

Uttlesford Housing Market Report – October 2019 (Q2)

Introduction

This report will give a snapshot of house price data at ward level for the first 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

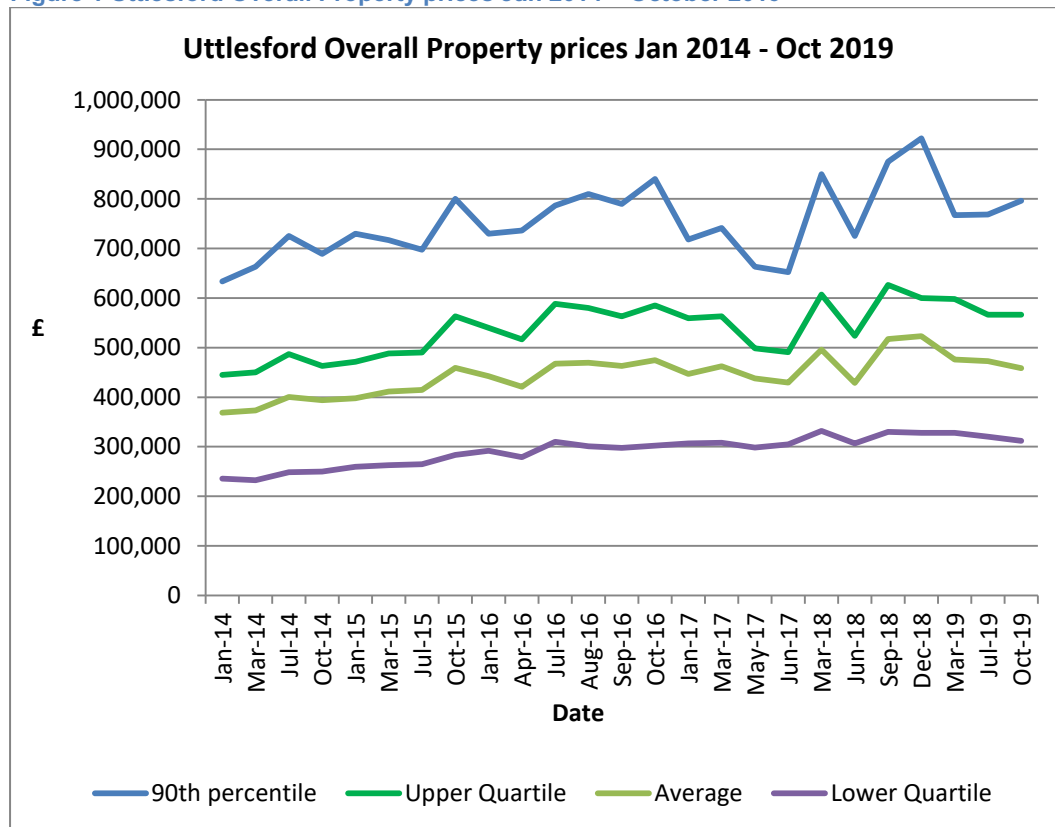
Property prices in Uttlesford are higher than figures for the Region, (The East) due to the district's proximity to London and Cambridge. For example, a new build house is £385,900 for the Region compared to £534,100 for Uttlesford. The price of new builds for Uttlesford has increased by £5,200 since July 2019

Uttlesford prices over time

Figure 1 provides information on the overall property prices in Uttlesford between January 2014 to October 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 £796,000 (October 2019) compared to the lowest properties which have changed from £253,833 (Jan 2014) to £311,666 (October 2019). This is an increase of 26% for the 90th percentile properties over the time frame compared to a 32% increase to October 2019 for the lower quartile homes since January 2014.

