Housing Market Bulletin

for Cambridgeshire
Peterborough & West Suffolk

Edition 69

Published July 2026, based on March 2026 Hometrack data

Welcome

Welcome to Edition 69 of our longstanding housing market bulletin.

We've now established our move to Word format and have navigated the change to the Hometrack market intelligence system.

Edition 69 is a shortened version of the Bulletin, because other progress on the IT front has taken some time to "learn and absorb", but should make producing future Bulletins quicker and easier.

It may also lead to new formats being provided, should people give positive feedback when they are piloted (such as a dashboard with "pick lists" for the areas or data you are most interested in). So in Ed 69 some of the more complex pages are omitted while work is carried out to help make future bulletins quicker and more efficient.

As always, your feedback is VERY welcome. The main changes are:

- Adding correlation ratings where we compare two sets of data. The ratings are explained on page 2. For example correlation ratings have bene added where comparing prices based on sales only, and prices based on sales and valuations, on pages 5 and 8.
- We continue to use data for 1 bed flat, 2 bed flat, 2 bed house, 3 bed house and 4+ bed house rather than just 1, 2 and 3+ bed.
- We've included graphs looking both at data over the last 12 months as well as looking back to 2016.
- We have included East of England data wherever possible.

As always, you can look back at old editions by following this link, if you want to compare "old" and "new".

There are some notes to explain the metrics used… look for the ⓘ.

Thank you for continuing to support our local Bulletin

Sue Beecroft

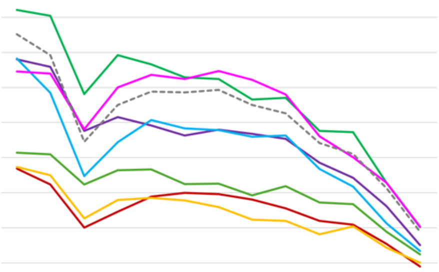
Housing Coordinator

In brief…

Hometrack summary June 2026

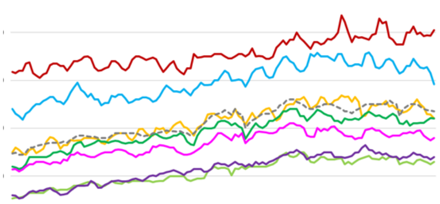
- Higher mortgage rates and political uncertainty have shrunk the pool of home buyers – sales agreed are 7% lower in June.
- House price inflation has edged lower to 1.4%.
- Mortgage rates peaked at 5% in April having started the year at 4% and are now falling. The cash cost for buyers varies widely.
- Mortgage costs are £244 a month higher in London but just £69 in the North East since January.
- Sales are down in across areas and house price inflation varies from 3.5% in northern England to small price falls in the south.
- We expect price inflation to drift lower, while sales agreed are on track to be 6-8% lower than last year at 1.1m completions.

Number of "real" sales



The number of "real" sales (excluding valuations data) fell to April 2026, reflecting the regional trend.

Median price based on real sales



Looking back to 2016, median prices based on real sales are creeping upwards, although month by month there are lots of rises and falls.

Market temperature

- At April 2026 the average time taken to sell was slowest in Fenland and Huntingdonshire at 48 and 47 days. The quickest average was 36 days in Cambridge.
- The percentage of asking price achieved was highest in Huntingdonshire (98.1%), and lowest in Fenland (95.1%).

Private rents and LHAs

- Rent data had a make-over in Edition 66, now being presented monthly rather than weekly; and for a greater range of home types.
- A new graph showing private rents over the past 10 year has been added, as well as the sample size used to calculate the median private rent, which was added responding to reader feedback.
- Compared to LHA rates (which were frozen again for 2026/27) we see many LHA rates failing to cover median private rents in our area.

Affordability

In this edition we have added back some affordability ratios provided by Hometrack, along with 2025 ONS ratios for comparison.

Ladders

- As mentioned, this is a very time consuming data set to produce so for this edition only we have omitted it, sticking with just the table of comparative housing costs.
- The ladders will be restored in future, hopefully Edition 70.

Background

- The background sets out some maps for the area covered, and contact details should you have suggestions of feedback.

Your views are most welcome and we will do our utmost to respond to any suggestions you make!

Contents

Hometrack UK price index, June 2026

- In a change from the usual approach, in June 2026we are simply providing a link to Hometrack's UK House Price Index update.
- We usually lift the Hometrack UK update into 2 pages at the start of our local Bulletin, but as mentioned on page 1, due to tie constraints are taking a more "streamlined" approach in this edition.
- Please let us know if this is better, or worse, for you…

Sources

You can find the full UK House Price Index for June, here » UK House Price Index

You can sign up for all the latest research from Zoopla at https://advantage.zpg.co.uk/

A note about correlation

In previous Bulletins we have set out graphs comparing different data sets, to try to show the links or connections between two aspects of the housing market.

In Edition 67 this included:

- Number of sales and price of sales based on sales and valuations data
- Number of sales and price of sales based on sales only data
- Prices based on sales and valuations data compared to sales only data.

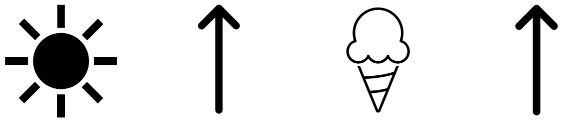
In Edition 68, we can use the new Hometrack data format to compare two factors using a method called "correlation". This is where we think one set of data is linked to relates to another set of data. We can use correlation ratings to see how, and how strongly, the two things are linked.

A correlation rating uses a formula which looks at the data we want to compare and gives a score between -1 and +1 to show how strongly they are linked.

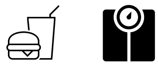
It is important to remember that just because 2 sets of numbers are linked, i.e. when one increases the other decreases – or when one rises the other rises – this does NOT necessarily mean one of the factors CAUSES the change in the other.

Types of link

POSITIVE: Sometimes, a link between two factors is positive. What this means is that if one of the factors increases, the other one increases as well. For example, as temperatures rise, ice cream consumption also rises.



NEGATIVE: In other cases, the link is negative. This means if one factor increases, the other factor decreases. For example, the higher you climb up a mountain, the lower air temperature gets. Another: Frequent consumption of fast food is associated with increased risk of obesity because fast food is typically high in calories, fat and sugar.



Strength of link

Both positive and negative links can be perfect, strong, moderate or weak. There are levels used in the world of statistics, which are used in the Bulletin. This gives us some "shorthand" to describe how strongly or weakly sets of data relate to each other.

The diagram below sets out the types and strengths of link…

Table 1. Rating the strength of correlation

	Strength of link	Score
Perfect positive	Two variables (sets of data) move in the same direction, increasing or decreasing together.	0.99 to 1
Strong positive	The two sets of data move in the same direction. The relationship is strong, with a significant increase or decrease in one variable leading to a corresponding increase or decrease in the other.	0.7 to 0.99
Moderate positive	The two sets of data move in the same direction. The relationship is moderate, with a significant increase or decrease in one variable leading to a corresponding increase or decrease in the other.	0.5 to 0.7
Weak positive	The two sets of data move in the same direction. The relationship is weak, with a significant increase or decrease in one variable leading to a corresponding increase or decrease in the other.	0.3 to 0.5
Perfect negative	The two sets of data move in opposite directions, increasing or decreasing together.	-0.99 to -1
Strong negative	The two sets of data move in opposite directions. The relationship is strong, with a significant increase or decrease in one variable leading to a corresponding increase or decrease in the other.	-0.7 to -0.99
Moderate negative	The two sets of data variables move in opposite directions. The relationship is moderate, with a significant increase or decrease in one variable leading to a corresponding increase or decrease in the other.	-0.5 to -0.7
Weak negative	The two sets of data variables move in opposite directions. The relationship is weak, with a significant increase or decrease in one variable leading to a corresponding increase or decrease in the other.	-0.3 to -0.5
Not significant	There is no linear association between the two variables.	0.3 to -0.3
No link	There is no link between the two variables.	0

In Ed 69 we have used correlation ratings on pages 4 and 7.

Number of sales and valuations

This page shows…

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 is combined with Hometrack data which adds valuation data from the top 20 mortgage providers across the country. The data is presented monthly over the past 13 months and 10 years.

- Fig 1 shows the number of sales and valuations for the East of England (dashed line) and the number of sales and valuations for each of the districts in our area over the past 13 months.
- Because there are many more sales across the region than across each district, the regional number is indicated against the right-hand axis on the graph (maximum count is 40,000 sales and valuations), while the district numbers are shown against the left-hand axis (maximum count of 1,400 sales and valuations). This way, we can compare the trends across the region and the districts
- Fig 2 shows the same data over the past 10 years, again using the left and right axes for district and regional values.
- Table 2 shows the number of sales and valuations for each district and the East of England over the past 13 months (April 2025 to April 2026). We are discussing with Hometrack whether the new data system can include an England total, for comparison purposes.

Notes & observations

- Fig 1 shows reasonably similar trends for the districts and the region since April 2025.
- There is also a similarity in the lines for districts and the region since 2016, looking at Fig 2. However a huge drop is evident around the middle of 2000.

Q The 10 year graph fairly new, we have not previously been able to look back as far using the old Hometrack data system, so it would be good to know if you find this useful!

Fig 1. Number of sales and valuations, 13 months

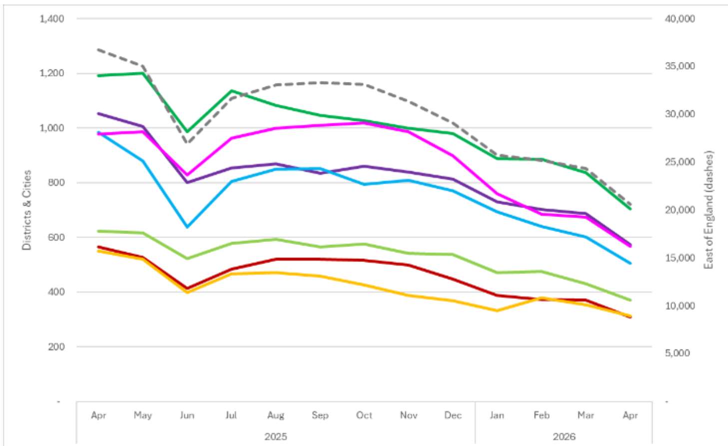
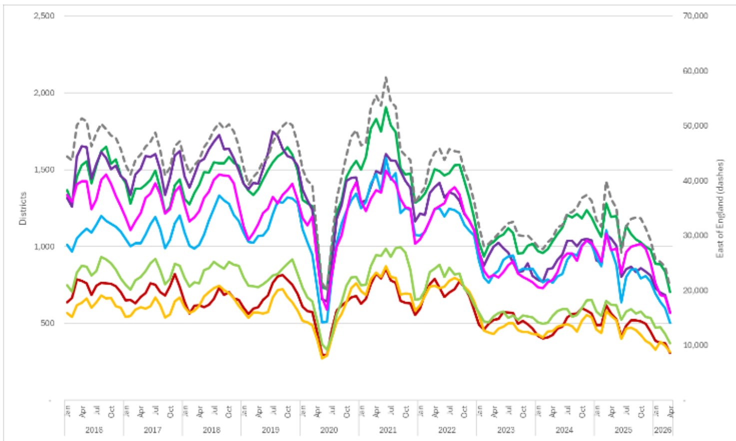


