

## Defining housing markets using ward level data

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## **Chapter 8. Defining housing markets using ward level data**

### **8.1 Introduction**

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In the first iteration of the SHMA, house prices were analysed at postcode level as, before the sub-region subscribed to the Hometrack housing intelligence system this was the best data we could access on a map basis.

This updated chapter, produced for the second iteration of the SHMA in 2009, shows average property prices per square metre at ward level for each of the seven districts for March 2007 to February 2008. All maps and data are taken from Hometrack. The reason the geographic analysis has been changed from postcode area to ward level is that

- Wards are generally smaller and therefore provide more accuracy than postcode areas
- Wards are more useful to district councils, as they “match” the districts’ boundaries, whereas postcode area boundaries do not.

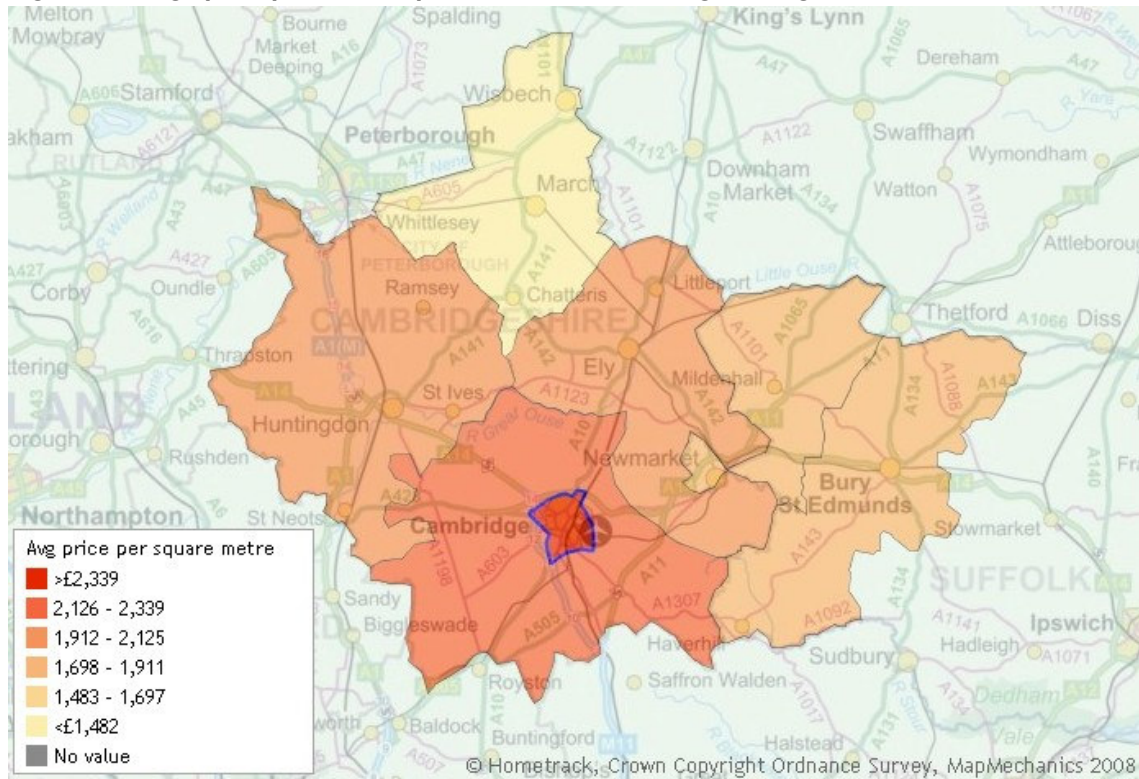
Using the square meterage gives a better idea than the overall average house price at the lower level as the price is affected by the stock profile – in the rural districts there are some wards with a low number of flats in the general stock profile and therefore a low number of (or no flat sales) combined with a high number of detached properties. This therefore distorts the overall price, as detached properties tend to be more expensive and flats tend to be the cheapest kind of home. An appendix provides a breakdown of house prices by ward and type of property.

Ⓔ If required, property price data can be produced on postcode area (e.g. CB3, PE13, IP19) basis for the housing sub-region and beyond. As part of the consultation on this chapter it would be helpful for respondents to state whether this would be useful or not. If not, the SHMA will continue to use ward level data in future instead of postcode area data.

For ease of reference, each district or borough is shown on a separate page.

