



OUR HOUSING MARKET

Welcome to our housing market bulletin, produced to help you keep track of local housing market signals based on March 2022 data from Hometrack.

Apologies it is being released slightly later than usual. Due to time running out, just for this edition we have omitted the staircase of private rents, but will add it back in to the September bulletin.

In the bulletin we compare a number of signals; from number of sales to comparative affordability across our local area and with the region and the whole of England.

Since April 2019, Forest Heath and St Edmundsbury have been working as one council, called 'West Suffolk'. For the time being Hometrack continues to use the old district boundaries, referred to as "formerly known as" (FKA) Forest Heath and FKA St Edmundsbury throughout - so that is mostly how the data is presented, except where we can combine them, for example adding up the total number of sales in the two former districts.

Stay well!

Sue Beecroft

MARCH 2022 HIGHLIGHTS

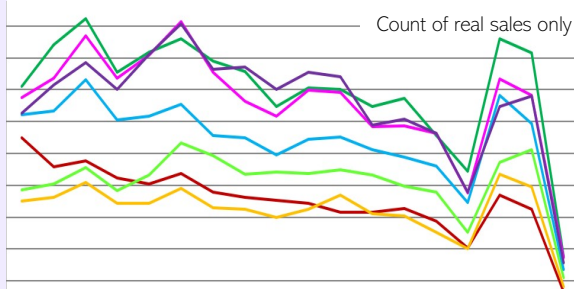
You can see a summary of the latest highlights and quickly find the page you need to get the full story...

HOMETRACK CITIES INDEX PAGE 2, 3 & 4

"Sales market conditions are strong by any measure, but there are signals that the impetus in the market is slowing, and more price sensitivity in the market will spell a slowdown in price growth during the remainder of 2022"

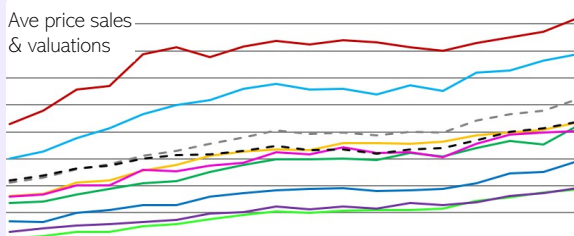
NUMBER OF SALES PAGE 5 & 7

The number of sales and valuations on page 5 has varied over the past 6 months, while the number of 'real' sales again on page 7 fell. Graph 9 compares prices for the two datasets and highlights some differences over time.



PRICE PAGE 6, 8, 9 & 10

Prices based on sales reported by Land Registry (aka actual sales, page 8) can be compared to average prices including valuations data (page 6). Lower quartile prices are set out on page 9 and average price per square metre on page 10.



MARKET HEAT PAGE 11 & 12

We are really delighted that two indicators of market heat have returned to the Hometrack system, these are time taken to sell, and sales to asking price. It's early days and the data still looks erratic, in this Edition.

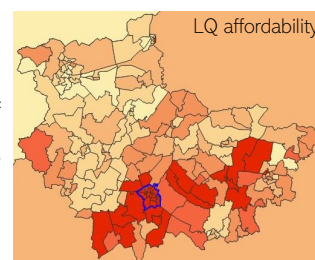
PRIVATE RENTS PAGE 13 & 14

Many private rents increased over the last 3 months, some have held steady, as shown on page 13.

The accompanying maps show median rents for 1, 2, 3 and 4 bed homes. LHA rates have been held at the same level for 2022/23 as in 2021/22; all set out on page 14.

AFFORDABILITY PAGE 15 & 16

A number of affordability ratios are set out in this edition including median and lower quartile ratios of income to house price. We have compared the "usual" ratios to some additional ones to see how much they differ and why we report quarterly on the ones we do.



WEEKLY COSTS PAGE 17 & 18

A table on page 17 sets out the weekly cost of 1, 2 and 3 beds of different tenures for each district

LADDERS OF WEEKLY COST

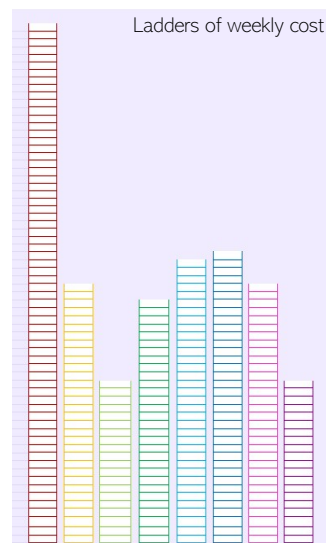
The data on page 17 is used for our 'ladders' tool on page 18 to help visualise and compare costs for different housing types and sizes across our districts.

A number of prices have risen since our last edition, and the ladder for Cambridge grows ever higher.

In Edition 53 we have not updated the staircase of rents, but that will be included in Edition 54 in case you have missed seeing it.

PAGE 19

Contact information, background maps and information about Hometrack.



THIS BULLETIN IS PRODUCED BY THE
HOUSING BOARD
FOR CAMBRIDGESHIRE, PETERBOROUGH & WEST SUFFOLK

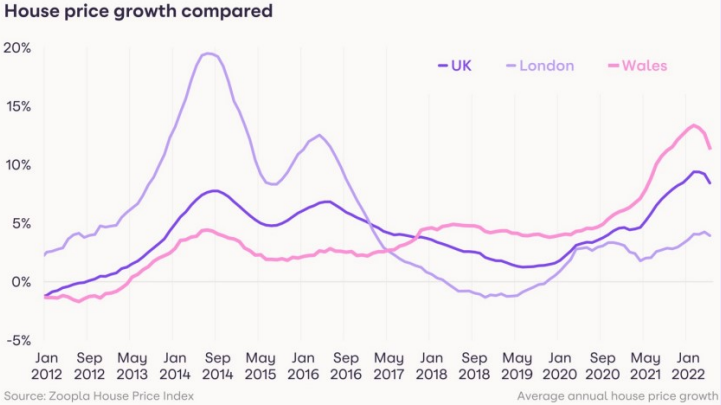
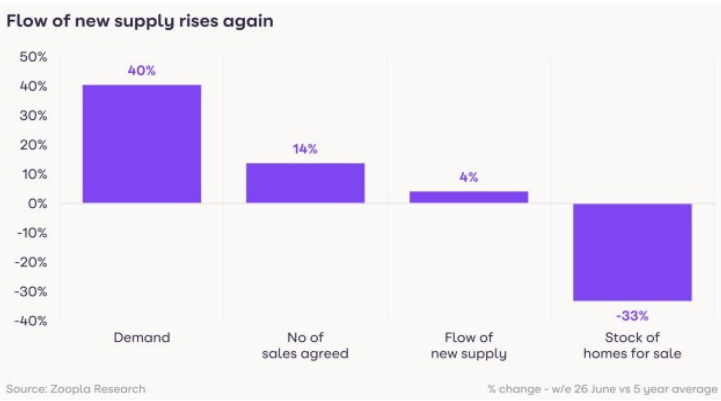
You can find out more about the Housing Board on the back page.



UK HOUSE PRICE INDEX MAY 2022

FROM HOMETRACK

- Rate of monthly house price growth falls to the lowest rate since December 2019, with average values up just +0.1% in May
- Average house prices are up +8.4% on the year, taking the average value to £251,550

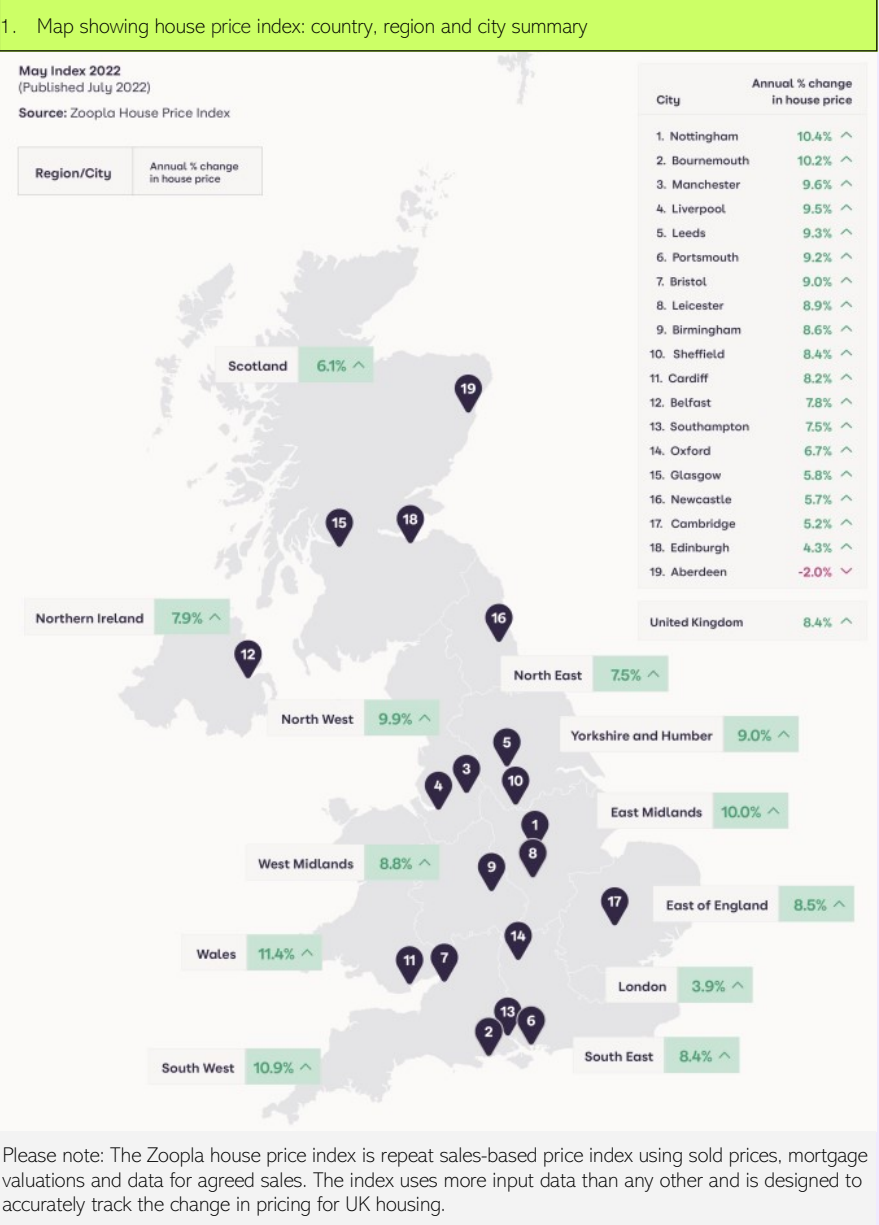


price growth at +10.4%, taking the average home value to £190,300, followed by Bournemouth at +10.2% which has pipped Hastings as the south coastal city with the most rapid rate of house price growth.

- Wales continues to lead price growth, up +11.4% on the year while London lags at 3.9%
- Emerging signs of impetus in the market slowing, with activity receding from record highs with sales agreed down 13% yoy
- Buyers expected to become more price sensitive as mortgage rates rise, leading to a slowing in the rate of price growth in H2

AVERAGE HOUSE PRICE GROWTH AT +8.4%

- Average house prices were broadly unchanged in May, rising by just 0.1%. This is the lowest rate of monthly price growth since December 2019. Growth on a quarterly basis, at 1.4%, is the slowest rate of in 15 months.
- In total average prices are up +8.4% on the year, down from +9.2% in April, and taking the average UK house price to £251,550.
- Wales registered the highest price growth again, up +11.4% on the year, down from 13.4% in February. Average values in the principality have risen by an average of £32,000 over the last 24 months, taking average home values to £192,500.
- In another continuation of recent trends, London registered the slowest price growth in May, with average prices up +3.9% on the year, taking the average home value up by almost £30,000 over the last 24 months to £516,100.
- Yet there is still a broad range of price growth within the capital. Homes in Barking and Dagenham have registered an average rise of +7.2% over the last 12 months, while those in Havering have risen by +6.9%. In contrast, average home values in Camden and Southwark are up just 1.8%.
- Of the UK's largest cities, Nottingham has highest



UK HOUSE PRICE INDEX MAY 2022

FROM HOMETRACK... CONTINUED

- Aberdeen house prices, which are closely aligned to the North Sea Energy industry, are down 2% on the year, taking the average home value to £140,200. Average values in this city have fallen by around £6,400 over last 24 months

WHAT WILL HAPPEN TO HOUSE PRICES NEXT?

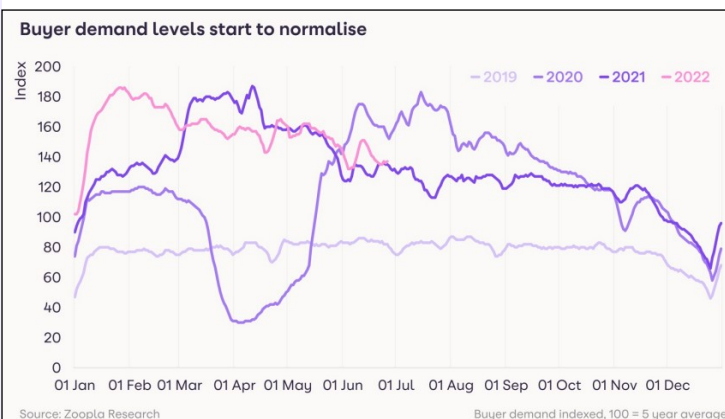
- There are several factors signalling that the impetus in the market seen over the last two years is starting to ease.

1. Buyer demand

- As can be seen from the chart below, the level of buyer demand in the market, while still high compared to the five-year average, is beginning to recede to more normal levels.
- As the pressure on supply from buyer demand starts to ease, it will put a brake on the intense upwards pressure on pricing.

