

Uttlesford Housing Market Report – January 2020 (Q3)

Introduction

This report will give a snapshot of house price data at ward level for the third quarter of 2019/20. This information is designed to provide information on the current housing market pressures within the District.

All information is taken from the web-based analytics company, Hometrack. (Hometrack.co.uk) This information is based on sales data.

Context

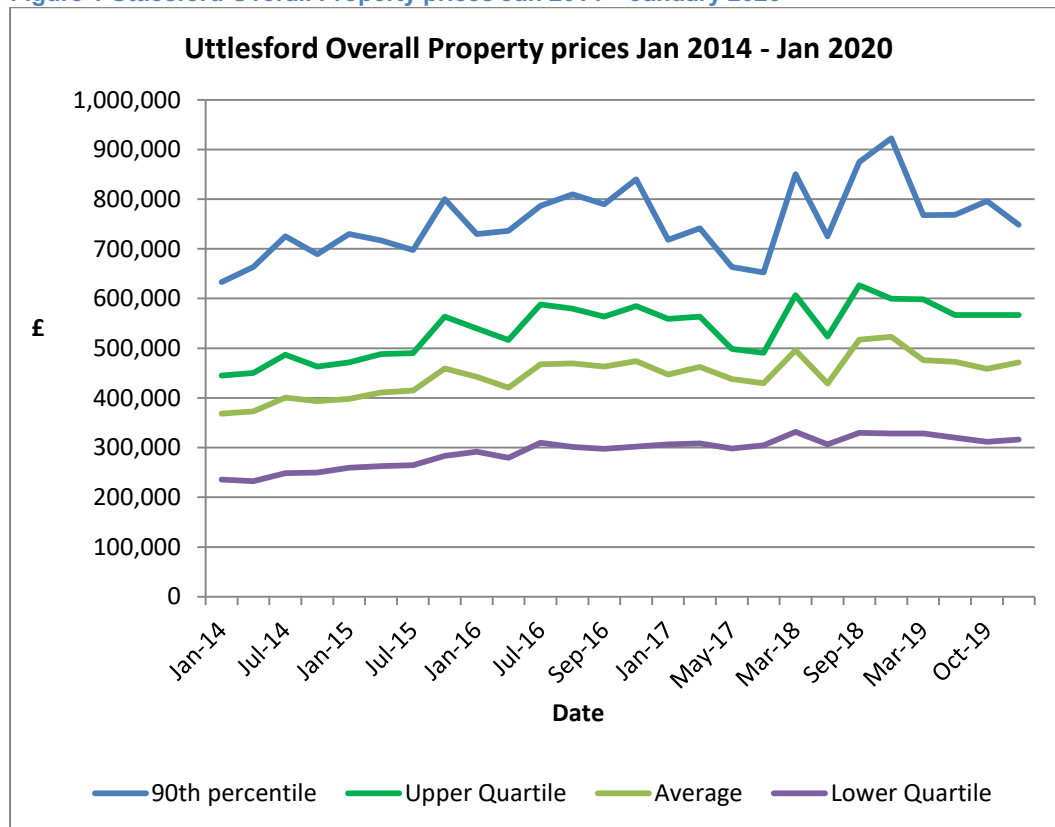
Property prices in Uttlesford are higher than figures for the Region, (The East) due to the district's proximity to London and Cambridge. For example, a new build house is £386,300 for the Region compared to £535,600 for Uttlesford. The price of new builds for Uttlesford has increased by £1,500 since October 2019

Uttlesford prices over time

Figure 1 provides information on the overall property prices in Uttlesford between January 2014 to January 2020. The most expensive properties are within the 90th percentile compared to the lower quartile which provides information on the lowest 25% (prices) of properties.

The most expensive properties (90th percentile) have changed from £633,333 (Jan 2014) to £784,333 (January 2020) compared to the lowest properties which have changed from £253,833 (Jan 2014) to £316,633 (January 2020). This is an increase of 18% (90th percentile) for the whole-time frame compared to a 34% increase for the lowest 25th percentile of house prices.

