



## Our housing market

Welcome to our latest housing market bulletin, helping you keep track of local, regional and national housing market signals at September 2017.

We continue to compare housing market indicators, from the number of sales completing to comparative affordability of different tenures for the eight districts covered.

Your feedback is always welcome, as always. Please do let us know if you tweet or share the Bulletin as we love to see it being quoted... our twitter account is @CambsHsgSubReg

You can visit [www.cambridgeshireinsight.org.uk/Housingmarketbulletin](http://www.cambridgeshireinsight.org.uk/Housingmarketbulletin)

to see previous editions.

*Hope you have a Merry Xmas!  
Sue Beecroft, 15th Dec 2017*

## September 2017 highlights

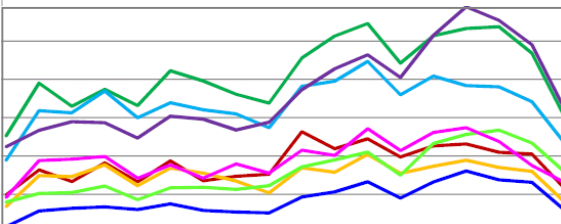
You can see a summary of the latest highlights and follow the [page links](#) to get to the full story...

### Hometrack cities index [page 2](#)

"City house price inflation has increased to 6.1%, the highest rate of growth since September 2016 and above the UK average growth rate (4.7%). House price growth remains robust in regional cities where affordability levels remain attractive and unemployment continues to fall."

### Number of sales

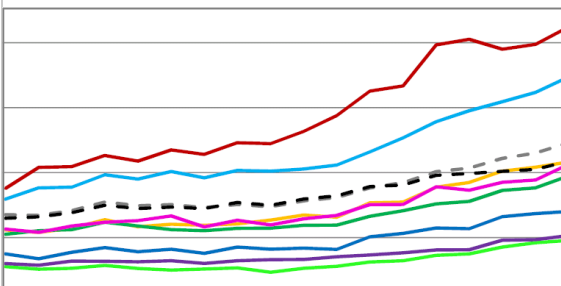
The number of sales & valuations on [page 3](#) and the number of "actual" sales on [page 5](#) both fell in September 2017.



Number of sales & valuations graphic

### Price

Prices based on sales reported by Land Registry (actual sales) on [page 6](#) can be compared to average prices including valuations data, on [page 4](#). Lower quartile prices are set out on [page 7](#) and price per square metre on [page 8](#). Average prices based on sales and valuations rose, some more and some less, across the area.



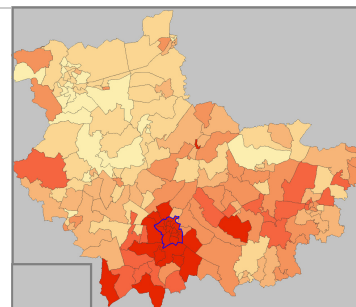
Average price based on sales & valuations graphic

### Market heat

Time taken to sell on [page 9](#) and the % of the asking price achieved on [page 10](#) give a view of the "heat" of our local market.

### Affordability

Median and lower quartile ratios of income to house price are set out on [page 11](#).

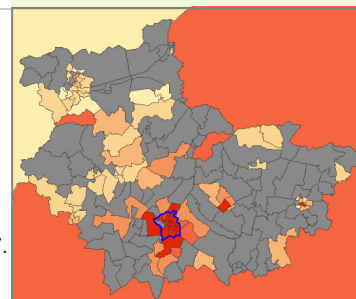


Median affordability ratios

### Private rent

Many private rents increased as seen on [page 12](#).

Some local housing Allowance rates changed in April 2017. [Page 13](#) sets out our local rates.

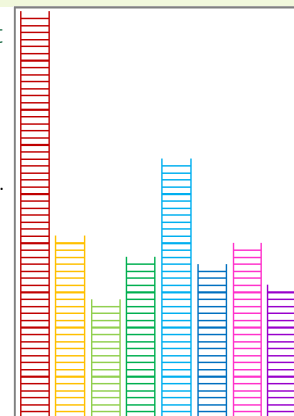


1 bed median rent

### Comparing weekly cost

A table on [page 14](#) sets out weekly cost of 1, 2 and 3 beds of different tenures, for each district, the East of England region and England.

Our ladders tool on [page 15](#) helps visualise these weekly costs and compare costs between district, tenure and size of home.



Ladders graphic

### Back page

Want to know more about Hometrack? Got suggestions? Questions? Feedback? All contact info on and some background on Hometrack is covered on [page 16](#).

**Top Tip** To follow links in this bulletin, you can click on links which appear as [blue underlined](#) text. This will take you to the information or the page you seek. If this doesn't work, hold down the "Ctrl" button too.

# UK cities house price index

from Hometrack, October 2017

At 28 November, 2017

- UK city house price inflation increases to 6.1% with robust growth in regional cities.
- The house price to earnings (p/e) ratio in London is 14.5x. Three other cities have a ratio over 10x.
- There is further upside for house prices in large regional cities of up to 25% if affordability levels rise over the long run average. In London the p/e ratio is expected to drift lower.

## Headline growth up to 6.1%

UK City house price inflation has increased to 6.1%, the highest rate of growth since September 2016 and above the UK average growth rate (4.7%). House price growth remains robust in regional cities where affordability levels remain attractive and unemployment continues to fall.

## Manchester fastest growing city

Manchester (7.9%) and Birmingham (7.3%) are registering the fastest rate of growth. House prices in Aberdeen continue to fall (-3.1%) while the rate of growth across London continues to stabilise (3.0%) supported by tightening supply and lower turnover.

## Price to earnings ratio in London reaches 14.5x

This month we have updated our annual analysis of housing affordability. This reveals the house price to earnings ratio in London has reached an all-time high of 14.5x (graph 2). Oxford, Cambridge and Bournemouth also have double digit price to earnings ratios. Strong house price inflation in Bristol has pushed the ratio to 9.7x. These cities have affordability ratios that are 20% to 40% higher than the 15-year average (graph 3).

## Most cities have p/e ratios in line with long run

Most cities outside the South East have price to earnings ratios broadly in line with the 15-year average. Mortgage rates have fallen over this time, boosting the buying power of households. The strength of underlying economies affects the speed at which this buying power feeds into house prices. Our city indices have tracked this variation in growth with prices 60% higher than 2007 levels in London and Cambridge while prices in Glasgow and Liverpool are lower.

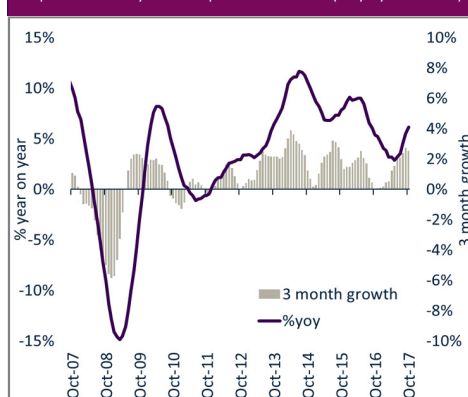
## Upside for house prices in regional cities

Despite the recent increase in interest rates, we continue to believe that house prices in regional cities have further upside given the current position of housing affordability and the

Table 1: 20 city Index headline results

	3 month change	% yoy	Average price
May-17	1.6%	2.9%	£244,900
Jun-17	2.1%	3.2%	£246,600
Jul-17	2.1%	3.5%	£248,400
Aug-17	2.4%	4.5%	£250,800
Sept-17	2.7%	5.5%	£253,300
Oct-17	2.5%	6.1%	£254,700

Graph 1: 20 City house price inflation (% yoy and 3m)



similarity of the current housing cycle to the last cycle. However, establishing a sustainable price to earnings benchmark at city level that is consistent with lower mortgage rates is complex. The London price to earnings ratio is 40% over its 15-year average, while it is 29% in Bristol.

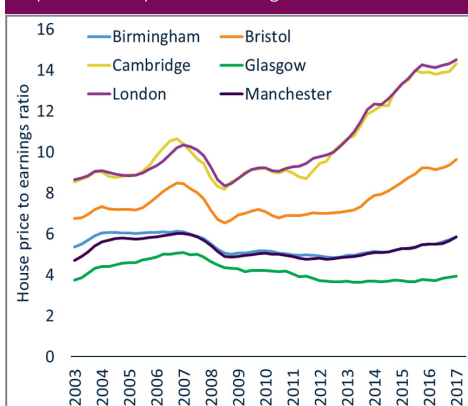
## Potential for 20-25% further house price growth?

Were cities such as Leeds, Manchester and Birmingham to see the price to earnings ratio reach 30% over the 15-year average, this would equate to a house price increase of 20% to 25%. We believe this is very feasible should mortgage rates remain low and the economy continue to grow. These increases are equivalent to 3 years of growth at current levels. Projections from the OBR for weaker growth in the economy and earnings mean the timing of these increases will simply be drawn out over a longer period.

## Where next for the p/e ratio in London?

House prices in London would need to fall by 6% in nominal terms to take the ratio to 30% over the 15-year average. For the ratio to reduce to 20% would require a 13% fall in prices. While the London City index is registering price increases of 3%, this is being driven by outlying commuter areas. In central London prices are flat to falling in low single digits. The gap between asking and achieved

Graph 2: House price to earnings ratio – selected cities



Edited from: <https://www.hometrack.com/uk/insight/uk>

Table 2: City level summary

	Current price	% yoy Oct-17	% yoy Oct-16
Aberdeen	£169,700	- 3.1%	- 8.6%
Belfast	£129,900	4.1%	1.8%
Birmingham	£155,600	7.4%	6.2%
Bournemouth	£285,200	5.6%	5.9%
Bristol	£278,900	6.6%	9.7%
Cambridge	£443,300	4.2%	4.1%
Cardiff	£198,700	2.8%	6.0%
Edinburgh	£216,900	5.1%	3.4%
Glasgow	£120,200	5.3%	1.8%
Leeds	£164,680	6.3%	4.7%
Leicester	£165,700	6.6%	6.1%
Liverpool	£117,700	5.8%	1.9%
London	£496,000	3.0%	7.7%
Manchester	£158,800	7.9%	6.7%
Newcastle	£125,200	3.0%	1.0%
Nottingham	£144,700	5.1%	5.4%
Oxford	£412,300	- 0.6%	6.6%
Portsmouth	£232,400	5.9%	7.8%
Sheffield	£137,300	5.7%	4.1%
Southampton	£222,500	3.5%	7.1%
20 city index	£254,700	6.1%	5.4%
UK	£213,300	4.7%	5.5%

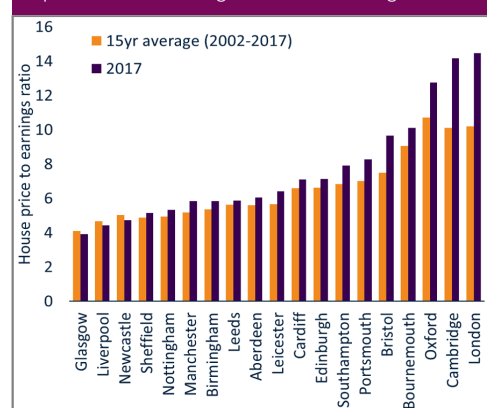
prices is greatest in inner London at 8-10%.

House prices are in the process of adjusting to what buyers are willing or able to pay. Tax changes for investors and low yields have already reduced investor demand in London. Mortgaged first-time buyer numbers are also down 15% over the last 3 years. We expect Budget stamp duty changes to have limited impact in London as the greatest barrier remains the high level of income required to pass mortgage affordability stress tests.