2. Time to Sell

- Another signal from the market is coming from the speed at which home sales are proceeding. The average time to sell (listing to sale agreed) is rising - up to 22 days in May from 20 days in March.
- The fastest-moving market is in the South West, with the average length of time taken between listing and agreeing a sale less than three weeks (19 days). This reflects the high levels of demand in the South West since the start of the pandemic, as some buyers making a move prioritise access to rural and coastal settings. This is underlined by price growth in Bournemouth at



10.2%, putting it among the cities with the highest levels of growth in the year to May. We expect the slight slowdown to continue, with buyer demand for houses in the South West seeing the sharpest decline over the last month, down 14%, even as it remains 37% above the 5-year average.

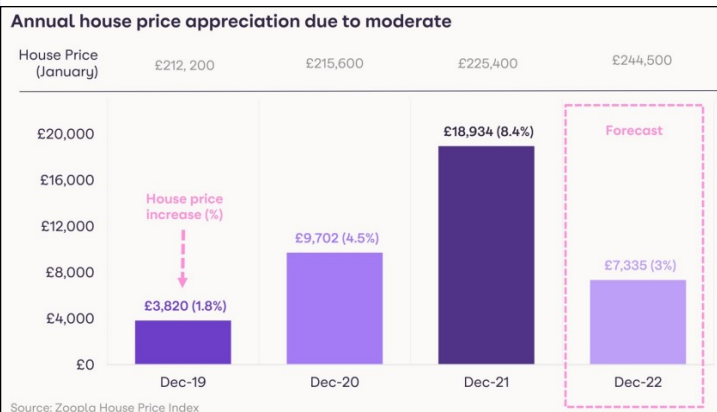
- Homes in London are staying on the market longest, with 35 days between listing and sale agreed – although this is still a large reduction on the 5-year average of 50 days to agree a sale.
- The average time taken from searching for a home to exchange, at which point buyers can move in, is now averaging around 170 days - around five and a half months, according to Zoopla's recent buyer survey, signalling that those who want to move this year need to consider commencing their search, and their home sale.

3. Mortgage rates

- Mortgage rates are rising as the cost of money increases, driven by increases to the Bank of England base rate.
- While tracker mortgage rate and SVRs tend to move in line with the base rate, lenders have more control about how they price their fixed rate loans, based on how much funding they have pre-secured at certain rates, and how competitive they want to be in the market. So the rise in the cost of fixed-rate mortgages is less linear.
- Even so, buyers are now facing average rates of 3.37% for a 5-year fixed-rate loan, according to Moneyfacts, compared to 2.64% in December. This increases the annual cost of a loan for an average priced home (£250,000) with a 25% deposit and 25-year term by £870.
- If interest rates continue to rise, the costs of paying for a mortgage will also continue to climb, meaning that for those looking to move home, taking action sooner rather than later will be beneficial.
- The stress-testing rules for mortgages introduced since the global financial crisis means that many existing homeowners have proved their income can withstand rising interest rates. This signals limited numbers of forced sales, which have a negative impact on pricing. The recent announcement that stress testing rules will be adjusted for borrowers, so they no longer have to prove they can afford repayments at the Standard Variable Rate +3%, will mean a some additional borrowers, especially first-time buyers, will be able to access loans, but it will not make a significant change to lending levels. The general rule for lending to be limited to 4.5 times income remains.
- The majority of homeowners are also locked into a fixed-rate mortgage, meaning they are protected from current interest rate moves. There is also a buoyant employment market, helping offset the more challenging inflation environment for now.

OUTLOOK

- The factors outlined in this report signal that the rate of house price growth will slow through the rest of the year, but we are not anticipating price declines.





- House price growth remains strong by any measure. The levels of annual growth seen over the last couple of months are the highest since late 2007.

UK HOUSE PRICE INDEX MAY 2022

FROM HOMETRACK... CONTINUED

- There are signals now however that the impetus in the market is beginning to ease, although this will take some time to be reflected in the rates of annual house price growth, which are more a reflection of sales being agreed several months earlier.
- Even so, we expect price growth to start to fall back, reflecting the fact that buyer demand is starting to normalise from record peaks, although it is crucial to highlight that demand levels are still more than 30% higher than the 5-year average.
- The market is still moving very quickly, but the time between listing a home for sale and agreeing a sale is starting to creep up, another signal that the market is moving back towards more normal conditions.
- The economic outlook, and multiple base rate rises, will act as a drag on sentiment and activity as we move through the rest of the year, but activity levels so far this year still indicate transactions at 1.2 million across the UK.
- But we do expect the rate of price growth to ease – on a monthly basis price growth has already moderated. A continuation of this trend, with some monthly declines, will mean annual price growth will reach +3% by year end.
- The information and data in this report was correct at the time of publishing and high standards are employed to ensure its accuracy. However, no reliance should be placed on the information contained in this report and Zoopla Ltd and its group companies make no representation or warranty of any kind regarding the content of this article and accept no responsibility or liability for any decisions made by the reader based on the information and/or data shown here.

1. Table showing Zoopla UK house price index and 20 city summary, May 2022

| | Average price | %yoy May-22 | %yoy May-21 | Monthly trend | Annual trend |
|----------------------|-----------------|-------------|-------------|---|---|
| UK | £251,600 | 8.4% | 5.2% |  |  |
| 20 city index | £286,700 | 6.6% | 4.4% |  |  |
| Nottingham | £190,300 | 10.4% | 7.2% |  |  |
| Bournemouth | £333,400 | 10.2% | 4.9% |  |  |
| Manchester | £209,100 | 9.6% | 7.7% |  |  |
| Liverpool | £148,400 | 9.5% | 9.3% |  |  |
| Leeds | £199,900 | 9.3% | 6.4% |  |  |
| Portsmouth | £275,800 | 9.2% | 4.7% |  |  |
| Bristol | £324,300 | 9.0% | 5.0% |  |  |
| Leicester | £216,900 | 8.9% | 6.4% |  |  |
| Birmingham | £196,200 | 8.6% | 5.5% |  |  |
| Sheffield | £163,900 | 8.4% | 7.4% |  |  |
| Cardiff | £245,500 | 8.2% | 5.2% |  |  |
| Belfast | £161,300 | 7.8% | 7.0% |  |  |
| Southampton | £252,800 | 7.5% | 4.2% |  |  |
| Oxford | £442,000 | 6.7% | 2.3% |  |  |
| Glasgow | £138,600 | 5.8% | 4.8% |  |  |
| Newcastle | £144,400 | 5.7% | 4.6% |  |  |
| Cambridge | £454,300 | 5.2% | 3.9% |  |  |
| London | £516,100 | 3.9% | 2.0% |  |  |
| Edinburgh | £255,800 | 4.3% | 3.3% |  | |
| Aberdeen | £140,200 | -2.0% | -2.5% | | |

Source: Zoopla House Price Index. Sparklines show last 12 months trend in annual and monthly growth rates – red bars are a negative value – each series has its own axis settings providing a more granular view on price development.

Sales market conditions are strong by any measure, but there are signals that the impetus in the market is slowing, and more price sensitivity in the market will spell a slowdown in price growth during the remainder of 2022

Gráinne Gilmore, Head of Research

QUESTIONS?

If you have any questions about our research please do get in touch:

Richard Donnell, Director of Research & Insight

richard.donnell@zoopla.co.uk

Theo Brewer, Director of Innovation

theo.brewer@hometrack.com

SOURCE

Pages 2 to 4 are edited from: <https://www.hometrack.com/uk/insight/uk-house-price-index/may-2022-house-price-index/>

Sign up for all the latest research from Zoopla at <https://advantage.zpg.co.uk/>

MARKET ACTIVITY

...NUMBER OF SALES & VALUATIONS

WHAT DOES THIS PAGE SHOW?

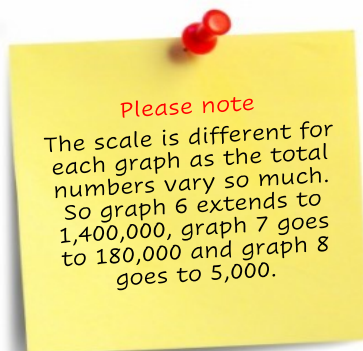
This page shows the number of sales and valuations, giving useful context to the rest of the Bulletin.

Sales data comes from the Land Registry and valuations data comes from the top twenty mortgage providers across the country. The data is presented in six month "chunks".

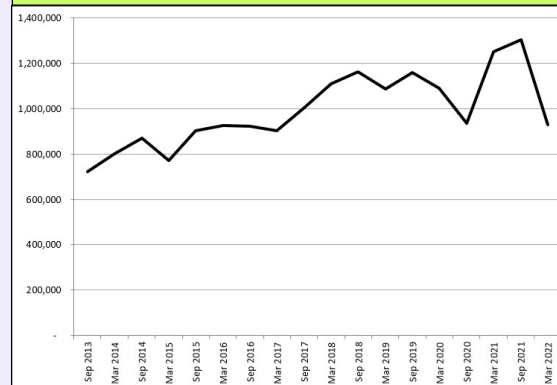
- Graph 1 shows the number of sales and valuations for England and graph 7 shows the same for the East of England.
- Graph 2 shows number of sales and valuations for each of the districts in our area, individually. Forest Heath and St Ed's are combined into one bright pink "West Suffolk" line.
- Table 2 shows the number of sales and valuations for each district, the East of England and for the whole of England. To the right, two columns show the change between June and December 2021 (the last 6 months), then December 2020 and December 2021 (the last 12 months).

NOTES & OBSERVATIONS

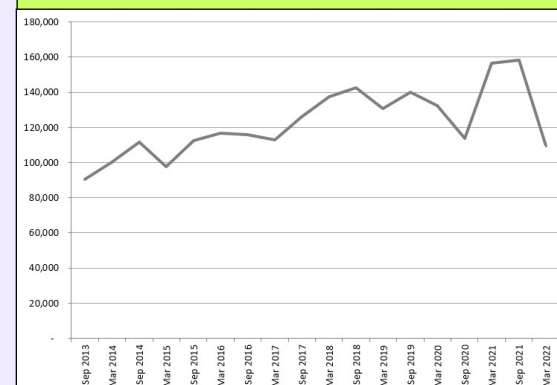
- All three graphs show a reasonably similar trend with a drop to June 2020 followed by a "kick up" which falls back, to Dec 2021.
- In past editions we have seen that the number of sales & valuations drops over the most recent 6 months. This pattern has repeated in Edition 53, however the level reached around September 2021 looks relatively healthy.
- Over the last 6 months (i.e. since June 2021) the number of sales and valuations has fallen in all areas listed in Table 2. The same can be seen over the past 12 months.
- Numbers usually rise once the Land Registry processes sales data and this is picked up by Hometrack, which can take 3 to 6 months. Due to Covid, the processing of the Land Registry data may have been more delayed than usual, explaining some of the drop in numbers.



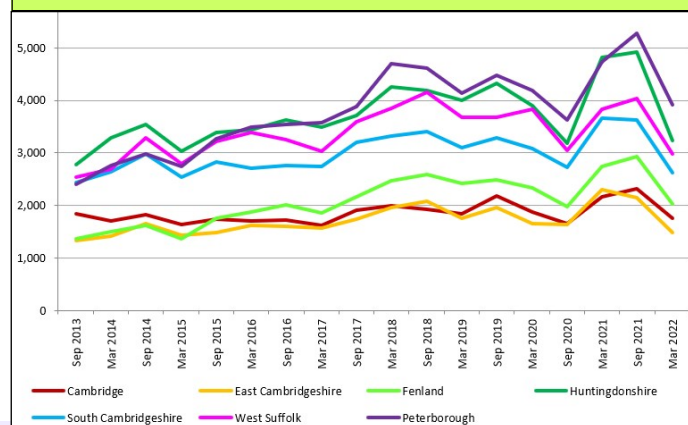
1. Graph showing number of sales & valuations, England



2. Graph of number of sales & valuations, East of England



3. Graph of number of sales & valuations, districts



2. Table showing number of sales & valuations

| | Mar 2018 | Sep 2018 | Mar 2019 | Sep 2019 | Mar 2020 | Sep 2020 | Mar 2021 | Sep 2021 | Mar 2022 | Change over last 6 months | Change over last 12 months |
|----------------------|-----------|-----------|-----------|-----------|-----------|----------|-----------|-----------|----------|---------------------------|----------------------------|
| Cambridge | 1,998 | 1,933 | 1,845 | 2,177 | 1,882 | 1,656 | 2,165 | 2,320 | 1,757 | - 563 | - 408 |
| East Cambridgeshire | 1,965 | 2,073 | 1,760 | 1,958 | 1,651 | 1,642 | 2,294 | 2,143 | 1,480 | - 663 | - 814 |
| Fenland | 2,470 | 2,597 | 2,420 | 2,489 | 2,335 | 1,983 | 2,742 | 2,930 | 2,026 | - 904 | - 716 |
| Huntingdonshire | 4,258 | 4,194 | 4,001 | 4,321 | 3,899 | 3,179 | 4,815 | 4,924 | 3,235 | - 1,689 | - 1,580 |
| South Cambridgeshire | 3,323 | 3,412 | 3,098 | 3,280 | 3,077 | 2,729 | 3,654 | 3,632 | 2,623 | - 1,009 | - 1,031 |
| FKA Forest Heath | 1,572 | 1,730 | 1,451 | 1,425 | 1,471 | 1,194 | 1,507 | 1,613 | 1,315 | - 298 | - 192 |
| FKA St Ed's | 2,279 | 2,420 | 2,230 | 2,256 | 2,360 | 1,847 | 2,322 | 2,426 | 1,671 | - 755 | - 651 |
| West Suffolk | 3,851 | 4,150 | 3,681 | 3,681 | 3,831 | 3,041 | 3,829 | 4,039 | 2,986 | - 1,053 | - 843 |
| Peterborough | 4,702 | 4,609 | 4,143 | 4,472 | 4,196 | 3,624 | 4,734 | 5,279 | 3,922 | - 1,357 | - 812 |
| East of England | 137,672 | 142,738 | 130,871 | 140,172 | 132,461 | 113,792 | 156,369 | 158,252 | 109,506 | - 48,746 | - 46,863 |
| England | 1,111,608 | 1,163,490 | 1,087,393 | 1,159,169 | 1,090,323 | 934,464 | 1,252,854 | 1,302,862 | 929,485 | - 373,377 | - 323,369 |

About the number of sales and valuations

| Source | Timespan | Last updated | Data level | Time interval |
|-----------|----------------------|--------------|----------------------------|----------------------------------|
| Hometrack | Apr 2021 to Mar 2022 | May 2022 | Country, region & district | Data points repeat semi-annually |

AVERAGE PRICE

...USING SALES & VALUATIONS

WHAT DOES THIS PAGE SHOW?