## 8.2 Average prices across the Cambridge Housing Sub-Region

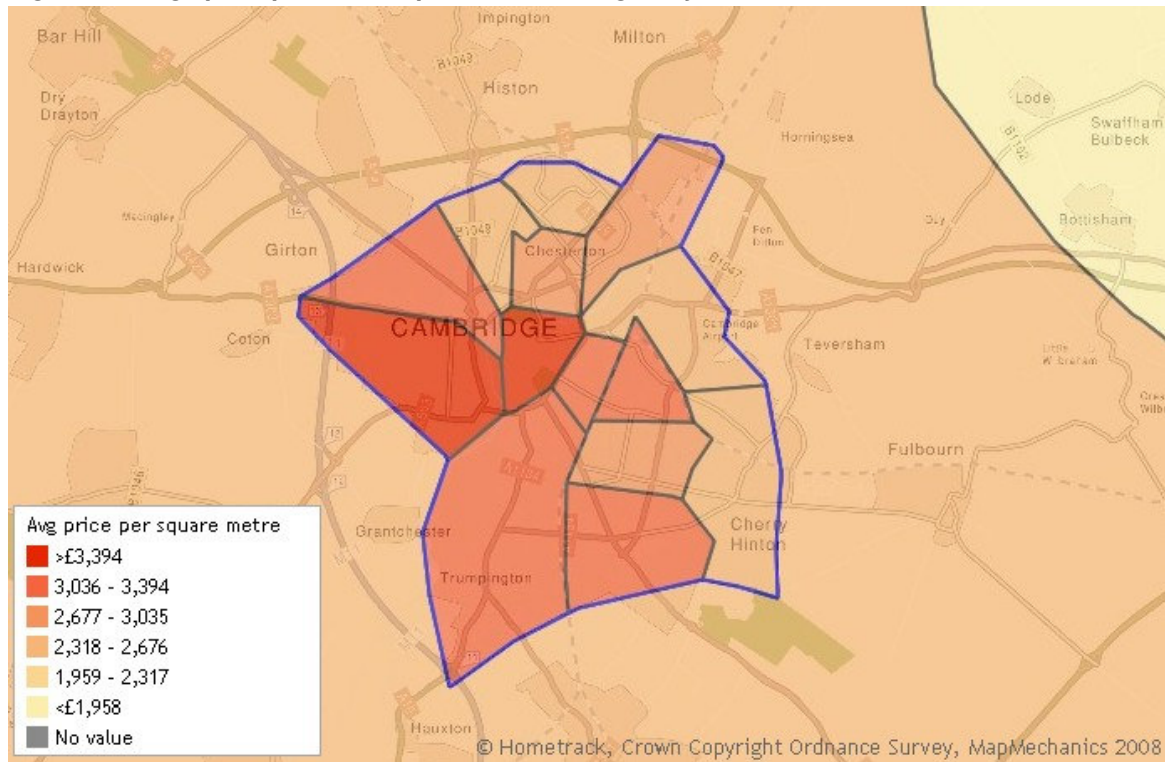
**Fig 1: Average price per meter square across the housing sub-region**



In the sub-region as a whole, Fenland is the cheapest area based on average price/ square metre at £1,482. The two Suffolk districts are the second cheapest area with the price/ square metre of £1,840 in Forest Heath and the price in St Edmundsbury being £1,897. East Cambridgeshire and Huntingdonshire are quite similar (£1,958 and £1,913) respectively. In South Cambridgeshire the average price/ square metre is £2,339 and in the City is £2,932.

### 8.3 Cambridge City

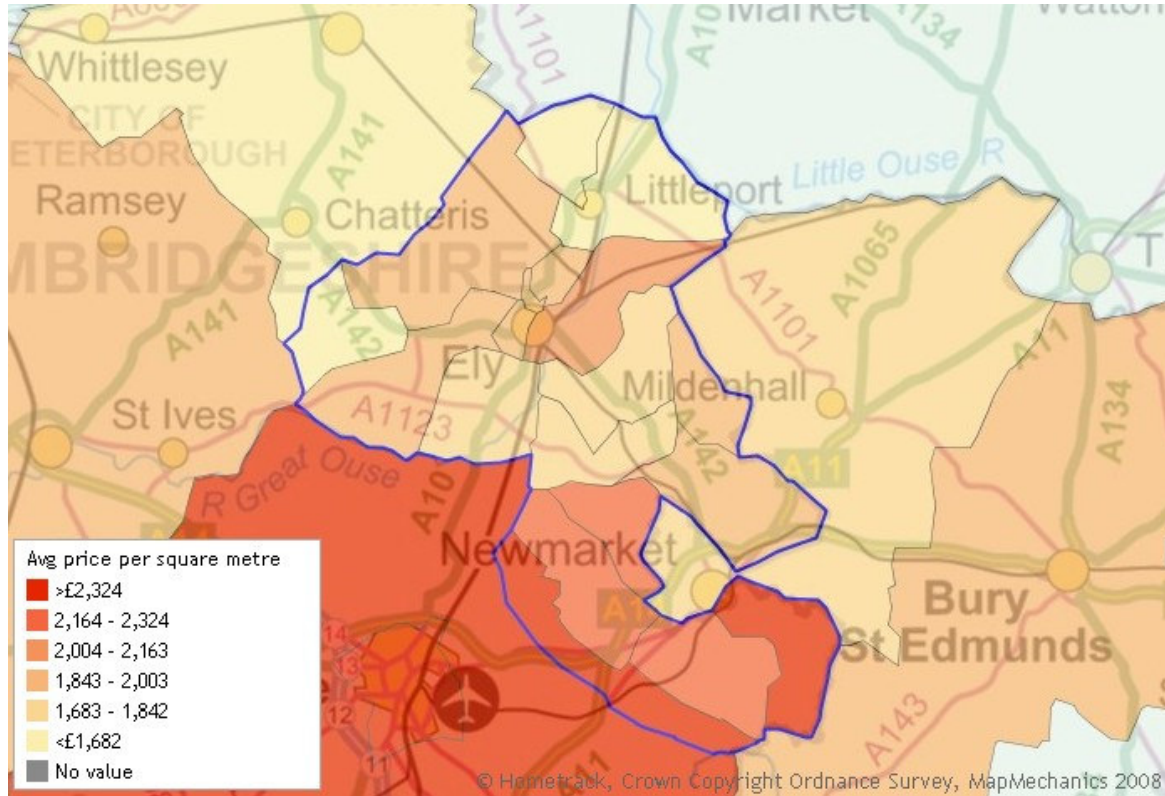
**Fig 2: Average price per meter square in Cambridge City**



There is an east-west split with the West of the City being more expensive. Newnham in the west is the most expensive area with an average price per square metre of just over £4,000 and the second most expensive area is the town centre (Market ward). King's Hedges in the north-east of the city is the cheapest area with an average price of £2,396/square metre. Generally the east of the city is more similar in price to South Cambridgeshire than the west of the city.