Figure 1 Uttlesford Overall Property prices Jan 2014 – January 2020



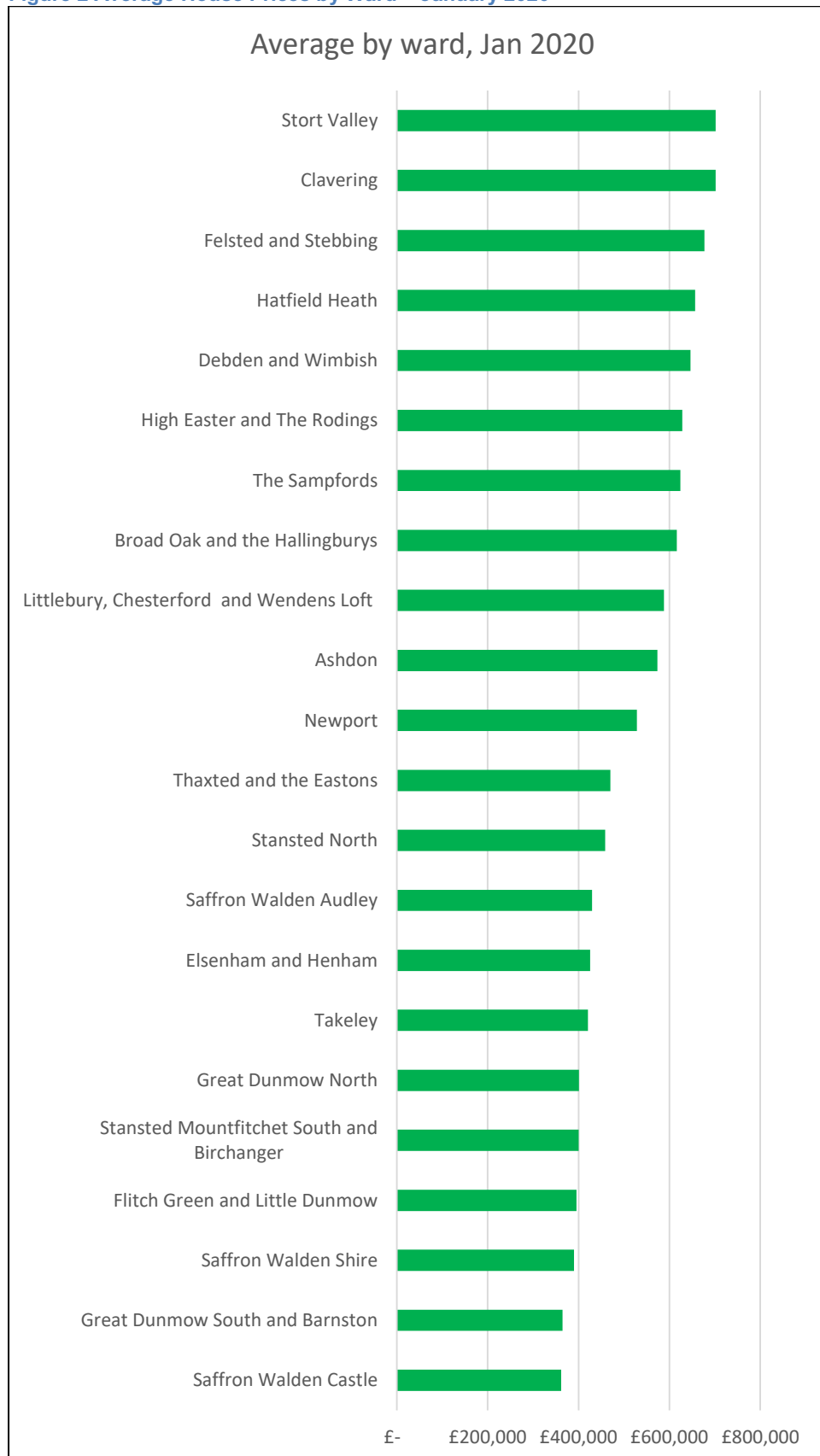
Source: Hometrack January 2020

Figure 2 shows the average property price for January 2020 at ward level¹.

The highest average price was for £701,797 for Stort Valley compared to £361,825 for Saffron Walden Castle.

¹ Please note ward boundaries were changed in 2015 and amended by Hometrack spring, 2016

Figure 2 Average House Prices by Ward – January 2020



Source: *Hometrack January 2020*

Properties by bedroom size

This section will look at property prices by bedroom size at ward level.

Data for 1 & 2 bed flats is incomplete and therefore omitted.

