Edition 36
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CAMBRIDGE SUB-REGION

Housing market bulletin

Our housing market

Welcome to our latest housing market bulletin, helping you keep track of local, regional and national housing market signals at December 2017. We continue to compare housing market indicators, from the number of sales completing to comparative affordability of different tenures for the eight districts covered.
Your feedback is always welcome, as always.

Please do let us know if you tweet or share the Bulletin as we love to see it being quoted… our twitter account is @CambsHsgSubReg
You can visit the new look Cambridgeshire Insight pages at https://cambridgeshireinsight.org.uk/housing/local-housing-knowledge/our-housing-market/housing-market-bulletins/ to see older editions.

Sue Beecroft, April 2018

December 2017 highlights

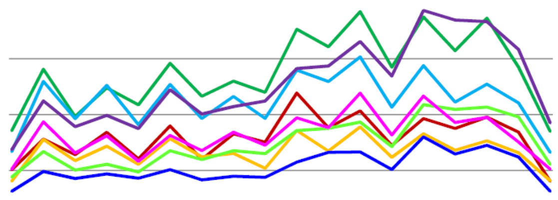
You can see a summary of the latest highlights and follow the page links to get to the full story…

Hometrack cities index

On page 2 *"City house price inflation was running at 5.2%. London house price growth is 1% per year with negative growth in 42% of postcodes. The coverage of markets with negative growth is rising as weak demand translates into price falls. Regional cities continue to register above average growth."*

Number of sales

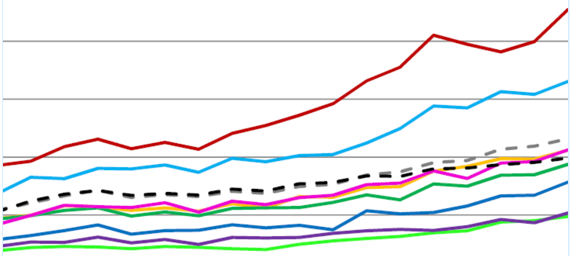
The number of sales & valuations on page 3 and the number of "actual" sales on page 5 both fell to December 2017.



Number of actual sales

Price

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



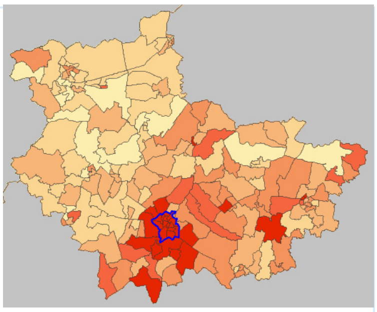
Average price of actual sales

Market heat

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

Affordability

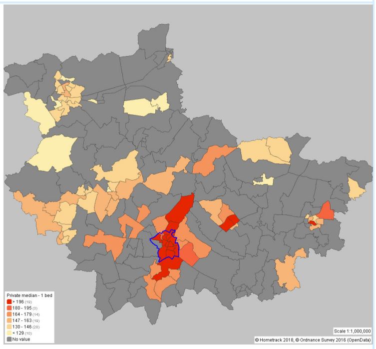
Median and lower quartile ratios of income to house price are set out on page 11.
This shows a real hotspot round Cambridge especially.



Lower quartile affordability ratios

Private rent

Many private rents increased as seen on page 12. Many areas have few 1 beds to rent (grey on map).
Some LHA rates changed in 2017. Page 13 sets out our local rates.

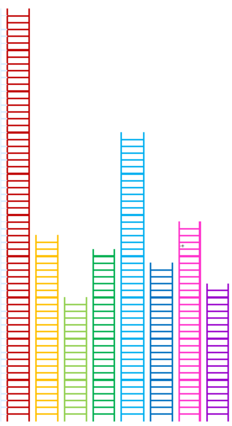


1 bed median rent

Weekly costs

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

Our ladders tool on page 15 helps visualise these weekly costs and compare costs between district, tenure and size of homes.



Our ladders graphic

Back page

Want to know more about Hometrack? Got suggestions? Questions? Feedback?
Contact information and some background on Hometrack is covered on page 16.

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

UK cities house price index

from Hometrack, February 2018

At 26 March 2018;

- UK city house price inflation running at 5.2%.
- London house price growth is 1% per year with negative growth in 42% of postcodes. The coverage of markets with negative growth is rising as weak demand translates into price falls.
- Regional cities continue to register above average growth with five cities registering price inflation over 7%.

The divergence in house price growth between southern England and regional cities continues with overall HPI at 5.2%. London growth remains slow at +1%, and the greatest downward pressure on prices is being registered in inner London.

City house price growth running at 5.2%

UK city house price inflation was 5.2% in the 12 months to February 2018 compared to 4.0% a year ago. The divergence in house price growth between southern England and regional cities continues.

Half of the 20 cities covered by the index are registering higher annual growth than a year ago (graph 1). Five cities are registering growth of more than 7% per year: Edinburgh, Liverpool, Leicester, Birmingham and Manchester.

Ten cities are growing at a slower rate than a year ago with the greatest slowdown in Bristol, Southampton and London as affordability pressures impact market activity and the upward pressure on house prices.

Annual London growth rate slows to +1%

The headline rate of growth across London has slowed to just 1%, down from 4.3% a year ago. This is the lowest annual rate of growth since August 2011. Over the last 3 months average prices have increased by just 0.4%, well down on 5% growth recorded per quarter in 2014 (graph 2).

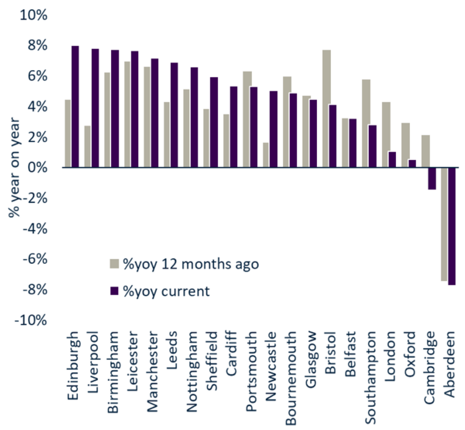
Prices falling across 42% of London postcodes

House price indices report the trend in prices for the average property while the reality is there is a distribution of growth around this average. Using Hometrack's more granular house price indices at postcode district level we find that 42% of London postcodes are registering year on year price falls. The remaining 58% are still registering positive growth.

Table 1: 20 City Index headline results

	3 month change	% yoy	Average price
Sept-17	0.2%	3.5%	£244,600
Oct-17	0.1%	3.3%	£245,000
Nov-17	0.7%	4.0%	£246,200
Dec-17	1.4%	4.3%	£247,900
Jan-18	2.0%	5.3%	£249,900
Feb-18	2.0%	5.2%	£251,200

Graph 1: UK City house price growth



The highest coverage of price falls since 2008

Graph 3 shows the proportion of London city postcodes registering positive and negative growth since 1996. The current coverage of markets registering negative growth is the highest since the global financial crisis. There have been other periods when parts of London have registered falling prices and these are explained by economic and other external factors.

Growth in falling markets a drag on headline rate

The coverage of postcodes with negative growth has risen sharply since 2015. This is a result of tax changes impacting overseas and domestic investors and stretched affordability levels for owner occupiers that have been compounded by Brexit uncertainty. Sales volumes are first to be hit when demand weakens and housing turnover across London is down 17% since 2014. Prices are next to follow but the scale of current price falls remains modest. Most markets registering negative growth are experiencing annual price falls of between 0% and -5%.

Graph 2: London city house price growth

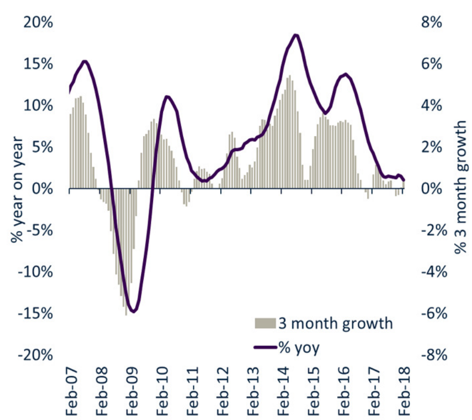


Table 2: City level summary

	Current price	% yoy Feb-18	% yoy Feb-17
Aberdeen	£160,600	- 7.7%	- 7.4%
Belfast	£132,600	3.2%	3.2%
Birmingham	£155,600	7.7%	6.2%
Bournemouth	£283,100	4.9%	5.9%
Bristol	£272,000	4.1%	7.7%
Cambridge	£429,200	- 1.5%	2.1%
Cardiff	£197,600	5.3%	3.5%
Edinburgh	£227,300	8.0%	4.4%
Glasgow	£119,700	4.5%	4.7%
Leeds	£161,000	6.9%	4.3%
Leicester	£171,800	7.7%	6.9%
Liverpool	£115,700	7.8%	2.7%
London	£487,900	1.0%	4.3%
Manchester	£160,000	7.1%	6.6%
Newcastle	£126,500	5.0%	1.6%
Nottingham	£145,600	6.6%	5.1%
Oxford	£409,400	0.5%	2.9%
Portsmouth	£233,300	5.3%	6.3%
Sheffield	£133,700	6.0%	3.8%
Southampton	£224,300	2.8%	5.8%
20 city index	£251,200	5.2%	4.0%
UK	£212,500	4.6%	4.3%

Coverage of price falls set to expand over 2018

We expect the number of markets with falling house prices to grow further in the coming months as buyers accept lower prices to achieve sales. The net result will be a negative rate of headline price growth for London by the middle of 2018.

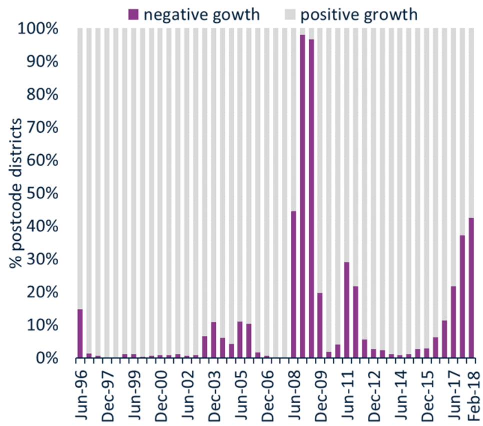
Inner London the focal point for lower prices

The greatest downward pressure on prices is being registered in inner London areas where prices are highest, yields lowest and with a greater share of discretionary buyers.

No signs of price weakness in large regional cities

The latest results confirm our view that house prices in London are set to drift lower in the next 2-3 years. In contrast, house price growth remains robust in the largest regional cities where similar analysis on rising and falling markets reveals no evidence of localised price falls.

