



Our housing market



Welcome to our March 2019 housing market bulletin, helping you keep track of local, regional and national housing market signals based on mostly December 2018 data. This is our 40th edition!

In it we compare housing market indicators, from the number of sales completing to comparative affordability of different tenures for

the 8 districts covered. We work together across Cambridgeshire, Peterborough and West Suffolk to understand our housing market. As always, your feedback is most welcome. Please do tag us if you tweet or share the Bulletin as we love to see it being quoted... our twitter is @CambsHsgSubReg. Thanks for reading,

Sae Beecroft, April 2019

December 2018 highlights

You can see a summary of the latest highlights and quickly find the page you need to get the full story...

Hometrack cities index

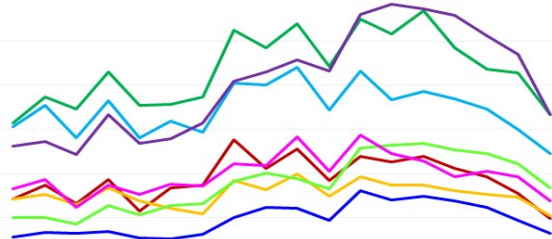
On pages 2 & 3..

"On 30 January, 2019 UK city house price inflation was 2.7%, half the average annual rate over the last 5 years; Price growth ranged from +7% in Edinburgh to -6% in Aberdeen; and ten cities had recorded double-digit price growth of up to 16% since the Brexit vote in June 2016, led by Birmingham and Manchester."

Number of sales

The number of sales & valuations on page 4 and the number of "actual" sales on page 6 both fell to Dec 2018, though more sales will get reported in time.

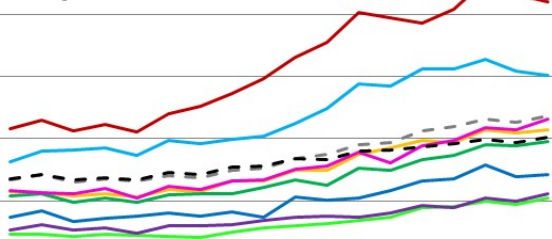
Number of sales & valuations



Price

Prices based on sales reported by Land Registry (aka real sales) on page 7 can be compared to average prices including valuations data on page 5. Lower quartile prices are set out on page 8 and the average price per square metre is found on page 9.

Average price of "real" sales

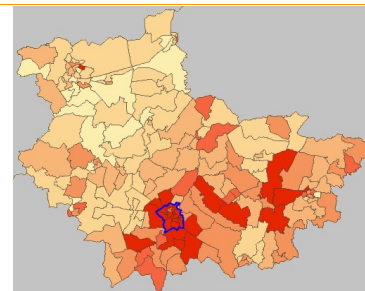


Market heat

Time taken to sell on page 10 and the percentage of the asking price achieved on page 11 give a view of the "heat" of our local market.

Affordability

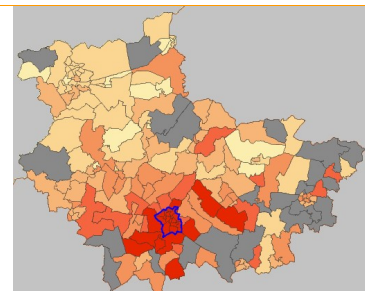
Median and lower quartile ratios of income to house price are set out on page 12. This shows a real affordability Hotspot, especially in and around Cambridge.



Lower quartile affordability ratios

Private rent

Many private rents increased as seen on page 13. Many areas have few 1 beds to rent (grey on map). New LHA rates are set out on page 14. With the previous 4 years' rates for comparison.

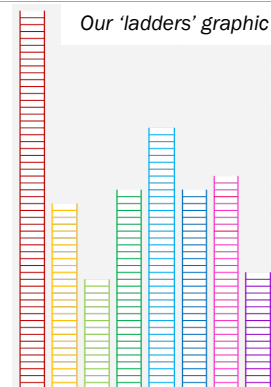


Median private rent (1 beds)

Weekly costs

A table on page 15 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 16 helps visualise these weekly costs and compare costs between districts, tenures and size of homes.



Back page

Want to know more about Hometrack? Got suggestions? Questions? Feedback? You can find contact information and some background on Hometrack on page 17.



This bulletin is produced by the Housing Board for Cambridgeshire, Peterborough & West Suffolk.

You can find out more about the Housing Board on page 17.



UK cities house price index

from Hometrack, based on December 2018 data

On 30 January, 2019...

- UK city house price inflation 2.7%, half the average annual rate over the last 5 years
- Price growth ranges from +7% in Edinburgh to -6% in Aberdeen
- Ten cities have recorded double digit price growth of up to 16% since the Brexit vote in June 2016, led by Birmingham and Manchester.

London a drag on 20 city index headline growth.

City house price growth has slowed steadily over 2018 and is currently running at 2.7% (see Table 1). This is less than half the annual growth rate over the last 5 years (6.0%). Slower growth in the 20-city composite index is largely a result of material slowdown in London and other cities in southern England since 2016. The London City index (which includes the commuter areas around London) is registering price falls of 0.2%. The annual growth rate has been negative for almost a year.

City growth ranges from -6% to +7%

Table 2 & Graph 1 show prices are also falling in London (-0.2%), Aberdeen (-6.1%) and Cambridge (-3.8%). Prices are rising across the remaining 17 cities with the fastest growth in Edinburgh (6.8%) and Liverpool (6.1%).

City price inflation has varied widely

Graph 2 (on page 3) puts the recent slowdown in context, tracking the development of house price inflation over the last decade. It shows the spread between the highest and lowest growth rates for city house prices along with the headline growth rate for the 20-city composite index.

Accelerating city price growth pre-2016

London led the post-recession bounce back in 2010 and reached 18% annual growth in August 2014 (Graph 2). This was followed by a further acceleration to 14% in April 2016 as demand spiked ahead of changes to stamp duty. Regional cities outside south east England have topped the growth rankings over the last 2 years with the maximum growth rate averaging 7% per annum.

A two year window with no price falls

Several large cities experienced price falls up until the end of 2012 on rising unemployment and falling incomes. There was a relatively short, two-year window between 2013 and 2015 when all 20 cities registered price rises. This ended in 2015 as the collapse in oil prices resulted in house price falls in Aberdeen.

Table 1 20 City Index summary, Dec 2018

	3 month change	% yoy	Average price
Jul-18	1.0%	1.9%	£250,900
Aug-18	0.4%	1.8%	£251,000
Sept-18	0.0%	1.6%	£250,700
Oct-18	-0.1%	1.7%	£250,700
Nov-18	0.4%	2.2%	£251,900
Dec-18	0.8%	2.7%	£252,600

Source: Zoopla UK Cities Index powered by Hometrack

Table 2: City level summary, Dec 2018

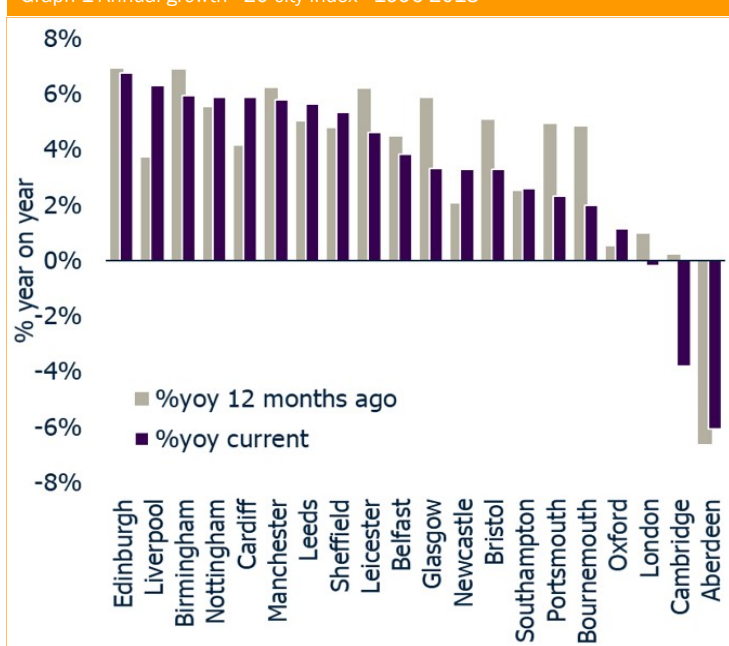
	Current price	% year-on-year Dec-18	% year-on-year Dec-17
Aberdeen	£153,400	- 6.1%	- 6.6%
Belfast	£130,900	3.8%	4.5%
Birmingham	£163,400	5.9%	6.9%
Bournemouth	£288,300	2.0%	4.8%
Bristol	£282,700	3.3%	5.1%
Cambridge	£408,000	- 3.8%	0.2%
Cardiff	£212,100	5.9%	4.1%
Edinburgh	£237,900	6.8%	6.9%
Glasgow	£122,000	3.3%	5.9%
Leeds	£168,700	5.7%	5.0%
Leicester	£174,700	4.6%	6.2%
Liverpool	£121,900	6.3%	3.7%
London	£408,000	- 0.2%	1.0%
Manchester	£168,000	5.8%	6.2%
Newcastle	£129,300	3.3%	5.9%
Nottingham	£154,000	5.9%	5.5%
Oxford	£416,200	1.1%	0.5%
Portsmouth	£239,600	2.3%	4.9%
Sheffield	£139,200	5.4%	4.8%
Southampton	£228,800	2.6%	2.5%
20 city index	£252,600	2.7%	3.3%
UK	£216,600	2.9%	3.7%

Source: Hometrack UK Cities Index, Zoopla - note that property in Scotland sells at a premium to asking price hence the 'negative' discount.

Development of price growth 2009-2018

The development of city house price growth has split into three distinct phases – the early recovery from 2009-2012, broader recovery 2013 to mid-2016 and the post Brexit vote period from mid-2016 to end-2018. Graph 3 and Table 3 (on page 3) show growth by period and city. London, Oxford and Cambridge led the recovery, but price inflation has stalled on stretched affordability and multiple tax changes. Regional cities continue to register above average price growth as employment rises and mortgage rates remain low. 10 cities have recorded double-digit price growth since June '16, led by Birmingham (16%) & Manchester (15%).

Graph 1 Annual growth - 20 city index - 1996-2018



Source: Zoopla UK Cities Index powered by Hometrack

UK cities house price index ...continued

Sales and mortgage volumes broadly flat

While price trends are the focus for home owners, transaction volumes are more important for business operating in the market. National data from HMRC shows housing transactions down slightly (2%) over 2018 but in line with the average over the last 5 years. Similarly, Bank of England data on the number of mortgage approvals for those looking to buy a home are in line with the average over the last 5 years. There are regional variations to market activity. Most notably the slowdown in London price growth has been accompanied by a double-digit decline in sales volumes although transaction levels appear to have stabilised. Regional cities continue to register increased sales volumes, offsetting weakness in southern England.

Buyers shrug off Brexit uncertainty

As the debate around Brexit intensifies there has been renewed focus on what this means for the housing market. It is clear from the transactional data that households are continuing to buy property at a steady rate and the impetus for growth in both activity and prices is focused in regional housing markets.

London price falls a result of market fundamentals

It remains our view that housing market fundamentals explain the slowdown in London with Brexit uncertainty a compounding factor for the slowdown in London. We expect average prices across London to decline by 2% in 2019 with price falls concentrated in central London where annual growth is currently -4%. Prices continue to post small gains in the more affordable areas of outer London.