## Affordability ratio to drift lower

Greater realism amongst buyers and sellers will translate into sales prices being agreed at lower levels than might have been achieved in the recent past when market conditions were stronger. This will translate into single digit price inflation or small nominal price falls as prices re-adjust with the p/e ratio expected to drift lower as a result. One positive for London is that the strength of house price growth over recent years means there is a significant amount of equity in the London housing market that can absorb the impact of price falls.

Graph 3: Price to earnings – current and long run



# Market activity

## ...number of sales & valuations

### What does this page show?

This page shows the number of sales and valuations, useful context for the rest of the Bulletin.

Sales data comes from the Land Registry and valuations data comes from the top 20 mortgage providers across the country.

The data is presented 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 each of our eight districts.
- Table 3 shows the number of sales and valuations for each district, the East of England and for the whole of England.

### Notes & observations

Graphs 4 and 5 show a similar trend line for the country and the region. There is a peak around March 2016, followed by a big drop to September 2017.

Table 3 again shows Huntingdonshire and Peterborough with the highest number of sales and valuations (2,009 and 2,107) and Forest Heath the lowest (793) at September 2017. *Don't forget, the number of sales will reflect the number of homes in a district.*

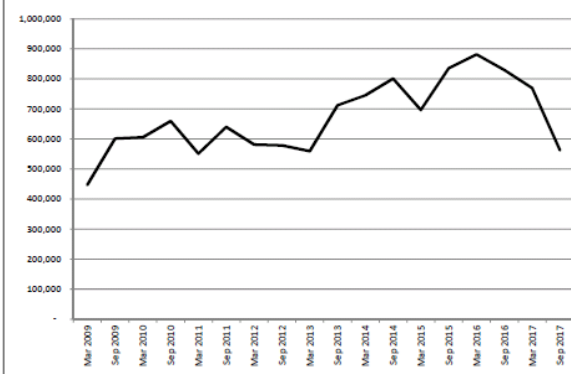
The eight district total fell from 16,472 in Sept 2016 to 10,996 in Sept 2017. As in March and June 2017, the total for our 8 districts in Sept represents around 16% of the number of sales and valuations across the East of England.

The percentage change in number of sales and valuations over the past 12 months ranges from a 41% drop in Huntingdonshire to the smallest drop of 31% in Cambridge. Across the East of England, the drop was 36% and across England it was 35%.

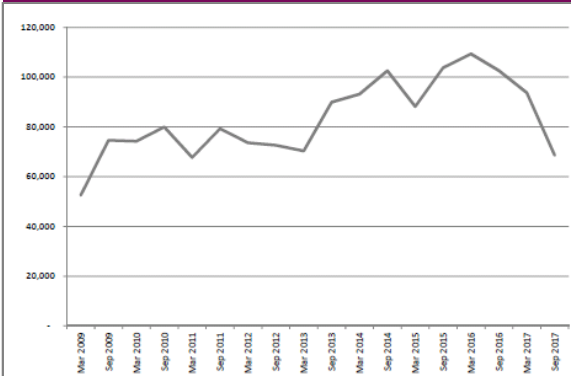
In this Edition we have taken a look at how the number of sales reported changes, from one Bulletin to the next. See [page 6](#) for more.

Please see [page 5](#) for the number of "actual" sales.

Graph 4 Number of sales & valuations, England



Graph 5 Number of sales & valuations, East of England



Graph 6 Number of sales and valuations, districts

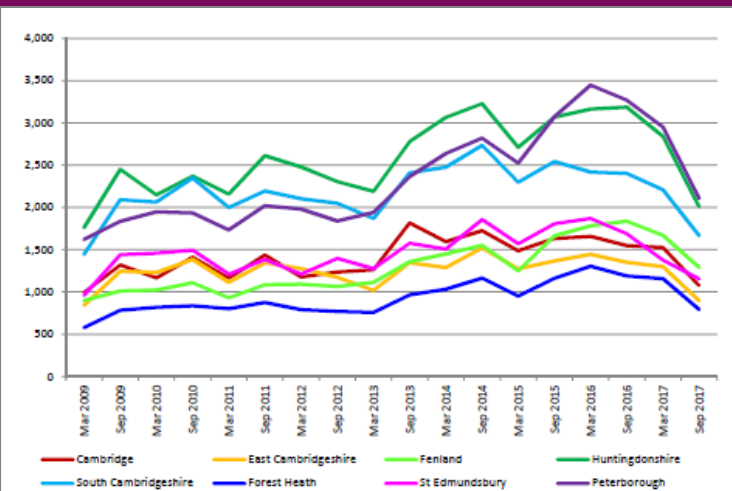


Table 3 Number of sales and valuations

	Sep 2013	Mar 2014	Sep 2014	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Mar 2017	Sep 2017	% change last 12 mths
Cambridge	1,816	1,595	1,724	1,486	1,632	1,658	1,549	1,526	1,076	31%
East Cambridgeshire	1,346	1,289	1,522	1,274	1,367	1,446	1,351	1,300	897	35%
Fenland	1,358	1,449	1,552	1,250	1,664	1,781	1,837	1,669	1,292	33%
Huntingdonshire	2,778	3,063	3,228	2,710	3,067	3,162	3,186	2,840	2,009	41%
South Cambridgeshire	2,408	2,475	2,734	2,299	2,542	2,417	2,401	2,208	1,667	33%
Forest Heath	965	1,033	1,164	952	1,162	1,304	1,190	1,157	793	34%
St Edmundsbury	1,578	1,507	1,856	1,569	1,808	1,870	1,690	1,377	1,155	39%
Peterborough	2,364	2,638	2,819	2,525	3,073	3,445	3,268	2,950	2,107	39%
East of England	89,943	93,180	102,545	88,153	103,789	109,318	102,625	93,720	68,595	36%
England	711,821	745,089	800,746	696,685	835,621	881,387	829,467	769,363	562,638	35%

### Count of sales and valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Oct 2008 to Sep 2017	Nov 2017	Country, region & district	Data points repeat semi-annually

# Average price

## ...using sales & valuations data

### What does this page show?

Average price on this page is based on sales and valuation data and averages price data from the previous six month period (see [page 3](#) for the number of sales and valuations, which are used to calculate the average).

- Map 1 shows average price achieved for homes across our whole area, at ward level.
- Graph 8 shows the average price trend for each district (solid lines) the region (grey dotted line) and England (black dotted line) from March 2009 to September 2017.
- Table 4 shows average property prices between September 2013 and September 2017 and the change in average price over the past 12 months.

### Notes & observations

Map 1 shows a familiar pattern of prices higher in the south and the west of our area, and generally lower to the north and east, with local hotspots around some of the larger towns.

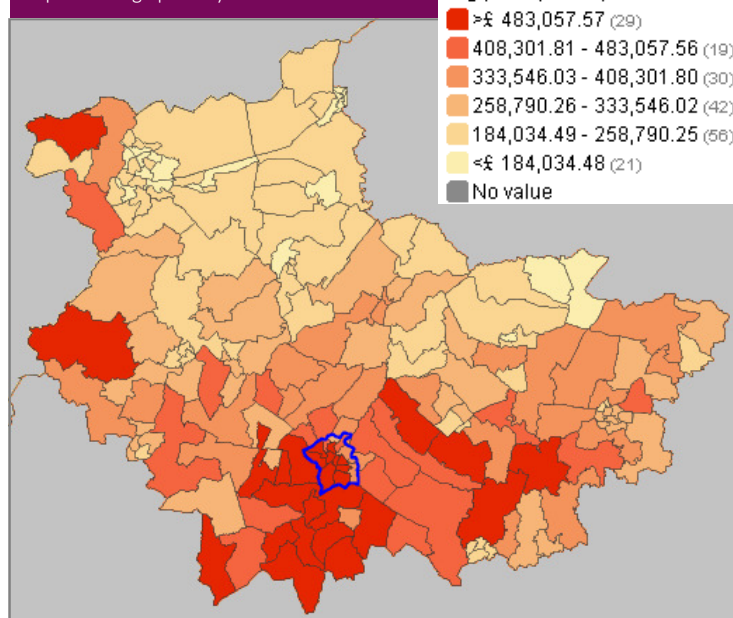
Graph 7 shows average price change with values in Cambridge and South Cambridgeshire noticeably higher than other districts. In the past 6 months averages have continued to rise in all areas.

Table 4 shows that average prices are higher in all areas than 12 months ago. The biggest rise is seen in South Cambridgeshire with a £38,282 rise. The lowest increase was in Peterborough, at £7,257.

The average rose by £24,221 across the East region and by £15,786 across England in the past 12 months.

In this edition the % price change has been added, to help compare the change in price between districts in relation to the September 2016 average price.

Map 1: Average price by ward



Graph 7: Average price

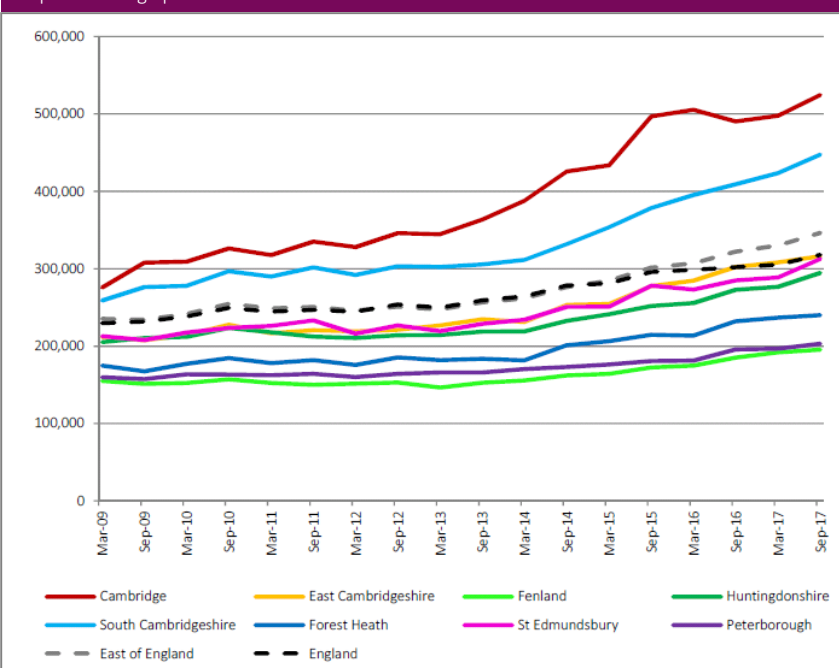


Table 4: Average price based on sales and valuations (£)

	Sep-13	Mar-14	Sep-14	Mar-15	Sep-15	Mar-16	Sep-16	Mar-17	Sep-17	Change last 12 mths	Change as % of Sept-16
Cambridge	363,453	387,832	425,598	433,562	496,825	505,466	490,231	497,728	524,530	+ 34,299	7.0%
East Cambridgeshire	234,556	231,217	253,396	254,501	277,521	284,703	302,333	308,297	316,296	+ 13,963	4.6%
Fenland	152,677	155,637	162,224	164,201	172,564	174,861	185,242	191,942	195,551	+ 10,309	5.6%
Huntingdonshire	218,685	219,067	232,662	241,191	251,764	255,718	272,698	276,503	294,618	+ 21,920	8.0%
South Cambs	305,494	311,511	331,843	353,633	378,359	395,297	409,214	423,519	447,496	+ 38,282	9.4%
Forest Heath	183,607	181,650	201,121	206,236	214,528	213,578	231,990	236,748	240,065	+ 8,075	3.5%
St Edmundsbury	228,861	234,010	250,779	250,992	278,104	272,934	284,942	288,724	312,729	+ 27,787	9.8%
Peterborough	166,036	170,371	173,055	176,371	180,775	181,192	195,782	196,547	203,039	+ 7,257	3.7%
East of England	256,434	261,747	276,454	284,543	301,495	306,872	321,924	330,159	346,145	+ 24,221	7.5%
England	259,344	264,312	278,391	280,911	295,872	298,498	302,052	305,110	317,838	+ 15,786	5.2%

### Average price based on sales & valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Oct 2008 to Sep 2017	Nov 2017	Country, Region & District	Data points repeat semi-annually

# Market activity

## ...number of “real” sales only

### What does this page show?

This page shows the number of sales completing, the data coming from Land Registry. This excludes valuation data (which you can find on [page 3](#)).

