Edition 41
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CAMBRIDGESHIRE | PETERBOROUGH | WEST SUFFOLK

HOUSING MARKET BULLETIN

OUR HOUSING MARKET

Welcome to our June 2019 housing market bulletin, helping you keep track of local, regional and national housing market signals based on mostly March 2019 data from Hometrack.

In it we compare market signals from the number of sales completing to comparative affordability of different tenures in our local area.

From April 2019, Forest Heath and St Edmundsbury have been working as one council, known as West Suffolk. For the time being Hometrack continues to use the old district boundaries so that is how the data is presented in the bulletin, for the time being.

As always, your feedback is most welcome. Please do share the Bulletin with your colleagues!

Thanks for reading,

Sue Beecroft, June 2019

MARCH 2019 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

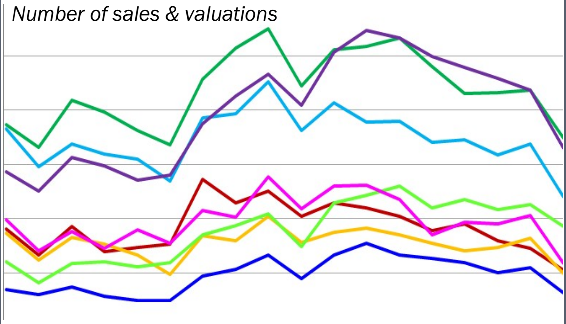
On pages 2 & 3...

"In April 219, UK city house price growth slows to 1.7%. As affordability pressures grow, London's weak growth (the lowest since May 2012) spreads across southern England."

NUMBER OF SALES

The number of sales & valuations on page 4 and the number of "actual" sales on page 6 both fell to March 2019, though more sales will get reported in time.

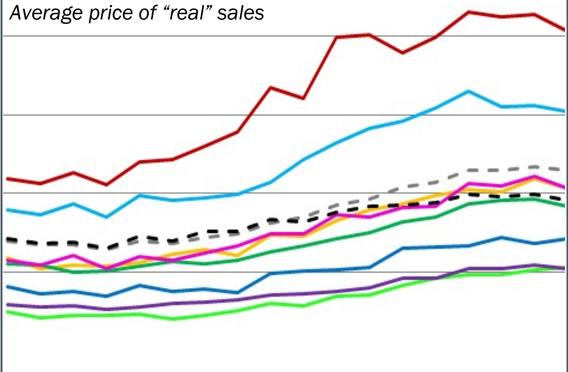
Number of sales & valuations



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

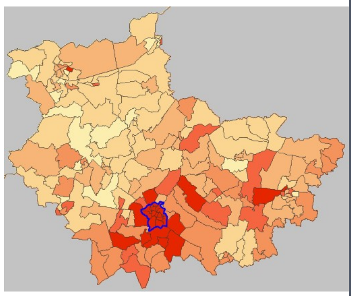


MARKET HEAT

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

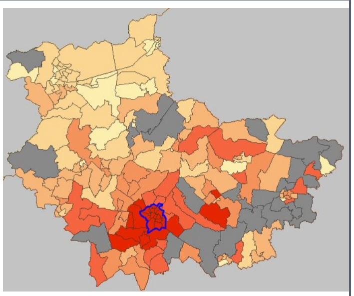
Median and lower quartile ratios of income to house price are set out on page 12. This shows a real affordability hotspot, especially in and around Cambridge.



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). LHA rates are set out on page 14, with the previous 4 years' rates .

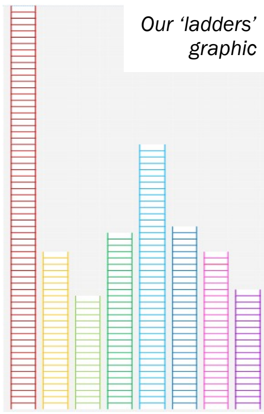


Median private rent (1 beds)

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.



Our 'ladders' graphic

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 MARCH 2019 DATA

On 25 April, 2019...

- UK city house price growth slows to 1.7%. As affordability pressures grow, London's weak growth (the lowest since May 2012) spreads across southern England.
- Sales volumes in southern cities are 13% lower than in 2015. Weaker demand has steadily reduced the rate of residential property price inflation.
- Conversely, sales volumes are 19% higher than 2015 in regional cities. The cities registering the highest rate of growth at present are those where recovery in prices since 2008 has been weakest.

Price growth weakens across southern England

UK city house price inflation has slowed to 1.7%, the weakest growth since May 2012. Weaker market conditions are spreading out from London into cities across southern England as affordability pressures grow and moving costs increase.

All six cities covered by the index in southern England, outside London, are recording the lowest growth rates since 2012 – ranging from -0.6% in Oxford to +2.2% in Bristol (Graph 1).

Weaker demand as sales volumes fall 13% since 2015

Demand for housing in southern cities has weakened, evidenced by falling sales volumes, and this has resulted in lower levels of house price growth.

Our latest analysis of city level housing transactions shows sales volumes down by an average of 13% across southern cities since 2015 (Graph 2). Sales are down by 20% in Cambridge, in line with the decline in London, and by 12% to 13% in Portsmouth and Bournemouth.

High price growth eventually results in lower sales

Falling sales volumes after a prolonged period of high house price growth is part and parcel of the unfolding housing cycle. The reality is that the more house prices increase over time, the more buyers are priced out of the market through a mix of affordability factors and higher moving costs.

Table 1 20 City Index summary, March 2019

	3 month change	% yoy	Average price
Oct-18	- 0.4%	1.2%	£251,800
Nov-18	- 0.5%	1.1%	£251,400
Dec-18	- 0.4%	1.2%	£251,300
Jan-19	0.1%	1.3%	£252,000
Feb-19	1.0%	1.8%	£253,800
Mar-19	1.3%	1.7%	£254,600

Source: Zoopla UK Cities Index powered by Hometrack

Table 2: City level summary, March 2019

	Current price	% year-on-year Mar-19	% year-on-year Mar-18
Aberdeen	£164,500	- 0.4%	- 4.5%
Belfast	£133,800	4.7%	3.1%
Birmingham	£164,100	4.2%	6.0%
Bournemouth	£290,700	1.3%	5.2%
Bristol	£277,900	2.9%	5.9%
Cambridge	£426,000	0.9%	- 1.3%
Cardiff	£207,300	4.1%	4.5%
Edinburgh	£226,700	2.9%	5.9%
Glasgow	£124,000	5.0%	2.8%
Leeds	£165,300	3.1%	4.4%
Leicester	£176,600	5.3%	5.6%
Liverpool	£122,100	5.7%	3.3%
London	£482,800	0.0%	0.1%
Manchester	£169,300	5.1%	6.0%
Newcastle	£128,800	3.4%	2.0%
Nottingham	£153,800	4.6%	6.6%
Oxford	£399,900	- 0.6%	- 0.4%
Portsmouth	£239,700	1.2%	4.9%
Sheffield	£138,200	4.4%	4.2%
Southampton	£227,100	0.7%	3.3%
20 city index	£254,600	1.7%	2.4%
UK	£218,500	2.5%	3.3%

Source: Hometrack UK Cities Index, Zoopla

Graph 3 shows the relationship between price growth since 2008 and the change in sales since 2015. It shows cities with the greatest increase in house prices have registered a steeper decline in sales since 2015 - the year with the highest overall sales since 2007.

Above average price growth in affordable cities

The cities with the highest rates of price growth at present are those where the recovery in prices since 2008 has been weakest and where affordability levels remain most attractive. Liverpool currently has the highest annual rate of house price growth (5.8%) with three other cities registering price growth over 5% - Leicester, Glasgow and Manchester. Housing sales in Glasgow and Liverpool are, respectively, 12% and 19% higher than in 2015.

Continued on page 3...

Edited from: https://www.hometrack.com/uk/insight/uk-cities-house-price-index/march-2019-cities-index/

UK CITIES HOUSE PRICE INDEX

...CONTINUED

Coverage of price falls in London continues to decline

House prices in London are unchanged compared to 12 months ago. The decline in proportion of local markets registering annual price falls that we highlighted last month has continued into March. Greater realism over pricing after a 3-year period of falling sales means house price growth is currently stabilising.

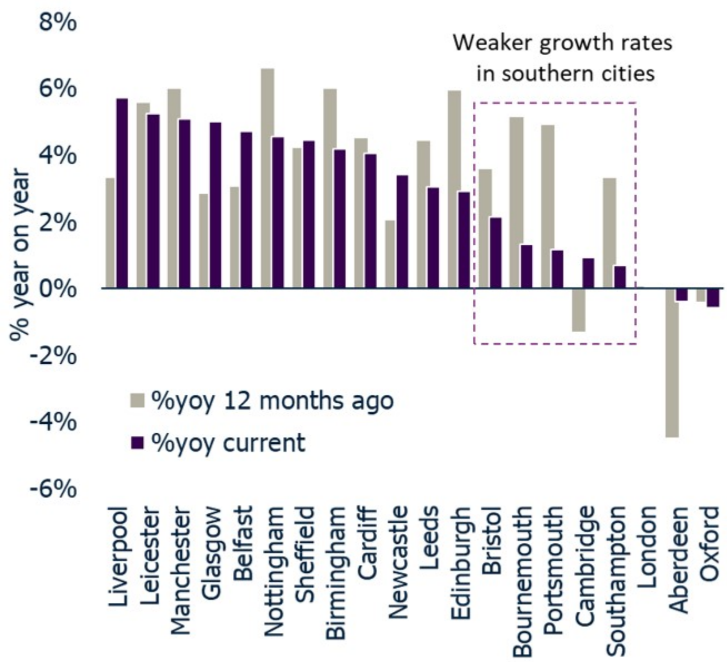
Housing cycle continues to unfold

The housing cycle continues to unfold driven by market fundamentals and the backdrop of Brexit uncertainty. Over the last 20 years, falling mortgage rates have provided an ongoing boost to buying power but with rates bottoming out at 2% in 2016 this trend has run its course. In addition to lower mortgage rates, the growth in house prices since 2008 has been driven by rising levels of employment and income growth. These factors have played out at different speeds across cities. Prices in some cities also received an additional boost from investor and overseas demand.

