, the region and the housing sub-region. The number of sales completing has dropped to a very low point in June 2012 (3,180 sales), lower than June 2009 levels (3,913 sales). Huntingdonshire and South Cambridgeshire continue to see the largest number of actual sales, though all are much reduced. Forest Heath sees the lowest number of sales at 245. Comparing actual sales (this page) to sales + valuations (on page 4) in June 2012, the percentage across our sub-region rose from 41% in July, to 45% in September then 50% in December 2011. In March 2012 it was 48%, and has now dropped back to 44% - equal to the region and the country.

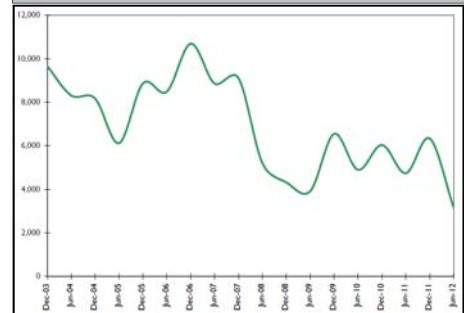
Graph 8: Number of actual sales over time, England



Graph 9: Number of actual sales over time, East of England



Graph 10: Number of actual sales over time, Cambridge housing sub-region



PLEASE NOTE when comparing actual sales to sales + valuations that valuation data includes remortgages and mortgage valuations for homes that never make it to sale stage, so it's not a exact like-for-like comparison.

Source: Hometrack's Automated Valuation Model, June 2012 transactions, including Land Registry data.

Graph 11: Number of actual sales over time, individual districts

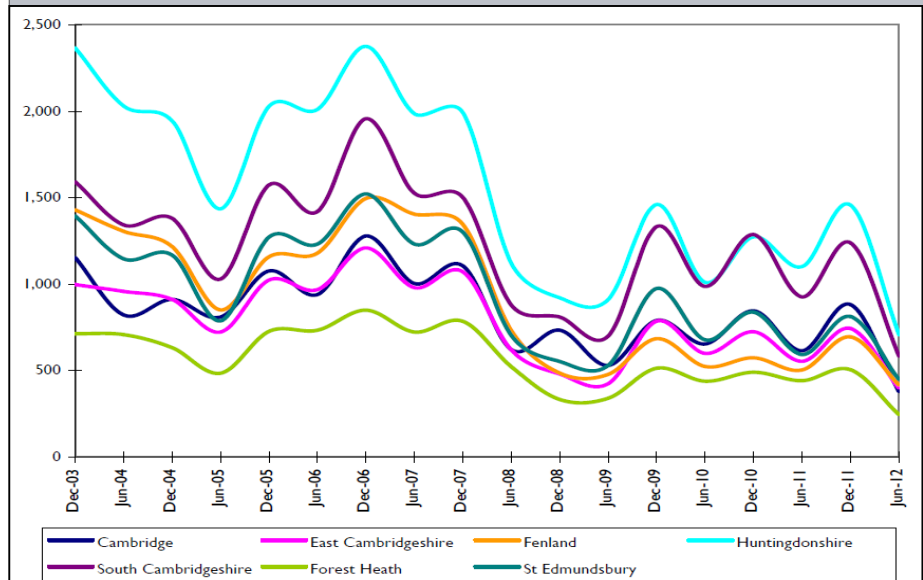


Table 3: Number of actual sales completing

	Dec-08	Jun-09	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12	Actual sales as a % of sales & valuations
Cambridge	734	530	790	654	846	615	882	378	47%
East Cambridgeshire	480	424	786	600	725	554	744	399	44%
Fenland	486	478	685	524	574	504	695	416	50%
Huntingdonshire	921	911	1,461	1,011	1,274	1,102	1,458	708	42%
South Cambridgeshire	810	700	1,333	987	1,287	926	1,239	585	42%
Forest Heath	333	340	514	439	491	442	505	245	44%
St Edmundsbury	553	530	975	678	838	593	813	449	45%
Total for sub-region	4,317	3,913	6,544	4,893	6,035	4,736	6,336	3,180	44%
East of England	28,918	26,035	47,025	34,523	42,630	32,644	43,915	23,438	44%
England	244,198	210,085	358,029	275,291	332,924	260,348	339,992	185,508	44%

Percentage stock turnover

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

The number of sales relates to the “year to date” since January each year. The stock figure comes from the Census 2001, and will remain steady until updated with 2011 Census results. In March 2012 a time lag and post-Christmas sales were the reasons why the proportion of stock turning over looked particularly low. This figure will creep up as the year passes. The figure shown for 2012 represents “year to date” turnover.

This page puts page 5 into context. It is useful to compare the number of sales in a district to the number of homes found in that district. This enables a like-for-like comparison between areas, by comparing the number of sales completing to the total housing stock.

Map 4 shows the turnover of homes as a percentage of private stock by district and map 5 shows the same at ward level, for Jan to Dec 2011.

Table 4 shows the proportion of privately owned homes sold each year, expressed as a percentage of the number of private sector properties (that is, owner occupied and private rented homes) in that area.

Comment

The percentage turnover remains low in June 2012 with between 0.9% and 1.3% of the stock turning over—significantly lower than seen in the past, as shown in Table 4. However this is similar to the regional % turnover. The low % turnover reflects the low number of sales completing (see page 5).

Source: Census 2001 and HM Land Registry latest data relating to the year - Table 4 shows Jan 2012 to June 2012. Maps 4 and 5 show Jan 2011 to Dec 2011.

Map 4: % turnover of homes by district



Map 5: % turnover of homes by ward

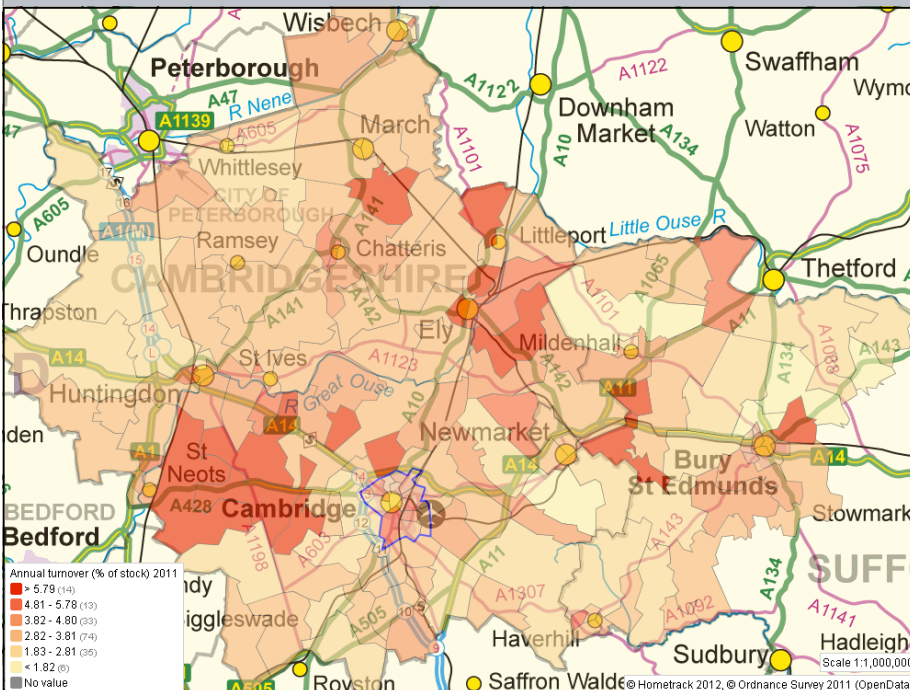


Table 4: Percentage turnover of homes (rounded to 1 decimal place) (Note; 2012 shows percentage for Jan to June, other years show Jan to December)