Graph 3: % London postcodes with +ve or –ve growth

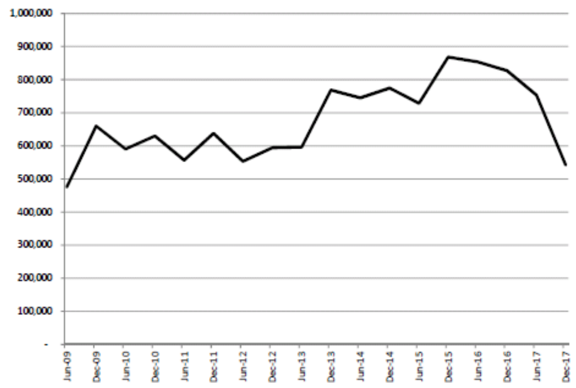


Edited from: https://www.hometrack.com/uk/insight/uk-cities-house-price-index/february-2018-cities-index/

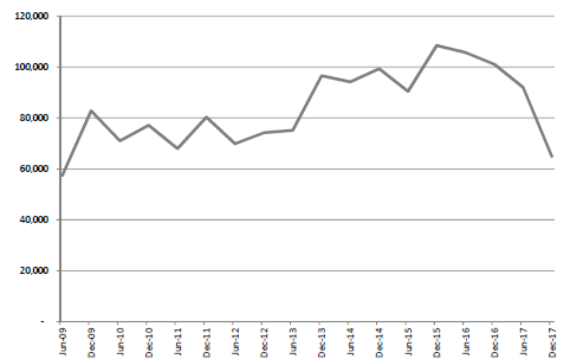
Market activity

...*number of sales & valuations*

Graph 4 Number of sales & valuations, England



Graph 5 Number of sales & valuations, East of England



What does this page show?

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

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

The data is presented in six month "chunks".

- Graph 4 shows the number of sales and valuations for England, graph 5 shows the same for the East of England.
- Graph 6 shows number of sales and valuations for each of our eight districts.
- Table 3 shows the number of sales and valuations for each district, the East of England and for the whole of England.

Please note

The scale is different for each graph as the total numbers vary so much. So graph 5 extends to 1,000,000, while graph 6 goes to 120,000 and graph 7 reaches 4,000.

Notes & observations

- Graphs 4 and 5 show a similar trend line for the country and the region. There were a lower level of sales and valuations overall between June 2009 and June 2013, rising to a higher level from June 2013 to December 2016, then falling away.
- Graph 6 and table 3 show Peterborough and Huntingdonshire with the highest number of sales and valuations (2,103 and 1,916) and Forest Heath the lowest (700) at December 2017. *Don't forget, the number of sales will reflect the number of homes in a district.*
- The eight district total fell from 16,524 in Dec 2016 to 10,539 in Dec 2017.
- In the previous edition we looked at how the number of sales reported changes, from one Bulletin to the next. This confirmed that the most recent 2 columns in table 3 often look rather low, but once further numbers have come in over the following 6 months, the final count increases. You can find the article in Edition 35, here https://cambridgeshireinsight.org.uk/wp-content/uploads/2018/03/hmb-edition-35-final.pdf
- *Please see page 5 for the number of "actual" sales.*

Graph 6 Number of sales and valuations, districts

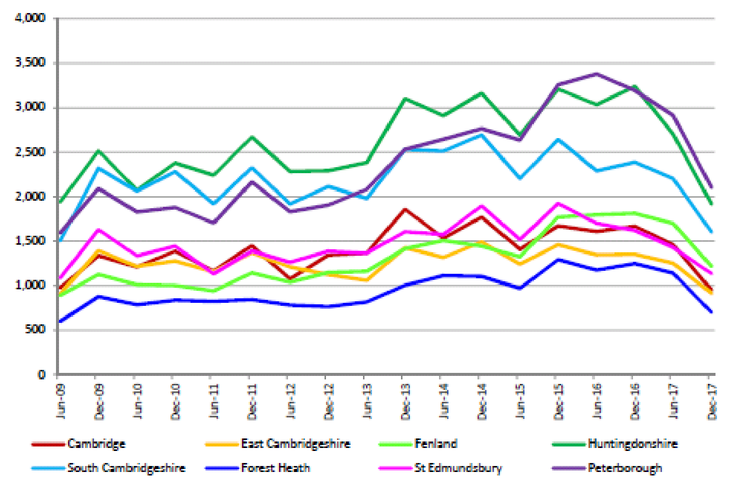


Table 3 Number of sales and valuations

	Dec-13	Jun-14	Dec-14	Jun-15	Dec-15	Jun-16	Dec-16	Jun-17	Dec-17	Change last 12 months
Cambridge	1,859	1,534	1,771	1,411	1,671	1,609	1,667	1,462	950	- 717
East Cambridgeshire	1,428	1,318	1,493	1,243	1,460	1,345	1,352	1,252	915	- 437
Fenland	1,417	1,507	1,445	1,324	1,771	1,798	1,813	1,701	1,217	- 596
Huntingdonshire	3,103	2,911	3,163	2,693	3,209	3,035	3,241	2,705	1,916	- 1,325
South Cambridgeshire	2,531	2,513	2,694	2,204	2,642	2,291	2,388	2,204	1,603	- 785
Forest Heath	1,005	1,114	1,105	969	1,292	1,175	1,248	1,143	700	- 548
St Edmundsbury	1,606	1,575	1,898	1,519	1,923	1,699	1,621	1,431	1,135	- 486
Peterborough	2,533	2,645	2,764	2,636	3,259	3,379	3,194	2,916	2,103	- 1,091
East of England	96,577	94,200	99,352	90,456	108,487	105,680	101,112	92,046	64,763	- 36,349
England	768,660	744,935	774,700	728,476	868,221	853,439	827,167	753,623	542,172	- 284,995

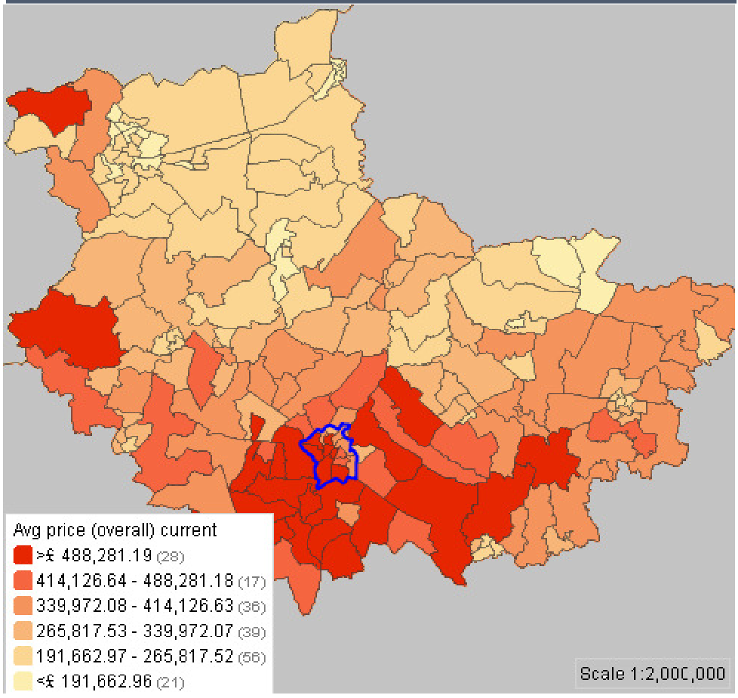
Count of sales and valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Jan 2009 to Dec 2017	Feb 2018	Country, region & district	Data points repeat semi-annually

Average price

...using sales & valuations data

Map 1: Average price by ward



What does this page show?

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

- Map 1 shows average price achieved for homes across our whole area, at ward level.
- Graph 7 shows the average price trend for each district (solid lines) the region (grey dotted line) and England (black dotted line) from June 2009 to December 2017.
- Table 4 shows average property prices between December 2013 and December 2017 and the change in average price over the past 12 months.

Notes & observations

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

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

Table 4 shows that average prices are higher in all areas than 12 months ago.

The biggest rise is seen in Cambridge with a rise of £31,585. The lowest increase was in Forest Heath at £10,504.

The average rose by £23,330 across the East of England region and by £17,987 across England in the past 12 months.

On page 6 we set out prices based on "real sales" only, reported through the Land Registry, excluding prices from property valuations —so this page has a bigger sample size while page 6 reflects real sales only.

Graph 7: Average price

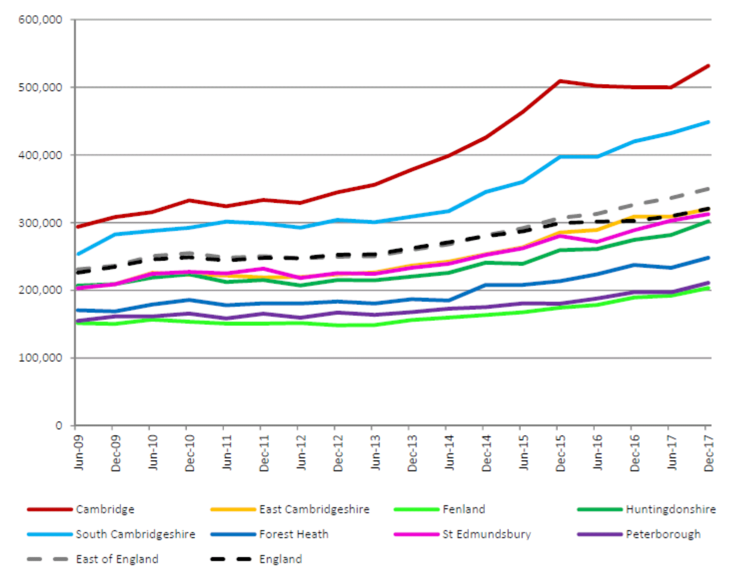


Table 4: Average price based on sales and valuations (£)

	Dec-13	Jun-14	Dec-14	Jun-15	Dec-15	Jun-16	Dec-16	Jun-17	Dec-17	Change last 12 months
Cambridge	378,294	398,811	425,605	463,668	509,217	501,878	499,952	499,801	531,537	+ 31,585
East Cambridgeshire	236,447	242,267	253,310	263,517	285,357	289,171	308,974	308,934	320,125	+ 11,151
Fenland	156,151	159,591	163,577	167,619	174,243	178,398	189,440	192,137	203,422	+ 13,982
Huntingdonshire	220,289	225,777	240,869	239,166	259,399	261,040	274,546	281,784	301,900	+ 27,354
South Cambs	308,964	316,859	345,285	360,245	397,117	397,003	419,843	432,219	448,457	+ 28,614
Forest Heath	186,829	184,899	207,937	207,975	213,482	223,623	237,480	233,183	247,984	+ 10,504
St Edmundsbury	233,157	239,072	252,385	262,137	280,238	271,580	288,702	302,856	312,395	+ 23,693
Peterborough	167,673	172,803	175,098	180,604	180,251	187,980	197,128	196,922	210,993	+ 13,865
East of England	259,759	267,991	281,141	291,693	307,040	312,969	326,396	336,450	349,726	+ 23,330
England	262,274	270,968	279,889	287,029	299,237	301,468	302,555	309,626	320,542	+ 17,987

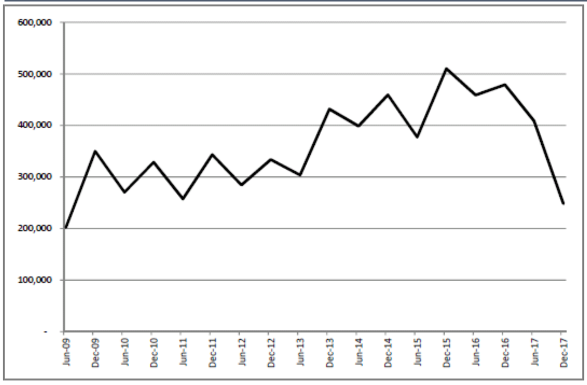
Average price based on sales & valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Jan 2009 to Dec 2017	Feb 2018	Country, Region & District	Data points repeat semi-annually

Market activity

...number of “real” sales only

Graph 8: Actual sales, **England**



What does this page show?