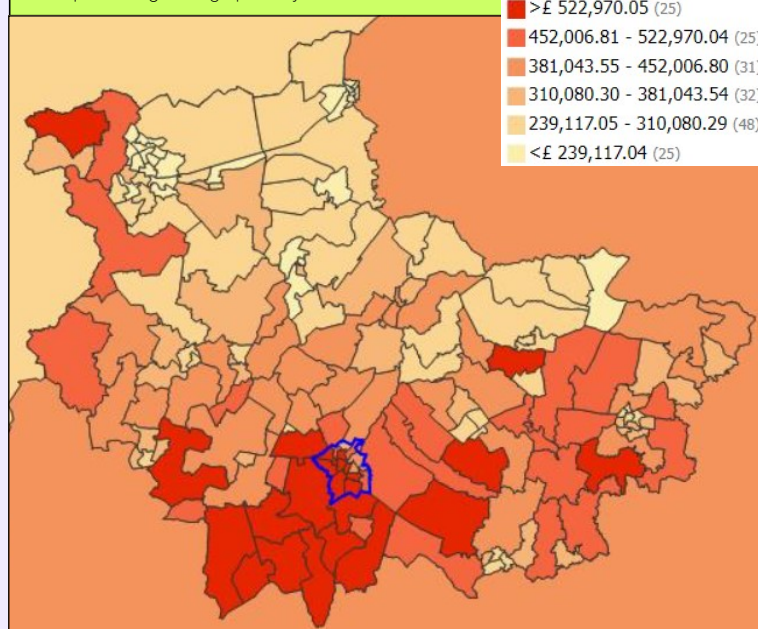
Average price on this page is based on sales and valuation data, providing an average price over the previous six month period.

- Map 2 shows average price achieved for homes across our whole area, at ward level.
- Graph 4 shows the average price trend for each district (solid lines) the region (grey dots) and England (black dots).
- Table 3 shows average property prices every 6 months and the change in average price over the last 6 and 12 months.

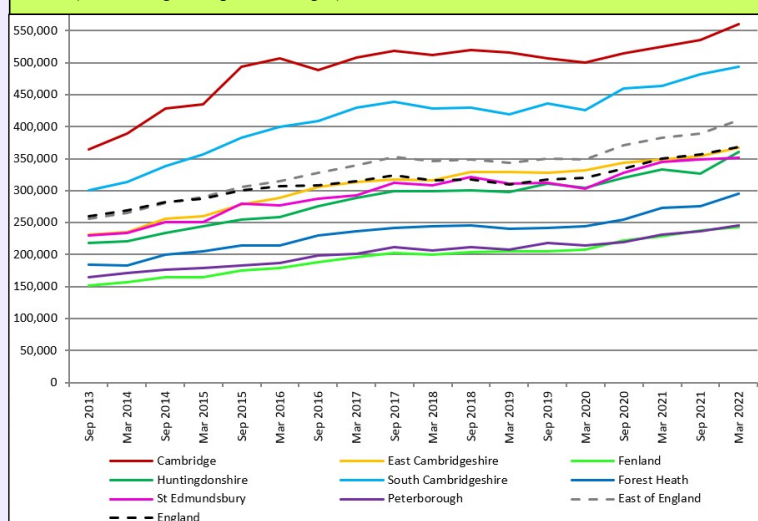
NOTES & OBSERVATIONS

- Map 2 shows the usual pattern of prices; higher in the south and west of our area, and generally lower in the north and east, with hotspots around larger settlements.
- Graph 4 shows average prices are noticeably higher for Cambridge and South Cambridgeshire than all other areas; these two average lines now appear to be running parallel. Peterborough and Fenland are now running extremely close, with their lines virtually converging. East Cambs, St Edmundsbury and Huntingdonshire are all running at near to the England average.
- It's not possible to combine values for Forest Heath and St Edmundsbury to give a West Suffolk average, so these are reported separately for the time being as a dark blue and a bright pink line.
- Average prices have risen in all areas over the last 6 and 12 months. St Edmundsbury saw the lowest rise (+£6,150) and Cambridge the greatest (+£36,234).
- Pages 7 and 8 explore "actual sales" to shed more light on the difference between the averages when using sales and valuations data, as opposed to "real sales only".

2. Map showing average price by ward



4. Graph showing change in average price based on sales & valuations



3. Table showing average price based on sales & valuations (£)

| | Mar 2018 | Sep 2018 | Mar 2019 | Sep 2019 | Mar 2020 | Sep 2020 | Mar 2021 | Sep 2021 | Mar 2022 | Change last 6 months | Change last 12 months |
|---------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------------|-----------------------|
| Cambridge | 512,188 | 519,355 | 515,356 | 507,006 | 499,763 | 514,493 | 524,440 | 535,293 | 560,674 | 25,381 | 36,234 |
| East Cambridgeshire | 316,040 | 329,540 | 328,757 | 327,892 | 331,304 | 343,630 | 348,168 | 354,451 | 366,454 | 12,003 | 18,286 |
| Fenland | 199,290 | 203,636 | 204,963 | 205,484 | 208,101 | 221,626 | 228,737 | 237,754 | 242,460 | 4,706 | 13,723 |
| Huntingdonshire | 298,912 | 301,001 | 297,626 | 310,710 | 304,777 | 320,300 | 333,081 | 326,756 | 360,295 | 33,539 | 27,214 |
| South Cambs | 428,451 | 430,103 | 419,891 | 436,408 | 425,290 | 460,260 | 464,191 | 481,649 | 493,233 | 11,584 | 29,042 |
| FKA Forest Heath | 244,157 | 245,199 | 240,467 | 242,162 | 244,653 | 254,298 | 273,454 | 275,932 | 294,967 | 19,035 | 21,513 |
| FKA St Ed's | 307,783 | 320,878 | 310,509 | 311,861 | 303,438 | 327,568 | 345,312 | 348,395 | 351,462 | 3,067 | 6,150 |
| Peterborough | 206,575 | 211,316 | 207,774 | 217,793 | 214,861 | 219,646 | 231,553 | 235,820 | 245,195 | 9,375 | 13,642 |
| East of England | 345,665 | 348,953 | 343,585 | 350,141 | 348,924 | 370,739 | 382,813 | 389,484 | 409,525 | 20,041 | 26,712 |
| England | 315,513 | 317,444 | 309,612 | 317,189 | 320,502 | 334,504 | 350,152 | 356,601 | 368,141 | 11,540 | 17,989 |

About the average price, based on sales & valuations

| Source | Timespan | Last updated | Data level | Time interval |
|-----------|----------------------|--------------|----------------------------|----------------------------------|
| Hometrack | Apr 2021 to Mar 2022 | May 2022 | Country, Region & District | Data points repeat semi-annually |

MARKET ACTIVITY

...NUMBER OF "ACTUAL" SALES ONLY

WHAT DOES THIS PAGE SHOW?

This page shows the number of sales completing, the data coming from Land Registry, and excludes valuation data. The number of "actual" 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.

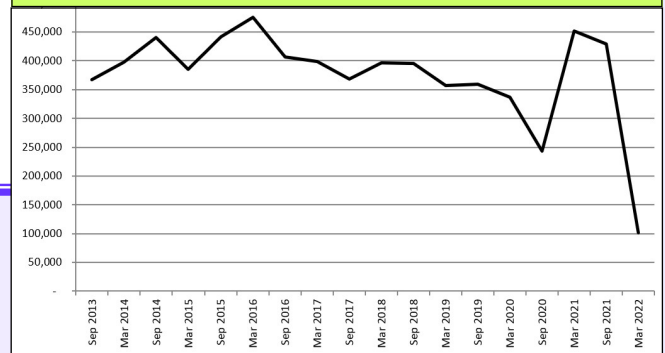
Please note
When comparing actual sales on this page to sales & valuations on the previous page, that valuation data includes re-mortgages and mortgage valuations for homes that never make it to sale, so it's not a like-for-like comparison.

- Graphs 5, 6 and 7 show the total number of actual sales across England, the East of England and our seven districts. Please note the different scales on the left hand (vertical) axes.
- A bright pink line has been used in Graph 12 for West Suffolk, which replaces the two separate lines used in the past for Forest Heath and St Edmundsbury.
- Table 4 shows the number of sales completing in six-monthly "chunks"; here, a total for West Suffolk has been provided.

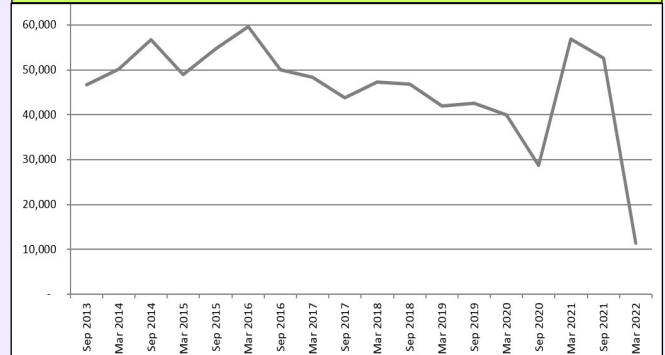
NOTES & OBSERVATIONS

The graphs show a more alarming trend than the data on page 5 with a more dramatic fall in numbers to March 2022. In Table 4, Huntingdonshire sees the largest number of actual sales completing (354). Only 129 completed in Cambridge. At December 2021 'real' sales represented between 7% and 12% of the sales and valuations count. A note on page 8 explains more. This compares to 10% across the East of England and 11% for England.

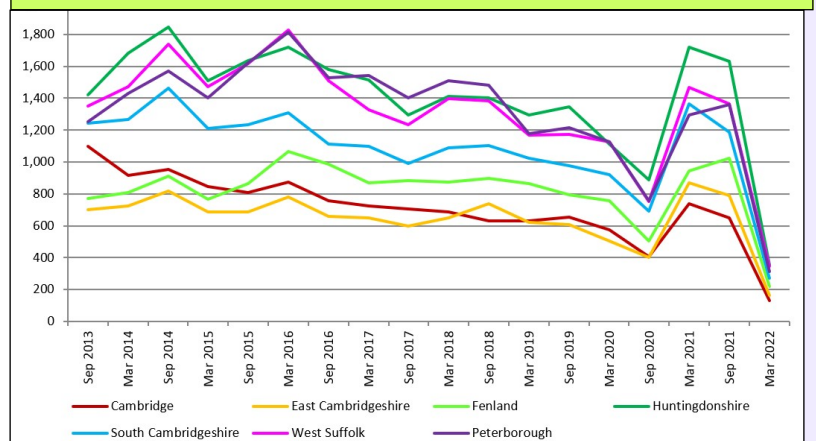
5. Graph showing change in actual sales, England



6. Graph showing change in actual sales, East of England



7. Graph showing change in actual sales, districts



4. Table showing number of actual sales

| | Mar 2018 | Sep 2018 | Mar 2019 | Sep 2019 | Mar 2020 | Sep 2020 | Mar 2021 | Sep 2021 | Mar 2022 | S as % S+V |
|---------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|------------|
| Cambridge | 687 | 630 | 631 | 653 | 573 | 408 | 736 | 650 | 129 | 7% |
| East Cambridgeshire | 650 | 737 | 623 | 607 | 502 | 400 | 869 | 791 | 165 | 11% |
| Fenland | 875 | 898 | 866 | 795 | 757 | 502 | 942 | 1,025 | 220 | 11% |
| Huntingdonshire | 1,410 | 1,401 | 1,295 | 1,348 | 1,112 | 888 | 1,722 | 1,631 | 354 | 11% |
| South Cambs | 1,091 | 1,103 | 1,025 | 978 | 920 | 690 | 1,363 | 1,187 | 270 | 10% |
| FKA Forest Heath | 602 | 584 | 498 | 454 | 450 | 282 | 520 | 591 | 143 | 11% |
| FKA St Ed's | 797 | 798 | 672 | 720 | 677 | 470 | 948 | 773 | 201 | 12% |
| West Suffolk | 1,399 | 1,382 | 1,170 | 1,174 | 1,127 | 752 | 1,468 | 1,364 | 344 | 12% |
| Peterborough | 1,509 | 1,480 | 1,177 | 1,214 | 1,128 | 759 | 1,295 | 1,360 | 311 | 8% |
| East of England | 47,231 | 46,849 | 42,030 | 42,506 | 39,943 | 28,755 | 56,925 | 52,698 | 11,409 | 10% |
| England | 396,286 | 395,691 | 357,123 | 359,451 | 336,475 | 243,348 | 451,717 | 429,307 | 101,395 | 11% |

About the number of actual sales

| Source | Timespan | Last updated | Data level | Time interval |
|-----------------------------------|----------------------|--------------|---------------------------|----------------------------------|
| HM Land Registry, England & Wales | Apr 2021 to Mar 2022 | May 2022 | 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. Data comes from Land Registry, which can be slow to come through. Prices are averaged over the previous 6 months.

- Graph 8 shows the trend in average price for each district (solid lines) the region (grey dots) and England (black dots).
- Graph 9 sets out the average price based on sales only (dashed lines) compared to the average price based on sales and valuations (solid lines).
- Table 5 shows average property price based on actual sales, plus change over the past 6 and 12 months.