The number of “actual” sales is useful to understand real turnover in our housing market (excluding for example, valuations for re-mortgage purposes), although sales and valuation data is used by Hometrack to ensure a robust enough sample when creating more detailed statistics on later pages in this Bulletin.

- Graphs 8, 9 and 10 show the total number of actual sales across England, the East of England and our eight individual districts. Please note the different scales on the left hand (vertical) axis.
- Table 5 shows the number of sales completing in six-monthly “chunks” and compares the count of sales to the count of sales & valuations from page 3.

### Notes & observations

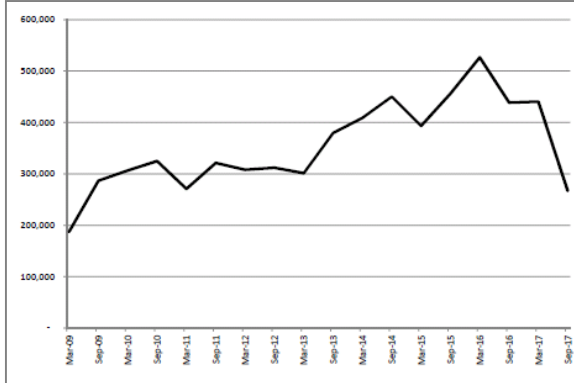
The graphs show similar trends as page 4 for England, the region and districts with a drop in actuals sales turnover from March 2016 to September 2017.

In table 5, Peterborough saw the largest number of sales to June 2017 (985). Forest Heath saw the smallest number at 373. The total for each district has dropped significantly.

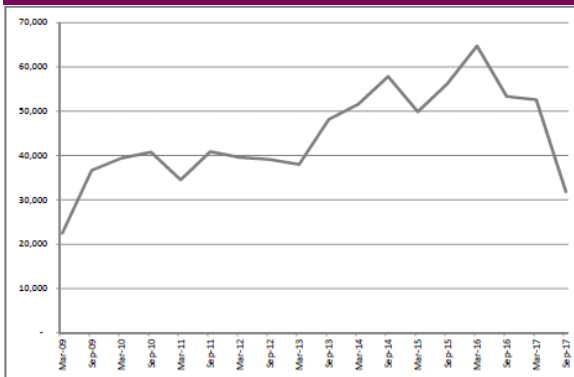
The final column in Table 5 compares the number of “actual” sales to the number of sales and valuations, to see what proportion of market activity relates to the sale of a home rather than something like a mortgage re-valuation. The “real” sales tend to represent just less than half the sample which includes valuation data, so it’s clear that both data sets are helpful and understanding the difference is also very useful.

*When comparing actual sales on this page to sales & valuations on the previous page, that valuation data includes re-mortgages and mortgage valuations for homes that never make it to sale, so it's not a true like-for-like comparison.*

Graph 8: Actual sales, England



Graph 9: Actual sales, East of England



Graph 10: Actual sales, districts

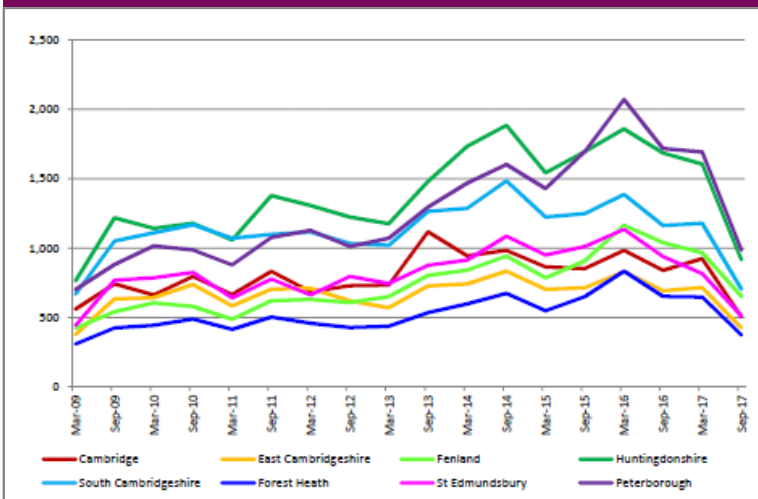


Table 5: Number of actual sales

	Sep-13	Mar-14	Sep-14	Mar-15	Sep-15	Mar-16	Sep-16	Mar-17	Sep-17	% of S+V
Cambridge	1,118	944	983	864	852	983	839	923	504	47%
East Cambridgeshire	727	742	834	702	714	831	692	715	424	47%
Fenland	803	840	942	785	907	1,164	1,039	966	651	50%
Huntingdonshire	1,480	1,734	1,885	1,543	1,695	1,859	1,686	1,605	915	46%
South Cambs	1,264	1,287	1,485	1,224	1,248	1,387	1,163	1,178	704	42%
Forest Heath	533	598	673	548	650	834	651	647	373	47%
St Edmundsbury	876	914	1,086	950	1,011	1,135	938	816	510	44%
Peterborough	1,295	1,468	1,602	1,429	1,696	2,072	1,717	1,693	985	47%
East of England	48,155	51,609	57,813	49,860	56,195	64,697	53,337	52,567	31,800	46%
England	379,614	408,927	450,052	393,368	455,954	526,471	438,662	440,537	266,840	47%

### Count of actual sales

Source	Timespan	Last updated	Data level	Time interval
HM Land Registry, England & Wales	Oct 2008 to Sep 2017	Nov 2017	Country, Region, District	Data points repeat semi-annually

# Average price

## ...using “real” sales only

### What does this page show?

This page shows the average prices reached for “real sales” only i.e. excluding valuation data. The data comes from Land Registry. Prices are averaged over the previous six month period. Page 5 sets out the number of sales involved.

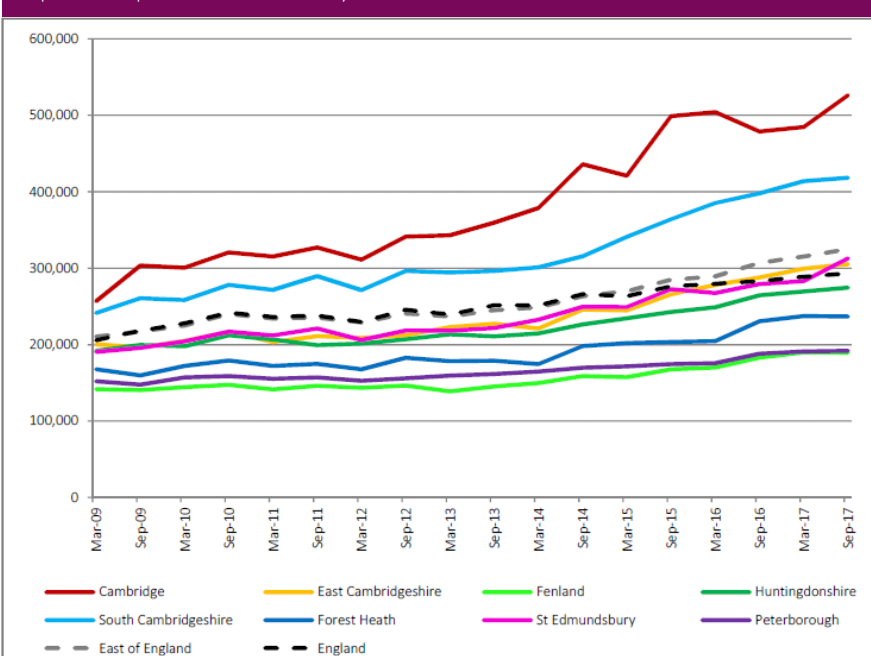
- Graph 11 shows the trend in average price for each district (solid lines) the region (grey dotted) and England (black dotted) from March 2009 to September 2017.
- Graph 12 looks at the number of real sales over time, comparing the curves provided in eight recent Bulletins to see whether time passing and more data being added, has an effect after each quarter.
- Table 6 shows average property price based on actual sales, between September 2013 and September 2017 and the change over the past 12 months.

### Notes & observations

Graph 11 shows average sales prices increasing for all districts, but the increase varies a great deal. Table 6 provides the figures, with the increase varying from £4K (Peterborough) to more than £47K (Cambridge).

Graph 12 shows the number of “actual” sales from 8 recent bulletins. It appears to take about 6 months before the sales data is complete. The most recent 2 quarters’ data (in each bulletin) always look low. As time passes, more sales data comes through, and the total count is not as low as originally suggested.

Graph 11: Ave price based on sales only



Graph 12: Number of “real” sales over time: trend in total from 8 recent bulletins

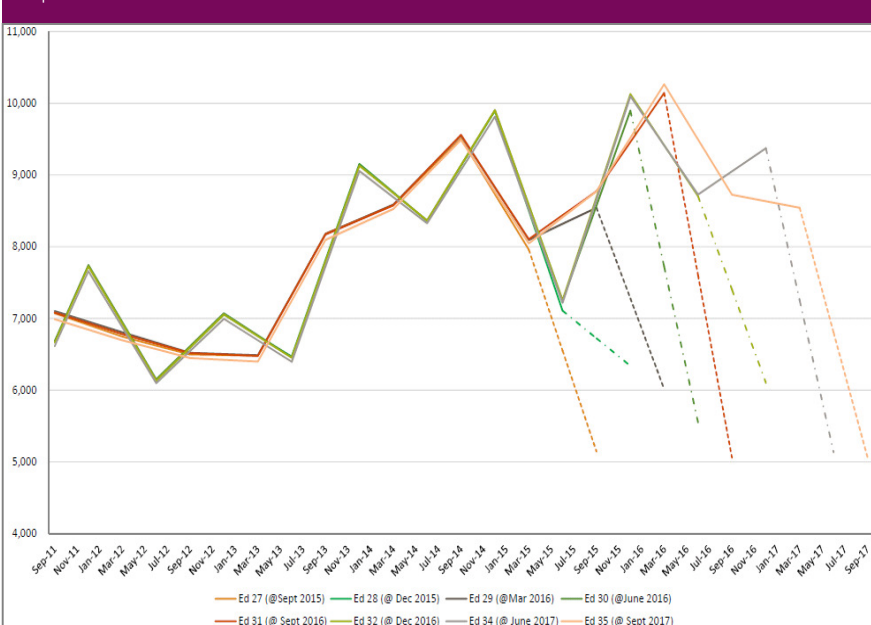


Table 6 Average price based on sales only (£)