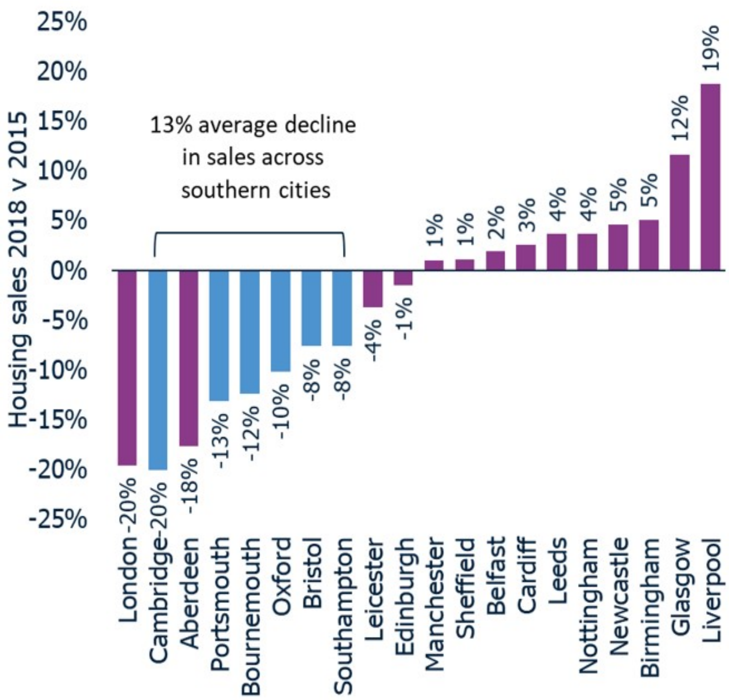
Over the last 3 years we have seen tax changes for investors and tighter mortgage regulations for homeowners shifting the dynamics of affordability. Together with higher prices, this has impacted demand for housing and the rate of house price growth.

Low single digit house price growth is the medium-term outlook once cities have adjusted to the changed fundamentals.

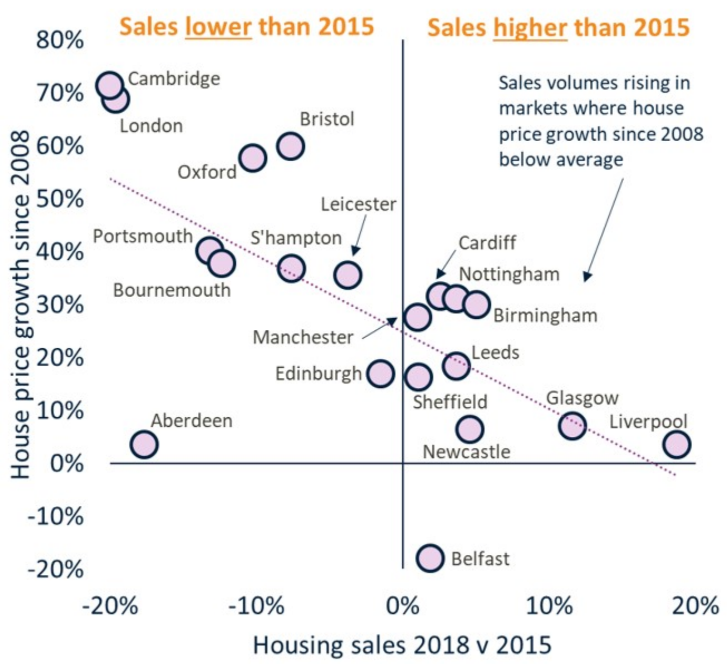
Graph 1 Annual growth - 20 city index - 1996-2018



Graph 2: Range of annual price inflation across UK cities



Graph 3: Change in price from 2008 and sales from 2015



Source: Zoopla analysis of ROS HMLR, NISRA

Edited from: https://www.hometrack.com/uk/insight/uk-cities-house-price-index/march-2019-cities-index/

Market activity

...number of sales & valuations

Please note
The scale is different for each graph as the total numbers vary so much. So graph 4 extends to 9,000,000, while graph 5 goes to 120,000 and graph 6 reaches 3,500.

What does this page show?

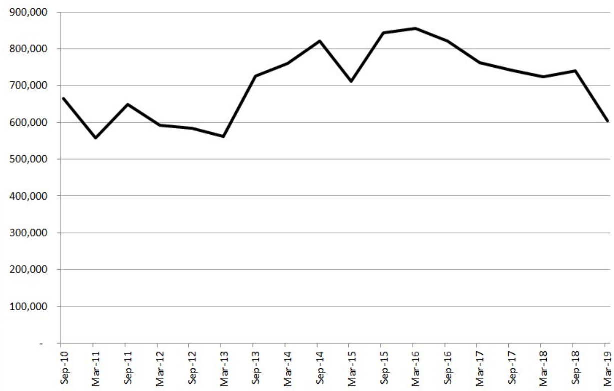
This page shows the number of sales and valuations, useful context for the rest of the Bulletin.
Sales data comes from the Land Registry and valuations data comes from the top 20 mortgage providers across the country.
The data is presented in six month "chunks".

- 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.

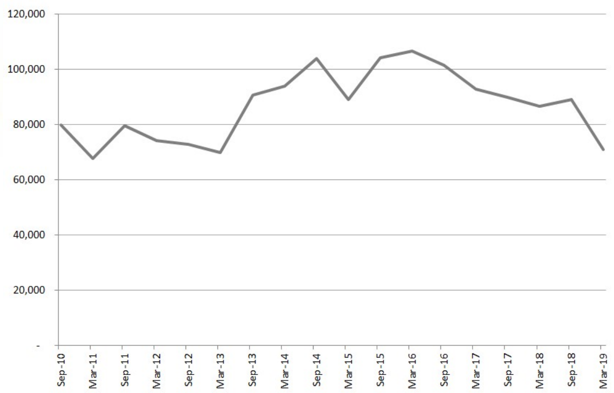
Notes & observations

- 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 (2,245) and Peterborough (2,154) with the highest number of sales and valuations and Forest Heath the lowest (814) at March 2019. *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 number of "real" 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

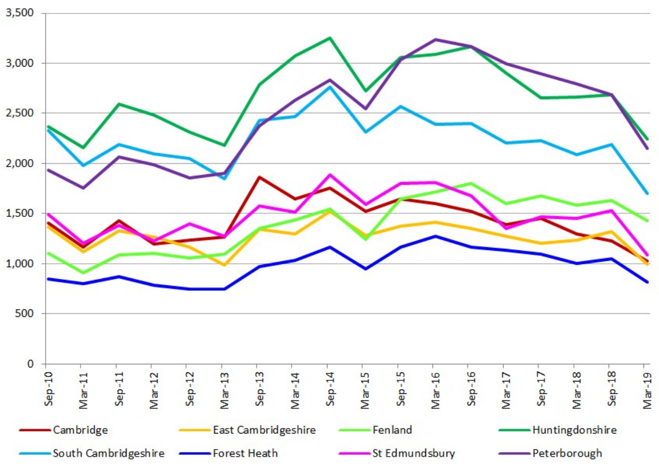


Table 4 Number of sales and valuations

	Mar-15	Sep-15	Mar-16	Sep-16	Mar-17	Sep-17	Mar-18	Sep-18	Mar-19	Change over last 12 months
Cambridge	1,522	1,646	1,600	1,520	1,389	1,451	1,299	1,229	1,029	- 270
East Cambridgeshire	1,281	1,372	1,412	1,351	1,271	1,204	1,232	1,323	993	- 239
Fenland	1,246	1,648	1,719	1,805	1,601	1,675	1,582	1,631	1,430	- 152
Huntingdonshire	2,726	3,060	3,087	3,164	2,906	2,657	2,660	2,682	2,245	- 415
South Cambridgeshire	2,315	2,566	2,390	2,396	2,206	2,226	2,091	2,187	1,698	- 393
Forest Heath	948	1,163	1,273	1,166	1,133	1,093	1,004	1,046	814	- 190
St Edmundsbury	1,590	1,805	1,813	1,678	1,348	1,467	1,454	1,528	1,087	- 367
Peterborough	2,547	3,036	3,236	3,164	2,995	2,898	2,798	2,686	2,154	- 644
East of England	89,012	103,970	106,423	101,451	92,870	89,742	86,631	88,890	70,840	- 15,791
England	711,114	842,922	855,185	821,695	762,314	741,725	722,883	740,500	604,075	- 118,808

About the number of sales and valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Apr 2010 to Mar 2019	May 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).
- Table 5 shows average property prices every 6 months and the change in average price over the past 12 months.

Notes & observations

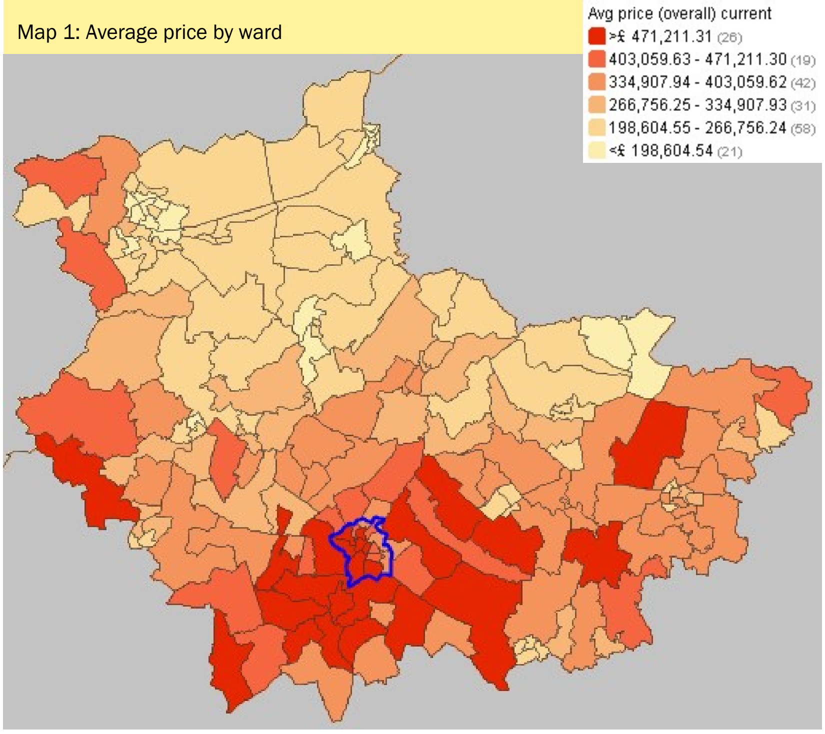
Map 1 shows a familiar pattern of prices higher in the south and the west of our area, and generally lower to the north and east, with local hotspots around some of the larger towns.

