Uttlesford Housing Market Report – March (Q4)

Introduction

This report will give a snapshot of house price data at ward level for the third quarter of 2018/19. 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 £402,400 for the Region compared to £514,200 for Uttlesford. The price of new builds for the Region has increased by £6,100 compared to new builds in Uttlesford has increased by £20,000 since Sept 2018[1].

Uttlesford prices over time

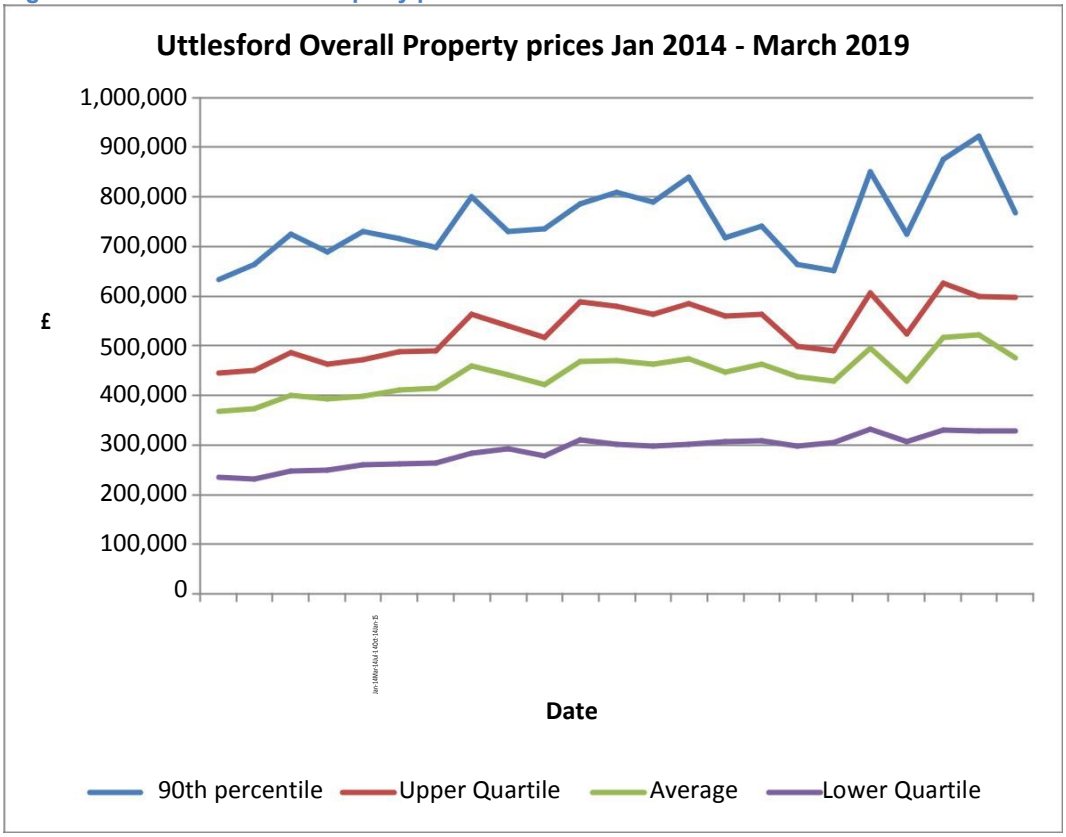
Figure 1 provides information on the overall property prices in Uttlesford between January 2014 to March 2019. The most expensive properties are within the 90th percentile compared to the lower quartile which provides information on the lowest 25% (prices) of properties.

The most expensive properties (90th percentile) have changed from £633,333 (Jan 2014) to £767,500 (March 2019) compared to the lowest properties which have changed from £253,833 (Jan 2014) to £328,333 (March 2019). This is an increase of 15% for the 90th percentile properties over the time frame but a reduction of -15% since December 2018 figure. Lower quartile homes have remained at 28% growth since January 2014.

The year on year change shows the most expensive homes have decreased by -9% since March 2018 and March 2019. Lower quartile homes have decreased by -1% for the same timeframe. However, prices remain higher than the regional average.

[1] This data is no longer collected by 'Hometrack' but remains a useful point for context.