	Sep-13	Mar-14	Sep-14	Mar-15	Sep-15	Mar-16	Sep-16	Mar-17	Sep-17	Change last 12 mths
Cambridge	359,430	378,803	435,979	420,830	498,794	504,303	478,924	484,580	526,322	+ 47,398
East Cambridgeshire	227,412	221,072	245,807	244,770	265,550	278,010	287,950	299,413	305,158	+ 17,208
Fenland	145,179	149,722	158,775	157,458	167,834	170,148	182,997	189,835	189,626	+ 6,629
Huntingdonshire	210,833	214,609	226,395	234,349	242,795	248,901	264,433	269,434	274,679	+ 10,246
South Cambs	296,391	301,202	315,591	340,858	363,959	385,218	397,833	414,008	418,379	+ 20,546
Forest Heath	179,031	174,378	198,037	202,015	203,267	204,520	230,565	237,331	236,769	+ 6,204
St Edmundsbury	221,708	232,672	249,359	249,125	272,479	267,416	279,175	283,217	312,917	+ 33,742
Peterborough	161,401	164,632	169,812	171,635	174,371	175,612	187,989	190,982	192,015	+ 4,026
East of England	244,957	248,463	263,312	269,791	284,912	289,259	306,898	315,228	324,886	+ 17,988
England	251,574	251,189	265,896	263,248	276,277	279,677	283,195	288,835	293,091	+ 9,896

### Average price, sales only

Source	Time span	Last updated	Data level	Time interval
Hometrack	Oct 2008 to Sep 2017	Nov 2017	Country, region, district	Data points repeat semi-annually

# Lower quartile price

## ...using sales & valuations data

### What does this page show?

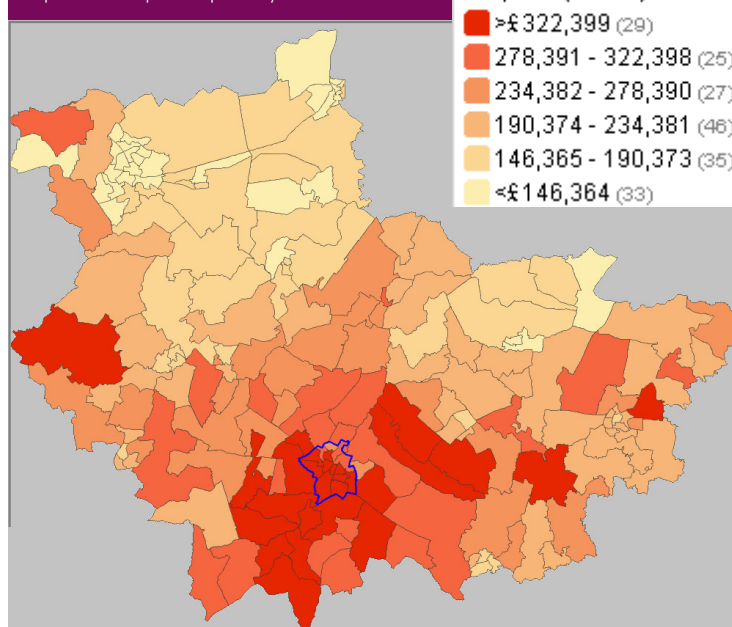
This page sets out lower quartile prices. The lower quartile price reflects the cheapest 25% of the market. It is sometimes used as a guide to “entry level” prices.

- Map 2 shows lower quartile prices for homes across our area at ward level.

### What is a lower quartile?

Let's say 200 homes were sold in a month and we make a list of all 200 homes, putting them in order from cheapest to most expensive. The first 50 homes (quarter) on the list are called the lower quartile. The price of the 50th home on the list is the “lower quartile” price. This is used to show that the cheapest quarter of homes sold for less than that price.

Map 2: Lower quartile price by ward



Lower quartile prices are based on a combination of sales prices and valuation data averaged over the past 6 months.

- Graph 13 shows lower quartile prices for each district, the region & England from March 2009 to Sept 2017.
- Table 7 shows lower quartile prices between Sept 2013 and Sept 2017 and compares change in lower quartile price over the past 12 months.

### Notes & observations

Lower quartile prices are rising everywhere compared to a year ago.

Cambridge and South Cambs continue to see significantly higher lower quartile prices than the other six districts covered, as shown by Graph 13.

Table 7 shows lower quartile prices ranging from £135K in Peterborough to £338K in Cambridge. Change over the past 12 months ranges from £4K (Peterborough) to £17.5K (St Edmundsbury).

Graph 13: Lower quartile price

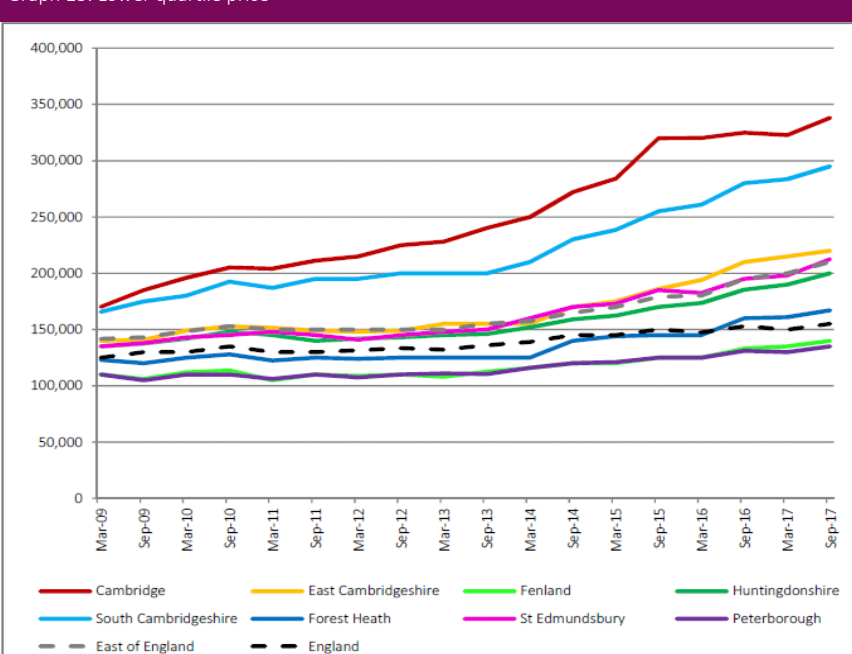


Table 7: Lower quartile price, based on sales and valuations (£)

	Sep-13	Mar-14	Sep-14	Mar-15	Sep-15	Mar-16	Sep-16	Mar-17	Sep-17	Change last 12 months
Cambridge	240,000	250,000	272,000	284,000	320,000	320,100	325,000	322,708	338,000	+ 13,000
East Cambridgeshire	155,000	155,000	169,950	175,000	186,000	194,000	210,000	215,000	220,000	+ 10,000
Fenland	112,500	116,000	120,000	119,995	125,000	125,000	133,000	135,000	140,000	+ 7,000
Huntingdonshire	146,000	152,000	159,000	162,450	170,000	173,500	185,489	190,000	200,000	+ 14,511
South Cambridgeshire	200,000	210,000	230,000	238,495	254,995	261,000	279,995	283,500	295,000	+ 15,005
Forest Heath	125,000	124,950	140,000	144,000	145,000	145,000	160,000	161,000	167,000	+ 7,000
St Edmundsbury	150,000	160,000	170,000	173,000	185,000	182,500	195,000	198,000	212,500	+ 17,500
Peterborough	110,500	116,000	120,000	121,000	125,000	125,000	131,000	130,000	135,000	+ 4,000
East of England	155,000	157,500	165,000	170,000	179,000	180,000	195,000	199,995	210,000	+ 15,000
England	136,000	138,950	144,995	145,000	150,000	147,500	153,000	150,000	155,000	+ 2,000

### Lower quartile price, based on sales and valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Oct 2008 to Sep 2017	Nov 2017	Country, region, district	Data points repeat semi-annually

# Price per square metre

## ...using sales & valuations data

### What does this page show?

Price per metre square is a measure used in housing development calculations.

- Map 3 shows average price per square metre of all homes at ward level, based on sales and valuation data. As there may not be a large number of transactions within these small areas, average prices achieved over the past 6 months are used to ensure the sample is big enough to be robust.

- Graph 14 shows the change in the average across the districts (solid lines), the region (grey dashed line) and England (black dashed line) from March 2009 to Sept 2017.
- Table 8 shows values from Sept 2013 to Sept 2017.

### Notes & observations

Map 3 emphasises the price “hotspot” around Cambridge to the south of the city and into South Cambridgeshire. The pale areas denote lower values to the north, especially in the north of Fenland and to the east of Peterborough.

Graph 14 shows trends for all eight districts. Average price per square meter has been rising steadily in the long term, and all areas have seen an increase then steadying to September 2017.

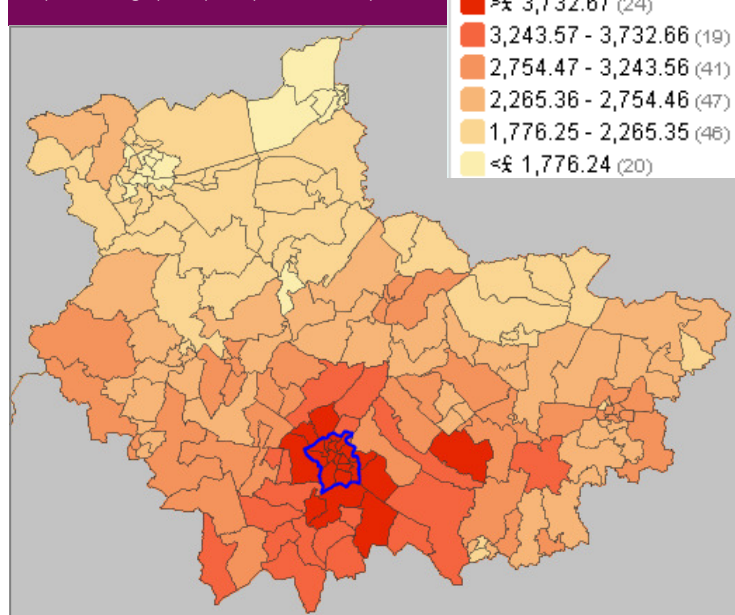
Table 8 shows the prices per sqm ranging from £1,773 (Fenland) to £4,887 (Cambridge).

Although high, the Cambridge value is now £96 lower than it was in September 2016. All other districts have seen a rise over the past 12 months, though the size of the rise varies.

### Why price per square metre?

Price per square metre is used to help compare prices “per unit of floor area”. It gives an idea of price regardless of the number of bedrooms in a home, so it can help compare sales values.