Graph 2: Range of annual price inflation across UK cities

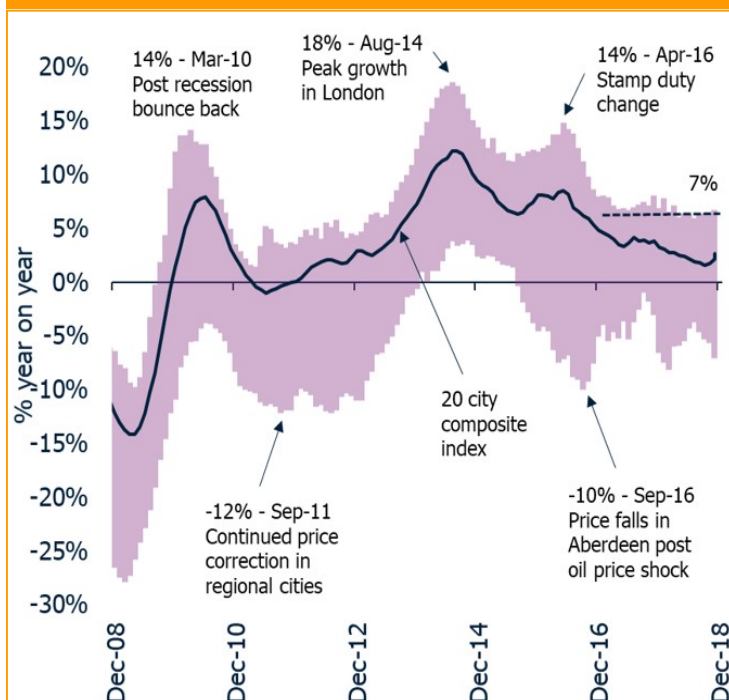


Table 3: Development of house prices 2009-2018

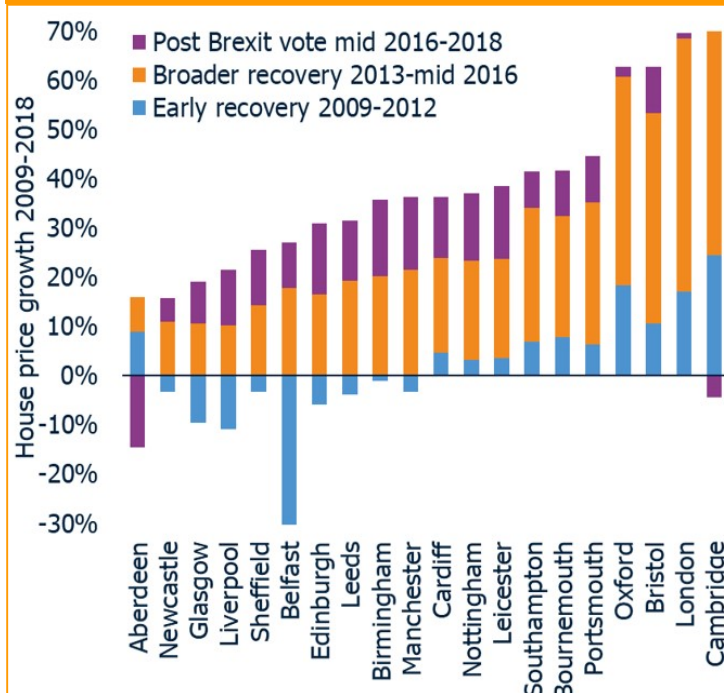
	Early recovery	Broad recovery	Post Brexit vote
Aberdeen	9%	7%	-14%
Belfast	-33%	18%	9%
Birmingham	-1%	20%	16%
Bournemouth	8%	25%	9%
Bristol	11%	43%	10%
Cambridge	24%	47%	-4%
Cardiff	5%	19%	12%
Edinburgh	-6%	17%	14%
Glasgow	-10%	11%	9%
Leeds	-4%	19%	12%
Leicester	4%	20%	15%
Liverpool	-11%	10%	11%
London	17%	52%	1%
Manchester	-3%	22%	15%
Newcastle	-3%	11%	5%
Nottingham	3%	20%	14%
Oxford	19%	42%	2%
Portsmouth	6%	29%	9%
Sheffield	-3%	14%	11%
Southampton	7%	27%	7%

Source: Zoopla House Price Index, powered by Hometrack – ranked on total growth in last two phases 2013-2018

First time buyers an important boost to demand

Prices are set to continue growing at an above average rate in regional cities over 2019 with the highest growth rates in cities where the jobs market is strong. At a national level, first-time buyers look set to overtake existing homeowners as the largest group of home buyers in 2018. We expect first time buyers to be the largest buyer group in 2019. This group are an important source of housing demand in regional cities where affordability is less of a barrier to home ownership than in south Eastern England.

Graph 3: Development of house price growth 2009-2018



Source: Zoopla UK Cities Index powered by Hometrack

Edited from: <https://www.hometrack.com/uk/insight/uk-cities-house-price-index/december-2018-cities-index/>

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".

- Graph 4 shows the number of sales and valuations for England, graph 5 shows the same for the East of England.
- Graph 6 shows number of sales and valuations for each of our eight districts.
- Table 4 shows the number of sales and valuations for each district, the East of England and for the whole of England.

Notes & observations

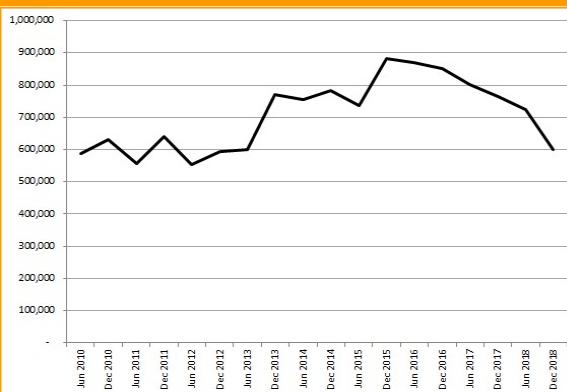
- All three graphs show a similar trend for the country and our region. As in past editions, the number of sales & valuations reported is lower over the last 6 months; but numbers usually rise once the Land Registry processes sales data and it is picked up by Hometrack (which can take 3 to 6 months).
- Graph 6 and table 4 show Huntingdonshire (2,164) and Peterborough (2,162) with the highest number of sales and valuations and Forest Heath the lowest (827) at December 2018. *Don't forget, the number of sales will reflect the number of homes in a district.*
- In a previous bulletin we looked at how the number of sales reported changes, from one Bulletin to the next. This confirmed that the most recent 2 columns in table 4 often look low, but once further numbers have come in over the following 6 months, the final count increases. You can find the article in Edition 35, here <https://cambridgeshireinsight.org.uk/wp-content/uploads/2018/03/hmb-edition-35-final.pdf>
- Please see page 5 to compare the sales & valuations data to the number of "real" sales.

Please note

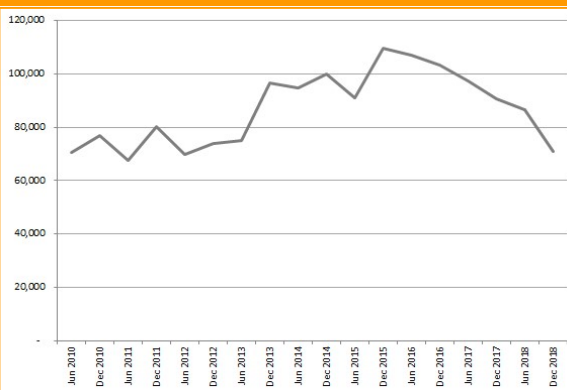
The scale is different for each graph as the total numbers vary so much.

So graph 4 extends to 1,000,000, while graph 5 goes to 120,000 and graph 6 reaches 3,500.

Graph 4 Number of sales & valuations, England



Graph 5 Number of sales & valuations, East of England



Graph 6 Number of sales and valuations, districts

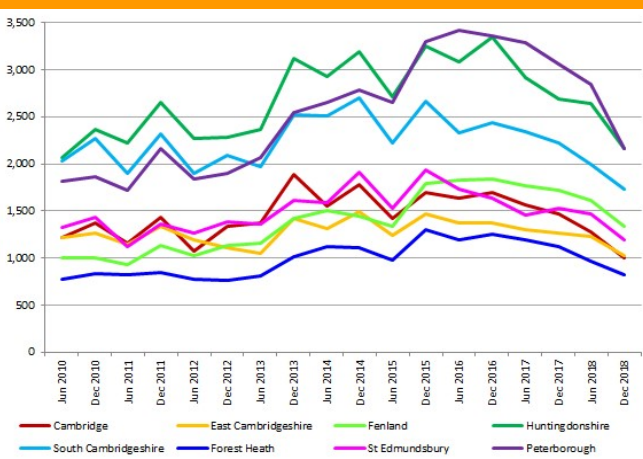


Table 4 Number of sales and valuations

	Dec 2014	Jun 2015	Dec 2015	Jun 2016	Dec 2016	Jun 2017	Dec 2017	Jun 2018	Dec 2018	Change over last 12 months
Cambridge	1,774	1,421	1,692	1,637	1,695	1,559	1,462	1,274	996	- 466
East Cambridgeshire	1,496	1,240	1,467	1,369	1,373	1,305	1,265	1,230	1,020	- 245
Fenland	1,447	1,333	1,794	1,824	1,843	1,771	1,721	1,612	1,337	- 384
Huntingdonshire	3,190	2,707	3,245	3,080	3,343	2,918	2,685	2,641	2,164	- 521
South Cambridgeshire	2,701	2,216	2,661	2,332	2,432	2,340	2,227	1,998	1,725	- 502
Forest Heath	1,108	975	1,305	1,197	1,249	1,191	1,119	970	827	- 292
St Edmundsbury	1,913	1,525	1,935	1,729	1,641	1,461	1,523	1,463	1,191	- 332
Peterborough	2,783	2,658	3,296	3,419	3,361	3,290	3,056	2,848	2,162	- 894
East of England	100,054	91,095	109,566	107,170	103,254	97,189	90,552	86,419	70,939	- 19,613
England	784,530	737,867	881,848	870,403	850,936	802,202	765,582	724,885	599,697	- 165,885

About the number of sales and valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Jan 2010 to Dec 2018	Feb 2019	Country, region & district	Data points repeat semi-annually

Average price

...using sales & valuations

What does this page show?

Average price on this page is based on sales and valuation data and averages prices from the previous six month period.

- Map 1 shows average price achieved for homes across our whole area, at ward level.
- Graph 7 shows the average price trend for each district (solid lines) the region (grey dotted line) and England (black dotted line) from June 2010 to December 2018.
- Table 5 shows average property prices between December 2014 and December 2018 & change in average price over the past 12 months.

Notes & observations

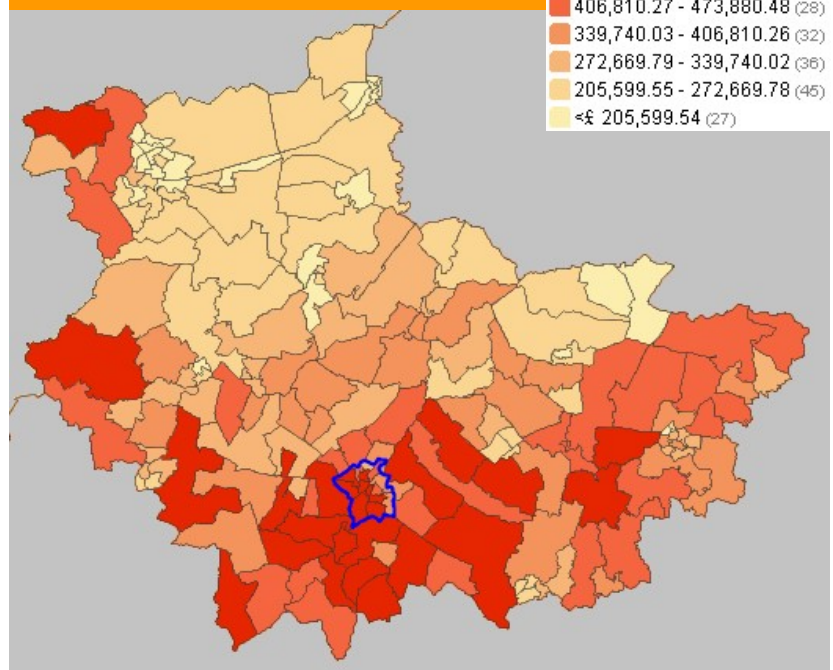
Map 1 shows a familiar pattern of prices higher in the south and the west of our area, and generally lower to the north and east, with local hotspots around some of the larger towns.