## 8.4 East Cambridgeshire

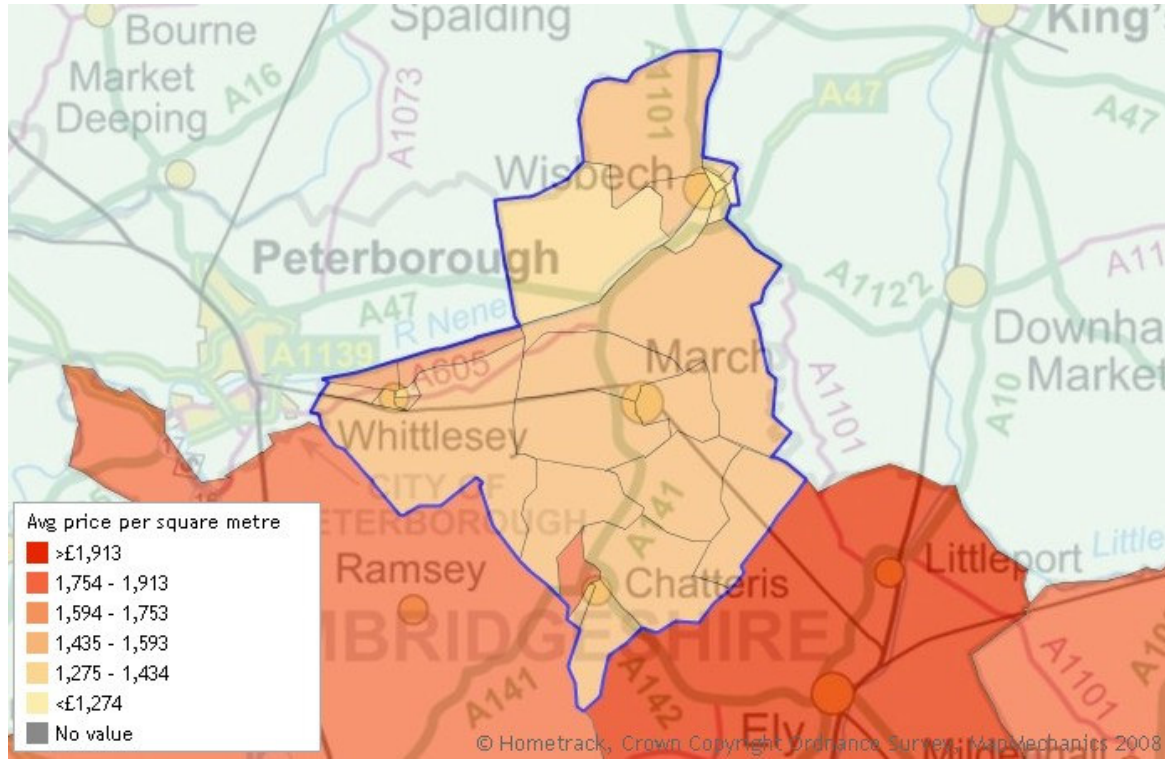
**Fig 3: Average price per meter square in East Cambridgeshire**



The villages to the south and west of Newmarket are the most expensive area in which to purchase a home and in price/square metre are more similar to South Cambridgeshire than the rest of East Cambridgeshire, ranging from £2,202-£2,502/square metre. Littleport (in the north of the district) is the cheapest area with an average price of £1,590/ square metre and is closer in price to Fenland (£1,482) than East Cambridgeshire (£1,958). Sutton (to the south of Chatteris) is also a cheaper area.

## 8.5 Fenland

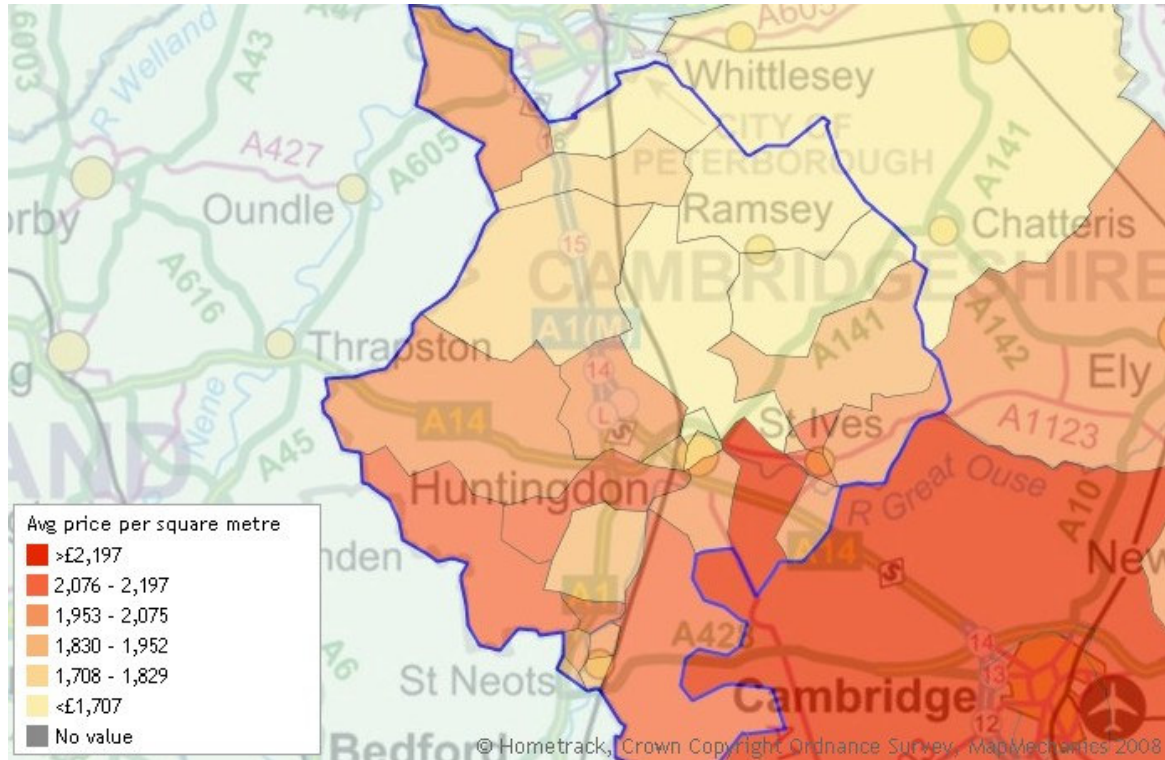
**Fig 4: Average price per meter square in Fenland**