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

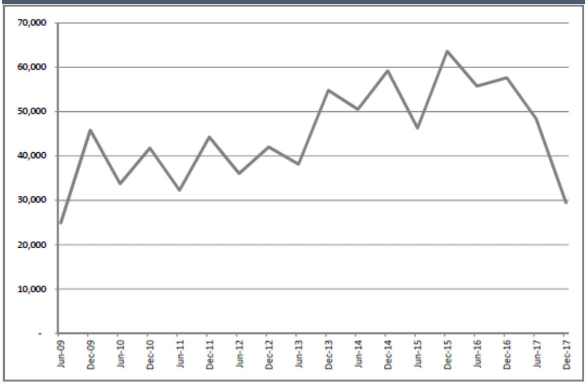
The number of “actual” sales is useful to understand real turnover in our housing market (excluding for example, valuations for re-mortgage purposes), although sales and valuation data is used by Hometrack to ensure a robust enough sample when creating more detailed statistics.

Please note

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

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

Graph 9: Actual sales, East of England



Notes & observations

The graphs show similar trends as page 3 for England, the region and districts with a drop in actuals sales turnover from June 2016 to December 2017.

In table 5, Peterborough saw the largest number of sales to June 2017 (926). Forest Heath saw the smallest number at 314. The total for each district has dropped significantly.

The final column in Table 5 compares the number of “actual” sales to the number of sales and valuations, to see what proportion of market activity relates to the sale of a home rather than something like a mortgage re-valuation.

The “real” sales tend to represent just less than half the sample which includes valuation data, so it’s clear that both data sets are helpful; and understanding the difference is also very useful.

Graph 10: Actual sales, districts

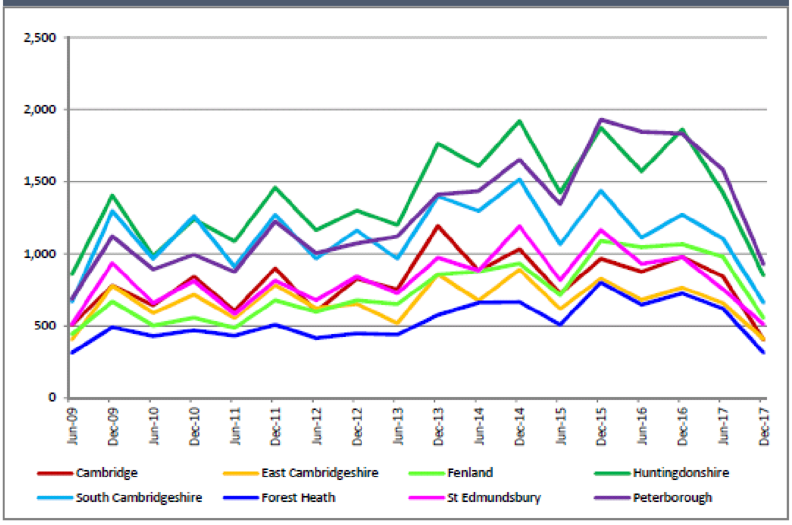


Table 5: Number of actual sales

	Dec-13	Jun-14	Dec-14	Jun-15	Dec-15	Jun-16	Dec-16	Jun-17	Dec-17	% of S+V
Cambridge	1,193	882	1,033	724	964	876	977	843	404	43%
East Cambridgeshire	858	674	890	618	828	681	765	659	408	45%
Fenland	857	877	933	714	1,089	1,046	1,067	979	555	46%
Huntingdonshire	1,764	1,607	1,921	1,424	1,874	1,572	1,862	1,425	849	44%
South Cambs	1,398	1,296	1,516	1,066	1,438	1,112	1,272	1,105	662	41%
Forest Heath	575	662	666	509	800	647	725	620	314	45%
St Edmundsbury	971	883	1,192	818	1,166	929	976	755	512	45%
Peterborough	1,412	1,435	1,654	1,345	1,931	1,846	1,832	1,583	926	44%
East of England	54,800	50,506	59,195	46,252	63,636	55,738	57,628	48,279	29,408	45%
England	431,638	398,625	459,155	377,412	510,147	458,726	478,928	408,441	248,105	46%

Count of actual sales

Source	Timespan	Last updated	Data level	Time interval
HM Land Registry, England & Wales	Jan 2009 to Dec 2017	Feb 2018	Country, Region, District	Data points repeat semi-annually

Average price

...using "real" sales only

What does this page show?

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

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

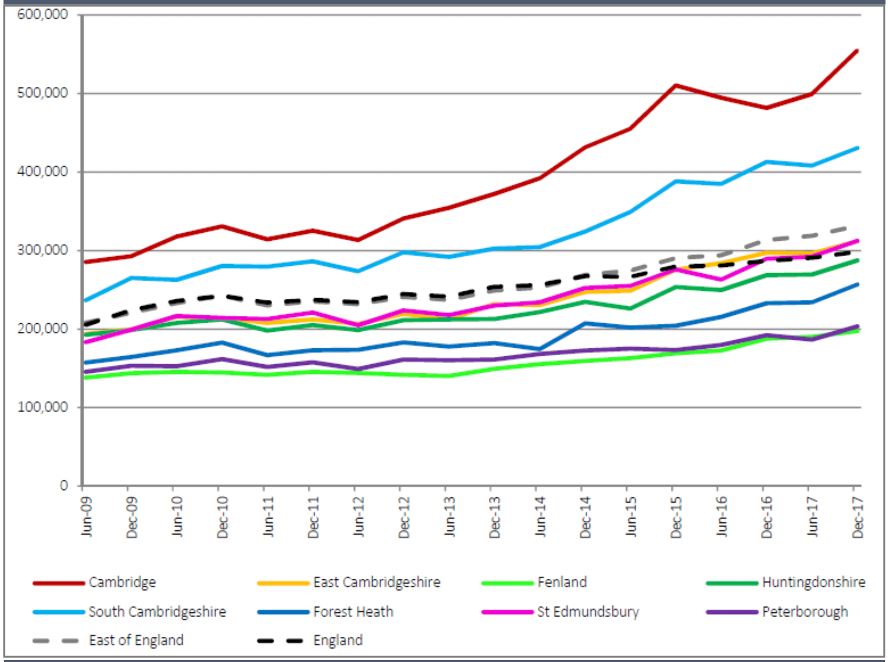
Notes & observations

Graph 11 shows average sales prices increasing for all districts, but the increase varies a great deal.

Table 6 provides the price data, with the increase over the past year varying from a £9K increase in Fenland to more than £73K in Cambridge. These are significantly higher increases than shown in Edition 35.

Graph 12 shows the average prices of sales & valuations (solid lines) alongside average prices based on sales only (dashed). There is some difference the two lines for each area, however you can see they stay fairly close overall.

Graph 11: Ave price based on sales only



Graph 12: Comparing average price based on sales and valuations, vs. "real sales" only

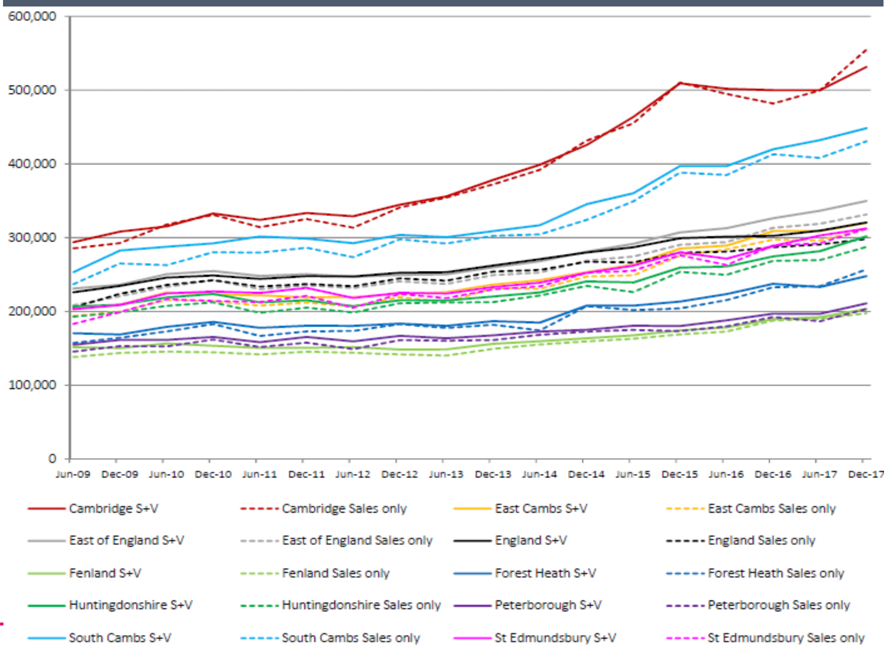


Table 6 Average price based on sales only (£)

	Dec-13	Jun-14	Dec-14	Jun-15	Dec-15	Jun-16	Dec-16	Jun-17	Dec-17	Change last 12 months
Cambridge	372,233	392,066	431,550	455,105	510,361	494,868	481,660	499,571	555,027	+ 73,367
East Cambridgeshire	231,689	230,623	247,367	248,899	275,717	284,047	297,362	296,409	311,995	+ 14,633
Fenland	149,374	155,300	159,473	163,059	169,070	172,695	187,730	190,114	197,421	+ 9,691
Huntingdonshire	212,826	221,598	234,665	226,156	253,677	249,739	268,630	269,524	287,432	+ 18,802
South Cambs	302,590	304,476	324,127	349,153	388,264	384,969	412,927	408,242	430,714	+ 17,787
Forest Heath	182,071	174,366	207,238	202,019	204,218	215,491	232,943	234,142	256,968	+ 24,025
St Edmundsbury	229,948	233,968	252,509	255,095	276,157	262,894	289,492	292,395	312,397	+ 22,905
Peterborough	161,152	168,360	172,812	174,947	173,372	179,788	192,306	186,676	203,508	+ 11,202
East of England	249,268	252,861	268,857	274,470	290,435	294,016	313,375	318,791	331,434	+ 18,059
England	254,015	256,195	267,338	266,537	279,819	281,056	287,021	290,834	298,314	+ 11,293

Average price, sales only

Source	Time span	Last updated	Data level	Time interval
Hometrack	Jan 2009 to Dec 2017	Feb 2018	Country, region, district	Data points repeat semi-annually

Lower quartile price
...using sales & valuations data

What does this page show?

