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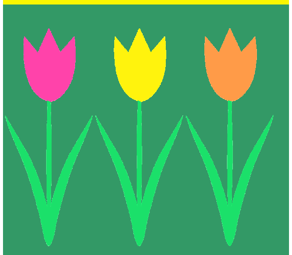


Housing market bulletin

CAMBRIDGE SUB-REGION

Our housing market, December 2015

Welcome to the spring edition of our housing market bulletin, helping you keep track of local, regional and national housing market signals.

The bulletin covers various aspects of our housing market, from the number of sales completing to comparative affordability of different tenures.

As no-one seemed upset about dropping the five sides of detailed data on types of sales completing, we are continuing without them, focussing on "headlines" and trying to steer clear of too much intricate detail.

Our comparison of "actual sales" vs. "sales and valuations" did cause some interest, though, so we've repeated the comparison of average prices, and in this bulletin also added a graph comparing the number of sales using the two data sets.

If you want to look back, previous editions can be found at http://www.cambridgeshireinsight.org.uk/Housingmarketbulletin

We're trying to keep up the good work reducing comments to a minimum and increasing the size of graphs and maps. There is still a lot to squeeze in!

This edition includes the Cities report from Hometrack on page 2.

As always, your feedback and questions are most welcome - my contact info is on the back page.

Contents & highlights

You can see a summary of highlights of our December 2015 edition, and click on the blue links to get to the full story…

Hometrack cities report .... page 2
- Hometrack's Cities outlook published Feb 2016. Cambridge is mentioned as prices rise while number of sales fall again.

Number of sales and valuations .... page 3
- Total of 12,450 sales and valuations compared to Dec 2014 when there were 16,103 across the eight districts covered.

Average price using sales & valuations ...... page 4
- Highest average price was £510,172 in Cambridge, and the lowest was £172,248 in Fenland.
- East of England average has risen to £310,863 and England average now £303,961.
- Biggest change over the past 12 months was Cambridge, rising £88,828.

Number of "actual" sales .... page 5
- Number of sales completing was 6,338 across the 8 districts, compared to 9,894 in Dec 2014.
- "Actual" sales represented 51% of sales and valuations (on p3) for the 8 districts covered.

Average price using "actual" sales only...... page 6
- Biggest change in "actual" price over the past 12 months was in Cambridge, rising £75,915.
- Average price based on sales tend to be a little lower than those based on sales & valuations. Graph 11 on page 6 looks at this.

Lower quartile (LQ) price .... page 7
- Highest LQ price was in Cambridge at £323K.
- Lowest LQ price was in Peterborough at £125K.
- Biggest change in LQ price over past 12 months was in Cambridge, rising £48,000.

Price per sq m .... page 8
- Highest price per sq m: Cambridge at £4,345.
- Lowest price per sq m: Fenland at £1,500.

Average time to sell .... page 9
- Varies a good deal, the quickest average seen in South Cambs (2.7 weeks) and slowest in Fenland (11.2 weeks) at November 2015.

Price asked and achieved .... page 10
- The highest % achieved was in Cambridge (104.1%) and the lowest in Fenland (95.9%) in November 2015.

Affordability ratios .... page 11
- Highest ratios in Cambridge with the median at 12.8 and lower quartile at 18.7
- Lowest ratios in Peterborough with the median at 6.1 and the lower quartile at 8.8

Private rent... page 12
- Highest 4 bed rent: Cambridge at £392pw.
- Lowest 4 bed rent: Fenland at £207pw.

Local Housing Allowance .... page 13
- New LHA rates were announced Jan 2016. Levels have been frozen at 2015/16 prices.

Weekly housing costs .... page 14
- Local authority and housing association rents rates have been updated using local data to make our "weekly cost" table more useful.

Ladder of housing costs............................ page 15
- Ladders repeated, covering a range of tenures and sizes, to help you compare.

Back page page 16
- Coverage of the bulletin and contact information.

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, try holding down the "Ctrl" button too.

Hometrack: November 2015

UK house price cities index

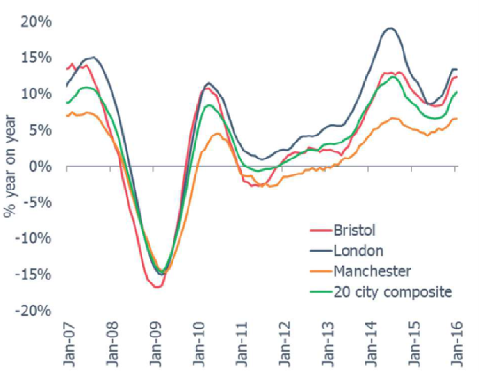
26 February, 2016

Summary

- City level house price inflation now running at 10.2%, up from 8.6% a year ago.
- House prices are rising but the number of housing sales fell over last 12 months, down by as much as 20% in Cambridge and 7% in London. Lower sales volumes in high house price growth cities raises further questions over the sustainability of house price growth.
- The near term prospects for the market are increasingly being influenced by the impact of external factors and policy changes, not least stamp duty changes and the EU referendum.
- Based on the evidence from Scotland, the EU referendum will impact market activity but the initial impact period will be shorter.

House prices are rising but sales volumes have fallen in the last year. Higher stamp duty for those buying second homes and the EU referendum are set to impact growth in sales volumes in 2016 and the rate of growth, especially in southern England where these policy and external factors are likely to bite the most.

Graph 1 – Selected cities house price inflation (%yoy)



City house price growth still in double digits

Annual house price growth across the Hometrack UK Cities index was 10.1% in January 2016, up from 8.6% 12 months ago. Four cities continue to record double digit growth rates – London, Cambridge, Bristol and Oxford. Across the remaining sixteen cities, house prices are rising at an annual rate of between 3.6% and 8.6% with the exception of Aberdeen where prices are 4% lower than a year ago. Across the high growth cities, there are signs the annual rate of growth is starting to plateau as sales volumes slow and affordability pressures grow, see graph 1.

Table 1 UK 20 city index summary , Jan 2016

	Year on year change	3 month change	Ave price
Aug-15	6.6%	2.8%	£222,328
Sept-15	6.8%	2.1%	£223,024
Oct-15	7.2%	1.5%	£224,016
Nov-15	8.5%	1.8%	£226,394
Dec-15	9.6%	2.9%	£229,614
Jan-16	10.2%	3.4%	£231,654

In most cities the current level of house price growth is moderately higher than a year ago, with the exception of Cardiff, Southampton and Belfast where the year on year rate of growth has moderated.

Changes in sales volumes greater than house prices

The acceleration in house price growth in the last 3 years has been on the back of a 34% increase in residential turnover across the 20 cities covered by the index – see graph 2. In cities that saw the greatest downturn in market activity between 2007 and 2009 the bounce-back in sales has been as high as 63%.

This growth in turnover came to an end over 2015 with sales volumes down 2% overall and falling by as much as 20% in Cambridge and 7% in London. Just seven cities recorded higher sales in 2015 and only Edinburgh and Glasgow recorded a double digit increase in turnover over the year.

Slower growth in sales volumes has been a trend seen over the last 3 years across the high value, high growth cities such as Cambridge, Oxford, Aberdeen and London where house price have been rising for six consecutive years. High housing and moving costs are limiting access to the market for a growing number of households which, in our view, will result in lower turnover and slower house price growth.

We see further upside for housing turnover in regional cities outside south east England where growth in jobs and incomes will stimulate further housing demand in the medium term

2016 turnover impacted by external factors

However housing market activity is likely to be impacted by external and policy factors such as the EU referendum and stamp duty changes for investors and second home owners. These are both likely to stall any recovery in housing turnover, not least the extra stamp duty for investors who accounted for 1 in 5 sales in 2015.

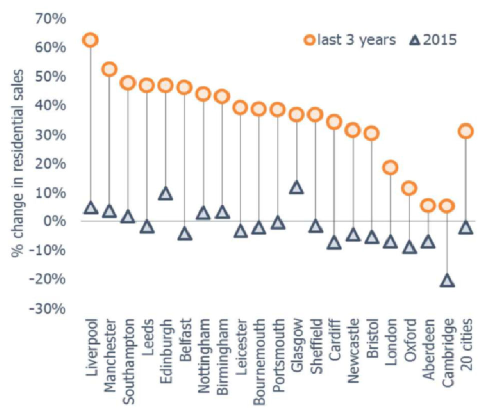
The stamp duty impact will be felt most in high value cities with large rental markets which are the cities where sales volumes are lower and house price growth is starting to slow.

Table 2 City level summary, January 2016

	Current price	% yoy Jan 2016	% yoy Jan 2015
Aberdeen	£186,200	- 4.1%	11.2%
Belfast	£120,100	4.8%	6.2%
Birmingham	£137,400	5.8%	4.6%
Bournemouth	£256,500	8.3%	6.6%
Bristol	£242,900	12.4%	10.3%
Cambridge	**£395,600**	**13.9%**	**10.4%**
Cardiff	£184,200	3.6%	6.9%
Edinburgh	£194,000	8.5%	7.4%
Glasgow	£108,600	5.4%	0.5%
Leeds	£147,900	7.2%	5.2%
Leicester	£147,100	6.6%	5.6%
Liverpool	£111,000	5.1%	1.7%
London	£455,100	13.4%	12.2%
Manchester	£140,400	6.6%	5.1%
Newcastle	£120,900	3.9%	3.0%
Nottingham	£132,000	6.0%	4.2%
Oxford	£373,500	10.7%	11.0%
Portsmouth	£208,700	8.5%	7.4%
Sheffield	£125,400	4.5%	3.8%
Southampton	£204,300	7.1%	7.4%
20 city composite	£231,700	10.2%	8.6%
UK	£195,500	7.8%	6.3%

Anecdotal reports of more supply coming to the market will compound these trends. This supply is coming from vendors looking to take gains and mortgaged investors sell to deleverage in low yielding markets where interest tax relief changes will bite the most. (The Hometrack analysis then discusses the EU referendum).

Graph 2 Change in city level transaction volumes

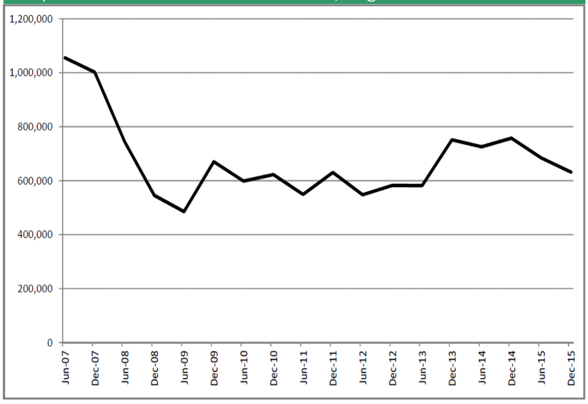


Source : https://www.hometrack.com/uk/insight/uk-cities-house-price-index/january-2016-cities-index/

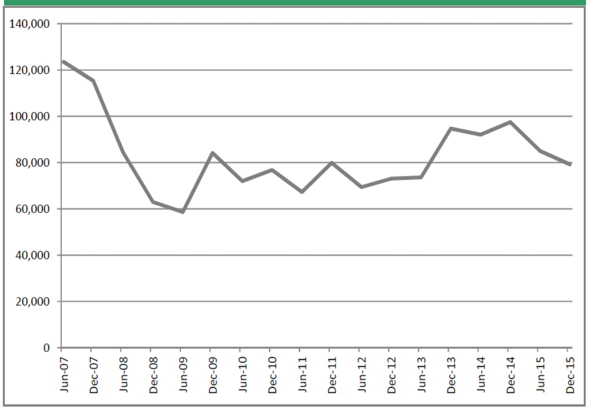
Market activity

...number of sales & valuations

Graph 3 Number of sales & valuations, England



Graph 4 Number of sales & valuations, East of England



What does this page show?