22 of the 27 wards in Fenland are on average between £1,300 and 1,600/square meter. In Clarkson Ward on the Eastern edge of Wisbech the average price/square meter is £1,179 making it the cheapest place in which to buy a home. Slade Lode to the west of Chatteris is the most expensive area at £1,782/square meter on average.

## 8.6 Huntingdonshire

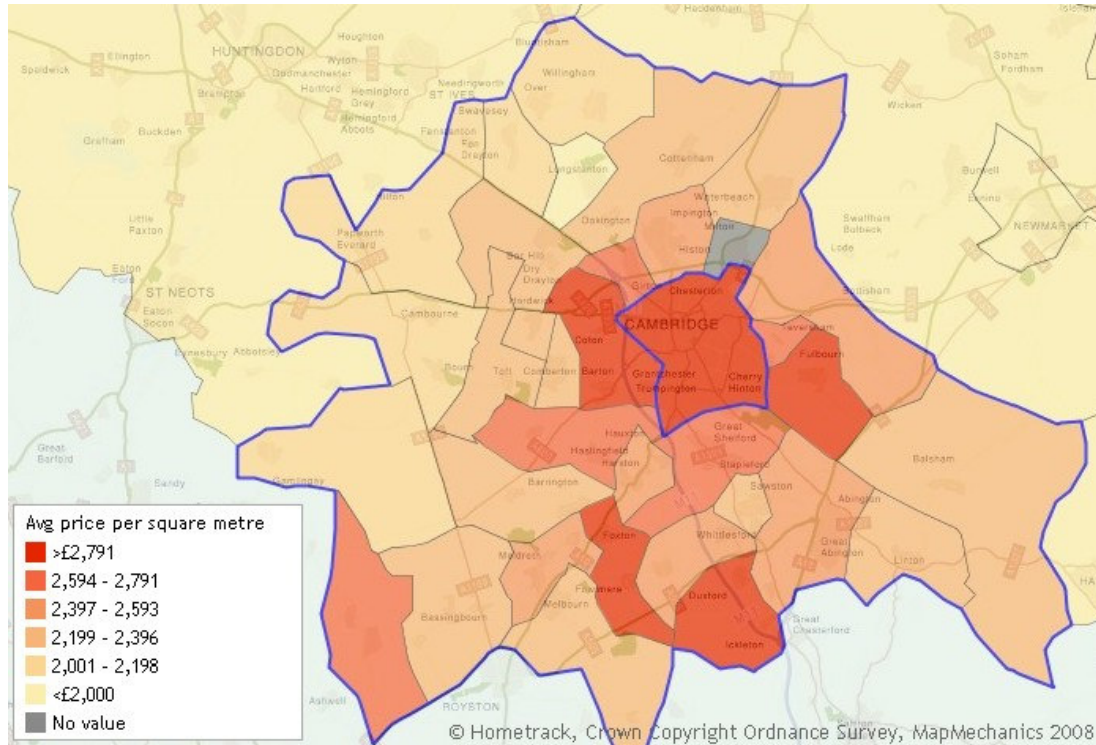
**Fig 5: Average price per meter square in Huntingdonshire**



In Huntingdonshire there is a north-south divide, and the most expensive general area are the wards around the A14. The areas bordering Fenland are between £1,646 and £1,707/square metre on average. The cheapest ward by this measure however is Huntingdon North (1,582/square meter). The average price/square meter for the wards around St Ives range between £1,977 and £2,343 for The Hemingfords – the most expensive ward in the district. The wards in the south west of the district are between £1,837 and £2,197.