Graph 7 shows 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 or dropped slightly somewhat in most districts.

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

The biggest rise was in St Edmundsbury at +£11,710 and the biggest drop was in South Cambs at -£6,835. Both the region and England saw an increase when comparing March 2018 and March 2019 averages.

Map 1: Average price by ward



Graph 7: Average price

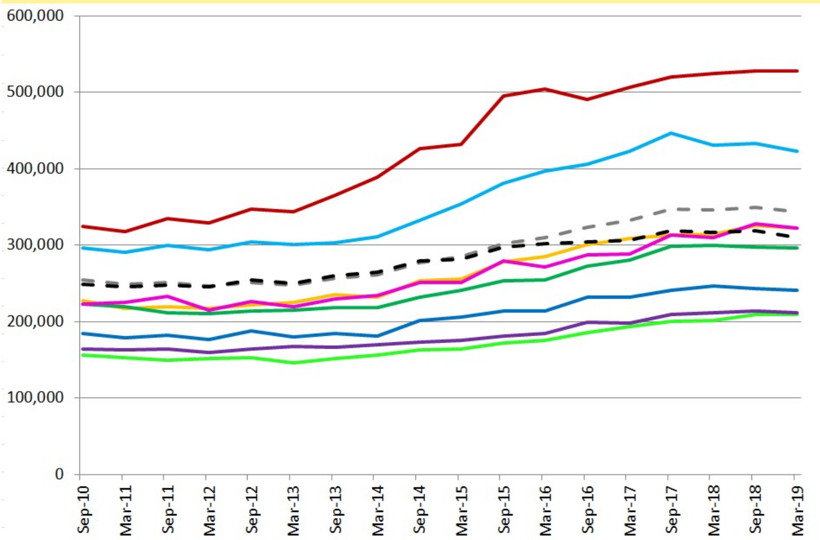


Table 5 Average price based on sales and valuations (£)

	Mar-15	Sep-15	Mar-16	Sep-16	Mar-17	Sep-17	Mar-18	Sep-18	Mar-19	Change last 12 months
Cambridge	432,286	495,717	504,255	490,697	506,099	520,708	524,192	527,568	528,517	4,325
East Cambridgeshire	255,301	278,062	285,659	300,925	309,087	313,715	314,358	325,629	322,828	8,470
Fenland	163,859	172,738	175,357	186,027	193,287	200,090	201,811	209,276	209,911	8,100
Huntingdonshire	241,006	253,062	254,912	273,053	280,424	298,651	300,311	297,770	296,517	- 3,794
South Cambs	354,194	381,337	396,563	405,682	422,599	446,852	430,376	432,742	423,541	- 6,835
Forest Heath	206,260	213,947	214,494	231,688	232,590	241,320	246,407	242,974	240,701	- 5,706
St Edmundsbury	251,396	279,663	272,112	287,616	288,100	313,360	310,241	328,391	321,951	11,710
Peterborough	175,862	181,718	184,442	198,894	198,348	209,366	211,472	214,080	211,226	- 246
East of England	284,810	302,629	309,850	323,994	332,249	347,453	345,741	349,620	344,205	- 1,536
England	282,233	297,053	301,879	304,362	306,895	318,702	316,378	318,669	310,146	- 6,232

About the average price, based on sales & valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Apr 2010 to Mar 2019	May 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.

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.

- 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.

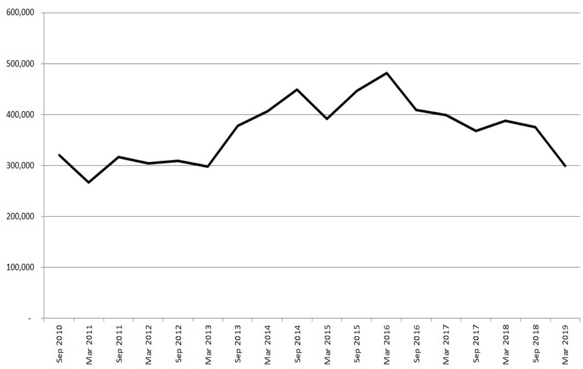
Notes & observations

The graphs show similar trends as page 4 for England, the region and districts with a drop in real sales turnover between March 2018 and March 2019.

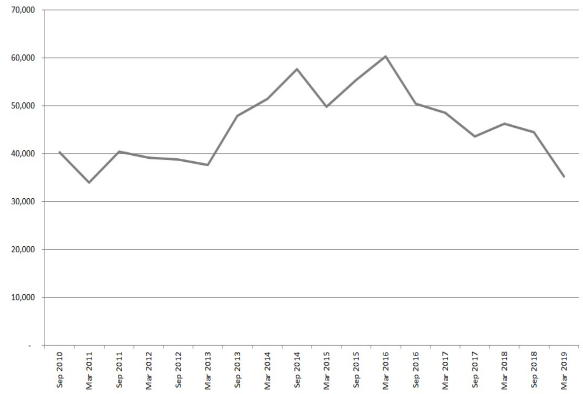
In table 6, Huntingdonshire saw the largest number of sales to March 2019 at 1,090 while Forest Heath saw the smallest number at 419.

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 March "real" sales represented between 48% and 53% of sales and valuations in our area with 53% in St Edmundsbury and 48% in South Cambs and Peterborough. The regional and England proportion was 50%. So it's clear that both data sets are helpful; and understanding the difference is important to gauge local trends (see also Graph 12).

Graph 8: Actual sales, England



Graph 9: Actual sales, East of England



Graph 10: Actual sales, districts

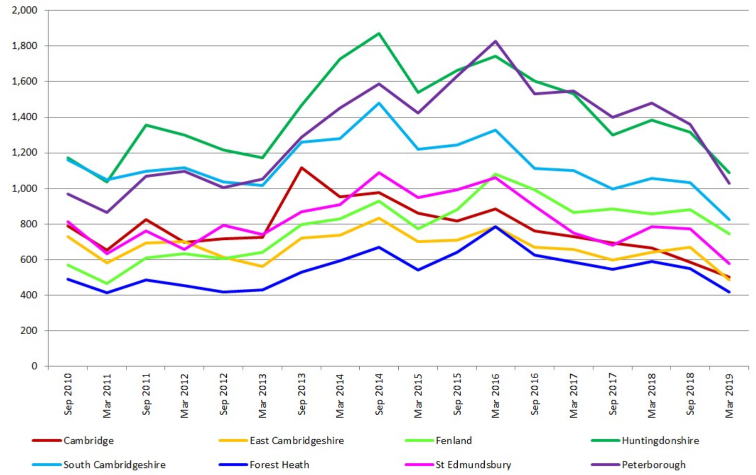


Table 6 Number of actual sales

	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Mar 2017	Sep 2017	Mar 2018	Sep 2018	Mar 2019	% real sales of S+V
Cambridge	860	818	885	760	728	694	666	583	500	49%
East Cambridgeshire	699	709	786	669	655	598	640	668	484	49%
Fenland	774	882	1,079	991	864	886	857	882	744	52%
Huntingdonshire	1,539	1,663	1,744	1,602	1,531	1,300	1,386	1,318	1,090	49%
South Cambs	1,222	1,246	1,327	1,113	1,101	997	1,056	1,032	823	48%
Forest Heath	542	641	785	624	585	547	588	549	419	51%
St Edmundsbury	947	993	1,059	901	750	682	785	771	578	53%
Peterborough	1,425	1,630	1,828	1,532	1,546	1,400	1,480	1,359	1,028	48%
East of England	49,728	55,353	60,292	50,401	48,463	43,600	46,221	44,391	35,226	50%
England	391,726	446,917	481,147	409,403	399,671	367,396	387,252	375,160	299,188	50%

About the number of actual sales

Source	Timespan	Last updated	Data level	Time interval
HM Land Registry, England & Wales	Apr 2010 to Mar 2019	May 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).
- 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 March 2015 and March 2019, along with the change over the past 12 months.

Notes & observations

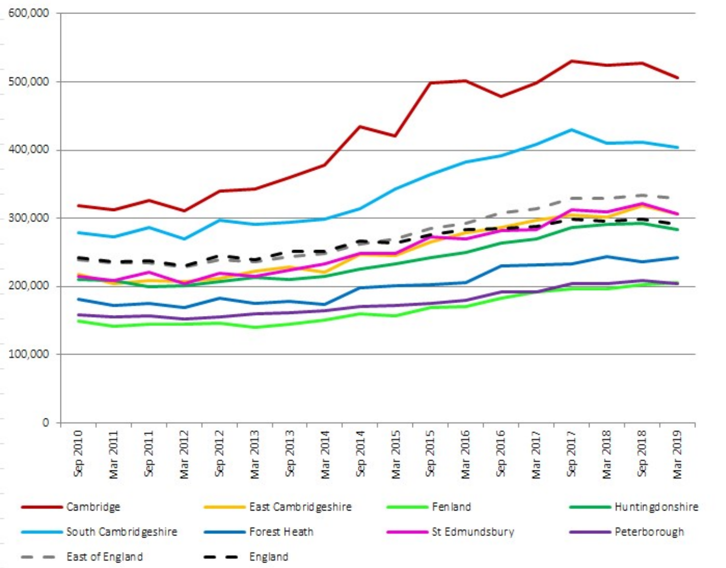
Graph 11 shows a varied picture with prices of 'real sales' increasing for some and decreasing for others.

Table 7 provides price data for real sales and change over the past year which varies from a nearly £19K drop in Cambridge to a more than £8K increase in Fenland.