This page shows the number of sales and valuations as context for the rest of the bulletin. The data is presented in six month "chunks".

- Graph 3 and Graph 4 show the number of sales and valuations for England and the East of England.
- Graph 5 shows number of sales and valuations for each of our eight districts.
- Table 3 shows the number of sales and valuations for each district, various sub-totals, and the total number for the East of England region and for the whole of England.

Top Tip
The scale is different for each graph as the total numbers vary so much. So graph 4 extends to 1.2million, while graph 5 goes to 140,000 and graph 6 reaches 4,500.

Notes

Graphs 3 and 4 show a similar trend line for the country and the region. Both start at a high level in 2007 dropping to 2008/2009, then steadying and eventually rising in 2014. Between December 2014 and December 2015 the number of sales and valuations drops noticeably.

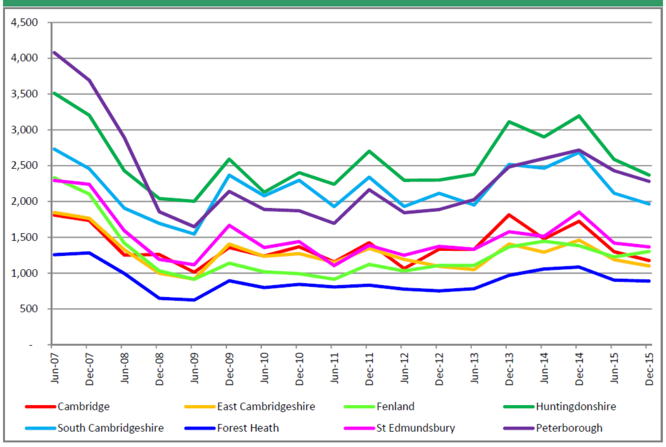
Graph 5 reveals some variation - though all districts follow a similar pattern.

Table 3 shows Huntingdonshire with the highest number of sales and valuations (2,370) and Forest Heath the lowest (889) to December 2015. (These figures reflect the number of homes in the two districts, as well as the level of market activity).

The sub-regional total has fallen from 13,386 in December 2014 to 10,168 in December 2015. England and the East of England have also seen a drop.

Please see page 5 for the number of "actual" sales across our area, excluding valuations.

Graph 5 Number of sales and valuations, districts



Series	Source	Timespan	Last updated	Data level	Measure	Time interval
Sales & valuations, overall property prices	Hometrack	Jan 2007 to Dec 2015	Feb 2016	Local Authority	Count	Data points repeat semi -annually

Table 3 Number of sales and valuations

	Jun-12	Dec-12	Jun-13	Dec-13	Jun-14	Dec-14	Jun-15	Dec-15
1 Cambridge	1,064	1,334	1,332	1,814	1,479	1,724	1,300	1,176
2 East Cambridgeshire	1,191	1,096	1,049	1,408	1,292	1,461	1,189	1,100
3 Fenland	1,031	1,108	1,108	1,367	1,446	1,383	1,227	1,302
4 Huntingdonshire	2,297	2,299	2,380	3,113	2,902	3,195	2,588	2,370
5 South Cambridgeshire	1,931	2,114	1,951	2,519	2,465	2,686	2,115	1,965
6 Forest Heath	776	752	783	969	1,057	1,085	903	889
7 St Edmundsbury	1,249	1,374	1,335	1,577	1,514	1,852	1,419	1,366
8 Peterborough	1,843	1,888	2,027	2,483	2,601	2,717	2,430	2,282
Cambridgeshire (sum 1 to 5)	7,514	7,951	7,820	10,221	9,584	10,449	8,419	7,913
West Suffolk (6 + 7)	2,025	2,126	2,118	2,546	2,571	2,937	2,322	2,255
Sub-region (sum 1 to 7)	9,539	10,077	9,938	12,767	12,155	13,386	10,741	10,168
All 8 districts (sum 1 to 8)	11,382	11,965	11,965	15,250	14,756	16,103	13,171	12,450
East of England	69,370	73,085	73,597	94,677	92,044	97,488	85,020	79,195
England	547,613	582,431	581,881	751,504	725,498	757,545	684,252	632,015

Average price
...using sales & valuations data

What does this page show?

Average price on this page is based on sales and valuation data using prices averaged over the previous six months (please see page 3 for the number of sales and valuations used).

- Map 1 shows average price achieved for homes across our area at ward level.
- Graph 6 shows the average price trend for each district (solid lines) the region (grey dotted line) and England (black dotted) from June 2007 to December 2015.
- Table 4 shows average property prices between June 2012 and December 2015 and the change in average prices over the past 12 months.

Notes & observations

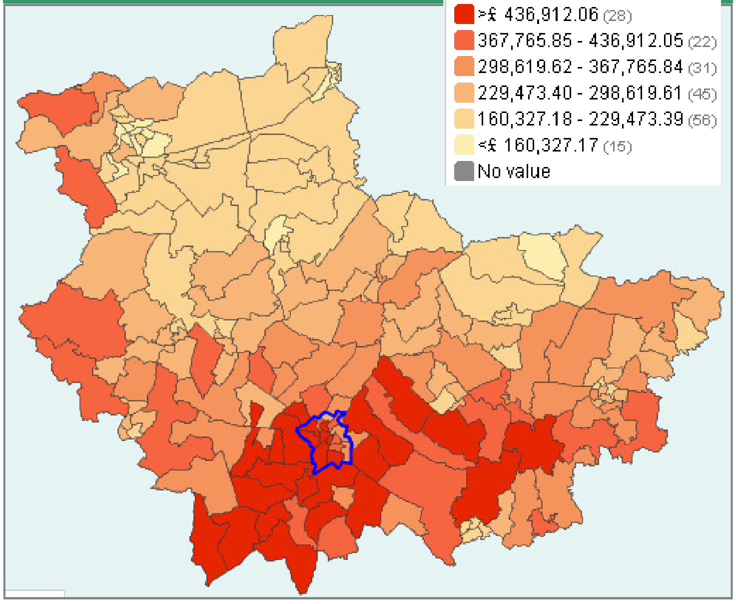
Map 1 shows a familiar pattern of prices higher in the south and the west of our area, and lower to the north and east.

Graph 6 shows average prices over time with values in Cambridge and South Cambridgeshire noticeably higher than in other districts, and rising more quickly. The trends for England and the region (dotted lines) are so similar their lines almost merge.

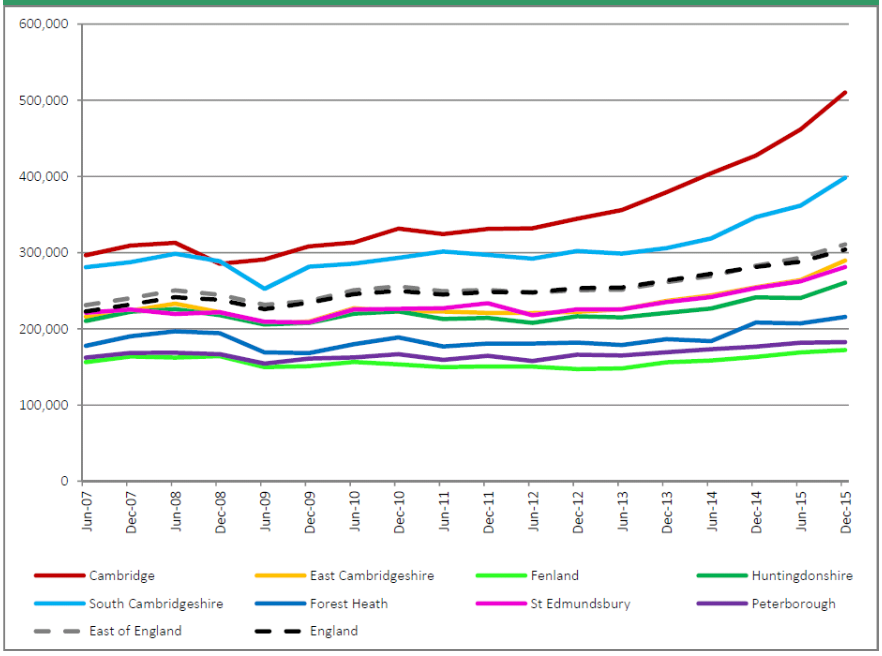
Table 4 shows the highest average price in Cambridge at £510K, up by £82,888 compared to December 2014. The average price rise (based on sales and valuations) across England in the past year was more than £22K, and for the East of England was more than £28K.

The regional and national average lines form a "dividing line" between the eight districts in this bulletin: two districts well above the line and rising; and six below it, a little steadier but still rising.

Map 1: Average price by ward



Graph 6: Average price



Series	Source	Timespan	Last updated	Data level	Measure	Time interval
Sales & valuations, overall property prices	Hometrack	Jan 2007 to Dec 2015	Feb 2016	Local Authority	Average	Data points repeat semi-annually

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

	Jun-12	Dec-12	Jun-13	Dec-13	Jun-14	Dec-14	Jun-15	Dec-15	Change last 12 months
Cambridge	331,904	344,534	355,895	379,218	404,222	427,284	461,644	510,172	+ 82,888
East Cambridgeshire	220,706	222,244	225,655	236,690	243,760	254,556	264,025	289,571	+ 35,015
Fenland	150,280	147,256	147,952	156,022	158,337	163,028	168,930	172,248	+ 9,220
Huntingdonshire	207,797	216,464	214,960	220,948	226,685	241,262	240,457	260,470	+ 19,208
South Cambs	292,212	302,112	298,751	305,878	318,536	346,533	361,556	398,390	+ 51,857
Forest Heath	180,669	181,918	178,762	186,441	183,814	208,125	207,182	215,554	+ 7,429
St Edmundsbury	217,785	225,491	225,567	235,101	241,587	253,628	262,253	281,156	+ 27,528
Peterborough	157,689	166,077	164,921	169,165	173,270	176,717	181,761	182,644	+ 5,927
East of England	247,461	250,649	251,532	261,186	269,220	282,499	293,483	310,863	+ 28,364
England	247,755	253,252	254,207	263,447	272,106	281,075	288,067	303,961	+ 22,886

Market activity

...number of "real" sales only

Top Tip
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.

What does this page show?

This page shows the number of sales completing. It excludes valuation data, which is included on page 3.

The number of sales is not used for averages in the rest of the bulletin, but is useful to understand REAL turnover in our housing market (excluding for example, valuations for re-mortgage purposes). The sales and valuation data shown on page 3 is used by Hometrack to make sure a robust sample is used for meaningful averages and more detailed stats on later pages - for example looking at the sales of specific property sizes.