	2007	2008	2009	2010	2011	2012
Cambridge	4.8%	3.1%	3.0%	3.4%	3.4%	0.9%
East Cambridgeshire	6.7%	3.6%	4.0%	4.3%	4.2%	1.3%
Fenland	7.6%	3.4%	3.2%	3.0%	3.3%	1.1%
Huntingdonshire	6.1%	3.1%	3.6%	3.5%	3.9%	1.1%
South Cambridgeshire	5.7%	3.2%	3.8%	4.2%	4.0%	1.1%
Forest Heath	6.2%	3.5%	3.5%	3.8%	3.9%	1.0%
St Edmundsbury	6.0%	3.0%	3.6%	3.6%	3.3%	1.1%
Average for sub-region	6.2%	3.2%	3.5%	3.7%	3.7%	1.1%
East of England	5.9%	2.9%	3.2%	3.3%	3.3%	1.0%

Average property prices

Graph 12 shows average property prices for England, the East of England and the Cambridge housing sub-region between December 2003 and June 2012. Graph 13 shows average property prices for each district in our sub-region.

Map 6 shows average prices achieved 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 for the number of sales & valuations the average uses).

Table 13 shows average property prices between December 2008 and June 2012, and compares June 2011 prices to June 2012.

Comment

Graphs 12 and 13 show average prices steadily rising to around January 2008, followed by a drop to January 2009 followed by varying degrees of recovery. In general average prices over the past six months seem to have steadied.

As seen in previous editions of this Bulletin, map 6 shows that average prices are generally higher to the south of the housing sub-region than to the north.

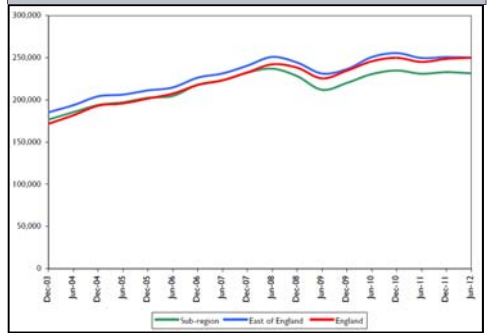
For individual districts comparing June 2011 to June 2012 prices, there is quite some variation. In Cambridge, East Cambridgeshire and Forest Heath there was an increase in average prices (between +£54 and +£12,633) from June 2011 to June 2012.

Fenland, Huntingdonshire South Cambridgeshire and St Edmundsbury saw a drop in average prices of between -£71 and -£10,085. The sub-regional average (£23K) is lower than regional (£24.9K) and England (£250K) averages.

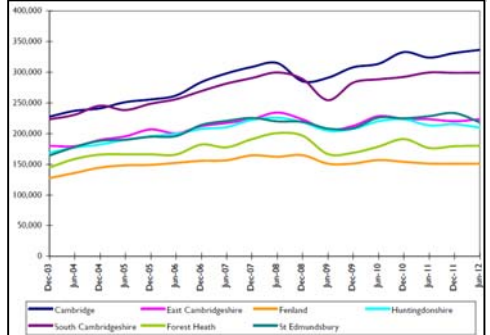
The average price has increased since June 2011 for the sub-region (+£332) the region (+£286) and the country (+£5,141). As the number of sales is low (see page 5) but over the sub-region the average price is up a little, this implies that the sales completing are higher value homes.

Source: Hometrack's Automated Valuation Model, data June 2012.

Graph 12: **Average prices** England, East of England, Cambridge sub-region



Graph 13: **Average prices, individual districts**



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

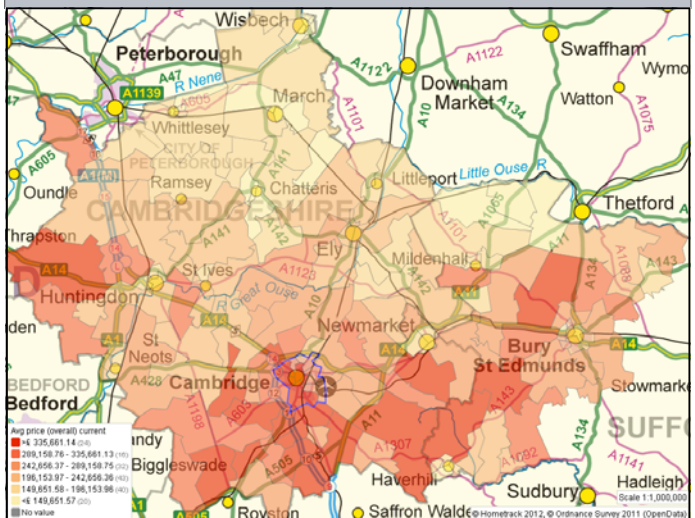


Table 13: **Average prices based on sales and valuations (£)**

	Dec-08	Jun-09	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12	Change Jun-11 to Jun-12
Cambridge	285,377	291,109	308,214	313,942	332,923	324,061	331,539	336,694	+ 12,633
East Cambridgeshire	223,112	206,586	212,564	228,554	224,114	223,440	220,177	223,494	+ 54
Fenland	164,765	150,996	151,277	156,882	153,953	151,138	150,881	151,067	- 71
Huntingdonshire	218,514	204,659	207,690	220,186	223,312	213,481	215,242	209,817	- 3,664
South Cambridgeshire	288,753	254,562	283,091	288,587	292,605	299,719	299,119	299,359	- 360
Forest Heath	196,583	166,679	168,742	178,897	191,036	176,547	179,500	180,363	+ 3,816
St Edmundsbury	219,162	208,307	208,757	226,259	224,851	228,489	233,429	218,404	- 10,085
Average for sub-region	228,038	211,843	220,048	230,472	234,685	230,982	232,841	231,314	+ 332
East of England	244,167	231,200	236,408	250,562	255,397	249,565	250,670	249,851	+ 286
England	238,072	225,354	234,577	245,665	249,829	244,915	248,561	250,056	+ 5,141

Number of sales by type and district

This page breaks down the sales and valuations data provided on page 4, by broad property type.

In this edition, two additional columns have been added to help comparison of the types of homes selling, with the overall number of sales, average prices, and other information in this Bulletin.

The two graphs provided in previous versions have been removed as they both remained almost identical from one edition to the next. A graphs showing the regional pattern of sales by type has replaced them.

If you have feedback on this change, please do get in touch.

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 December 2008 and June 2012.

Table 12 and Graph 14 show the same for the East of England, and an overall regional total, to help with comparison.