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, 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 set out 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)

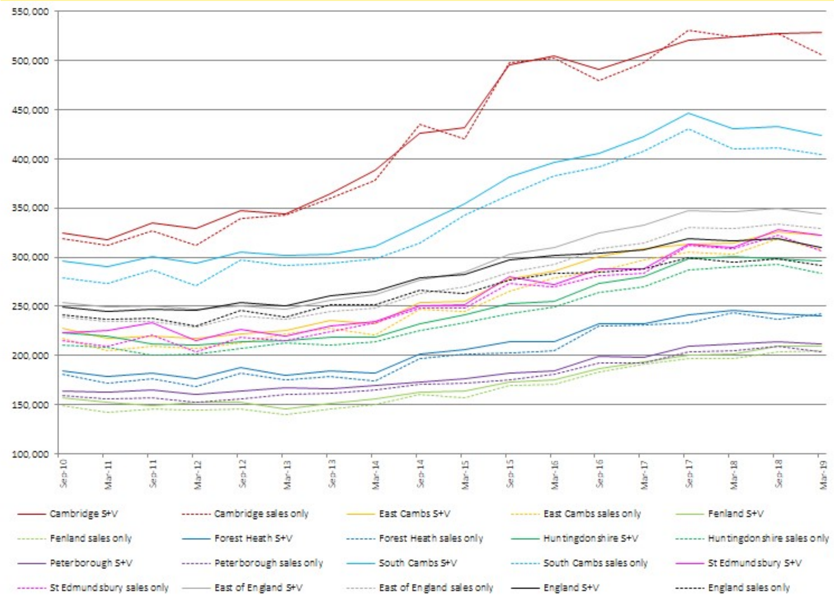


Table 7 Average price based on sales only (£)

	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Mar 2017	Sep 2017	Mar 2018	Sep 2018	Mar 2019	Change last 12 months
Cambridge	420,317	497,790	502,157	479,150	498,210	530,824	524,680	527,788	505,756	-18,924
East Cambridgeshire	244,826	265,261	279,288	286,113	297,749	305,453	302,363	318,755	306,954	4,591
Fenland	157,383	169,357	170,514	182,705	191,566	197,141	196,692	203,284	205,152	8,460
Huntingdonshire	233,735	242,877	249,376	264,243	269,987	286,608	290,519	293,101	282,943	-7,576
South Cambs	342,242	363,513	383,083	391,522	408,166	430,383	409,711	411,526	404,174	-5,537
Forest Heath	201,531	202,801	205,344	230,400	231,229	233,296	243,318	236,411	243,010	-308
St Edmundsbury	248,075	272,864	269,424	281,425	283,038	312,232	309,013	321,963	306,668	-2,345
Peterborough	171,616	175,681	180,337	192,529	192,201	204,158	204,536	208,959	204,100	-436
East of England	269,579	285,024	292,206	308,438	314,693	329,946	328,841	334,171	329,499	658
England	263,439	276,581	282,942	284,352	288,066	299,384	294,890	298,719	291,727	-3,163

About the average price based on sales only

Source	Time span	Last updated	Data level	Time interval
Hometrack	Apr 2010 to Mar 2019	May 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.

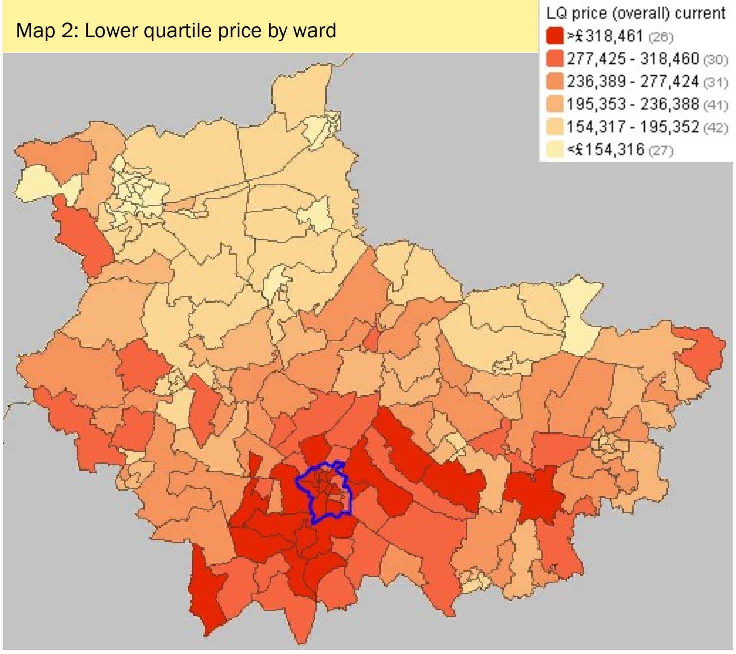
- Map 2 shows lower quartile prices for homes across our area at ward level. Lower quartile prices are based on a combination of sales prices and valuation data averaged over the past 6 months.
- Graph 13 shows lower quartile prices for each district, the region & England from Sept 2010 to March 2019.
- Table 8 shows lower quartile prices between March 2015 and March 2019 and gives the change in lower quartile price over the past 12 months.

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.

Notes & observations

Table 8 shows lower quartile prices ranging from £146K in Peterborough to £340K in Cambridge. Lower quartile prices have risen in 5 districts, held steady in one (South Cambs) and dropped in two districts. They remain relatively high in Cambridge and South Cambs (see Graph 13). The change over the past 12 months ranges from a rise of £5K in Cambridge to a fall of £2.5K in St Edmundsbury. The East of England region saw a small rise while England saw a fall of £2K in the past 12 months.

Map 2: Lower quartile price by ward



Graph 13: Lower quartile price by area

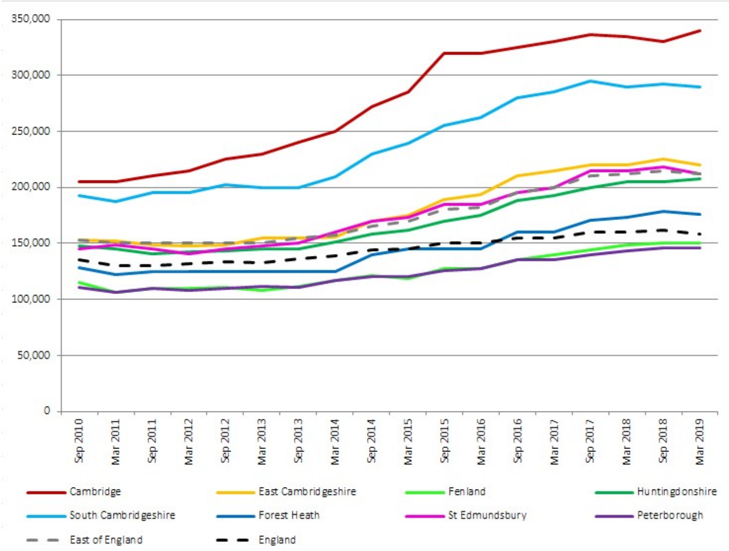


Table 8 Lower quartile price, based on sales and valuations (£)

	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Mar 2017	Sep 2017	Mar 2018	Sep 2018	Mar 2019	Change last 12 months
Cambridge	285,000	320,000	320,000	325,000	330,000	336,000	335,000	330,000	340,000	5,000
East Cambridgeshire	175,000	189,000	193,400	210,000	215,000	220,000	220,000	225,000	219,995	-5
Fenland	119,000	127,000	127,000	135,000	140,000	144,000	148,495	149,995	150,000	1,505
Huntingdonshire	162,000	170,000	175,000	188,000	192,500	200,000	205,000	205,000	208,000	3,000
South Cambridgeshire	239,000	255,000	262,500	279,995	285,000	295,000	290,000	292,000	290,000	0
Forest Heath	144,995	145,000	145,000	160,000	160,000	170,500	173,000	179,000	176,000	3,000
St Edmundsbury	173,500	185,000	185,000	195,000	200,000	215,000	215,000	218,000	212,500	-2,500
Peterborough	120,000	126,000	127,000	135,000	135,000	139,995	143,000	146,000	146,000	3,000
East of England	170,000	179,995	182,000	195,000	200,000	210,000	211,995	215,000	212,000	5
England	145,000	150,000	150,000	155,000	155,000	160,000	160,000	161,500	158,000	-2,000

About lower quartile prices - based on sales and valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Apr 2010 to Mar 2019	May 2019	Country, region, district	Data points repeat semi-annually

Price per square metre
...using sales & valuations

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 us compare sales values on a like-for-like basis.

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 Sept 2010 to March 2019.
- Table 9 shows price per square metre values from March 2015 to March 2019.

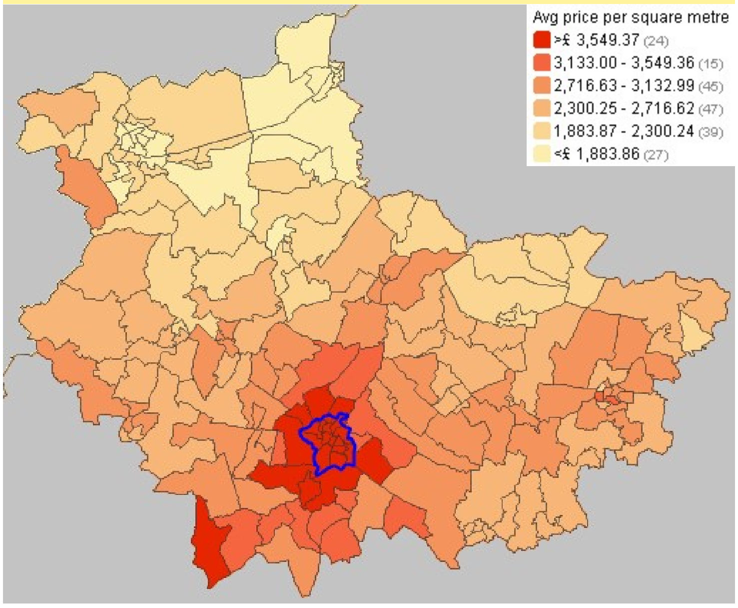
Notes & observations

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.

