

# House Prices in County Towns & Cities

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## **Overview of the data**

- Unless otherwise stated, all the data is sourced from home.co.uk, an aggregator of data from the following portals; Onthemarket.com, Zoopla.co.uk, Smartnewhomes.com, Primelocation.com, Movewithus.co.uk, Mouseprice.com, Guildproperty.co.uk, Homes-online.com, GSPC.co.uk, PSPC.co.uk, Moveto.co.uk, London2let.com, Citylets.co.uk, Radarhomes.co.uk, Homes24.co.uk, TheHouseShop.com, Myhomesunlimited.com, DSSMove.co.uk, Houser.co.uk, Vebra.com, Homesonview.co.uk, Sequencehome.co.uk, Teamprop.co.uk, Propertynews.com, Expertagent.co.uk, Housescape.co.uk, ESPC.com, S1Homes.com, ASPC.co.uk, TSPC.co.uk, DGSPC.co.uk, Daft.ie, Propertypal.com, Nethouseprices.com
- Data is all 3-month rolling averages to ensure greater accuracy, however is subject to local market stock fluctuations
- All price data is average asking price of on-market property
- A total of 41 towns and cities are included in this report, in alphabetical order; Alnwick, Appleby, Aylesbury, Bedford, Brentford, Bristol, Cambridge, Carlisle, Chelmsford, Chester, Chichester, Dorchester, Durham, Exeter, Gloucester, Guildford, Hereford, Hertford, Huntingdon, Ipswich, Lancaster, Leicester, Lincoln, Maidstone, Middlesbrough, Northampton, Norwich, Nottingham, Oakham, Oxford, Reading, Shrewsbury, Stafford, Taunton, Trowbridge, Truro, Warwick, Winchester, Worcester, Worcester and York
- All data to be sourced as: home.co.uk October 2015

## **Summary**

- The context for this report is that asking prices of property in England and Wales have risen 6.9% in the last 12 months
- Within each county town or city, the on-market property stock will vary considerably in terms of volume, type and size of homes. This will be driven by variables such as the state of the local economy, extent to which plots are available for redevelopment / new builds, the size and profile of the local population. Therefore the property trends for each type of house and size of property will reflect the local market stock and subsequent demand for such housing
- Brentford, Guildford and Cambridge are most expensive county towns/cities, with average asking prices currently in excess of £600k
  - Brentford is the most expensive county town for semi-detached, terraced and flats
  - However, the most expensive detached properties are currently in Hertford, Guildford and Oxford



- In terms of annual price growth, Exeter, Bristol and York top the table with an average rises of 22%
  - The drivers of this growth differs by county town/city
  - Exeter is seeing strong price growth in terraced and 5+ bed properties
  - The Bristol markets is recording growth across almost all property classifications
  - York's growth is largely driven by prices for 1-2 bed flats and 4 bed terraced houses
- Cambridge, Bristol, Reading and Hertford are the fastest moving county markets within this study, with average selling times of less than 50 days
  - These markets are likely to be experiencing strong levels of buyer demand combined with quicker conveyancing times and subsequently, this general sense of urgency is driving up values
  - The average selling time in Cambridge is currently just 40 days
  - This is in stark contrast to towns like Alnwick, Middlesbrough and Appleby, where the average selling time is around 5 months
- Only 11 of the 41 towns and cities in this report recorded price deflation in the last 12 months, albeit in many cases it was minimal
  - 4 of the 11 experienced price falls of 0.7% or less

## Overall winners & losers (all property types)

### Current Average Asking Prices

<b><u>TOP 10</u></b>	<b>Average Price</b>		<b><u>BOTTOM 10</u></b>	<b>Average Price</b>
Brentford	£701,539		Ipswich	£218,583
Guildford	£668,299		Leicester	£212,043
Cambridge	£600,114		Nottingham	£201,086
Hertford	£594,335		Lincoln	£187,754
Winchester	£593,719		Alnwick	£187,639
Oxford	£573,502		Stafford	£187,545
Reading	£420,893		Lancaster	£176,098
Chichester	£364,735		Appleby	£171,134
Warwick	£349,596		Carlisle	£151,508
Chelmsford	£340,460		Middlesbrough	£127,270