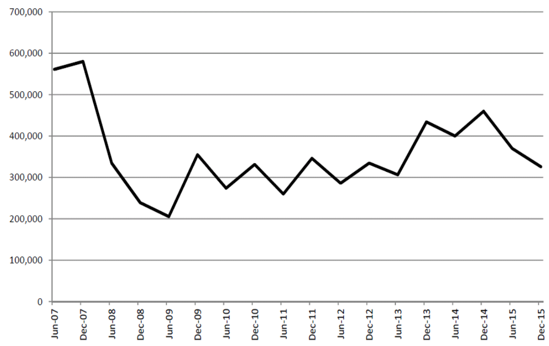
- Graphs 7, 8, and 9 show the total number of actual sales across England, the East of England and our eight individual districts.
- Table 5 shows the number of sales completing in six-monthly "chunks" and compares the count of sales to the count of sales and valuations from page 3.

Notes & observations

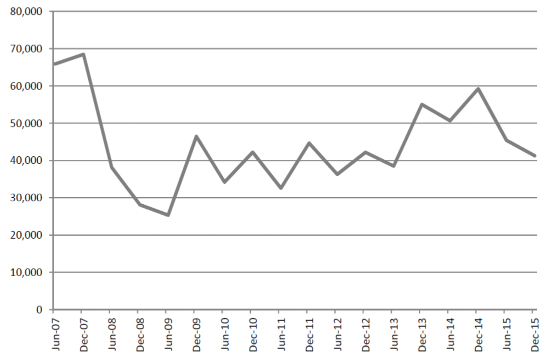
The graphs show similar trends as page 3 for England, the region and our 8 districts. However the totals are quite different. Some 6,338 sales completed to December 2015 across our 8 districts, compared to 9,894 in December 2014. Huntingdonshire saw the largest number of actual sales to December 2015 (1,202) and Forest Heath the smallest number (470). Actual sales represent about 51% of the number of sales and valuations presented on page 3. It is important to note the number of actual sales, especially compared to average prices (p6).

Series	Source	Timespan	Last updated	Data level	Measure	Time interval
Sales only, overall property prices	HM Land Registry, England & Wales	Jan 2007 to Dec 2015	Feb 2016	Local Authority	Average	Data points repeat semi-annually

Graph 7: Actual sales, England



Graph 8: Actual sales, East of England



Graph 9: Number of actual sales, districts

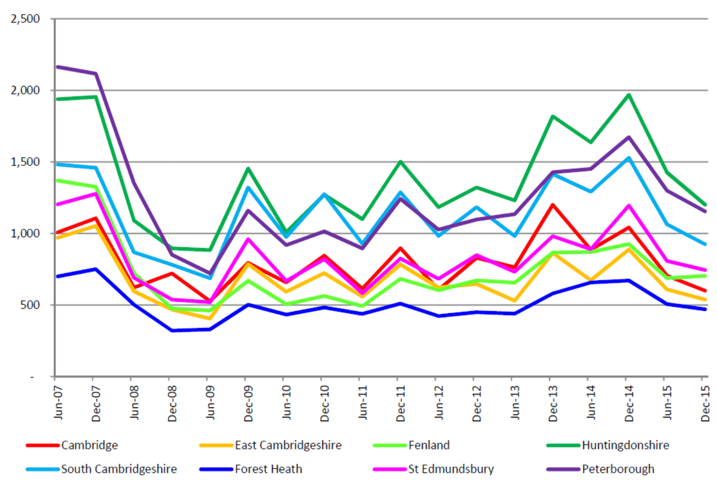


Table 5: Number of actual sales completing

	Jun-12	Dec-12	Jun-13	Dec-13	Jun-14	Dec-14	Jun-15	Dec-15	Sales as % of
1 Cambridge	606	830	763	1,201	887	1,042	705	600	51%
2 East Cambridgeshire	622	648	530	864	673	888	609	538	49%
3 Fenland	604	672	656	866	871	926	688	704	54%
4 Huntingdonshire	1,184	1,322	1,231	1,819	1,637	1,969	1,426	1,202	51%
5 South Cambs	983	1,184	982	1,415	1,292	1,529	1,064	925	47%
6 Forest Heath	423	450	440	581	658	671	507	470	53%
7 St Edmundsbury	683	849	732	981	890	1,196	808	745	55%
8 Peterborough	1,027	1,097	1,135	1,428	1,451	1,673	1,300	1,154	51%
Cambridgeshire (1 to 5)	3,999	4,656	4,162	6,165	5,360	6,354	4,492	3,969	50%
West Suffolk (6 + 7)	1,106	1,299	1,172	1,562	1,548	1,867	1,315	1,215	54%
Sub-region (1 to 7)	5,105	5,955	5,334	7,727	6,908	8,221	5,807	5,184	51%
All districts (1 to 8)	6,132	7,052	6,469	9,155	8,359	9,894	7,107	6,338	51%
East of England	36,264	42,184	38,485	55,034	50,648	59,229	45,406	41,268	52%
England	285,853	334,578	306,482	433,982	399,991	459,795	369,715	325,742	52%

Average price

...using actual sales completing

What does this page show?

This page shows the average prices reached for "real sales" only i.e. excluding valuation data.

We use prices averaged over the previous six months. Page 6 sets out the number of sales these averages are based on. Sadly there is no map setting out this data at ward level.

- Graph 10 shows the average price trend for each district (solid lines) the region (grey dotted) and England (black dotted) from June 2007 to December 2015.
- Graph 11 compares the average price based on sales and valuations (solid lines) with the average price based on sales only (dotted lines), over time.
- Table 6 shows average property prices between June 2012 and December 2015 and the change in average prices over the past 12 months.

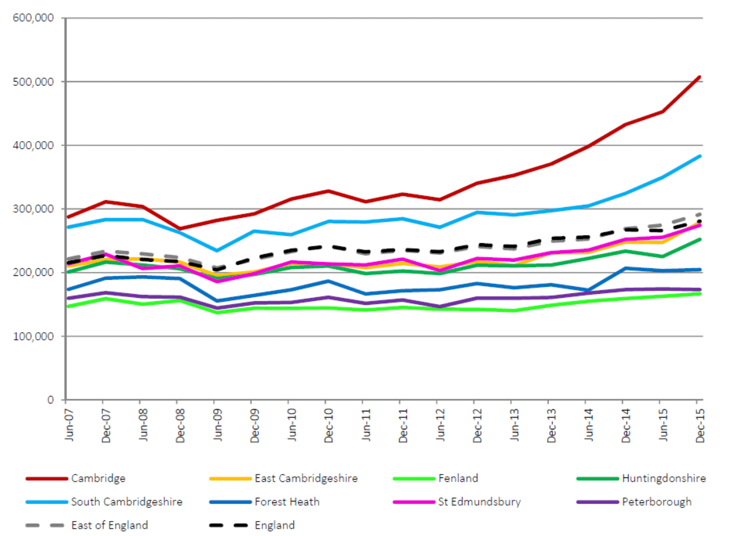
Notes & observations

There is an interesting pattern over time, comparing prices based on sales only vs sales and valuations. Sales and valuations data tends to give a slightly higher average price. Often, for districts, the 2 lines run parallel.

However for Cambridge there is a "crossing of lines" and for the region and country, the black and grey lines run further apart than for the individual districts. Graph 11 does highlight, however that the two averages are *fairly* similar even if the sample size is very different.

Series	Source	Timespan	Last updated
Sales only, overall property prices	Hometrack	Jan 2007 to Dec 2015	Feb 2016
Data level	Measure	Time interval	
Local Authority	Average	Data points repeat semi-annually	

Graph 10: Ave price based on sales only



Graph 11: Comparing ave price based on sales & valuations (S+V) vs. actual sales (Sales)

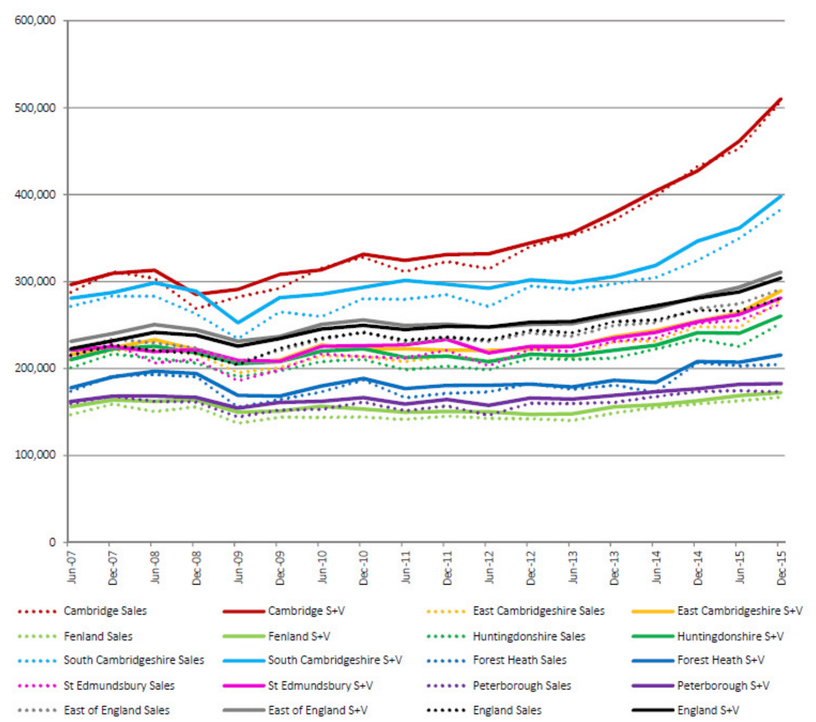


Table 6: Average price based on sales only

	Jun-12	Dec-12	Jun-13	Dec-13	Jun-14	Dec-14	Jun-15	Dec-15	Change last 12 months
Cambridge	314,502	340,316	352,853	370,737	398,359	432,536	452,847	507,731	+ 75,195
East Cambridgeshire	208,842	217,388	211,011	231,078	231,801	247,998	247,406	278,645	+ 30,647
Fenland	142,524	142,240	140,272	148,646	154,979	159,280	162,941	166,641	+ 7,361
Huntingdonshire	198,556	211,623	210,509	211,927	222,333	233,780	225,236	252,117	+ 18,337
South Cambs	271,251	294,607	290,733	297,372	304,666	324,384	349,721	383,008	+ 58,624
Forest Heath	173,106	182,847	176,161	180,944	172,518	206,829	202,962	204,615	- 2,214
St Edmundsbury	203,105	222,309	219,640	231,289	235,289	252,204	255,466	274,319	+ 22,115
Peterborough	146,482	160,001	159,778	160,910	167,784	173,359	174,334	173,297	- 62
East of England	231,035	240,915	237,238	249,333	252,758	268,934	274,559	291,388	+ 22,454
England	232,916	243,853	241,119	253,796	255,896	267,142	265,940	280,729	+ 13,587

Lower quartile price

...using sales & valuations data

What does this page show?

This page helps compare average prices on page 4, with lower quartile prices, as the lower quartile 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. Similar to page 4, lower quartile prices are based on a combination of sales prices and valuation data averaged over the past 6 months.
- Graph 12 shows lower quartile prices for each district, the region and England from June 2007 to December 2015.
- Table 7 shows lower quartile prices between June 2012 and December 2015, and compares LQ price change over the past 12 months.