## 8.7 South Cambridgeshire

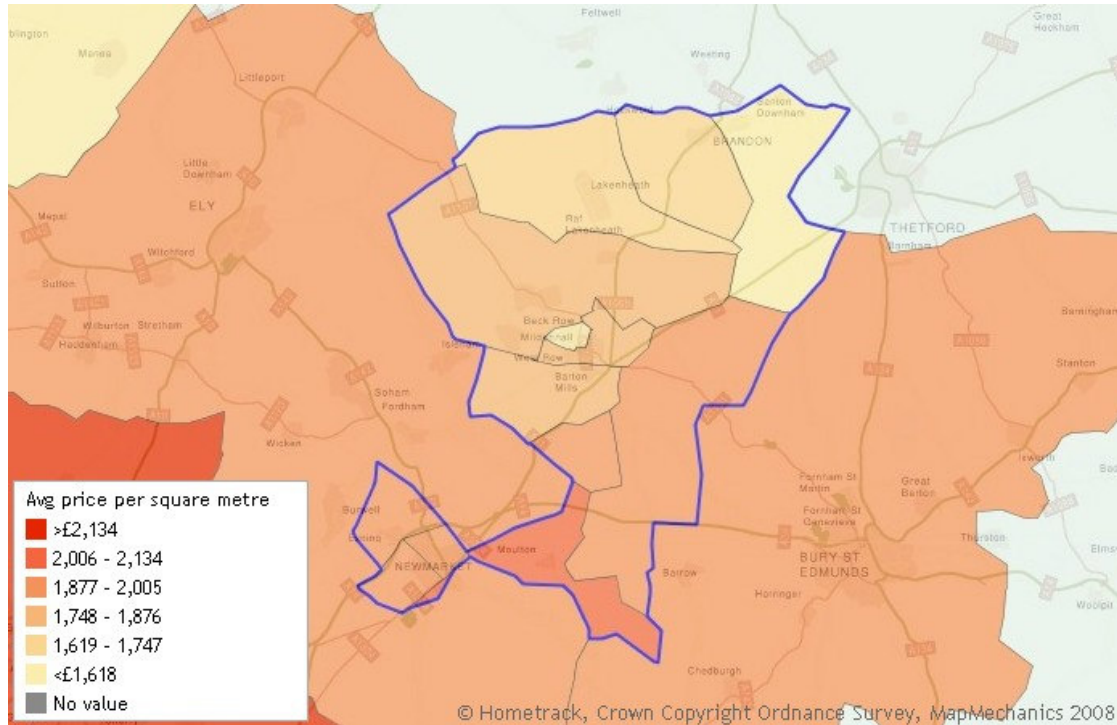
**Fig 6: Average price per meter square in South Cambridgeshire**



The areas on the edge of Cambridge City are more expensive than the outer areas and the south of the district is generally more expensive than the north. The wards along the Huntingdonshire border are the cheapest ranging between £2,000 (Longstanton) - £2,148/square metre. Barton ward is the most expensive area at £2,972/square metre. Duxford and Fowlmere & Foxton are more similar in price to the inner villages. These areas both have rail stations with links to both Cambridge and London.

## 8.8 Forest Heath

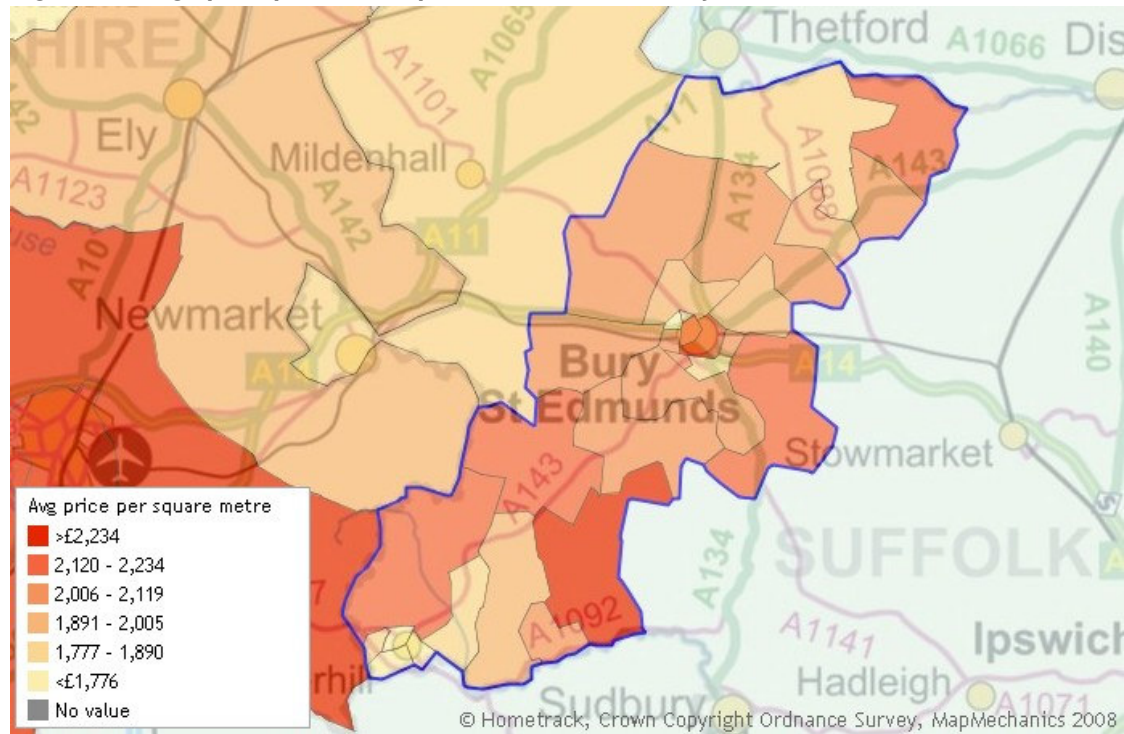
**Fig 7: Average price per meter square in Forest Heath**



Forest Heath is also generally more expensive around the south of the district. The most expensive area is All Saints – the small triangle to the southeast of Newmarket where the average price/square metre is £2,134. The cheapest area is around Brandon (on the edge of Thetford), where the average price per square metre is £1,605. Great Heath ward (Mildenhall) is a similar price - £1,618/ square metre.

## 8.9 St Edmundsbury

**Fig 8: Average price per meter square in St Edmundsbury**



The most expensive ward is Cavendish (£2,374/square metre), to the south of the district and east of Haverhill. The area to the north of Haverhill is one of the more expensive parts of the district although Haverhill is the cheapest general area and prices range from £1,570-£1,850/square metre. Bardwell (the area to the south of Thetford) at £1,871 is also one of the cheaper areas in the Borough.

## 8.10 Conclusions

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Average price per square metre is a better way to compare house prices at ward level because of the different stock profiles in different areas. However, the different stock profile still affects the price per square metre to some extent, e.g. in Cambridge City, Newnham is more expensive than market by a long way because of the number of detached properties sold compared to the number of flats.