Graph 7 shows the change in average price with values in Cambridge and South Cambridgeshire noticeably higher than other districts. In the past 6 months averages have levelled off somewhat in most districts.

Table 5 highlights that, compared to average prices 12 months ago, four districts have seen something of an increase and five have seen a fall.

The biggest rise was in St Edmundsbury at +£22,973 and the biggest drop was in South Cambs at -£12,551. Both the region and England saw an increase when comparing December 2017 and December 2018 averages.

Map 1: Average price by ward



Graph 7: Average price

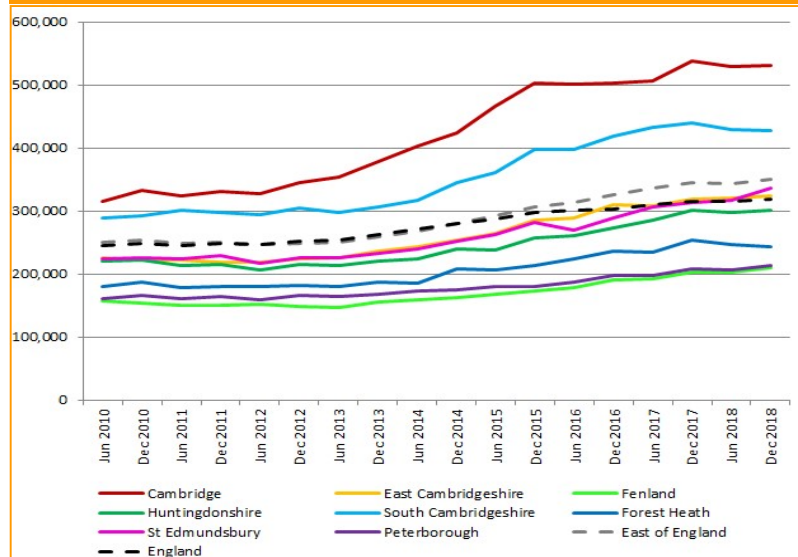


Table 5 Average price based on sales and valuations (£)

	Dec 2014	Jun 2015	Dec 2015	Jun 2016	Dec 2016	Jun 2017	Dec 2017	Jun 2018	Dec 2018	Change last 12 months
Cambridge	424,396	465,491	502,771	501,055	502,498	506,869	538,662	529,435	530,738	- 7,924
East Cambridgeshire	253,694	264,582	286,239	288,413	309,233	307,683	318,291	321,475	324,194	+ 5,903
Fenland	163,261	168,226	173,867	178,829	190,220	193,350	202,689	202,838	210,845	+ 8,156
Huntingdonshire	240,518	238,674	257,696	260,751	273,927	285,306	301,781	297,480	301,000	- 781
South Cambs	345,631	361,613	397,977	397,694	419,660	433,593	439,418	429,781	426,867	- 12,551
Forest Heath	208,045	206,871	213,127	223,517	235,980	234,994	254,147	246,554	243,635	- 10,512
St Edmundsbury	251,594	263,053	281,455	270,564	288,622	306,851	313,131	317,071	336,104	+ 22,973
Peterborough	174,765	180,651	180,443	188,004	197,599	198,671	209,105	207,139	213,880	+ 4,775
East of England	280,587	291,681	306,224	313,061	326,345	336,872	346,004	343,858	350,308	+ 4,304
England	279,871	287,231	298,471	301,223	302,527	309,989	315,538	314,608	319,476	+ 3,938

About the average price, based on sales & valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Jan 2010 to Dec 2018	Feb 2019	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.

The number of “real” sales is useful to understand turnover in our housing market excluding for example, valuations for re-mortgage purposes. Sales and valuation data is used elsewhere by Hometrack to secure a bigger sample, so more detailed statistics can be reliably provided.

- 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 6 shows the number of sales completing in six-monthly “chunks” and compares the count of sales to the count of sales & valuations from page 4.

Notes & observations

The graphs show similar trends as page 4 for England, the region and districts with a drop in real sales turnover between December and December 2018.

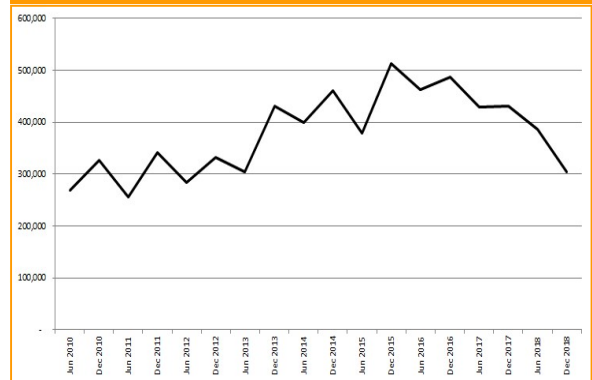
In table 6, Peterborough saw the largest number of sales to December 2018 at 1,086 while Forest Heath saw the smallest number at 409.

The final column in Table 6 compares the number of “real” sales to the number of sales and valuations, to see what proportion of market activity relates to the actual sale of a home rather than something like a mortgage re-valuation. In December, “real” sales represented a slightly higher proportion of the stats than we saw in September; from 55% in St Edmundsbury down to 47% in both Cambridge and Huntingdonshire. The regional proportion was 50% and across England it was 51%. So it’s clear that both data sets are helpful; and understanding the difference is important to gauge local trends.

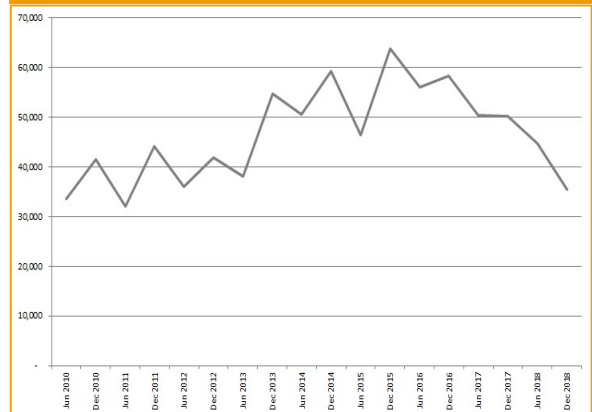
Please note

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 like-for-like comparison.

Graph 8: Actual sales, England



Graph 9: Actual sales, East of England



Graph 10: Actual sales, districts

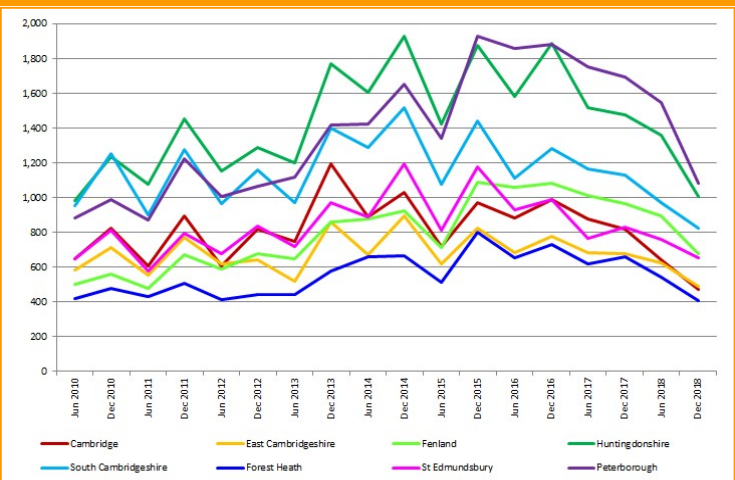


Table 6 Number of actual sales

	Dec 2014	Jun 2015	Dec 2015	Jun 2016	Dec 2016	Jun 2017	Dec 2017	Jun 2018	Dec 2018	% real sales of S+V
Cambridge	1,030	719	970	884	991	879	817	642	470	47%
East Cambridgeshire	895	616	825	686	775	682	675	622	490	48%
Fenland	927	714	1,089	1,057	1,081	1,011	966	893	677	51%
Huntingdonshire	1,931	1,423	1,878	1,585	1,889	1,520	1,475	1,360	1,008	47%
South Cambs	1,521	1,075	1,441	1,115	1,284	1,167	1,130	970	823	48%
Forest Heath	666	511	802	652	728	619	658	543	409	49%
St Edmundsbury	1,195	812	1,176	930	987	764	831	758	654	55%
Peterborough	1,654	1,343	1,932	1,860	1,880	1,755	1,696	1,548	1,086	50%
East of England	59,274	46,332	63,823	56,040	58,296	50,345	50,152	44,712	35,444	50%
England	459,984	378,217	512,009	461,604	485,851	428,049	431,128	385,555	304,441	51%

About the number of actual sales

Source	Timespan	Last updated	Data level	Time interval
HM Land Registry, England & Wales	Jan 2010 to Dec 2018	Feb 2019	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, and can be slow to “come through”. Prices are averaged over the previous 6 month period.

- Graph 11 shows the trend in average price for each district (solid lines) the region (grey dotted) and England (black dotted) between June 2010 and December 2018.
- Graph 12 sets out the average price based on sales only (dashed lines) compared to the average price based on sales and valuations (solid lines) for each district, the region and England.
- Table 7 shows average property price based on actual sales, between December 2014 and December 2018, along with the change over the past 12 months.

Notes & observations

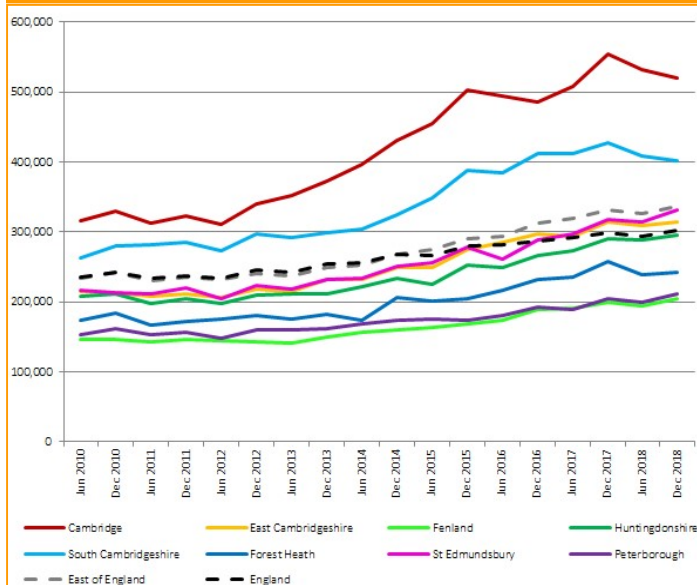
Graph 11 shows prices increasing for some and decreasing for others.

Table 7 provides price data for real sales and change over the past year which varies from a £32K drop in Cambridge to a more than £14K increase in St Edmundsbury.