Comment

The proportion of sales by type, total December 2008 and June 2012 is:

	East of England	Cambridge sub-region
1 & 2 bed flat	10%	7%
2 bed house	19%	21%
3 bed house	47%	46%
4 bed house	24%	26%

	CCC	ECDC	FDC	HDC	SCDC	FHDC	SEBC
1 & 2 bed flat	25%	4%	2%	5%	6%	6%	5%
2 bed house	17%	22%	27%	17%	19%	33%	21%
3 bed house	43%	47%	50%	46%	43%	43%	49%
4 bed house	16%	27%	21%	31%	33%	18%	24%

Source: Hometrack's automated valuation model, data at June 2012.

	Dec-08	Jun-09	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12
1 bed flat	49	57	53	85	60	44	66	42
2 bed flat	110	101	116	90	127	103	114	65
2 bed house	134	89	151	135	138	127	143	76
3 bed house	285	250	377	329	393	309	346	224
4 bed house	118	114	139	134	130	114	120	101

	Dec-08	Jun-09	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12
1 bed flat	14	6	8	8	9	3	12	5
2 bed flat	24	16	33	19	22	11	26	10
2 bed house	146	119	179	147	180	144	159	132
3 bed house	265	298	431	393	415	345	363	281
4 bed house	185	183	246	258	230	214	235	149

	Dec-08	Jun-09	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12
1 bed flat	6	5	5	3	3	7	5	2
2 bed flat	4	3	-	8	7	4	10	6
2 bed house	172	148	166	152	159	136	169	141
3 bed house	315	278	355	330	325	288	333	255
4 bed house	152	137	138	155	134	146	141	104

	Dec-08	Jun-09	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12
1 bed flat	13	15	31	28	19	30	37	15
2 bed flat	43	57	56	45	42	37	37	37
2 bed house	258	216	280	239	257	251	270	193
3 bed house	632	628	743	694	722	673	778	592
4 bed house	424	476	541	510	574	483	575	359

	Dec-08	Jun-09	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12
1 bed flat	23	10	28	17	24	18	20	12
2 bed flat	31	34	37	62	56	52	67	34
2 bed house	191	190	278	221	267	209	244	184
3 bed house	426	468	591	612	637	486	619	376
4 bed house	335	310	502	492	488	405	484	284

	Dec-08	Jun-09	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12
1 bed flat	9	4	7	4	8	8	5	3
2 bed flat	15	14	27	22	21	23	24	14
2 bed house	122	135	149	144	195	155	164	121
3 bed house	174	157	260	211	197	204	249	188
4 bed house	91	109	106	99	115	116	102	51

	Dec-08	Jun-09	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12
1 bed flat	21	7	20	26	21	16	26	16
2 bed flat	18	21	28	27	17	15	24	19
2 bed house	164	168	215	173	209	151	173	176
3 bed house	417	360	545	527	500	367	431	327
4 bed house	200	200	283	253	240	189	211	166

	Dec-08	Jun-09	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12
1 bed flat	1,670	1,285	1,834	1,794	1,757	1,515	1,653	1,309
2 bed flat	3,138	2,613	3,628	3,378	3,285	2,974	3,194	2,438
2 bed house	8,037	7,525	10,739	9,125	9,645	8,623	9,741	6,764
3 bed house	19,453	18,963	26,184	23,418	24,094	20,958	23,642	17,460
4 bed house	9,900	9,577	12,863	11,980	12,109	10,873	11,756	8,191
Total	42,198	39,963	55,248	49,695	50,890	44,943	49,986	36,162

Average prices by type and district

This page provides more detailed graphs for each district, comparing sale prices between December 2006 and June 2012.

This page uses both sales and valuation data, reflecting data on page 4.

Please note: When comparing these graphs it is worth pointing out that each district reaches a different "maximum" average property value. So Cambridge's left-hand axis scale stretches up to £600,000 while Fenland only reaches £250,000.

Comment

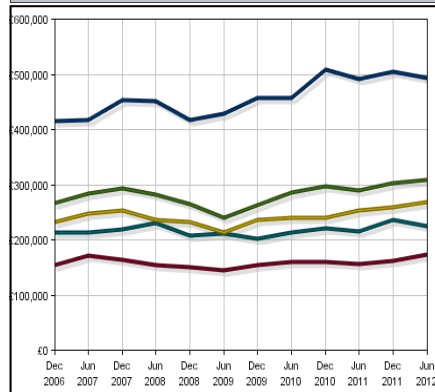
- Graph 21 shows the data for the whole of the East of England, for comparison. This shows a smoother trend line than individual districts, due to the large number of sales across the whole region.
- Cambridge sees a slight drop in average prices for 4 bed houses to June 2012.
- East Cambridgeshire sees a slight increase in average prices for most sizes and types.
- Fenland sees an increase in average prices for 4 beds, one bed flat prices drop slightly while other average prices hold steady.
- Huntingdonshire prices hold steady on the whole, though 4 beds prices drop slightly.
- South Cambridgeshire sees an increase in average prices for 4 beds while others hold fairly steady.
- Forest Heath sees a drop in average prices for 1 bed and especially 2 bed flats.
- St Edmundsbury sees a generally steady trend in average prices for all property types.

Source: Hometrack's Automated Valuation Model, June 2012.

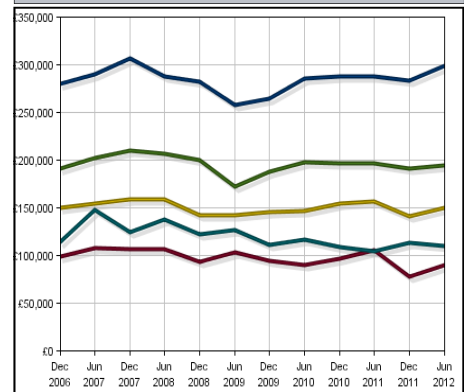
Key:

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

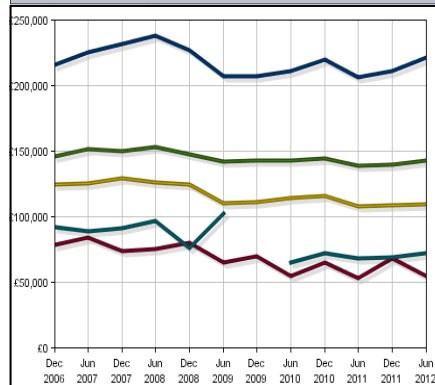
Graph 14: Cambridge



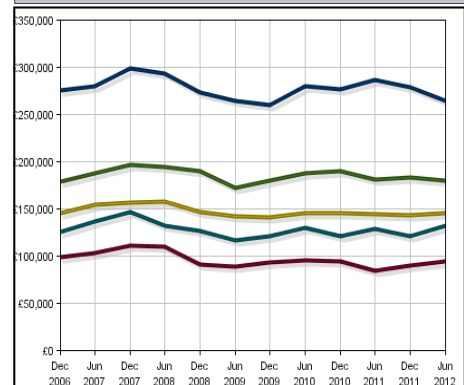
Graph 15: East Cambridgeshire



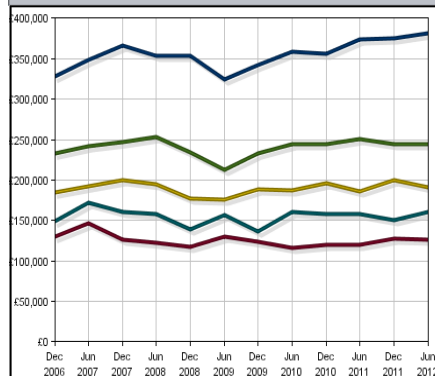
Graph 16: Fenland



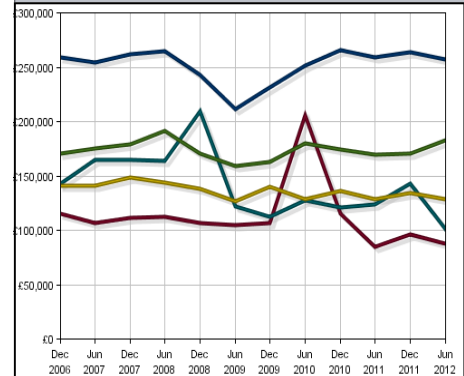
Graph 17: Huntingdonshire



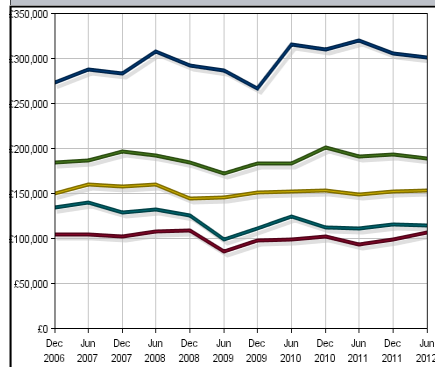
Graph 18: South Cambridgeshire



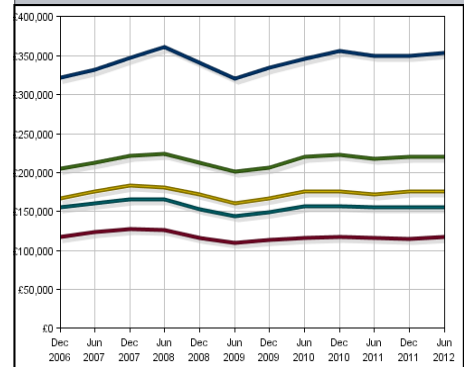
Graph 19: Forest Heath



Graph 20: St Edmundsbury



Graph 21: East of England



Average price per metre square (m²)

Using price per metre²

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 shows average price per metre square (m²) of all properties selling, at ward level. This is based on sales and valuation data. As there may not be a large number of transactions within these small areas, the average prices achieved between July 2011 and June 2012 are used to ensure a robust sample.

Graph 22 shows changes in average price per m² across our seven districts between December 2003 and June 2012. Graph 23 shows the same data for England, the East of England and the Cambridge housing sub-region.

Table 14 shows average prices per metre² between December 2008 and June 2012, and the change from June 2011 to June 2012.

Comment

Map 7 shows that price per m² varies across the sub-region, with the highest prices per m² seen around Cambridge.

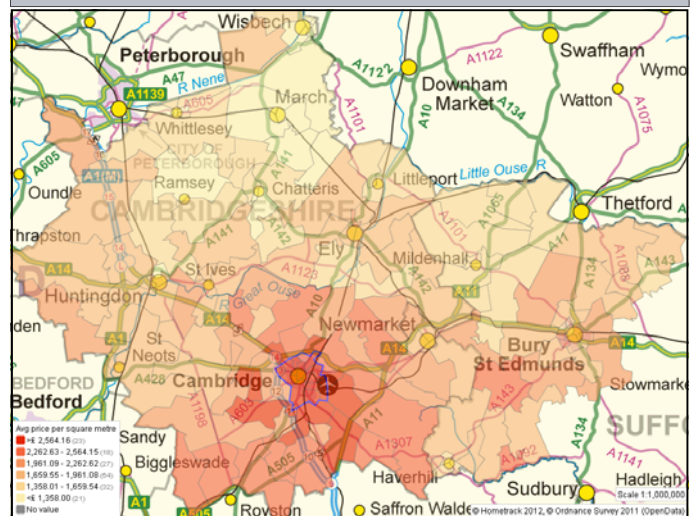
Graph 22 sees each district following a similar pattern in prices per m² over time, dropping to June 2009 and recovering somewhat since then.

Graph 23 shows a close alignment between the England (red) and the East of England (blue) trend lines while our sub-regional line (green) shows a similar pattern but at a lower value. Comparing June 2011 to June 2012, none of the districts in our sub-region saw a decrease in average price per m². The biggest "gainer" was Cambridge at +£207, reaching £3,143 per m². Huntingdonshire held steady at £1,729 per m².

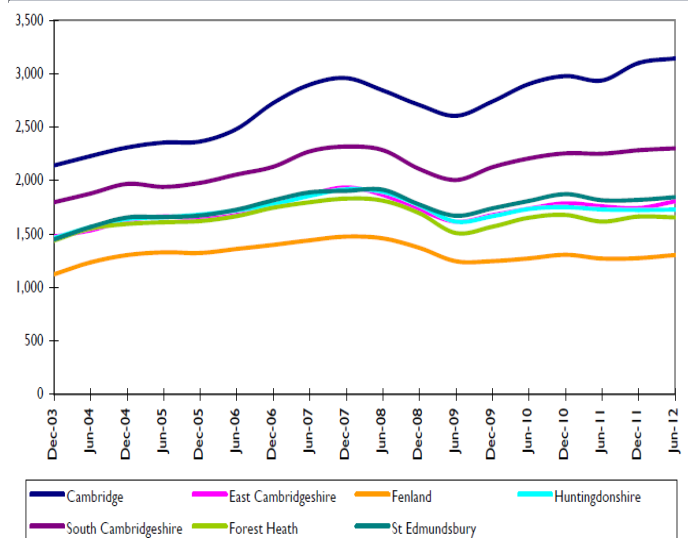
Our housing sub-region experienced an average increase of +£58 while the East of England saw a gain of +£36 and England saw a gain of +£82 per m².

Source: Hometrack's Automated Valuation Model, latest data June 2012.