Transport also has an influence on prices. The most expensive wards in Huntingdonshire are along the A14; Duxford and Fowlmere in South Cambridgeshire both have rail links to Cambridge and London. However in East Cambridgeshire, both Ely and Littleport have rail stations and yet Ely is the most expensive area and Littleport is the cheapest. Services from Littleport run less frequently and go North-South from King's Lynn to Cambridge and London. The trains from Ely to Cambridge City run approximately every quarter of an hour and as well as the King's Lynn-London service, Ely is on the East-West line from Norwich-Peterborough. The A14 has less of an influence on price on the eastern side of the sub-region than it does on the west, so although transport links have an impact, other factors are also important such as access to good schools, and the general area e.g. areas with ex-council estates being less desirable (Estate Agents Survey 2007).

## Appendix 1: Average Prices by Ward and Property Type, March 2007- February 2008

The tables below show the average house price by ward and type of property sorted in order from least to most expensive area for all properties.

The most expensive ward for each type of property is highlighted in green. The cheapest ward for each type of property is highlighted in red.

Again, for ease of reference, each district table is shown on a separate page.

### Cambridge City

	All	Detached	Semi- Detached	Terraced	Flat
<b>Whole district / borough</b>	<b>£306,300</b>	<b>£589,000</b>	<b>£303,200</b>	<b>£299,900</b>	<b>£211,800</b>
King's Hedges Ward	£193,000	£321,400	£223,200	£188,800	£145,400
Cherry Hinton Ward	£236,600	£352,000	£247,900	£225,800	£170,000
Abbey Ward	£244,700	£296,300	£243,600	£256,800	£221,300
Arbury Ward	£258,600	£369,100	£278,500	£279,900	£148,900
East Chesterton Ward	£259,900	£330,800	£258,200	£285,900	£188,400
Romsey Ward	£262,900	£318,800	£291,800	£275,300	£161,500
Coleridge Ward	£264,800	£353,400	£299,500	£291,600	£234,000
West Chesterton Ward	£302,200	£432,200	£396,300	£307,300	£182,200
Petersfield Ward	£320,800	£780,000	£567,700	£319,300	£209,900
Castle Ward	£407,500	£773,900	£351,900	£347,200	£208,700
Trumpington Ward	£411,300	£910,400	£259,800	£353,000	£260,400
Queen Edith's Ward	£442,200	£665,400	£333,100	£364,000	£230,700
Market Ward	£472,400	£452,300	£756,700	£532,800	£245,900
Newnham Ward	£573,200	£765,400	£784,000	£474,800	£374,900

## East Cambridgeshire

	All	Detached	Semi-Detached	Terraced	Flat/ Maisonette
<b>Whole district / borough</b>	<b>£225,200</b>	<b>£308,100</b>	<b>£190,300</b>	<b>£299,900</b>	<b>£211,800</b>
Soham North Ward	£168,800	£248,200	£166,200	£149,700	£118,100
Littleport East Ward	£172,700	£213,500	£159,100	£167,900	£86,400
Littleport West Ward	£172,700	£228,900	£153,300	£155,400	£110,000
Soham South Ward	£177,800	£257,900	£164,400	£149,500	£103,800
Sutton Ward	£189,400	£268,000	£162,300	£156,200	£115,400
Ely East Ward	£211,200	£320,100	£210,800	£202,900	£143,500
Ely North Ward	£215,900	£277,300	£208,300	£175,600	£112,900
Haddenham Ward	£216,300	£287,100	£184,800	£152,500	£132,100
Burwell Ward	£224,200	£295,100	£205,700	£178,900	£115,000
Stretham Ward	£227,600	£297,500	£196,700	£168,500	£138,500
Ely South Ward	£228,200	£268,000	£212,000	£189,200	
Ely West Ward	£229,100	£273,600	£208,100	£187,200	£103,500
Fordham Villages Ward	£237,400	£356,700	£188,100	£197,900	
Isleham Ward	£246,000	£284,600	£223,100	£162,200	£131,700
Downham Villages Ward	£254,400	£295,800	£177,200	£168,200	
The Swaffhams Ward	£311,800	£414,400	£202,900	£228,200	
Bottisham Ward	£319,400	£484,000	£239,000	£236,300	£129,400
Cheveley Ward	£337,800	£419,400	£209,400	£213,200	£245,600
Dullingham Villages Ward	£389,100	£463,000	£241,000	£352,100	£244,300

## Fenland

	All	Detached	Semi-Detached	Terraced	Flat
<b>Whole district / borough</b>	<b>£160,600</b>	<b>£209,300</b>	<b>£140,900</b>	<b>£120,400</b>	<b>£88,300</b>
Waterlees Ward	£114,500	£145,900	£117,700	£105,800	£74,500
Medworth Ward	£128,000	£180,200	£145,900	£121,400	£95,000
Kingsmoor Ward	£131,200	£164,600	£136,400	£119,000	£81,800
Kirkgate Ward	£132,300	£170,000	£127,300	£111,300	£85,800
Staithe Ward	£135,200	£169,100	£123,200	£108,600	£66,700
Hill Ward	£139,900	£181,700	£134,000	£118,100	£85,000
March East Ward	£141,700	£192,100	£139,500	£116,800	£90,400
Clarkson Ward	£142,400	£247,700	£138,600	£100,100	£93,000
March North Ward	£146,900	£171,800	£136,100	£117,700	£91,600
Slade Lode Ward	£150,000	£179,200	£141,300	£151,300	£98,900
St. Marys Ward	£151,100	£215,900	£153,600	£119,100	£88,400
The Mills Ward	£155,100	£238,700	£137,700	£125,200	£90,000
Bassenhally Ward	£159,500	£187,600	£148,900	£122,500	
March West Ward	£164,600	£215,300	£150,200	£118,300	£86,200
Lattersey Ward	£169,400	£222,100	£149,100	£126,500	£98,500
Benwick, Coates and Eastrea Ward	£170,200	£202,500	£144,800	£127,000	£97,500
Manea Ward	£170,400	£211,100	£146,600	£105,100	
Elm and Christchurch Ward	£178,300	£208,500	£129,300	£132,200	
Peckover Ward	£178,300	£276,600	£259,800	£109,500	£69,600
St. Andrews Ward	£179,400	£219,500	£139,500	£134,800	£94,300
Delph Ward	£181,600	£200,700	£150,200	£121,900	
Birch Ward	£183,400	£253,900	£146,300	£130,100	
Parson Drove and Wisbech St. Mary Ward	£187,400	£216,500	£139,400	£126,600	
Roman Bank Ward	£200,200	£234,200	£139,100	£136,900	
Wenneye Ward	£200,800	£249,100	£156,700	£127,200	£91,000
Doddington Ward	£202,000	£231,300	£150,300	£146,600	
Wimblington Ward	£202,300	£243,000	£164,000	£155,200	