Cambridge and South Cambs stand out as the average price of “real” sales is well above the other districts, and significantly higher than the regional and England averages. St Edmundsbury, East Cambridgeshire and Huntingdonshire form a “middle” group. Forest Heath, and especially Peterborough and Fenland form a group at the lower end of the average price spectrum.

Comparing the average price of “real sales” to the average price of sales and valuations shows a reasonably close “fit” between the two sets of data, as see in Graph 12.

Graph 11: Ave price based on sales only



Graph 12: Comparing price of “real” sales vs. “sales & valuations” (combines data from graph 7 and graph 11)

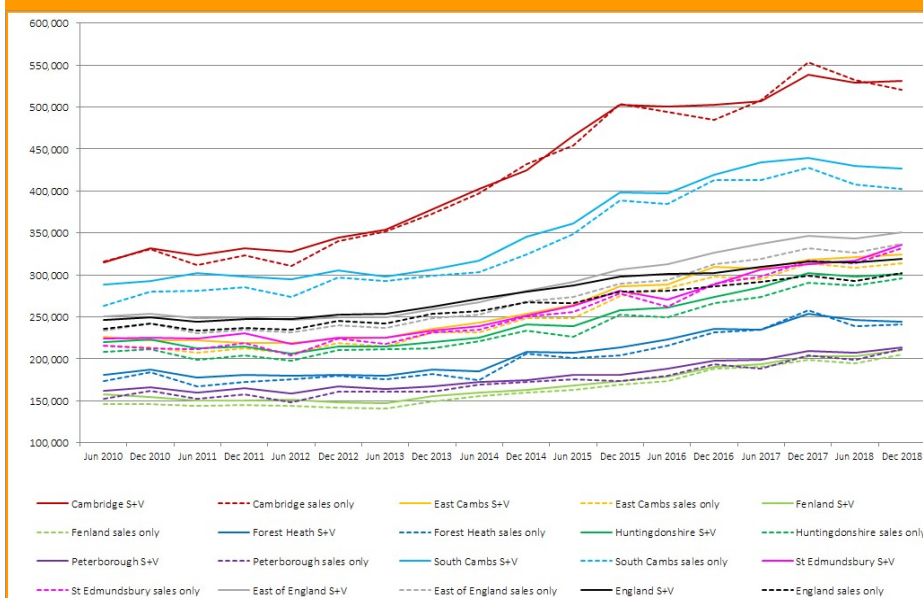


Table 7 Average price based on sales only (£)

	Dec 2014	Jun 2015	Dec 2015	Jun 2016	Dec 2016	Jun 2017	Dec 2017	Jun 2018	Dec 2018	Change last 12 months
Cambridge	431,718	454,228	503,641	494,437	485,034	507,844	553,542	532,548	520,902	-32,640
East Cambridgeshire	248,657	248,907	275,152	284,639	297,818	294,511	314,087	308,318	313,936	-151
Fenland	159,784	163,396	169,135	173,906	188,285	190,569	198,618	194,461	205,047	+ 6,429
Huntingdonshire	233,704	225,727	252,113	249,271	266,847	273,493	290,587	287,846	295,432	+ 4,845
South Cambs	324,605	348,963	388,723	384,098	412,516	412,762	427,960	407,812	402,272	-25,688
Forest Heath	206,656	201,310	203,761	215,665	231,975	235,102	258,132	238,775	241,470	-16,662
St Edmundsbury	250,762	256,170	277,469	261,945	289,343	297,711	317,092	313,849	331,673	+ 14,581
Peterborough	172,811	175,053	173,666	179,753	193,005	188,304	203,859	198,617	210,985	+ 7,126
East of England	268,322	274,026	289,692	293,745	312,900	319,218	332,032	326,673	337,270	+ 5,238
England	267,357	266,727	279,681	281,052	286,817	291,754	298,973	293,193	302,120	+ 3,147

About the average price based on sales only

Source	Time span	Last updated	Data level	Time interval
Hometrack	Jan 2010 to Dec 2018	Feb 2019	Country, region, district	Data points repeat semi-annually

Lower quartile price ...using sales & valuations

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. 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 June 2010 to December 2018.
- Table 8 shows lower quartile prices between December 2014 and December 2018 and gives the change in lower quartile price over the past 12 months.

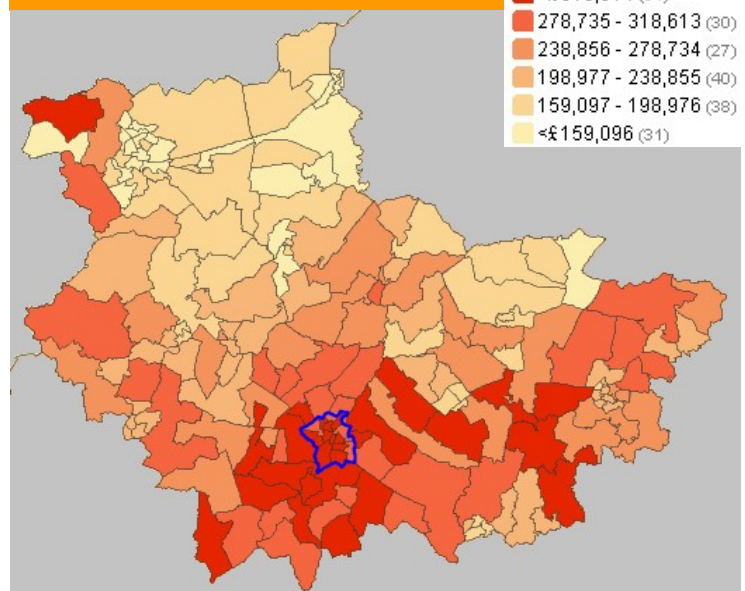
Notes & observations

Table 8 shows lower quartile prices ranging from £145K in Peterborough to £335K in Cambridge. Lower quartile prices have risen in 5 districts, held steady in two and dropped in Cambridge. They remain relatively high in Cambridge and South Cambs (as seen in Graph 13). The change over the past 12 months ranges from a drop of £5K in Cambridge to a rise of £7K in Peterborough. The East of England region and England have seen increases (£5K and £2K respectively).

Why look at lower quartiles?

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 on the list are called the lower quartile. The price of the 50th home on the list is the “lower quartile” price. So the lower quartile price indicates that the cheapest quarter of homes sold for less than this amount.

Map 2: Lower quartile price by ward



Graph 13: Lower quartile price by area

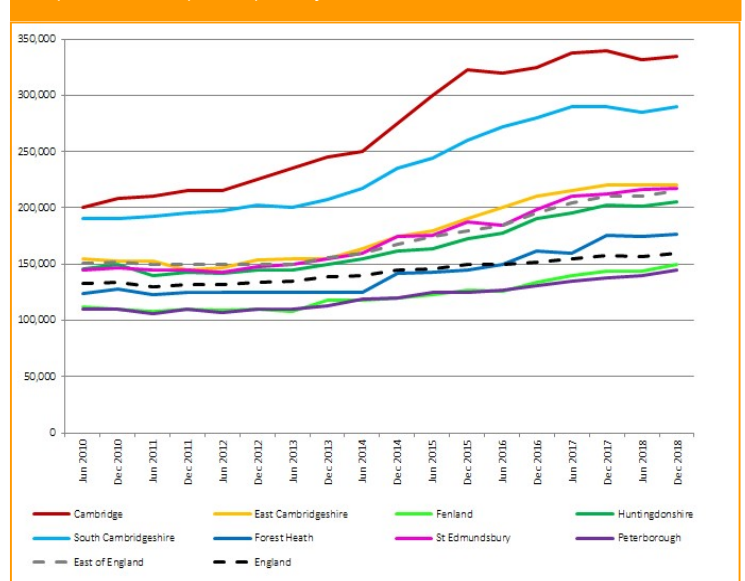


Table 8 Lower quartile price, based on sales and valuations (£)

	Dec 2014	Jun 2015	Dec 2015	Jun 2016	Dec 2016	Jun 2017	Dec 2017	Jun 2018	Dec 2018	Change last 12 months
Cambridge	275,000	300,000	323,000	320,000	325,000	337,500	340,000	332,000	335,000	- 5,000
East Cambridgeshire	175,000	180,000	190,000	200,000	210,000	215,000	220,000	220,000	220,000	0
Fenland	120,000	123,000	126,500	126,000	133,500	140,000	144,000	144,000	150,000	+ 6,000
Huntingdonshire	162,000	163,500	172,500	178,000	190,000	195,000	202,000	201,000	205,000	+ 3,000
South Cambridgeshire	235,000	244,200	260,000	272,000	280,000	290,000	290,000	285,000	290,000	0
Forest Heath	142,000	143,000	145,000	150,000	162,000	160,000	176,000	175,000	177,000	+ 1,000
St Edmundsbury	175,000	175,500	188,000	185,000	198,500	210,000	212,000	216,500	217,500	+ 5,500
Peterborough	120,000	125,000	125,000	126,500	131,000	135,000	138,000	140,000	145,000	+ 7,000
East of England	167,995	175,000	180,000	185,000	195,000	204,500	210,000	210,000	215,000	+ 5,000
England	145,000	146,000	150,000	150,000	152,000	154,950	158,000	157,000	160,000	+ 2,000

About lower quartile prices - based on sales and valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Jan 2010 to Dec 2018	Feb 2019	Country, region, district	Data points repeat semi-annually

Price per square metre

...using sales & valuations

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 make sure 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 June 2010 to December 2018.
- Table 9 shows price per square metre values from Dec 2014 to Dec 2018.

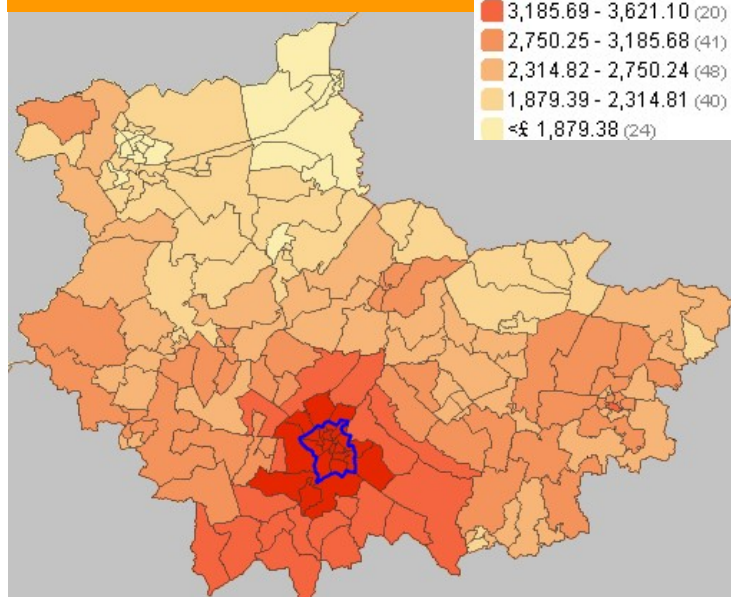
Notes & observations

Map 3 emphasises the intense price “hotspot” across Cambridge and around the city into South Cambridgeshire. The pale areas denote lower values to the north.

Comments checked to here Graph 14 shows trends for all eight districts. Average price per square meter now looks to have been rising steadily over time, levelling off gently for most districts since December 2016. This reflects the national and regional trend lines.

Table 9 shows the prices per sqm ranging from £1,828 in Fenland to £4,697 in Cambridge. All districts have seen a rise, however slight, when comparing December 2017 and December 2018 averages.