NOTES & OBSERVATIONS

Graph 8 shows trends in 'real sale' prices. Many held steady, some rose very slightly, some fell very slightly.

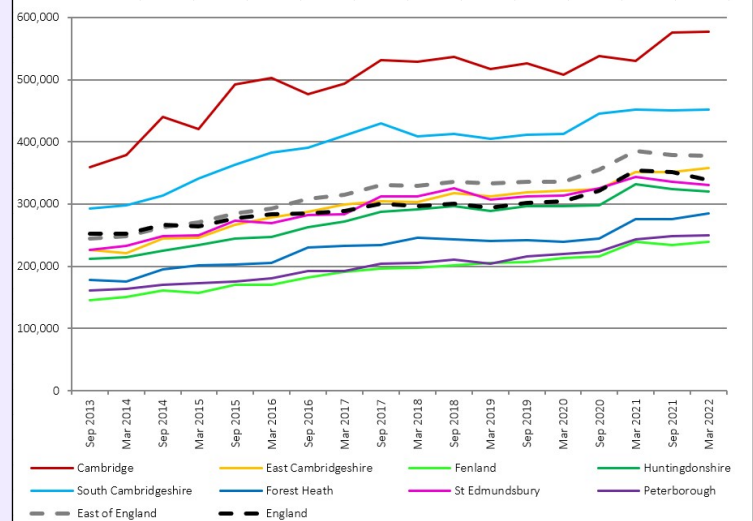
Table 5 highlights the change over the past 6 months and 12 months. There is no clearly discernible pattern here.

Graph 9 highlights the difference in the two sets of price data, helping us to compare average price of "real sales" to that for sales and valuations.

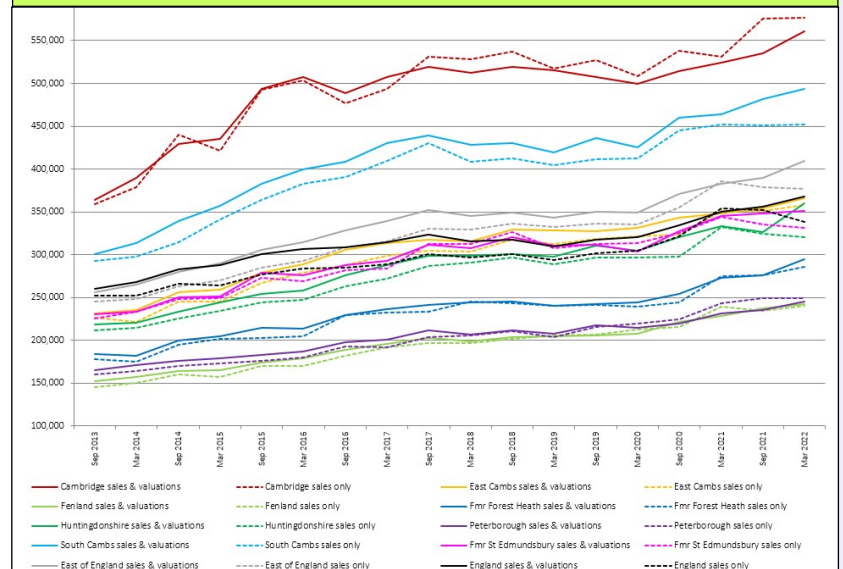
The lines did not run parallel, they always vary a little from each other, but the past 6 months see quite some divergence between the data sets.

Please note
From May 2019 "real sales" only includes standard price paid data for residential property selling at market value. It excludes 'below market' transactions like sales from repossessions or non-standard property types. So the count is reduced but values should be more robust.

8. Graph showing change in average price based on actual sales only



9. Graph comparing price of "actual" sales vs. "sales & valuations" (combines data from graph 4 and graph 8)



5. Table showing average price based on actual sales only (£)

| | Mar 2018 | Sep 2018 | Mar 2019 | Sep 2019 | Mar 2020 | Sep 2020 | Mar 2021 | Sep 2021 | Mar 2022 | Change last 6 months | Change last 12 months |
|---------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------------|-----------------------|
| Cambridge | 528,229 | 536,810 | 516,989 | 526,882 | 508,469 | 537,624 | 530,803 | 575,955 | 576,940 | 985 | 46,137 |
| East Cambridgeshire | 303,702 | 317,923 | 312,410 | 318,998 | 321,225 | 323,861 | 351,142 | 351,564 | 358,134 | 6,570 | 6,992 |
| Fenland | 197,367 | 201,747 | 205,906 | 207,277 | 213,111 | 215,535 | 239,093 | 234,781 | 240,074 | 5,293 | 981 |
| Huntingdonshire | 291,036 | 296,574 | 288,863 | 296,388 | 296,681 | 297,633 | 331,910 | 324,272 | 320,699 | -3,573 | -11,211 |
| South Cambs | 408,482 | 412,975 | 404,810 | 411,224 | 412,767 | 445,606 | 452,334 | 451,189 | 452,006 | 817 | -328 |
| FKA Forest Heath | 245,627 | 243,028 | 240,766 | 241,888 | 239,121 | 244,302 | 275,467 | 276,018 | 285,531 | 9,513 | 10,064 |
| FKA St Ed's | 312,206 | 326,017 | 307,345 | 312,693 | 313,935 | 325,580 | 344,162 | 335,425 | 331,167 | -4,258 | -12,995 |
| Peterborough | 206,039 | 211,068 | 204,060 | 216,099 | 219,389 | 224,426 | 242,951 | 249,166 | 249,392 | 226 | 6,441 |
| East of England | 329,321 | 336,355 | 332,753 | 336,269 | 335,796 | 355,612 | 385,669 | 379,305 | 377,320 | -1,985 | -8,349 |
| England | 296,598 | 301,015 | 293,621 | 301,672 | 304,928 | 321,069 | 354,522 | 352,063 | 338,279 | -13,784 | -16,243 |

About the average price based on sales only

| Source | Time span | Last updated | Data level | Time interval |
|-----------|----------------------|--------------|---------------------------|----------------------------------|
| Hometrack | Apr 2021 to Mar 2022 | May 2022 | 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. Lower quartile prices are based on a combination of sales prices and valuation data averaged over the past 6 months.

Why look at lower quartiles?
Let's say 200 homes were sold in a month and we make a list of the prices 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 home 50th from the bottom of the list is the "lower quartile" price. So the lower quartile price indicates that the cheapest quarter of homes sold for less than this price.

- Map 3 shows lower quartile prices for homes across each ward.
- Graph 10 shows lower quartile prices for each district (solid lines), the region (grey dashes) & England (black dashes).
- Table 6 shows lower quartile prices every 6 months and the change over the past 6 and 12 months.

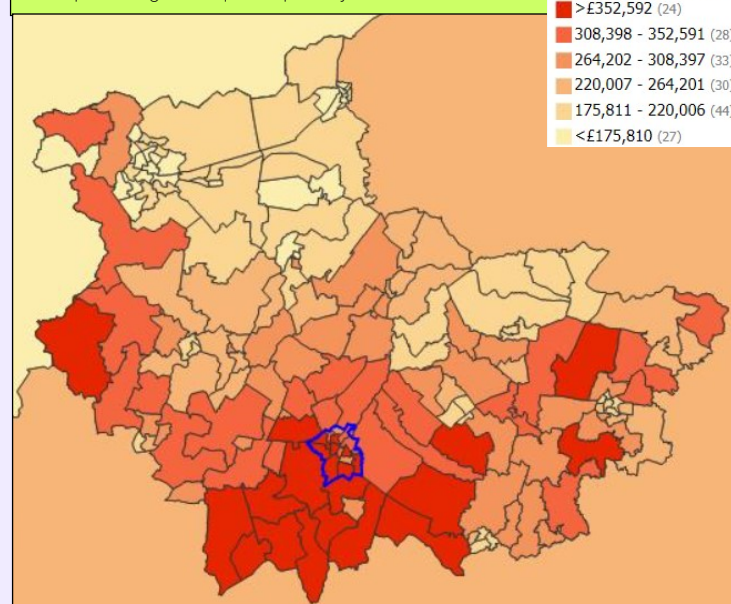
NOTES & OBSERVATIONS

Table 6 shows lower quartile prices ranging from £170K in Peterborough and Fenland, to £350K in Cambridge.

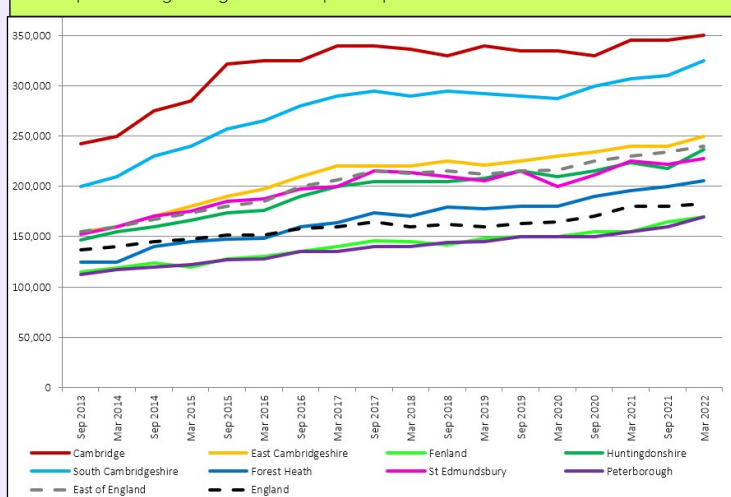
Lower quartile prices have risen across our area, in both the last 6 and the last 12 months; as it has across the region and the whole of England

When the LQ price increases, this means that the most affordable "end" of the market is becoming more expensive. This is explored further on pages 15 to 16 where we look at the ratio between incomes and prices, known as the affordability ratio.

3. Map showing lower quartile price by ward



10. Graph showing change in lower quartile price



6. Table showing lower quartile price based on sales & valuations (£)

| | Mar 2018 | Sep 2018 | Mar 2019 | Sep 2019 | Mar 2020 | Sep 2020 | Mar 2021 | Sep 2021 | Mar 2022 | Change in past 6 mths | Change in past 12 mths |
|----------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------------------|------------------------|
| Cambridge | 336,000 | 330,000 | 340,000 | 335,000 | 335,000 | 330,000 | 345,000 | 345,000 | 350,000 | 5,000 | 5,000 |
| East Cambridgeshire | 220,000 | 225,000 | 221,000 | 225,000 | 230,000 | 234,000 | 240,000 | 240,000 | 250,000 | 10,000 | 10,000 |
| Fenland | 145,000 | 142,000 | 148,000 | 150,000 | 150,000 | 155,000 | 155,000 | 165,000 | 170,000 | 5,000 | 15,000 |
| Huntingdonshire | 205,000 | 205,000 | 208,000 | 215,000 | 210,000 | 215,000 | 223,739 | 218,000 | 236,500 | 18,500 | 12,761 |
| South Cambridgeshire | 290,000 | 295,000 | 292,000 | 290,000 | 287,500 | 300,000 | 307,000 | 310,000 | 325,122 | 15,122 | 18,122 |
| FKA Forest Heath | 170,000 | 179,000 | 178,000 | 180,000 | 180,000 | 190,000 | 196,000 | 200,000 | 205,500 | 5,500 | 9,500 |
| FKA St Ed's | 213,500 | 210,000 | 205,250 | 215,000 | 200,000 | 211,000 | 225,000 | 222,000 | 227,500 | 5,500 | 2,500 |
| Peterborough | 140,000 | 144,000 | 145,000 | 150,000 | 150,000 | 150,000 | 155,000 | 160,000 | 170,000 | 10,000 | 15,000 |
| East of England | 213,000 | 215,000 | 212,000 | 215,000 | 216,500 | 225,000 | 230,000 | 234,000 | 240,000 | 6,000 | 10,000 |
| England | 160,000 | 162,000 | 160,000 | 163,000 | 165,000 | 170,000 | 180,000 | 180,000 | 182,500 | 2,500 | 2,500 |

About lower quartile prices - based on sales and valuations

| Source | Timespan | Last updated | Data level | Time interval |
|-----------|----------------------|--------------|---------------------------|----------------------------------|
| Hometrack | Apr 2021 to Mar 2022 | May 2022 | Country, region, district | Data points repeat semi-annually |

PRICE PER SQUARE METRE

...USING SALES & VALUATIONS

WHAT DOES THIS PAGE SHOW?

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

- Map 4 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 price over the past 6 months is used to ensure the sample is big enough to be robust.
- Graph 11 shows the change in averages across the districts (solid lines), the region (grey dashes) and England (black dashes).
- Table 7 shows price per square metre values every 6 months and change over the past 6 and 12 months.

NOTES & OBSERVATIONS

Map 4 emphasises the price "hotspot" around Cambridge City and into its surroundings, mainly South Cambridgeshire. The pale areas denote lower values to the north and east.

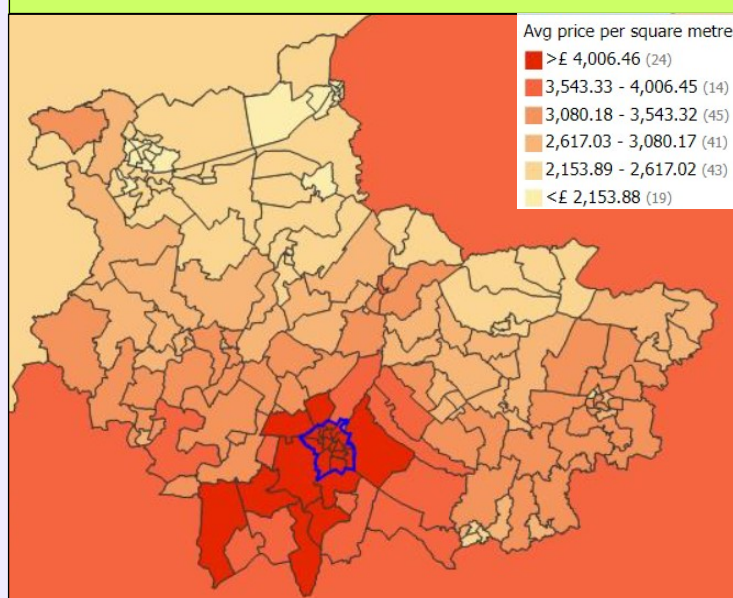
Graph 11 shows trends for all areas, which have increased in all districts since March 2020.