## Huntingdonshire

	All	Detached	Semi-Detached	Terraced	Flat
<b>Whole district / borough</b>	<b>£217,600</b>	<b>£302,800</b>	<b>£185,800</b>	<b>£159,100</b>	<b>£133,500</b>
Huntingdon North Ward	£157,800	£257,000	£160,800	£143,600	£112,700
St. Ives East Ward	£171,200	£241,300	£177,800	£145,000	£125,800
Yaxley and Farcet Ward	£181,400	£226,500	£156,600	£140,800	£92,100
St. Neots Eynesbury Ward	£181,700	£249,500	£182,200	£156,900	£161,400
Ramsey Ward	£184,200	£257,800	£160,300	£137,100	£106,000
St. Neots Eaton Socon Ward	£187,600	£297,800	£186,800	£153,900	£130,100
Huntingdon East Ward	£192,700	£250,800	£179,100	£151,900	£128,800
Huntingdon West Ward	£195,900	£266,500	£179,800	£163,500	£115,900
Sawtry Ward	£202,400	£247,900	£158,000	£130,800	£111,300
St. Ives West Ward	£204,600	£272,400	£181,900	£165,700	£87,100
St. Neots Priory Park Ward	£204,600	£284,000	£198,500	£214,900	£128,000
Fenstanton Ward	£204,900	£279,300	£177,400	£162,200	£173,700
Godmanchester Ward	£207,200	£297,500	£191,000	£145,300	£110,300
Stilton Ward	£207,200	£263,100	£168,400	£170,000	£90,800
Warboys and Bury Ward	£217,000	£277,400	£171,700	£142,100	£113,400
Somersham Ward	£217,400	£286,900	£183,400	£146,600	£97,200
Upwood and The Raveleys Ward	£222,500	£390,400	£166,700	£142,400	£77,500
St. Ives South Ward	£227,000	£364,000	£212,900	£190,200	£145,900
St. Neots Eaton Ford Ward	£227,000	£337,600	£194,700	£152,100	£137,500
Brampton Ward	£232,200	£303,300	£221,000	£176,900	£125,400
Little Paxton Ward	£251,900	£432,000	£189,600	£249,500	£200,600
Alconbury and The Stukeleys Ward	£252,400	£293,800	£198,400	£181,400	£160,000
Earith Ward	£253,000	£307,900	£189,500	£159,500	£180,000
Buckden Ward	£256,600	£287,200	£211,600	£237,400	£106,000
Elton and Folksworth Ward	£318,800	£375,900	£206,800	£261,800	£162,300
Kimbolton and Staughton Ward	£322,300	£400,400	£266,200	£199,100	£167,500
The Hemingfords Ward	£335,300	£414,700	£241,800	£205,400	£148,500
Ellington Ward	£353,800	£419,600	£206,500	£205,400	
Gransden and The Offords Ward	£354,300	£455,700	£222,700	£185,800	£121,500

## South Cambridgeshire

	All	Detached	Semi-Detached	Terraced	Flat
<b>Whole district / borough</b>	<b>£293,200</b>	<b>£404,500</b>	<b>£238,900</b>	<b>£199,400</b>	<b>£154,400</b>
Teversham Ward	£207,700	£342,400	£222,400	£209,200	£153,800
Swavesey Ward	£228,500	£294,400	£195,000	£174,100	£107,600
Sawston Ward	£239,700	£353,000	£211,500	£188,100	£95,700
Bar Hill Ward	£240,200	£406,200	£197,900	£166,000	£120,700
Longstanton Ward	£250,000	£352,500	£195,300	£185,200	£170,000
Papworth and Elsworth Ward	£254,400	£344,000	£218,100	£194,400	£150,500
Cottenham Ward	£254,900	£340,100	£212,700	£193,000	£140,300
Linton Ward	£258,200	£331,400	£232,400	£219,500	£177,000
Waterbeach Ward	£259,300	£338,000	£225,000	£185,400	£140,000
Willingham and Over Ward	£260,400	£329,200	£204,500	£185,700	£128,300
Bourn Ward	£263,200	£370,000	£220,600	£203,100	£163,200
Gamlingay Ward	£271,700	£390,500	£217,300	£191,800	£101,000
Hardwick Ward	£279,300	£367,900	£223,000	£195,000	£140,000
Histon and Impington Ward	£279,500	£388,600	£243,400	£212,200	£181,000
Fulbourn Ward	£281,300	£419,400	£243,100	£205,100	£138,600
Bassingbourn Ward	£296,000	£370,900	£259,000	£229,400	£165,000
Duxford Ward	£307,700	£419,700	£234,500	£223,200	
Caldecote Ward	£308,500	£347,700	£241,600	£213,700	
Harston and Hauxton Ward	£310,700	£401,300	£264,600	£155,400	£115,300
Melbourn Ward	£313,300	£396,700	£277,500	£214,800	
Girton Ward	£314,600	£355,800	£303,700	£237,900	£190,500
Balsham Ward	£324,100	£434,400	£236,500	£205,600	
The Abingtons Ward	£339,000	£473,900	£241,600	£229,000	£112,000
The Wilbrahams Ward	£359,600	£470,400	£219,000	£169,800	£189,400
Haslingfield and The Eversdens Ward	£372,300	£450,900	£296,200	£210,700	
Whittlesford Ward	£400,000	£563,900	£253,100	£185,500	
Milton Ward	£405,000	£405,000			
The Shelfords and Stapleford Ward	£406,800	£535,700	£335,100	£219,300	£193,600
Comberton Ward	£409,500	£572,200	£306,800	£224,100	£132,400
Fowlmere and Foxton Ward	£432,800	£671,600	£263,500	£220,200	
Orwell and Barrington Ward	£444,400	£520,200	£266,500	£245,000	
Meldreth Ward	£449,700	£657,700	£251,600	£198,300	
Barton Ward	£473,300	£589,000	£401,000	£235,600	£109,000
The Mordens Ward	£486,700	£644,100	£252,000	£189,800	£137,000