Map 3: Average price per square metre by ward



Graph 14 Average price per square metre

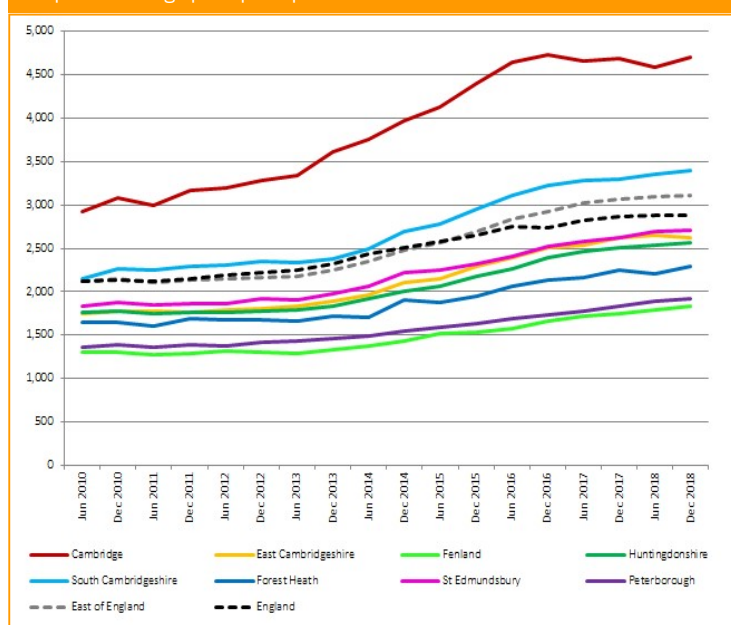


Table 9 Average price per square metre (£)

	Dec 2014	Jun 2015	Dec 2015	Jun 2016	Dec 2016	Jun 2017	Dec 2017	Jun 2018	Dec 2018	Change last 12 months
Cambridge	3,978	4,134	4,404	4,647	4,729	4,664	4,694	4,592	4,697	+ 3
East Cambridgeshire	2,113	2,150	2,295	2,395	2,513	2,542	2,625	2,649	2,625	0
Fenland	1,435	1,524	1,532	1,577	1,657	1,713	1,745	1,793	1,828	+ 83
Huntingdonshire	2,004	2,068	2,178	2,269	2,394	2,469	2,507	2,531	2,563	+ 56
South Cambridgeshire	2,693	2,778	2,949	3,106	3,223	3,289	3,302	3,350	3,395	+ 93
Forest Heath	1,903	1,874	1,948	2,057	2,140	2,168	2,250	2,208	2,291	+ 41
St Edmundsbury	2,223	2,256	2,323	2,406	2,519	2,575	2,624	2,697	2,709	+ 85
Peterborough	1,549	1,591	1,636	1,689	1,729	1,775	1,840	1,886	1,917	+ 77
East of England	2,481	2,569	2,691	2,838	2,927	3,028	3,069	3,103	3,104	+ 35
England	2,514	2,575	2,658	2,753	2,742	2,829	2,864	2,887	2,882	+ 18

About the average property price per square metre, based on sales & valuations data

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Jan 2010 to Dec 2018	Feb 2019	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 sales.

- Map 4 shows average time to sell, as at November 2018 (unlike other pages which update to December 2018).
- Graph 15 shows the trend in time taken to sell for each of our 8 districts (solid lines) for the East of England and England (dashed lines) between December 2016 and Nov 2018.
- Table 10 shows the average time taken to sell each month from November 2017 to November 2018.

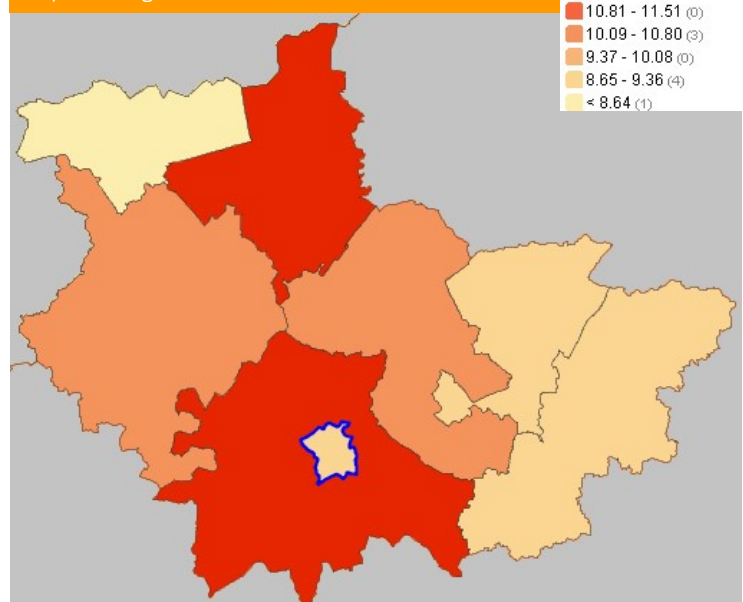
Notes & observations

Graph 15 helps compare districts, the region and England trends, and shows an erratic trend for each area covered.

Table 10 shows that nationally, it took just over 10 weeks to sell, on average. The regional average was similar.

Table 10 also highlights that homes were quickest to sell in Peterborough, taking an average of 8.2 weeks; and slowest to sell in South Cambridgeshire where the average was 12.7 weeks.

Map 4: Average time taken to sell in weeks



Graph 15 Time taken to sell (weeks)

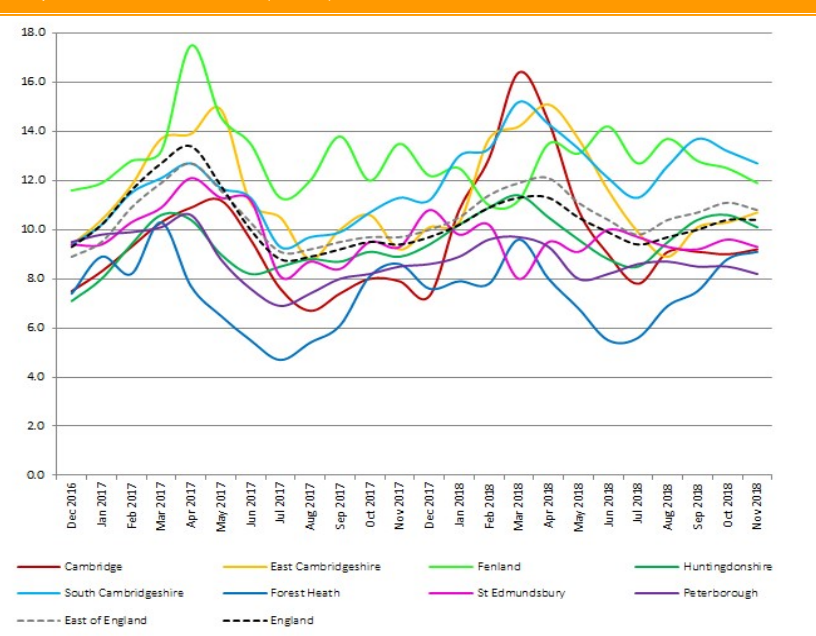


Table 10 Average time taken to sell (weeks)

	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18
Cambridge	7.9	7.3	10.8	12.9	16.4	14.4	10.8	9.0	7.8	9.1	9.1	9.0	9.2
East Cambs	9.2	10.1	10.3	13.7	14.2	15.1	13.7	11.6	9.9	8.9	10.1	10.3	10.7
Fenland	13.5	12.2	12.5	11.0	11.2	13.5	13.1	14.2	12.7	13.7	12.8	12.5	11.9
Huntingdonshire	8.9	9.4	10.2	10.9	11.4	10.5	9.6	8.8	8.5	9.5	10.4	10.6	10.1
South Cambs	11.3	11.2	13.0	13.3	15.2	14.3	13.3	12.1	11.3	12.6	13.7	13.2	12.7
Forest Heath	8.6	7.6	7.9	7.8	9.6	8.0	6.8	5.5	5.6	6.9	7.5	8.8	9.1
St Edmundsbury	9.3	10.8	9.8	10.2	8.0	9.5	9.1	10.0	9.7	9.3	9.2	9.6	9.3
Peterborough	8.5	8.6	8.9	9.6	9.7	9.3	8.0	8.2	8.6	8.7	8.5	8.5	8.2
East of England	9.7	10.0	10.5	11.4	11.9	12.1	11.1	10.4	9.8	10.4	10.7	11.1	10.8
England	9.4	9.7	10.2	10.9	11.3	11.3	10.5	9.9	9.4	9.7	10.0	10.4	10.4

About the average time to sell, in weeks

Source	Timespan	Last updated	Data level	Time interval
Hometrack analysis of Zoopla data	Sep 2016 to Aug 2018	Nov 2018	Country, region, district	Data points repeat monthly

Price asked & 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.

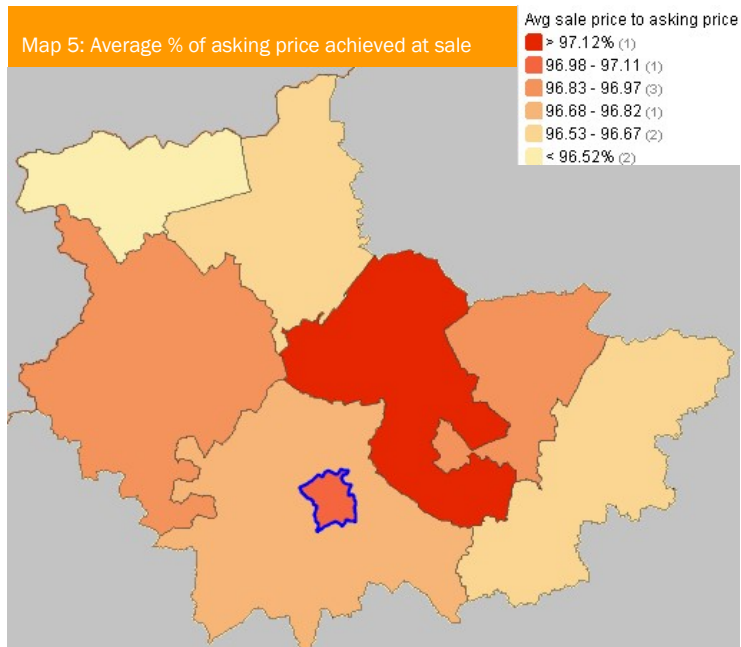
Data is calculated using property listings on Zoopla taking the advertised asking price compared to the final sold price registered with Land Registry. The price achieved relies on Land Registry data coming through which can take some time, so the most recent 6 months of data is subject to change as 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, as at November 2018.
- Graph 16 shows the percentage achieved in each district, between Dec 2016 and Dec 2018. It includes the trend for England and the East of England (black and grey dashed lines).
- Table 11 shows the average percentage achieved across each district, the region and England from November 2017 to November 2018.

Notes & observations

In November 2018 all the districts in our area were achieving more than 96% of the asking price. The lowest percentage in our area was seen in Peterborough at 96.5% and the highest was 97.4% in East Cambridgeshire. The proportion for both the region and for England was 96.4%.

Graph 16 highlights some big variations over time. It appears that all the areas described by the lines on Graph 16 are coming together more closely now, on the right, than at the start of the graph, on the left.