Table 7 shows the values for each district, ranging from £2,130 in Fenland to £5,166 in Cambridge, with small increases over the past 6 and 12 months in all areas covered.

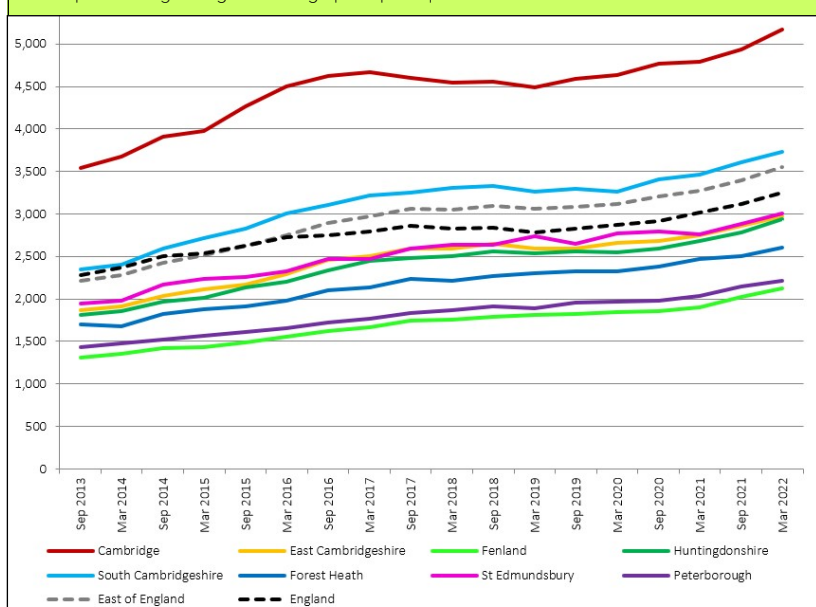
An increase was also seen across the region (+278) and across England (+235).

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 a home has, so it helps compare values on a like-for-like basis.

4. Map showing average price per square metre by ward



11. Graph showing change in average price per square metre



7. Table showing average price per square metre (£)

| | Mar 2018 | Sep 2018 | Mar 2019 | Sep 2019 | Mar 2020 | Sep 2020 | Mar 2021 | Sep 2021 | Mar 2022 | Change past 6 mths | Change past 12 mths |
|---------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|--------------------|---------------------|
| Cambridge | 4,549 | 4,560 | 4,494 | 4,592 | 4,636 | 4,770 | 4,788 | 4,933 | 5,166 | 233 | 378 |
| East Cambridgeshire | 2,593 | 2,648 | 2,596 | 2,593 | 2,665 | 2,678 | 2,749 | 2,859 | 2,970 | 111 | 221 |
| Fenland | 1,758 | 1,787 | 1,811 | 1,823 | 1,845 | 1,859 | 1,906 | 2,022 | 2,130 | 108 | 224 |
| Huntingdonshire | 2,504 | 2,561 | 2,537 | 2,565 | 2,552 | 2,594 | 2,684 | 2,778 | 2,943 | 165 | 259 |
| South Cambs | 3,303 | 3,326 | 3,260 | 3,295 | 3,266 | 3,405 | 3,458 | 3,607 | 3,734 | 127 | 276 |
| FKA Forest Heath | 2,214 | 2,272 | 2,298 | 2,321 | 2,321 | 2,376 | 2,474 | 2,503 | 2,606 | 103 | 132 |
| FKA St Ed's | 2,636 | 2,634 | 2,741 | 2,653 | 2,775 | 2,798 | 2,757 | 2,888 | 3,001 | 113 | 244 |
| Peterborough | 1,872 | 1,916 | 1,890 | 1,954 | 1,970 | 1,982 | 2,041 | 2,142 | 2,211 | 69 | 170 |
| East of England | 3,056 | 3,095 | 3,060 | 3,085 | 3,113 | 3,202 | 3,274 | 3,395 | 3,552 | 157 | 278 |
| England | 2,823 | 2,837 | 2,786 | 2,828 | 2,868 | 2,921 | 3,012 | 3,120 | 3,247 | 127 | 235 |

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

| Source | Timespan | Last updated | Data level | Time interval |
|-----------|----------------------|--------------|---------------------------|----------------------------------|
| Hometrack | Apr 2021 to Mar 2022 | May 2022 | Country, region, district | Data points repeat semi-annually |

AVERAGE TIME TO SELL

WHAT DOES THIS PAGE SHOW?

We are very happy to see the return of "average time taken to sell" in the Hometrack data, though need a word of caution as the numbers are very erratic. Hopefully the market (and the data) will settle down as time passes.

- Unfortunately Map 5 failed to download so we are not presenting it here
- Graph 12 shows the change in average time taken to sell across the districts (solid lines), the region (grey dashes) and England (black dashes).
- Table 8 shows average time to sell every month between February 2021 and February 2022.

NOTES & OBSERVATIONS

It's early days for this data set so we advise treating with caution. Graph 17 shows trends for all areas, which are really still too erratic to generalize about.

Table 8 shows the values for each district, ranging from 6.1 weeks in Forest Heath and 9.7 weeks in South Cambs; through 12 and 13 weeks in Cambridge, East Cambs, Fenland, HDC and St Edmundsbury - to 20.5 weeks in Peterborough.

East of England and England rates stand at around 11 weeks.

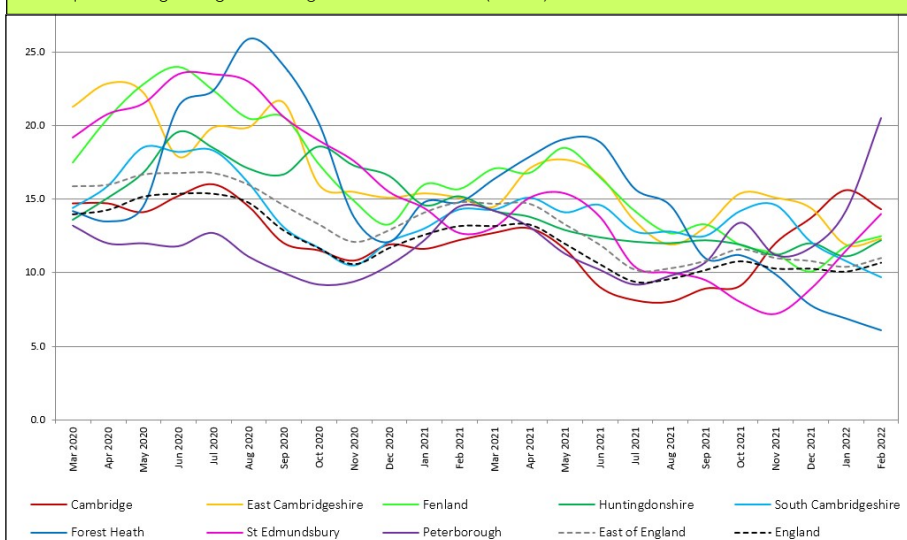
Average time to sell

This page sets out average time to sell, in weeks. The data is calculated using the time taken from when a property is first listed on the market via Zoopla to the date the property was sold using data from Land Registry.

5. Map showing average time to sell (weeks)

Sorry!
Missing map

12. Graph showing change in average time taken to sell (weeks)



8. Table showing average time taken to sell

| | Feb 21 | Mar 21 | Apr 21 | May 21 | Jun 21 | Jul 21 | Aug 21 | Sep 21 | Oct 21 | Nov 21 | Dec 21 | Jan 22 | Feb 22 |
|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Cambridge | 12.2 | 12.7 | 13.0 | 11.6 | 9.0 | 8.1 | 8.0 | 8.9 | 9.1 | 12.0 | 13.7 | 15.6 | 14.3 |
| East Cambs | 15.1 | 14.5 | 17.1 | 17.7 | 16.6 | 13.5 | 11.9 | 13.1 | 15.4 | 15.1 | 14.4 | 11.9 | 12.3 |
| Fenland | 15.7 | 17.1 | 16.8 | 18.5 | 16.5 | 14.2 | 12.7 | 13.3 | 11.9 | 11.3 | 10.1 | 11.8 | 12.5 |
| Huntingdonshire | 15.2 | 14.2 | 13.8 | 12.9 | 12.4 | 12.1 | 12.0 | 12.2 | 11.9 | 11.2 | 12.0 | 11.1 | 12.2 |
| South Cambs | 14.3 | 14.3 | 15.1 | 14.1 | 14.6 | 12.8 | 12.8 | 12.5 | 14.2 | 14.6 | 12.1 | 10.8 | 9.7 |
| FKA Forest Heath | 14.8 | 16.4 | 17.9 | 19.1 | 18.9 | 15.7 | 14.6 | 11.0 | 11.2 | 9.9 | 7.8 | 6.9 | 6.1 |
| FKA St Ed's | 12.7 | 13.1 | 15.1 | 15.4 | 13.8 | 10.4 | 10.0 | 9.5 | 8.0 | 7.2 | 8.9 | 11.5 | 14.0 |
| Peterborough | 14.5 | 14.2 | 13.1 | 11.3 | 10.2 | 9.2 | 9.8 | 10.7 | 13.4 | 11.2 | 11.7 | 14.2 | 20.5 |
| East of England | 14.8 | 14.7 | 14.7 | 13.3 | 11.9 | 10.2 | 10.3 | 10.8 | 11.6 | 11.0 | 10.8 | 10.4 | 11.0 |
| England | 13.2 | 13.2 | 13.3 | 12.0 | 10.6 | 9.4 | 9.6 | 10.2 | 10.8 | 10.3 | 10.3 | 10.1 | 10.7 |

About the average time taken to sell

| Source | Timespan | Last updated | Data level | Time interval |
|--------------------------------|----------------------|--------------|---------------------------|----------------------------------|
| Hometrack analysis of ZPG data | Mar 2020 to Feb 2022 | May 2022 | Country, region, district | Data points repeat semi-annually |

SALES PRICE TO ASKING PRICE

...USING SALES & VALUATIONS

WHAT DOES THIS PAGE SHOW?

We are also very happy to see the return of "sales to asking price" in the Hometrack data, though need a word of caution as the numbers are fairly erratic. Hopefully the market (and the data) will settle down as time passes.

- Unfortunately Map 6 also failed to download so we are not presenting it here
- Graph 18 shows the change in sales price to asking price across the districts (solid lines), the region (grey dashes) and England (black dashes).
- Table 9 shows sales price to asking price as a percentage, every month from November 2020 to November 2021.

NOTES & OBSERVATIONS

Graph 18 shows trends for all areas, which are too erratic to comment on.

Table 9 shows the percentage for each district, ranging from 99.1% in East Cambs to 102.2% in St Edmundsbury.

The East of England and England saw a ratio of 100%.

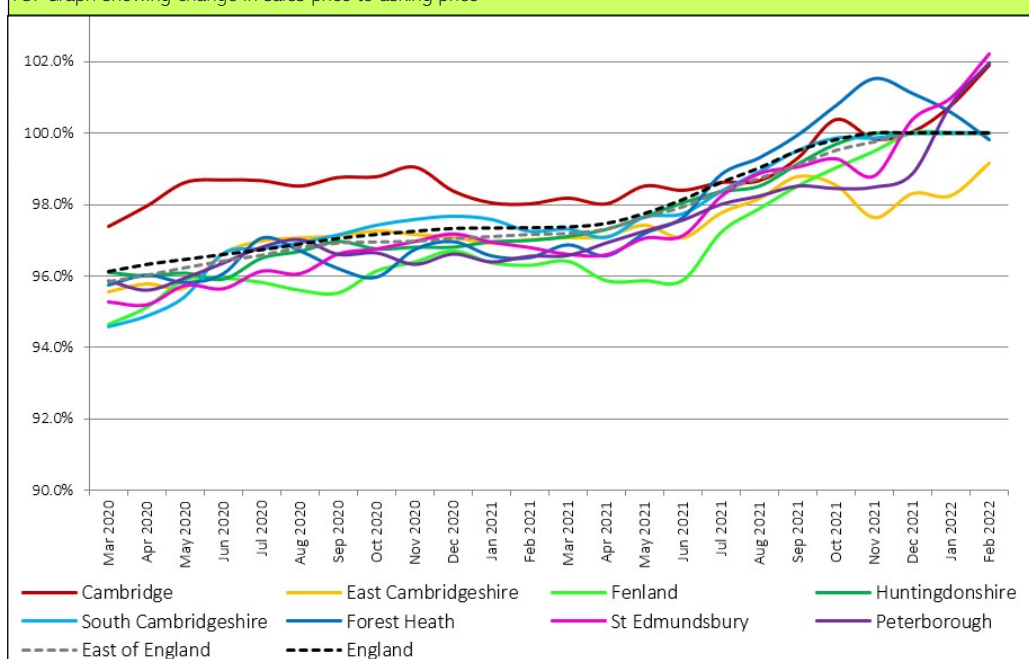
Comparing sales price to asking price

This page shows the typical proportion of the asking price that is achieved for all sales agreed over the month. The data is calculated using property listings on Zoopla taking the advertised asking price compared to the final sold price registered with Land Registry.