Price changes in the last 12 months (all property types)

<b>TOP 10</b>	<b>% change</b>		<b>BOTTOM 10</b>	<b>Average Price</b>
Exeter	23.2%		Carlisle	-0.3%
Bristol	22.6%		Worcester	-0.7%
York	19.9%		Worcester	-0.7%
Aylesbury	17.6%		Hertford	-1.8%
Maidstone	17.5%		Taunton	-1.8%
Brentford	17.1%		Middlesbrough	-2.1%
Huntingdon	16.9%		Alnwick	-2.2%
Reading	15.8%		Chichester	-7.1%
Cambridge	14.8%		Oakham	-13.4%
Oxford	12.6%		Lancaster	-17.7%

Average time to sell (all property types)

Represents the actual time taken from a property coming onto market to reaching a sold status as tracked in the Home.co.uk property search.

<b>TOP 10</b>	<b>Days</b>		<b>BOTTOM 10</b>	<b>Days</b>
Cambridge	40		Oakham	96
Bristol	46		Dorchester	99
Reading	46		Hereford	102
Hertford	46		Chester	104
Winchester	55		Lancaster	111
Chelmsford	56		Truro	114
Bedford	56		Carlisle	114
Aylesbury	56		Alnwick	145
Guildford	56		Middlesbrough	146
Northampton	60		Appleby	166



# Top Performing Market Prices in County Towns & Cities



Jackson-Stops  
& Staff

Welcome to...



**Exeter**

**+23.2%**



**Bristol**

**+22.6%**



**York**

**+19.9%**



**Aylesbury**

**+17.6%**



**Maidstone**

**+17.5%**



**Brentford**

**+17.1%**



**Huntingdon**

**+16.9%**



**Reading**

**+15.8%**



**Cambridge**

**+14.8%**



**Oxford**

**+12.6%**

Source: Home.co.uk October 2015, % average year-on-year change in asking prices.



## Detached Properties

Top 10: Ranked on current asking prices

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Hertford	Detached	£1,029,262	£1,110,162	7.9%
Guildford	Detached	£953,133	£1,065,007	11.7%
Oxford	Detached	£892,617	£1,060,429	18.8%
Brentford	Detached	£1,348,738	£1,030,550	-23.6%
Winchester	Detached	£1,000,140	£1,009,017	0.9%
Cambridge	Detached	£752,955	£892,994	18.6%
Reading	Detached	£569,515	£641,296	12.6%
Chelmsford	Detached	£540,532	£584,102	8.1%
Durham	Detached	£459,663	£573,967	24.9%
Warwick	Detached	£431,838	£552,996	28.1%

Top 10: Ranked on price changes in the last 12 months

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Warwick	Detached	£431,838	£552,996	28.1%
Durham	Detached	£459,663	£573,967	24.9%
York	Detached	£373,259	£465,471	24.7%
Oxford	Detached	£892,617	£1,060,429	18.8%
Cambridge	Detached	£752,955	£892,994	18.6%
Gloucester	Detached	£313,005	£359,152	14.7%
Aylesbury	Detached	£418,525	£478,758	14.4%
Bristol	Detached	£467,684	£527,124	12.7%
Trowbridge	Detached	£303,920	£342,414	12.7%
Reading	Detached	£569,515	£641,296	12.6%



## Terraced Properties

Top 10: Ranked on current asking prices

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Brentford	Terraced	£804,305	£869,550	8.1%
Cambridge	Terraced	£512,398	£607,827	18.6%
Winchester	Terraced	£551,611	£545,013	-1.2%
Oxford	Terraced	£427,981	£477,544	11.6%
Hertford	Terraced	£426,248	£435,215	2.1%
Guildford	Terraced	£499,328	£433,246	-13.2%
Chichester	Terraced	£441,648	£393,034	-11.0%
Warwick	Terraced	£305,882	£377,280	23.3%
York	Terraced	£302,807	£369,549	22.0%
Reading	Terraced	£266,800	£309,547	16.0%