Graph 16 % of asking price achieved at sale

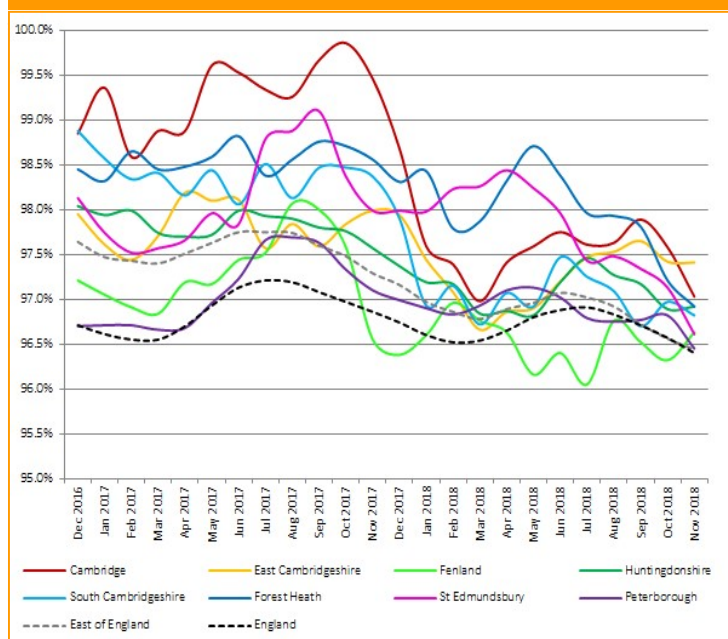


Table 11 Percentage of asking price achieved at sale

	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18
Cambridge	99.5%	98.7%	97.6%	97.4%	97.0%	97.4%	97.6%	97.8%	97.6%	97.6%	97.9%	97.6%	97.0%
East Cambs	98.0%	97.9%	97.4%	97.1%	96.7%	96.9%	96.9%	97.2%	97.5%	97.5%	97.7%	97.4%	97.4%
Fenland	96.6%	96.4%	96.6%	97.0%	96.8%	96.6%	96.2%	96.4%	96.1%	96.8%	96.5%	96.3%	96.6%
Huntingdonshire	97.6%	97.4%	97.2%	97.2%	96.8%	96.9%	96.8%	97.2%	97.5%	97.3%	97.2%	96.9%	96.9%
South Cambs	98.4%	97.9%	96.9%	97.2%	96.7%	97.1%	96.9%	97.5%	97.3%	97.1%	96.7%	97.0%	96.8%
Forest Heath	98.6%	98.3%	98.4%	97.8%	97.9%	98.3%	98.7%	98.4%	98.0%	97.9%	97.8%	97.2%	96.9%
St Edmundsbury	98.0%	98.0%	98.0%	98.2%	98.3%	98.4%	98.2%	98.0%	97.4%	97.5%	97.3%	97.1%	96.6%
Peterborough	97.1%	97.0%	96.9%	96.8%	96.9%	97.1%	97.1%	97.0%	96.8%	96.8%	96.8%	96.8%	96.5%
East of England	97.3%	97.2%	97.0%	96.9%	96.8%	96.9%	97.0%	97.1%	97.0%	96.9%	96.7%	96.6%	96.4%
England	96.9%	96.7%	96.6%	96.5%	96.5%	96.7%	96.8%	96.9%	96.9%	96.8%	96.7%	96.6%	96.4%

About the average sales price as a % of asking price

Source	Timespan	Last updated	Data level	Time interval
Hometrack analysis of Zoopla data	Sep 2016 to Aug 2018	Nov 2018	Country, region, district	Data points repeat monthly

Affordability ratios

...using sales & valuations

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 6 and 7, the higher the ratio the darker the shading, the less affordable housing is in that area. Alongside the ward level maps, Table 12 and 13 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 2017 column relies on data gathered between July 2016 and June 2017.
- Map 6 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 12 shows the lower quartile house price to lower quartile income ratio changing between Dec 2016 and Dec 2018.
- Map 7 shows affordability using the ratio of median house prices to median income. Table 13 shows the median house price to median income ratio for our eight districts between Dec 2016 and Dec 2018.

Notes & observations

Affordability changed less in December than it had in September, as the income data was updated in September to 2017-18 values.

Both maps show that, in general, homes are less affordable in the south of our area. There is still wide variation across the eight districts. The stand-out ratio is still in Cambridge which is now 14.2 (LQ ratio) and 10.4 (median ratio).

Table 13 Median house price to income ratio (rounded)

	Dec-16	Mar-17	Jun-17	Sep-17	Dec-17	Apr-18	Jun-18	Sep-18	Dec-18
Cambridge	13.2	11.6	11.3	11.6	11.4	11.8	11.6	10.6	10.4
East Cambs	8.0	7.7	7.5	7.6	7.7	7.7	7.8	7.3	7.4
Fenland	6.7	6.6	6.4	6.5	6.6	6.8	6.8	6.6	6.6
HDC	6.8	6.8	6.5	6.6	6.9	7.1	7.1	7.0	7.0
South Cambs	8.9	8.3	8.4	8.5	8.6	8.6	8.6	8.3	8.1
Forest Heath	7.2	7.1	6.9	7.0	7.1	7.4	7.4	7.0	6.9
St Ed's	8.2	7.7	7.3	7.5	7.7	7.9	7.9	7.8	7.6
Peterborough	6.3	6.4	6.1	6.0	6.1	6.4	6.4	6.5	6.5
East of England	8.5	8.2	8.0	8.2	8.2	8.4	8.4	8.1	8.1
East Midlands	-	6.2	6.0	6.1	6.1	6.2	6.3	6.2	6.2

About median and lower quartile house price to income ratios

Source	Timespan	Last updated	Data level	Time interval
Hometrack & CACI	Jan 2010 to Dec 2018	Feb 2019	Region & district	Data points repeat annually

Map 6: Lower quartile price compared to lower quartile income

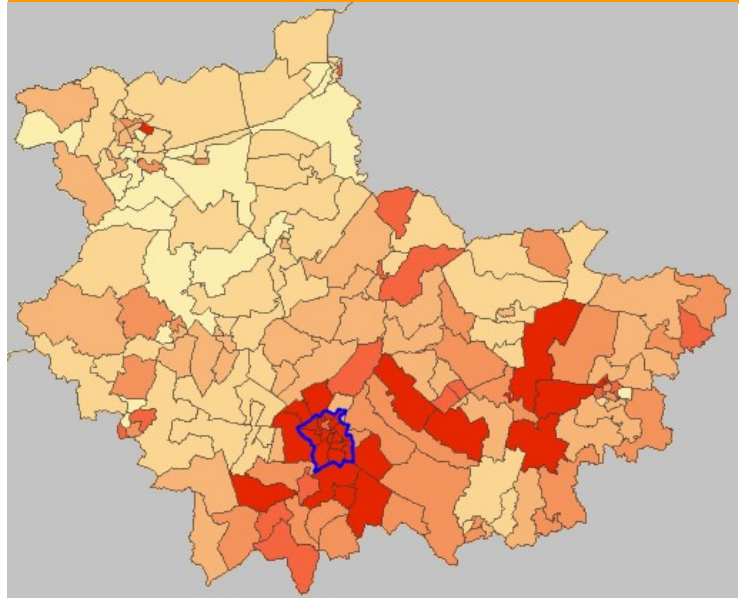


Table 12 Lower quartile price to income ratio (rounded)

	Dec-16	Mar-17	Jun-17	Sep-17	Dec-17	Apr-18	Jun-18	Sep-18	Dec-18
Cambridge	19.3	16.4	15.5	15.6	15.7	16.3	16.1	14.3	14.2
East Cambs	11.5	10.8	10.3	10.3	10.4	10.5	10.5	9.8	9.8
Fenland	9.4	9.4	8.9	9.1	9.2	9.5	9.5	8.9	8.9
HDC	9.6	9.5	8.8	9.0	9.1	9.4	9.5	9.3	9.3
South Cambs	13.1	11.8	11.1	11.4	11.5	11.5	11.5	10.8	10.7
Forest Heath	10.2	10.1	9.4	9.6	9.7	10.2	10.3	9.6	9.6
St Ed's	11.5	10.8	10.2	10.5	10.8	11.0	11.0	10.4	10.5
Peterborough	9.2	9.0	8.4	8.4	8.7	9.1	9.1	8.9	9.1
East of England	11.2	10.9	10.5	10.5	10.7	11.0	11.0	10.4	10.5
East Midlands	-	8.5	8.1	8.1	8.2	8.4	8.4	8.2	8.3

Map 7: Median price compared to median income

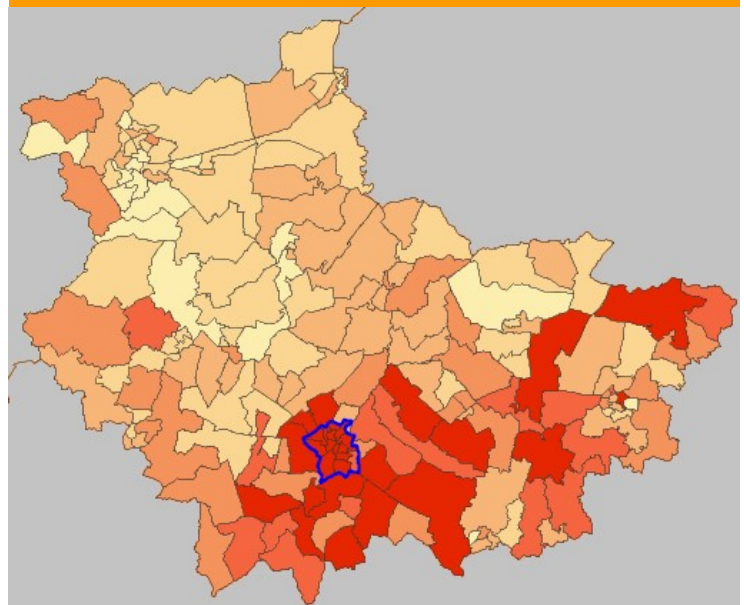
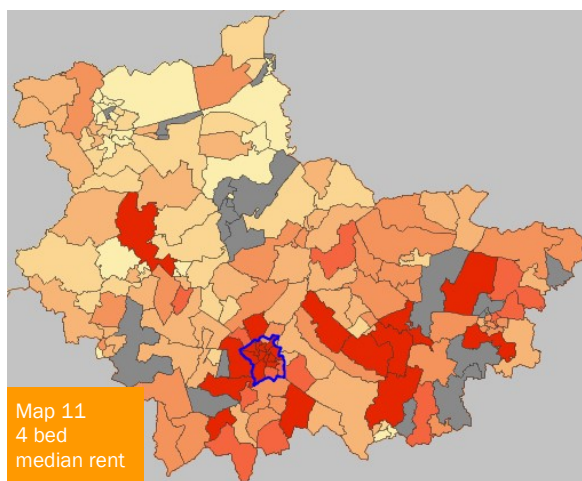
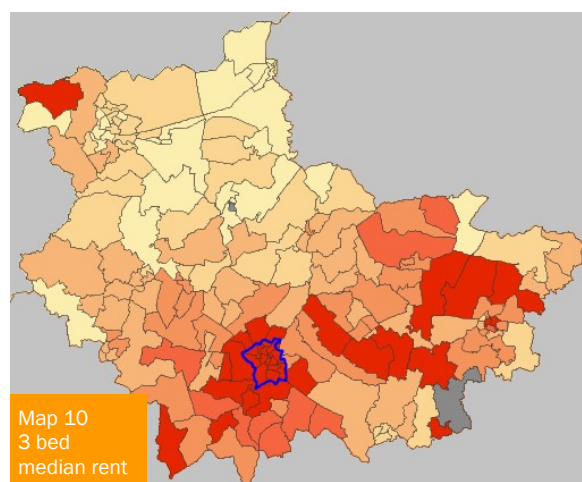
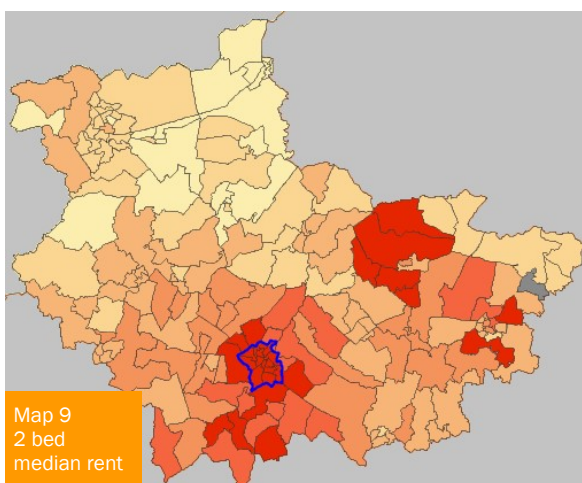
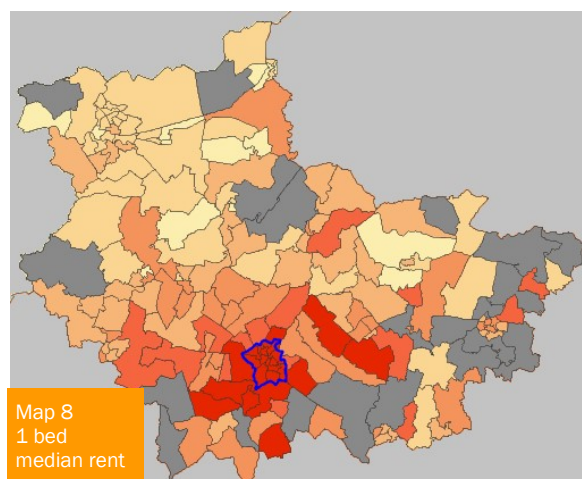