Figure 1 Uttlesford Overall Property prices Jan 2014 – December 2018

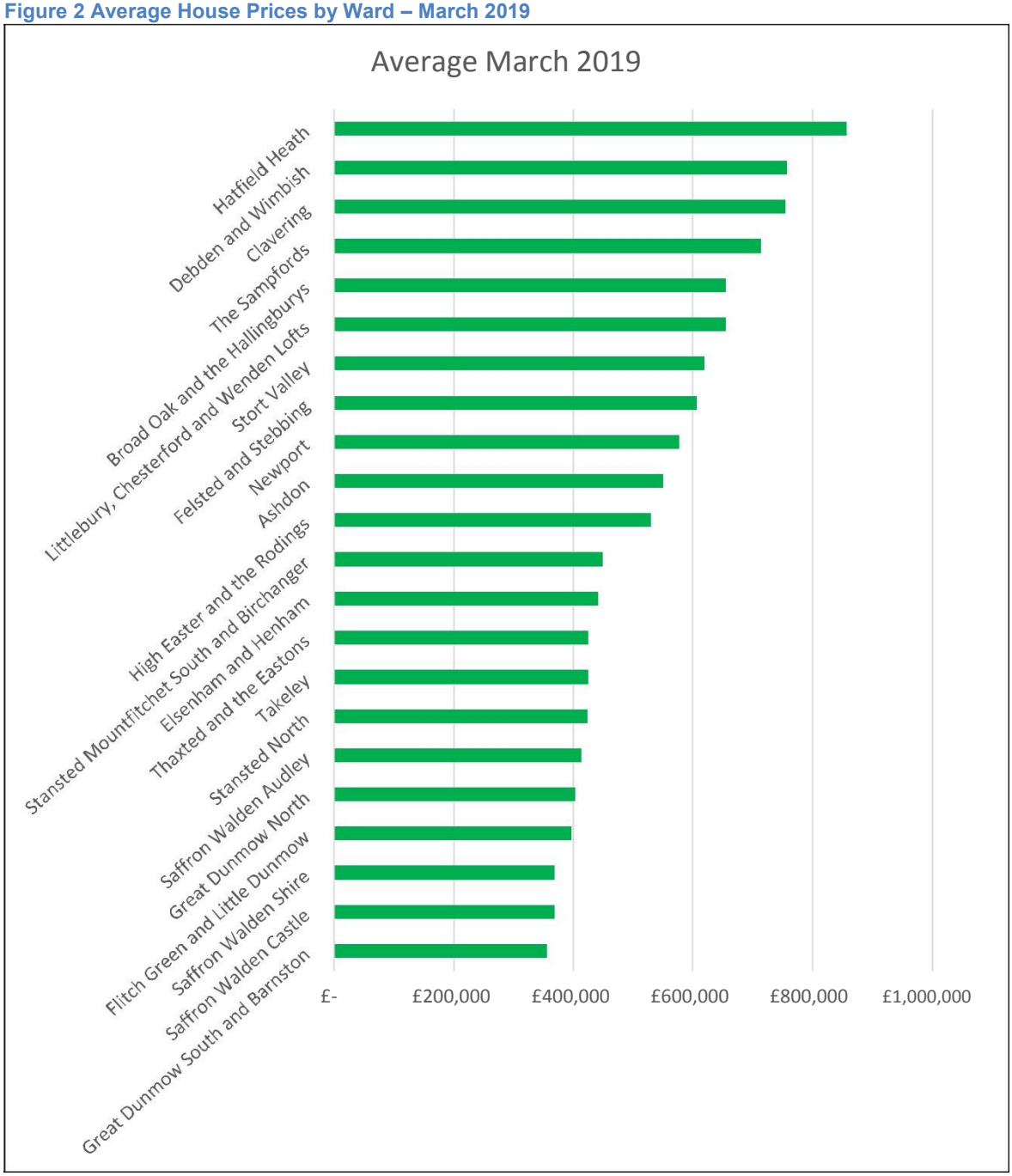


Source: Hometrack April 2019

Figure 2 shows the average property price for March 2019 at ward level. Please note, ward boundaries were changed in 2015, these were amended by Hometrack during the spring of 2016.

The highest average price was for £857,500 for Hatfield Heath compared to £356,187 for Great Dunmow South and Barnston.