6. Map showing average sales to asking price

Sorry!
Missing map

13. Graph showing change in sales price to asking price



9. Table showing sales price to asking price

| | Feb 21 | Mar 21 | Apr 21 | May 21 | Jun 21 | Jul 21 | Aug 21 | Sep 21 | Oct 21 | Nov 21 | Dec 21 | Jan 22 | Feb 22 |
|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Cambridge | 98.0% | 98.2% | 98.0% | 98.5% | 98.4% | 98.6% | 98.7% | 99.3% | 100.4% | 99.8% | 100.0% | 100.8% | 101.9% |
| East Cambs | 97.0% | 97.1% | 97.1% | 97.4% | 97.1% | 97.8% | 98.2% | 98.8% | 98.5% | 97.6% | 98.3% | 98.2% | 99.1% |
| Fenland | 96.3% | 96.4% | 95.9% | 95.9% | 95.9% | 97.2% | 97.9% | 98.5% | 99.0% | 99.5% | 100.0% | 100.0% | 100.0% |
| Huntingdonshire | 97.0% | 97.1% | 97.3% | 97.7% | 98.1% | 98.4% | 98.5% | 99.1% | 99.7% | 100.0% | 100.0% | 100.0% | 100.0% |
| South Cambs | 97.2% | 97.3% | 97.1% | 97.6% | 97.7% | 98.4% | 98.9% | 99.5% | 99.9% | 99.9% | 100.0% | 100.0% | 100.0% |
| FKA Forest Heath | 96.5% | 96.9% | 96.6% | 97.2% | 97.6% | 98.8% | 99.3% | 100.0% | 100.8% | 101.5% | 101.1% | 100.6% | 99.8% |
| FKA St Ed's | 96.8% | 96.6% | 96.6% | 97.1% | 97.1% | 98.2% | 98.9% | 99.0% | 99.3% | 98.8% | 100.4% | 101.0% | 102.2% |
| Peterborough | 96.6% | 96.6% | 96.9% | 97.3% | 97.6% | 98.0% | 98.2% | 98.5% | 98.4% | 98.5% | 98.9% | 100.8% | 102.0% |
| East of England | 97.2% | 97.2% | 97.3% | 97.7% | 97.9% | 98.4% | 98.7% | 99.1% | 99.5% | 99.8% | 100.0% | 100.0% | 100.0% |
| England | 97.3% | 97.4% | 97.5% | 97.7% | 98.1% | 98.6% | 99.0% | 99.5% | 99.8% | 100.0% | 100.0% | 100.0% | 100.0% |

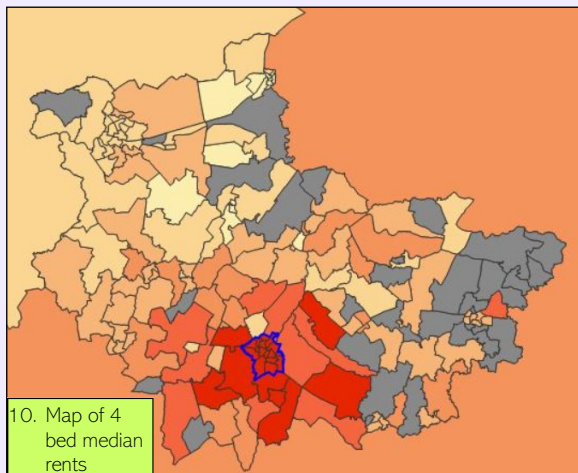
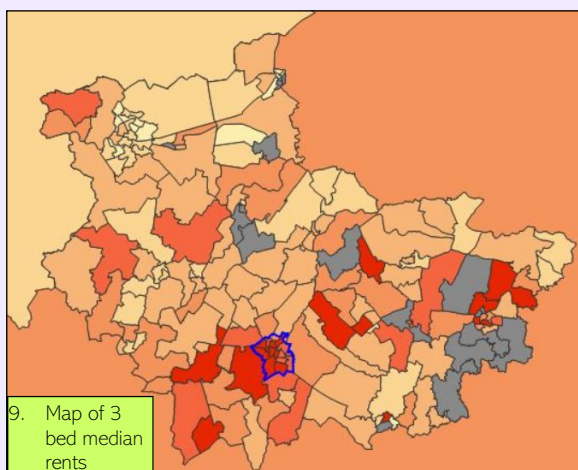
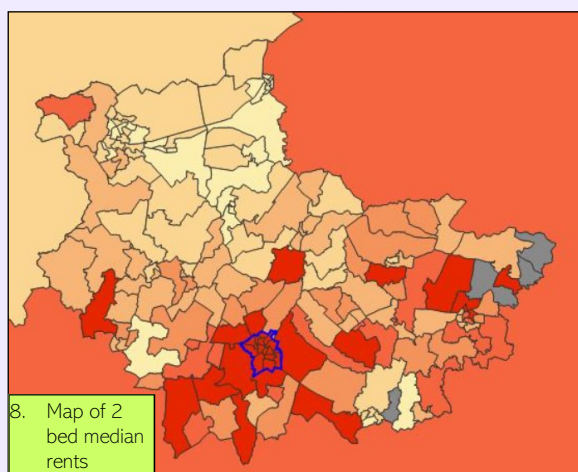
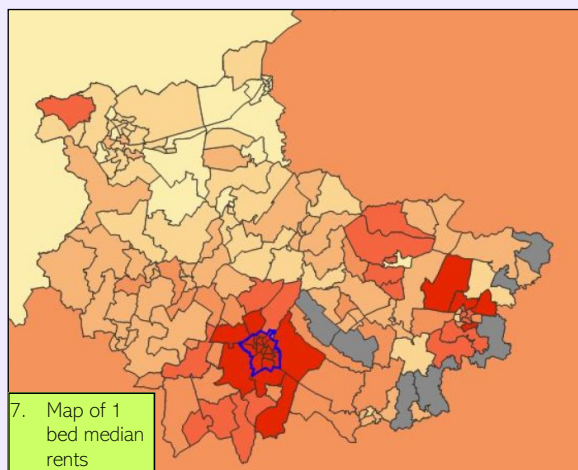
About the average sales price to asking price

| Source | Timespan | Last updated | Data level | Time interval |
|--------------------------------|----------------------|--------------|---------------------------|----------------------------------|
| Hometrack analysis of ZPG data | Mar 2020 to Feb 2022 | May 2022 | Country, region, district | Data points repeat semi-annually |

10. Table showing weekly median private rents & "main" LHA rate for 2022/23 (see p14 for notes)

| | Mar-20 | Jul-20 | Sep-20 | Dec-20 | Mar-21 | Jun-21 | Sep-21 | Dec-21 | Mar-22 | LHA |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|-----|
| Cambridge | | | | | | | | | | |
| Last column = Cambridge LHA rate 2022/23 (rounded) | | | | | | | | | | |
| 1 bed | 219 | 225 | 225 | 226 | 229 | 226 | 229 | 231 | 241 | 178 |
| 2 bed | 294 | 298 | 295 | 298 | 300 | 300 | 300 | 311 | 312 | 196 |
| 3 bed | 334 | 334 | 334 | 340 | 343 | 345 | 345 | 346 | 357 | 219 |
| 4 bed | 437 | 438 | 437 | 437 | 438 | 450 | 461 | 461 | 461 | 299 |
| East Cambridgeshire | | | | | | | | | | |
| Last column = Cambridge LHA rate 2022/23 (rounded) | | | | | | | | | | |
| 1 bed | 144 | 144 | 145 | 145 | 150 | 150 | 150 | 150 | 150 | 178 |
| 2 bed | 173 | 173 | 173 | 173 | 178 | 178 | 183 | 184 | 189 | 196 |
| 3 bed | 207 | 218 | 219 | 219 | 219 | 225 | 226 | 228 | 229 | 219 |
| 4 bed | 312 | 312 | 311 | 311 | 311 | 322 | 323 | 339 | 346 | 299 |
| Fenland | | | | | | | | | | |
| Last column = Peterborough LHA rate 2022/23 (rounded) | | | | | | | | | | |
| 1 bed | 114 | 114 | 114 | 114 | 114 | 115 | 117 | 120 | 121 | 110 |
| 2 bed | 144 | 144 | 144 | 146 | 150 | 150 | 155 | 155 | 158 | 137 |
| 3 bed | 173 | 173 | 173 | 177 | 178 | 183 | 184 | 184 | 190 | 160 |
| 4 bed | 231 | 230 | 242 | 236 | 253 | 259 | 265 | 288 | 294 | 207 |
| Huntingdonshire | | | | | | | | | | |
| Last column = Huntingdon LHA rate 2022/23 (rounded) | | | | | | | | | | |
| 1 bed | 138 | 138 | 138 | 140 | 140 | 144 | 144 | 144 | 150 | 130 |
| 2 bed | 173 | 173 | 173 | 178 | 178 | 183 | 184 | 184 | 190 | 161 |
| 3 bed | 207 | 207 | 207 | 207 | 213 | 219 | 219 | 225 | 229 | 190 |
| 4 bed | 276 | 288 | 288 | 298 | 300 | 300 | 311 | 312 | 323 | 253 |
| South Cambridgeshire | | | | | | | | | | |
| Last column = Cambridge LHA rate 2022/23 (rounded) | | | | | | | | | | |
| 1 bed | 178 | 178 | 178 | 178 | 178 | 178 | 184 | 184 | 184 | 178 |
| 2 bed | 213 | 219 | 219 | 219 | 225 | 225 | 229 | 230 | 231 | 196 |
| 3 bed | 264 | 265 | 265 | 273 | 276 | 276 | 282 | 288 | 298 | 219 |
| 4 bed | 345 | 345 | 345 | 345 | 345 | 346 | 363 | 369 | 380 | 299 |
| Former Forest Heath | | | | | | | | | | |
| Last column = Bury St Edmunds LHA rate 2022/23 (rounded) | | | | | | | | | | |
| 1 bed | 144 | 144 | 144 | 150 | 150 | 150 | 150 | 153 | 150 | 121 |
| 2 bed | 183 | 184 | 189 | 190 | 207 | 219 | 219 | 229 | 229 | 150 |
| 3 bed | 233 | 233 | 249 | 242 | 248 | 253 | 253 | 259 | 264 | 184 |
| 4 bed | 321 | 323 | 323 | 323 | 323 | 334 | 334 | 334 | 334 | 276 |
| Former St Edmundsbury | | | | | | | | | | |
| Last column = Bury St Edmunds LHA rate 2022/23 (rounded) | | | | | | | | | | |
| 1 bed | 150 | 150 | 150 | 151 | 155 | 155 | 156 | 159 | 160 | 121 |
| 2 bed | 178 | 182 | 183 | 184 | 193 | 196 | 196 | 196 | 201 | 150 |
| 3 bed | 219 | 225 | 228 | 232 | 253 | 253 | 253 | 253 | 253 | 184 |
| 4 bed | 345 | 334 | 345 | 346 | 346 | 346 | 357 | 369 | 369 | 276 |
| Peterborough | | | | | | | | | | |
| Last column = Peterborough LHA rate 2022/23 (rounded) | | | | | | | | | | |
| 1 bed | 126 | 126 | 126 | 126 | 126 | 132 | 132 | 136 | 137 | 110 |
| 2 bed | 159 | 160 | 160 | 161 | 162 | 166 | 167 | 171 | 172 | 137 |
| 3 bed | 183 | 184 | 184 | 188 | 190 | 196 | 196 | 196 | 201 | 160 |
| 4 bed | 253 | 241 | 248 | 253 | 264 | 275 | 276 | 276 | 282 | 207 |
| East of England | | | | | | | | | | |
| 1 bed | 161 | 162 | 162 | 165 | 167 | 172 | 173 | 173 | 178 | - |
| 2 bed | 196 | 201 | 201 | 206 | 207 | 213 | 219 | 219 | 225 | - |
| 3 bed | 242 | 248 | 253 | 253 | 253 | 265 | 276 | 276 | 288 | - |
| 4 bed | 334 | 345 | 345 | 346 | 346 | 357 | 369 | 369 | 380 | - |
| England | | | | | | | | | | |
| 1 bed | 189 | 196 | 201 | 207 | 219 | 225 | 225 | 219 | 219 | - |
| 2 bed | 207 | 219 | 219 | 231 | 253 | 253 | 261 | 253 | 253 | - |
| 3 bed | 237 | 253 | 264 | 276 | 288 | 300 | 300 | 300 | 300 | - |
| 4 bed | 387 | 403 | 403 | 414 | 426 | 432 | 432 | 438 | 438 | - |

PRIVATE RENT AND



LOCAL HOUSING ALLOWANCE

Maps 7 to 10 show median private rents for 1, 2, 3 and 4 beds highlighting hotspots in red, and "insufficient data" in grey.