Top 10: Ranked on price changes in the last 12 months

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Lincoln	Terraced	£133,434	£168,547	26.3%
Exeter	Terraced	£264,930	£263,143	22.1%
Warwick	Terraced	£305,882	£377,280	23.3%
York	Terraced	£302,807	£369,549	22.0%
Bristol	Terraced	£241,097	£289,984	20.3%
Cambridge	Terraced	£512,398	£607,827	18.6%
Truro	Terraced	£234,171	£273,973	17.0%
Reading	Terraced	£266,800	£309,547	16.0%
Aylesbury	Terraced	£214,242	£247,177	15.4%
Stafford	Terraced	£131,789	£150,225	14.0%



## Semi Detached Properties

Top 10: Ranked on current asking prices

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Brentford	Semi	£760,950	£809,112	6.3%
Winchester	Semi	£508,472	£596,359	17.3%
Cambridge	Semi	£462,224	£527,348	14.1%
Guildford	Semi	£435,668	£501,793	15.2%
Oxford	Semi	£462,108	£486,380	5.3%
Hertford	Semi	£522,018	£458,069	-12.3%
Chichester	Semi	£342,496	£407,971	19.1%
Reading	Semi	£331,128	£399,742	20.7%
Chelmsford	Semi	£306,051	£331,607	8.4%
Warwick	Semi	£318,188	£328,627	3.3%

Top 10: Ranked on price changes in the last 12 months

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Aylesbury	Semi	£241,502	£303,771	25.8%
Huntingdon	Semi	£195,623	£240,494	22.9%
Truro	Semi	£260,758	£318,321	22.1%
Oakham	Semi	£169,883	£206,347	21.5%
Reading	Semi	£331,128	£399,742	20.7%
Chichester	Semi	£342,496	£407,971	19.1%
Winchester	Semi	£508,472	£596,359	17.3%
Bristol	Semi	£265,442	£310,015	16.8%
Gloucester	Semi	£171,160	£199,588	16.6%
Shrewsbury	Semi	£184,050	£213,787	16.2%





## Flats

### Top 10: Ranked on current asking prices

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Brentford	Flat	£528,922	£638,124	20.6%
Hertford	Flat	£288,166	£397,937	38.1%
Cambridge	Flat	£381,736	£380,373	-0.4%
Oxford	Flat	£280,038	£333,702	19.2%
Guildford	Flat	£266,800	£333,395	25.0%
Winchester	Flat	£288,192	£311,255	8.0%
York	Flat	£190,826	£235,159	23.2%
Reading	Flat	£230,362	£233,025	1.2%
Bristol	Flat	£183,020	£228,566	24.9%
Dorchester	Flat	£193,711	£216,139	11.6%

### Top 10: Ranked on price changes in the last 12 months

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Hertford	Flat	£288,166	£397,937	38.1%
Guildford	Flat	£266,800	£333,395	25.0%
Bristol	Flat	£183,020	£228,566	24.9%
York	Flat	£190,826	£235,159	23.2%
Brentford	Flat	£528,922	£638,124	20.6%
Oxford	Flat	£280,038	£333,702	19.2%
Dorchester	Flat	£193,711	£216,139	11.6%
Aylesbury	Flat	£140,055	£155,768	11.2%
Hereford	Flat	£139,430	£153,736	10.3%
Bedford	Flat	£126,958	£138,936	9.4%