Figure 2 Average House Prices by Ward – March 2019



Source: Hometrack April 2019

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

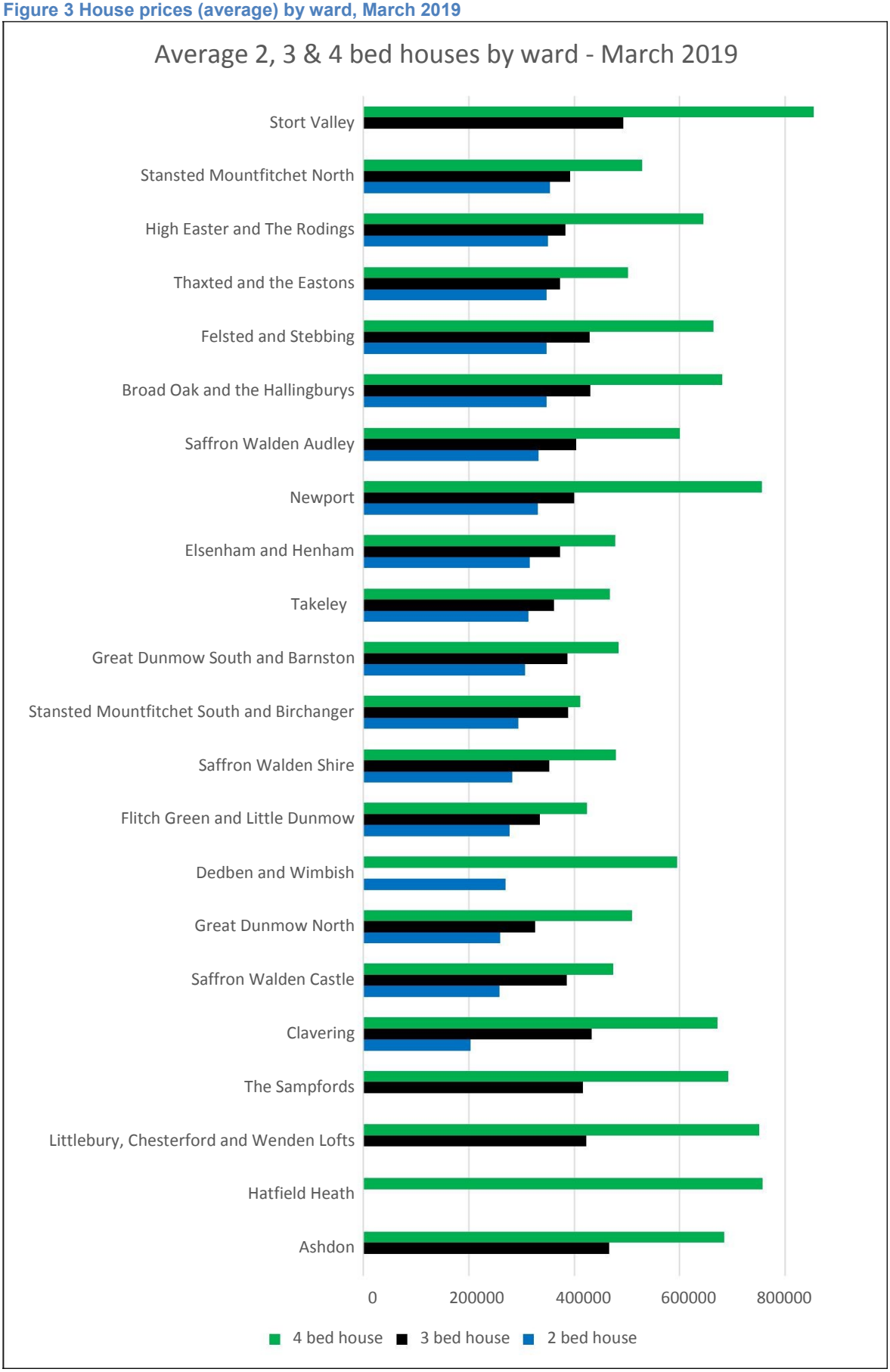
House price data by ward for March 2019 is given in Figure 3 showing the prices for 2, 3 and 4 bed properties. Please note, the chart is sorted to show the price of two bed houses.

The cheapest two bed house is £204,625 (Clavering) compared to £354,167 (Stansted Mountfitchet North).

Three bed properties range from £327,288 (Great Dunmow North) to £494,083 (Stort Valley).

Four bed properties were the cheapest in Flitch Green and Little Dunmow at £412,500 compared to £855,833 for the Stort Valley.