Notes & observations

Lower quartile prices are rising in all areas. Cambridge saw a particularly noticeable increase, up £48K compared to 12 months ago.

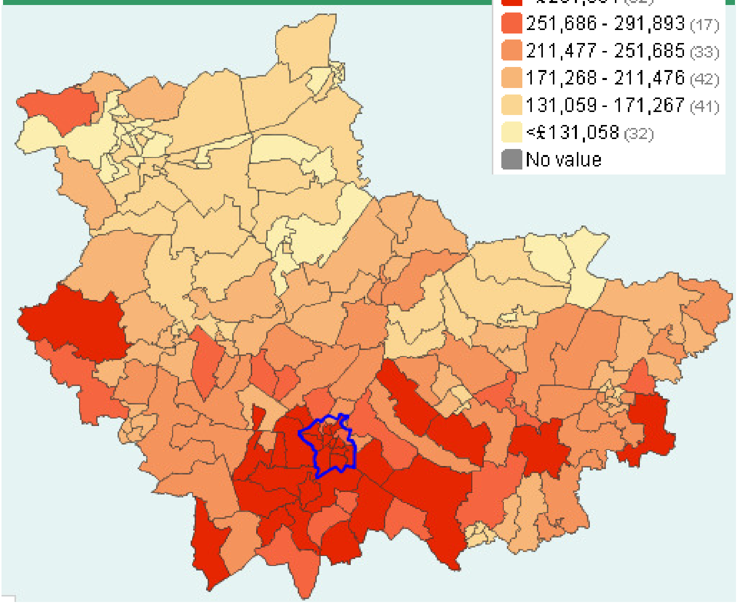
Cambridge and South Cambs continue to see significantly higher lower quartile prices than the other six districts covered.

Table 7 shows lower quartile prices have now reached £323K in Cambridge and £260K in South Cambs. Peterborough had the lowest LQ price at £125K.

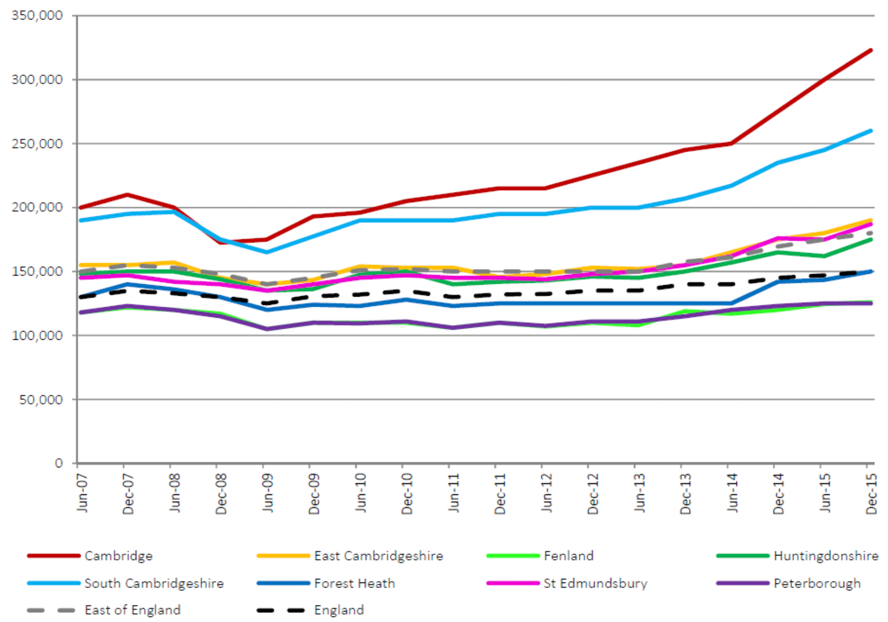
All eight districts experienced a rise in lower quartile price over the last 12 months, as did the region and England. Cambridge saw the biggest increase followed by South Cambs at +£25K.

The England increase was £5K, while the East of England increase was +£10,500.

Map 2: Lower quartile price by ward



Graph 12: Lower quartile price



Series	Source	Timespan	Last updated	Data level	Measure	Time interval
Sales & valuations, overall property prices	Hometrack	Jan 2007 to Dec 2015	Feb 2016	Local Authority	Lower quartile	Data points repeat semi-annually

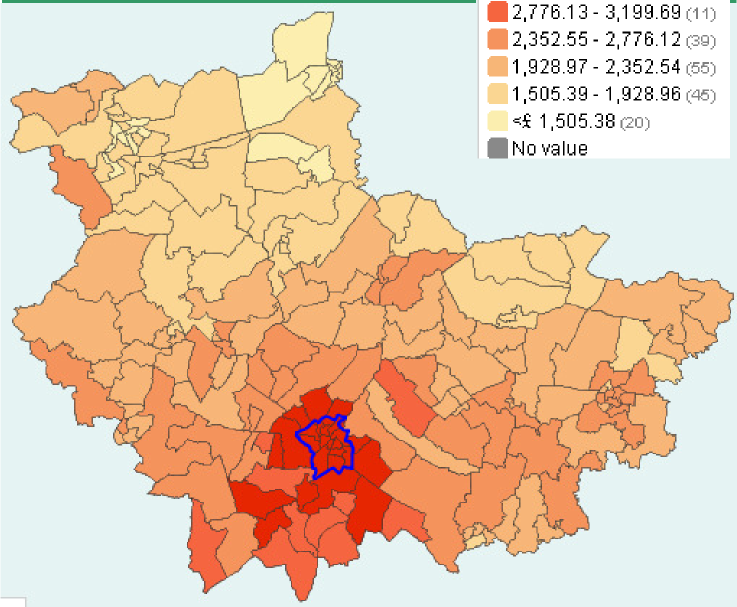
Table 7: Lower quartile price, based on sales and valuations (£)

	Jun-12	Dec-12	Jun-13	Dec-13	Jun-14	Dec-14	Jun-15	Dec-15	Change last 12 months
Cambridge	215,000	225,000	235,000	245,000	250,000	275,000	300,000	323,000	+ 48,000
East Cambridgeshire	148,000	153,000	152,000	155,000	164,950	175,000	180,000	190,000	+ 15,000
Fenland	107,000	110,000	108,000	119,000	117,000	120,000	124,500	126,000	+ 6,000
Huntingdonshire	143,000	146,000	145,000	150,000	157,000	165,000	162,000	175,000	+ 10,000
South Cambridgeshire	195,000	200,000	200,000	207,000	217,000	235,000	245,000	260,000	+ 25,000
Forest Heath	125,000	125,000	125,000	125,000	125,000	142,000	143,500	150,000	+ 8,000
St Edmundsbury	144,000	148,000	150,000	155,000	162,000	176,000	175,000	187,000	+ 11,000
Peterborough	107,500	111,000	111,000	115,000	120,000	122,995	125,000	125,000	+ 2,005
East of England	150,000	150,000	150,000	157,500	161,000	169,500	175,000	180,000	+ 10,500
England	132,500	135,000	135,000	140,000	140,000	145,000	147,000	150,000	+ 5,000

Average price per square metre

...using sales & valuations data

Map 3: Average price per square metre by ward



What does this page show?

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.

Price per metre square and price per square foot are measures housing developers sometimes use in their 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 (July to December 2015) are used to ensure the sample is robust.
- Graph 13 shows changes in the average across the districts (solid lines), the region (grey dashed line) and England (black dashed line) from June 2007 to December 2015.
- Table 8 shows values from June 2012 to December 2015 in six-monthly chunks.

Notes & observations

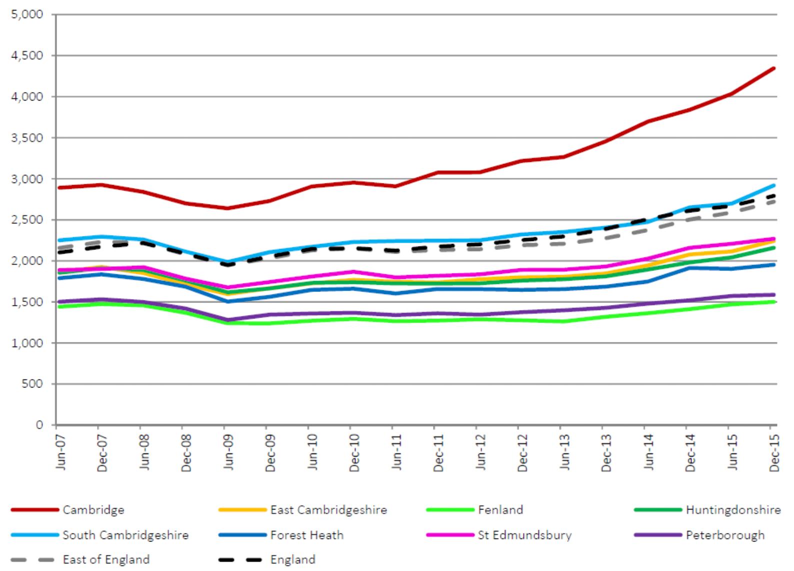
Map 3 emphasises the price "hotspot" in and around Cambridge, particularly to the south in SCDC. The pale areas denote lower values to the north, especially around Wisbech in Fenland and to the east and south of Peterborough.

Graph 13 shows trends for all eight districts, which rise at different rates to December 2015. The last 6 months see all areas increasing in price per square metre.

Table 8 shows the prices per sqm ranging from £1,500 in Fenland to £4,345 in Cambridge. The average price per square metre across the East of England was £2,721 to December 2015 and £2,791 across England.

Every area covered has seen in increase over the past year, with Cambridge standing out with an increase of £506.