## 1-bed properties

Top 10: Ranked on current asking prices

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Brentford	1 Bedroom	£339,305	£382,647	12.8%
Cambridge	1 Bedroom	£243,421	£248,159	1.9%
Hertford	1 Bedroom	£191,149	£231,529	21.1%
Guildford	1 Bedroom	£197,942	£222,251	12.3%
Oxford	1 Bedroom	£184,822	£207,227	12.1%
Winchester	1 Bedroom	£176,968	£195,684	10.6%
Reading	1 Bedroom	£155,703	£180,607	16.0%
Chelmsford	1 Bedroom	£172,166	£165,414	-3.9%
Bristol	1 Bedroom	£138,389	£152,207	10.0%
York	1 Bedroom	£132,662	£151,800	14.4%

Top 10: Ranked on price changes in the last 12 months

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Huntingdon	1 Bedroom	£89,514	£112,775	26.0%
Hertford	1 Bedroom	£191,149	£231,529	21.1%
Reading	1 Bedroom	£155,703	£180,607	16.0%
Dorchester	1 Bedroom	£129,693	£149,401	15.2%
York	1 Bedroom	£132,662	£151,800	14.4%
Warwick	1 Bedroom	£114,400	£130,514	14.1%
Aylesbury	1 Bedroom	£119,151	£135,859	14.0%
Brentford	1 Bedroom	£339,305	£382,647	12.8%
Guildford	1 Bedroom	£197,942	£222,251	12.3%
Oxford	1 Bedroom	£184,822	£207,227	12.1%



## **2-bed properties**

Top 10: Ranked on current asking prices

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Brentford	2 Bedrooms	£529,960	£608,041	14.7%
Cambridge	2 Bedrooms	£363,388	£403,532	11.0%
Guildford	2 Bedrooms	£333,464	£393,221	17.9%
Hertford	2 Bedrooms	£286,958	£362,963	26.5%
Winchester	2 Bedrooms	£331,073	£339,956	2.7%
Oxford	2 Bedrooms	£303,127	£332,991	9.9%
Reading	2 Bedrooms	£224,736	£270,942	20.6%
Bristol	2 Bedrooms	£197,320	£246,868	25.1%
Chelmsford	2 Bedrooms	£226,309	£244,716	8.1%
York	2 Bedrooms	£194,988	£227,727	16.8%

Top 10: Ranked on price changes in the last 12 months

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Hertford	2 Bedrooms	£286,958	£362,963	26.5%
Bristol	2 Bedrooms	£197,320	£246,868	25.1%
Reading	2 Bedrooms	£224,736	£270,942	20.6%
Trowbridge	2 Bedrooms	£141,575	£169,146	19.5%
Guildford	2 Bedrooms	£333,464	£393,221	17.9%
York	2 Bedrooms	£194,988	£227,727	16.8%
Brentford	2 Bedrooms	£529,960	£608,041	14.7%
Gloucester	2 Bedrooms	£126,221	£140,491	11.3%
Cambridge	2 Bedrooms	£363,388	£403,532	11.0%
Oxford	2 Bedrooms	£303,127	£332,991	9.9%



### **3-bed properties**

Top 10: Ranked on current asking prices

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Brentford	3 Bedrooms	£755,356	£911,012	20.6%
Winchester	3 Bedrooms	£483,259	£547,054	13.2%
Guildford	3 Bedrooms	£462,141	£499,546	8.1%
Cambridge	3 Bedrooms	£417,610	£497,907	19.2%
Hertford	3 Bedrooms	£431,389	£450,187	4.4%
Oxford	3 Bedrooms	£364,999	£416,524	14.1%
Reading	3 Bedrooms	£329,916	£394,965	19.7%
Chichester	3 Bedrooms	£375,437	£339,399	-9.6%
Warwick	3 Bedrooms	£301,266	£330,492	9.7%
Chelmsford	3 Bedrooms	£306,945	£326,650	6.4%