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 September 2016. This reflects the national and regional trend lines.

Table 9 shows the prices per sqm ranging from £1,823 in Fenland to £4,569 in Cambridge. Some districts have seen a rise and some have seen a fall when comparing March 2018 and March 2019 averages.

Map 3: Average price per square metre by ward



Graph 14 Average price per square metre

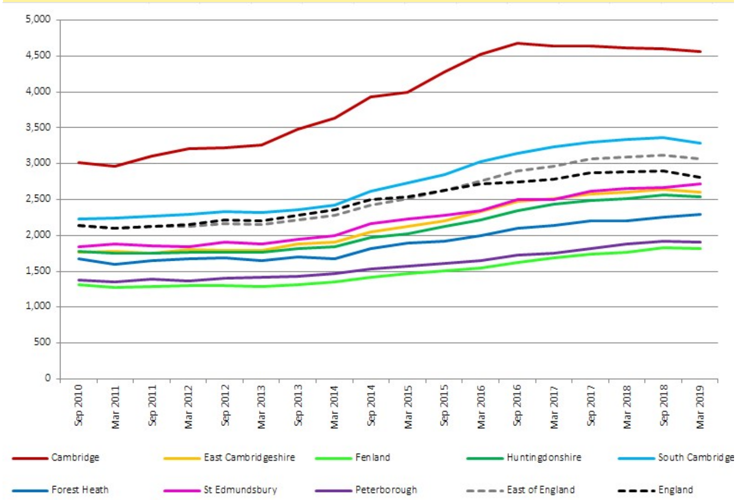


Table 9 Average price per square metre (£)

	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Mar 2017	Sep 2017	Mar 2018	Sep 2018	Mar 2019	Change last 12 months
Cambridge	4,001	4,280	4,519	4,682	4,642	4,644	4,616	4,600	4,569	-47
East Cambridgeshire	2,131	2,209	2,328	2,470	2,514	2,580	2,607	2,639	2,608	1
Fenland	1,471	1,510	1,552	1,629	1,682	1,735	1,765	1,828	1,823	58
Huntingdonshire	2,019	2,132	2,211	2,340	2,431	2,487	2,511	2,559	2,538	27
South Cambridgeshire	2,733	2,849	3,030	3,142	3,234	3,301	3,341	3,366	3,293	-48
Forest Heath	1,894	1,919	1,991	2,105	2,138	2,209	2,202	2,259	2,288	86
St Edmundsbury	2,230	2,278	2,341	2,500	2,503	2,611	2,653	2,668	2,724	71
Peterborough	1,568	1,616	1,655	1,731	1,758	1,811	1,877	1,918	1,909	32
East of England	2,515	2,634	2,759	2,894	2,970	3,068	3,088	3,123	3,069	-19
England	2,535	2,624	2,722	2,745	2,782	2,879	2,881	2,897	2,814	-67

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

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Apr 2010 to Mar 2019	May 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 February 2019 (unlike other pages which update to March 2019).
- 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 March 2017 and February 2019.
- Table 10 shows the average time taken to sell each month from February 2018 to February 2019.

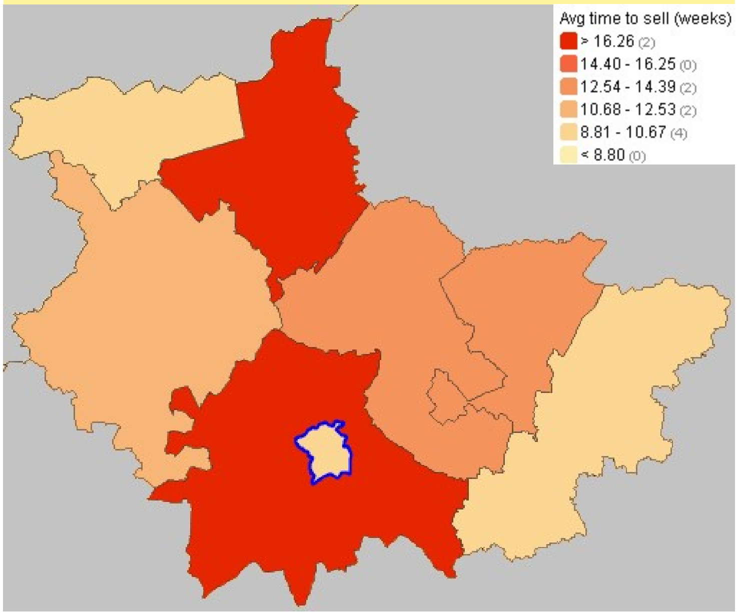
Notes & observations

Graph 15 helps compare districts, the region and England trends, and shows an erratic trend for each area covered. There are significant increases in the time to sell in Fenland and South Cambs.

Table 10 highlights that homes were still quickest to sell in Peterborough, taking an average of 8.3 weeks; and slowest to sell in Fenland at 19.6 weeks.

Table 10 shows that nationally, it took just over 11.1 weeks to sell, on average. The regional average was 12.5 weeks. This is an increase from the December bulletin, when the national and regional averages were 10 weeks.

Map 4: Average time taken to sell in weeks



Graph 15 Time taken to sell (weeks)

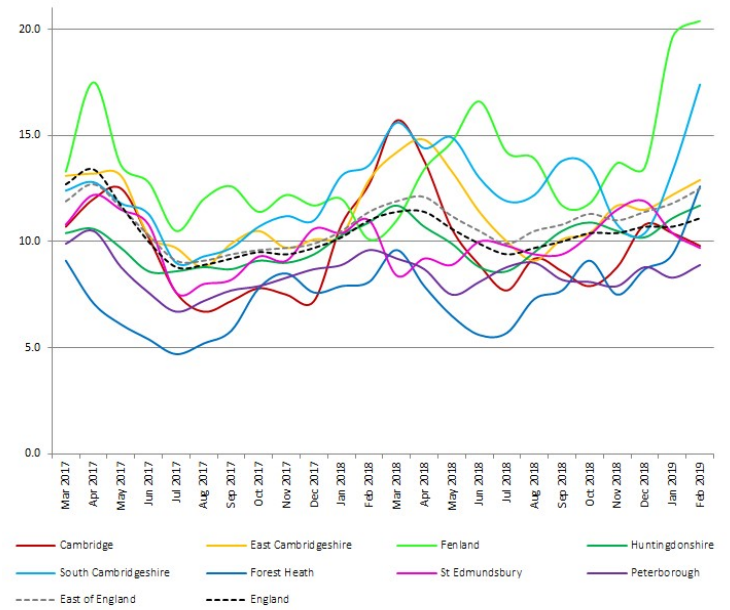


Table 10 Average time taken to sell (weeks)

	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019
Cambridge	12.7	15.7	13.8	10.6	8.9	7.7	9.2	8.6	7.9	8.8	10.8	10.4	9.8
East Cambs	12.9	14.2	14.8	13.3	11.4	10.0	9.1	10.1	10.4	11.7	11.5	12.2	12.9
Fenland	10.1	11.0	13.4	14.7	16.6	14.2	13.9	11.7	11.8	13.7	13.5	19.6	20.4
Huntingdonshire	10.9	11.7	10.7	9.9	8.8	8.6	9.5	10.5	10.9	10.5	10.2	11.1	11.7
South Cambs	13.6	15.6	14.4	14.9	13.0	11.9	12.2	13.8	13.5	10.8	10.4	13.3	17.4
Forest Heath	8.1	9.6	7.9	6.5	5.6	5.7	7.3	7.7	9.1	7.5	8.7	9.4	12.6
St Edmundsbury	11.0	8.4	9.2	8.9	10.0	9.8	9.4	9.4	10.3	11.5	11.9	10.4	9.7
Peterborough	9.6	9.2	8.7	7.5	8.1	8.8	9.0	8.2	8.1	7.9	8.8	8.3	8.9
East of England	11.4	11.9	12.1	11.2	10.5	9.9	10.5	10.8	11.3	11.0	11.4	11.8	12.5
England	11.0	11.4	11.4	10.6	9.9	9.4	9.7	10.0	10.4	10.4	10.7	10.7	11.1

About the average time to sell, in weeks

Source	Timespan	Last updated	Data level	Time interval
Hometrack analysis of Zoopla data	Mar 2017 to Feb 2019	May 2019	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.

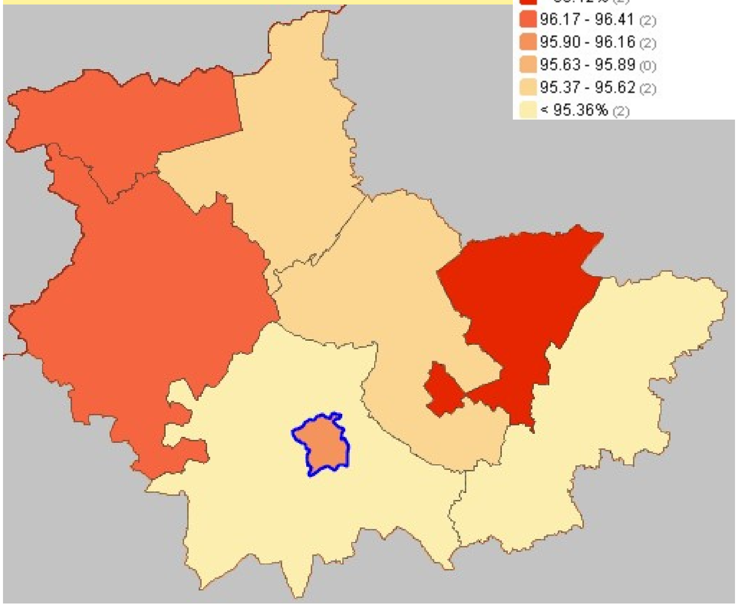
- Map 5 shows the percentage of asking price actually achieved when the sale completes. This gives a measure of the "heat" of the housing market, as at February 2019.
- Graph 16 shows the percentage achieved in each district, between March 2017 and Feb 2019. It includes the trend for England and the East of England (black and grey dashed lines).
- Table 11 shows the average percentage achieved across each district, the region and England from 2018 to Feb 2019.