Graph 13: Average price per square metre



Series	Source	Timespan	Last updated	Data level	Measure	Time interval
Sales & valuations, overall property price per sq. m	Hometrack	Jan 2007 to Dec 2015	Feb 2016	Local Authority	Average	Data points repeat semi-annually

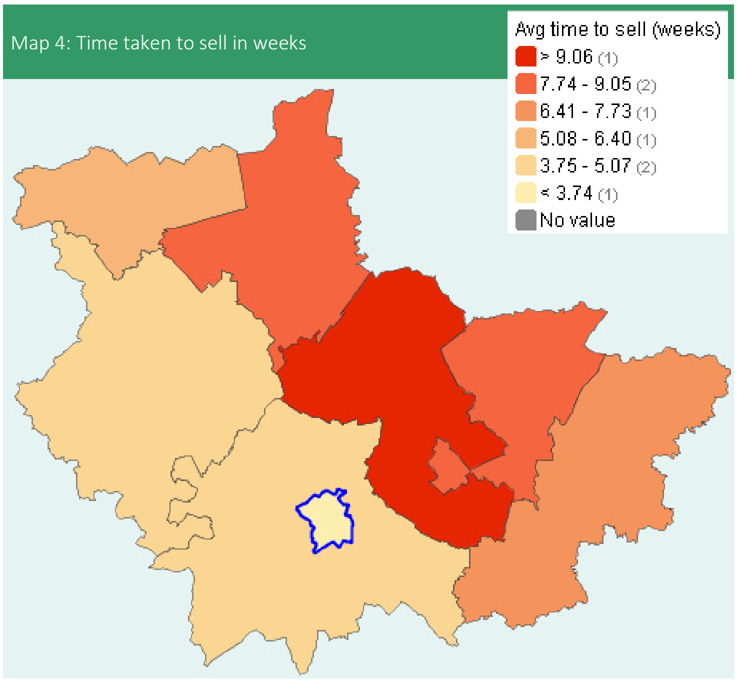
Table 8: Average price per square metre (£)

	Jun-12	Dec-12	Jun-13	Dec-13	Jun-14	Dec-14	Jun-15	Dec-15	Change last 12 months
Cambridge	3,078	3,216	3,264	3,456	3,695	3,839	4,034	4,345	+ 506
East Cambridgeshire	1,775	1,800	1,805	1,847	1,943	2,077	2,115	2,241	+ 164
Fenland	1,288	1,275	1,261	1,319	1,363	1,411	1,470	1,500	+ 89
Huntingdonshire	1,727	1,759	1,775	1,811	1,894	1,980	2,043	2,158	+ 178
South Cambridgeshire	2,251	2,321	2,351	2,404	2,473	2,652	2,697	2,919	+ 267
Forest Heath	1,655	1,647	1,655	1,685	1,748	1,914	1,902	1,952	+ 38
St Edmundsbury	1,835	1,891	1,892	1,931	2,027	2,158	2,209	2,269	+ 111
Peterborough	1,344	1,374	1,397	1,428	1,478	1,520	1,573	1,587	+ 67
East of England	2,142	2,190	2,209	2,276	2,374	2,504	2,590	2,721	+ 217
England	2,202	2,252	2,296	2,388	2,506	2,611	2,670	2,791	+ 180

Average time to sell

...using sales & valuations data

Map 4: Time taken to sell in weeks



What does this page show?

This page sets out the average time taken to sell a property, calculated using the time taken from when a property is first listed on the market via Zoopla (ZPG) to the date the property was sold based on data from Land Registry. 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 actual sale price and the completion date, the figures can jump around, with some large spikes especially in Fenland and Forest Heath. It's the time lag on data coming in from the Land Registry which we suspect is causing spikes, not necessarily a slow-down in sales completing.

- Map 4 shows the average time to sell in weeks at November 2015 (the data is slightly slower to process than other pages in the Bulletin, so please not it is not December 2015 data).
- Graph 14 shows the trend in time taken to sell for each of our 8 districts, for the East of England and England from December 2013 to November 2015.
- Table 9 shows the average time taken to sell each month from November 2014 to November 2015.

Notes & observations

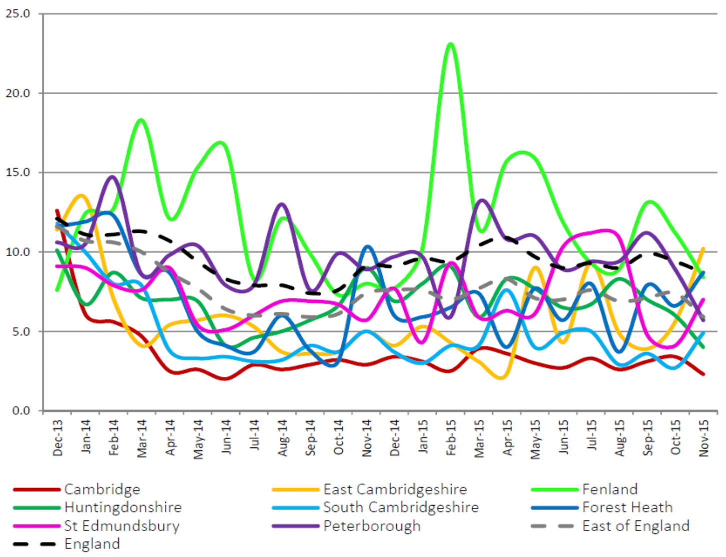
Map 4 shows homes taking longest times to sell in East Cambs, followed by Fenland and Forest Heath.

Graph 14 helps compare districts (solid lines) the region and national trends (dashed lines) - though they are all pretty erratic.

Table 9 shows the national average as 8.7 weeks while the regional average fell to 5.9 weeks in November 2015.

Our 8 district averages ranged from 2.3 weeks in Cambridge to 10.2 weeks in East Cambridgeshire, as at November 2015.

Graph 14: Time taken to sell (weeks)



Series	Source	Timespan	Last updated	Data level	Measure	Time interval
Market signals: time to sell (weeks)	Hometrack analysis of ZPG data	Dec 2013 to Nov 2015	Feb 2016	Local Authority	Number	Data points repeat monthly

Table 9: Average time taken to sell (weeks)

	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15
Cambridge	2.9	3.4	3.1	2.5	3.9	3.6	3.0	2.7	3.3	2.6	3.1	3.4	2.3
East Cambs	5.0	4.1	5.3	4.3	3.1	2.3	9.0	4.3	9.3	4.9	3.9	5.6	10.2
Fenland	8.0	7.7	10.2	23.1	11.5	15.7	15.9	11.9	9.3	8.9	13.1	11.2	8.4
Huntingdonshire	9.0	6.9	8.0	9.1	5.9	8.3	7.7	6.5	6.7	8.3	7.0	6.0	4.0
South Cambs	5.0	3.7	3.0	4.1	4.1	7.6	4.0	4.9	5.0	2.9	3.6	2.7	4.9
Forest Heath	10.3	6.0	5.9	6.5	7.4	4.0	7.7	5.7	8.0	3.7	7.9	6.6	8.7
St Edmundsbury	5.7	7.7	4.3	9.3	5.9	6.3	6.1	10.3	11.2	10.9	4.8	4.1	7.0
Peterborough	8.9	9.7	9.7	5.9	13.1	10.8	11.0	8.9	9.4	9.4	11.2	8.9	5.7
East of England	7.4	7.6	7.6	7.0	7.7	8.3	7.1	7.0	7.6	6.9	7.1	7.4	5.9
England	9.1	9.1	9.6	9.4	10.4	10.9	9.7	9.0	9.3	9.0	9.9	9.4	8.7

Price asked and achieved

...using sales & valuations data

What does this page show?

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.

The data shows the typical proportion of the asking price that is achieved for all sales agreed over that specific month. Data is calculated using property listings on Zoopla (ZPG) 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 very subject to change as data filters through the system.

- Map 5 shows the percentage of asking prices actually achieved when the sale completes. This gives a measure of the "heat" of the housing market.
- Graph 15 shows the percentage achieved in each district, between December 2013 and November 2015 and includes the trend for England and the East of England (black and grey dashed lines).
- Table 10 shows the average percentage achieved from November 2014 to November 2015.

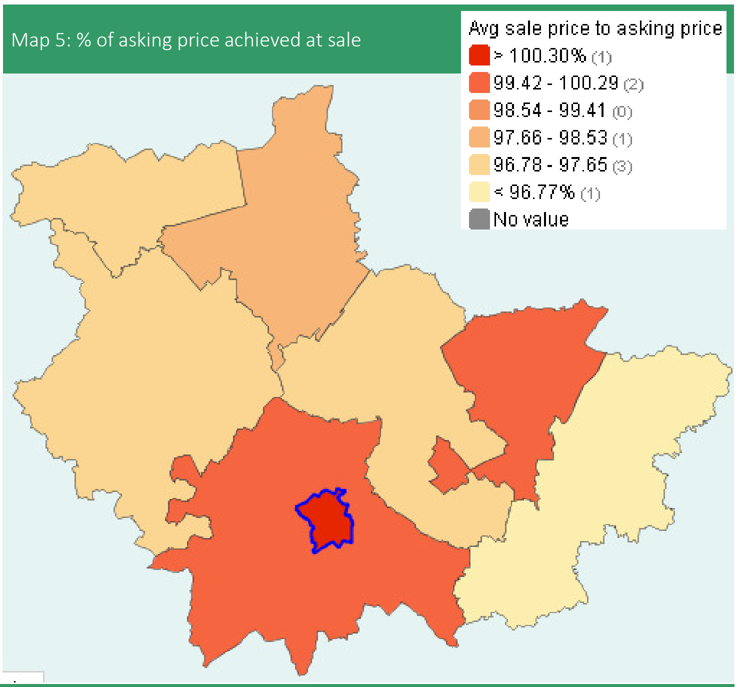
Notes & observations

In November 2015 Cambridge saw over 101% of the asking prices being reached, though this is a drop compared to the past, when 106% has sometimes been reached.

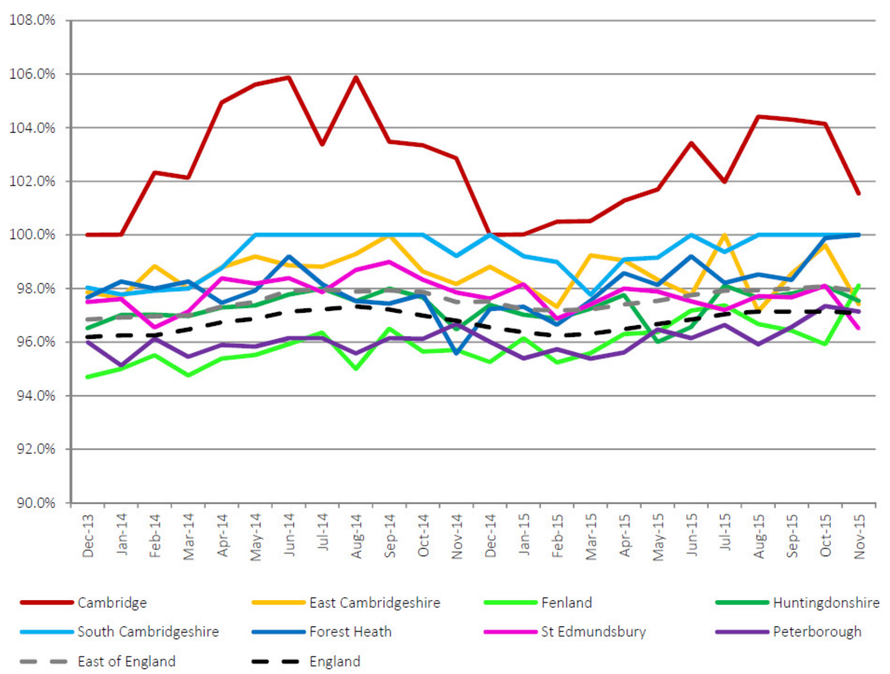
South Cambs and Forest Heath are now seeing 100% of the asking price being achieved. The lowest percentage in our area was St Edmundsbury at 96.5%.

Graph 15 highlights variations over time. The proportion for the region was 97.9%.