Figure 3 House prices (average) by ward, March 2019



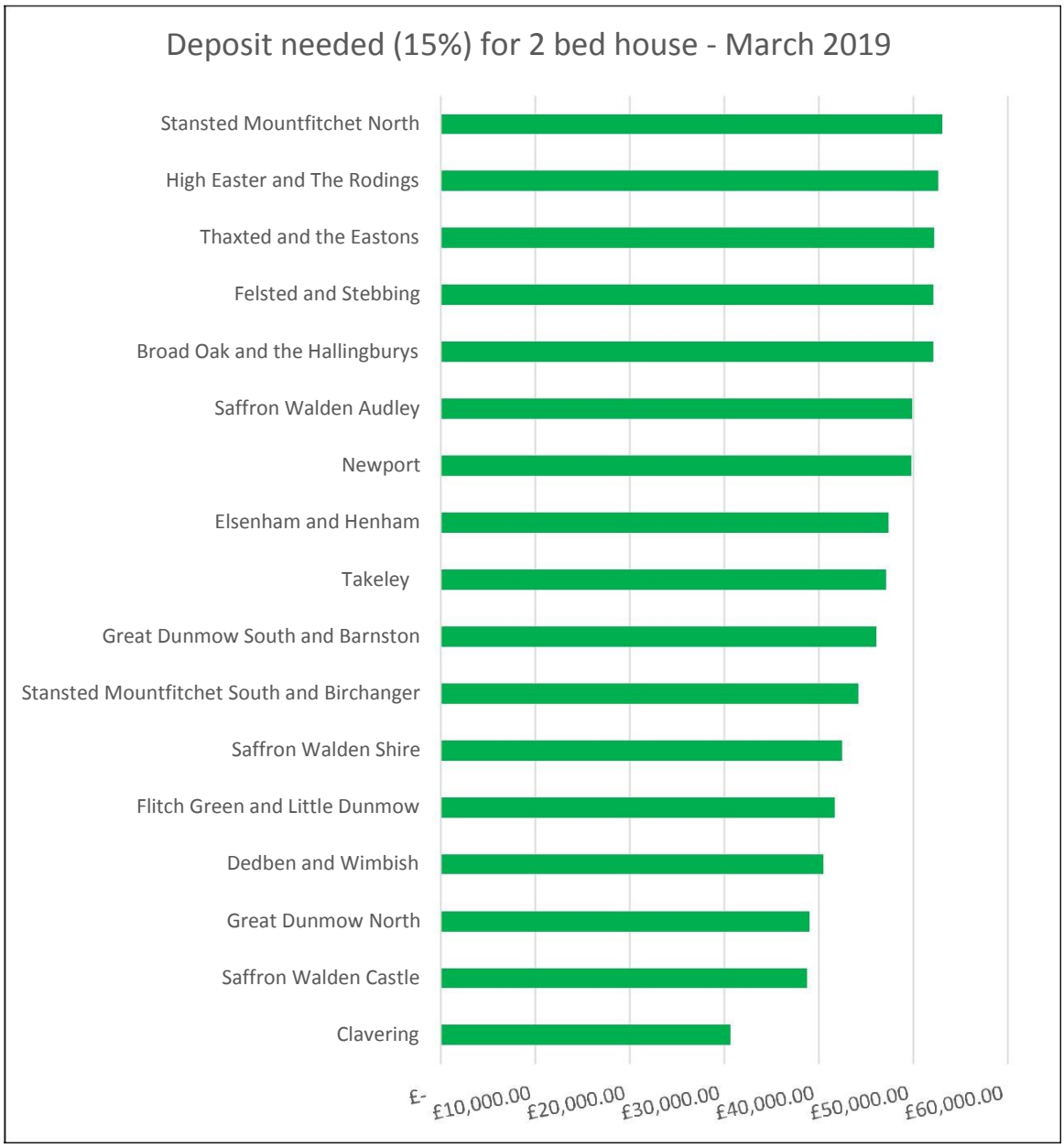
Source: Hometrack April 2019

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 Clavering (£30,693) compared to Stansted Mountfitchet North which is the most expensive with a deposit of £53,125.

Figure 4 Affordability



Source: Hometrack April 2019

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 £30,000.

To access the cheapest 2 bed property of £204,625 (Clavering) on the open market at March 2019, residents would need a joint household income of £49,694.

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.

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.