Table 14 Weekly median private rents & “main” LHA rate

	Dec-16	Mar-17	Jun-17	Sep-17	Dec-17	Apr-18	Jun-18	Sept-18	Dec-18	LHA
Cambridge Last column = new Cambridge LHA rate 2019/20 (rounded)										
1 bed	206	207	207	207	207	205	206	207	206	134
2 bed	268	265	268	267	267	275	275	276	276	154
3 bed	300	300	311	311	311	311	311	311	312	179
4 bed	403	398	403	414	402	415	422	426	426	238
East Cambridgeshire Last column = new Cambridge LHA rate 2019/20 (rounded)										
1 bed	173	173	173	175	174	140	138	141	144	134
2 bed	173	173	173	178	173	173	173	172	172	154
3 bed	201	207	207	207	207	213	207	213	213	179
4 bed	299	303	317	323	323	323	323	321	312	238
Fenland Last column = new Peterborough LHA rate 2019/20 (rounded)										
1 bed	121	131	131	132	129	114	110	109	109	95
2 bed	137	137	138	144	140	138	144	138	138	119
3 bed	160	161	166	167	167	167	167	167	172	136
4 bed	207	207	207	184	187	227	230	253	253	173
Huntingdonshire Last column = new Huntingdon LHA rate 2019/20 (rounded)										
1 bed	133	137	138	138	138	135	133	138	137	111
2 bed	167	167	167	167	167	169	168	172	173	134
3 bed	196	196	196	196	196	201	201	204	206	160
4 bed	253	253	253	265	265	276	288	288	288	204
South Cambridgeshire Last column = new Cambridge LHA rate 2019/20 (rounded)										
1 bed	178	176	173	173	176	161	161	172	172	134
2 bed	206	207	206	206	207	206	206	206	207	154
3 bed	242	253	253	-	253	253	253	252	253	179
4 bed	323	321	340	323	323	323	334	322	322	238
Forest Heath Last column = new Bury St Edmunds LHA rate 2019/20 (rounded)										
1 bed	155	150	153	155	153	144	144	144	144	105
2 bed	177	173	173	173	173	173	173	183	183	134
3 bed	219	218	218	-	219	242	242	242	243	160
4 bed	309	297	311	309	288	317	319	319	312	222
St Edmundsbury Last column = new Bury St Edmunds LHA rate 2019/20 (rounded)										
1 bed	150	150	150	150	150	144	144	144	144	105
2 bed	167	167	173	173	173	173	173	177	178	134
3 bed	201	201	206	206	206	219	219	226	226	160
4 bed	276	276	276	276	288	323	321	323	323	222
Peterborough Last column = new Peterborough LHA rate 2019/20 (rounded)										
1 bed	126	128	132	132	134	121	121	121	121	95
2 bed	144	150	150	150	150	155	155	155	156	119
3 bed	167	173	173	173	173	176	177	178	183	136
4 bed	225	229	230	229	225	242	242	242	245	173
East of England										
1 bed	178	183	184	183	184	155	158	159	159	-
2 bed	196	196	196	196	196	196	196	196	196	-
3 bed	219	225	229	230	230	230	236	236	236	-
4 bed	298	299	300	300	311	323	323	323	327	-
England										
1 bed	207	210	213	207	207	173	173	195	190	-
2 bed	173	176	178	178	178	178	178	207	207	-
3 bed	204	206	206	207	207	207	207	230	231	-
4 bed	314	320	323	323	323	346	353	380	381	-

Private rent & local



housing allowance

Maps 8 to 11 show median private rents for 1, 2, 3 and 4 beds highlighting hotspots in red, and “insufficient data” in grey.

Table 14 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 each district and by each broad rental market area (BRMA) are different - but hopefully it gives an idea of how median rents and local housing allowance rates compare.

Map 12 shows the % of homes privately rented from the 2011 Census.

Map 13 shows BRMA boundaries and labels the BRMAs covering our eight districts.

Local Housing Allowance rates are set out in Table 15. These are set based on a 6-monthly survey of private rents by the Valuation Office Agency. The rates are shown for the last 4 years plus new rates for April 2019 to March 2020. Some LHA rates were frozen in 2016/17 to help reduce the national welfare bill, however there have been increases since, which we have highlighted in blue in Table 15.

Map 12 % renting from private landlord or letting agency by ward, Census 2011

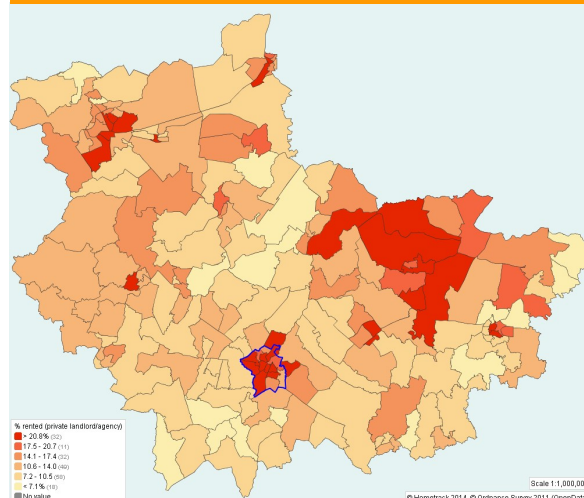
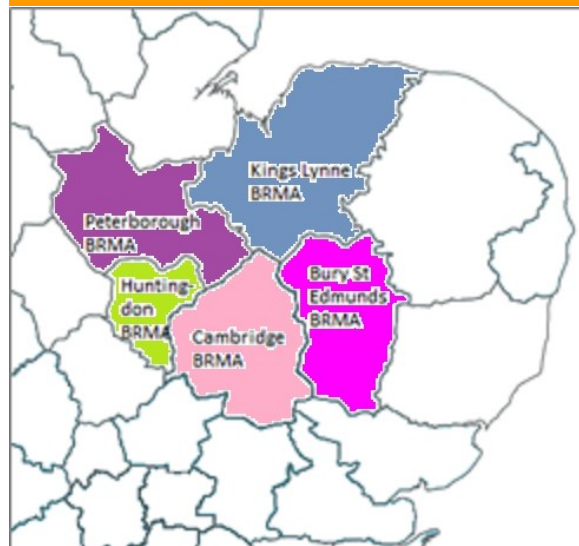


Table 15 Weekly Local Housing Allowance rates (see Map 13 for BRMA boundaries)

	Apr-15 to Mar-16	Apr-16 to Mar-17	Apr-17 to Mar-18	Apr-18 to Mar-19	Planned LHA Apr-19 to Mar-20
Cambridge BRMA					
Room	£80.52	£80.52	£80.52	£80.52	£80.52
1 bed	£126.05	£126.05	£126.05	£129.83	£133.72
2 bed	£140.74	£140.74	£144.96	£149.31	£153.79
3 bed	£168.45	£168.45	£168.45	£173.50	£178.71
4 bed	£218.16	£218.16	£224.70	£231.44	£238.38
Bury St Edmunds BRMA					
Room	£64.14	£64.14	£66.06	£68.04	£68.04
1 bed	£102.25	£102.25	£102.25	£105.32	£105.32
2 bed	£126.31	£126.31	£126.31	£130.10	£134.00
3 bed	£150.36	£150.36	£150.36	£154.87	£159.52
4 bed	£216.00	£216.00	£216.00	£222.48	£222.48
Peterborough BRMA					
Room	£57.15	£57.15	£57.15	£57.15	£57.15
1 bed	£92.05	£92.05	£92.05	£92.05	£94.81
2 bed	£115.07	£115.07	£115.07	£115.07	£118.52
3 bed	£132.32	£132.32	£132.32	£132.32	£136.29
4 bed	£168.41	£168.41	£168.41	£168.41	£173.46
Kings Lynn BRMA					
Room	£53.67	£53.67	£55.28	£55.28	£55.28
1 bed	£90.64	£90.64	£90.64	£90.64	£90.64
2 bed	£112.21	£112.21	£112.21	£112.21	£115.58
3 bed	£129.47	£129.47	£129.47	£129.47	£133.35
4 bed	£163.16	£163.16	£163.16	£163.16	£168.05
Huntingdon BRMA					
Room	£63.50	£63.50	£63.50	£63.50	£63.50
1 bed	£104.89	£104.89	£104.89	£108.04	£111.28
2 bed	£126.00	£126.00	£126.00	£129.78	£133.67
3 bed	£150.40	£150.40	£150.40	£154.91	£159.56
4 bed	£198.11	£198.11	£198.11	£198.11	£204.05

Map 13 Broad Rental Market Area (BRMA) boundaries



For more detail on local housing allowances and broad rental market areas, please visit

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-2019-to-march-2020>

About median private rents and local housing allowances

Source	Timespan	Last updated	Data level	Time interval
Median private rents by bed count				
Home-track	Jan 2010 to Dec 2018	Feb 2019	*Country *Region *District *Ward	Data points repeat annually
Weekly local housing allowance rate (£)				
Valuation Office Agency (VOA)	New rates for April 2019 to Mar 2020.	Jan 2019, will come into action from April 2019.	Broad rental market areas (BRMAs)	Annual. Next due Jan 2020.

Weekly cost

...comparing size & tenure

Table 16 compares housing cost by size and tenure. Most data covers a 12 month period. N/A means values are not available due to small sample sizes. For each row the highest weekly cost is highlighted in pink; the lowest in blue.

Please note
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.