Houses

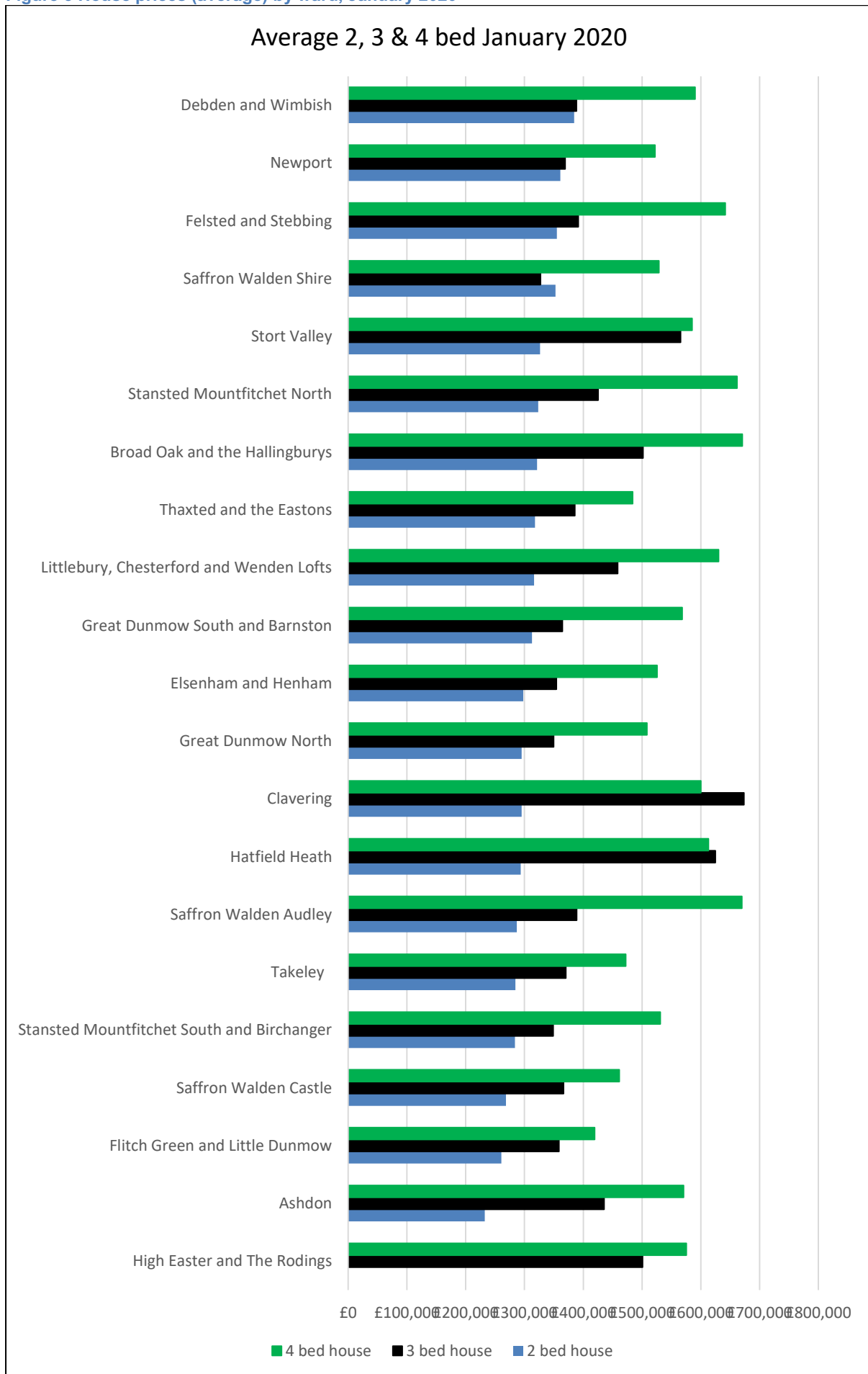
House price data by ward for January 2020 is given in Figure 3 showing the prices for 2, 3 and 4 bed properties. Please note, the chart is sorted to show the price of two bed houses.

The cheapest two bed house is £232,000 (Ashdon) compared to £317,725 (Thaxted and the Eastons).

Three bed properties range from £327,339 (Saffron Walden Shire) to £673,500 (Clavering).

Four bed properties were the cheapest in Flitch Green and Little Dunmow at £419,231 compared to £670,684 for Broad Oak and the Hallingburys.