## Forest Heath

	All	Detached	Semi-Detached	Terraced	Flat
<b>Whole district / borough</b>	<b>£184,300</b>	<b>£245,000</b>	<b>£164,900</b>	<b>£149,000</b>	<b>£164,900</b>
Brandon East Ward	£143,900	£187,600	£142,000	£120,900	£84,200
Brandon West Ward	£148,300	£184,800	£132,300	£107,100	£80,000
Market Ward	£163,900	£226,200	£157,800	£137,300	£111,700
Great Heath Ward	£165,800	£226,200	£139,000	£126,900	£100,500
Lakenheath Ward	£171,300	£200,300	£134,400	£122,500	
Severals Ward	£177,700	£319,700	£160,200	£149,200	£105,000
Eriswell and The Rows Ward	£187,500	£233,500	£149,300	£136,400	£169,500
St. Mary's Ward	£188,700	£256,700	£194,000	£167,400	£166,700
Red Lodge Ward	£194,800	£244,900	£156,300	£153,600	£140,800
All Saints Ward	£212,100	£324,000	£225,400	£176,800	£277,000
Exning Ward	£212,400	£300,200	£283,500	£167,300	£116,600
Iceni Ward	£243,300	£353,700	£174,100	£162,700	£475,000
Manor Ward	£264,300	£307,800	£196,200	£230,900	£160,000
South Ward	£397,200	£466,300	£278,000	£189,700	

## St Edmundsbury

	All	Detached	Semi-Detached	Terraced	Flat
<b>Whole district / borough</b>	<b>£224,900</b>	<b>£326,900</b>	<b>£198,800</b>	<b>£169,800</b>	<b>£126,600</b>
St. Olaves Ward	£147,500	£181,700	£153,700	£147,900	£103,800
Haverhill East Ward	£151,500	£223,000	£162,800	£135,200	£98,900
Haverhill South Ward	£156,100	£232,300	£171,300	£134,600	£104,300
Northgate Ward	£165,700	£212,300	£167,500	£155,100	£116,700
Haverhill North Ward	£167,500	£221,100	£165,600	£144,600	£103,100
Haverhill West Ward	£175,300	£233,300	£165,700	£142,200	£99,600
Risbygate Ward	£201,300	£277,700	£238,900	£206,900	£135,700
Eastgate Ward	£209,800	£353,300	£208,100	£236,700	£162,200
Minden Ward	£214,000	£248,500	£244,400	£151,200	£127,700
Moreton Hall Ward	£219,000	£292,100	£190,400	£171,900	£135,300
Westgate Ward	£223,800	£318,700	£206,500	£158,000	£116,300
Southgate Ward	£230,400	£338,800	£191,500	£176,100	£127,000
Stanton Ward	£233,200	£332,800	£159,300	£149,800	
Kedington Ward	£254,800	£385,400	£193,600	£174,200	
Pakenham Ward	£256,200	£365,600	£202,100	£150,900	
Ixworth Ward	£261,300	£279,800	£203,600	£196,500	
Abbeygate Ward	£264,400	£340,000	£303,500	£274,800	£136,600
Barningham Ward	£265,700	£286,300	£214,500	£185,900	
Hundon Ward	£273,900	£418,500	£209,200	£160,500	
Barrow Ward	£280,100	£334,000	£217,600	£193,500	
Clare Ward	£282,900	£370,800	£226,500	£229,300	
Great Barton Ward	£293,000	£348,800	£217,400	£203,200	£78,900
Bardwell Ward	£311,600	£387,700	£245,700	£176,000	
Risby Ward	£315,600	£390,400	£246,100	£230,100	
Cavendish Ward	£324,400	£361,800	£284,300	£201,600	
Horringer and Whelnetham Ward	£333,800	£398,900	£220,300	£202,400	
Wickhambrook Ward	£351,100	£437,000	£221,200	£160,000	
Withersfield Ward	£357,100	£427,300	£218,800	£274,500	
Chedburgh Ward	£364,500	£436,600	£178,900	£282,300	
Fornham Ward	£370,800	£454,000	£242,100	£208,000	£53,800
Rougham Ward	£372,000	£516,800	£181,300	£145,700	£193,300