Map 3: Average price per square metre by ward



Graph 14: Average price per square metre

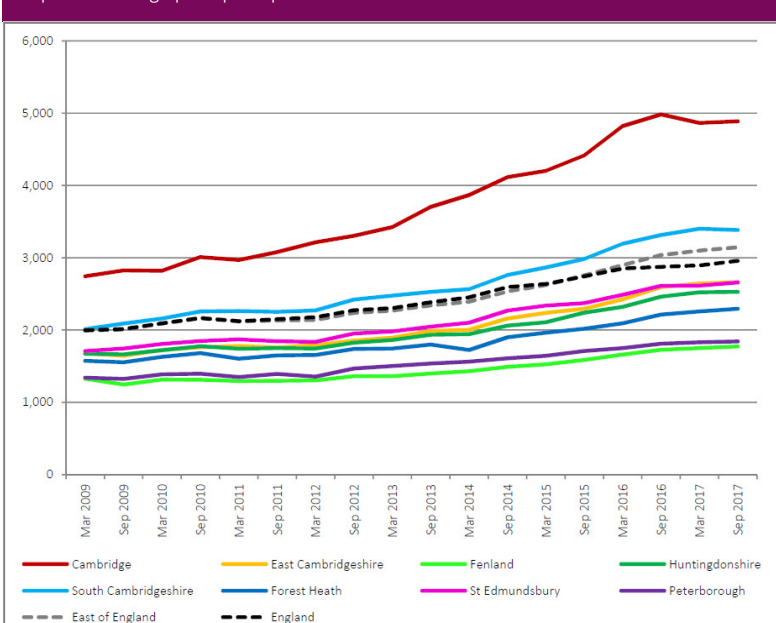


Table 8: Average price per square metre (£)

	Sep 2013	Mar 2014	Sep 2014	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Mar 2017	Sep 2017	Change last 12 months
Cambridge	3,703	3,866	4,116	4,203	4,414	4,820	4,983	4,863	4,887	- 96
East Cambridgeshire	1,986	2,004	2,158	2,236	2,296	2,423	2,595	2,643	2,662	67
Fenland	1,398	1,431	1,492	1,526	1,586	1,661	1,726	1,749	1,773	47
Huntingdonshire	1,934	1,942	2,060	2,107	2,239	2,320	2,461	2,523	2,527	66
South Cambridgeshire	2,528	2,564	2,760	2,866	2,983	3,194	3,314	3,401	3,384	70
Forest Heath	1,800	1,724	1,899	1,964	2,019	2,092	2,214	2,256	2,295	81
St Edmundsbury	2,047	2,103	2,270	2,339	2,372	2,489	2,612	2,614	2,657	45
Peterborough	1,536	1,562	1,610	1,645	1,711	1,751	1,812	1,830	1,841	29
East of England	2,341	2,392	2,535	2,622	2,755	2,897	3,038	3,098	3,143	105
England	2,383	2,452	2,594	2,636	2,740	2,851	2,875	2,894	2,957	82

Average property price per square metre, based on sales & valuations data

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Oct 2008 to Sep 2017	Nov 2017	Country, region, district	Data points repeat semi-annually

# Average time to sell

## ...using sales data

### What does this page show?

This page sets out the average time taken to sell a property, calculated using the time when a property is first listed on the market via Zoopla to the date it was sold based on Land Registry data. This page only reports on completed sales reported by Land Registry. Homes which take a long time to sell will be reported only once the sale completes.

Because the data looks at the Land Registry for the completion date, the figures can jump around, with some large spikes when “slower” properties finally sell. There can be a time lag on data coming in from the Land Registry which we suspect is causing some of these spikes, not necessarily a general slow-down in the sales completing.

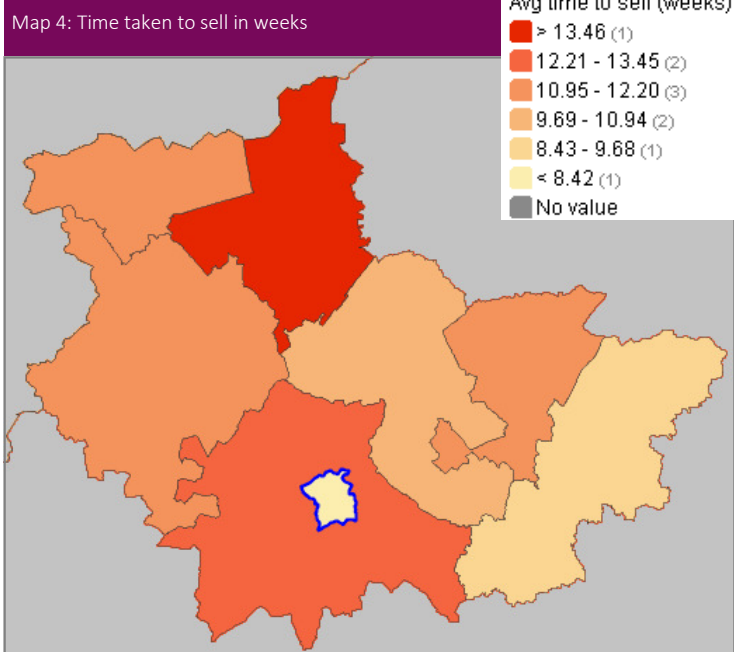
- Map 4 shows the average time to sell in weeks at Aug 2017 (the data is slightly slower to process than other pages in the Bulletin, so please note it's not September 2017 data).
- Graph 15 shows the trend in time taken to sell for each of our 8 districts, for the East of England and England (dashed lines) between September 2015 and August 2017.
- Table 9 shows the average time taken to sell each month from August 2016 to August 2017.

### Notes & observations

Graph 15 helps compare districts, the region and England trends, and although each line is pretty erratic there is a noticeable drop in all areas in July, rising again to August 2017.

Table 9 shows the national average in August was 11.7 weeks while the regional average was 12.3 weeks.

Cambridge saw the quickest turnaround at 5.8 weeks in August 2017. Homes took longest to sell in Fenland (15.4 weeks) followed by South Cambs (12.6 weeks).



Graph 15: Time taken to sell (weeks)

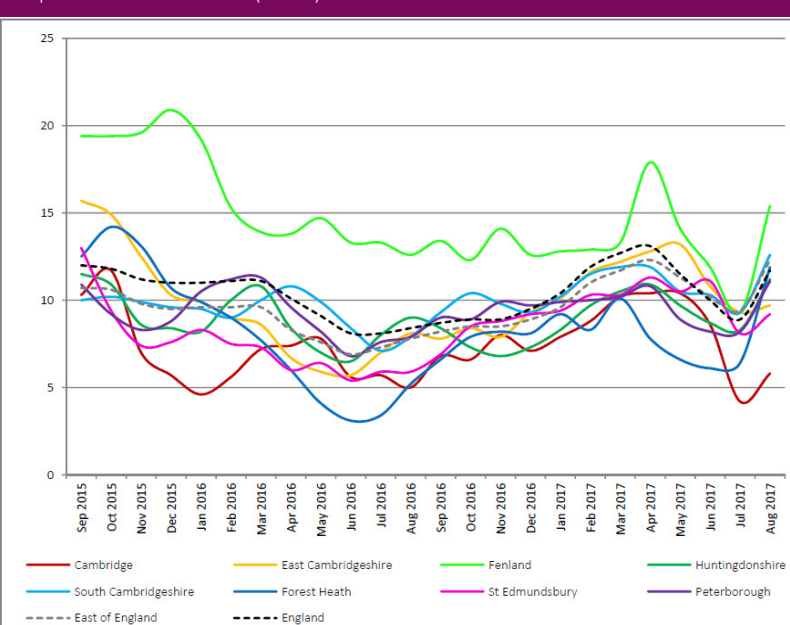


Table 9 Average time taken to sell (weeks)

	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Dec 2016	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017
Cambridge	5.0	6.8	6.6	8.0	7.1	7.9	8.8	10.2	10.4	10.4	8.6	4.2	5.8
East Cambs	8.1	7.8	8.4	7.9	9.3	10.1	11.6	12.2	12.8	13.2	10.8	9.3	9.7
Fenland	12.6	13.4	12.3	14.1	12.6	12.8	12.9	13.3	17.9	14.1	11.9	9.3	15.4
Huntingdonshire	9.0	8.4	7.3	6.8	7.3	8.3	9.7	10.5	10.9	9.7	8.7	8.3	11.2
South Cambs	7.9	9.3	10.4	9.8	9.3	10.2	11.5	11.9	11.9	10.5	10.3	9.3	12.6
Forest Heath	5.2	6.6	7.9	8.2	8.1	9.2	8.3	10.1	7.8	6.6	6.1	6.4	11.9
St Edmundsbury	5.9	6.9	8.5	8.8	9.2	9.4	10.3	10.3	11.3	10.5	11.1	8.1	9.2
Peterborough	7.9	9.0	8.9	9.9	9.7	9.9	10.0	10.2	10.8	8.9	8.2	8.2	11.1
East of England	7.8	8.2	8.5	8.5	8.9	9.6	11.0	11.7	12.3	11.3	10.2	9.4	12.3
England	8.4	8.7	8.9	8.9	9.5	10.4	11.9	12.7	13.1	11.5	10.0	8.9	11.7

### Average time to sell, in weeks

Source	Timespan	Last updated	Data level	Time interval
Hometrack analysis of Zoopla data	Sep 2015 to Aug 2017	Nov 2017	Country, region, district	Data points repeat monthly

# Price asked and achieved

## ...using sales data

### What does this page show?

The data shows the typical proportion of the asking price that is achieved for all sales agreed over that specific month. It's important to remember when comparing the asking price to the actual price achieved, that some differences may result from sellers reducing the asking price to encourage interest.

Data is calculated using property listings on Zoopla taking the advertised asking price compared to the final sold price registered with Land Registry. The price achieved relies on Land Registry data coming through which can take some time, so the most recent 6 months of data is subject to change as data filters through.

- Map 5 shows the percentage of asking price actually achieved when the sale completes. This gives a measure of the "heat" of the housing market.
- Graph 16 shows the percentage achieved in each district, between November 2015 and August 2017. It includes the trend for England and the East of England (black and grey dashed lines).
- Table 10 shows the average percentage for each district, the region and England from August 2016 to August 2017.

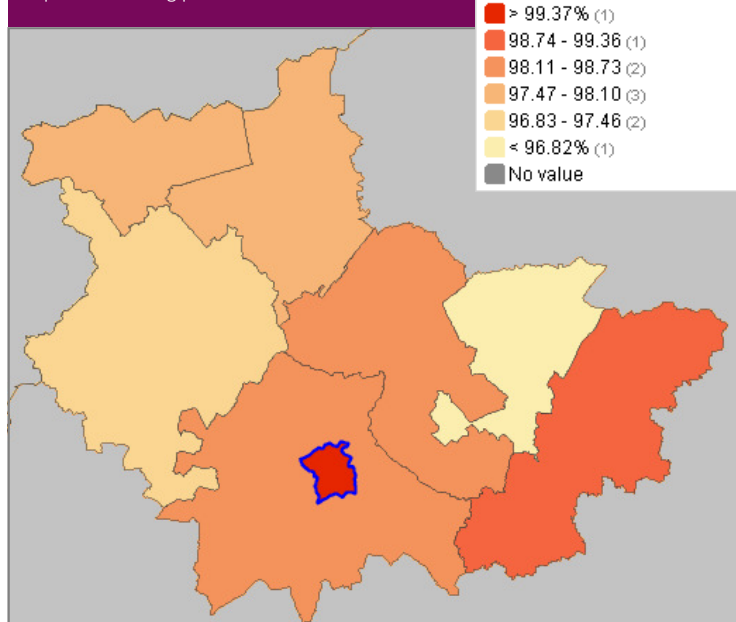
### Notes & observations

In August 2017 districts were achieving quite different %'s of asking price. The lowest percentage in our area was Forest Heath at 96.7% and the highest was 101% in Cambridge.

The proportion for the region was 97.7%. For England the proportion was 97.1%, the same as in May 2017.

Graph 16 highlights some big variations over time, each district showing a different trend, some rising and some falling to August 2017.

