

Brighton & Hove Housing Market Report 2019 | Q3 | Jul-Sep

At a Glance		Average Price	Annual Change	Affordable Income*	Price to Income Ratio**
Actual Cost to Buy (September)	Brighton & Hove (Land Registry House Price Index)	£367,322	+1.9%	£84,767	12.62
Advertised Cost To Buy (Q3 average)	1 bed flat	£251,053	+0.3 %	£57,935	8.63
	3 bed house	£481,703	+0.4%	£111,162	16.55
Advertised Cost To Rent (Q3 average)	1 bed flat	£1,047/mth	+4.6%	£55,089	43% gross income
	3 bed house	£ 1,618/mth	-0.6%	£85,186	67% gross income

* based on 25 year mortgage of 3.25 times income at 5% interest with a 25% deposit
 ** based on based on median gross household income of £29,100 per annum (2015)

Land Registry House Price Index

Land Registry House Price Index figures show that the average house price in the city is now £367,322, an increase over the last few months and higher than a year ago.

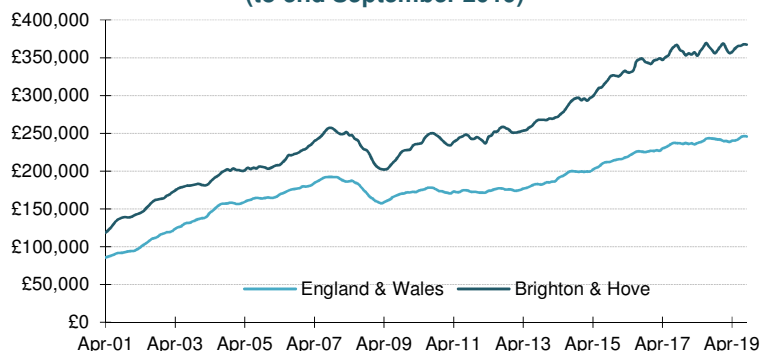
The gap between the average property price for Brighton & Hove and England & Wales has increased with average price in the city now £121,598 (49.5%) higher.

Over the last year, prices in Brighton & Hove have seen a 1.9% increase in comparison to a 1.1% increase nationally.

Sales are still mainly at low levels with a pattern showing seasonal peaks and troughs. The overall trend until March 2016 was a gradual increase. Although in subsequent months, there has been a drop in the levels of sales they remain above that at the beginning of 2009.

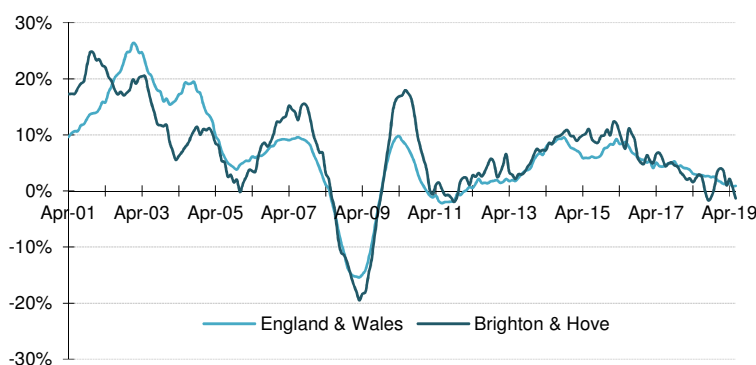
The peak in sales in March 2016 could be attributed to the stamp duty changes on second properties, which came into effect on 1 April 2016.

**Brighton & Hove
Average Property Prices
(to end September 2019)**



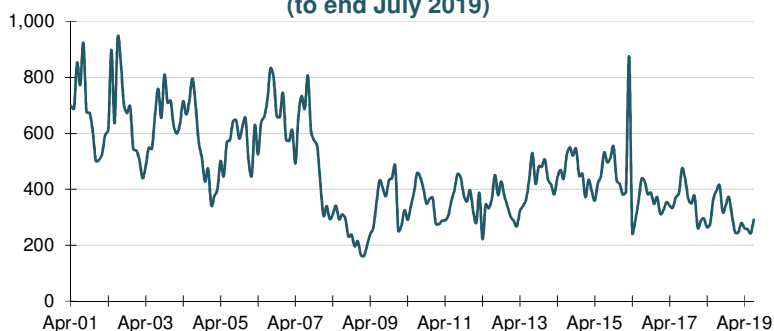
Source: HM Land Registry

**Brighton & Hove
Annual Property Price Inflation
(to end June 2019)**



Source: HM Land Registry

**Brighton & Hove
Monthly Volume of Sales
(to end July 2019)**



Source: HM Land Registry

About the data used for this report

The Land Registry House Price Index is a mathematical model that works out the average value of a home in the city based on the sale price of those homes sold more than once since 1995.