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

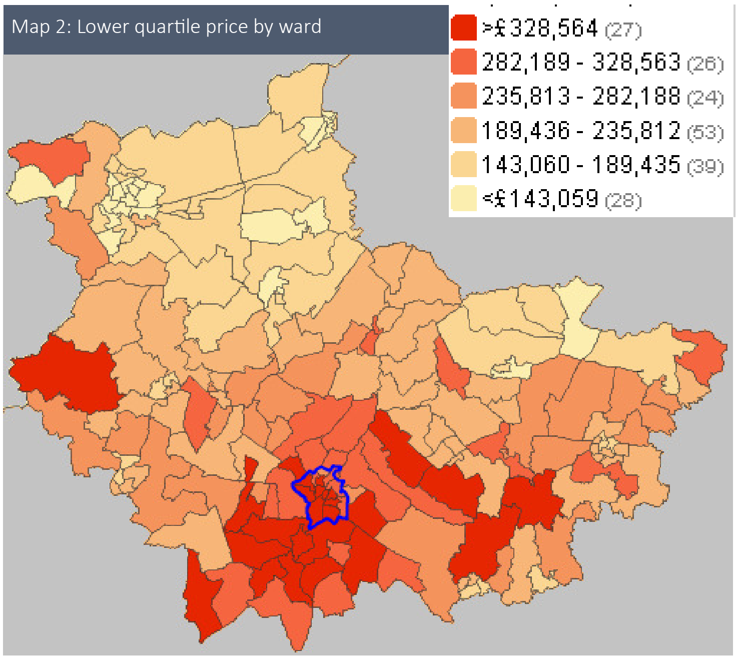
- Map 2 shows lower quartile prices for homes across our area at ward level.

  Lower quartile prices are based on a combination of sales prices and valuation data averaged over the past 6 months.
- Graph 13 shows lower quartile prices for each district, the region & England from June 2009 to Dec 2017.
- Table 7 shows lower quartile prices between Dec 2013 and Dec 2017 and gives the change in lower quartile price over the past 12 months.

Why look at lower quartiles?

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

Map 2: Lower quartile price by ward



Notes & observations

Lower quartile prices are rising everywhere compared to a year ago. Cambridge and South Cambs continue to see significantly higher lower quartile prices than the other six districts covered, as shown by Graph 13.

Table 7 shows lower quartile prices ranging from £138K in Peterborough to £330K in Cambridge. Change over the past 12 months ranges from £5K (Cambridge) to £14K (Huntingdonshire).

Graph 13: Lower quartile price

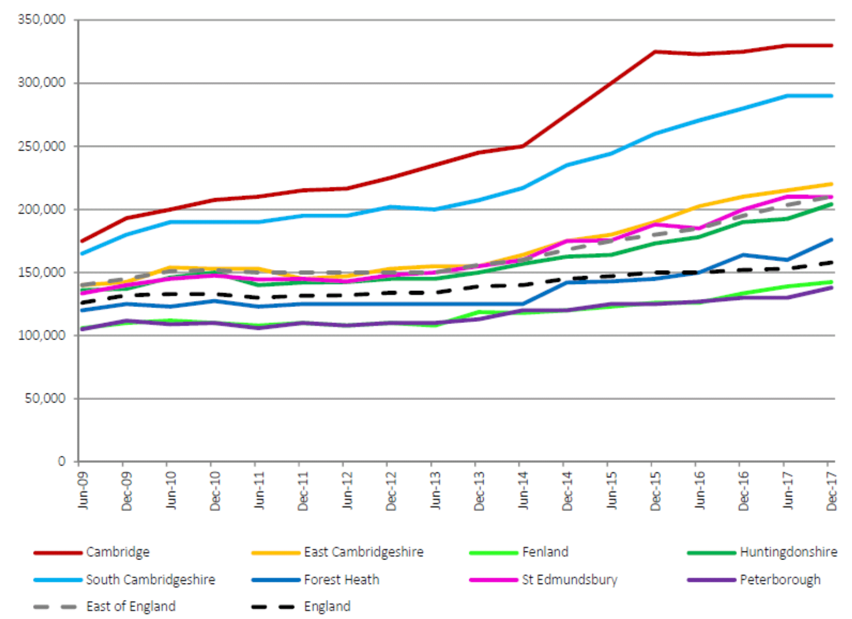


Table 7: Lower quartile price, based on sales and valuations (£)

	Dec-13	Jun-14	Dec-14	Jun-15	Dec-15	Jun-16	Dec-16	Jun-17	Dec-17	Change last 12 months
Cambridge	245,000	250,000	275,000	300,000	325,000	323,000	325,000	330,000	330,000	+ 5,000
East Cambridgeshire	155,000	164,000	175,000	180,000	190,000	202,500	210,000	215,000	220,000	+ 10,000
Fenland	118,695	118,000	120,000	123,000	126,000	126,000	133,500	139,000	142,500	+ 9,000
Huntingdonshire	150,000	156,950	162,500	163,995	173,000	178,000	190,000	192,500	204,000	+ 14,000
South Cambridgeshire	207,251	217,000	235,000	244,200	260,000	270,500	280,000	290,000	290,000	+ 10,000
Forest Heath	125,000	125,000	142,000	143,000	145,000	150,000	164,000	160,000	176,000	+ 12,000
St Edmundsbury	155,000	160,000	175,000	175,500	188,000	185,000	200,000	210,000	209,950	+ 9,950
Peterborough	113,000	119,995	120,000	125,000	125,000	127,000	130,000	130,000	138,000	+ 8,000
East of England	156,000	160,000	168,000	175,000	180,000	185,000	195,000	203,500	210,000	+ 15,000
England	139,000	140,000	145,000	147,000	150,000	150,000	152,000	153,000	158,000	+ 6,000

Lower quartile price, based on sales and valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Jan 2009 to Dec 2017	Feb 2018	Country, region, district	Data points repeat semi-annually

Price per square metre
...using sales & valuations data

What does this page show?

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

- Map 3 shows average price per square metre of all homes at ward level, based on sales and valuation data. As there may not be a large number of transactions within these small areas, average prices achieved over the past 6 months are used to make sure the sample is big enough to be robust.
- Graph 14 shows the change in the average across the districts (solid lines), the region (grey dashed line) and England (black dashed line) from June 2009 to Dec 2017.
- Table 8 shows values from Dec 2013 to Dec 2017.

Price per square metre

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

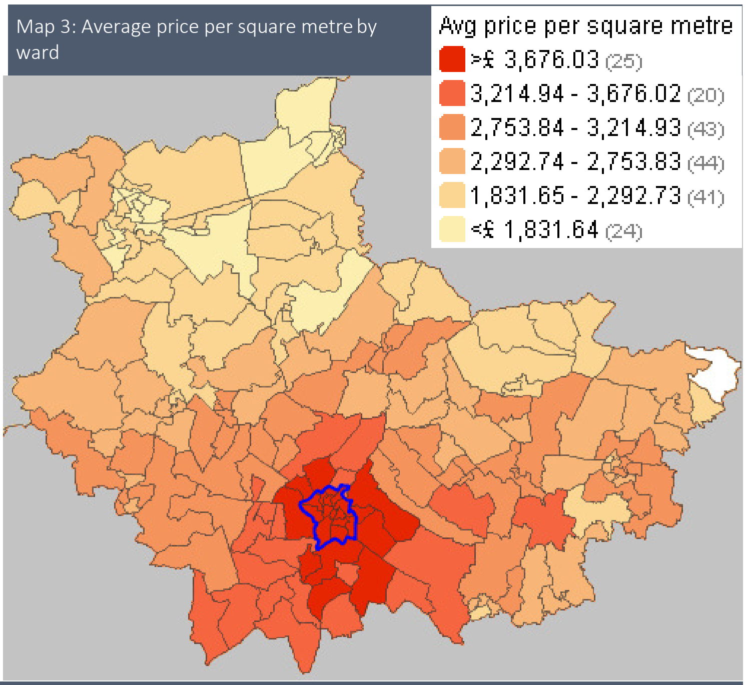
Notes & observations

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

Graph 14 shows trends for all eight districts. Average price per square meter has been rising steadily until Dec 2016, with two trend lines falling to Dec 2017 (Cambridge and South Cambs while the others have steadied or increased a little.

Table 8 shows the prices per sqm ranging from £1,782 in Fenland to £4,8i6 in Cambridge. The Cambridge value is now lower than it was in Dec 2016, though the average per square metre is still much higher than in other districts.

Map 3: Average price per square metre by ward



Graph 14: Average price per square metre

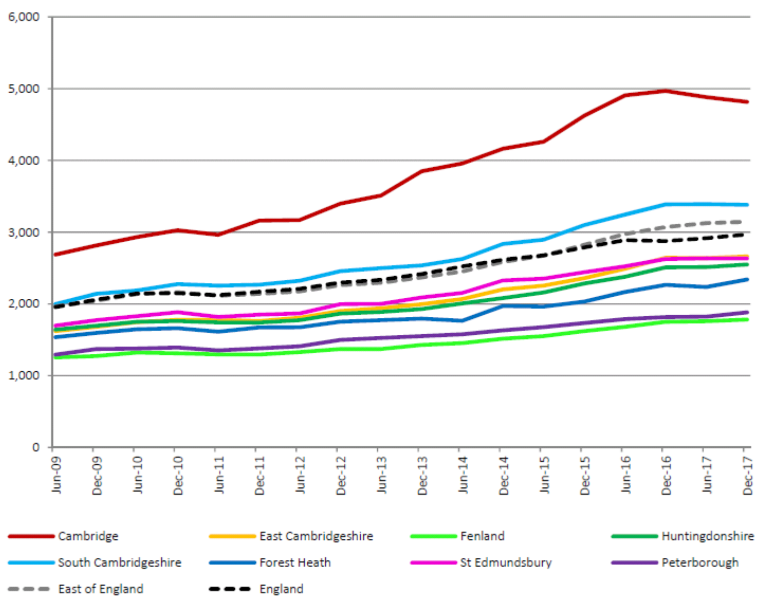


Table 8 Average price per square metre (£)

	Dec-13	Jun-14	Dec-14	Jun-15	Dec-15	Jun-16	Dec-16	Jun-17	Dec-17	Change last
Cambridge	3,850	3,958	4,164	4,260	4,622	4,907	4,969	4,881	4,816	- 153
East Cambridgeshire	1,997	2,068	2,203	2,254	2,358	2,490	2,643	2,639	2,663	+ 20
Fenland	1,428	1,453	1,515	1,551	1,621	1,681	1,751	1,758	1,782	+ 31
Huntingdonshire	1,929	2,008	2,082	2,159	2,284	2,377	2,509	2,514	2,550	+ 41
South Cambridgeshire	2,538	2,626	2,836	2,895	3,099	3,244	3,388	3,391	3,381	- 7
Forest Heath	1,794	1,765	1,970	1,963	2,033	2,165	2,265	2,235	2,340	+ 75
St Edmundsbury	2,090	2,153	2,327	2,352	2,441	2,524	2,626	2,634	2,633	+ 7
Peterborough	1,552	1,576	1,631	1,676	1,734	1,788	1,816	1,822	1,882	+ 66
East of England	2,370	2,452	2,586	2,673	2,823	2,973	3,071	3,126	3,145	+ 74
England	2,416	2,523	2,615	2,677	2,788	2,888	2,877	2,917	2,967	+ 90

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

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Jan 2009 to Dec 2017	Feb 2018	Country, region, district	Data points repeat semi-annually

Average time to sell

...using sales data

What does this page show?