Notes & observations

In February 2019 all the districts in our area were achieving more than 95% of the asking price. The lowest percentage in our area was seen in South Cambs at 95.1% and the highest was 96.5% in Forest Heath. The proportion for the region was 95.9% and for England was 96.1%.

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

Map 5: Average % of asking price achieved at sale



Graph 16 % of asking price achieved at sale

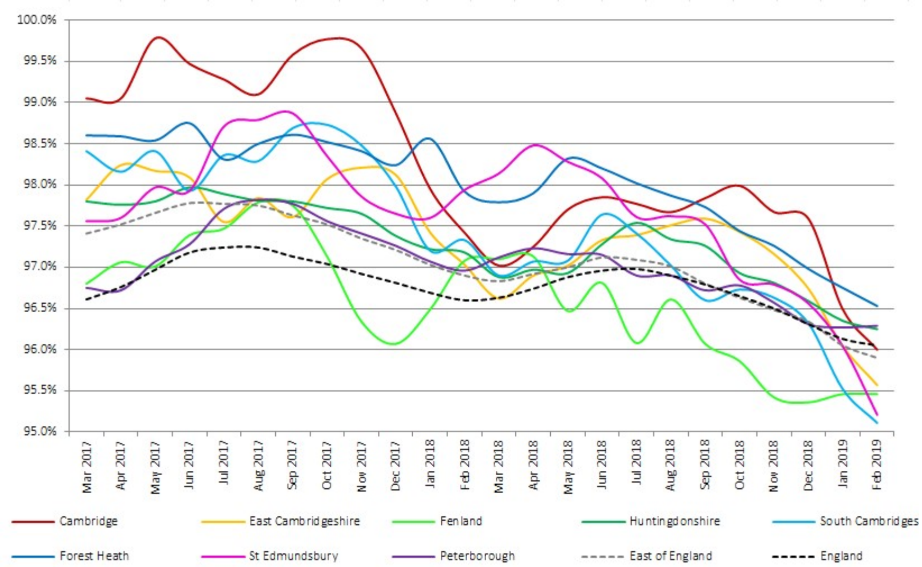


Table 11 Percentage of asking price achieved at sale

	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019
Cambridge	97.4%	97.0%	97.3%	97.7%	97.9%	97.8%	97.7%	97.8%	98.0%	97.7%	97.6%	96.5%	96.0%
East Cambs	97.0%	96.6%	96.9%	97.0%	97.3%	97.4%	97.5%	97.6%	97.4%	97.2%	96.7%	96.0%	95.6%
Fenland	97.1%	97.1%	97.1%	96.5%	96.8%	96.1%	96.6%	96.1%	95.9%	95.4%	95.4%	95.5%	95.5%
Huntingdonshire	97.2%	96.9%	97.0%	96.9%	97.3%	97.5%	97.3%	97.3%	96.9%	96.8%	96.6%	96.4%	96.3%
South Cambs	97.3%	96.9%	97.1%	97.1%	97.6%	97.4%	97.0%	96.6%	96.7%	96.6%	96.3%	95.5%	95.1%
Forest Heath	97.9%	97.8%	97.9%	98.3%	98.2%	98.0%	97.9%	97.7%	97.4%	97.3%	97.0%	96.8%	96.5%
St Edmundsbury	97.9%	98.1%	98.5%	98.3%	98.1%	97.6%	97.6%	97.5%	96.9%	96.8%	96.6%	96.0%	95.2%
Peterborough	97.0%	97.1%	97.2%	97.2%	97.2%	96.9%	96.9%	96.7%	96.8%	96.6%	96.3%	96.3%	96.3%
East of England	96.9%	96.8%	96.9%	97.0%	97.1%	97.1%	97.0%	96.8%	96.6%	96.5%	96.3%	96.1%	95.9%
England	96.6%	96.6%	96.7%	96.9%	97.0%	97.0%	96.9%	96.8%	96.7%	96.5%	96.3%	96.1%	96.1%

About the average sales price as a % of asking price

Source	Timespan	Last updated	Data level	Time interval
Hometrack analysis of Zoopla data	Mar 2017 to Feb 2019	May 2019	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 from March 2017 to March 2019.
- 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 from March 2017 to March 2019.

Notes & observations

Affordability changed a little to March 2019. Income data was updated in September 2018 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 14.2 (LQ ratio) and 10.5 (median ratio).

Map 6: Lower quartile price compared to lower quartile income

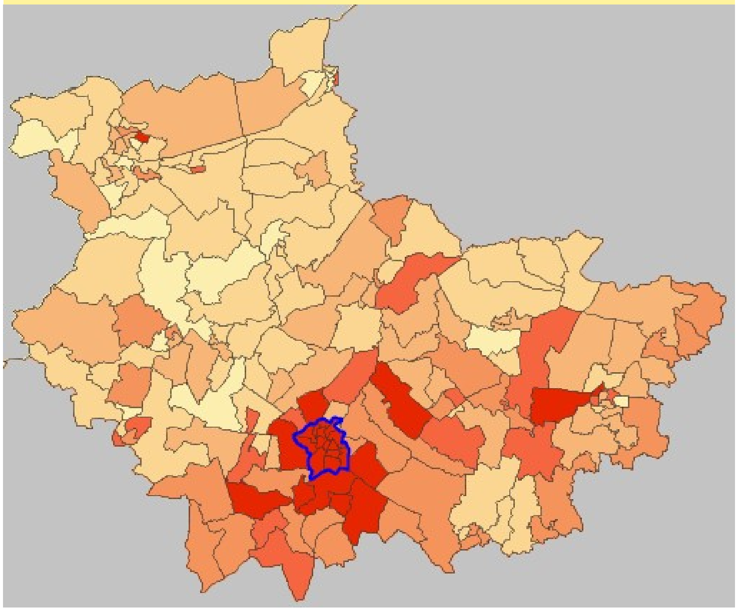


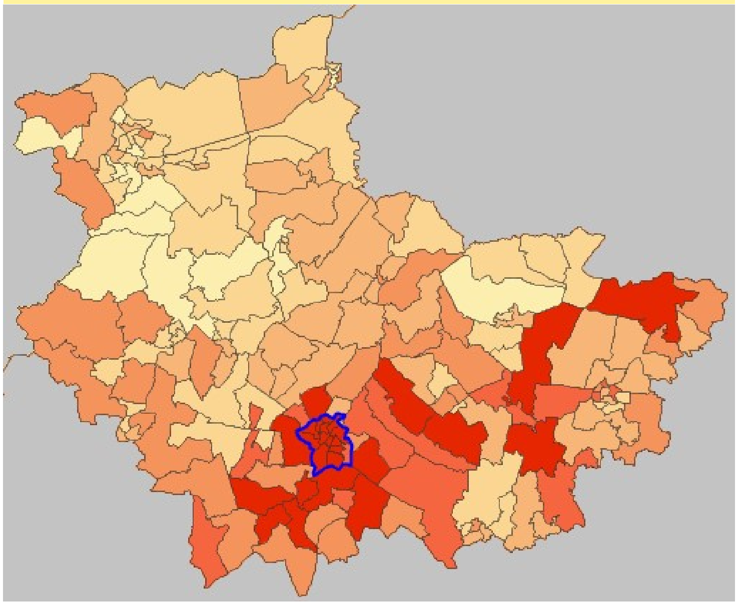
Table 12 Lower quartile price to income ratio (rounded)

	Mar-17	Jun-17	Sep-17	Dec-17	Apr-18	Jun-18	Sep-18	Dec-18	Mar-19
Cambridge	16.4	15.5	15.6	15.7	16.3	16.1	14.3	14.2	14.2
East Cambs	10.8	10.3	10.3	10.4	10.5	10.5	9.8	9.8	9.8
Fenland	9.4	8.9	9.1	9.2	9.5	9.5	8.9	8.9	9.2
HDC	9.5	8.8	9.0	9.1	9.4	9.5	9.3	9.3	9.3
South Cambs	11.8	11.1	11.4	11.5	11.5	11.5	10.8	10.7	10.8
Forest Heath	10.1	9.4	9.6	9.7	10.2	10.3	9.6	9.6	9.7
St Ed's	10.8	10.2	10.5	10.8	11.0	11.0	10.4	10.5	10.4
Peterborough	9.0	8.4	8.4	8.7	9.1	9.1	8.9	9.1	9.3
East of England	10.9	10.5	10.5	10.7	11.0	11.0	10.4	10.5	10.6
East Midlands	8.5	8.1	8.1	8.2	8.4	8.4	8.2	8.3	8.5

Table 13 Median house price to income ratio (rounded)

	Mar-17	Jun-17	Sept-17	Dec-17	Apr-18	Jun-18	Sep-18	Dec-18	Mar-19
Cambridge	11.6	11.3	11.6	11.4	11.8	11.6	10.6	10.4	10.5
East Cambs	7.7	7.5	7.6	7.7	7.7	7.8	7.3	7.4	7.4
Fenland	6.6	6.4	6.5	6.6	6.8	6.8	6.6	6.6	6.7
HDC	6.8	6.5	6.6	6.9	7.1	7.1	7.0	7.0	6.9
South Cambs	8.3	8.4	8.5	8.6	8.6	8.6	8.3	8.1	8.2
Forest Heath	7.1	6.9	7.0	7.1	7.4	7.4	7.0	6.9	6.9
St Ed's	7.7	7.3	7.5	7.7	7.9	7.9	7.8	7.6	7.6
Peterborough	6.4	6.1	6.0	6.1	6.4	6.4	6.5	6.5	6.7
East of England	8.2	8.0	8.2	8.2	8.4	8.4	8.1	8.1	8.2
East Midlands	6.2	6.0	6.1	6.1	6.2	6.3	6.2	6.2	6.3