Map 7: Average price per m² shown by ward



Graph 22: Average price per m², individual districts



Graph 23: Average price per m², England, East of England and Cambridge sub-region

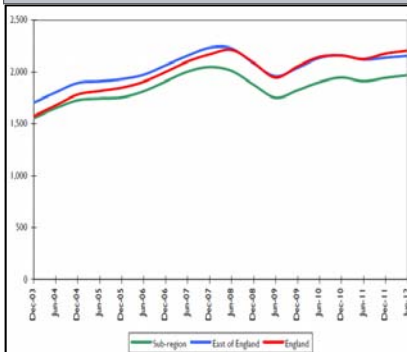


Table 14: Average price per m² (£)

	Dec-08	Jun-09	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12	Change Jun-11 to Jun-12
Cambridge	2,706	2,605	2,740	2,904	2,978	2,936	3,100	3,143	+ 207
East Cambridgeshire	1,726	1,614	1,677	1,737	1,787	1,759	1,742	1,805	+ 46
Fenland	1,369	1,244	1,246	1,271	1,305	1,270	1,273	1,303	+ 33
Huntingdonshire	1,766	1,616	1,666	1,734	1,751	1,729	1,724	1,729	0
South Cambridgeshire	2,107	2,005	2,126	2,207	2,255	2,251	2,284	2,301	+ 50
Forest Heath	1,694	1,508	1,568	1,652	1,677	1,615	1,663	1,654	+ 39
St Edmundsbury	1,775	1,670	1,740	1,809	1,872	1,815	1,819	1,844	+ 29
Average for sub-region	1,878	1,752	1,823	1,902	1,946	1,911	1,944	1,968	+ 58
East of England	2,083	1,959	2,039	2,135	2,160	2,119	2,138	2,155	+ 36
England	2,090	1,945	2,055	2,146	2,158	2,125	2,178	2,207	+ 82

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 to sell by district. Graph 24 shows the change in average time to sell for England, the East of England and our sub-region, from July 2010 to June 2012. Graph 25 shows the same for each district in our sub-region. Table 15 shows the average time taken to sell, at three monthly intervals.

Comment

Map 8 shows homes taking longest times to sell in Huntingdonshire, with homes in South Cambridgeshire selling quickest.

Graph 24 helps us compare our sub-regional trend with regional and the national trends. All three lines show a fall in the time taken to sell, to June 2012. Homes in our sub-region sell quicker than the region and the rest of the country.

Graph 25 shows that Huntingdonshire still has the longest time to sell, but that the trend over time is of quickening sale times. This is also true overall for Fenland.

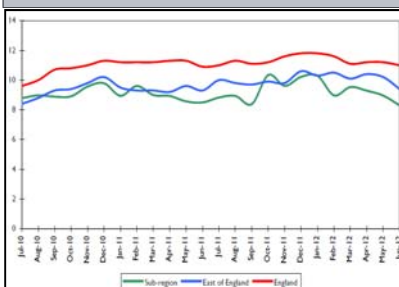
Table 15 confirms that in June 2012 sales are quickest in South Cambridgeshire at 6.8 weeks, which is no change on June 2011.

Between June 2011 and June 2012 Cambridge and East Cambridgeshire saw increases in the time taken to sell; by +3.0 weeks and +0.4 weeks respectively. Fenland, Huntingdonshire, Forest Heath and St Edmundsbury all saw a drop in the time taken to sell, varying from -0.1 to -3.4 weeks.

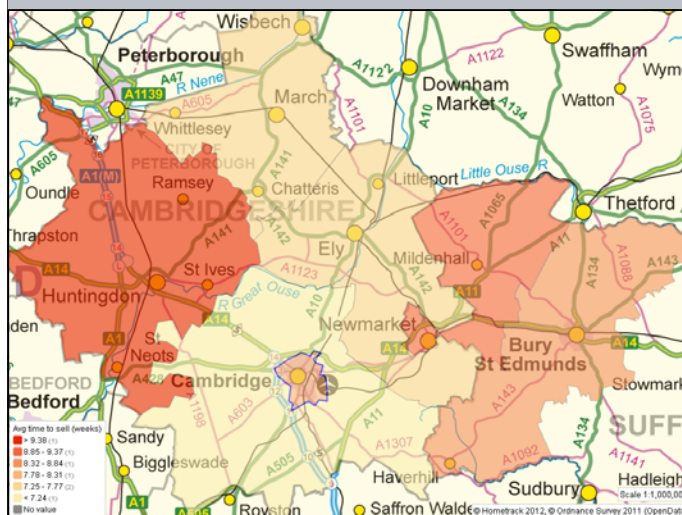
The average time to sell across the whole sub-region fell by -0.2 weeks compared to a gain of 0.1 weeks for the East of England and England.

Source: Hometrack's monthly survey of estate agents, June 2012.

Graph 24: Time taken to sell, England, East of England, Sub-region



Map 8: Time properties take to sell (weeks), individual districts



Graph 25: Time taken to sell (weeks), individual districts

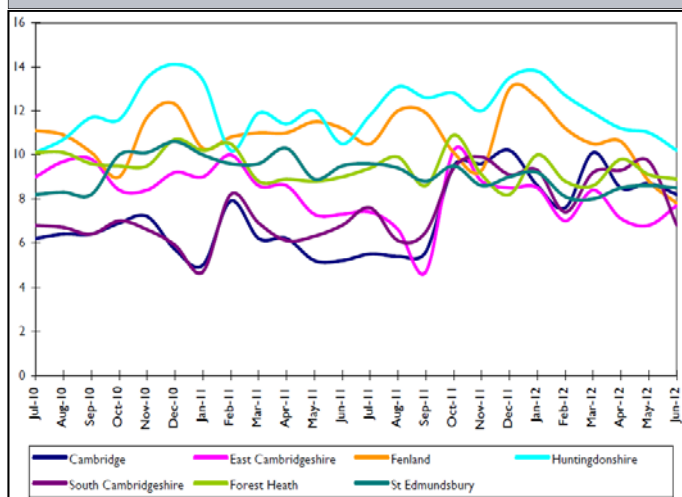


Table 15: Average time taken to sell (in weeks)

	Sep-10	Dec-10	Mar-11	Jun-11	Sep-11	Dec-11	Mar-12	Jun-12	Change Jun-11 to Jun-12
Cambridge	6.4	5.7	6.2	5.2	5.6	10.2	10.1	8.2	+ 3.0
East Cambridgeshire	9.8	9.2	8.6	7.3	4.7	8.5	8.4	7.7	+ 0.4
Fenland	10.1	12.3	11	11.2	11.9	13	10.5	7.8	- 3.4
Huntingdonshire	11.7	14.1	11.9	10.5	12.6	13.5	11.9	10.2	- 0.3
South Cambridgeshire	6.4	5.9	6.9	6.8	6.5	9.1	9.2	6.8	0
Forest Heath	9.6	10.7	8.8	9	8.6	8.2	8.6	8.9	- 0.1
St Edmundsbury	8.2	10.6	9.6	9.5	8.8	9	8	8.5	- 1.0
Average for sub-region	8.9	9.8	9.0	8.5	8.4	10.2	9.5	8.3	- 0.2
East of England	9.3	10.2	9.3	9.3	9.7	10.6	10.1	9.4	+ 0.1
England	10.7	11.3	11.2	10.9	11.1	11.8	11.1	11	+ 0.1

Comparing sales price to asking price

Sales compared 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 the 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 July 2010 and June 2012. Graph 27 shows the trend for England, the East of England and our sub-region.

Table 16 shows the average percentage achieved at three monthly intervals, to help compare averages, and the change from June 2011 to June 2012.