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

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

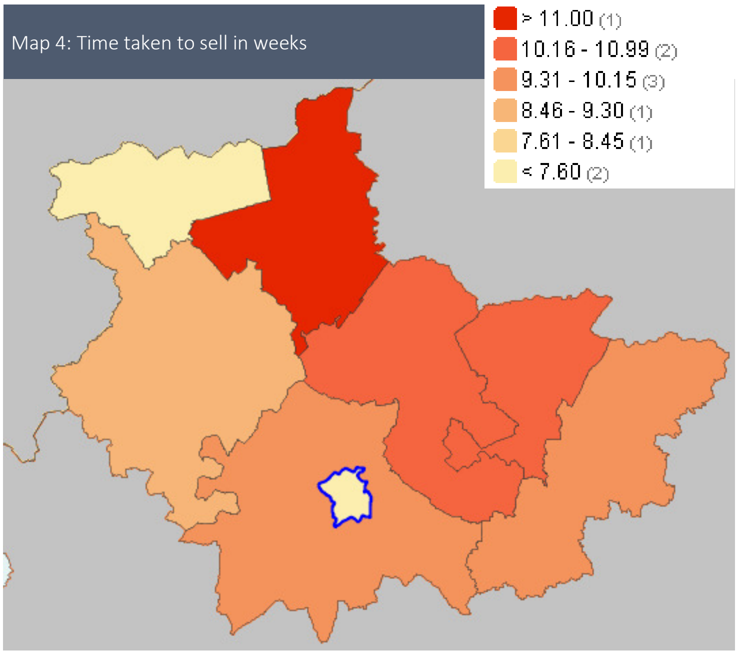
- Map 4 shows the average time to sell in weeks at November 2017 (the data is slightly slower to process than other pages in the Bulletin, so please note it's not December 2017 data).
- Graph 15 shows the trend in time taken to sell for each of our 8 districts, for the East of England and England (dashed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

Notes & observations

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

Table 9 shows that nationally, it took 9.4 weeks to sell, on average. The regional average was similar. Cambridge (as usual) saw the quickest turnaround at 6.9 weeks in November 2017. Homes took longest to sell in Fenland (12.7 weeks) followed by East Cambs (10.4 weeks) and Forest Heath (10.3 weeks).

Map 4: Time taken to sell in weeks



Graph 15: Time taken to sell (weeks)

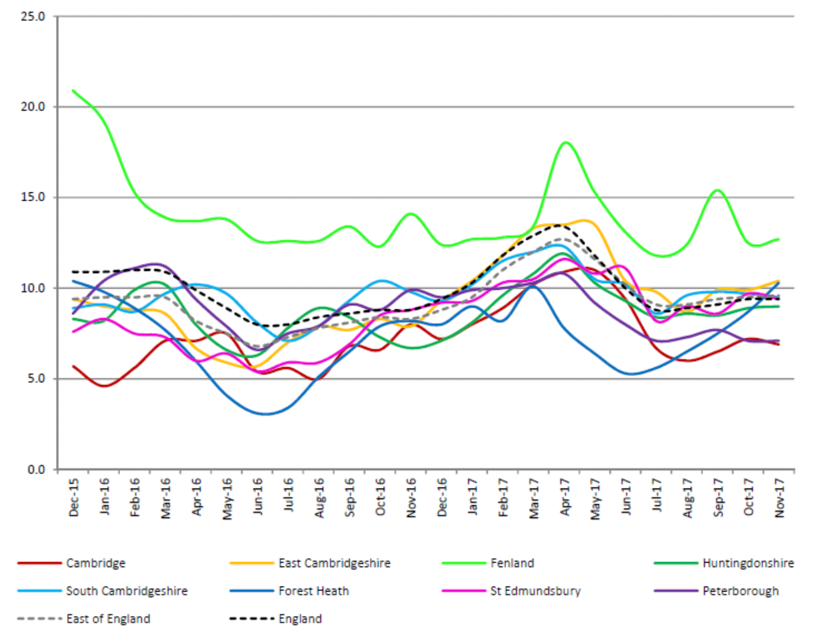


Table 9 Average time taken to sell (weeks)

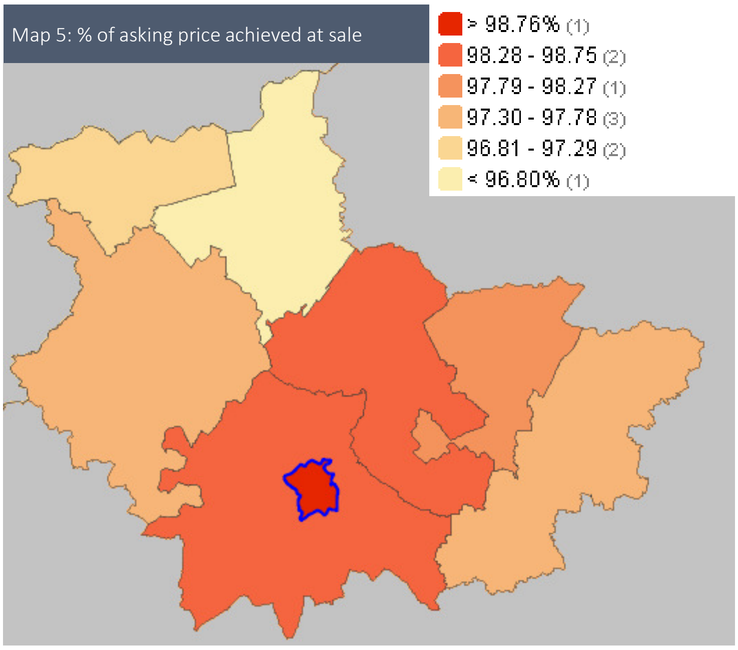
	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17
Cambridge	8.0	7.2	8.0	8.9	10.2	10.9	11.0	9.4	6.7	6.0	6.5	7.2	6.9
East Cambs	7.9	9.3	10.4	11.8	13.3	13.5	13.5	10.4	9.8	8.7	9.9	9.9	10.4
Fenland	14.1	12.4	12.7	12.8	13.4	18.0	15.3	13.1	11.8	12.4	15.4	12.5	12.7
Huntingdonshire	6.7	7.1	8.1	9.6	10.8	11.9	10.3	9.3	8.4	8.6	8.5	8.9	9.0
South Cambs	9.8	9.3	10.2	11.5	12.0	12.3	10.5	10.2	8.6	9.6	9.8	9.7	9.5
Forest Heath	8.2	8.0	9.0	8.2	10.1	7.8	6.4	5.3	5.6	6.5	7.5	8.7	10.3
St Edmundsbury	8.8	9.2	9.3	10.3	10.5	11.6	10.8	11.1	8.2	9.0	8.6	9.7	9.4
Peterborough	9.9	9.5	9.9	10.0	10.3	10.8	9.2	8.0	7.1	7.3	7.7	7.1	7.1
East of England	8.3	8.8	9.5	11.0	12.0	12.7	11.6	10.2	9.1	9.1	9.4	9.5	9.6
England	8.8	9.4	10.3	11.8	12.9	13.4	11.8	10.0	8.8	8.9	9.1	9.4	9.4

Average time to sell, in weeks

Source	Timespan	Last updated	Data level	Time interval
Hometrack analysis of Zoopla data	Dec 2015 to Nov 2017	Feb 2018	Country, region, district	Data points repeat monthly

Price asked and achieved
...using sales data

Map 5: % of asking price achieved at sale



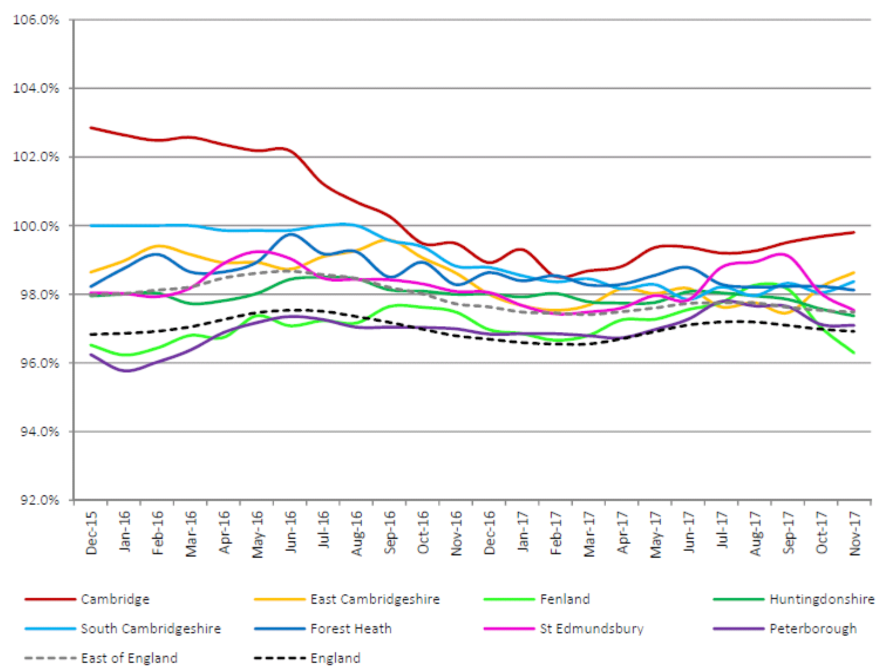
What does this page show?

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

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

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

Graph 16: % of asking price achieved at sale



Notes & observations

In November 2017 all the districts in our area were achieving more than 96% of the asking price. The lowest percentage in our area was Fenland at 96.3% and the highest was 99.8% in Cambridge.

The proportion for the region was 97.5%. For England the proportion was 96.9%.

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

Table 10: Percentage of asking price achieved at sale

	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17
Cambridge	99.5%	98.9%	99.3%	98.5%	98.7%	98.8%	99.4%	99.4%	99.2%	99.3%	99.5%	99.7%	99.8%
East Cambs	98.6%	98.0%	97.7%	97.5%	97.7%	98.2%	98.0%	98.2%	97.6%	97.8%	97.5%	98.2%	98.6%
Fenland	97.5%	97.0%	96.9%	96.7%	96.8%	97.3%	97.3%	97.6%	97.8%	98.3%	98.2%	97.0%	96.3%
Huntingdonshire	98.0%	98.0%	97.9%	98.0%	97.8%	97.7%	97.8%	98.1%	98.0%	98.0%	97.9%	97.6%	97.4%
South Cambs	98.8%	98.8%	98.5%	98.4%	98.5%	98.2%	98.3%	97.9%	98.2%	98.0%	98.3%	98.1%	98.4%
Forest Heath	98.3%	98.6%	98.4%	98.5%	98.3%	98.3%	98.6%	98.8%	98.3%	98.2%	98.2%	98.2%	98.1%
St Edmundsbury	98.1%	98.1%	97.7%	97.4%	97.5%	97.6%	98.0%	97.8%	98.8%	98.9%	99.1%	98.0%	97.5%
Peterborough	97.0%	96.8%	96.9%	96.9%	96.8%	96.7%	97.0%	97.3%	97.8%	97.7%	97.6%	97.1%	97.1%
East of England	97.7%	97.6%	97.5%	97.5%	97.4%	97.5%	97.6%	97.7%	97.8%	97.8%	97.6%	97.5%	97.5%
England	96.8%	96.7%	96.6%	96.6%	96.6%	96.7%	96.9%	97.1%	97.2%	97.2%	97.1%	97.0%	96.9%

Average sales price as a % of asking price

Source	Timespan	Last updated	Data level	Time interval
Hometrack analysis of Zoopla data	Dec 2015 to Nov 2017	Feb 2018	Country, region, district	Data points repeat monthly

Affordability ratios

...using sales & valuations data

What does this page show?