Figure 3 House prices (average) by ward, January 2020



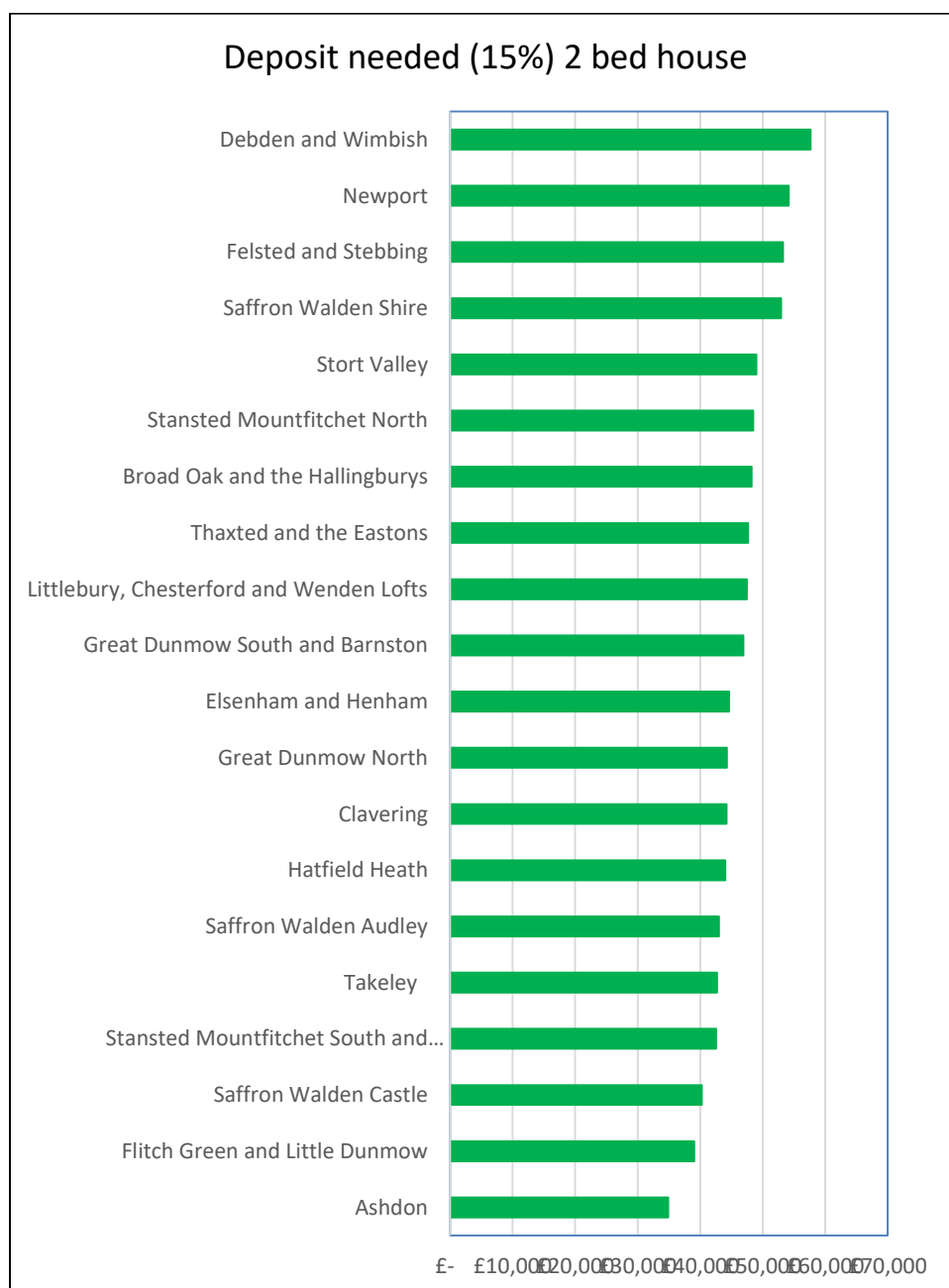
Source: Hometrack January 2020

Affordability

The chart in Figure 4 shows the amount of deposit required to purchase a 2 bed house on the open market by ward. The deposit is 15% as per the guidance and analysis from the Hometrack Housing Intelligence System is used.

The ward with the lowest deposit is for Ashdon (£34,875) compared to Debden and Wimbish which is the most expensive with a deposit of £57,675.

Figure 4 Affordability



Source: Hometrack January 2020

Income

The District benefits from higher than average wages due to a large number of residents working within the technical and highly skilled professionals.

Sixty percent of residents earn below £34,000pa and 40% earn below £25,000. The overall average income for Uttlesford is £41,000 compared to the median (mid-range) of incomes amounting to £30,000².

To access the cheapest 2 bed property of £255,750 (Flitch Green and Little Dunmow) on the open market at October 2019, residents would need a joint household income of £61,111.

To meet the housing needs of local residents, the Council requires 40% of development on schemes over 15 units to be delivered as affordable homes. This will include an element of sub-market rent and ownership products. In addition, communities can consider a small Rural Exception Site housing scheme to deliver homes for people with a strong connection to that Parish. Please contact the Housing Strategy Team for more information.

Sub market ownership products include shared ownership or shared equity. The shared ownership product enables purchasers to buy a portion of the property and rent the remainder. A deposit of only 5% is required on this product. Shared equity or Starter Home model allows residents to buy around 80% of the property without any additional rental charges. The standard 15% deposit would be required.

Conclusion

This report has provided a brief overview of the current housing market in Uttlesford at ward level.

Affordability remains difficult but the provision of affordable homes helps meet the needs for Uttlesford residents.

² Income by Residence Table 8a. Office National Statistics 2019