Fig 2. Number of sales and valuations, 10 years



Key

Cambridge, East Cambridgeshire, Fenland, Huntingdonshire, Peterborough, South Cambridgeshire, West Suffolk, East of England

Table 2. Number of sales + valuations

	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26
Cambridge	565	527	414	484	520	519	515	498	447	388	373	371	309
East Cambridgeshire	550	521	398	466	471	458	425	388	369	331	379	354	313
Fenland	623	617	522	578	593	565	576	541	536	471	475	431	371
Huntingdonshire	1,192	1,200	986	1,135	1,083	1,047	1,028	999	979	887	885	837	704
Peterborough	1,053	1,005	801	854	869	835	860	838	813	729	702	686	573
South Cambridgeshire	984	879	637	804	849	852	794	808	771	694	640	601	505
West Suffolk	978	987	827	963	1,000	1,010	1,018	987	899	760	685	674	568
East of England	36,726	35,011	26,922	31,640	33,045	33,344	33,107	31,372	29,106	25,719	25,203	24,319	20,584

Data Source	Series Timespan	Data Refresh Frequency	Last Refresh	Geography Levels	Rolling Period
Hometrack HM Land Registry (England & Wales)	Jan 2016 to April 2026	Monthly	April 2026	Region/ LA/ Postcode Area	Calculated over a 3-month rolling window

Median price of sales + valuations

This page shows…

- Median prices on this page are based on sales and valuation data, providing a 'rolling' median price based on the previous three months data.
- Fig 3 shows median prices achieved for homes across our whole area at district level. We look forward to further developments at Hometrack HQ, which will lead to a return to ward level maps.
- Fig 4 shows the median price trend for each district (solid lines) and the region (grey dots) over the past 13 months.
- Fig 5 shows the median price trend for each district (solid lines) and the region (grey dots) over the past 10 years.
- Table 3 shows median property prices every month over the past 13 months (April 2025 to April 2026).

Notes & observations

Fig 3 continues to show, overall, a familiar pattern of prices; generally higher in the south of our area (Cambridge and South Cambs), mid prices across the middle (Huntingdonshire and East Cambs) and lower in the north (Peterborough and Fenland) In this edition West Suffolk median prices appear to have dropped somewhat compared to the other districts, so where they sat in the "middle" group previously, the shading now puts them in the lower price group. It is possible this is just due to the timing of the map being produced, and the normal pattern may be restored in future – we will have to see in our next Bulletin.

Fig 4 shows median prices are higher for Cambridge (red) and South Cambridgeshire (blue) than all other areas. Peterborough (purple) and Fenland (light green) see similar average prices at the lower end of the scale. East Cambs (orange), and Huntingdonshire (dark green) median prices were slightly lower than the East of England median (grey dashed), with West Suffolk (pink) at the lower end if this group.

Fig 5 shows a similar trend line across the districts and the region, over the past 10 years.

Table 3 shows some small rises and falls in median price over the past 13 months. Comparing April 2025 and April 2026, four areas have seen a rise in median price while Fenland and South Cambs saw a fall. HDC and the region saw no overall change when comparing the two dates.

Key

- Cambridge
- East Cambridgeshire
- Fenland
- Peterborough
- South Cambridgeshire
- West Suffolk
- Huntingdonshire
- East of England

Fig 3. Median price, district level (Mar 2026)

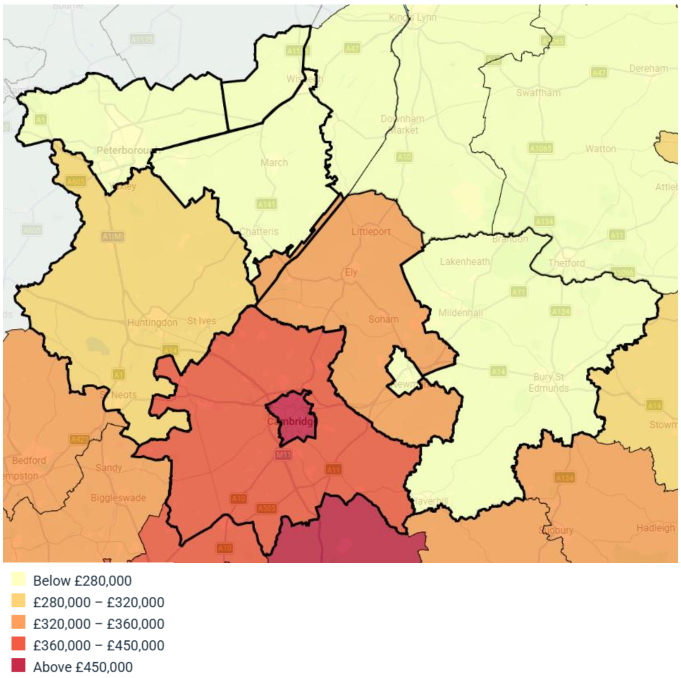


Fig 4. Median price based on sales + valuations, 13 mths

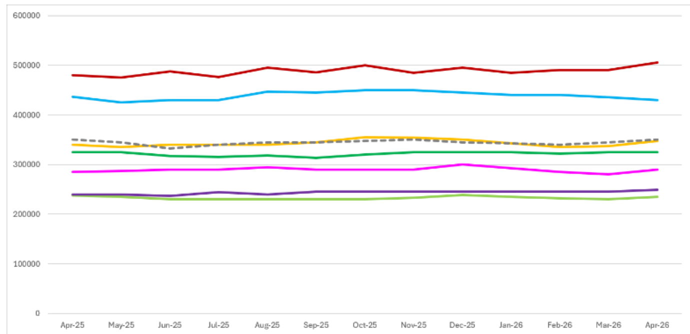


Fig 5. Median price based on sales + valuations, 10 years

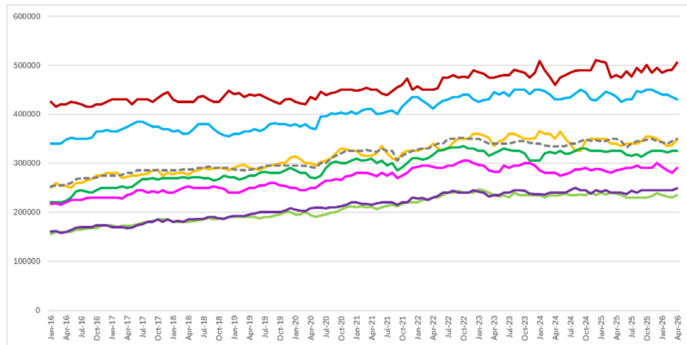


Table 3. Median price based on sales + valuations (£)

	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26
Cambridge ↑	480,000	475,000	487,625	476,500	495,000	485,600	500,000	485,000	495,000	485,000	490,000	490,650	505,000
East Cambs ↑	340,000	335,000	340,000	340,000	340,000	345,000	355,000	353,750	350,000	342,500	335,000	337,250	347,500
Fenland ↓	238,000	235,000	230,000	230,000	230,000	230,000	230,000	233,000	238,500	235,000	232,000	230,000	235,000
HDC →	325,000	325,000	317,250	315,000	318,000	313,496	320,000	325,000	325,000	325,000	322,000	325,000	325,000
Peterborough ↑	239,500	240,000	237,000	244,250	240,000	245,000	245,000	245,000	245,000	245,000	245,000	245,000	249,000
South Cambs ↓	436,250	425,000	430,000	430,000	447,000	445,000	450,000	450,000	445,000	440,000	440,000	435,000	430,000
West Suffolk ↑	285,000	287,000	290,000	290,000	295,000	290,000	290,000	290,000	300,000	292,500	285,000	280,000	290,000
East of Eng →	350,000	345,000	332,500	340,000	345,000	345,000	347,500	350,000	345,000	343,000	340,000	345,000	350,000

Data Source	Series Timespan	Data Refresh Frequency	Last Refresh	Geography Levels	Rolling Period
Hometrack HM Land Registry (England & Wales)	Jan 2016 to April 2026	Monthly	April 2026	Region/ LA/ Postcode Area	Calculated over a 3-month rolling window

Number compared to price of sales + valuations

This page shows…

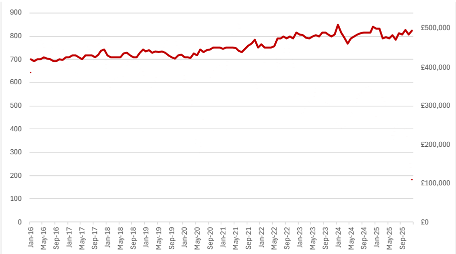
This page repeats two graphs used previously to compare the trend in the number of sales & valuations with that for the price of sales and valuations.

The aim was to see whether there is a link between the number of sales and their prices, for each area. We concluded that:

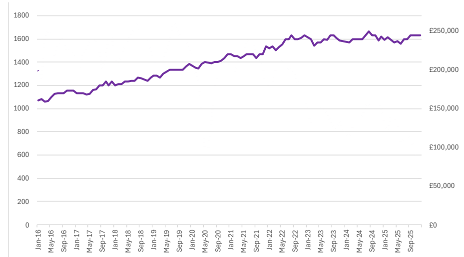
- The number of sales and valuations fluctuates a lot more than prices, which appear remarkably steady.
- Although there are fluctuations, there are no “big rises” or “big drops” in prices, though all the price trendlines showed a gentle increase.

Fig 6. REPEAT OF PREVIOUS CHARTS showing number and median price of sales + valuations

Cambridge



Peterborough



Do correlations help?

In this Edition we are experimenting with replacing the graphs above, with a correlation diagram. This looks at the strength of relationship between two factors – in this case, number of sales and median price of sales. It looks at the data for all the areas covered and gives a rating which quantifies the “strength” of the link between the 2 factors.

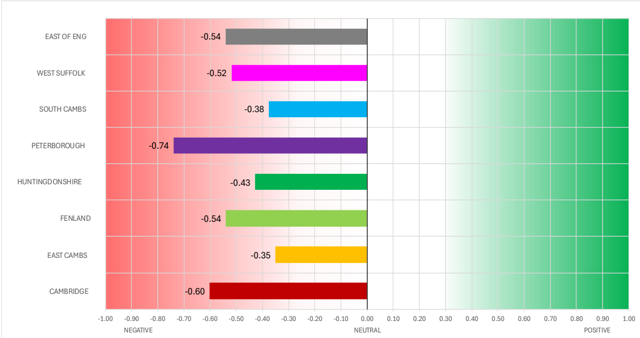
The correlation rating for all sales and valuations across the seven districts was **-0.361** using data from Jan 2016 to April 2026. However the individual districts had different correlation ratings, in Table 4 a rating has been added against each describing the strength of correlation, referring to Table 1.

All the correlation ratings are all **negative**, we know that as one factors goes up (i.e. number of sales) the other (price) goes down. One area (Peterborough) shows a strong negative, all the others show a moderate or weak negative correlation.