This page is based on Hometrack's house price data (sales and valuations) and CACI data on household incomes. The ratios show how many "times" income the local house prices represent. One common rule of thumb is that house prices of 3 to 3.5 times income are considered affordable.

- On maps 13 and 14, the higher the ratio the darker the shading, the less affordable housing is in that area. With the ward level maps, the two tables help us compare affordability ratios over time for each district and the region.
- Values are calculated using the previous 12 months data, so for example in the tables, the June 2016 column relies on data gathered between July 2015 and June 2016.
- Map 13 shows affordability using the ratio of lower quartile house prices to lower quartile incomes; an indicator of the affordability of 'entry-level' prices in that ward.
- Table 13 shows the lower quartile house price to lower quartile income ratio changing between Dec 2015 and Dec 2017.
- Map 14 shows affordability using the ratio of median house prices to median income.
- Table 14 shows the median house price to median income ratio for our eight districts between Dec 2015 and Dec 2017.

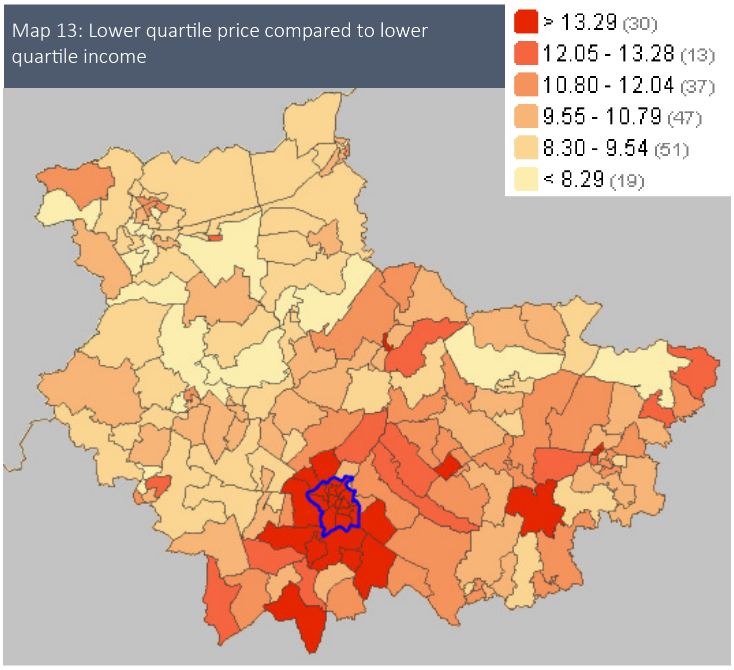
Notes & observations

Affordability improved a bit to June, mainly due to new income data being released recently. But there have been increases in the last 3 months.

Both maps show that, in general, homes are less affordable in the south of our area. There is a wide variation across the eight districts but the stand-out ratio is still in Cambridge where the lower quartile ratio is now 15.7.

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

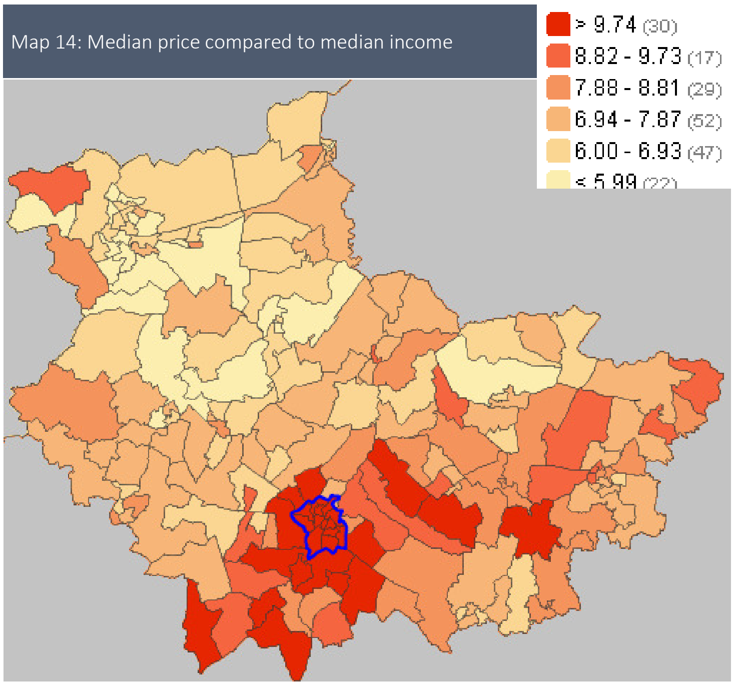
	Dec-15	Mar-16	Jun-16	Sept-16	Dec-16	Mar-17	Jun-17	Sept-17	Dec-17
Cambridge	12.8	12.8	13.2	13.2	13.2	11.6	11.3	11.6	11.4
East Cambs	7.4	7.6	7.7	7.9	8.0	7.7	7.5	7.6	7.7
Fenland	6.3	6.4	6.4	6.6	6.7	6.6	6.4	6.5	6.6
HDC	6.4	6.5	6.5	6.6	6.8	6.8	6.5	6.6	6.9
South Cambs	8.4	8.5	8.8	8.8	8.9	8.3	8.4	8.5	8.6
Forest Heath	6.7	6.6	6.7	6.9	7.2	7.1	6.9	7.0	7.1
St Ed's	7.9	8.0	8.1	8.1	8.2	7.7	7.3	7.5	7.7
Peterborough	6.1	6.1	6.1	6.1	6.3	6.4	6.1	6.0	6.1
East of England	7.9	8.0	8.0	8.2	8.5	8.2	8.0	8.2	8.2
East Midlands	-	-	-	-	-	6.2	6.0	6.1	6.1



Map 13: Lower quartile price compared to lower quartile income

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

	Dec-15	Mar-16	Jun-16	Sept-16	Dec-16	Mar-17	Jun-17	Sept-17	Dec-17
Cambridge	18.7	18.8	19.3	19.3	19.3	16.4	15.5	15.6	15.7
East Cambs	10.4	10.6	10.9	11.2	11.5	10.8	10.3	10.3	10.4
Fenland	9.0	9.2	9.1	9.4	9.4	9.4	8.9	9.1	9.2
HDC	8.9	9.1	9.3	9.4	9.6	9.5	8.8	9.0	9.1
South Cambs	11.9	12.2	12.4	12.8	13.1	11.8	11.1	11.4	11.5
Forest Heath	9.6	9.5	9.5	9.8	10.2	10.1	9.4	9.6	9.7
St Ed's	10.9	11.2	11.2	11.3	11.5	10.8	10.2	10.5	10.8
Peterborough	8.8	8.8	8.8	8.9	9.2	9.0	8.4	8.4	8.7
East of England	10.5	10.6	10.7	10.9	11.2	10.9	10.5	10.5	10.7
East Midlands	-	-	-	-	-	8.5	8.1	8.1	8.2



Map 14: Median price compared to median income

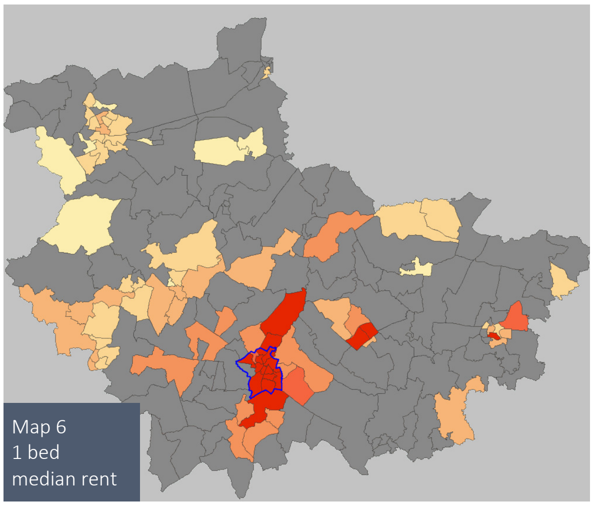
Median and lower quartile house price to income ratio

Source	Timespan	Last updated	Data level	Time interval
Hometrack & CACI	Jan 2009 to Dec 2017	Feb 2018	Region & district	Data points repeat annually