Map 7: Median price compared to median income



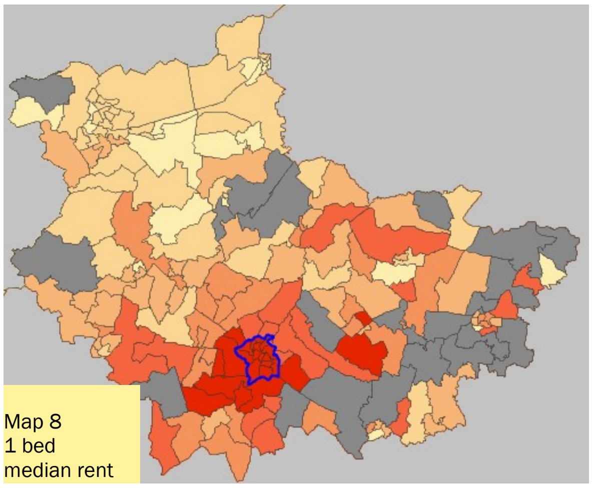
About median and lower quartile house price to income ratios

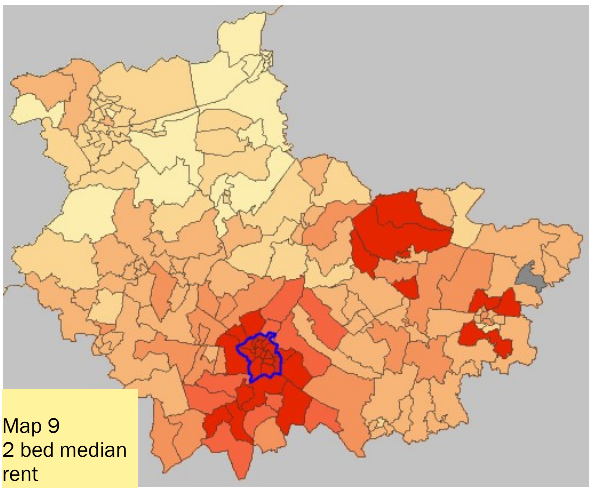
Source	Timespan	Last updated	Data level	Time interval
Hometrack & CACI	Apr 2010 to Mar 2019	May 2019	Region & district	Data points repeat annually

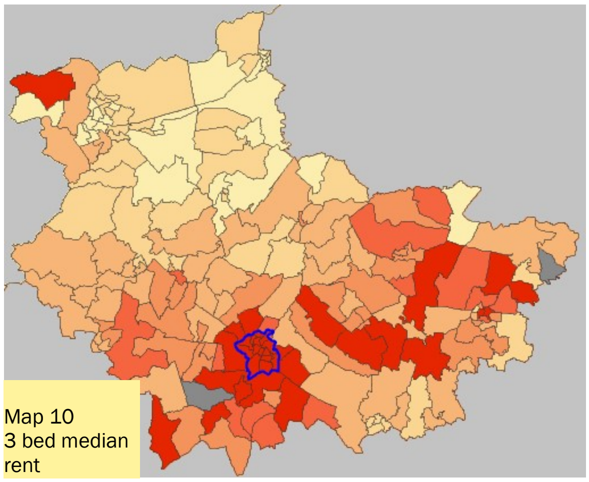
Private rent and

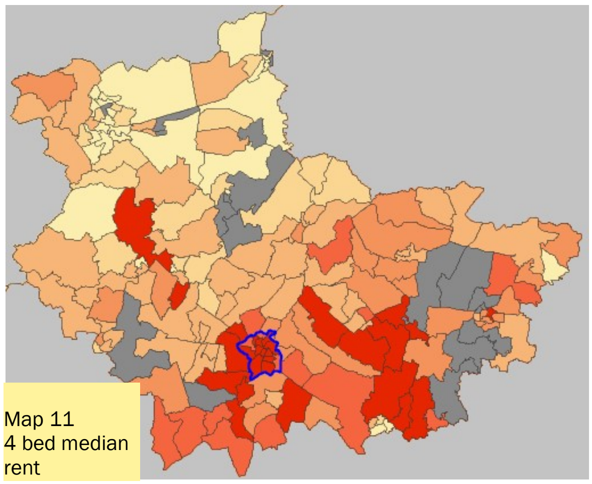
Table 14 Weekly median private rents & "main" LHA rate

	Mar-17	Jun-17	Sep-17	Dec-17	Apr-18	Jun-18	Sept-18	Dec-18	Mar-19	LHA
Cambridge	Last column = Cambridge LHA rate 2019/20 (rounded)									
1 bed	207	207	207	207	205	206	207	206	207	134
2 bed	265	268	267	267	275	275	276	276	276	154
3 bed	300	311	311	311	311	311	311	312	318	179
4 bed	398	403	414	402	415	422	426	426	424	238
East Cambridgeshire	Last column = Cambridge LHA rate 2019/20 (rounded)									
1 bed	173	173	175	174	140	138	141	144	144	134
2 bed	173	173	178	173	173	173	172	172	172	154
3 bed	207	207	207	207	213	207	213	213	207	179
4 bed	303	317	323	323	323	323	321	312	311	238
Fenland	Last column = Peterborough LHA rate 2019/20 (rounded)									
1 bed	131	131	132	129	114	110	109	109	109	95
2 bed	137	138	144	140	138	144	138	138	144	119
3 bed	161	166	167	167	167	167	167	172	173	136
4 bed	207	207	184	187	227	230	253	253	230	173
Huntingdonshire	Last column = Huntingdon LHA rate 2019/20 (rounded)									
1 bed	137	138	138	138	135	133	138	137	137	111
2 bed	167	167	167	167	169	168	172	173	172	134
3 bed	196	196	196	196	201	201	204	206	203	160
4 bed	253	253	265	265	276	288	288	288	288	204
South Cambridgeshire	Last column = Cambridge LHA rate 2019/20 (rounded)									
1 bed	176	173	173	176	161	161	172	172	172	134
2 bed	207	206	206	207	206	206	206	207	207	154
3 bed	253	253	-	253	253	253	252	253	253	179
4 bed	321	340	323	323	323	334	322	322	322	238
Forest Heath	Last column = Bury St Edmunds LHA rate 2019/20 (rounded)									
1 bed	150	153	155	153	144	144	144	144	144	105
2 bed	173	173	173	173	173	173	183	183	183	134
3 bed	218	218	-	219	242	242	242	243	249	160
4 bed	297	311	309	288	317	319	319	312	321	222
St Edmundsbury	Last column = Bury St Edmunds LHA rate 2019/20 (rounded)									
1 bed	150	150	150	150	144	144	144	144	144	105
2 bed	167	173	173	173	173	173	177	178	173	134
3 bed	201	206	206	206	219	219	226	226	219	160
4 bed	276	276	276	288	323	321	323	323	323	222
Peterborough	Last column = Peterborough LHA rate 2019/20 (rounded)									
1 bed	128	132	132	134	121	121	121	121	121	95
2 bed	150	150	150	150	155	155	155	156	155	119
3 bed	173	173	173	173	176	177	178	183	178	136
4 bed	229	230	229	225	242	242	242	245	230	173
East of England										
1 bed	183	184	183	184	155	158	159	159	159	-
2 bed	196	196	196	196	196	196	196	196	196	-
3 bed	225	229	230	230	230	236	236	236	231	-
4 bed	299	300	300	311	323	323	323	327	323	-
England										
1 bed	210	213	207	207	173	173	195	190	189	-
2 bed	176	178	178	178	178	178	207	207	207	-
3 bed	206	206	207	207	207	207	230	231	230	-
4 bed	320	323	323	323	346	353	380	381	380	-


Map 8
1 bed
median rent


Map 9
2 bed median rent


Map 10
3 bed median rent


Map 11
4 bed median 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.

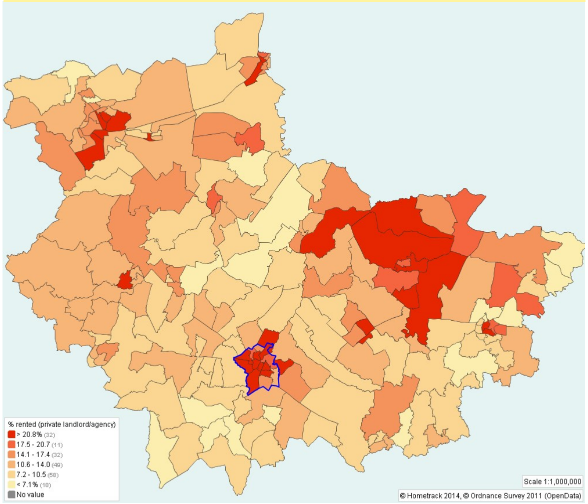
Map 12 shows the % of homes privately rented from the 2011 Census and Map 13 shows BRMA boundaries and labels the BRMAs covering our eight districts.

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 some increases since, which we have highlighted with blue shading in Table 15 (comparing 2018/9 to 2019/20 rates).

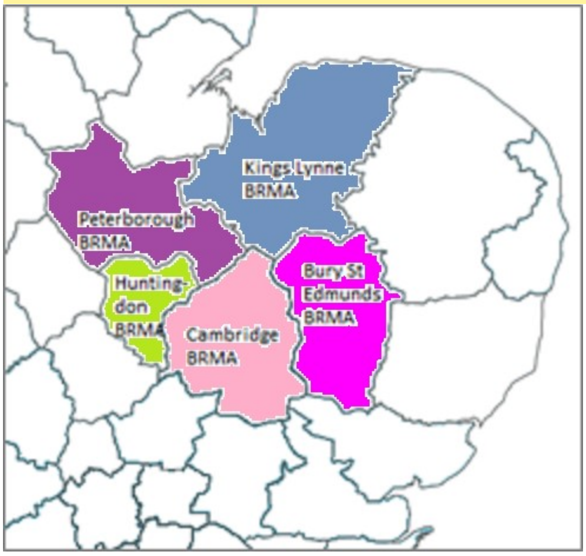
Table 15 Weekly Local Housing Allowance rates (see Map 13 for BRMA boundaries)

	Apr-15 to Mar-16	Apr-16 to Mar-17	Apr-17 to Mar-18	Apr-18 to Mar-19	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 12 % renting from private landlord or letting agency by ward, Census 2011