Table 4. Strength of correlation between the price and the number of sales & valuations

Area	Score	Strength of correlation
Cambridge	-0.602	Moderate negative
East Cambs	-0.351	Weak negative
Fenland	-0.54	Moderate negative
HDC	-0.428	Weak negative
Peterborough	-0.740	Strong negative
South Cambs	-0.375	Weak negative
West Suffolk	-0.519	Moderate negative
East of England	-0.541	Moderate negative
All DISTRICTS	-0.361	Weak negative

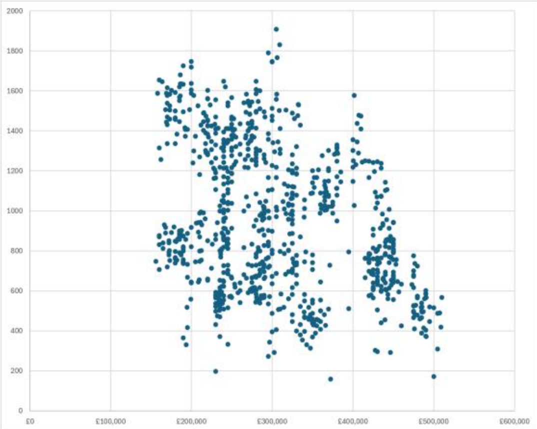
Fig 7. Correlation ratings: number & median price (s+v)



To be honest, I am not sure how much this really helps us. The correlation ratings confirm the general theory that as supply increases, price decreases, but only “weakly” in general across our area, and across the East of England region.

So as a third option a new chart has been added which places a “dot” represenitng the median price achieved over the course of a month plotted against the number of sales achieved in that month. This scatterchart for our seven districts is shown in Fig 8.

Fig 8. Number vs median price, all



The lightbulb moment for me was when I colour coded the dots by district, which led to Fig 9.

Fig 9. Number vs median price, by district

This (in my view) provides a more useful view of the number and median price of sales and valuations across the area.

- We can see distinctive “clumps” of dots when colour coded by district.
- Cambridge (red dots) show a relatively modest number of sales (🡩 axis) but at the highest end of the price spectrum (➔ axis)
- Peterborough, conversely, shows a higher number of sales (🡩 axis) but at the lower end of the price spectrum (➔ axis).

Q **Again, your thoughts are most welcome on this. The ratings, the 2 example graphs and/or the dot graphs can be repeated if you find them useful.**

Number of “real sales” (excludes valuations)

This page shows…

This page shows the number of “real” sales completing using only data from the Land Registry. This page excludes the valuation data secured by Hometrack.

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 size, so other statistics are provided with a reasonable levels of confidence.

- Fig 10 shows the total number of actual sales across the East of England and our group of districts over the last 13 months.
- Fig 11 shows the same data over the last 10 years.
- Table 5 sets out the number of “real” sales for each district and the region, over the past 13 months (April 2025 to April 2026).

ⓘ Please note the different scales on the left and right axes on both graphs. The scale on the left shows the number of sales for districts while the scale on the right shows the number of sales across the region (the grey dashed line). Using the two axes helps compare the trend line.

Notes & observations

- Fig 10 shows a similar trend to Fig 1 on**Error! Reference source not found.** page 3. There is a marked drop in sales around June 2025, an increase to September, and since then the numbers fall away to a low point in April 2026. As previously discussed, the drop will be partly due to the time to process sales numbers. In the past the number of sales levelled up once the data was processed.
- In Table 5 we can see the number of “real” sales being reported in April 2026, ranging from 90 in Cambridge to 203 in West Suffolk.
- This helps us keep a perspective on the amount of housing turnover we are talking about, when we examine the medina prices for each district.

ⓘ Notes

- 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. Just highlighting, it’s not “like-for-like”.
- About the new data: The numbers are lower in this edition than the last. This is because the previous table set out totals every 6 months, where this table is (perhaps more straightforwardly) giving a total number of sales in one month.

Fig 10. Number of sales excluding valuations, 12 months

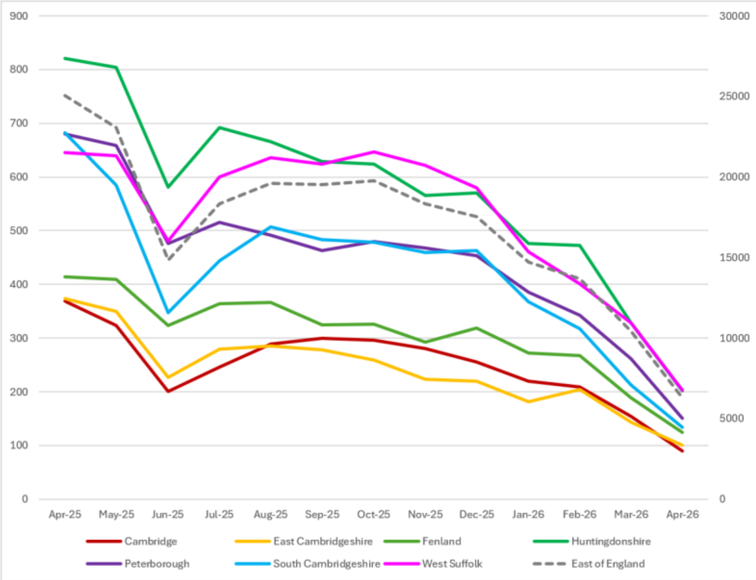


Fig 11. Number of sales excluding valuations, 10 years

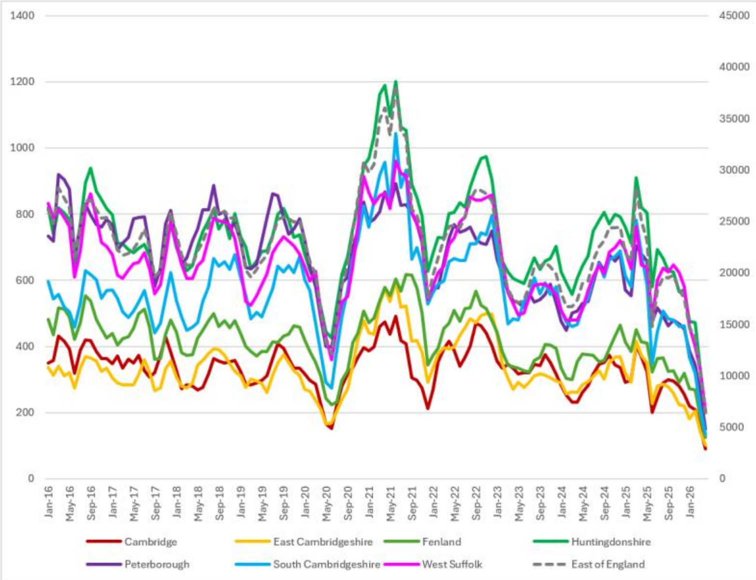


Table 5. Number of actual sales

	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26
Cambridge	369	323	201	246	289	300	296	280	255	220	209	154	90
East Cambs	373	350	227	279	285	278	259	223	220	182	204	143	101
Fenland	414	409	323	364	366	325	326	292	319	272	268	189	124
Huntingdonshire	821	804	581	692	666	629	624	565	570	476	472	328	202
Peterborough	680	658	476	516	492	463	480	468	453	386	343	261	151
South Cambs	682	585	347	444	507	483	479	460	463	367	318	213	134
West Suffolk	646	639	481	600	636	624	647	622	580	461	401	328	203
East of England	25,072	23,084	14,817	18,336	19,610	19,535	19,784	18,349	17,521	14,716	13,672	10,406	6,308

Data Source	Series Timespan	Data Refresh Frequency	Last Refresh	Geography Levels	Rolling Period
HM Land Registry (England & Wales)	Jan 2016 to April 2026	Monthly	April 2026	Region/ LA/ Postcode Area	Calculated over a 3-month rolling window

Median price of “real sales” (excludes valuations)

This page shows…

This page shows the median price reached for “real” sales only i.e. excluding valuation data. The data comes from Land Registry, which can be slow to come through.

- Fig 12 shows the trend in median price of actual sales for each district (solid lines) and for the East of England region (grey dots) over the past 13 months.
- Fig 13 sets out the same data, looking back over the past 10 years.
- Table 6 shows median property prices based on actual sales only from April 2025 to April 2026.

Notes & observations

- The median price based on sales only looks reasonably steady for each district, and across the region, looking at Fig 12.
- Fig 13 shows some variation over the last 10 years, as might be expected, with median prices based on real sales gradually creeping upwards, as well as seeing quite a few rises and falls along the way.
- Table 6 shows the lowest median price based on sales only in April 2026 was £230,000 in Fenland, and the highest was £505,000 in Cambridge.
- Using Table 6 to compare April 2025 and April 2026, most areas have seen a drop in median price based on sales only, looking at the start and end of the time period. The exceptions are Cambridge where there was an increase from £485,000 to £505,000. The other exception is Peterborough where the median price was the same in April 2025 and April 2026, at £240,000. The rises and falls, comparing to a year ago, are highlighted by the arrows in the first column of the table.
- On page 9, the prices based on sale + valuations, and the prices based on sales only, are compared to test how different the prices are when using these two different data sets.

Fig 12. Median price based on ‘real” sales only, 13 months

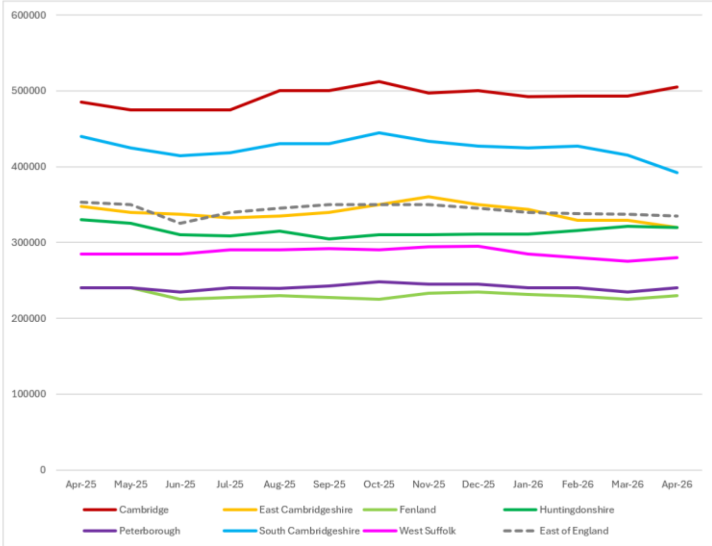


Fig 13. Median price of actual sales, 10 years

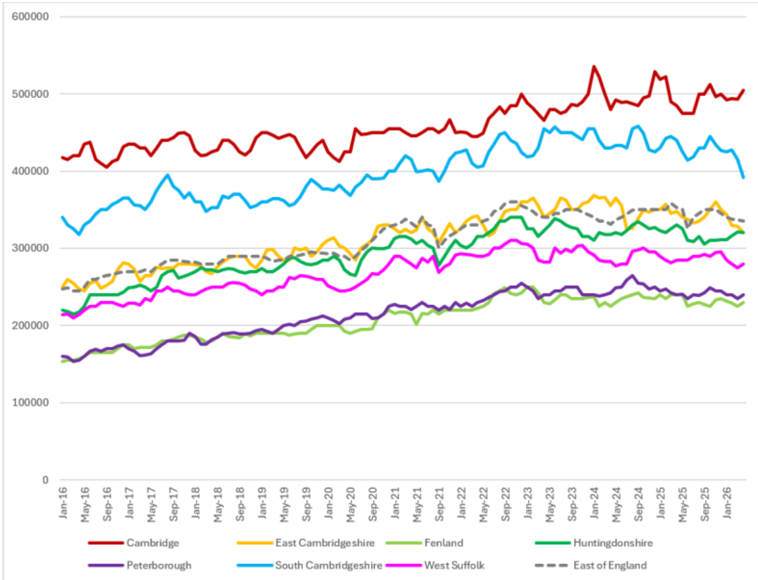


Table 6. Median price based on sales only (£)