Map 5: % of asking price achieved at sale



Graph 16: % of asking price achieved at sale

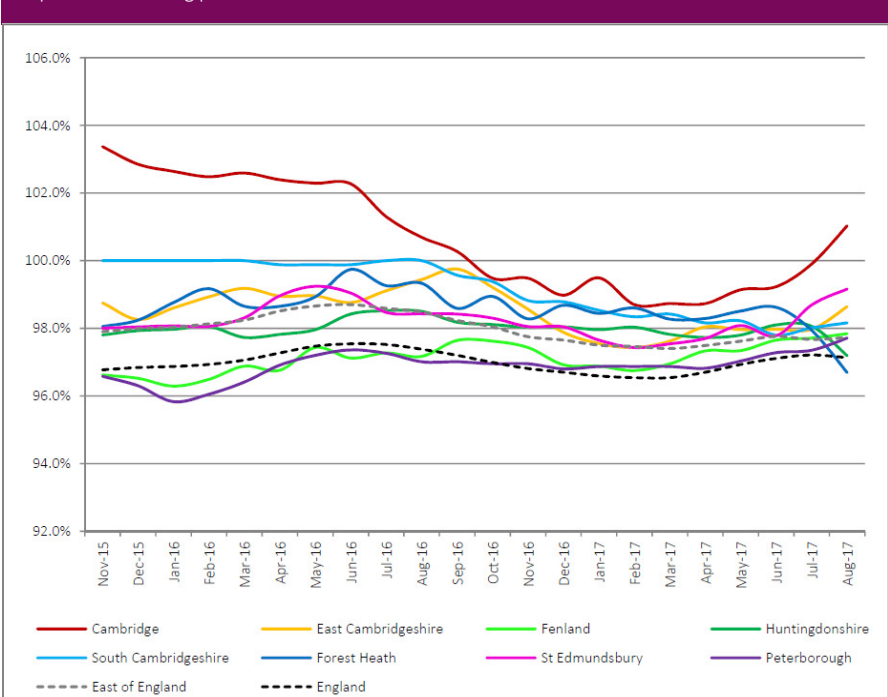


Table 10: Percentage of asking price achieved at sale

	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17
Cambridge	100.7%	100.3%	99.5%	99.5%	99.0%	99.5%	98.7%	98.7%	98.7%	99.1%	99.2%	99.9%	101.0%
East Cambs	99.4%	99.8%	99.2%	98.6%	97.9%	97.6%	97.4%	97.6%	98.0%	98.0%	98.0%	98.0%	98.6%
Fenland	97.2%	97.6%	97.6%	97.4%	96.9%	96.9%	96.8%	97.0%	97.3%	97.3%	97.7%	97.7%	97.8%
Huntingdonshire	98.5%	98.2%	98.1%	98.0%	98.0%	98.0%	98.0%	97.8%	97.7%	97.8%	98.1%	98.1%	97.2%
South Cambs	100.0%	99.6%	99.4%	98.8%	98.8%	98.5%	98.3%	98.4%	98.2%	98.2%	97.8%	98.0%	98.2%
Forest Heath	99.3%	98.6%	98.9%	98.3%	98.7%	98.4%	98.6%	98.3%	98.3%	98.5%	98.6%	97.9%	96.7%
St Edmundsbury	98.4%	98.4%	98.3%	98.1%	98.0%	97.7%	97.4%	97.5%	97.7%	98.1%	97.8%	98.7%	99.2%
Peterborough	97.0%	97.0%	97.0%	97.0%	96.8%	96.9%	96.9%	96.9%	96.8%	97.0%	97.3%	97.4%	97.7%
East of England	98.5%	98.2%	98.0%	97.8%	97.7%	97.5%	97.5%	97.4%	97.5%	97.6%	97.8%	97.7%	97.7%
England	97.4%	97.2%	97.0%	96.8%	96.7%	96.6%	96.5%	96.5%	96.7%	96.9%	97.1%	97.2%	97.1%

### Average sales price as a % of asking price

Source	Timespan	Last updated	Data level	Time interval
Hometrack analysis of Zoopla data	Sep 2015 to Aug 2017	Nov 2017	Country, region, district	Data points repeat monthly

# Affordability ratios

## ...using sales & valuations data

### What does this page show?

This page is based on Hometrack's house price data (sales and valuations) and CACI data on household incomes. The ratios show how many "times" 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 maps 13 and 14, the higher the ratio the darker the shading, the less affordable housing is in that area. With the ward level maps, the two tables help us compare affordability ratios over time for each district and the region.
- Values are calculated using the previous 12 months data, so for example in the tables, the June 2016 column relies on data gathered between July 2015 and June 2016.
- Map 13 shows affordability using the ratio of lower quartile house prices to lower quartile incomes; an indicator of the affordability of 'entry-level' prices in that ward.
- Table 13 shows the lower quartile house price to lower quartile income ratio changing between Sept 2015 and Sept 2017.
- Map 14 shows affordability using the ratio of median house prices to median income.
- Table 14 shows the median house price to median income ratio for our eight districts between Sept 2015 and Sept 2017.

### Notes & observations

Affordability improved a bit to June, mainly due to new income data being released recently. But there have been increases in the last 3 months—for more on this please see [page 2](#).

Both maps show that, in general, homes are less affordable in the south of our area. There is a wide variation across the eight districts but the stand-out ratio is still in Cambridge where the lower quartile ratio is now 15.6.

Table 14: Median house price to income ratio (rounded)

	Sept-15	Dec-15	Mar-16	Jun-16	Sept-16	Dec-16	Mar-17	Jun-17	Sept-17
Cambridge	11.9	12.8	12.8	13.2	13.2	13.2	11.6	11.3	11.6
East Cambs	7.3	7.4	7.6	7.7	7.9	8.0	7.7	7.5	7.6
Fenland	6.2	6.3	6.4	6.4	6.6	6.7	6.6	6.4	6.5
HDC	6.4	6.4	6.5	6.5	6.6	6.8	6.8	6.5	6.6
South Cambs	8.2	8.4	8.5	8.8	8.8	8.9	8.3	8.4	8.5
Forest Heath	6.7	6.7	6.6	6.7	6.9	7.2	7.1	6.9	7.0
St Ed's	7.8	7.9	8.0	8.1	8.1	8.2	7.7	7.3	7.5
Peterborough	6.0	6.1	6.1	6.1	6.1	6.3	6.4	6.1	6.0
East of England	7.8	7.9	8.0	8.0	8.2	8.5	8.2	8.0	8.2

### Median and lower quartile house price to income ratio

Source	Timespan	Last updated	Data level	Time interval
Hometrack & CACI	Oct 2016 to Sep 2017	November 2017	Region & district	Data points repeat annually

Map 13: Lower quartile price compared to lower quartile income

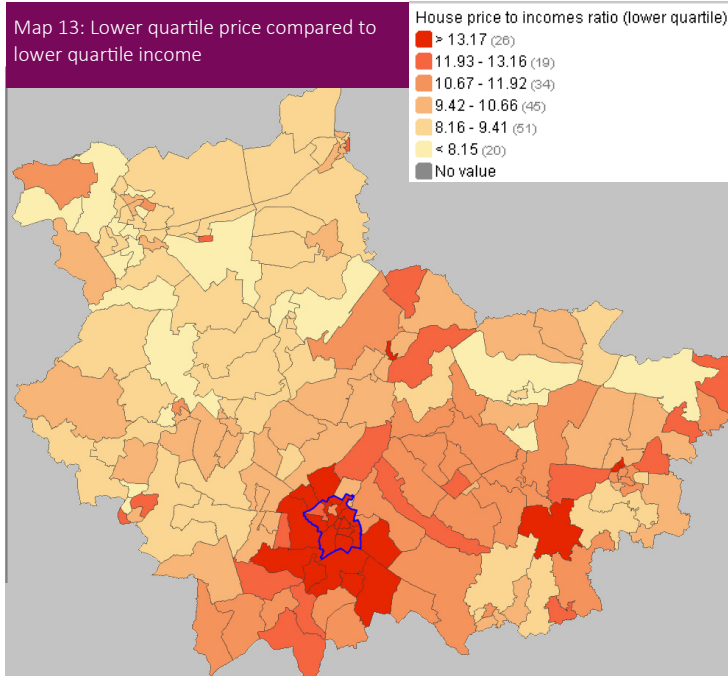


Table 13: Lower quartile price to income ratio (rounded)

	Sept-15	Dec-15	Mar-16	Jun-16	Sept-16	Dec-16	Mar-17	Jun-17	Sept-17
Cambridge	17.9	18.7	18.8	19.3	19.3	19.3	16.4	15.5	15.6
East Cambs	10.3	10.4	10.6	10.9	11.2	11.5	10.8	10.3	10.3
Fenland	9.0	9.0	9.2	9.1	9.4	9.4	9.4	8.9	9.1
HDC	8.9	8.9	9.1	9.3	9.4	9.6	9.5	8.8	9.0
South Cambs	12.0	11.9	12.2	12.4	12.8	13.1	11.8	11.1	11.4
Forest Heath	9.7	9.6	9.5	9.5	9.8	10.2	10.1	9.4	9.6
St Ed's	11.0	10.9	11.2	11.2	11.3	11.5	10.8	10.2	10.5
Peterborough	8.8	8.8	8.8	8.8	8.9	9.2	9.0	8.4	8.4
East of England	10.6	10.5	10.6	10.7	10.9	11.2	10.9	10.5	10.5

Map 14: Median price compared to median income

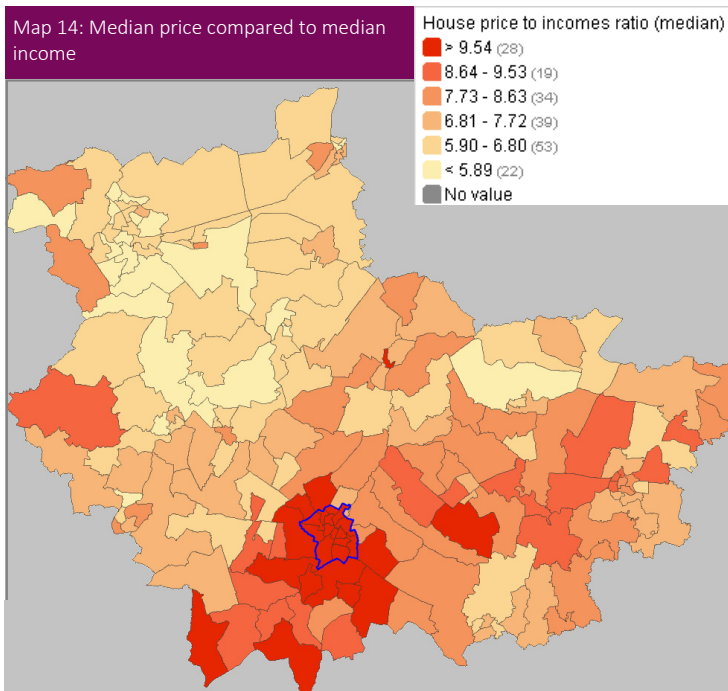
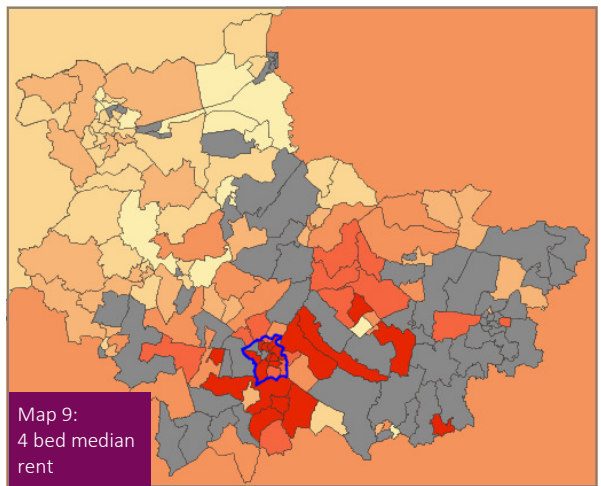
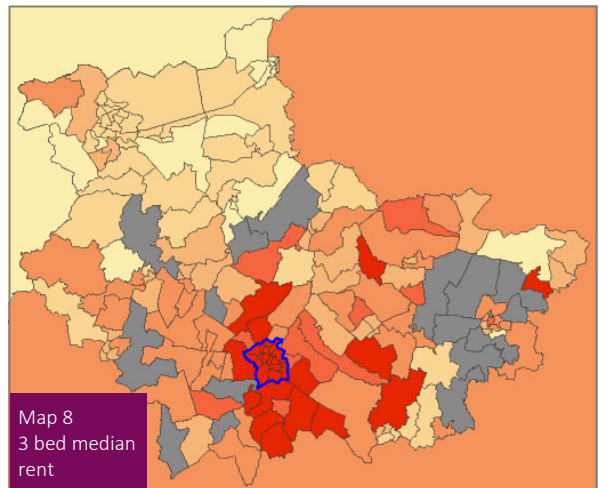
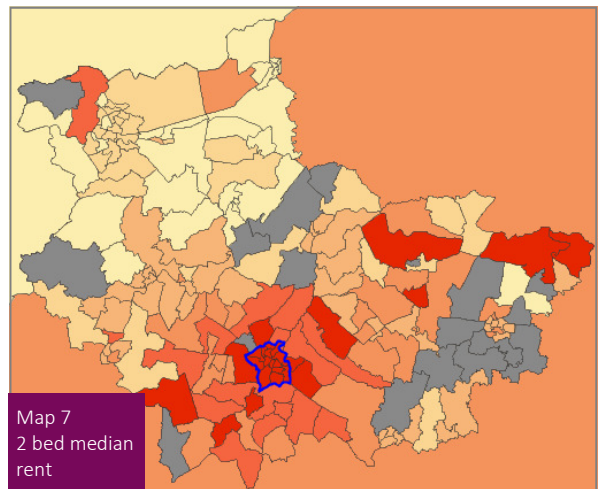
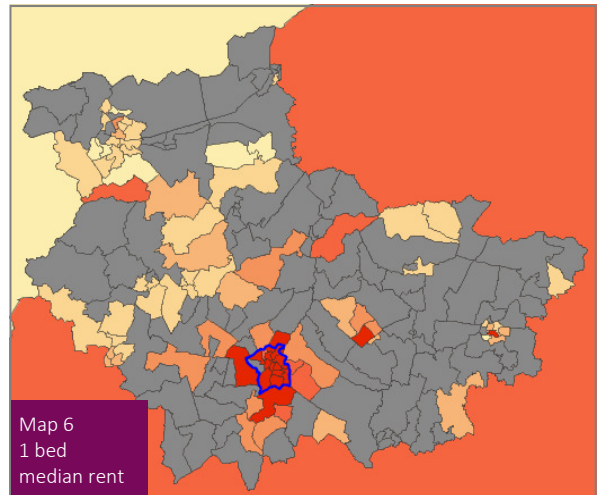