Map 5: % of asking price achieved at sale



Graph 15: % of asking price achieved at sale



Series	Source	Timespan	Last updated	Data level	Measure	Time interval
Market signals: sale to asking price	Hometrack analysis of ZPG data	Dec 2013 to Nov 2015	Feb 2016	Local Authority	Percentage	Data points repeat monthly

Table 10: Percentage of asking price achieved at sale

	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15
Cambridge	102.9%	100.0%	100.0%	100.5%	100.5%	101.3%	101.7%	103.4%	102.0%	104.4%	104.3%	104.1%	101.5%
East Cambs	98.2%	98.8%	98.1%	97.3%	99.2%	99.1%	98.3%	97.8%	100.0%	97.2%	98.6%	99.6%	97.4%
Fenland	95.7%	95.3%	96.2%	95.2%	95.6%	96.3%	96.4%	97.2%	97.4%	96.7%	96.4%	95.9%	98.1%
Huntingdonshire	96.5%	97.4%	97.0%	96.9%	97.3%	97.8%	96.0%	96.6%	98.1%	97.7%	97.8%	98.1%	97.5%
South Cambs	99.2%	100.0%	99.2%	99.0%	97.8%	99.1%	99.2%	100.0%	99.4%	100.0%	100.0%	100.0%	100.0%
Forest Heath	95.6%	97.2%	97.3%	96.7%	97.6%	98.6%	98.1%	99.2%	98.2%	98.5%	98.3%	99.9%	100.0%
St Edmundsbury	97.9%	97.6%	98.2%	96.9%	97.4%	98.0%	97.9%	97.5%	97.2%	97.7%	97.7%	98.1%	96.5%
Peterborough	96.7%	96.0%	95.4%	95.7%	95.4%	95.6%	96.5%	96.2%	96.6%	95.9%	96.6%	97.3%	97.1%
East of England	97.5%	97.5%	97.2%	97.2%	97.2%	97.4%	97.5%	97.8%	97.9%	97.9%	98.0%	98.1%	97.9%
England	96.8%	96.6%	96.4%	96.2%	96.3%	96.5%	96.7%	96.8%	97.0%	97.1%	97.1%	97.1%	97.1%

Affordability ratios
...using sales & valuations data

What does this page show?

This page is based on Hometrack's house price data (both sales and valuations) and CACI data on household incomes.

The ratios show, on average, how many "times" income the local house prices represent. One common rule of thumb is that house prices of 3 to 3.5 times income are considered affordable.

- On maps 6 and 7, the higher the ratio, the darker the shading, the less affordable housing is in that area. The two tables help us compare affordability ratios over time.
- Values are calculated using data for the previous 12 months, so for example in the tables, the June 2015 column relies on data gathered between July 2014 and June 2015.
- Map 6 shows affordability using the ratio of lower quartile house prices to lower quartile incomes; an indicator of the affordability of 'entry-level' prices in that ward. Table 11 shows the lower quartile house price to lower quartile income ratio changing between December 2013 and December 2015.
- Map 7 shows affordability using the ratio of median house prices to median income. Table 12 shows the median house price to median income ratio for our eight districts between December 2013 and December 2015.

Notes & observations

Both maps show that, in general, homes are less affordable in the south and the north-west of our area. There is a wide variation across the eight districts but the stand-out value is for Cambridge, where lower quartile prices are now more than seventeen times lower quartile incomes. All ratios are well above the "rule of thumb" 3 to 3.5 times income, and in general are worsening. On both median and lower quartile measures, Cambridge, then South Cambs, then St Edmundsbury are least affordable.

Table 12: Median house price to income ratio (rounded)

	Dec-13	Mar-14	June-14	Sept-14	Dec-14	Mar-15	Jun-15	Sept-15	Dec-15
Cambridge	9.6	9.7	10.2	10.6	11.1	11.2	11.5	11.9	12.8
East Cambs	6.2	6.3	6.4	6.4	6.8	7.0	7.1	7.3	7.4
Fenland	5.4	5.4	5.7	5.7	5.8	6.0	6.0	6.2	6.3
HDC	5.5	5.6	5.7	5.8	5.9	6.1	6.2	6.4	6.4
South Cambs	6.9	6.9	7.1	7.3	7.4	7.6	7.9	8.2	8.4
Forest Heath	5.8	5.8	5.9	6.1	6.3	6.5	6.6	6.7	6.7
St Ed's	6.5	6.7	6.8	7.1	7.3	7.4	7.6	7.8	7.9
Peterborough	5.1	5.1	5.6	5.7	5.8	5.9	6.0	6.0	6.1
East of England	-	-	6.9	7.2	-	7.4	7.6	7.8	7.9

Map 6: Lower quartile price compared to lower quartile income

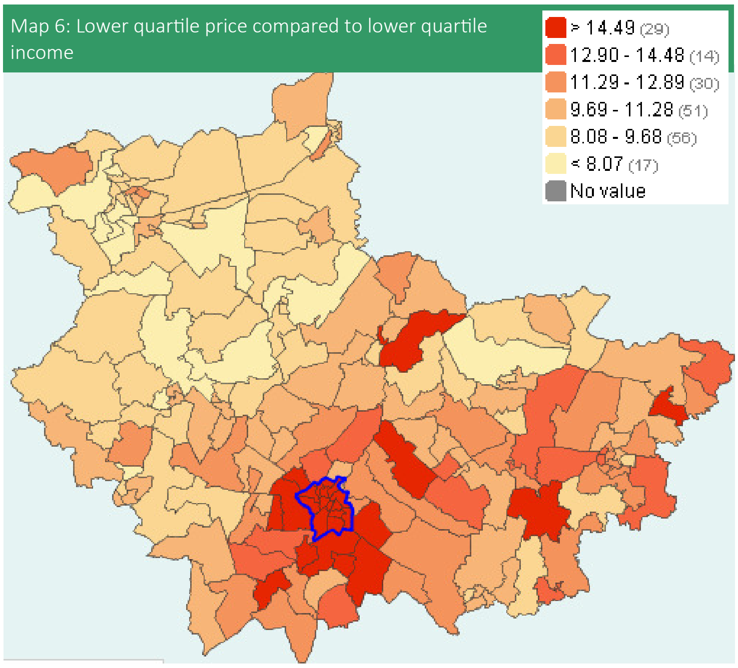
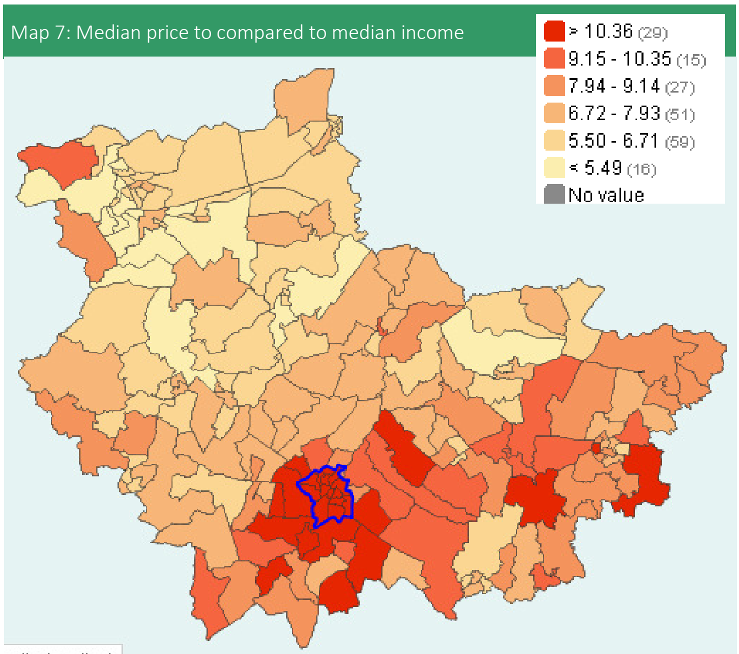


Table 11: Lower quartile price to income ratio (rounded)

	Dec-13	Mar-14	June-14	Sept-14	Dec-14	Mar-15	Jun-15	Sept-15	Dec-15
Cambridge	14.5	14.6	15.1	15.1	15.7	16.6	17.1	17.9	18.7
East Cambs	9.3	9.3	9.1	9.2	9.6	9.8	10.0	10.3	10.4
Fenland	8.5	8.7	8.5	8.5	8.7	8.7	8.8	9.0	9.0
HDC	8.3	8.4	8.2	8.4	8.6	8.7	8.9	8.9	8.9
South Cambs	10.6	10.8	10.3	10.8	11.1	11.6	11.8	12.0	11.9
Forest Heath	8.8	8.8	8.4	8.7	8.9	9.4	9.6	9.7	9.6
St Ed's	10.0	10.3	9.8	10.2	10.5	10.7	10.9	11.0	10.9
Peterborough	7.9	7.9	8.1	8.3	8.4	8.5	8.6	8.8	8.8
East of England	-	-	10.1	9.9	-	10.1	10.3	10.6	10.5

Map 7: Median price to compared to median income

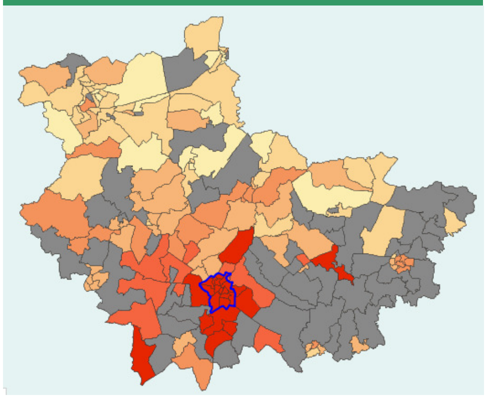


Series	Sources	Timespan	Last updated	Data level	Measure	Time interval
House price to income ratio	Hometrack & CACI	Jan 2015 to Dec 2015	Feb 2016	Local Authority	Median & Lower Quartile	Data points repeat annually

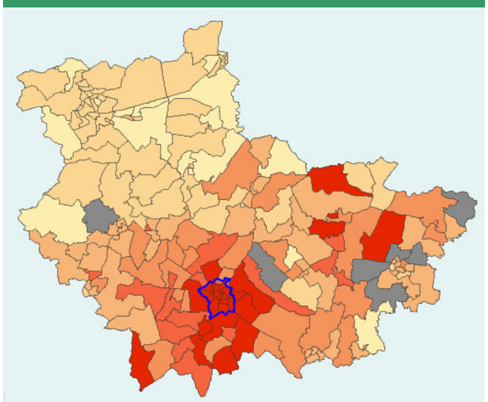
Private rents

Maps 8 to 11 on this page and Table 13 show median private rents for 1, 2, 3 and 4 beds highlighting “hotspots” in red. Grey shading indicates insufficient data.
Map 12 on the next page highlights areas identified by the 2011 Census with a higher percentage of private rented housing, for context.