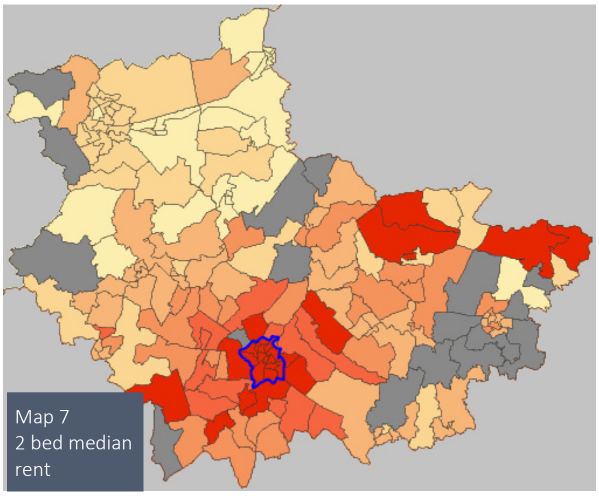
Private rents & local

Table 11 Weekly median private rents & "main" LHA rate

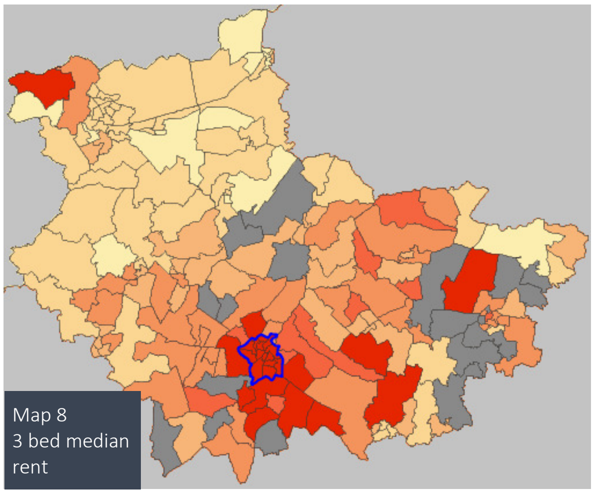
	Dec-15	Mar-16	Jun-16	Sep-16	Dec-16	Mar-17	Jun-17	Sep-17	Dec-17	LHA
Cambridge					Last column = Cambridge LHA rate (rounded)					
1 bed	195	196	201	206	206	207	207	207	207	126
2 bed	265	265	265	265	268	265	268	267	267	145
3 bed	294	298	298	300	300	300	311	311	311	168
4 bed	392	392	392	403	403	398	403	414	402	225
East Cambridgeshire					Last column = Cambridge LHA rate (rounded)					
1 bed	125	115	138	158	173	173	173	175	174	126
2 bed	160	166	168	173	173	173	173	178	173	145
3 bed	196	196	196	201	201	207	207	207	207	168
4 bed	276	265	276	282	299	303	317	323	323	225
Fenland					Last column = Peterborough LHA rate (rounded)					
1 bed	103	103	109	121	121	131	131	132	129	92
2 bed	132	132	137	137	137	137	138	144	140	115
3 bed	155	155	155	160	160	161	166	167	167	132
4 bed	207	206	206	207	207	207	207	184	187	168
Huntingdonshire					Last column = Huntingdon LHA rate (rounded)					
1 bed	121	126	130	132	133	137	138	138	138	105
2 bed	150	155	160	161	167	167	167	167	167	126
3 bed	184	190	196	196	196	196	196	196	196	150
4 bed	253	253	253	252	253	253	253	265	265	198
South Cambridgeshire					Last column = Cambridge LHA rate (rounded)					
1 bed	160	160	167	173	178	176	173	173	176	126
2 bed	200	201	201	206	206	207	206	206	207	145
3 bed	225	225	229	233	242	253	253	-	253	168
4 bed	311	311	323	311	323	321	340	323	323	225
Forest Heath					Last column = Bury St Edmunds LHA rate (rounded)					
1 bed	115	124	132	158	155	150	153	155	153	102
2 bed	160	161	173	173	177	173	173	173	173	126
3 bed	213	213	219	219	219	218	218	-	219	150
4 bed	300	306	306	309	309	297	311	309	288	216
St Edmundsbury					Last column = Bury St Edmunds LHA rate (rounded)					
1 bed	132	137	141	144	150	150	150	150	150	102
2 bed	160	163	167	167	167	167	173	173	173	126
3 bed	183	190	190	196	201	201	206	206	206	150
4 bed	306	300	300	276	276	276	276	276	288	216
Peterborough					Last column = Peterborough LHA rate (rounded)					
1 bed	109	114	121	126	126	128	132	132	134	92
2 bed	137	137	144	144	144	150	150	150	150	115
3 bed	160	160	160	167	167	173	173	173	173	132
4 bed	219	219	213	219	225	229	230	229	225	168
East of England										
1 bed	138	145	155	173	178	183	184	183	184	-
2 bed	173	178	183	190	196	196	196	196	196	-
3 bed	206	207	213	219	219	225	229	230	230	-
4 bed	294	298	298	298	298	299	300	300	311	-
England										
1 bed	155	167	178	206	207	210	213	207	207	-
2 bed	160	161	167	173	173	176	178	178	178	-
3 bed	183	190	196	196	204	206	206	207	207	-
4 bed	311	311	311	311	314	320	323	323	323	-



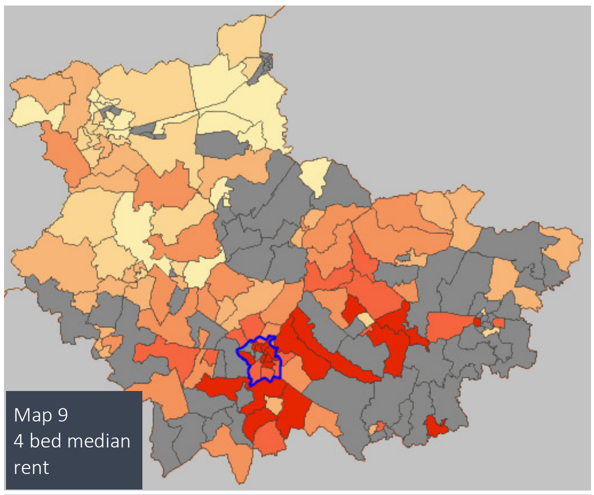
Map 6
1 bed median rent



Map 7
2 bed median rent



Map 8
3 bed median rent



Map 9
4 bed median rent

housing allowance

Maps 6 to 9 show median private rents for 1, 2, 3 and 4 beds highlighting hotspots in red, and “insufficient data” in grey.

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

Map 10 shows the % of homes privately rented, according to the 2011 Census.

Map 11 shows BRMA boundaries and label the “main” BRMAs covering the eight districts areas.

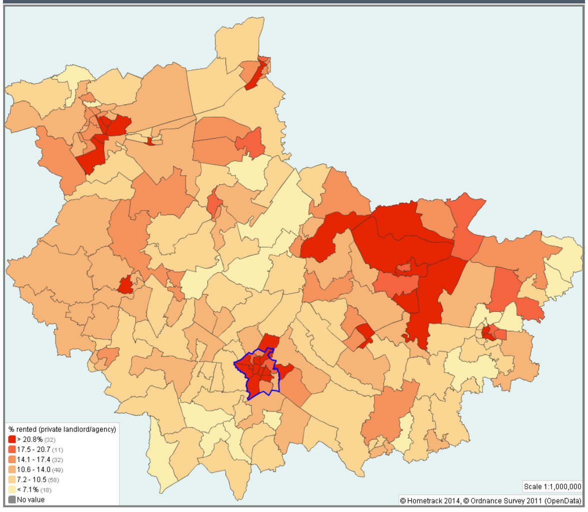
Local Housing Allowance rates are set out in Table 12. These are set based on a 6-monthly survey undertaken by the Valuation Office Agency, using lower quartile private rents from the survey.

From 2016/17 to 2020/21 local housing allowances were frozen to help reduce the national welfare bill. However from April 2017 some new rates were announced in specific locations.

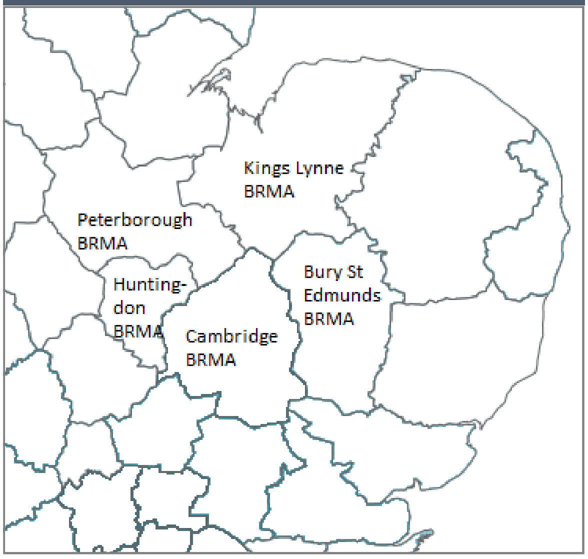
Table 12: Weekly Local Housing Allowance rates (see Map 11 for boundaries)

	Apr-14 to Mar-15	Apr-15 to Mar-16	Apr-16 to Mar-17	Apr-17 to Mar-18
Cambridge BRMA				
Room	£79.72	£80.52	£80.52	£80.52
1 bed	£124.80	£126.05	£126.05	£126.05
2 bed	£139.35	£140.74	£140.74	£144.96
3 bed	£166.78	£168.45	£168.45	£168.45
4 bed	£216.00	£218.16	£218.16	£224.70
Bury St Edmunds BRMA				
Room	£63.50	£64.14	£64.14	£66.06
1 bed	£101.24	£102.25	£102.25	£102.25
2 bed	£125.06	£126.31	£126.31	£126.31
3 bed	£148.87	£150.36	£150.36	£150.36
4 bed	£207.69	£216.00	£216.00	£216.00
Peterborough BRMA				
Room	£56.58	£57.15	£57.15	£57.15
1 bed	£91.15	£92.05	£92.05	£92.05
2 bed	£114.23	£115.07	£115.07	£115.07
3 bed	£131.01	£132.32	£132.32	£132.32
4 bed	£166.74	£168.41	£168.41	£168.41
Kings Lynn BRMA				
Room	£51.61	£53.67	£53.67	£55.28
1 bed	£89.74	£90.64	£90.64	£90.64
2 bed	£111.10	£112.21	£112.21	£112.21
3 bed	£128.19	£129.47	£129.47	£129.47
4 bed	£161.54	£163.16	£163.16	£163.16
Huntingdon BRMA				
Room	£64.14	£63.50	£63.50	£63.50
1 bed	£103.85	£104.89	£104.89	£104.89
2 bed	£121.15	£126.00	£126.00	£126.00
3 bed	£144.62	£150.40	£150.40	£150.40
4 bed	£196.15	£198.11	£198.11	£198.11

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



Map 11: Broad Rental Market Area (BRMA) boundaries



For more detail on local housing allowances and broad rental market areas, please visit www.voa.gov.uk

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

Source	Timespan	Last updated	Data level	Time interval
Median private rents by bed count				
Home-track	Jan 2009 to Dec 2017	Feb 2018	*Country *Region *District *Ward	Data points repeat annually
Weekly local housing allowance rate (£)				
Valuation Office Agency (VOA)	April 2017 to Mar 2018	Jan 2017	Broad rental market areas (BRMA)	Annual

Weekly cost

...comparing size & tenure

Table 15 compares housing cost by size 7 tenure. Most covers a 12 month period. Values may not always be available due to sample sizes. For each row the highest weekly cost is highlighted in pink; the lowest in blue.

**query raised with Hometrack on the England 3 bed values.*

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

Source	Timespan	Last updated
Average rent (Local Authority)		
Local authority rent only available in Cambridge and South Cambs. New source used in December 2017 update: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/674338/Local_Authority_Housing_Statistics_data_returns_2016_to_2017.xlsx		
MoHoCoLoG housing statistics return 2016-17: ave social rents only	End of Mar 2017	June 2017
Average Housing Association rent		
Average rent calculated using Homes and Communities Agency's statistical data return (SDR), using 'low cost rent' and 'affordable rent' based on the HCA return here https://www.gov.uk/government/statistics/statistical-data-return-2016-to-2017. General needs housing only, no service charges included. The district-wide average is calculated based on averages reported by RPs. Region and England averages provided by Hometrack.		
HCA SDR 2017	End of Mar 2017	September 2017
Intermediate rent and median private rent		
The weekly cost of private renting is the median rent for advertised properties in local area. The weekly cost of Intermediate Rent represents 80% of the median rent for advertised private properties in the local area.		
Hometrack	Jan 2009 to Dec 2017	Feb 2018
Buying a lower quartile new build / resale		
The cost of buying with a mortgage is based on the capital and interest cost of servicing a mortgage for 85% of the median value of a property in the area, based on a 25 year mortgage term and the average prevailing mortgage rate. Values are based on Hometrack lower quartile and median values.		
Hometrack	Jan 2009 to Dec 2017	Feb 2018
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. Loan-to-value is assumed at 85% i.e. the buyer makes a 15% deposit on the portion of the property they are buying.		
Hometrack	Jan 2009 to Dec 2017	Feb 2018
Median cost of buying a new build / resale		
"New build" sales are counted when a property was sold in the same year it was built. Values are based on Hometrack data - only where the surveyor provides "year built" date to Land Registry. This may not always happen, and there are sometimes delays so new build values are reported late.		
Hometrack	Jan 2009 to Dec 2017	Feb 2018