Figure 1 Uttlesford Overall Property prices Jan 2014 – October 2019



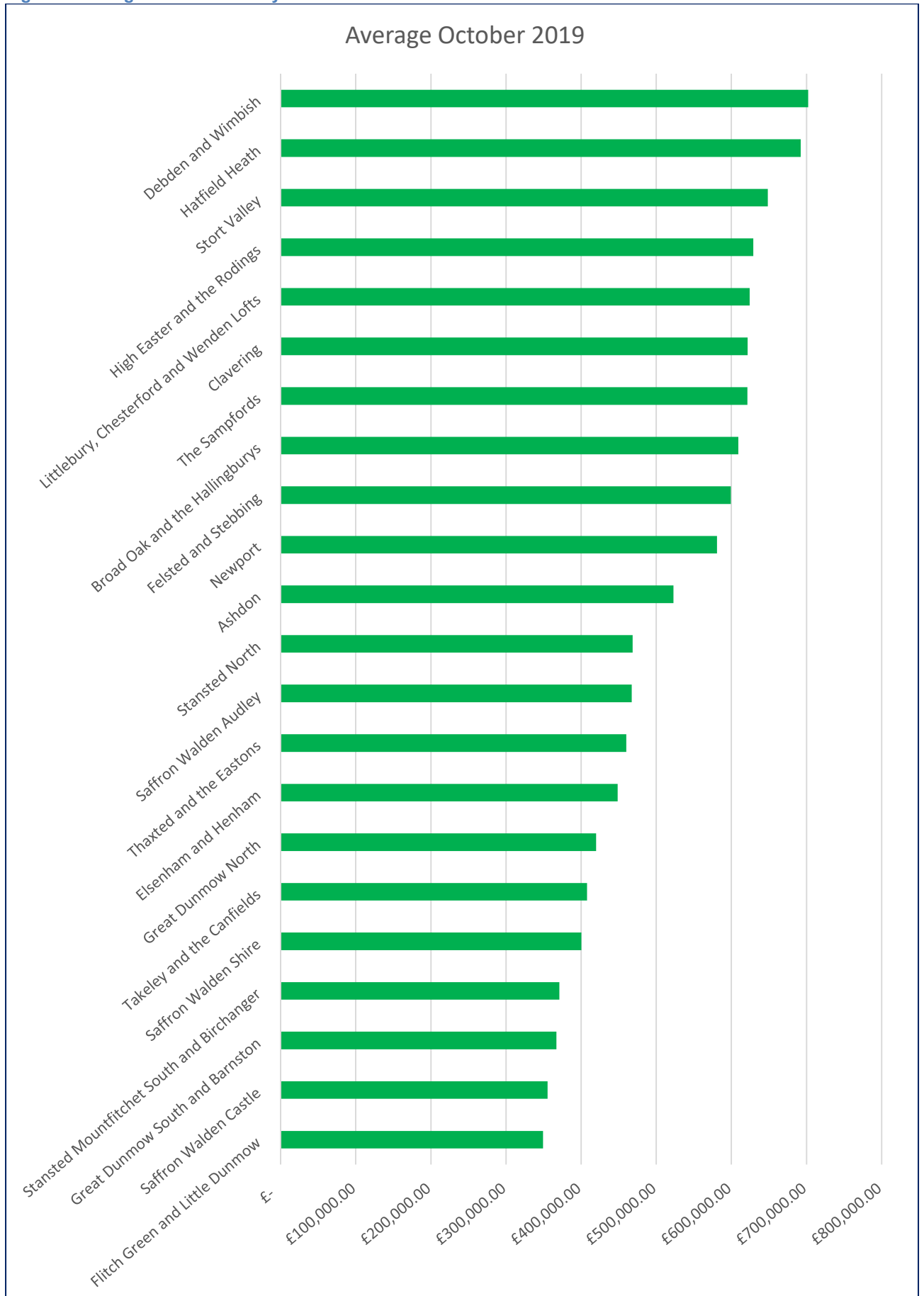
Source: Hometrack October 2019

Figure 2 shows the average property price for October 2019 at ward level¹.

The highest average price was for £707,072 for Debden and Wimbish compared to £349,237 for Flich Green and Little Dunmow.

