

Housing: rising prices, low sales, deteriorating affordability

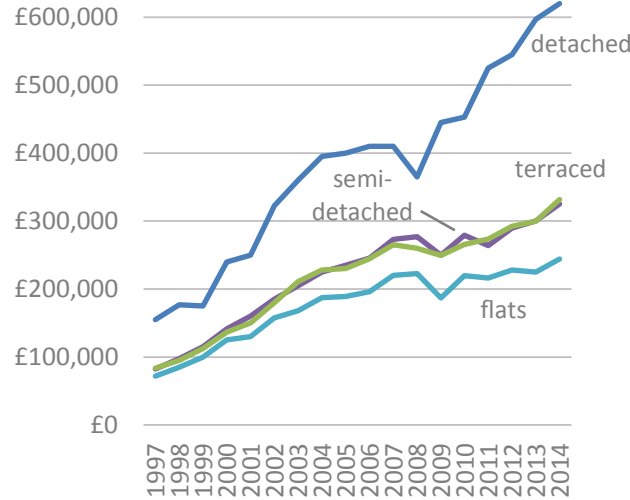
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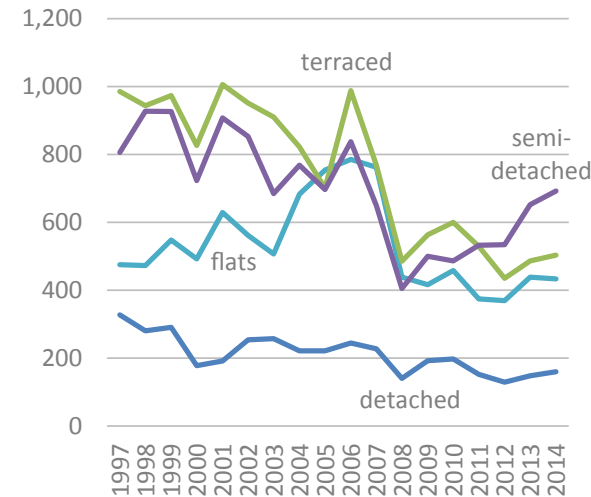
The latest figures on Oxford's housing market show that, after a small post-recession dip, house prices across all dwelling types have continued to rise. On the other hand the number of annual sales dropped significantly as a result of the banking crisis and have not yet recovered to their pre-crisis levels.

Oxford is frequently named the least affordable UK city for housing, and affordability continues to deteriorate as the rise in house prices outstrips the rise in earnings. The third chart here shows the household income required to secure a 95% mortgage on a median-priced semi-detached house in Oxford at 4.5 times household income. It compares that figure to median earnings over the same period. In 1997 such a loan was in the reach of a household with one median-earning worker, but in 2014 it would have taken an income of £70,000 - over twice the median wage. For households renting their home in the private sector, rents have also been rising faster than wages over the last four years (we don't have earlier data available).

**Median house price by type
Oxford 1997-2014**



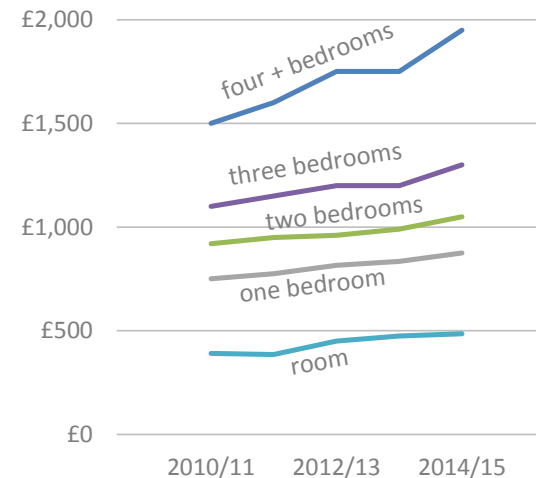
**Number of house sales by type
Oxford 1997-2014**



**Income required for mortgage at 4.5x income and 95% loan-to-value for median-priced semi-detached, compared to median full-time annual earnings
Oxford 1997-2014**



**Median monthly private sector rents
by property type
Oxford 2010/11 to 2014/15**



Data sources: House price statistics for small areas, Office for National Statistics; median gross full-time annual earnings for people working in Oxford, Annual Survey of Hours and Earnings, Office for National Statistics; Private Rental Market Statistics, Valuation Office Agency