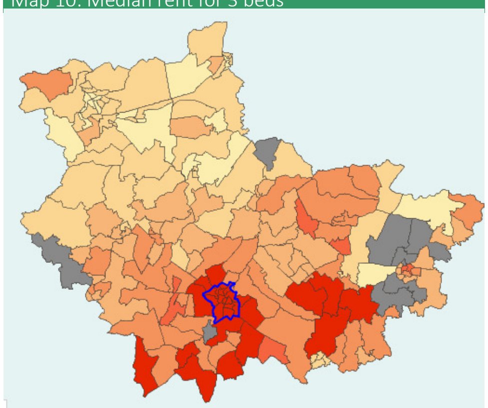
Map 8: Median rent for 1 beds



Map 9: Median rent for 2 beds



Map 10: Median rent for 3 beds



Map 11: Median rent for 4 beds

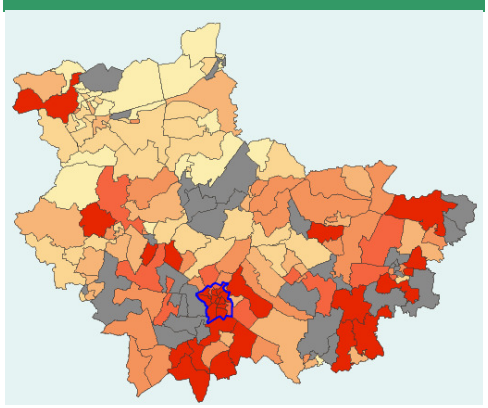


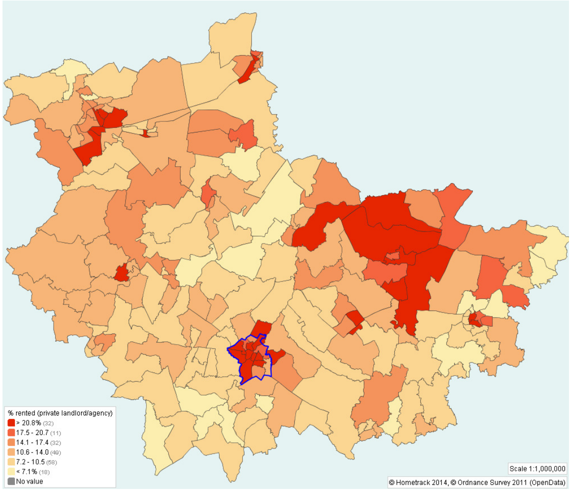
Table 13: Weekly median private rents

	Dec 13	Mar 14	June 14	Sept 14	Dec 14	Mar 15	June 15	Sept 15	Dec 2015
Cambridge									
1 bed	173	178	178	183	184	184	190	190	195
2 bed	229	236	242	248	252	253	253	265	265
3 bed	276	276	282	288	288	288	294	288	294
4 bed	387	291	392	403	403	398	392	392	392
East Cambridgeshire									
1 bed	121	121	121	121	121	124	126	126	125
2 bed	144	147	150	150	150	152	152	155	160
3 bed	184	184	184	184	184	189	187	196	196
4 bed	276	276	276	288	276	276	276	265	276
Fenland									
1 bed	98	98	98	98	98	98	99	101	103
2 bed	124	124	126	126	126	126	126	126	132
3 bed	150	150	150	150	150	150	150	150	155
4 bed	196	201	196	196	196	196	201	207	207
Huntingdonshire									
1 bed	109	109	114	114	114	114	115	121	121
2 bed	138	144	144	144	144	150	150	150	150
3 bed	167	167	173	173	173	178	177	178	184
4 bed	229	229	230	230	242	253	253	259	253
South Cambridgeshire									
1 bed	150	150	150	150	150	150	152	158	160
2 bed	180	179	183	183	184	190	196	197	200
3 bed	212	213	213	216	219	219	219	225	225
4 bed	288	288	288	298	300	300	321	326	311
Forest Heath									
1 bed	114	115	115	115	121	121	121	115	115
2 bed	150	150	152	155	155	155	155	156	160
3 bed	213	219	219	219	219	207	219	207	213
4 bed	300	300	300	306	306	306	306	300	300
St Edmundsbury									
1 bed	126	126	126	126	126	126	130	132	132
2 bed	150	150	155	155	155	155	155	155	160
3 bed	191	196	196	196	196	196	196	190	183
4 bed	288	291	300	299	306	306	321	306	306
Peterborough									
1 bed	100	100	100	103	103	103	103	109	109
2 bed	132	132	132	132	132	132	135	137	137
3 bed	150	150	150	150	153	153	155	155	160
4 bed	206	206	206	206	213	219	213	219	219

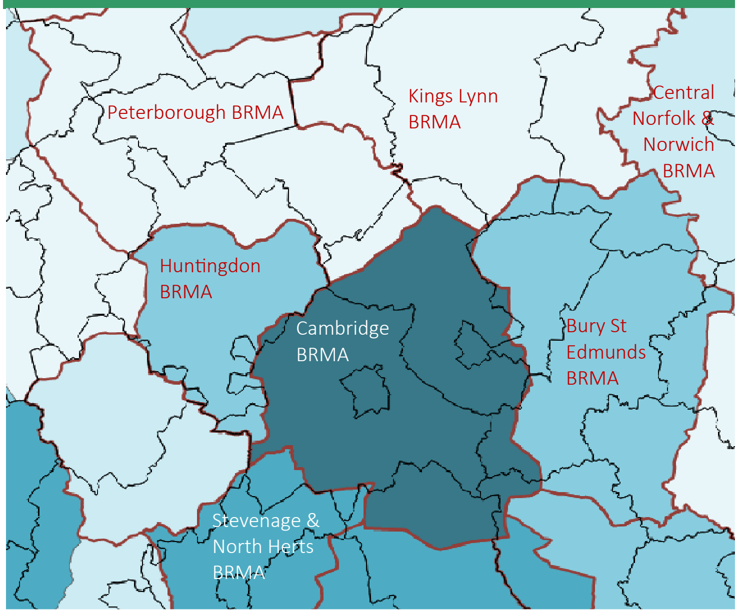
Series	Source	Timespan	Last updated	Data level	Measure	Time interval
Rents by bedcount: private median	Hometrack	Jan 2015 to Dec 2015	Feb 2016	Local Authority	Median	Data points repeat annually

Local housing allowance

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



Map 13: BRMA compared to local authority boundaries



Map 13 shows BRMA boundaries (red lines) and district boundaries, used throughout the rest of the bulletin (black lines).

The blue shading shows the LHA room rate for each broad rental market area. The local housing allowance rates are set out in Table 14 for all the BRMAs for our 8 districts.

From 2016/17 to 2020/21 local housing allowances have been frozen at 2015/16 rates to help reduce the national welfare bill. We plan to monitor rent levels so we can understand any impacts.

Series	Source	Timespan	Last updated	Data level	Measure	Time interval
Local Housing Allowance rates	VOA	April 2016 to March 2017	January 2016	BRMA	Pounds and pence	Rate set annually

Table 13: Weekly median private rents *(continued from page 12)*

	Dec 13	Mar 14	June 14	Sept 14	Dec 14	Mar 15	June 15	Sept 15	Dec 15
East of England									
1 bed	126	126	126	130	132	132	137	137	138
2 bed	160	160	161	161	161	166	167	168	173
3 bed	190	196	196	196	196	196	196	201	206
4 bed	276	285	288	288	288	300	298	298	294
England									
1 bed	153	155	155	155	160	160	160	155	155
2 bed	167	167	173	167	167	167	165	156	160
3 bed	183	183	183	183	183	184	183	183	183
4 bed	300	311	312	311	323	334	323	311	311

Table 14: Weekly Local Housing Allowance rates (see Map 13 for boundaries)

	Apr-13 to Mar-14	Apr-14 to Mar-15	Apr-15 to Mar-16	Apr-16 to Mar-17
Cambridge BRMA				
Room	£76.65	£79.72	£80.52	£80.52
1 bed	£120.00	£124.80	£126.05	£126.05
2 bed	£137.97	£139.35	£140.74	£140.74
3 bed	£160.37	£166.78	£168.45	£168.45
4 bed	£207.69	£216.00	£218.16	£218.16
Bury St Edmunds BRMA				
Room	£68.50	£63.50	£64.14	£64.14
1 bed	£100.24	£101.24	£102.25	£102.25
2 bed	£123.82	£125.06	£126.31	£126.31
3 bed	£147.40	£148.87	£150.36	£150.36
4 bed	£219.23	£207.69	£216.00	£216.00
Central Norfolk & Norwich BRMA				
Room	£58.50	£59.09	£61.45	£61.45
1 bed	£91.15	£92.06	£92.98	£92.98
2 bed	£114.23	£115.37	£116.52	£116.52
3 bed	£132.69	£134.02	£135.36	£135.36
4 bed	£183.46	£184.62	£184.11	£184.11
Peterborough BRMA				
Room	£57.50	£56.58	£57.15	£57.15
1 bed	£91.15	£91.15	£92.05	£92.05
2 bed	£114.23	£114.23	£115.07	£115.07
3 bed	£129.71	£131.01	£132.32	£132.32
4 bed	£165.09	£166.74	£168.41	£168.41
Kings Lynn BRMA				
Room	£51.10	£51.61	£53.67	£53.67
1 bed	£88.85	£89.74	£90.64	£90.64
2 bed	£110.00	£111.10	£112.21	£112.21
3 bed	£126.92	£128.19	£129.47	£129.47
4 bed	£165.09	£161.54	£163.16	£163.16
Huntingdon BRMA				
Room	£63.50	£64.14	£63.50	£63.50
1 bed	£103.85	£103.85	£104.89	£104.89
2 bed	£126.92	£121.15	£126.00	£126.00
3 bed	£150.00	£144.62	£150.40	£150.40
4 bed	£212.26	£196.15	£198.11	£198.11
Stevenage & North Herts BRMA				
Room	£73.50	£69.27	£72.04	£72.04
1 bed	£121.15	£121.15	£122.36	£122.36
2 bed	£152.31	£153.83	£155.37	£155.37
3 bed	£182.78	£184.61	£186.46	£186.46
4 bed	£229.62	£229.62	£238.80	£238.80

Weekly cost: comparing size & tenure

Table 15 compares the weekly cost of property by size. Most of this data is gathered over a twelve month period. Values may not always be available, depending on the number of homes being sold, valued or rented in each district. For each bedroom size the tenure with the highest weekly cost is highlighted in pink, lowest in lilac. This edition uses local data to update housing association and council rents.