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

Figure 2 Average House Prices by Ward – October 2019



Source: Hometrack October 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

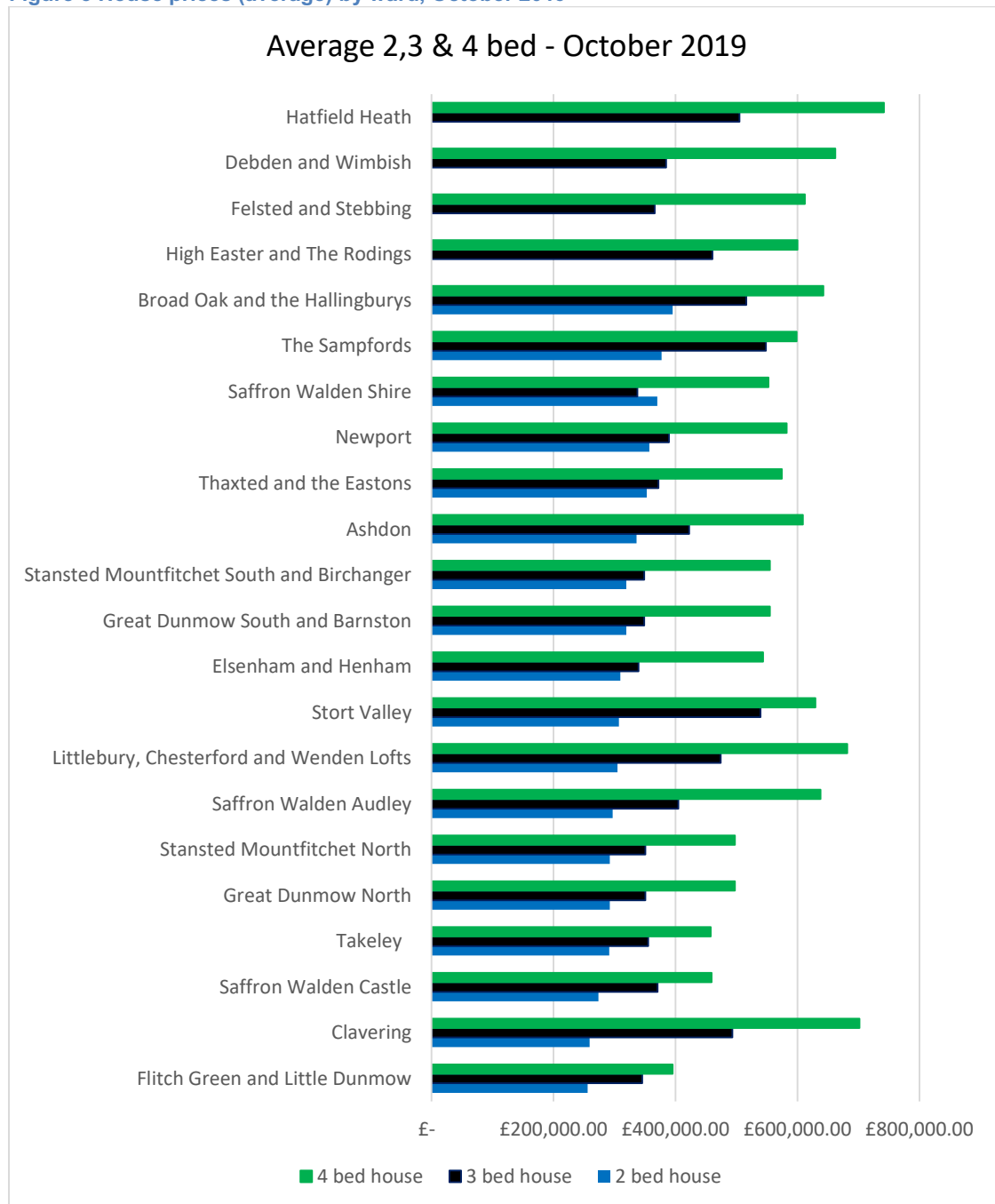
House price data by ward for October 2019 is given in Figure 3 showing the prices for 2, 3 and 4 bed properties. Please note, the chart is sorted to show the price of two bed houses.

The cheapest two bed house is £255,750 (Flitch Green and Little Dunmow) compared to £395,500 (Broad Oak and the Hallingburys).

Three bed properties range from £337,734 (Saffron Walden Shire) to £548,500 (The Sampfords).

Four bed properties were the cheapest in Flitch Green and Little Dunmow at £395,611 compared to £741,732 for Hatfield Heath.