	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26
Cambridge 🡹	£485,000	£475,000	£475,000	£475,000	£500,000	£500,000	£512,500	£496,725	£500,000	£492,500	£493,500	£493,250	£505,000
East Cambs 🡻	£347,500	£340,000	£337,500	£332,500	£335,000	£340,000	£350,000	£360,000	£350,000	£343,750	£329,500	£329,000	£320,000
Fenland 🡻	£240,000	£239,995	£225,000	£227,750	£230,000	£227,500	£225,000	£233,000	£235,000	£231,250	£228,975	£225,000	£230,000
Huntingdonshire 🡻	£330,000	£325,000	£310,000	£308,500	£315,000	£305,000	£310,000	£310,000	£311,000	£311,000	£316,000	£321,000	£320,000
Peterborough 🡺	£240,000	£240,500	£235,000	£240,000	£239,250	£242,500	£248,500	£245,000	£245,000	£240,000	£240,000	£235,000	£240,000
South Cambs 🡻	£440,000	£425,000	£414,000	£418,000	£430,000	£430,000	£445,000	£433,750	£427,000	£425,000	£427,500	£415,000	£391,750
West Suffolk 🡻	£285,000	£285,000	£285,000	£290,000	£290,000	£291,750	£290,000	£294,500	£295,000	£285,000	£280,000	£275,000	£280,000
East of England 🡻	£353,000	£350,000	£325,000	£339,985	£345,000	£350,000	£350,000	£350,000	£345,000	£340,000	£338,000	£337,000	£335,000

Data Source	Series Timespan	Data Refresh Frequency	Last Refresh	Geography Levels	Rolling Period
HM Land Registry (England & Wales)	Jan 2016 to April 2026	Monthly	April 2026	Region/ LA/ Postcode Area	Calculated over a 3-month rolling window

Number compared to price of “real” sales only

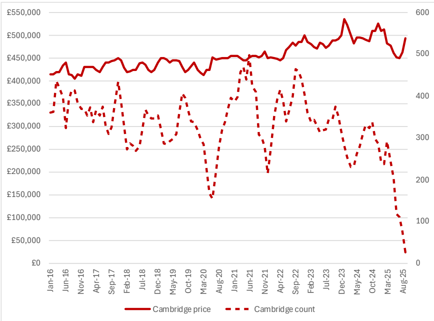
This page shows…

This page follows the same logic as page 5. It repeats two graphs used in previous editions to compare the trend in the number of sales with the trend for price of “real sales” only (i.e. excluding valuations). The aim is to see whether there is a link between the number of sales and their prices, for each area. In Edition 68 we concluded that:

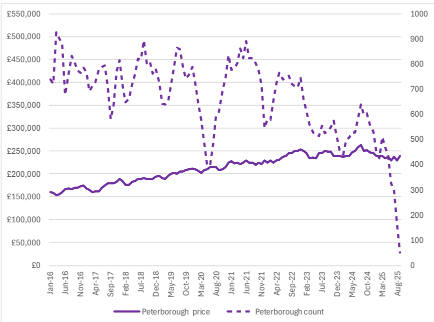
- The number of sales fluctuates a lot more than prices, which appear remarkably steady.
- Although there are fluctuations, there are no “big rises” or “big drops” in prices, though all the price trendlines showed a gentle increase.

Fig 14. REPEAT OF PREVIOUS CHARTS: Number & median price of sales excl. valuations

Cambridge



Peterborough



Correlation instead

The graphs above are repeated here, by way of a reminder of the graphs setting out the number of sales and the median price.

However in this edition we are experimenting with replacing these graphs with a correlation diagram instead. Table 7 looks at the strength of relationship between two factors – in this case, number of real sales and the median price of those sales.

Table 7 provides a table of correlation scores and gives a rating which quantifies the “strength” of the link between the 2 factors.

Fig 15 and Fig 16 use data for all the areas covered and sets out a dot for each month’s number of sales and median price between January 2016 and April 2026.

Notes & observations

A correlation rating demonstrates the “strength” of the link between the 2 factors for each of our seven districts. The rating across the 7 districts was **0.009** using data from Jan 2026 to April 2026. In Table 7 we can see virtually all the correlation ratings are **not significant** i.e. they fall between -0.3 or +0.3 and 0. The only area showing anything different is Peterborough, with a “weak negative”.

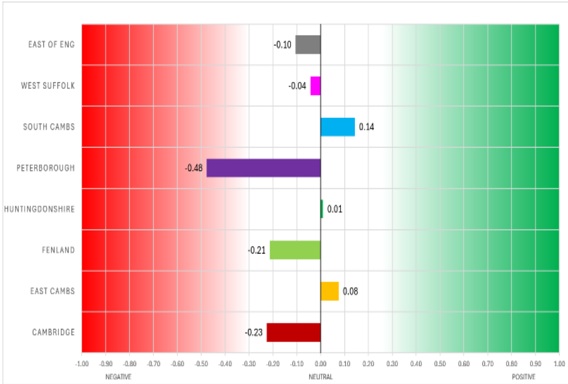
Table 7. Strength of correlation between price and number of sales only

Area	Score	Strength
Cambridge	-0.23	not significant
East Cambs	0.08	not significant
Fenland	-0.21	not significant
Huntingdonshire	0.01	not significant
Peterborough	-0.48	weak negative
South Cambs	0.14	not significant
West Suffolk	-0.04	not significant
East of England	-0.10	not significant
All LAs	0.009	not significant

So the relationship between real sales price and numbers is weaker than the relationship between sales + valuations price and numbers which were “more negative” i.e. as one goes up the other goes down. For real sales vs numbers of sales, the relationship is weaker / less conclusive.

The shading in Fig 15 uses a white “zone” either side of the vertical axis in the middle. The axis represents a “perfectly neutral” correlation i.e. there is no link at all! To the left is a red zone, with the extreme set at -1 (perfect negative correlation) and to the right +1 (a perfect positive correlation, shaded in green).

Fig 15. Strength of correlation between the price and the number of sales only



- Despite thinking correlation ratings might be useful, in my mind there is more to be learned about our local housing market from Fig 16 and Fig 17. These set out the number of sales against the median price acheived for these “real” sales, for each month between Jan 2016 and April 2026.
- As seen on page 8, there are distinctive but overlapping clumps of dots for each area covered. The area-based ‘clumps’ look reasonably similar, to my eye, when comparing the two pages.

Fig 16. Number vs median price, all

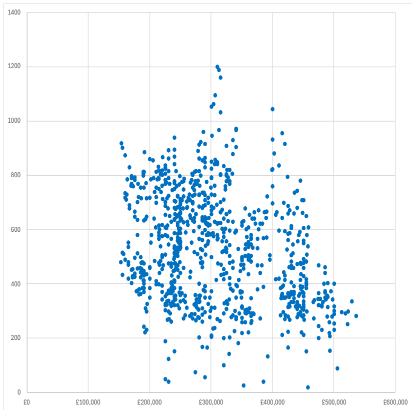
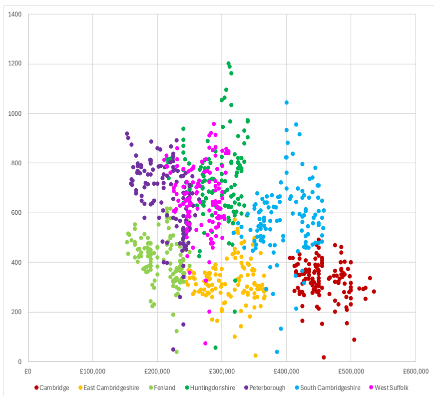


Fig 17. Number vs median price, by district



Median price of 'real' sales vs price based on sales + valuations

This page shows…

Fig 18 sets out the median price based on sales only (solid lines) and the median price based on sales + valuations (dotted lines), over the past 10 years.

Notes & observations

- Fig 18**Error! Reference source not found.**, to my mind, highlights how closely the line for the price achieved for sales + valuations runs to the line for sales only, for each area covered.
- There are some differences, but in general, the lines for each area run fairly close, so using median price based on sales + valuations, or median price based on real sales only, does not have a big effect when looking at the median price.
- However it is good to be aware of the differences and to keep an eye on whether the two lines diverge very much over time. When looking at median price by property type, or at 'smaller than district' levels of detail, the larger sample size provided by using sales + valuations will help maintain our confidence that the data is robust enough to rely on.
- Table 8 sets the data used for this comparison.