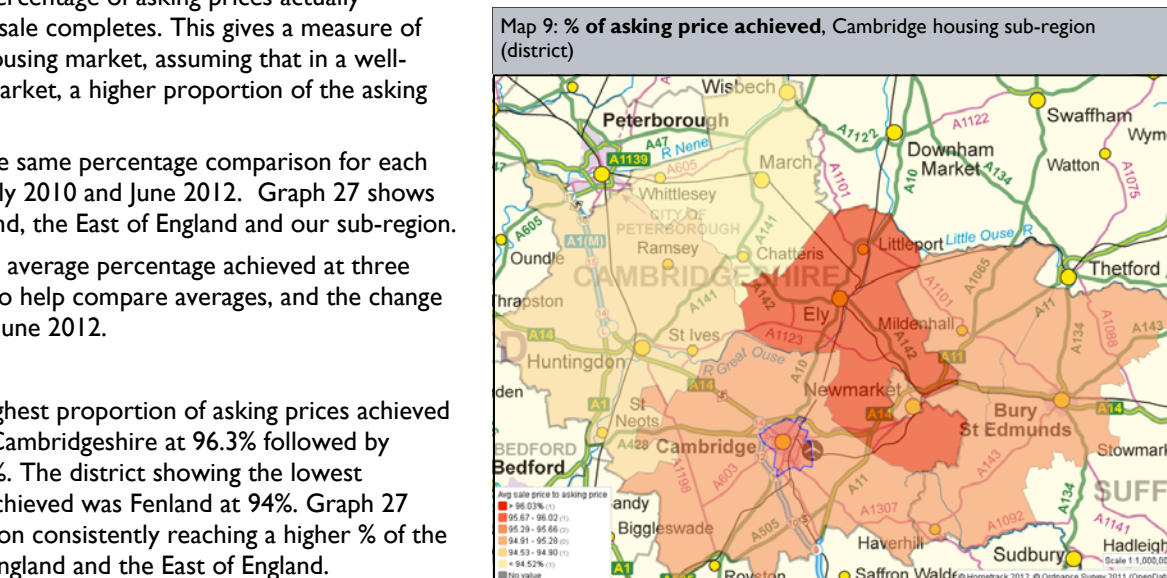
Comment

In June 2012 the highest proportion of asking prices achieved were seen in East Cambridgeshire at 96.3% followed by Cambridge at 95.7%. The district showing the lowest proportion being achieved was Fenland at 94.0%. Graph 27 shows our sub-region consistently reaching a higher % of the asking price, than England and the East of England.

Comparing June 2011 to June 2012, decreases were seen in Cambridge, East Cambridgeshire and South Cambridgeshire. The biggest increase was seen in Huntingdonshire at +4.4%. The level of change over these 12 months varied across the sub-region, with an average increase across the seven districts of 1.1%.

The East of England saw a larger increase of 1.3% while the % asking price being achieved rose by 0.5% on average across England.

Source: Hometrack's monthly survey of estate agents, June 2012.



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 June 2012. 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 July 2010 and June 2012. Graph 29 shows the same for England, the East of England and our sub-region. Table 17 shows the average number of viewings per sale between September 2010 and June 2012, along with the change from June 2011 to June 2012.

Comment

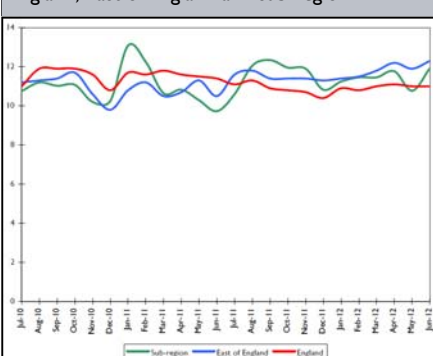
To June 2012, Fenland saw the highest number of viewings per sale at 15.8 followed by South Cambridgeshire at 12.8. East Cambridgeshire saw the lowest number of views per sale at 9.2.

Graph 28 shows that over time, the pattern is erratic for each district. Graph 29 shows similarity between the 3 areas. At June 2012 an average of 11.9 viewings were needed per sale (a slight increase on March's average of 11.5) across the housing sub-region. This is lower than the East of England average (12.3) and higher than the England average of 11.

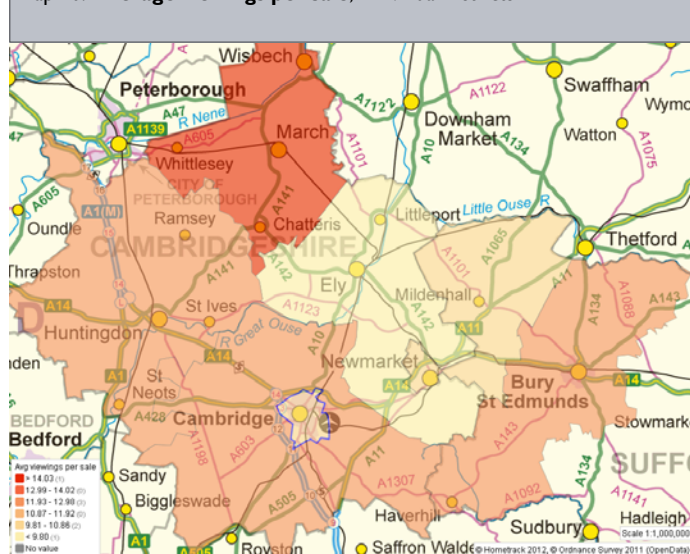
Comparing June 2011 and June 2012, the average number of views per sale increased by 2.2 for our sub-region while the region saw an increase of 1.8 more and England saw a reduction by 0.4.

Source: Hometrack's monthly survey of estate agents, June 2012.

Graph 29: Change in viewings per sale, England, East of England and sub-region



Map 10: Average viewings per sale, individual districts



Graph 28: Change in viewings per sale, individual districts

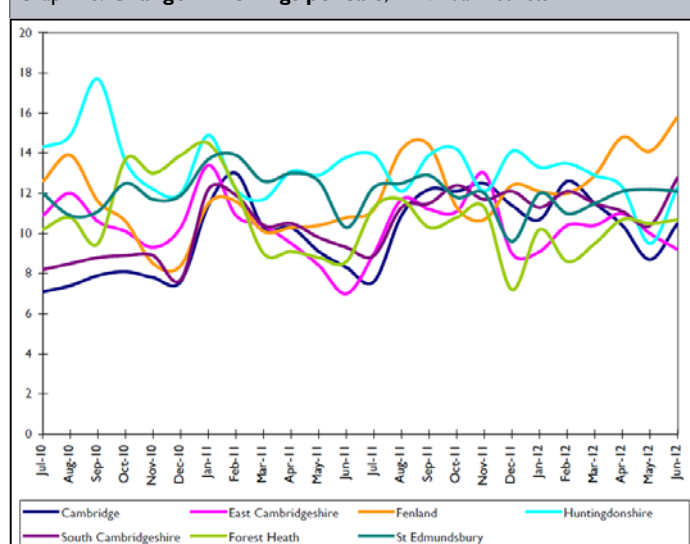


Table 17: Average number of viewings per sale

	Sep-10	Dec-10	Mar-11	Jun-11	Sep-11	Dec-11	Mar-12	Jun-12	Change Jun-11 to Jun-12
Cambridge	7.9	7.6	10.3	8.3	12.2	11.4	11.5	10.5	+ 2.2
East Cambridgeshire	10.6	10.3	10.4	7.0	11.2	9.0	10.4	9.2	+ 2.2
Fenland	11.6	8.4	10.1	10.8	14.4	12.4	12.9	15.8	+ 5.0
Huntingdonshire	17.7	12.0	11.7	13.8	13.9	14.1	12.9	12.3	- 1.5
South Cambridgeshire	8.8	7.7	10.4	9.3	11.5	12.1	11.5	12.8	+ 3.5
Forest Heath	9.5	13.9	9.0	8.6	10.3	7.2	9.5	10.7	+ 2.1
St Edmundsbury	11.1	11.9	12.6	10.3	12.9	9.6	11.5	12.1	+ 1.8
Average for sub-region	11.0	10.3	10.6	9.7	12.3	10.8	11.5	11.9	+ 2.2
East of England	11.4	9.8	10.5	10.5	11.4	11.3	11.8	12.3	+ 1.8
England	11.9	10.8	11.8	11.4	10.9	10.4	11.0	11.0	- 0.4