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

	Local Authority rent	Housing Association 'low cost' rent	Housing Association 'affordable' rent	Intermediate rent	Median private rent	Buying a lower quartile resale	Buying an average resale	Buying 40% share through HomeBuy	Buying a lower quartile new build	Buying an average new build
Cambridge										
1bed	85	95	114	166	207	248	311	212	345	356
2bed	100	111	128	213	267	311	352	255	421	478
3bed	114	123	162	249	311	440	517	350	599	645
East Cambridgeshire										
1bed	-	86	96	139	174	138	157	106	NA	NA
2bed	-	101	113	138	173	176	193	130	220	239
3bed	-	112	135	166	207	263	311	208	311	314
Fenland										
1bed	-	81	89	103	129	80	89	59	NA	NA
2bed	-	90	107	112	140	96	105	71	NA	NA
3bed	-	99	125	134	167	176	205	139	201	221
Huntingdonshire										
1bed	-	81	98	110	138	128	149	101	170	182
2bed	-	95	120	134	167	158	188	132	226	246
3bed	-	104	140	157	196	252	291	195	214	264
South Cambridgeshire										
1bed	90	91	113	141	176	158	199	134	NA	NA
2bed	104	109	131	166	207	207	264	184	440	466
3bed	109	124	159	202	253	352	393	267	406	432
Forest Heath										
1bed	-	78	100	122	153	138	148	99	96	96
2bed	-	90	119	138	173	151	181	121	111	111
3bed	-	102	149	175	219	217	258	175	226	275
St Edmundsbury										
1bed	-	79	102	120	150	130	158	106	NA	NA
2bed	-	91	122	138	173	178	208	140	NA	NA
3bed	-	100	139	165	206	251	293	197	299	334
Peterborough										
1bed	-	75	83	107	134	88	95	64	142	142
2bed	-	88	106	120	150	113	138	94	146	149
3bed	-	95	115	138	173	164	199	135	227	244
East of England										
1bed	-	84		147	184	147	188	126	184	227
2bed	-	100		157	196	188	244	165	234	291
3bed	-	111		184	230	258	328	220	289	352
England *										
1bed	-	81		166	207	152	234	161	229	352
2bed	-	96		142	178	182	287	197	260	410
3bed	-	106		166	207	180	258	173	219	287

"Ladders" of weekly housing cost

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

Key and notes:

- Ave = average.
- LQ = lower quartile.
- Private rent = Median private rent.
- New build = weekly cost of newly built homes.
- Resale = weekly cost of 'second hand' homes.
- HA 'aff' rent = housing association 'affordable' rents, set at up to 80% of private rents.
- HA rent = low cost rent (that is, traditional social rented).
- LA rent = local authority rented (Cambridge and South Cambs only).
- Intermed rent = Intermediate rent, representing 80% of the median private rent advertised in the local area.
- 3 2 1 indicate the number of bedrooms.
- Full notes on data sources are on page 14.

£/wk	Cambridge	East Cambs	Fenland	Huntingdon-shire	South Cambs	Forest Heath	St Edmundsbury	Peterborough
£640	3 Ave new build							
Gap	£600 to £640							
£590	3 LQ new build							
Gap	£530 to £590							
£520								
£510	3 Ave resale							
£500								
£490								
£480								
£470	2 Ave new build							
£460					2 Ave new build			
£450								
£440	3 LQ resale				2 LQ new build			
£430					3 Ave new build			
£420	2 LQ new build							
£410								
£400					3 LQ new build			
£390					3 Ave resale			
£380								
£370								
£360								
£350	3 HomeBuy 2 Ave resale 1 Ave new build				3 LQ resale			
£340	1 LQ new build							
£330							3 Ave new build	
£320								
£310	3 Private rent 2 LQ resale 1 Ave resale	3 Ave new build 3 LQ new build 3 Ave resale						
£300								
£290				3 Ave resale			3 Ave resale 3 LQ new build	
£280								
£270						3 Ave new build		
£260	2 Private rent	3 LQ resale		3 Ave new build	3 HomeBuy 2 Ave resale			
£250	2 HomeBuy			3 LQ resale	3 Private rent	3 Ave resale	3 LQ resale	
£240	3 Intermed rent 1 LQ resale			2 Ave new build				3 Ave new build
£230		2 Ave new build						
£220		2 LQ newbuild	3 Ave new build	2 LQ new build		3 LQ new build		3 LQ new build
£210	2 Intermed rent 1 HomeBuy			3 LQ new build		3 LQ resale 3 Private rent		
£200	1 Private rent	3 Private rent 3 HomeBuy	3 LQ new build 3 Ave resale		3 Intermed rent 2 LQ resale 2 Private rent		3 Private rent 2 Ave resale	
£190		2 Ave resale		3 HomeBuy 3 Private rent	1 Ave resale		3 HomeBuy	3 Ave resale
£180				2 Ave resale 1 Ave new build	2 HomeBuy	2 Ave resale		
£170		2 Ave resale 2 LQ resale 2 Private rent 1 Private rent	3 LQ resale	1 LQ new build	1 Private rent	3 Intermed rent 3 HomeBuy 2 Private rent	2 Private rent 2 LQ resale	3 Private rent
£160	3 HA 'aff' rent 1 Intermed rent	3 Intermed rent	3 Private rent	2 Private rent	2 Intermed rent		3 Intermed rent 1 Ave new build 1 LQ new build	3 LQ resale
£150		1 Ave resale		3 Intermed rent 2 LQ resale	3 HA 'aff' rent 1 LQ resale	2 LQ resale 1 Private rent	1 Ave resale 1 Private rent	2 Private rent
£140				3 HA 'aff' rent 1 Ave resale	1 Intermed rent	3 HA 'aff' rent 1 Ave resale	2 HomeBuy	2 Ave new build 2 LQ new build 1 Ave new build 1 LQ new build
£130		3 HA 'aff' rent 2 HomeBuy 2 Intermed rent 1 LQ resale 1 Intermed rent	3 HomeBuy 3 Intermed rent 1 Private rent	2 HomeBuy 2 Intermed rent 1 Private rent	2 HA 'aff' rent 1 HomeBuy	2 Intermed rent	3 HA 'aff' rent 2 Intermed rent 1 LQ resale	3 HomeBuy 3 Intermed rent 2 Ave resale 2 Private rent
£120	3 HA rent 2 HA 'aff' rent		3 HA 'aff' rent 2 Private rent	2 HA 'aff' rent 1 LQ resale	3 HA rent	2 HomeBuy 1 Intermed rent	2 HA 'aff' rent 1 Intermed rent	2 Intermed rent
£110	3 LA rent 2 HA rent 1 HA 'aff' rent	3 HA rent 2 HA 'aff' rent	2 Intermed rent	1 Intermed rent	1 HA 'aff' rent	2 Ave new build 2 LQ new build 2 HA 'aff' rent		3 HA 'aff' rent 2 LQ resale
£100	2 LA rent	2 HA rent 1 HomeBuy	2 Ave resale 2 HA 'aff' rent 1 Intermed rent	3 HA rent 1 HomeBuy	3 LA rent 2 HA rent 2 LA rent	3 HA rent 1 LQ resale 1 HA 'aff' rent	3 HA rent 1 HomeBuy 1 HA 'aff' rent	2 HA 'aff' rent 1 Intermed rent
£90	1 HA rent	1 HA 'aff' rent	3 HA rent 2 LQ resale 2 HA rent	2 HA rent 1 HA 'aff' rent	1 HA rent 1 LA rent	2 HA rent 1 Ave new build 1 LQ new build 1 HomeBuy	2 HA rent	3 HA rent 2 HomeBuy 1 Ave resale
£80	1 LA rent	1 HA rent	1 Ave resale 1 LQ resale 1 HA 'aff' rent 1 HA rent	1 HA rent				2 HA rent 1 LQ resale 1 HA 'aff' rent
£70			2 HomeBuy			1 HA rent	1 HA rent	1 HA rent
£60								1 HomeBuy
£50			1 HomeBuy					

About Hometrack

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

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

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

Data within this bulletin is from Hometrack's Housing Intelligence System (HIS) which is an online market intelligence system designed to inform decision making and strategy. It gives instant access to a wide range of data and analysis at both a regional and local area level. To read the latest commentary and analysis visit https://www.hometrack.com/uk/insight/uk-cities-house-price-index/

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hometrack

Next edition

- Housing Market Bulletin edition 37
- Due June 2018
- Based on March 2018 data

Maps

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

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

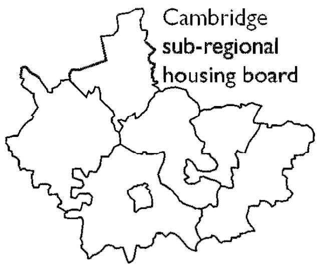
Map 16 highlights the 7 districts in the Cambridge housing sub-region with stars.

About Edition 36

This bulletin acts as a supplement to the Cambridge sub-region's Strategic Housing Market Assessment at: www.cambridgeshireinsight.org.uk/housing/shma

Older bulletins can be found at www.cambridgeshireinsight.org.uk/housingmarketbulletin

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



Feedback? Suggestions?

Please contact
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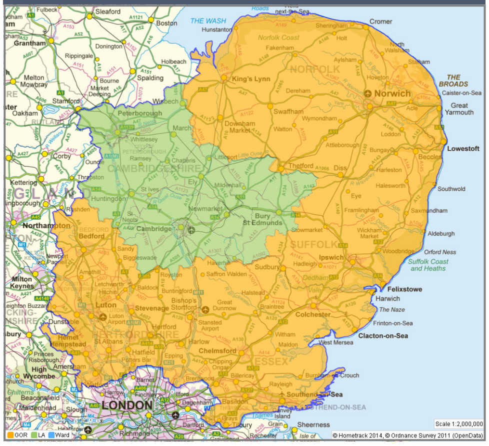
Tel: 07715 200 730
E-mail: sue.beecroft@cambridge.gov.uk
Tweet: @CambsHsgSubReg
For housing board see:
www.cambridgeshireinsight.org.uk/housing
And for housing and other open data see:
http://opendata.cambridgeshireinsight.org.uk/

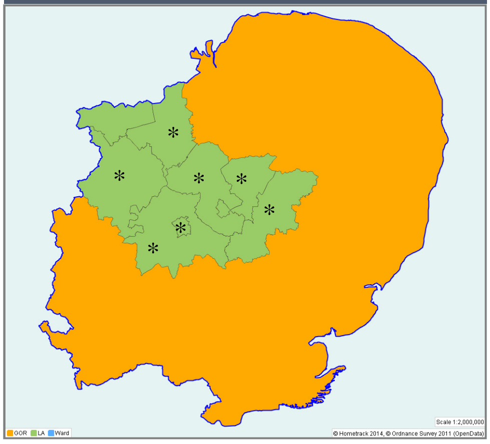
We welcome your ideas and input, so we can make this bulletin really useful

Thank you!

Map 15: The East of England region

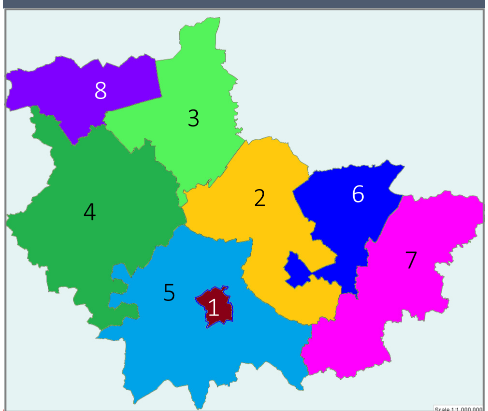


Map 16: Districts covered in this bulletin (in green)



Map 17: Geography of the area

Key to colours throughout bulletin



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