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	Apr 2018 to Mar 2019	May 2019	*Country *Region *District *Ward	Data points repeat annually
Weekly local housing allowance rate (£)				
Valuation Office Agency (VOA)	April 2019 to Mar 2020	Came into action 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. Data used in March 2019 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, for Jan 2017 to Dec 2017.		
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	Apr 2018 to Mar 2019	May 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	Apr 2018 to Mar 2019	May 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	Oct 2017 to Sep 2018	May 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	Apr 2018 to Mar 2019	May 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	166	207	222	268	228	358	401
2bed	100	110	129	221	276	296	359	332	448	506
3bed	114	122	161	254	318	423	501	419	615	704
East Cambridgeshire										
1bed	-	86	111	115	144	111	133	136	228	228
2bed	-	100	117	138	172	150	182	194	228	234
3bed	-	111	136	166	207	268	313	254	288	318
Fenland										
1bed	-	80	100	87	109	73	91	89	n/a	n/a
2bed	-	93	107	115	144	97	108	134	90	90
3bed	-	99	115	138	173	186	217	175	222	245
Huntingdonshire										
1bed	-	81	102	110	137	120	148	130	142	142
2bed	-	94	122	138	172	179	201	180	266	280
3bed	-	103	144	162	203	248	285	231	300	342
South Cambridgeshire										
1bed	90	88	117	138	172	148	179	169	350	353
2bed	104	107	130	166	207	214	268	249	297	410
3bed	109	121	158	202	253	336	376	308	376	482
Forest Heath										
1bed	-	78	108	115	144	131	145	116	n/a	n/a
2bed	-	90	125	146	183	164	181	164	353	353
3bed	-	102	150	199	249	228	262	207	221	228
St Edmundsbury										
1bed	-	78	105	115	144	142	160	144	194	194
2bed	-	90	126	138	173	182	199	196	269	296
3bed	-	99	144	175	219	256	296	204	293	310
Peterborough										
1bed	-	75	84	97	121	90	103	88	94	97
2bed	-	88	106	124	155	120	134	134	232	248
3bed	-	94	114	142	178	178	214	173	228	251
East of England										
1bed	-	84		127	159	142	182	153	189	239
2bed	-	100		157	196	188	239	210	244	308
3bed	-	111		185	231	262	329	267	291	365
England										
1bed	-	81		151	189	142	214	n/a	199	285
2bed	-	96		166	207	171	268	n/a	251	382
3bed	-	106		184	230	182	256	n/a	219	285

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 15.

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 South Cambridgeshire only)
- Intermed rent = intermediate rents, representing 80% of the median private rent advertised in the local area
- ❸❷❶ indicate the number of bedrooms

£/wk	Cambridge	East Cambs	Fenland	Huntingdonshire	South Cambs	Forest Heath	St Edmundsbury	Peterborough
£700	❸Ave new build							
...								
£610	❸LQ new build							
£600								
£590								
£580								
£570								
£560								
£550								
£540								
£530								
£520								
£510								
£500	❸Ave resale ❷Ave new build							
£490								
£480					❸Ave new build			
£470								
£460								
£450								
£440	❷LQ new build							
£430								
£420	❸LQ resale							
£410	❸Homebuy				❷Ave new build			
£400	❶Ave new build							
£390								
£380								
£370					❸LQ new build ❸Ave resale			
£360								
£350	❷Ave resale ❶LQ new build				❶Ave new build ❶LQ new build	❷Ave new build ❷LQ new build		
£340				❸Ave new build				
£330	❷Homebuy				❸LQ resale			
£320								
£310	❸Private rent	❸Ave new build ❸Ave resale					❸Ave new build	
£300				❸LQ new build	❸Homebuy			
£290	❷LQ resale				❷LQ new build		❸LQ new build ❸Ave resale ❷Ave new build	
£280		❸LQ new build		❸Ave resale ❷Ave new build				
£270	❷Private rent							
£260	❶Ave resale	❸LQ resale		❷LQ new build	❷Ave resale	❸Ave resale	❷LQ new build	
£250	❸Intermed rent	❸Homebuy			❸Private rent		❸LQ resale	❸Ave new build
£240			❸Ave new build	❸LQ resale	❷Homebuy	❸Private rent		❷Ave new build
£230		❷Ave new build		❸Homebuy				❷LQ new build
£220	❷Intermed rent ❶LQ resale ❶Homebuy	❷LQ new build ❶Ave new build ❶LQ new build	❸LQ new build			❸Ave new build ❸LQ new build ❸LQ resale		❸LQ new build
£210			❸Ave resale		❷LQ resale		❸Private rent	❸Ave resale
£200	❶Private rent	❸Private rent		❸Private rent ❷Ave resale	❸Intermed rent ❷Private rent	❸Homebuy	❸Homebuy	
£190		❷Homebuy				❸Intermed rent	❷Ave resale ❷Homebuy ❶Ave new build ❶LQ new build	
£180		❷Ave resale	❸LQ resale ❸Homebuy	❷Homebuy		❷Ave resale ❷Private rent	❷LQ resale	
£170		❷Private rent	❸Private rent	❷LQ resale ❷Private rent	❶Ave resale ❶Private rent		❸Intermed rent ❷Private rent	❸LQ resale ❸Homebuy ❸Private rent
£160	❸HA 'aff' rent ❶Intermed rent	❸Intermed rent		❸Intermed rent	❷Intermed rent ❶Homebuy	❷LQ resale ❷Homebuy	❶Ave resale	
£150		❷LQ resale			❸HA 'aff' rent	❸HA 'aff' rent		❷Private rent
£140		❶Private rent	❷Private rent	❸HA 'aff' rent ❶Ave new build ❶LQ new build ❶Ave resale	❶LQ resale	❷Intermed rent ❶Ave resale ❶Private rent	❸HA 'aff' rent ❶Homebuy ❶LQ resale ❶Private rent	❸Intermed rent
£130		❸HA 'aff' rent ❷Intermed rent ❶Ave resale ❶Homebuy	❸Intermed rent ❷Homebuy	❷Intermed rent ❶Private rent ❶Homebuy	❷HA 'aff' rent ❶Intermed rent	❶LQ resale	❷Intermed rent	❷Ave resale ❷Homebuy
£120	❸HA rent ❷HA 'aff' rent			❷HA 'aff' rent ❶LQ resale	❸HA rent	❷HA 'aff' rent	❷HA 'aff' rent	❷LQ resale ❷Intermed rent ❶Private rent
£110	❸LA rent ❷HA rent ❶HA 'aff' rent	❸HA rent ❷HA 'aff' rent ❶LQ resale ❶Intermed rent	❸HA 'aff' rent ❷Intermed rent	❶Intermed rent	❶HA 'aff' rent	❶Homebuy ❶Intermed rent	❶Intermed rent	❸HA 'aff' rent
£100	❷LA rent	❷HA rent ❶HA 'aff' rent	❷Ave resale ❷HA 'aff' rent ❶Private rent ❶HA 'aff' rent	❸HA rent ❶HA 'aff' rent	❸LA rent ❷HA rent ❷LA rent	❸HA rent ❶HA 'aff' rent	❶HA 'aff' rent	❷HA 'aff' rent ❶Ave resale
£90	❶HA rent		❸HA rent ❷LQ resale ❷Ave new build ❷LQ new build ❷HA rent ❶Avg resale	❷HA rent	❶LA rent	❷HA rent	❸HA rent ❷HA rent	❸HA rent ❶Ave new build ❶LQ new build ❶LQ resale ❶Intermed rent
£80	❶LA rent	❶HA rent	❶Homebuy ❶Intermed rent ❶HA rent	❶HA rent	❶HA rent			❶Homebuy ❷HA rent ❶HA 'aff' rent
£70			❶LQ resale			❶HA rent	❶HA rent	❶HA rent

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.

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

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hometrack

Next Edition

Housing Market Bulletin edition 42 is due September 2019 based on June 2019 data

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 41

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.

The Housing Board

Cambridgeshire | Peterborough | West Suffolk

Feedback? Suggestions?

Please contact Sue Beecroft, housing co-ordinator at

07715 200 730

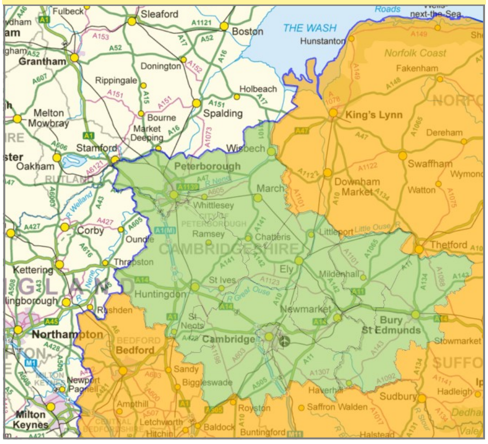
sue.beecroft@cambridge.gov.uk

@CambsHsgSubReg

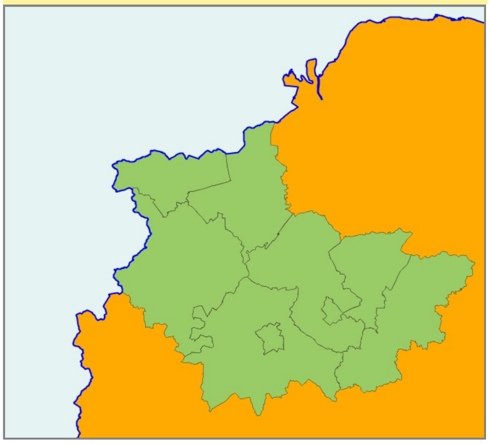
www.cambridgeshireinsight.org.uk/housing

Thank you!

Map 14: The East of England region

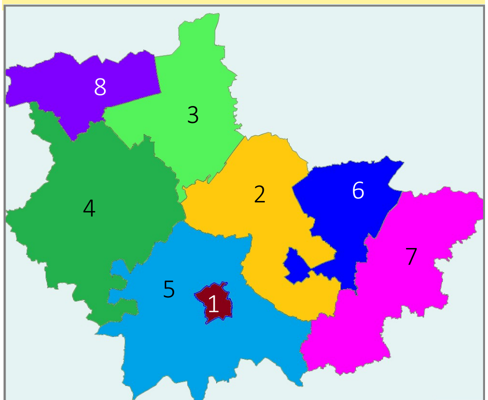


Map 15: Districts covered in this bulletin (in green)



Map 16: Geography of the area

Key to colours throughout bulletin



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