Affordability ratios

This page is based on Hometrack's house price data (both sales and valuations) and CACI data on household incomes. The ratios show, on average, how many "times" someone's income the 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, the less affordable housing is in that area. This page aims to help compare trends across the sub-region over time.

Map 11 shows relative affordability using the ratio of average (mean) house prices to average income. Map 12 shows affordability using the ratio of lower quartile house prices to lower quartile incomes, used as an indicator of entry-level prices. Both maps use data from July 2011 to June 2012.

Table 18 shows the ratio of lower quartile incomes to lower quartile house prices.

Table 19 shows the average ratios for our seven districts between June 2009 and June 2012. These averages are all calculated using data for the previous twelve months, so for example the February 2010 column relies on data gathered between March 2009 and February 2010.

Comment

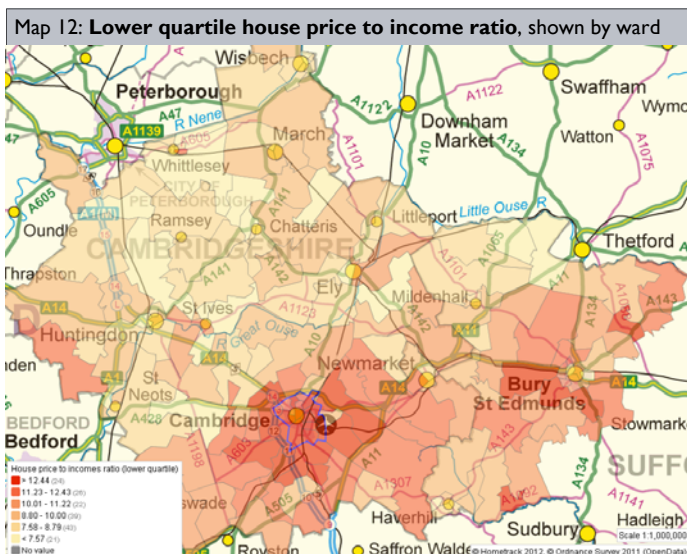
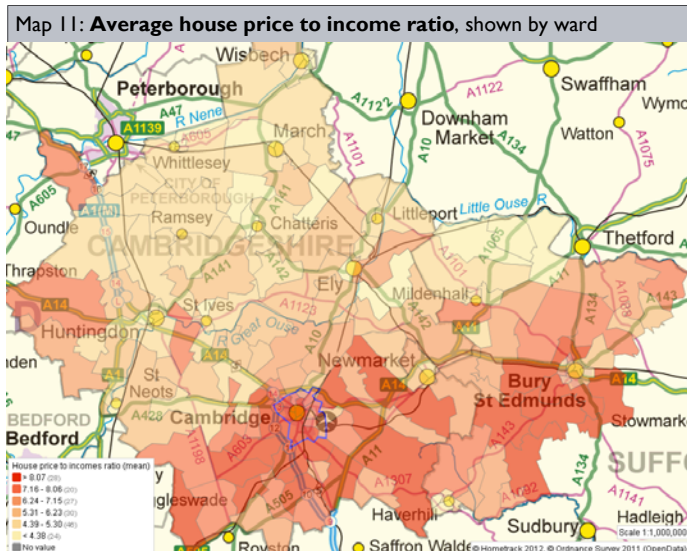
Both maps show that in general homes are less affordable in the south of our housing sub-region. Although the average affordability ratio for the housing sub-region was 6.1 at June 2012, this masks a wide variety of affordability ratios for each district: from 8.8 in Cambridge down to 4.7 in Fenland.

Table 18 shows that lower quartile house prices represent a higher proportion of lower quartile incomes. In Cambridge a lower quartile home costed on average 13.7 times a lower quartile income, a rise of 1.4 since March 2012 - whereas the average ratio in Cambridge fell by 0.5 since March 2012.

Lower quartile ratios have increased significantly recently (i.e. become less affordable). Since March 2012 the lower quartile ratio has increased by 2.0 in Fenland, moving from 6.3 to 8.3 times income; and in Huntingdonshire the ratio has increased from 6.3 to 8.1.

Ratios for the East of England at June 2012 were 9.7 for the lower quartile and 6.6 for the average price to income ratio.

Source: House prices from Hometrack automated valuation model, incomes from CACI paycheck. Latest data June 2012.



	Dec-10	Mar-11	Jul-11	Sept-11	Dec-11	Mar-12	Jun-12
Cambridge City	9.6	9.6	12.0	11.9	12.1	12.3	13.7
East Cambridgeshire	6.7	6.6	8.7	8.6	8.6	8.6	8.8
Fenland	5.7	5.7	6.1	6.1	6.2	6.3	8.3
Huntingdonshire	6.0	6.0	6.4	6.4	6.2	6.3	8.1
South Cambridgeshire	7.5	7.5	8.4	8.4	8.7	8.7	10.3
Forest Heath	6.1	6.1	7.1	7.1	7.0	7.1	8.8
St Edmundsbury	6.7	6.8	8.4	8.4	8.3	8.2	9.6

	Jun-09	Sept-09	Feb-10	Mar-10	Jun-10	Sept-10	Dec-10	Mar-11	Jul-11	Sept-11	Dec-11	Mar-12	Jun-12
Cambridge	7.9	8.1	8.7	8.7	8.8	8.9	9.2	9.2	9.1	9.1	9.2	9.3	8.8
East Cambridgeshire	5.7	5.5	5.7	5.7	5.8	5.9	6.1	6.0	5.7	5.6	5.6	5.7	5.6
Fenland	4.9	4.8	4.7	4.7	4.8	4.9	4.9	4.9	4.7	4.7	4.7	4.7	4.7
Huntingdonshire	5.2	5.1	5.2	5.2	5.3	5.4	5.5	5.5	5.2	5.2	5.1	5.0	5.2
South Cambridgeshire	6.6	6.5	6.9	6.9	7.0	7.0	7.1	7.2	6.8	6.8	7.0	6.9	6.9
Forest Heath	5.3	5.0	5.0	5.0	5.0	5.3	5.4	5.4	5.3	5.2	5.2	5.2	5.3
St Edmundsbury	5.8	5.8	6.0	6.1	6.1	6.2	6.4	6.5	6.2	6.3	6.3	6.2	6.3
Average for sub-region	5.9	5.8	6.0	6.0	6.1	6.2	6.4	6.4	6.1	6.1	6.2	6.1	6.1

Affordability: comparing tenures

Table 20 compares the weekly cost of property by size across different tenures, and has been included in the Bulletin as readers suggested this data was a useful. In this edition, maps showing median private rents for 1, 2 and 3 beds have been replaced by data on weekly housing costs for the East of England and whole of England. We hope these provide a useful comparison for authorities which retain social rented homes.