Table 11: Weekly median private rents & “main” LHA rate (last column, see [page 13](#) for detail)

	Sep -5	Dec 15	Mar 16	Jun 16	Sep 16	Dec 16	Mar 17	Jun-17	Sep 17	LHA
Cambridge Grey column = Cambridge LHA rate (rounded)										
1 bed	190	195	196	201	206	206	207	207	207	<b>126</b>
2 bed	265	265	265	265	265	268	265	268	267	<b>145</b>
3 bed	288	294	298	298	300	300	300	311	311	<b>168</b>
4 bed	392	392	392	392	403	403	398	403	414	<b>225</b>
East Cambridgeshire Grey column = Cambridge LHA rate (rounded)										
1 bed	126	125	115	138	158	173	173	173	175	<b>126</b>
2 bed	155	160	166	168	173	173	173	173	178	<b>145</b>
3 bed	196	196	196	196	201	201	207	207	207	<b>168</b>
4 bed	265	276	265	276	282	299	303	317	323	<b>225</b>
Fenland Grey column = Peterborough LHA rate (rounded)										
1 bed	101	103	103	109	121	121	131	131	132	<b>92</b>
2 bed	126	132	132	137	137	137	137	138	144	<b>115</b>
3 bed	150	155	155	155	160	160	161	166	167	<b>132</b>
4 bed	207	207	206	206	207	207	207	207	184	<b>168</b>
Huntingdonshire Grey column = Huntingdon LHA rate (rounded)										
1 bed	121	121	126	130	132	133	137	138	138	<b>105</b>
2 bed	150	150	155	160	161	167	167	167	167	<b>126</b>
3 bed	178	184	190	196	196	196	196	196	196	<b>150</b>
4 bed	259	253	253	253	252	253	253	253	265	<b>198</b>
South Cambridgeshire Grey column = Cambridge LHA rate (rounded)										
1 bed	158	160	160	167	173	178	176	173	173	<b>126</b>
2 bed	197	200	201	201	206	206	207	206	206	<b>145</b>
3 bed	225	225	225	229	233	242	253	253	196	<b>168</b>
4 bed	326	311	311	323	311	323	321	340	323	<b>225</b>
Forest Heath Grey column = Bury St Edmunds LHA rate (rounded)										
1 bed	115	115	124	132	158	155	150	153	155	<b>102</b>
2 bed	156	160	161	173	173	177	173	173	173	<b>126</b>
3 bed	207	213	213	219	219	219	218	218	253	<b>150</b>
4 bed	300	300	306	306	309	309	297	311	309	<b>216</b>
St Edmundsbury Grey column = Bury St Edmunds LHA rate (rounded)										
1 bed	132	132	137	141	144	150	150	150	150	<b>102</b>
2 bed	155	160	163	167	167	167	167	173	173	<b>126</b>
3 bed	190	183	190	190	196	201	201	206	206	<b>150</b>
4 bed	306	306	300	300	276	276	276	276	276	<b>216</b>
Peterborough Grey column = Peterborough LHA rate (rounded)										
1 bed	109	109	114	121	126	126	128	132	132	<b>92</b>
2 bed	137	137	137	144	144	144	150	150	150	<b>115</b>
3 bed	155	160	160	160	167	167	173	173	173	<b>132</b>
4 bed	219	219	219	213	219	225	229	230	229	<b>168</b>
East of England										
1 bed	137	138	145	155	173	178	183	184	183	-
2 bed	168	173	178	183	190	196	196	196	196	-
3 bed	201	206	207	213	219	219	225	229	230	-
4 bed	298	294	298	298	298	298	299	300	300	-
England										
1 bed	155	155	167	178	206	207	210	213	207	-
2 bed	156	160	161	167	173	173	176	178	178	-
3 bed	183	183	190	196	196	204	206	206	207	-
4 bed	311	311	311	311	311	314	320	323	323	-

# Private rents & local



# housing allowance

Maps 6 to 9 on [page 12](#) show median private rents for 1, 2, 3 and 4 beds highlighting hotspots in red, and “insufficient data” in grey.

Table 11 sets out median rents alongside the “main” local housing allowance (LHA) rate for that area. It’s a rough comparison, as the areas covered by districts and by BRMAs are different (see Map 11) but hopefully it gives an idea of how local average rents and housing allowances compare.

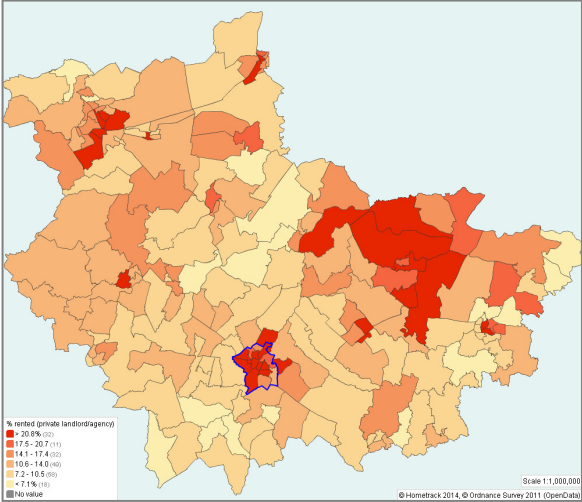
Map 10 shows the % of homes privately rented, according to the 2011 Census. Map 11 shows BRMA boundaries and label the “main” BRMAs covering the eight districts areas.

Local Housing Allowance rates are set out in Table 12. These were set based on a 6-monthly survey undertaken by the Valuation Office Agency and formulas based on lower quartile private rents. From 2016/17 to 2020/21 local housing allowances were frozen to help reduce the national welfare bill. However from April 2017 some new rates were announced in specific locations. The changed rates are highlighted in **bold** in Table 12.

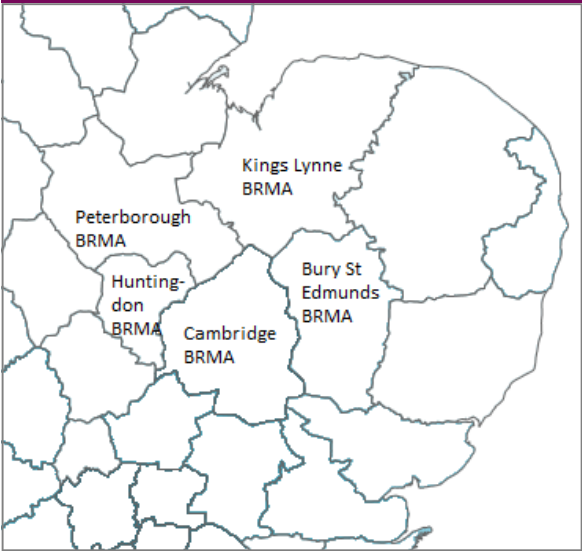
Table 12: Weekly Local Housing Allowance rates (see Map 13 for boundaries)

	Apr-14 to Mar-15	Apr-15 to Mar-16	Apr-16 to Mar-17	Apr-17 to Mar-18
Cambridge BRMA				
Room	£79.72	£80.52	£80.52	£80.52
1 bed	£124.80	£126.05	£126.05	£126.05
2 bed	£139.35	£140.74	£140.74	<b>£144.96</b>
3 bed	£166.78	£168.45	£168.45	£168.45
4 bed	£216.00	£218.16	£218.16	<b>£224.70</b>
Bury St Edmunds BRMA				
Room	£63.50	£64.14	£64.14	<b>£66.06</b>
1 bed	£101.24	£102.25	£102.25	£102.25
2 bed	£125.06	£126.31	£126.31	£126.31
3 bed	£148.87	£150.36	£150.36	£150.36
4 bed	£207.69	£216.00	£216.00	£216.00
Central Norfolk & Norwich BRMA				
Room	£59.09	£61.45	£61.45	<b>£63.29</b>
1 bed	£92.06	£92.98	£92.98	£92.98
2 bed	£115.37	£116.52	£116.52	£116.52
3 bed	£134.02	£135.36	£135.36	£135.36
4 bed	£184.62	£184.11	£184.11	£184.11
Peterborough BRMA				
Room	£56.58	£57.15	£57.15	£57.15
1 bed	£91.15	£92.05	£92.05	£92.05
2 bed	£114.23	£115.07	£115.07	£115.07
3 bed	£131.01	£132.32	£132.32	£132.32
4 bed	£166.74	£168.41	£168.41	£168.41
Kings Lynn BRMA				
Room	£51.61	£53.67	£53.67	<b>£55.28</b>
1 bed	£89.74	£90.64	£90.64	£90.64
2 bed	£111.10	£112.21	£112.21	£112.21
3 bed	£128.19	£129.47	£129.47	£129.47
4 bed	£161.54	£163.16	£163.16	£163.16
Huntingdon BRMA				
Room	£64.14	£63.50	£63.50	£63.50
1 bed	£103.85	£104.89	£104.89	£104.89
2 bed	£121.15	£126.00	£126.00	£126.00
3 bed	£144.62	£150.40	£150.40	£150.40
4 bed	£196.15	£198.11	£198.11	£198.11
Stevenage & North Herts BRMA				
Room	£69.27	£72.04	£72.04	£72.04
1 bed	£121.15	£122.36	£122.36	<b>£126.03</b>
2 bed	£153.83	£155.37	£155.37	£155.37
3 bed	£184.61	£186.46	£186.46	<b>£192.05</b>
4 bed	£229.62	£238.80	£238.80	<b>£245.96</b>

Map 10: % renting from private landlord or letting agency by ward, Census 2011



Map 11: Broad Rental Market Area (BRMA) boundaries



For more detail on local housing allowances and broad rental market areas, please visit [www.voa.gov.uk](http://www.voa.gov.uk)

A table setting out the LHAs across England can be found here <https://www.gov.uk/government/publications/local-housing-allowance-lha-rates-applicable-from-april-2017-march-2018>

Source	Timespan	Last updated	Data level	Time interval
Median private rents by bed count				
Home-track	Oct 2016 to Sep 2017	Nov 2017	*Country *Region *District *Ward	Data points repeat annually
Weekly local housing allowance rate (£)				
Valuation Office Agency (VOA)	April 2017 to Mar 2018	Jan 2017	Broad rental market areas (BRMA)	Annual

# Weekly cost

## ...comparing size & tenure

Table 15 compares weekly housing cost by size for different tenures. Most data is gathered over a 12 month period. Values may not always be available, depending on the sample size. For each row the highest weekly cost is highlighted in green; the lowest in pink.