Table 10 sets out weekly median rents alongside the "main" local housing allowance (LHA) rate for each district. It's a rough comparison as districts and broad rental market areas (BRMAs) are different - here we are just aiming to give a rough idea of how rents and LHAs compare. To help with that thought, map 12 shows our local BRMA boundaries and their labels (in the table below the map). You can find an on-line version of the map here <https://cambridgeshireinsight.org.uk/housing/local-housing-knowledge/our-housing-market/brma-map/>

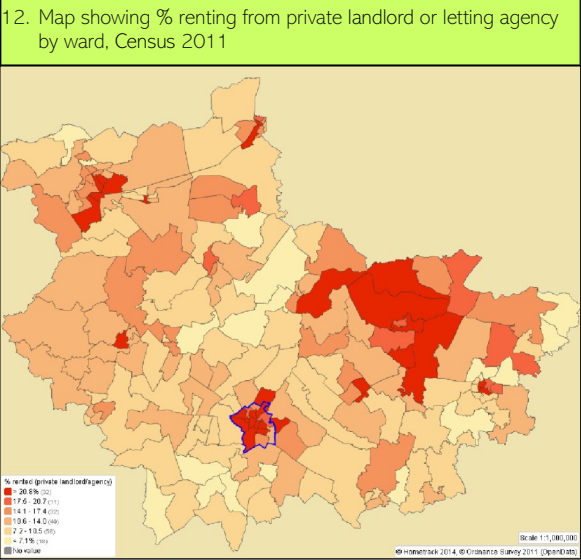
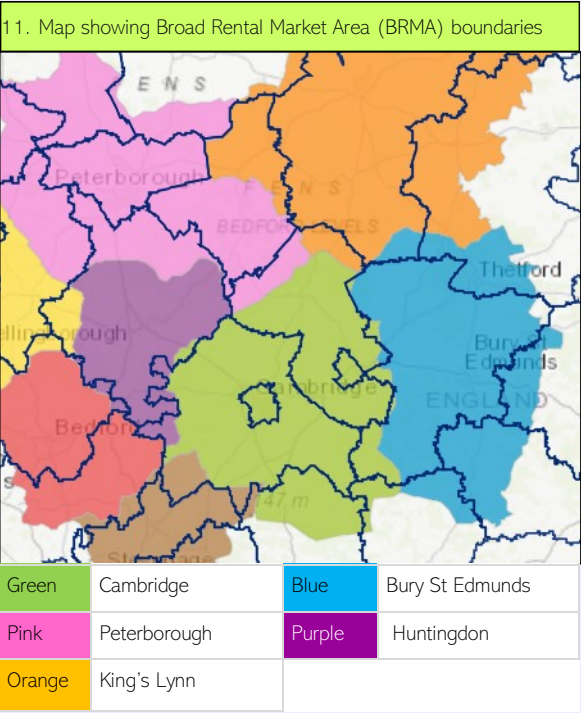
Map 11 shows the % of homes privately rented, from the 2011 Census, for context.

Table 11 sets out local LHA rates. These are set by the Valuation Office Agency based on a survey of their own (not Hometrack data).

The rates are shown for the last 6 years plus the current rates for April 2021 to March 2022, which have stayed the same as last year.

11. Table showing weekly Local Housing Allowance rates over time (see Map 11 for BRMA boundaries)

| | Apr-16 to Mar-17 | Apr-17 to Mar-18 | Apr-18 to Mar-19 | Apr-19 to Mar-20 | Apr-20 to Mar-21 | Apr-21 to Mar-22 | Apr-22 to Mar-23 |
|----------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Cambridge BRMA | | | | | | | |
| Room | £80.52 | £80.52 | £80.52 | £80.52 | £97.00 | £97.00 | £97.00 |
| 1 bed | £126.05 | £126.05 | £129.83 | £133.72 | £178.36 | £178.36 | £178.36 |
| 2 bed | £140.74 | £144.96 | £149.31 | £153.79 | £195.62 | £195.62 | £195.62 |
| 3 bed | £168.45 | £168.45 | £173.50 | £178.71 | £218.63 | £218.63 | £218.63 |
| 4 bed | £218.16 | £224.70 | £231.44 | £238.38 | £299.18 | £299.18 | £299.18 |
| Bury St Edmunds BRMA | | | | | | | |
| Room | £64.14 | £66.06 | £68.04 | £68.04 | £82.85 | £82.85 | £82.85 |
| 1 bed | £102.25 | £102.25 | £105.32 | £105.32 | £120.82 | £120.82 | £120.82 |
| 2 bed | £126.31 | £126.31 | £130.10 | £134.00 | £149.59 | £149.59 | £149.59 |
| 3 bed | £150.36 | £150.36 | £154.87 | £159.52 | £184.11 | £184.11 | £184.11 |
| 4 bed | £216.00 | £216.00 | £222.48 | £222.48 | £276.16 | £276.16 | £276.16 |
| Peterborough BRMA | | | | | | | |
| Room | £57.15 | £57.15 | £57.15 | £57.15 | £65.59 | £65.59 | £65.59 |
| 1 bed | £92.05 | £92.05 | £92.05 | £94.81 | £110.47 | £110.47 | £110.47 |
| 2 bed | £115.07 | £115.07 | £115.07 | £118.52 | £136.93 | £136.93 | £136.93 |
| 3 bed | £132.32 | £132.32 | £132.32 | £136.29 | £159.95 | £159.95 | £159.95 |
| 4 bed | £168.41 | £168.41 | £168.41 | £173.46 | £207.12 | £207.12 | £207.12 |
| King's Lynn BRMA | | | | | | | |
| Room | £53.67 | £55.28 | £55.28 | £55.28 | £65.59 | £65.59 | £65.59 |
| 1 bed | £90.64 | £90.64 | £90.64 | £90.64 | £103.56 | £103.56 | £103.56 |
| 2 bed | £112.21 | £112.21 | £112.21 | £115.58 | £132.33 | £132.33 | £132.33 |
| 3 bed | £129.47 | £129.47 | £129.47 | £133.35 | £155.34 | £155.34 | £155.34 |
| 4 bed | £163.16 | £163.16 | £163.16 | £168.05 | £195.62 | £195.62 | £195.62 |
| Huntingdon BRMA | | | | | | | |
| Room | £63.50 | £63.50 | £63.50 | £63.50 | £65.59 | £65.59 | £65.59 |
| 1 bed | £104.89 | £104.89 | £108.04 | £111.28 | £130.03 | £130.03 | £130.03 |
| 2 bed | £126.00 | £126.00 | £129.78 | £133.67 | £161.10 | £161.10 | £161.10 |
| 3 bed | £150.40 | £150.40 | £154.91 | £159.56 | £189.86 | £189.86 | £189.86 |
| 4 bed | £198.11 | £198.11 | £198.11 | £204.05 | £253.15 | £253.15 | £253.15 |



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/collections/local-housing-allowance-lha-rates>

No change is planned for LHA rates in 2022/23, see <https://www.gov.uk/government/publications/local-housing-allowance-lha-rates-applicable-from-april-2022-to-march-2023>

| About median private rents and local housing allowances | | | | |
|---|------------------------|-----------------------------------|---|-----------------------------------|
| Source | Timespan | Last updated | Data level | Time interval |
| Median private rents by bed count | | | | |
| Hometrack | Apr 2021 to Mar 2022 | May 2022 | *Country *Region *District *Ward | Data points repeat annually |
| Weekly local housing allowance rate (£) | | | | |
| Valuation Office Agency (VOA) | April 2021 to Mar 2022 | Came into action from April 2021. | Broad rental market areas (BRMAs) | Annual. Next due Jan 2022. |

AFFORDABILITY RATIOS

...USING SALES & VALUATIONS

WHAT DO THESE PAGES SHOW?

In this edition, we are looking at affordability ratios in depth. We are presenting our "usual" ratios: Hometrack's measures of median house price to median income (table 13 and map 14; and lower quartile housing price to lower quartile income (table 12 and map 13). These are based on Hometrack's house price data (using sales and valuations) and CACI data on household incomes.

What's the difference between income & earnings?

Earnings refers to money earned from employment, whereas income is total money received, including from earnings, benefits and pensions, and so on.¹

On page 16 we've added new data showing...

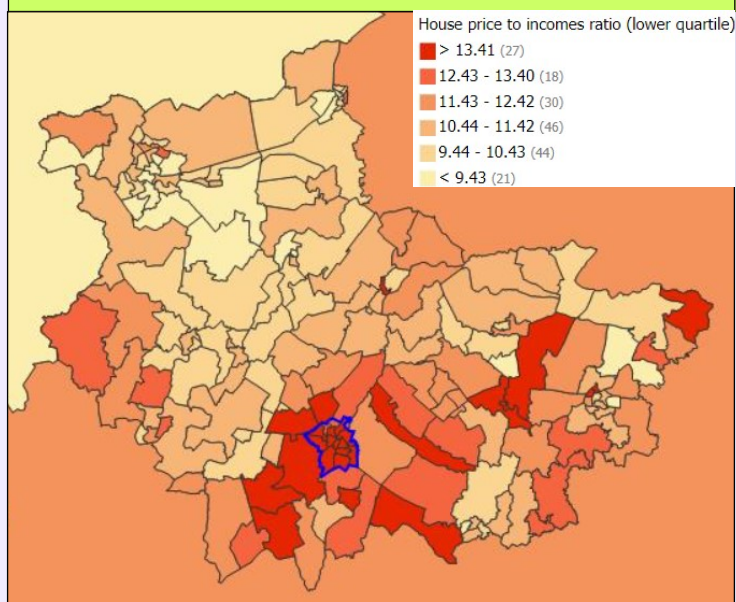
- Mean house price to mean income ratios, using the same data sources from Hometrack and CACI
- The ONS housing affordability ratio which is published around March for each district. The 2021 has now been added in this bulletin, adding to a table of annual values from ONS. This data uses median price paid for residential property and earnings data, meaning the median workplace-based gross annual earnings for full-time workers provided by ASHE (the annual survey of household earnings).

The ratios show how many "times" income local house prices represent.

13. Table showing median house price to income ratio (rounded)

| | Mar-20 | Jul-20 | Sep-20 | Dec-20 | Mar-21 | Jul-21 | Sep-21 | Dec-21 | Mar-22 |
|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Cambridge | 9.9 | 9.9 | 9.9 | 10.0 | 10.3 | 10.6 | 12.7 | 10.6 | 10.6 |
| East Cambs | 7.4 | 7.5 | 7.6 | 7.6 | 7.7 | 8.2 | 10.4 | 8.2 | 8.3 |
| Fenland | 6.3 | 6.3 | 6.5 | 6.5 | 6.7 | 6.9 | 7.3 | 7.0 | 7.2 |
| HDC | 6.7 | 6.7 | 6.8 | 6.9 | 7.1 | 7.5 | 9.4 | 7.5 | 7.6 |
| South Cambs | 7.8 | 8.0 | 8.1 | 8.3 | 8.6 | 9.1 | 11.0 | 9.3 | 9.4 |
| FKA Forest Heath | 7.1 | 7.3 | 7.3 | 7.4 | 7.6 | 7.6 | 9.0 | 7.8 | 7.8 |
| FKA St Ed's | 7.2 | 7.0 | 7.1 | 7.2 | 7.5 | 7.9 | 10.7 | 7.9 | 8.0 |
| Peterborough | 6.5 | 6.3 | 6.5 | 6.5 | 6.5 | 6.9 | 7.1 | 7.0 | 7.1 |
| East of England | 7.9 | 7.9 | 8.0 | 8.0 | 8.3 | 8.7 | 10.4 | 8.8 | 8.9 |
| East Midlands | 6.1 | 6.1 | 6.2 | 6.4 | 6.4 | 6.8 | 7.1 | 6.9 | 7.1 |

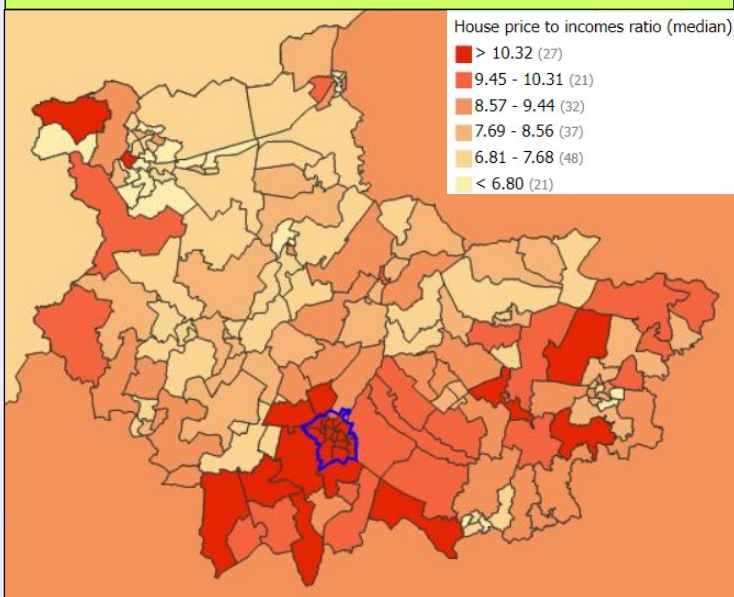
13. Map showing lower quartile price compared to lower quartile income



12. Table showing lower quartile price to income ratio (rounded)

| | Mar-20 | Jul-20 | Sep-20 | Dec-20 | Mar-21 | Jul-21 | Sep-21 | Dec-21 | Mar-22 |
|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Cambridge | 13.3 | 13.1 | 13.1 | 13.3 | 13.5 | 13.9 | 13.4 | 13.9 | 14.0 |
| East Cambs | 9.9 | 9.9 | 9.9 | 10.0 | 10.3 | 10.7 | 10.6 | 10.7 | 11.0 |
| Fenland | 8.8 | 8.8 | 8.8 | 8.9 | 9.1 | 9.4 | 7.9 | 9.6 | 9.9 |
| HDC | 9.2 | 9.0 | 9.1 | 9.2 | 9.4 | 9.9 | 9.2 | 9.9 | 10.1 |
| South Cambs | 10.6 | 10.6 | 10.8 | 11.0 | 11.0 | 11.7 | 12.1 | 11.8 | 12.1 |
| FKA Forest Heath | 9.7 | 10.0 | 10.0 | 10.3 | 10.4 | 10.6 | 9.6 | 10.9 | 10.9 |
| FKA St Ed's | 9.7 | 9.4 | 9.5 | 9.7 | 10.2 | 10.6 | 10.8 | 10.7 | 10.7 |
| Peterborough | 8.8 | 8.8 | 8.8 | 8.8 | 8.8 | 9.3 | 7.1 | 9.6 | 9.9 |
| East of England | 10.2 | 10.2 | 10.3 | 10.4 | 10.6 | 11.1 | 10.2 | 11.3 | 11.4 |
| East Midlands | 7.9 | 8.1 | 8.2 | 8.3 | 8.6 | 8.9 | 7.2 | 9.1 | 9.2 |

14. Map showing 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 price | Apr 2021 to Mar 2022 | May 2022 | Region & district | Data points repeat annually |
| Incomes: CACI | Jan 2020 to Dec 2020 | | Region, district, ward | Data points repeat annually |

“OTHER” AFFORDABILITY RATIOS

NOTES & OBSERVATIONS

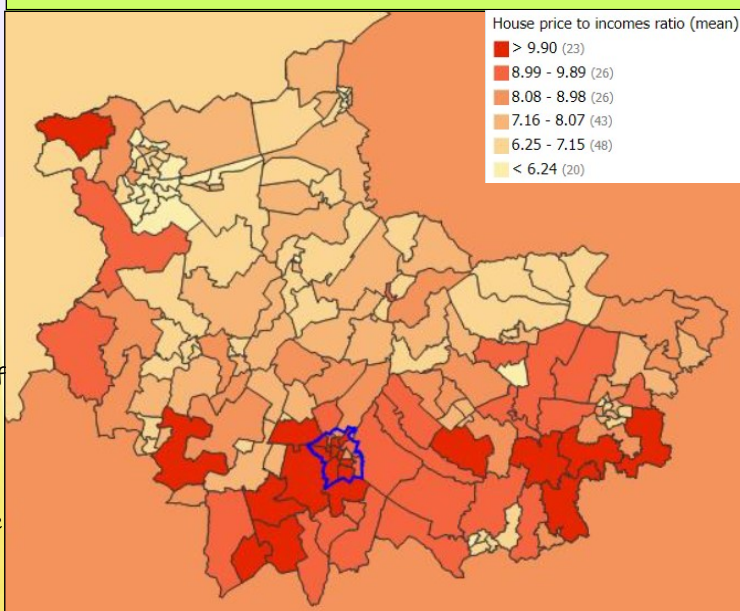
- Hometrack ratios using CACI data are presented for each ward, giving a detailed picture of affordability at local level.
- For both income (CACI) and ASHE (earnings) ratios, Hometrack house price data is updated regularly while income / earnings data is updated annual.
- ASHE data is available at district-wide level, not ward level. So the ONS ratio, released annually, is based on median property price for the year, across a whole district, which is compared to ASHE earnings data.