Any feedback on this change is most welcome.

Most of the data in Table 20 is gathered over a twelve month period. In this update the period covers July 2011 to June 2012. The exceptions are local authority and housing association rents, as noted under “sources” below.

Values are not always available, depending on the sample size of homes being sold, valued or rented in an area. For example there is no data for one bed new-build properties in East Cambridgeshire, for this edition. Hometrack relies on the “year built” being registered with Land Registry or being provided by the surveyor, which does not always happen. It could be that there are new build sales or valuations in this area which have not been classified as new build.

Comment

To aid comparison using Table 20, for each bedroom size the tenure with the highest weekly cost is highlighted in pale blue and the lowest in yellow. This highlights some interesting comparisons:

- Forest Heath sees unusually high median private rents, attributable to the effect of the USAF on the rented market locally.
- New build homes are often the most expensive housing option, when looking at the weekly cost.
- Housing association and local authority rents often provide the lowest weekly cost, where they are available.
- However in East Cambridgeshire and Fenland, a 40% share through HomeBuy could be the cheapest housing option for 1 and 2 beds.

We hope this page helps provide some context for our “Affordable Rent” programme locally. Please bear in mind the table reflects the weekly cost of each size and tenure homes only, not the cost associated with raising a deposit, ability to accessing a mortgage etc.

Source: Latest data released June 2012. Source as follows:

Local authority rent TSA CORE, April 09 to March 10.

Housing Association rent: HCA RSR data, Jan 11 to Dec 11.

Intermediate Rent: 80% of the median rent, Aug 11 to July 12.

Private rent; Weekly cost of median rent for advertised properties in the local area, Aug 11 to July 12.

Buying: Hometrack, Aug 11 to July 12.

HomeBuy: The weekly cost of buying a 40% share through HomeBuy derived from median house prices from Hometrack. Excludes ground rent/service charge, Aug 11 to July 12.

New build from Hometrack where the property was sold or valued in the same year it was built, Aug 11 to July 12.

Table 20: Comparing weekly cost by tenure, district and size (rounded)

	Local Authority rent	Housing Association rent	Intermediate rent @ 80% median private rent	Median private rent	Buying a lower quartile resale	Buying an average resale	Buying 40% share through HomeBuy	Buying a lower quartile new build	Buying an average new build
Cambridge									
1 bed	60	77	138	173	153	189	129	186	219
2 bed	73	88	175	219	194	236	165	253	338
3 bed	87	99	202	253	263	307	209	291	300
East Cambridgeshire									
1 bed	-	75	92	115	82	90	61	-	-
2 bed	-	90	110	138	101	124	90	144	149
3 bed	-	100	138	173	172	203	138	189	202
Fenland									
1 bed	-	65	77	96	62	79	54	-	-
2 bed	-	72	97	121	71	79	54	-	-
3 bed	-	78	115	144	135	152	104	160	169
Huntingdonshire									
1 bed	-	66	86	107	85	101	71	109	121
2 bed	-	77	110	137	118	136	94	135	152
3 bed	-	85	129	161	159	188	130	211	222
South Cambridgeshire									
1 bed	66	74	118	148	129	145	102	180	180
2 bed	76	89	138	173	141	162	113	201	203
3 bed	82	99	165	206	219	252	172	219	250
Forest Heath									
1 bed	-	63	91	114	95	97	66	101	101
2 bed	-	73	114	143	90	118	81	115	120
3 bed	-	82	158	198	158	185	128	190	200
St Edmundsbury									
1 bed	-	63	97	121	92	114	79	163	163
2 bed	-	74	115	144	119	128	88	163	186
3 bed	-	81	146	183	163	198	135	222	248
East of England									
1 bed	60	67	101	126	99	126	87	124	141
2 bed	70	78	123	154	129	160	111	146	186
3 bed	80	87	146	183	176	219	150	191	225
England									
1 bed	52	65	118	148	118	164	114	141	191
2 bed	67	75	128	160	146	208	142	146	203
3 bed	73	83	138	173	149	199	136	169	203



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About Edition 14

This is the fourteenth edition of the Cambridge sub-region's housing market bulletin.

The Bulletin aims to show market changes, particularly for our housing sub-region and how our seven districts compare to 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.cambridgeshireinsight.org.uk

How to find old and new Bulletins?

Bulletins are available on Cambridge City Council's website, accessible at www.cambridge.gov.uk/crhb

In the left side menu you can click on

- CRHB meetings and minutes, or
- CRHB publications and documents

If you click on "publications and documents" a list of all the Housing Market Bulletins will appear towards the bottom of the page, including this one.

Please do get in touch if you have any queries on this.

In future we plan to launch Bulletins and SHMA updates, at www.cambridgeshireinsight.org.uk

Other information, such as demographic trends, economic assessments, housing data and clickable maps will also live on this site, so you can easily find all the data you need for Cambridgeshire and for the Cambridge housing sub-region.

Don't forget...

As always, we'd love to hear your views on the Bulletin. Please get in touch with Sue (see box on left).

About Hometrack

Hometrack is a privately owned, independent property analytics business. The company is widely regarded not just for its products and services, but also for its in-house expertise and the breadth and depth of its proprietary data. Hometrack has a unique view of the housing market with a client base which spans the entire property market. Its intelligence systems and analytics reports are used by 90% of UK mortgage lenders, the top house builders, over a third of local authorities and government agencies, by some of the country's largest housing associations and institutional investors.

Hometrack's Housing Intelligence System (HIS) is an online market intelligence system designed to inform decision making and strategy. It gives instant access to a wide range of data and analysis at both a regional and local area level. In short it provides clients with the most comprehensive evidence base available giving them a clear picture of supply, demand, pricing and affordability across all tenures.

Hometrack's HIS is constantly updated.

Hometrack's in-house market experts are widely regarded and are frequently quoted in the leading printed and broadcast press. Hometrack regularly publish insight papers and speak at key industry events. To read the latest commentary and analysis visit <http://www.hometrack.co.uk/our-insight/commentary-and-analysis> or to meet us at one of our events log on to <http://www.hometrack.co.uk/our-insight/upcoming-events>

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Plan for future Bulletins

Data relates to...	Hometrack release...	Bulletin edition & planned publication...
End September 2012	November 2012	Edition 15 December 2012
End December 2012	February 2013	Edition 16 March 2013
End March 2013	May 2013	Edition 17 July 2013
End June 2013	August 2013	Edition 18 September 2013