The table reflects weekly cost of each size and tenure home, not the cost associated with raising a deposit, accessing a mortgage and excludes ground rent & service charges.

Source	Timespan	Last updated
<b>Average rent (Local Authority)</b>		
Local authority rent only available in Cambridge and South Cambs. May include sheltered so please compare to HA rents cautiously, as HA rents exclude sheltered housing. Excludes ground rent and service charges.		
Cambridge City from 'Orchard', excluding shared ownership rent	Apr-15 to Mar-16	May 2016 <i>(to be updated)</i>
SCDC bespoke report on all 'let' properties	At Dec-15	Dec 2015 <i>(to be updated)</i>
<b>Average Housing Association rent</b>		
Average rent reported via Homes and Communities Agency's statistical data return (SDR). We have used local rent figures for 'low cost rent' and 'affordable rent' based on the HCA return here <a href="https://www.gov.uk/government/statistics/statistical-data-return-2014-to-2015">https://www.gov.uk/government/statistics/statistical-data-return-2014-to-2015</a> . General needs housing only, no service charges included. Region and England provided by Hometrack (in red).		
HCA SDR 2017	End of Mar 2017	30 Sept 2017
<b>Intermediate rent and median private rent</b>		
The weekly cost of private renting is the median rent for advertised properties in local area. The weekly cost of Intermediate Rent represents 80% of the median rent for advertised private properties in the local area.		
Hometrack	Oct 2016 to Sep 2017	November 2017
<b>Buying a lower quartile new build / resale</b>		
The cost of buying with a mortgage is based on the capital and interest cost of servicing a mortgage for 85% of the median value of a property in the area, based on a 25 year mortgage term and the average prevailing mortgage rate. Values are based on Hometrack lower quartile and median values.		
Hometrack	Oct 2016 to Sep 2017	November 2017
<b>Median cost of buying a 40% new build HomeBuy</b>		
The weekly cost is derived from Hometrack's median house price data. The cost excludes ground rent and service charges. The rent element is assumed at 2.75% and mortgages payments derived from average building society rates. Loan-to-value is assumed at 85% i.e. the buyer makes a 15% deposit on the portion of the property they are buying.		
Hometrack	Oct 2016 to Sep 2017	November 2017
<b>Median cost of buying a new build / resale</b>		
"New build" sales are counted when a property was sold in the same year it was built. Values are based on Hometrack data - only where the surveyor provides "year built" date to Land Registry. This may not always happen, and there are sometimes delays so new build values are reported late.		
Hometrack	Oct 2016 to Sep 2017	November 2017

Table 15: Comparing weekly cost by district tenure and size (rounded)

	Local Authority rent	Housing Association 'low cost' rent	Housing Association 'affordable' rent	Intermediate 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
<b>Cambridge</b>										
1bed	85	96	125	166	207	233	287	208	334	354
2bed	102	123	140	213	267	296	340	266	434	473
3bed	116	127	162	249	311	426	499	343	573	624
<b>East Cambridgeshire</b>										
1bed	-	89	98	140	175	120	152	104	NA	NA
2bed	-	106	121	142	178	167	184	125	222	232
3bed	-	119	140	166	207	250	295	204	301	304
<b>Fenland</b>										
1bed	-	79	86	106	132	70	84	57	NA	NA
2bed	-	93	102	115	144	95	106	72	NA	NA
3bed	-	106	120	134	167	169	199	135	189	211
<b>Huntingdonshire</b>										
1bed	-	85	95	110	138	118	141	99	176	184
2bed	-	100	121	134	167	148	182	131	220	238
3bed	-	112	139	157	196	238	275	187	208	274
<b>South Cambridgeshire</b>										
1bed	84	91	114	138	173	142	165	112	NA	NA
2bed	97	109	137	165	206	216	247	174	329	358
3bed	107	127	160	202	253	330	375	262	392	417
<b>Forest Heath</b>										
1bed	-	82	102	124	155	113	142	93	94	95
2bed	-	95	129	138	173	155	175	119	122	176
3bed	-	106	177	182	228	207	249	170	216	264
<b>St Edmundsbury</b>										
1bed	-	81	95	120	150	125	153	104	168	169
2bed	-	95	119	138	173	179	207	140	NA	NA
3bed	-	106	143	165	206	243	278	190	283	299
<b>Peterborough</b>										
1bed	-	82	85	106	132	83	91	62	124	129
2bed	-	94	103	120	150	108	131	90	141	146
3bed	-	107	115	138	173	158	193	132	207	233
<b>East of England</b>										
1bed	-	84		146	183	142	176	123	176	216
2bed	-	100		157	196	182	233	158	216	261
3bed	-	111		184	230	250	317	216	278	338
<b>England</b>										
1bed	-	81		166	207	144	225	155	222	338
2bed	-	96		142	178	173	272	189	244	386
3bed	-	106		166	207	170	247	170	210	275

## “Ladders” of weekly housing cost

Weekly housing cost from [page 14](#) are presented here as “ladders”. The ladders aim to help compare new build and resale costs with number of bedrooms, between districts. The scale (up the left) represents £10 chunks of weekly housing cost, so £440 represents a weekly cost of between £440 and £449.

Key and notes:

- Ave = average.
- LQ = lower quartile (proxy for 'entry level').
- Private rent = Median private rent.
- New build = weekly cost of newly built homes.
- Resale = weekly cost of 'second hand' homes.
- HA 'aff' rent = housing association 'affordable' rents, set at up to 80% of private rents.

[illegible]

# About Hometrack

Hometrack is the residential property market specialist. We provide objective, board-ready evidence and insight to help our customers make informed business and strategy decisions about the residential property market.

Founded in the UK in 1999, we expanded to Australia in 2007 and are trusted by major mortgage lenders, housing authorities and property developers in both countries. Our market-leading automated valuation model was launched in 2002, and our innovations continue to lead the market.

We're trusted and consulted by major regulatory bodies in the UK. Hometrack is the partner of choice for participants in capital markets, developers, public sector organisations and investors.

Data within this bulletin is from Hometrack's Housing Intelligence System (HIS) which 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. To read the latest commentary and analysis visit <https://www.hometrack.com/uk/insight/uk-cities-house-price-index/>

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**hometrack**

## Next edition



- Housing Market Bulletin edition 36
- Due March 2018
- Based on December 2017 data

## Maps

Map 15 shows the East of England in orange and the districts covered in this bulletin in green, which are:

- Cambridge\*
- East Cambridgeshire\*
- Fenland\*
- Huntingdonshire\*
- South Cambridgeshire\*
- Forest Heath\*
- St Edmundsbury\*
- Peterborough.

Map 16 highlights the 7 districts in the Cambridge housing sub-region with stars.

## About Edition 35

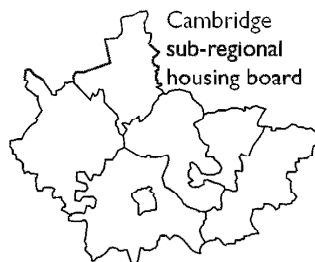
This bulletin acts as a supplement to the Cambridge sub-region's Strategic Housing Market Assessment at:

[www.cambridgeshireinsight.org.uk/housing/current-version](http://www.cambridgeshireinsight.org.uk/housing/current-version)

Older bulletins can be found at

[www.cambridgeshireinsight.org.uk/Housingmarketbulletin](http://www.cambridgeshireinsight.org.uk/Housingmarketbulletin)

The Cambridgeshire Insight web pages will be having a makeover in the new year, so please do keep visiting to have a look.



## Feedback? Suggestions?

Please contact  
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Tweet: @CambsHsgSubReg

For housing board see:

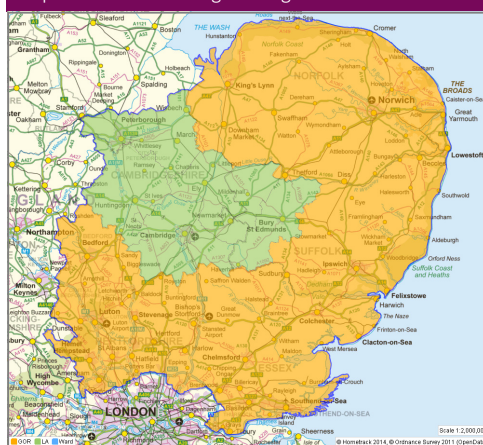
[www.cambridgeshireinsight.org.uk/housing](http://www.cambridgeshireinsight.org.uk/housing)

And for housing and other open data see:  
<http://opendata.cambridgeshireinsight.org.uk/>

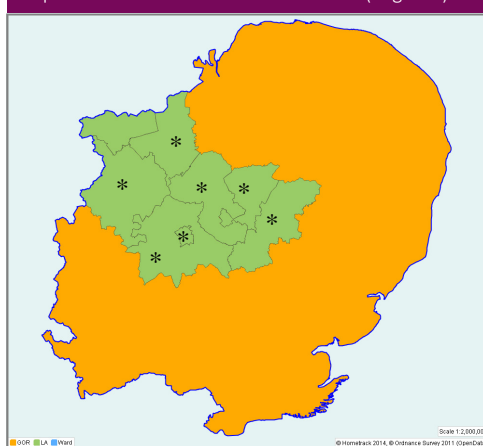
We welcome your ideas and input, so we can make this bulletin really useful

**Thank you!**

Map 15: The East of England region



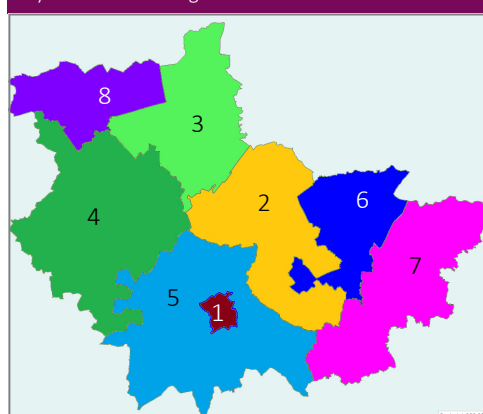
Map 16: Districts covered in this bulletin (in green)



Map 17: Geography of the area



Key to colours throughout bulletin



1 Cambridge	6 Forest Heath
2 East Cambs	7 St Edmundsbury
3 Fenland	8 Peterborough
4 Huntingdonshire	East of England
5 South Cambs	England