Fig 18. Median price based on sales vs sales + valuations, 10 years

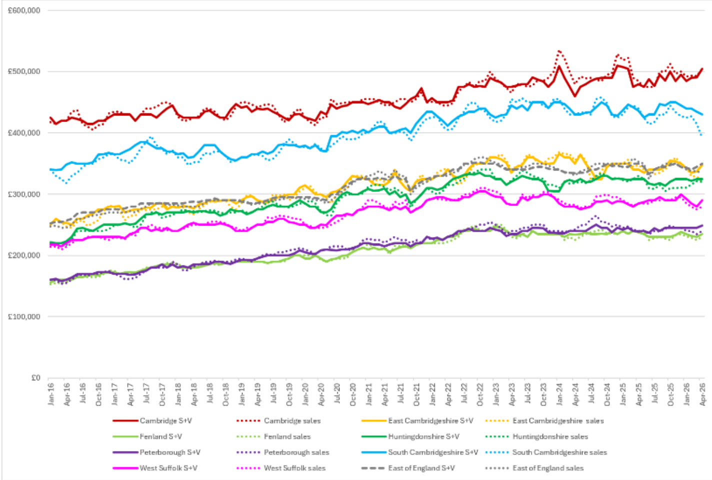


Table 8. Comparing median price, using sales vs sales + valuations

	Apr-26	Mar-26	Feb-26	Jan-26	Dec-25	Nov-25	Oct-25	Sep-25	Aug-25	Jul-25	Jun-25	May-25	Apr-25
Cambridge													
S+V	£505,000	£490,650	£490,000	£485,000	£495,000	£485,000	£500,000	£485,600	£495,000	£476,500	£487,625	£475,000	£480,000
sales	£505,000	£493,250	£493,500	£492,500	£500,000	£496,725	£512,500	£500,000	£500,000	£475,000	£475,000	£475,000	£485,000
East Cambridgeshire													
S+V	£347,500	£337,250	£335,000	£342,500	£350,000	£353,750	£355,000	£345,000	£340,000	£340,000	£340,000	£335,000	£340,000
sales	£320,000	£329,000	£329,500	£343,750	£350,000	£360,000	£350,000	£340,000	£335,000	£332,500	£337,500	£340,000	£347,500
Fenland													
S+V	£235,000	£230,000	£232,000	£235,000	£238,500	£233,000	£230,000	£230,000	£230,000	£230,000	£230,000	£235,000	£238,000
sales	£230,000	£225,000	£228,975	£231,250	£235,000	£233,000	£225,000	£227,500	£230,000	£227,750	£225,000	£239,995	£240,000
Huntingdonshire													
S+V	£325,000	£325,000	£322,000	£325,000	£325,000	£325,000	£320,000	£313,496	£318,000	£315,000	£317,250	£325,000	£325,000
sales	£320,000	£321,000	£316,000	£311,000	£311,000	£310,000	£310,000	£305,000	£315,000	£308,500	£310,000	£325,000	£330,000
Peterborough													
S+V	£249,000	£245,000	£245,000	£245,000	£245,000	£245,000	£245,000	£245,000	£240,000	£244,250	£237,000	£240,000	£239,500
sales	£240,000	£235,000	£240,000	£240,000	£245,000	£245,000	£248,500	£242,500	£239,250	£240,000	£235,000	£240,500	£240,000
South Cambridgeshire													
S+V	£430,000	£435,000	£440,000	£440,000	£445,000	£450,000	£450,000	£445,000	£447,000	£430,000	£430,000	£425,000	£436,250
sales	£391,750	£415,000	£427,500	£425,000	£427,000	£433,750	£445,000	£430,000	£430,000	£418,000	£414,000	£425,000	£440,000
West Suffolk													
S+V	£290,000	£280,000	£285,000	£292,500	£300,000	£290,000	£290,000	£290,000	£295,000	£290,000	£290,000	£287,000	£285,000
sales	£280,000	£275,000	£280,000	£285,000	£295,000	£294,500	£290,000	£291,750	£290,000	£290,000	£285,000	£285,000	£285,000
East of England													
S+V	£350,000	£345,000	£340,000	£343,000	£345,000	£350,000	£347,500	£345,000	£345,000	£340,000	£332,500	£345,000	£350,000
sales	£335,000	£337,000	£338,000	£340,000	£345,000	£350,000	£350,000	£350,000	£345,000	£339,985	£325,000	£350,000	£353,000

Data sources for Table 8 are set out on pages 4 and 7.

Lower Quartile price

This page shows…

This page sets out lower quartile prices, which reflect the cheapest 25% of the market. Lower quartiles can be used as a guide to "entry level" sales prices. The data is based on a combination of sales and valuation data.

- Fig 19 shows lower quartile prices for each district (solid lines) and the East of England region (grey dashes) over the past 13 months.
- Fig 20 shows the same data over the past 10 years.
- Table 9 shows lower quartile prices every month over the past 12 months (April 2025 to April 2026).

Notes & observations

- Fig 19 shows a fairly similar pattern, and steady lines overall, across our districts and the region.
- Fig 20 shows the longer term trend of 10 years, each district seeing "ups and downs" but following a reasonably consistent line.
- Table 9 shows that in April 2026, lower quartile prices ranged from £190,000 in Fenland to £370,000 in Cambridge.
- Comparing April 2025 to April 2026, lower quartile prices have increased in four areas (meaning the bottom end of the market is becoming less affordable). The increases were seen in Cambridge, Huntingdonshire, Peterborough and West Suffolk. They decreased in two areas (meaning the bottom end of the market is becoming more affordable). These decreases were in the East of England region and East Cambs.
- In Fenland and South Cambs, the LQ price has held steady comparing April 2025to April 2026.
- ⓘ Note: 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. When the lower quartile price decreases it means the lowest "end" of the market is becoming more affordable. Where it increases, the market is becoming less affordable.
- We don't provide the number of LQ sales used, because it's the same as on page 4 – used for median price of sales and valuations.

Fig 19. Change in lower quartile price, 13 months

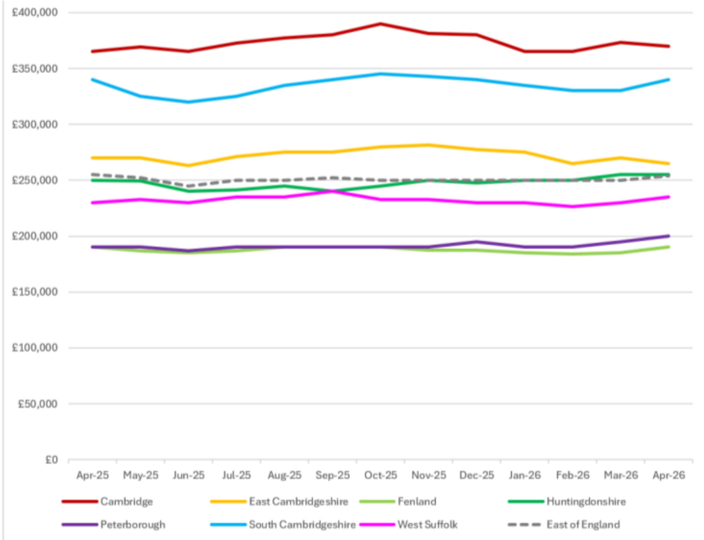


Fig 20. Change in lower quartile price, 10 years

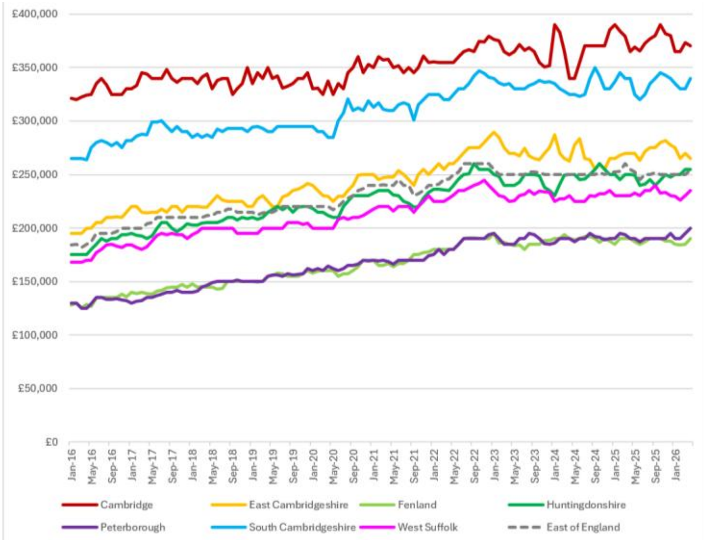


Table 9. Lower quartile price based on sales + valuations (£)

	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26
Cambridge 🡅	£365,000	£369,250	£365,316	£372,625	£377,150	£380,000	£390,000	£381,375	£380,000	£365,000	£365,000	£373,500	£370,000
East Cambridgeshire 🡇	£270,000	£270,000	£263,125	£271,375	£275,000	£275,000	£280,000	£281,500	£277,500	£275,000	£265,000	£270,000	£265,000
Fenland 🡆	£190,000	£187,000	£185,000	£187,125	£190,000	£190,000	£190,000	£187,500	£187,500	£185,000	£184,250	£185,000	£190,000
Huntingdonshire 🡅	£250,000	£249,500	£240,000	£241,250	£245,000	£240,000	£244,713	£250,000	£247,750	£250,000	£250,000	£255,000	£255,000
Peterborough 🡅	£190,000	£190,000	£187,000	£190,000	£190,000	£190,000	£190,000	£190,000	£195,000	£190,000	£190,000	£195,000	£200,000
South Cambridgeshire 🡆	£340,000	£325,000	£320,000	£325,000	£335,000	£339,750	£345,000	£342,917	£340,000	£335,000	£330,000	£330,000	£340,000
West Suffolk 🡅	£230,000	£232,750	£230,000	£235,000	£235,000	£240,000	£232,500	£233,000	£230,000	£229,875	£226,300	£230,000	£235,000
East of England 🡇	£255,000	£252,500	£245,000	£250,000	£250,000	£252,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£254,000

Data Source	Series Timespan	Data Refresh Frequency	Last Refresh	Geography Levels	Rolling Period
Hometrack HM Land Registry (England & Wales)	Jan 2016 to April 2026	Monthly	April 2026	Region/ LA/ Postcode Area	Calculated over a 3-month rolling window

Price per m²

This page shows…

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

- Fig 21 shows the change in median price per square metre across the districts (solid lines) and the region (grey dashes) over the past 13 months.
- Fig 22 shows the same data over the past 10 years (Jan 2016 to April 2026)
- Table 9 shows price per square metre values for each month, from April 2025 to April 2026.

ⓘ Note about 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.

Notes & observations

- Fig 21 shows trendlines for all areas, which look fairly level over the past 13 months.
- Fig 22 set over the past 10 years, shows a much longer term trend in prices per m², all creeping upwards overall, with each district's line fairly closely following the shape of the East of England line.
- Table 9 shows the values for each district, ranging from £2,250 in Fenland to £5,287 in Cambridge.
- Comparing April 2025 and April 2026, average prices per sq m increased in 5 districts and the region, and decreased in only one district (East Cambs) – however many of the changes are relatively small.
- We don't provide the number of LQ sales used, because it's the same as on page 4 – used for median price of sales and valuations.

Fig 21. Median sold & valuation price per square metre, 13 months

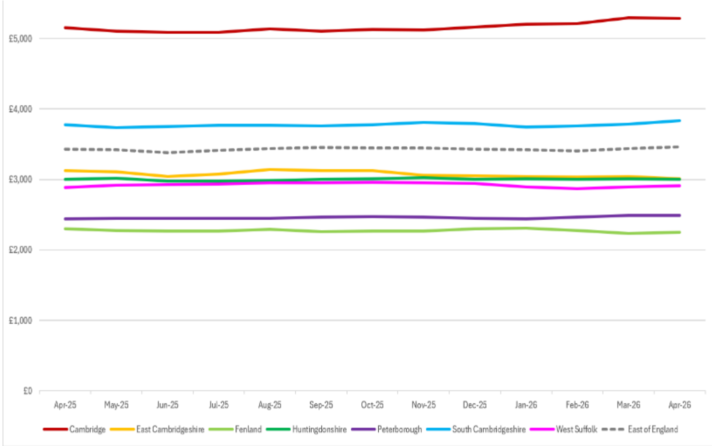


Fig 22. Median sold & valuation price per square metre, 10 years

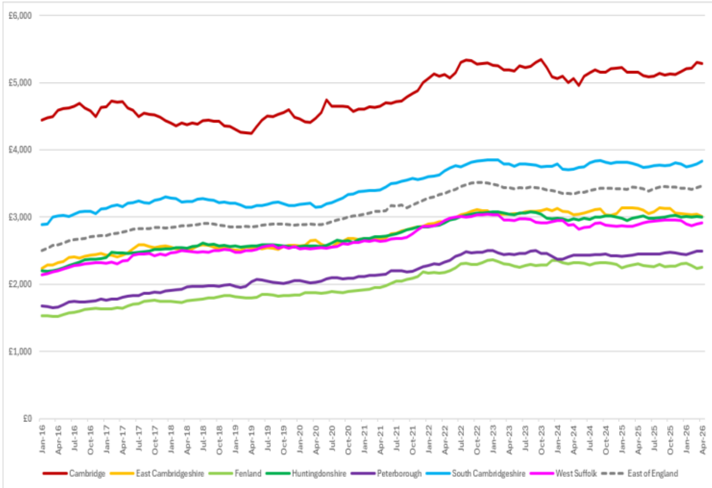


Table 10. Median sold and valuation price per sq metre (£)

	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26
Cambridge ↑	£5,158	£5,106	£5,085	£5,092	£5,137	£5,109	£5,132	£5,124	£5,165	£5,208	£5,212	£5,298	£5,287
East Cambridgeshire ↓	£3,128	£3,106	£3,047	£3,080	£3,138	£3,124	£3,125	£3,057	£3,050	£3,041	£3,031	£3,041	£3,011
Fenland ↑	£2,301	£2,279	£2,269	£2,264	£2,291	£2,257	£2,269	£2,269	£2,300	£2,308	£2,273	£2,236	£2,250
Huntingdonshire →	£3,000	£3,019	£2,979	£2,980	£2,989	£3,000	£3,012	£3,025	£3,000	£3,010	£2,998	£3,008	£3,000
Peterborough ↑	£2,445	£2,453	£2,453	£2,451	£2,453	£2,467	£2,475	£2,466	£2,451	£2,443	£2,467	£2,488	£2,489
South Cambridgeshire ↑	£3,776	£3,738	£3,750	£3,766	£3,768	£3,763	£3,774	£3,807	£3,791	£3,743	£3,763	£3,789	£3,833
West Suffolk ↑	£2,889	£2,917	£2,928	£2,938	£2,951	£2,955	£2,958	£2,955	£2,943	£2,894	£2,869	£2,897	£2,911
East of England ↑	£3,434	£3,422	£3,385	£3,418	£3,443	£3,457	£3,446	£3,448	£3,429	£3,426	£3,409	£3,438	£3,462

Data Source	Series Timespan	Data Refresh Frequency	Last Refresh	Geography Levels	Rolling Period
Hometrack HM Land Registry (England & Wales)	Jan 2016 to April 2026	Monthly	April 2026	Region/ LA/ Postcode Area	Calculated over a 3-month rolling window

Average time taken to sell

This page shows…

This page sets out data on the average time taken to sell.