Top Tip
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	Measure
Renting (Local Authority) Average local authority rent only available in Cambridge and South Cambridgeshire. May include some sheltered rents so please compare to HA rents cautiously, will refine further in future.			
Cambridge City from 'Orchard'	April 2015	April 2015	Average rent excl. shared ownership
SCDC bespoke report	At December 2015	Dec 2015	Average , all 'let' properties
Renting (Housing Association) Average rent reported via Homes and Communities Agency's statistical data return (SDR). *In 2012, associations were reporting rent levels to the HCA but since then "affordable rents" were introduced. In this edition we have added local rents charged under 'low cost rent' and 'affordable rent' columns, using the HCA return found here https://www.gov.uk/government/statistics/statistical-data-return-2014-to-2015. General needs housing only, no service charges included.			
HCA SDR	End of Mar '15	Sept 2015	Average
Renting: intermediate and private The weekly cost of private renting is the median rent for advertised properties in the local area. The weekly cost of Intermediate Rent represents 80% of the median rent for advertised private properties in the local area.			
Hometrack	Jan to Dec 2015	Feb 2016	Median
Buying a lower quartile new build / resale Where data is shown for the cost of buying with a mortgage, the figure 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 to Dec 2015	Feb 2016	Lower Quartile
Buying 40% share through HomeBuy The weekly cost of buying a 40% New Build HomeBuy is derived from Hometrack's median price data. The cost does not include ground rent or service charges. The rent element is assumed at 2.75% and mortgages payments are derived from average building society rates. Loan-to-value is assumed at 85% in all cases i.e. it is assumed that the buyer has made a 15% deposit on the portion of the property they have bought.			
Hometrack	Jan to Dec 2015	Feb 2016	Median
Buying an average new build / resale A "new build" sale or valuation is one that takes place where the property was sold or valued in the same year it was built. Values are based on Hometrack data, but only where the surveyor provides the "year built" to the Land Registry. Sometimes this does not happen or there may be delays, in which case some new build sales values are reported late.			
Hometrack	Jan to Dec 2015	Feb 2016	Median

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

	Local Authority rent	Housing Assn 'low cost' rent	Hsg Assn '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	87	94	121	156	195	210	254	176	277	297
2bed	102	110	135	212	265	292	351	241	356	379
3bed	111	124	156	235	294	385	466	313	503	525
East Cambridgeshire										
1bed	-	88	96	100	125	102	128	86	-	-
2bed	-	104	118	128	160	144	157	107	178	178
3bed	-	116	131	157	196	226	274	184	233	243
Fenland										
1bed	-	77	91	82	103	77	85	57	-	-
2bed	-	92	105	106	132	90	99	67	-	-
3bed	-	104	121	124	155	157	181	121	173	189
Huntingdonshire										
1bed	-	83	92	97	121	98	122	85	146	146
2bed	-	98	119	120	150	140	163	117	182	190
3bed	-	110	134	147	184	204	245	165	222	239
South Cambridgeshire										
1bed	84	89	107	128	160	150	179	120	-	-
2bed	97	107	133	160	200	192	233	155	214	222
3bed	107	124	156	180	225	292	344	231	298	338
Forest Heath										
1bed	-	80	99	92	115	108	115	77	90	90
2bed	-	93	120	128	160	145	163	111	198	198
3bed	-	104	147	170	213	185	220	149	221	244
St Edmundsbury										
1bed	-	80	94	106	132	117	138	93	-	-
2bed	-	93	114	128	160	157	180	121	216	216
3bed	-	104	140	146	183	216	257	174	249	272
Peterborough										
1bed	-	80	84	87	109	77	87	59	107	107
2bed	-	92	101	110	137	106	128	87	133	146
3bed	-	103	114	128	160	149	178	123	190	210
East of England										
1bed	70	-	-	110	138	122	152	104	157	201
2bed	81	-	-	138	173	157	204	137	191	233
3bed	92	-	-	165	206	218	281	190	233	291
England										
1bed	66	-	-	124	155	134	198	137	187	287
2bed	75	-	-	128	160	169	258	176	201	309
3bed	83	-	-	146	183	169	233	157	192	239

“Ladders” of weekly housing cost

Weekly housing cost presented on page 14 are, for the second time, presented here as “ladders”. Due to the enthusiastic response to the “ladders” in Edition 27 we’ve responded to your suggestions and added more tenures. These help compare new build and resale costs and help inform thinking about how the government’s new “starter homes” fit in with existing local housing markets.

Key and notes:

- Ave = average
- LQ = lower quartile (proxy for ‘entry level’)
- Pri rent = Private rent
- NewB = new build
- Resale = the ‘second hand’ market
- HA “AR” = 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 (City and SCDC)
- Sizes: 1b = 1 bed, 2b = 2 bed 3b = 3 bed.
- Full notes and data sources are on page 18.
- Intermediate rent is omitted due to space constraints.

*Cambridge prices above £450pw (at Dec 2015) are: 3bed ave resale = £466pw, 3bed LQ new build = £503pw, 3bed ave new build = £525pw.

£ per week	Cambridge	East Cambs	Fenland	HDC	South Cambs	Forest Heath	St Ed's	Peterborough
£450+ *	3b ave NewB 3b ave resale 3b LQ NewB							
£440-449								
£430-439								
£420-429								
£410-419								
£400-409								
£390-399								
£380-389	3b LQ resale							
£370-379	2b ave NewB							
£360-369								
£350-359	2b ave resale 2b LQ NewB							
£340-349					3b ave resale			
£330-339					3b ave NewB			
£320-329								
£310-319	3b HomeBuy							
£300-309								
£290-299	3b pri rent 2b LQ resale 1b ave NewB				3b LQ resale 3b LQ NewB			
£280-289								
£270-279	1b LQ NewB	3b ave resale					3b ave NewB	
£260-269	2b pri rent							
£250-259	1b ave resale						3b ave resale	
£240-249	2b HomeBuy	3b ave NewB		3b ave resale		3b ave NewB	3b LQ NewB	
£230-239		3b LQ NewB		3b ave NewB	3b HomeBuy 2b ave resale			
£220-229		3b LQ resale		3b LQ NewB	3b pri rent 2b ave NewB	3b LQ NewB 3b ave resale		
£210-219	1b LQ resale				2b LQ NewB	3b pri rent	3b LQ resale 2b ave NewB 2b LQ new build	3b ave NewB
£200-209				3b LQ resale	2b pri rent			
£190-199	1b pri rent	3b pri rent		2b ave NewB	2b LQ resale	2b ave NewB 2b LQ NewB		3b LQ NewB
£180-189		3b HomeBuy	3b ave NewB 3b ave resale	2b LQ NewB 3b pri rent		3b LQ resale	3b pri rent 2b ave resale	
£170-179	1b HomeBuy	2b LQ new build 2b ave NewB	3b LQ NewB		1b ave resale		3b HomeBuy	3b ave resale
£160-169		2b pri rent		3b HomeBuy 2b ave resale	1b pri rent	2b pri rent 2b ave resale	2b pri rent	3b pri rent
£150-159	3b HA “AR”	2b ave resale	3b LQ resale 3b pri rent	2b pri rent	3b HA “AR” 2b HomeBuy 1b LQ resale		2b LQ resale	
£140-149		2b LQ resale		2b LQ resale 1b ave NewB 1b LQ NewB		3b HomeBuy 3b HA “AR” 2b LQ resale	3b HA “AR”	3b LQ resale 2b ave NewB
£130-139	2b HA “AR”	3b HA “AR”	2b pri rent	3b HA “AR”	2b HA “AR”		1b ave resale 1b pri rent	2b LQ NewB 2b pri rent
£120-129	3b HA rent 1b HA “AR”	1b pri rent 1b ave resale	3b HomeBuy 3b HA “AR”	1b ave resale 1b pri rent	3b HA rent 1b HomeBuy	2b HA “AR”	2b HomeBuy	3b HomeBuy 2b ave resale
£110-119	3b LA rent 2b HA rent	3b HA rent 2b HA “AR”		3b HA rent 2b HA “AR” 2b HomeBuy		2b HomeBuy 1b ave resale 1b pri rent	2b HA “AR” 1b LQ resale	3b HA “AR”
£100-109	2b LA rent	2b HA rent 2b HomeBuy 1b LQ resale	3b HA rent 2b HA “AR” 1b pri rent		3b LA rent 2b HA rent 1b HA “AR”	3b HA rent 1b LQ resale	3b HA rent	3b HA rent 2b LQ resale 2b HA “AR” 1b ave NewB 1b LQ NewB 1b pri rent
£90-99	1b HA rent	1b HA “AR”	2b ave resale 2b HA rent 2b LQ resale 1b HA “AR”	2b HA rent 1b LQ resale 1b HA “AR”	2b LA rent	2b HA rent 1b ave NewB 1b LQ NewB 1b HA “AR”	2b HA rent 1b HomeBuy 1b HA “AR”	2b HA rent
£80-89	1b LA rent	1b HomeBuy 1b HA rent	1b ave resale	1b HomeBuy 1b HA rent	1b HA rent 1b LA rent	1b HA rent	1b HA rent	2b HomeBuy 1b ave resale 1b HA rent & “AR”
£70-79			1b LQ resale 1b HA rent			1b HomeBuy		1b LQ resale
£60-69			2b HomeBuy					
£50-59			1b HomeBuy					1b 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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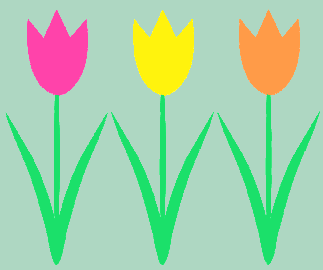
Next edition…



Housing Market Bulletin #29
due June 2016
based on March 2016 data

Maps

Map 14 shows the East of England (orange) and Map 15 shows the districts covered in this bulletin (green)

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

Map 15 highlights the 7 districts in the Cambridge housing sub-region with stars.

About Edition 28

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

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

Cambridgeshire Insight provides a web space for all kinds of information. A recent addition is our open data portal, at http://opendata.cambridgeshireinsight.org.uk/

Cambridge sub-regional housing board

Feedback? Suggestions? Please contact

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Tweet: @CambsHsgSubReg

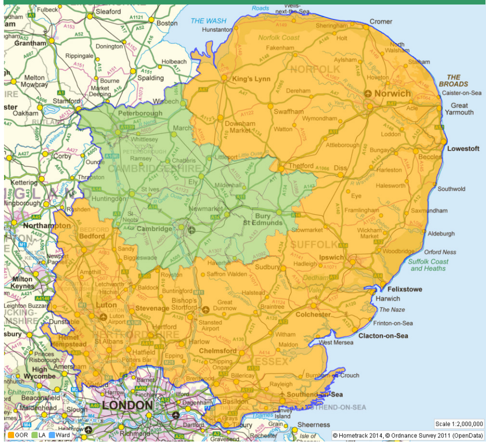
For housing board see: www.cambridgeshireinsight.org.uk/housing

For housing and other open data see: http://opendata.cambridgeshireinsight.org.uk/

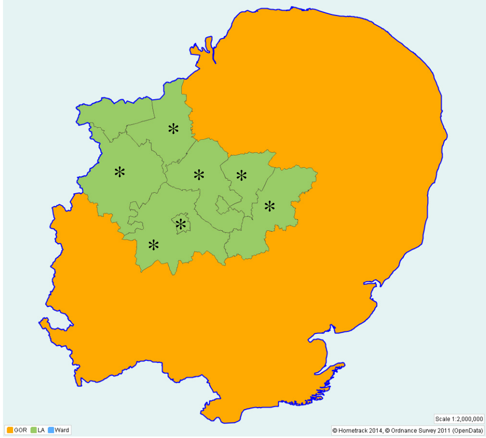
We welcome your ideas and input, so we can make this bulletin really useful

Thank you!

Map 14: The East of England region

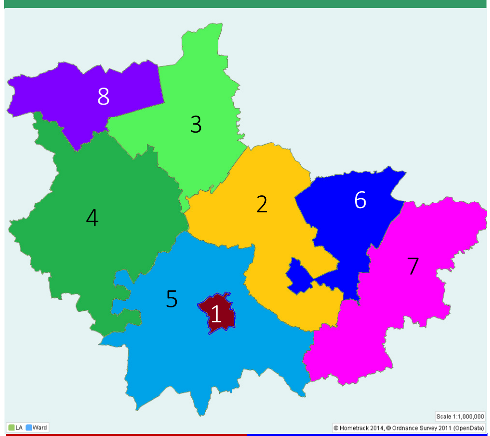


Map 15: Districts covered in this bulletin (in green)



Map 16: Geography of the area

Key to colours throughout bulletin



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