About the cross-tenure weekly cost comparison		
Source	Timespan	Last updated
Average rent (Local Authority)		
Local authority rent only available in Cambridge and South Cambs. New source used in December 2018 update: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/674338/Local_Authority_Housing_Statistics_data_returns_2016_to_2017.xlsx		
MHCLG housing statistics return 2016-17: avg social rent only	End of Mar 2017	June 2017 (the latest available from MHCLG)
Average Housing Association rent		
Average rent calculated using Homes and Communities Agency's statistical data return (SDR), using 'low cost rent' and 'affordable rent' based on this return https://www.gov.uk/government/statistics/statistical-data-return-2017-to-2018 . General needs housing only, no service charges included. The district-wide average is calculated based on stock and average rents reported by RPs. Regional and England averages provided by Hometrack.		
HCA SDR 2017	End of Mar 2018	December 2018
Intermediate rent and median private rent		
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	Jan 2010 to Dec 2018	Feb 2019
Buying a lower quartile new build / resale		
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	Jan 2010 to Dec 2018	Feb 2019
Median cost of buying a 40% new build HomeBuy		
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 (currently 7.2%). Loan-to-value is assumed at 90% i.e. the buyer makes a 10% deposit on the portion of the property they are buying and it is a 25 year mortgage term.		
Hometrack	Jan 2010 to Dec 2018	Feb 2019
Median cost of buying a new build / resale		
"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	Jan 2010 to Dec 2018	Feb 2019

Table 16 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
Cambridge										
1bed	85	94	110	165	206	233	282	231	328	339
2bed	100	110	129	221	276	306	375	332	433	491
3bed	114	122	161	250	312	430	508	408	589	612
East Cambridgeshire										
1bed	-	86	111	115	144	112	137	129	231	231
2bed	-	100	117	138	172	165	185	193	231	231
3bed	-	111	136	170	213	271	318	254	317	335
Fenland										
1bed	-	80	100	87	109	73	88	85	n/a	n/a
2bed	-	93	107	110	138	95	105	132	n/a	n/a
3bed	-	99	115	138	172	183	214	171	214	225
Huntingdonshire										
1bed	-	81	102	110	137	116	144	125	144	144
2bed	-	94	122	138	173	183	208	180	336	336
3bed	-	103	144	165	206	248	292	234	312	359
South Cambridgeshire										
1bed	90	88	117	137	172	156	196	175	224	352
2bed	104	107	130	166	207	219	254	246	266	333
3bed	109	121	158	202	253	335	381	308	404	444
Forest Heath										
1bed	-	78	108	115	144	131	144	115	n/a	n/a
2bed	-	90	125	146	183	165	185	165	358	358
3bed	-	102	150	194	243	228	260	205	224	228
St Edmundsbury										
1bed	-	78	105	115	144	144	162	143	184	196
2bed	-	90	126	142	178	183	196	195	281	290
3bed	-	99	144	181	226	260	300	240	347	375
Peterborough										
1bed	-	75	84	97	121	89	102	90	103	109
2bed	-	88	106	125	156	120	133	132	143	159
3bed	-	94	114	146	183	179	214	171	214	236
East of England										
1bed	-	84		127	159	144	185	154	184	225
2bed	-	100		157	196	191	243	210	243	323
3bed	-	111		189	236	266	332	266	289	370
England										
1bed	-	81		152	190	144	219	n/a	208	300
2bed	-	96		166	207	173	271	n/a	260	390
3bed	-	106		185	231	181	260	n/a	223	295

Ladders of weekly housing cost

Weekly housing costs from Table 16 are presented here on ladders. These aim to help compare the cost of different size and tenure homes, 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. Full notes on data sources are on page 16.

Key and notes

- Ave = average, LQ = lower quartile
- 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, rents are set at up to 80% of private rents

- HA rent = low cost rent (that is, traditional social rented)
- LA rent = local authority rented (found in Cambridge and SCDC only)
- Intermed rent = intermediate rents, representing 80% of the median private rent advertised in the local area
- 3 2 1 indicate the number of bedrooms

£610	3 Ave new build
£600	
£590	
£580	3 LQ new build
£570	
£560	
£550	
£540	
£530	
£520	
£510	
£500	3 Ave resale
£490	2 Ave new build
£480	
£470	
£460	
£450	
£440	
£430	3 LQ resale 2 LQ new build
£420	
£410	
£400	3 Homebuy
£390	
£380	
£370	2 Ave resale
£360	
£350	
£340	
£330	2 Homebuy
£320	1 Ave new build 1 LQ new build
£310	3 Private rent
£300	2 LQ resale
£290	
£280	1 Ave resale
£270	2 Private rent
£260	
£250	3 Intermed rent
£240	
£230	1 LQ resale 1 Homebuy
£220	
£210	
£200	1 Private rent
£190	
£180	
£170	
£160	3 HA 'aff' rent 1 Intermed rent
£150	
£140	
£130	
£120	3 HA rent 2 HA 'aff' rent
£110	3 LA rent 2 HA rent 1 HA 'aff' rent
£100	2 LA rent
£90	1 HA rent
£80	1 LA rent
£70	
£/wk	Cambridge

£610	3 Ave new build
£600	
£590	
£580	3 Ave resale 3 LQ new build
£570	
£560	
£550	
£540	
£530	
£520	
£510	
£500	
£490	
£480	
£470	
£460	
£450	
£440	
£430	3 LQ resale
£420	
£410	
£400	3 Homebuy
£390	
£380	
£370	
£360	
£350	
£340	
£330	2 Ave new build 1 Ave new build 2 LQ new build 1 LQ new build
£320	
£310	
£300	
£290	
£280	
£270	
£260	
£250	
£240	
£230	
£220	
£210	3 Private rent
£200	
£190	2 Homebuy
£180	2 Ave resale
£170	3 Intermed rent 2 Private rent
£160	2 LQ resale
£150	
£140	1 Private rent
£130	3 HA 'aff' rent 2 Intermed rent 1 Ave resale
£120	1 Homebuy
£110	3 HA rent 2 HA 'aff' rent 1 LQ resale 1 Intermed rent
£100	2 HA rent 1 HA 'aff' rent
£90	
£80	1 HA rent
£70	
£/wk	East Cambs

£610	3 Ave new build 1 LQ resale
£600	
£590	
£580	3 LQ new build 3 Ave resale
£570	
£560	
£550	
£540	
£530	
£520	
£510	
£500	
£490	
£480	
£470	
£460	
£450	
£440	
£430	
£420	
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£240	
£230	
£220	
£210	
£200	
£190	
£180	
£170	
£160	
£150	
£140	
£130	
£120	
£110	
£100	
£90	
£80	
£70	
£/wk	Fenland

£610	3 Ave new build
£600	
£590	
£580	2 Ave new build 2 LQ new build
£570	
£560	
£550	
£540	
£530	
£520	
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£490	
£480	
£470	
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£160	
£150	
£140	
£130	
£120	
£110	
£100	
£90	
£80	
£70	
£/wk	Huntingdonshire

£610	3 Ave new build
£600	
£590	
£580	
£570	
£560	
£550	
£540	
£530	
£520	
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£190	
£180	
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£160	
£150	
£140	
£130	
£120	
£110	
£100	
£90	
£80	
£70	
£/wk	South Cambs

£610	2 Ave new build 2 LQ new build
£600	
£590	
£580	
£570	
£560	
£550	
£540	
£530	
£520	
£510	
£500	
£490	
£480	
£470	
£460	
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£190	
£180	
£170	
£160	
£150	
£140	
£130	
£120	
£110	
£100	
£90	
£80	
£70	
£/wk	Forest Heath

£610	3 Ave new build
£600	
£590	
£580	
£570	
£560	
£550	
£540	
£530	
£520	
£510	
£500	
£490	
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£170	
£160	
£150	
£140	
£130	
£120	
£110	
£100	
£90	
£80	
£70	
£/wk	St Edmundsbury

£610	3 Ave new build
£600	
£590	
£580	
£570	
£560	
£550	
£540	
£530	
£520	
£510	
£500	
£490	
£480	
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£210	
£200	
£190	
£180	
£170	
£160	
£150	
£140	
£130	
£120	
£110	
£100	
£90	
£80	
£70	
£/wk	Peterborough

About Hometrack

If you're involved in the residential property market, you need Hometrack.

Leading businesses across the property ecosystem, lenders, investors, advisers, developers and housing associations rely on our fast, accurate market intelligence and valuations to decide where to invest and develop, what to lend on and how to optimise assets.

Founded in the UK in 1999, Hometrack are trusted by major mortgage lenders, housebuilders and government bodies in.

We launched our market-leading AVM (automated valuation model) in 2002 and now provide over 50 million automated valuations each year. We are expanding into European markets via partnerships with market leaders such as the EAA and Calcasa.

Hometrack is part of Zoopla, owner of some of the UK's most trusted digital platforms including Zoopla, PrimeLocation and Property Software Group.

Hometrack is also a founding member of the European AVM Alliance.

For more information please contact:

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- E-mail: rallan@hometrack.com



Maps

Map 14 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 15 highlights the boundaries of the eight districts in the Bulletin in green with grey boundary lines. Orange shading highlights the region.

About Ed 40

This bulletin acts as a supplement to the Cambridge area Strategic Housing Market Assessment (SHMA) at:

www.cambridgeshireinsight.org.uk/housing/shma

Older bulletins can be found at

www.cambridgeshireinsight.org.uk/housingmarketbulletin

The Cambridgeshire Insight web pages have had a makeover recently, so please do visit to have a look.



Cambridgeshire | Peterborough | West Suffolk

Feedback? Suggestions?

Please contact Sue Beecroft, housing co-ordinator at

07715 200 730

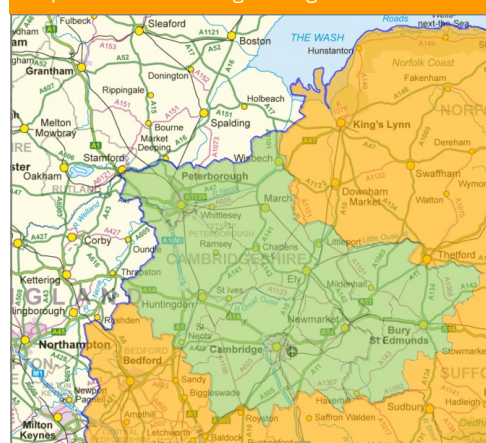
sue.beecroft@cambridge.gov.uk

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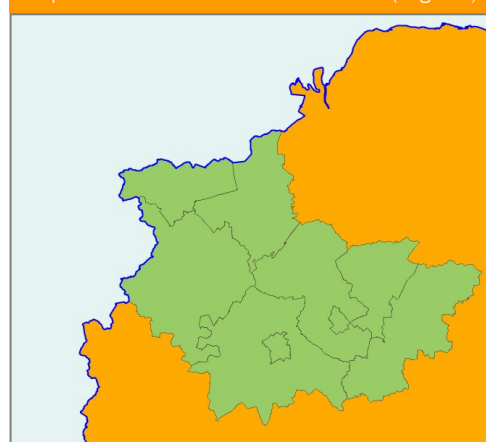
www.cambridgeshireinsight.org.uk/housing

Thank you!

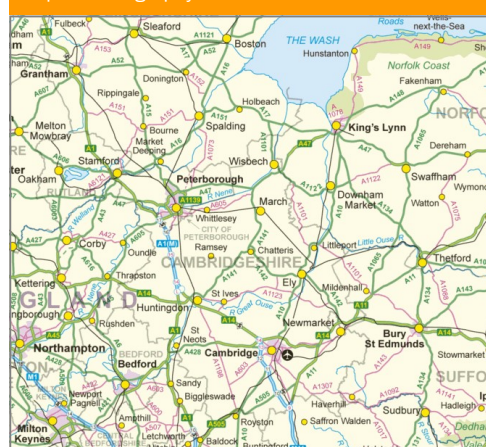
Map 14: The East of England region



Map 15: Districts covered in this bulletin (in green)



Map 16: Geography of the area



Key to colours throughout bulletin