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



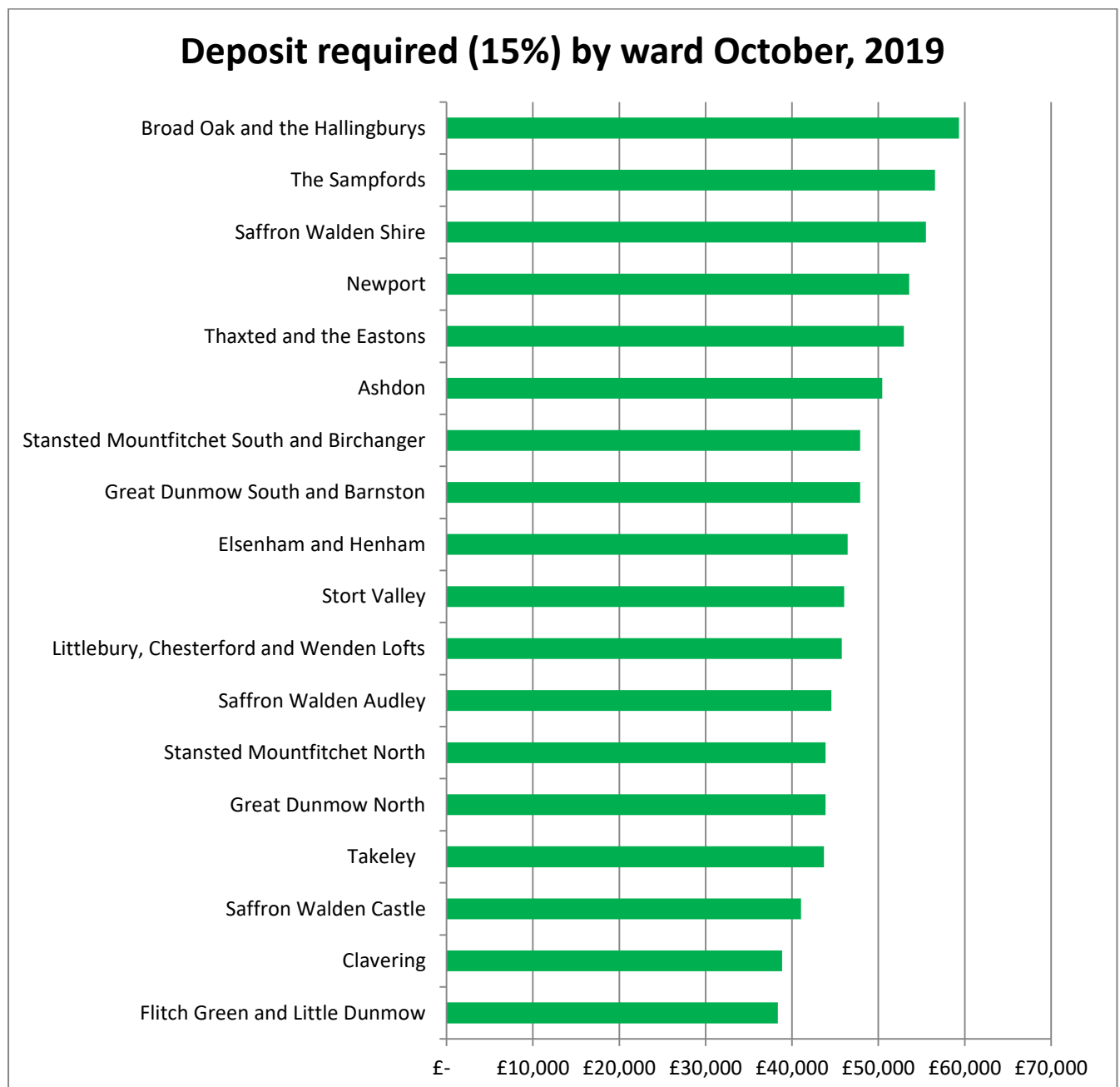
Source: *Hometrack October 2019*

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 Flich Green and Little Dunmow (£38,363) compared to Broad Oak and the Hallingburys which is the most expensive with a deposit of £59,325.

Figure 4 Affordability



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 £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.

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.