- Fig 23 shows average time to sell in weeks, for each district (solid lines) and the East of England region (grey dashes) from April 2025 to April 2026.
- Fig 24 shows the sample size i.e. number of sales used to calculate average time.
- Table 11 shows the average time take to sell in days, between April 2025 to April 2026.
- Table 12 shows the size of the sample which drives the time taken to sell calculation.

ⓘ Note The time taken to sell is calculated once a property has sold. So if a home has been on the market for some time, the month when the sale completes is the month that “long period of time” gets reported. The calculation uses 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.

Notes & observations

- Fig 23 shows a fairly erratic set of data, although it is more “settled” now than in previous editions of this Bulletin. The average time to sell is strongly affected by individual properties and developments coming on-stream. Most of the district lines roughly follow the (grey dashed) line for the East of England.
- Fig 24 sets out the number of sales being used to calculate the average time taken to sell.
- At April 2026, Table 11 shows Fenland and Huntingdsonhire with the slowest times to sell at 48 and 47 days respectively. Cambridge saw the shortest time to sell at 36 days.

Fig 23. Change in average time taken to sell (days)

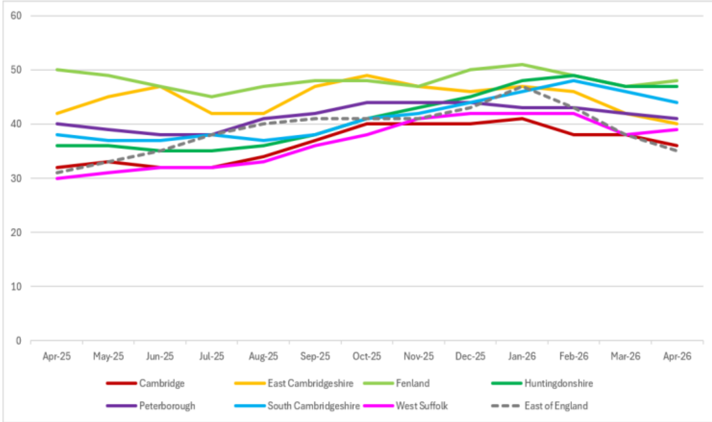


Fig 24. Sample size for time taken to sell

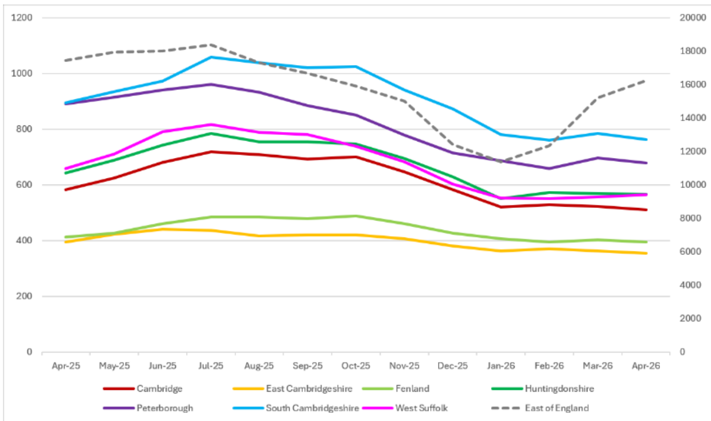


Table 11. Average time taken to sell (days)

	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26
Cambridge	32	33	32	32	34	37	40	40	40	41	38	38	36
East Cambridgeshire	42	45	47	42	42	47	49	47	46	47	46	42	40
Fenland	50	49	47	45	47	48	48	47	50	51	49	47	48
Huntingdonshire	36	36	35	35	36	38	41	43	45	48	49	47	47
Peterborough	40	39	38	38	41	42	44	44	44	43	43	42	41
South Cambridgeshire	38	37	37	38	37	38	41	42	44	46	48	46	44
West Suffolk	30	31	32	32	33	36	38	41	42	42	42	38	39
East of England	31	33	35	38	40	41	41	41	43	47	43	38	35

Table 12. Sample size for time to sell (days)

	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26
Cambridge	583	625	681	718	708	692	700	646	583	520	528	523	510
East Cambs	394	422	441	436	417	420	421	406	380	362	371	363	354
Fenland	412	427	461	484	485	479	488	461	426	407	395	403	395
Huntingdonshire	642	689	742	784	755	754	747	695	628	551	572	569	567
Peterborough	890	915	941	960	932	885	851	779	714	686	659	697	678
South Cambs	894	934	972	1058	1038	1020	1024	940	873	780	761	784	763
West Suffolk	658	710	790	816	789	781	739	682	603	553	551	556	564
East of England	17434	17945	18008	18372	17303	16685	15920	15027	12408	11389	12351	15221	16256

Data Source	Series Timespan	Data Refresh Frequency	Last Refresh	Geography Levels	Rolling Period
Zoopla Listings	Jan 2016 to April 2026	Monthly	April 2026	Region	3-month rolling window
Zoopla Listings	Jan 2016 to April 2026	Monthly	April 2026	LA/ Postcode Area	6-month rolling window

% of asking price achieved

This page shows…

This page reports on the proportion of the asking price achieved when a priority sells, known as “sales price to asking price”.

- Fig 25 shows the change in the proportion of the asking price which is achieved at the point of sale, for each district (solid lines) and the region (grey dashes). This provides data from March 2025 to March 2026.
- Fig 26 shows the number of homes (the sample size) used to calculate the average asking price achieved.
- Table 13 shows the percentage of the asking price which is achieved every month from March 2025 to March 2026.
- Table 14 sets out the sample size used to calculate the % asking price achieved over the same time period.

Notes & observations

- Fig 25 shows the highest proportion of asking price achieved in Cambridge, for many of the 13 months covered. The percentage in Cambridge has been consistently higher and Fenland consistently lower than our other areas districts the 13 month period.
- Table 13 shows the highest percentage of asking price achieved was 98.1% in Huntingdonshire, at March 2026. At the other end of the scale, the lowest percentage of asking price achieved was in Fenland at 95.1%. East of England saw 96.5% of asking prices achieved at March 2026.
- ⓘ Note on 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.

Fig 25. % asking price achieved

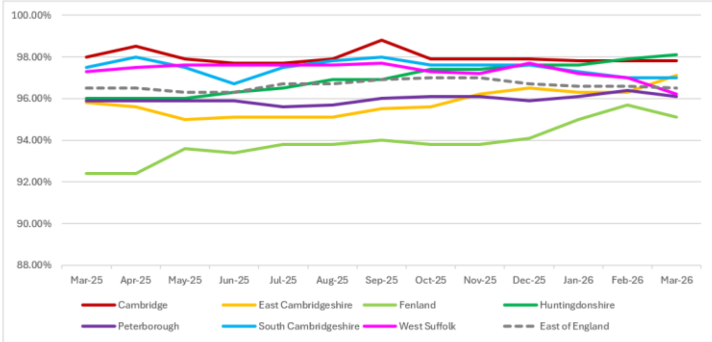


Fig 26. % asking price achieved, sample size

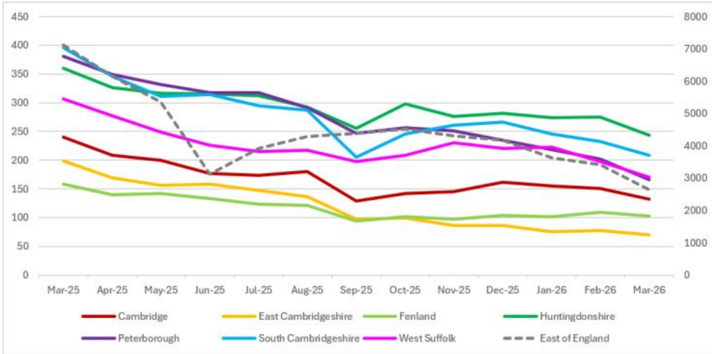


Table 13. Percentage of asking price achieved

	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
Cambridge ↓	98%	98.5%	97.9%	97.7%	97.7%	97.9%	98.8%	97.9%	97.9%	97.9%	97.8%	97.8%	97.8%
East Cambridgeshire ↑	95.8%	95.6%	95%	95.1%	95.1%	95.1%	95.5%	95.6%	96.2%	96.5%	96.3%	96.3%	97.1%
Fenland ↑	92.4%	92.4%	93.6%	93.4%	93.8%	93.8%	94%	93.8%	93.8%	94.1%	95%	95.7%	95.1%
Huntingdonshire ↑	96%	96%	96%	96.3%	96.5%	96.9%	96.9%	97.4%	97.4%	97.6%	97.6%	97.9%	98.1%
Peterborough ↑	95.9%	95.9%	95.9%	95.9%	95.6%	95.7%	96%	96.1%	96.1%	95.9%	96.1%	96.4%	96.1%
South Cambridgeshire ↓	97.5%	98%	97.5%	96.7%	97.5%	97.8%	98%	97.6%	97.6%	97.6%	97.3%	97%	97%
West Suffolk ↓	97.3%	97.5%	97.6%	97.6%	97.6%	97.6%	97.7%	97.3%	97.2%	97.7%	97.2%	97%	96.2%
East of England →	96.5%	96.5%	96.3%	96.3%	96.7%	96.7%	96.9%	97%	97%	96.7%	96.6%	96.6%	96.5%

Table 14. Sample size for percentage of asking price achieved

	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
Cambridge	240	208	200	177	174	180	129	142	145	162	155	151	132
East Cambridgeshire	199	169	156	158	147	136	97	99	86	86	75	77	70
Fenland	158	140	142	133	123	121	94	101	97	104	102	109	103
Huntingdonshire	360	326	316	315	312	292	255	298	276	281	274	275	243
Peterborough	381	349	332	317	317	291	247	256	251	235	218	202	166
South Cambridgeshire	396	346	311	314	295	287	205	246	261	266	245	232	208
West Suffolk	307	277	249	226	215	217	197	208	230	220	223	197	170
East of England	7,114	6,154	5,349	3,131	3,910	4,292	4,378	4,527	4,308	4,179	3,632	3,411	2,633

Data Source	Series Timespan	Data Refresh Frequency	Last Refresh	Geography Levels	Rolling Period
Zoopla/HM LR (England & Wales),	Jan 2016 to April 2026	Monthly	April 2026	Region	3-month rolling window
Zoopla/HM LR (England & Wales),	Jan 2016 to April 2026	Monthly	April 2026	LA/ Postcode Area	6-month rolling window

Private rent

This page shows…

- Fig 27 is a map showing median monthly private rents across our area, at district level, at April 2026. These represent the asking price for rents. We hope in future editions to share more detailed maps.
- Fig 28 sets out the median private rent in each district, by property size /type. In this edition, the breakdown covers
    - 1 bed flat
    - 2 bed flat
    - 2 bed house
    - 3 bed house
    - 4+ bed house
- Fig 29 shows the change in median rents charged, by district, over the past 10 years.
- Table 15 sets out the median asking rent in April 2026, while Table 16 sets out the number of rental properties in the sample. This gives an idea of how reliable the data is, and responds to previous questions about that issue.
- PLEASE NOTE Fig 29 is generated by Hometrack so does not follow our "usual" colour scheme. We will be working on using the same date and converting it to our "normal" format in future editions.