Top 10: Ranked on price changes in the last 12 months

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Brentford	3 Bedrooms	£755,356	£911,012	20.6%
Aylesbury	3 Bedrooms	£252,304	£302,417	19.9%
Reading	3 Bedrooms	£329,916	£394,965	19.7%
Cambridge	3 Bedrooms	£417,610	£497,907	19.2%
Gloucester	3 Bedrooms	£183,858	£214,232	16.5%
Bristol	3 Bedrooms	£247,525	£287,772	16.3%
Trowbridge	3 Bedrooms	£185,723	£213,514	15.0%
Huntingdon	3 Bedrooms	£204,911	£234,936	14.7%
Oxford	3 Bedrooms	£364,999	£416,524	14.1%
Winchester	3 Bedrooms	£483,259	£547,054	13.2%



## **4-bed properties**

Top 10: Ranked on current asking prices

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Brentford	4 Bedrooms	£783,854	£960,765	22.6%
Cambridge	4 Bedrooms	£666,111	£791,986	18.9%
Winchester	4 Bedrooms	£739,260	£780,754	5.6%
Guildford	4 Bedrooms	£847,998	£752,156	-11.3%
Hertford	4 Bedrooms	£779,615	£751,886	-3.6%
Oxford	4 Bedrooms	£623,333	£656,793	5.4%
Chichester	4 Bedrooms	£602,419	£611,903	1.6%
Reading	4 Bedrooms	£524,540	£554,965	5.8%
Warwick	4 Bedrooms	£465,618	£495,888	6.5%
Chelmsford	4 Bedrooms	£500,217	£473,694	-5.3%

Top 10: Ranked on price changes in the last 12 months

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Brentford	4 Bedrooms	£783,854	£960,765	22.6%
Cambridge	4 Bedrooms	£666,111	£791,986	18.9%
Bedford	4 Bedrooms	£317,914	£366,864	15.4%
Gloucester	4 Bedrooms	£296,018	£337,408	14.0%
Trowbridge	4 Bedrooms	£275,417	£311,517	13.1%
Huntingdon	4 Bedrooms	£299,162	£336,774	12.6%
York	4 Bedrooms	£334,683	£372,587	11.3%
Bristol	4 Bedrooms	£406,461	£450,800	10.9%
Alnwick	4 Bedrooms	£270,986	£299,048	10.4%
Taunton	4 Bedrooms	£297,819	£327,392	9.9%



## **5+ bed properties**

Top 10: Ranked on current asking prices

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Guildford	5+ Bedrooms	£1,925,114	£1,866,447	-3.0%
Hertford	5+ Bedrooms	£1,380,000	£1,847,000	33.8%
Brentford	5+ Bedrooms	£1,593,737	£1,710,808	7.3%
Winchester	5+ Bedrooms	£1,638,140	£1,603,207	-2.1%
Oxford	5+ Bedrooms	£1,225,605	£1,345,408	9.8%
Cambridge	5+ Bedrooms	£1,033,930	£1,082,015	4.7%
Chichester	5+ Bedrooms	£1,151,129	£991,994	-13.8%
Bristol	5+ Bedrooms	£664,389	£887,821	33.6%
Exeter	5+ Bedrooms	£633,448	£809,220	27.7%
Chelmsford	5+ Bedrooms	£686,449	£808,725	17.8%

Top 10: Ranked on price changes in the last 12 months

		<b>2014</b>	<b>2015</b>	<b>% change</b>
Warwick	5+ Bedrooms	£519,129	£799,777	54.1%
York	5+ Bedrooms	£549,249	£735,302	33.9%
Hertford	5+ Bedrooms	£1,380,000	£1,847,000	33.8%
Bristol	5+ Bedrooms	£664,389	£887,821	33.6%
Gloucester	5+ Bedrooms	£392,126	£508,292	29.6%
Exeter	5+ Bedrooms	£633,448	£809,220	27.7%
Chelmsford	5+ Bedrooms	£686,449	£808,725	17.8%
Shrewsbury	5+ Bedrooms	£455,847	£535,639	17.5%
Chester	5+ Bedrooms	£566,031	£661,102	16.8%
Northampton	5+ Bedrooms	£482,269	£540,057	12.0%





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