Mean vs Median

Median: the value separating the higher half from the lower half of a set of data. It may be thought of as the “middle” value. The median will not be skewed by a small proportion of extremely large or small values, so it provides a better “typical” value than the mean, which can be skewed.

Mean (aka average): a central value of a set of numbers, devised by dividing the sum of the values by the number of values.

15. Map showing mean house price compared to mean incomes ratio



14. Mean price to mean income (rounded) (will be added to in future bulletins)

| | Dec-21 | Mar-22 |
|------------------|--------|--------|
| Cambridge | 10.6 | 10.9 |
| East Cambs | 7.6 | 7.8 |
| Fenland | 6.6 | 6.7 |
| HDC | 7.2 | 7.4 |
| South Cambs | 9.0 | 9.2 |
| FKA Forest Heath | 7.2 | 7.4 |
| FKA St Ed's | 8.0 | 8.0 |
| Peterborough | 6.6 | 6.7 |
| East of England | 8.9 | 9.0 |
| East Midlands | 6.7 | 6.8 |

15. Table comparing some alternative affordability ratios

| | LQ price to LQ income | Median price to median income | Mean price to mean income | ONS median ratio (2021) |
|------------------|-----------------------|-------------------------------|---------------------------|-------------------------|
| Cambridge | 13.9 | 10.6 | 10.6 | 12.6 |
| East Cambs | 10.7 | 8.2 | 7.6 | 10.7 |
| Fenland | 9.6 | 7.0 | 6.6 | 8.9 |
| HDC | 9.9 | 7.5 | 7.2 | 9.6 |
| South Cambs | 11.8 | 9.3 | 9.0 | 10.6 |
| FKA Forest Heath | 10.9 | 7.8 | 7.2 | 8.5 |
| FKA St Ed's | 10.7 | 7.9 | 8.0 | 7.3 |
| Peterborough | 9.6 | 7.0 | 6.6 | - |
| East of England | 11.3 | 8.8 | 8.9 | - |
| East Midlands | 9.1 | 6.9 | 6.7 | - |
| See table... | 12 | 13 | 14 | 16 |

- A visual check on the maps provided shows some similarity between measures. For more detail, Table 14 sets out the latest values for all 6 measures side by side. It's difficult to see a “right” or a “wrong” approach to affordability measures. ONS data tends to hit the headlines because it's a very reliable national data source which shows tidal changes in affordability across the country, year by year.
- For a local more detailed picture which is more frequently updated, we continue to use Hometrack's median and lower quartile measures, and are adding in their mean data for further context. We will share the ONS affordability measure here too.

16. Table showing ONS median price to earnings ratio over time

| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---------------------|------|------|------|------|------|------|------|------|
| Cambridge | 11.4 | 12.6 | 13.0 | 13.5 | 12.9 | 12.7 | 12.3 | 12.6 |
| East Cambridgeshire | 8.5 | 8.9 | 9.5 | 9.8 | 10.7 | 10.3 | 11.3 | 10.7 |
| Fenland | 5.8 | 6.1 | 6.5 | 7.1 | 8.5 | 8.2 | 7.3 | 8.9 |
| Huntingdonshire | 7.1 | 8.1 | 8.2 | 8.8 | 9.4 | 9.3 | 9.3 | 9.6 |
| South Cambs | 7.8 | 9.2 | 10.2 | 11.0 | 10.3 | 9.8 | 10.3 | 10.6 |
| West Suffolk | 7.9 | 8.8 | 8.8 | 9.2 | 9.3 | 9.1 | 8.7 | 9.5 |
| Peterborough | 5.5 | 5.8 | 5.9 | 6.7 | 6.8 | 6.8 | 7.0 | 7.3 |

Notes:

- <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/methodologies/explainingincomeearningsandthegenderpaygap>
- <https://en.wikipedia.org/wiki/Median>
- <https://en.wikipedia.org/wiki/>
- <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2020>

About affordability ratios

| Source | Timespan | Last updated | Data level | Time interval |
|---|----------|---------------------|------------|---------------|
| Earnings: ASHE | “2021” | Released March 2022 | District | Annual |
| ONS median affordability ratio ⁴ | “2021” | Released March 2022 | District | Annual |

WEEKLY COST

...COMPARING SIZE & TENURE

Table 12 compares housing cost by size and tenure. Most data covers a 12 month period.

NA means values are not available due to small sample sizes.

For each row the highest weekly cost is highlighted in green and the lowest in lilac.

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 Local Authority social and 'affordable' rents | | |
| Local authority rent: only available in Cambridge and South Cambs. Data used in Mar 2022 bulletin comes from Cambridge and SCDC LADR forms which report (a) low cost rental general needs stock, ave weekly <u>net</u> rent; and (b) affordable rent general needs stock with ave weekly <u>gross</u> rent. Supported, LCHO and homes excepted in the (rent) policy statement are excluded. | | |
| LADR 2020-21 | April 2020 to March 2021 | Feb 2022 |
| Average Housing Association social and 'affordable' rents | | |
| Average rent reported in Homes England's PRPR data return using social rent and affordable rent here, available here https://www.gov.uk/government/statistics/local-authority-registered-provider-social-housing-stock-and-rents-in-england-2020-to-2021 . General needs housing only, no service charges included. As above, for social rent the net rent figure used. For Affordable Rent, the gross rent figure is used. Data from "geographic look-up" tool. West Suffolk data replaces separate Forest Heath and St Ed's in the SDR. | | |
| HCA PRPR 2020-21 | April 2020 to March 2021 | Feb 2022 |
| 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 2021 to Mar 2022 | May 2022 |
| 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 2021 to Mar 2022 | May 2022 |
| 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 2022 |
| 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 2021 to Mar 2022 | May 2022 |

17. Table comparing weekly cost by district tenure & size (rounded)

| | Local Authority social rent | Local Authority affordable rent | Housing Association social 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 | | | | | | | | | | | |
| 1 bed | 86 | 136 | 95 | 130 | 193 | 241 | 232 | 277 | 235 | 304 | 332 |
| 2 bed | 101 | 157 | 112 | 147 | 250 | 312 | 307 | 371 | 341 | 371 | 393 |
| 3 bed | 114 | 184 | 123 | 168 | 286 | 357 | 459 | 537 | 443 | 659 | 725 |
| East Cambridgeshire | | | | | | | | | | | |
| 1 bed | - | - | 86 | 112 | 120 | 150 | 121 | 141 | 133 | 277 | 277 |
| 2 bed | - | - | 101 | 127 | 151 | 189 | 165 | 183 | 212 | 314 | 324 |
| 3 bed | - | - | 112 | 143 | 183 | 229 | 279 | 332 | 277 | 354 | 383 |
| Fenland | | | | | | | | | | | |
| 1 bed | - | - | 80 | 87 | 97 | 121 | 82 | 96 | 98 | 78 | 78 |
| 2 bed | - | - | 89 | 108 | 126 | 158 | 95 | 108 | 152 | 96 | 96 |
| 3 bed | - | - | 98 | 123 | 152 | 190 | 199 | 238 | 198 | 219 | 263 |
| Huntingdonshire | | | | | | | | | | | |
| 1 bed | - | - | 81 | 112 | 120 | 150 | 129 | 149 | 130 | 255 | 257 |
| 2 bed | - | - | 94 | 133 | 152 | 190 | 168 | 193 | 194 | 257 | 257 |
| 3 bed | - | - | 103 | 157 | 183 | 229 | 270 | 310 | 258 | 300 | 360 |
| South Cambridgeshire | | | | | | | | | | | |
| 1 bed | 88 | 129 | 91 | 130 | 147 | 184 | 166 | 198 | 180 | 216 | 217 |
| 2 bed | 104 | 151 | 109 | 152 | 185 | 231 | 216 | 243 | 258 | 258 | 368 |
| 3 bed | 110 | 179 | 123 | 174 | 238 | 298 | 360 | 418 | 348 | 332 | 387 |
| FKA Forest Heath (West Suffolk) | | | | | | | | | | | |
| 1 bed | - | - | 79 | 110 | 120 | 150 | 136 | 144 | 124 | NA | NA |
| 2 bed | - | - | 91 | 129 | 183 | 229 | 177 | 188 | 184 | 360 | 360 |
| 3 bed | - | - | 100 | 149 | 211 | 264 | 243 | 279 | 232 | 315 | 421 |
| FKA St Edmundsbury (West Suffolk) | | | | | | | | | | | |
| 1 bed | - | - | 79 | 110 | 128 | 160 | 149 | 165 | 148 | 212 | 217 |
| 2 bed | - | - | 91 | 129 | 161 | 201 | 177 | 188 | 207 | 261 | 282 |
| 3 bed | - | - | 100 | 149 | 202 | 253 | 260 | 310 | 258 | 344 | 385 |
| Peterborough | | | | | | | | | | | |
| 1 bed | - | - | 75 | 90 | 110 | 137 | 95 | 111 | 97 | NA | NA |
| 2 bed | - | - | 88 | 112 | 138 | 172 | 127 | 141 | 148 | 136 | 136 |
| 3 bed | - | - | 94 | 122 | 160 | 201 | 196 | 232 | 194 | 243 | 261 |
| East of England | | | | | | | | | | | |
| 1 bed | - | - | 85 | 115 | 142 | 178 | 149 | 185 | 161 | 210 | 259 |
| 2 bed | - | - | 98 | 140 | 180 | 225 | 188 | 243 | 226 | 232 | 299 |
| 3 bed | - | - | 110 | 159 | 230 | 288 | 288 | 360 | 300 | 321 | 404 |
| England | | | | | | | | | | | |
| 1 bed | - | - | 83 | 123 | 175 | 219 | 144 | 215 | NA | 194 | 274 |
| 2 bed | - | - | 95 | 131 | 202 | 253 | 174 | 268 | NA | 252 | 360 |
| 3 bed | - | - | 105 | 140 | 240 | 300 | 205 | 290 | NA | 249 | 326 |

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 Calcasia.

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:

- Ross Allan
- Head of property data solutions
- Tel/Fax: 020 3744 0199
- Mobile 07957 427772
- E-mail: rallan@hometrack.com



MAPS

Map 16 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
- Fmr. Forest Heath (now West Suffolk)
- Former St Edmundsbury (now West Suffolk)
- Peterborough.

Map 17 highlights the boundaries of the districts in the Bulletin in green with grey boundary lines (shows West Suffolk). Orange shading highlights the region.

EDITION 53

This bulletin provides an up to date picture of our local housing market, aiming to assist with market assessments, viability and other housing cost related analysis. It has been produced every 3 months for more than 12 years now! Previous bulletins can be found at:

www.cambridgeshireinsight.org.uk/housingmarketbulletin



Cambridgeshire | Peterborough | West Suffolk

FEEDBACK? SUGGESTIONS?

Please contact Sue Beecroft at...



07715 200 730



sue.beecroft@cambridge.gov.uk



[@CambsHsgSubReg](https://twitter.com/CambsHsgSubReg)



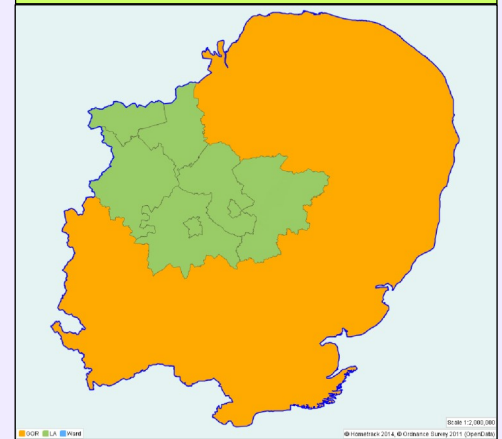
www.cambridgeshireinsight.org.uk/housing

THANK YOU!

16. Map showing the East of England region



17. Map showing area covered by bulletin (in green)



18. Map showing geography of the area



19. Key to colours throughout bulletin