Notes & observations

- Fig 27 shows the highest private rent levels are in Cambridge and South Cambridgeshire. East Cambridgeshire and West Suffolk follow. Huntingdonshire and Peterborough rents are slightly lower, while the lowest rents are found in Fenland.
- Fig 28 shows the median rent by property size / type. This shows a similar pattern of rent levels as outlined on the map. The values used in Fig 28 **Error! Reference source not found.**are set out in Table 15.
- Fig 29 shows the change in the overall median rent, by district, over the past ten years. There is clearly an increase over time which seems to have accellerated since around July 2022 in all areas.

Fig 27. Median rent by size for each district (April 2026)

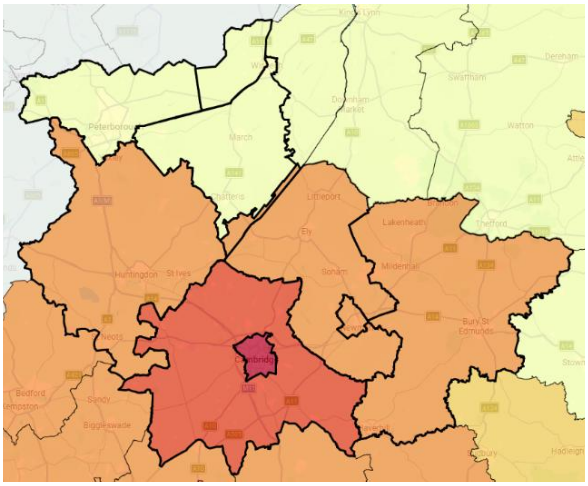


Fig 28. Median monthly private rent asking price (per district)

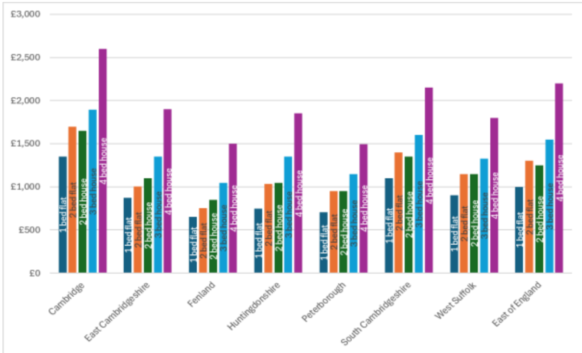


Fig 29. Change in median rent, 10 years

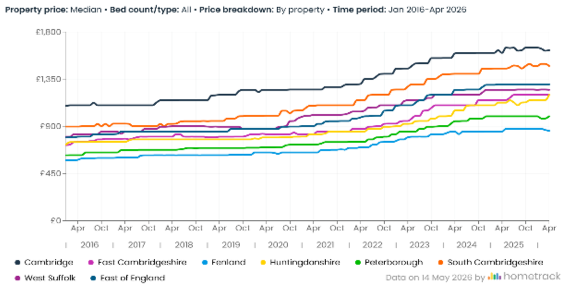


Table 15. Median rental asking price, April 2026

	1 bed flat	2 bed flat	2 bed hse	3 bed hse	4+ bed hse
Cambridge	£1,352	£1,698	£1,650	£1,895	£2,600
East Cambridgeshire	£875	£1,001	£1,100	£1,350	£1,898
Fenland	£650	£750	£850	£1,048	£1,500
Huntingdonshire	£749	£1,036	£1,044	£1,350	£1,850
Peterborough	£706	£949	£950	£1,150	£1,495
South Cambridgeshire	£1,100	£1,400	£1,350	£1,599	£2,150
West Suffolk	£900	£1,148	£1,150	£1,326	£1,800
East of England	£1,000	£1,300	£1,248	£1,550	£2,200

Table 16. Median rental sample size, April 2026

	1 bed flat	2 bed flat	2 bed hse	3 bed hse	4+ bed hse
Cambridge	1766	1808	732	1162	822
East Cambridgeshire	146	160	326	418	226
Fenland	266	254	386	546	130
Huntingdonshire	98	312	386	536	268
Peterborough	762	1338	890	1808	564
South Cambridgeshire	322	556	718	1004	600
West Suffolk	178	372	728	814	390
East of England	22,698	27,162	15,708	24,696	11,790

Data Source	Series Timespan	Data Refresh Frequency	Last Refresh	Geography Levels	Rolling Period
Zoopla listings	Jan 2016 to April 2026	Monthly	April 2026	Region/ Local Authority	Calculated over a 12-month rolling window

Local Housing Allowance (LHA)

About local housing allowance

Local Housing Allowance (LHA) rates are not set for individual districts. The Valuation Office Agency has defined what are called Broad Rental Market Areas instead, which often cover more than one district area.

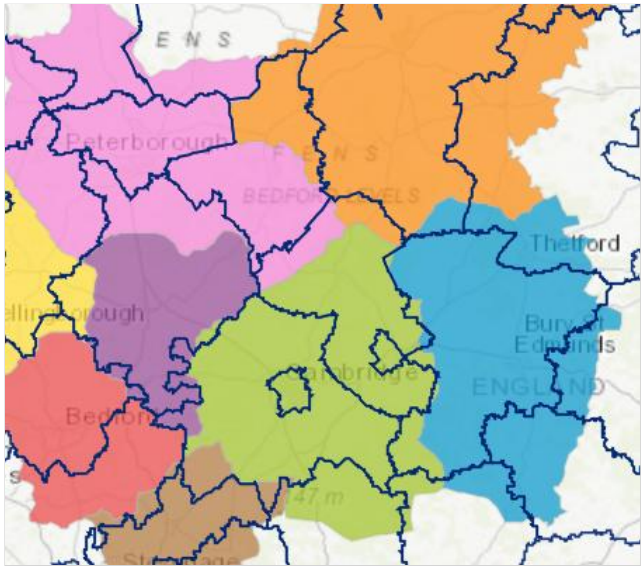
Fig 30 sets out the boundaries for our main local BRMAs. These are the areas which are used to set Local Housing Allowances – and these dictate the amount of government funding which a person can use to help pay their rent if they are renting privately.

So, the LHA rate is important when a person is working out if they can afford the rent being asked, for a local property. It also influences the amount of rent social landlords can charge, but that's a more complicated formula! In Table 18 we set out the median private rent being asked each month over the past year, in each district, for each property size/type. And in the final columns of Table 18 we've added the LHA rates for the main BRMA area(s) covering that district.

ⓘ Please note Fig 30 shows broad rental market areas (colour shaded, see key below the map) with district boundaries shown using dark blue lines. You can find the map on-line here. For more detail on local housing allowances and broad rental market areas, please visit www.voa.gov.uk. [1]

- Table 17 sets out LHA rates by BRMA area for 2026/27. The rates are, in theory, updated annually but the rates remained frozen for 2026/27; no increase on 2025/26 rates. So while private rent levels increase (see Table 18**Error! Reference source not found.**) the proportion of rent covered by the housing allowance decreases.
- Table 18 sets out the median asking price for rented homes, by district monthly from April 2025 to April 2026, alongside the "main" LHA rate for that area. It's a rough comparison as district and broad rental market area (BRMA) boundaries are different from each other - so this can only ever be an approximate comparison. Local Housing Allowance rates are set by the Valuation Office Agency based on a survey of their own (not Hometrack) data.
- LHAs are set for homes with shared facilities (i.e. person has their own room but may share kitchen, bathroom etc) and for 1, 2, 3, and 4+ beds. The Hometrack rent data is provided for 1 bed flat, 2 bed flat, 2 bed house, 3 bed house and 4+ bed house so in Table 18 we ignore the "shared facilities" LHA rate and repeat the 2 bed LHA rate for the house and flat rents, which Hometrack provides separately.
- The LHA is not set region-wide so not rate is provided against "East of England".

Fig 30. Broad Rental Market Area (BRMA) boundaries



Key:

Green	Cambridge BRMA	Blue	Bury St Edmunds BRMA
Pink	Peterborough BRMA	Purple	Huntingdon BRMA
Orange	King's Lynn BRMA		

Table 17. LHA rates by BRMA area, 2026/27

	Cambridge BRMA	Peterborough BRMA	Bury St Edmunds BRMA	Huntingdon BRMA	Kings Lynn BRMA
Shared facilities	£525	£344	£450	£459	£399
1 bed	£898	£573	£628	£648	£547
2 bed	£947	£698	£773	£793	£648
3 bed	£1,122	£808	£952	£947	£773
4+ bed	£1,446	£1,047	£1,296	£1,247	£1,047

[1] https://assets.publishing.service.gov.uk/media/697b8034f8f4a746d9572f47/2026-27_LHA_TABLES.xlsx

Table 18. Median rental asking price by district (monthly over a year) and the major LHA rate for that area.

	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	"Main" LHA 26/27	
Cambridge														Cambridge BRMA	
1 bed flat	£1,350	£1,350	£1,350	£1,350	£1,350	£1,350	£1,350	£1,350	£1,350	£1,352	£1,352	£1,352	£1,352	£898	
2 bed flat	£1,698	£1,710	£1,700	£1,700	£1,698	£1,698	£1,698	£1,698	£1,698	£1,698	£1,698	£1,698	£1,698	£947	
2 bed hse	£1,651	£1,651	£1,651	£1,651	£1,651	£1,651	£1,651	£1,651	£1,651	£1,651	£1,650	£1,651	£1,650	£947	
3 bed hse	£1,891	£1,889	£1,883	£1,895	£1,898	£1,893	£1,893	£1,898	£1,889	£1,893	£1,876	£1,876	£1,895	£1,122	
4+ bed hse	£2,750	£2,700	£2,700	£2,700	£2,676	£2,632	£2,600	£2,600	£2,600	£2,600	£2,600	£2,600	£2,600	£1,446	
East Cambridgeshire														Cambridge BRMA	
1 bed flat	£795	£795	£800	£800	£801	£801	£823	£812	£836	£849	£849	£850	£875	£898	
2 bed flat	£996	£996	£1,000	£1,000	£1,000	£1,000	£1,001	£1,000	£1,000	£995	£1,000	£1,001	£1,001	£947	
2 bed hse	£1,050	£1,050	£1,050	£1,050	£1,100	£1,100	£1,100	£1,100	£1,100	£1,100	£1,100	£1,100	£1,100	£947	
3 bed hse	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,350	£1,350	£1,325	£1,350	£1,350	£1,122	
4+ bed hse	£1,800	£1,800	£1,798	£1,800	£1,800	£1,825	£1,800	£1,850	£1,847	£1,800	£1,800	£1,893	£1,898	£1,446	
Fenland														King's Lynn BRMA	Peterborough BRMA
1 bed flat	£636	£630	£630	£650	£650	£650	£650	£650	£650	£650	£650	£650	£650	£773	£449
2 bed flat	£750	£750	£763	£775	£775	£775	£775	£753	£753	£750	£753	£775	£750	£873	£573
2 bed hse	£850	£850	£850	£850	£850	£850	£850	£850	£850	£850	£850	£850	£850	£873	£573
3 bed hse	£975	£975	£975	£996	£996	£1,000	£1,000	£1,000	£1,000	£1,000	£1,001	£1,001	£1,048	£947	£648
4+ bed hse	£1,400	£1,499	£1,499	£1,499	£1,499	£1,500	£1,500	£1,500	£1,500	£1,500	£1,500	£1,500	£1,500	£1,346	£922
Huntingdonshire														Huntingdon BRMA	Peterborough BRMA
1 bed flat	£775	£775	£775	£775	£775	£775	£775	£775	£775	£775	£775	£750	£749	£673	£449
2 bed flat	£975	£975	£996	£995	£996	£1,000	£1,000	£1,000	£1,001	£1,001	£1,001	£1,001	£1,036	£893	£573
2 bed hse	£996	£995	£996	£996	£1,000	£996	£996	£998	£1,000	£1,000	£1,000	£1,001	£1,044	£893	£573
3 bed hse	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,325	£1,300	£1,300	£1,300	£1,350	£1,097	£648
4+ bed hse	£1,798	£1,798	£1,798	£1,794	£1,799	£1,800	£1,800	£1,800	£1,824	£1,825	£1,825	£1,850	£1,850	£1,311	£922
Peterborough														Peterborough BRMA	
1 bed flat	£723	£723	£723	£723	£723	£723	£723	£723	£723	£723	£723	£706	£706	£449	
2 bed flat	£949	£949	£949	£949	£949	£928	£931	£925	£931	£949	£923	£949	£949	£573	
2 bed hse	£950	£950	£950	£950	£950	£950	£950	£950	£950	£950	£950	£950	£950	£573	
3 bed hse	£1,150	£1,150	£1,195	£1,175	£1,174	£1,150	£1,150	£1,150	£1,150	£1,150	£1,150	£1,150	£1,150	£648	
4+ bed hse	£1,499	£1,499	£1,499	£1,500	£1,500	£1,500	£1,500	£1,499	£1,499	£1,499	£1,499	£1,495	£1,495	£922	
South Cambridgeshire														Cambridge BRMA	
1 bed flat	£1,050	£1,096	£1,100	£1,098	£1,100	£1,100	£1,100	£1,100	£1,100	£1,100	£1,100	£1,100	£1,100	£898	
2 bed flat	£1,399	£1,399	£1,399	£1,400	£1,400	£1,400	£1,400	£1,400	£1,400	£1,400	£1,399	£1,399	£1,400	£947	
2 bed hse	£1,300	£1,326	£1,350	£1,350	£1,350	£1,300	£1,300	£1,300	£1,350	£1,350	£1,350	£1,352	£1,350	£947	
3 bed hse	£1,599	£1,599	£1,600	£1,600	£1,600	£1,600	£1,600	£1,600	£1,600	£1,599	£1,599	£1,599	£1,599	£1,122	
4+ bed hse	£2,002	£2,000	£2,000	£2,002	£2,001	£2,002	£2,002	£2,002	£2,100	£2,100	£2,150	£2,101	£2,150	£1,446	
West Suffolk														Bury St Ed's BRMA	
1 bed flat	£875	£895	£897	£875	£885	£875	£895	£897	£897	£900	£899	£900	£900	£628	
2 bed flat	£1,125	£1,126	£1,148	£1,148	£1,148	£1,148	£1,148	£1,148	£1,148	£1,148	£1,149	£1,148	£1,148	£773	
2 bed hse	£1,150	£1,150	£1,150	£1,150	£1,150	£1,150	£1,150	£1,150	£1,150	£1,150	£1,150	£1,150	£1,150	£773	
3 bed hse	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,326	£1,326	£952	
4+ bed hse	£1,750	£1,798	£1,800	£1,750	£1,800	£1,700	£1,750	£1,774	£1,700	£1,700	£1,725	£1,800	£1,800	£1,296	
East of England															
1 bed flat	£1,000	£1,000	£996	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000		
2 bed flat	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300	£1,300		
2 bed hse	£1,200	£1,200	£1,200	£1,248	£1,248	£1,248	£1,248	£1,248	£1,248	£1,248	£1,248	£1,248	£1,248		
3 bed hse	£1,500	£1,500	£1,500	£1,500	£1,500	£1,500	£1,550	£1,550	£1,550	£1,550	£1,550	£1,550	£1,550		
4+ bed hse	£2,114	£2,149	£2,150	£2,175	£2,200	£2,195	£2,200	£2,200	£2,200	£2,200	£2,200	£2,200	£2,200		

Source	Timespan	Last updated	Time interval
Hometrack: private rents: Zoopla Listings	Jan 2016 to April 2026	April 2026	Monthly, 12-month rolling window
VOA: local housing allowance rates	April 2026 to March 2027	Jan 2026	Annual update, 2026 rates provided (no change on 2025/26 rates

Afforability ratios

In Edition 69 we are cautiously adding some basic affordability ratios back into the Bulletin, having mitted them from a few editions recently.

In the past we set out tables and maps for a number of different measures, but in Edition 69 we are simply providing the three main affordability measures provided by Hometrack, alongside the ONS measure with is update annually, for comparison.

Table 19. Median affordability ratio (price to income)

	Median property price	Median Household income	Median Property price to Median income ratio
Cambridge	£490,650	£52,500	9.3
East Cambridgeshire	£337,250	£42,500	7.9
Fenland	£230,000	£37,500	6.1
Huntingdonshire	£325,000	£42,500	7.6
Peterborough	£245,000	£37,500	6.5
South Cambridgeshire	£435,000	£47,500	9.2
West Suffolk	£280,000	£42,500	6.6
East of England	£345,000	£42,500	8.1

Table 20. Lower quartile affordability ratio (price to income)

	LQ property price	LQ Household income	LQ Property price to LQ income ratio
Cambridge	£373,500	£32,500	11.5
East Cambridgeshire	£270,000	£32,500	8.3
Fenland	£185,000	£22,500	8.2
Huntingdonshire	£255,000	£27,500	9.3
Peterborough	£195,000	£22,500	8.7
South Cambridgeshire	£330,000	£32,500	10.2
West Suffolk	£230,000	£27,500	8.4
East of England	£250,000	£27,500	9.1

Table 21. Upper quartile affordability ratio (price to income)

	UQ property price	UQ Household income	UQ Property price to UQ income ratio
Cambridge	£688,225	£72,500	9.5
East Cambridgeshire	£475,000	£62,500	7.6
Fenland	£315,000	£52,500	6
Huntingdonshire	£445,000	£62,500	7.1
Peterborough	£310,000	£52,500	5.9
South Cambridgeshire	£610,000	£67,500	9
West Suffolk	£375,000	£57,500	6.5
East of England	£475,000	£62,500	7.6

Table 22. ONS affordability ratios (price to earnings) as at 2025

	Median house price	Median earnings	Median house price to median earnings ratio
Cambridge	£495,000	£45,762	10.82
East Cambridgeshire	£340,000	£34,117	9.97
Fenland	£232,500	£31,401	7.4
Huntingdonshire	£321,172	£37,098	8.66
Peterborough	£242,000	£36,051	6.71
South Cambridgeshire	£428,250	£46,007	9.31
West Suffolk	£287,000	£37,141	7.73
East of England			Regional average 9.02

Source	Timespan	Last updated	Time interval
For Table 19, Table 20 and Table 21:			
Hometrack & Land Registry median house price	Jan 2019 to April 2026	April 2026	Monthly
Hometrack incomes: CACI data	2025-2026	2025	Annual
For Table 22:			
ONS ratio [2]	2024-2025	2025	Annual review and publication
ONS earnings: Annual Survey of Hours and Earnings from the ONS (ASHE)	2024-2025	2025	Annual survey
ONA house prices: House Price Statistics for Small Areas	2024-2025	2025	Annual

ⓘ Please note For this edition we are leaving out our usual comparison of monthly housing csots across areas and tenures. We plan to pick the data and the "Ladders" up again in our next edition. Apologies for that.

[2] https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2025

Background

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

Hometrack is part of Zoopla, owner of some of the UK's most trusted digital platforms including Zoopla, PrimeLocation and Property Software Group. Hometrack is also a founding member of the European AVM Alliance.

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Maps

Fig 31 shows the East of England region green, with all its constituent districts outlined in black.

Fig 31. The East of England region

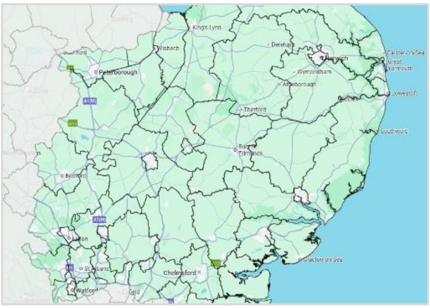

Fig 32. The seven districts covered

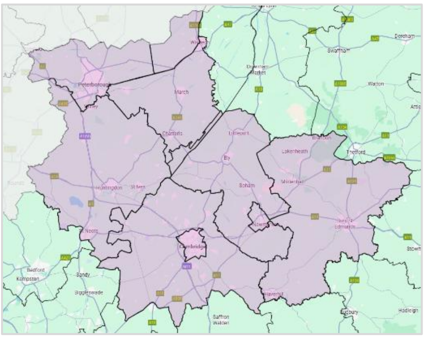

Fig 32 shows and the districts covered in this bulletin in more detail, which are:

- Cambridge
- East Cambridgeshire
- Fenland
- Huntingdonshire
- Peterborough
- South Cambridgeshire
- West Suffolk

About the Bulletin

This bulletin provides a picture of our local housing market to assist with market assessments, viability and other housing analysis. It has been produced almost every 3 months since 2009! All bulletins can be found at: www.cambridgeshireinsight.org.uk/ housingmarketbulletin

Feedback

Your feedback on the Bulletin is very welcome! Please get in touch with Sue.

You can call me 07715 200 730 or e-mail sue.beecroft@cambridge.gov.uk

Table 24. Bulletin updates

This is the plan!

Data for	March 2026	June 2026	Sept 2026	Dec 2026
Bulletin to be published	June 2026	Sept 2026	Dec 2026	Mar 2027