Our monitoring is a representative sample of properties that have been advertised in the city during the quarter on the Rightmove website. Whilst this report does not cover the whole rental market, for example, many properties are let quickly through agents or by word of mouth, it is a useful indicator of the market and as it is based on advertised prices it can give an indication of the future trends in prices.

In order to make a comparison of rental costs the report also includes the average advertised rental prices taken from Gumtree and also the rental values based on the data published by Valuation Office Agency.

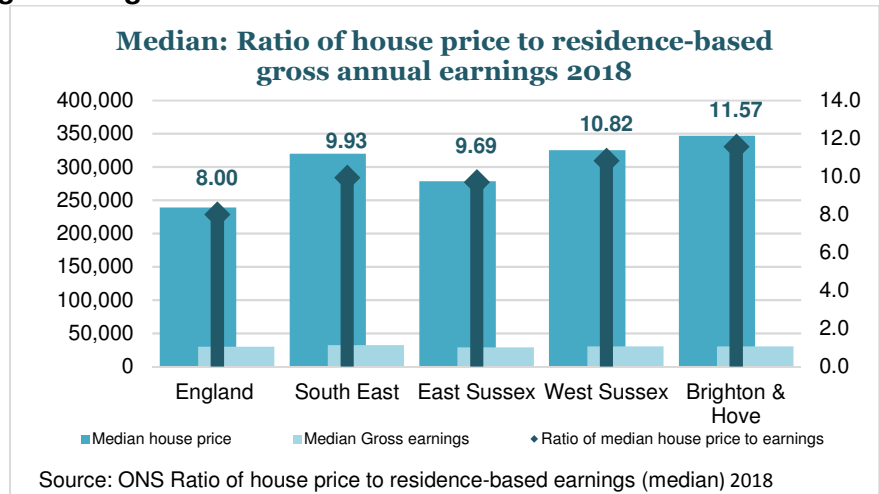
Ratio of house prices to residence-based earnings

The Office of National Statistics provides statistics¹ on the ratio of house prices to the residence-based earnings using median² and lower quartile³ figures. The charts below compare the affordability to purchase in the city with England, the South East and the neighbouring counties.

Median: Ratio of house prices to gross wages

The chart shows the ratio of house prices to residence-based gross annual earnings using the median values.

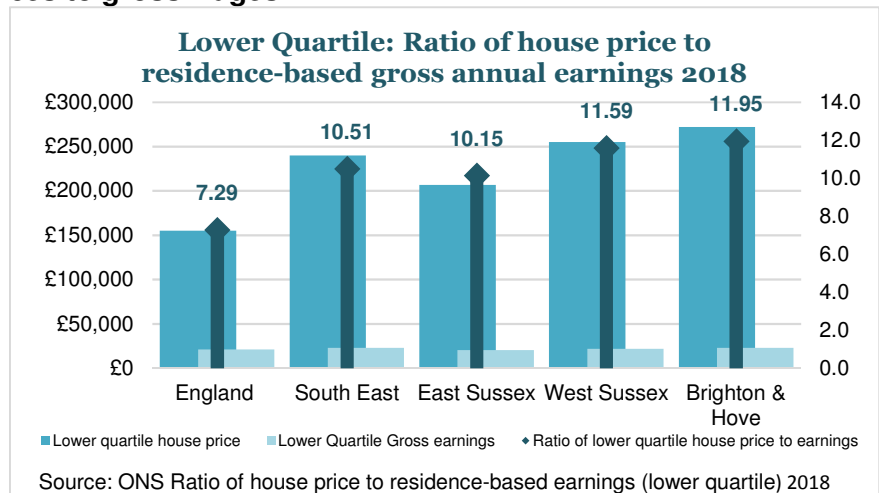
To purchase a median priced property in the city would require 11.57 times the median gross annual earnings of £29,999.



Lower Quartile: Ratio of house prices to gross wages

The chart shows the ratio of house prices to residence-based gross annual earnings using the lower quartile values.

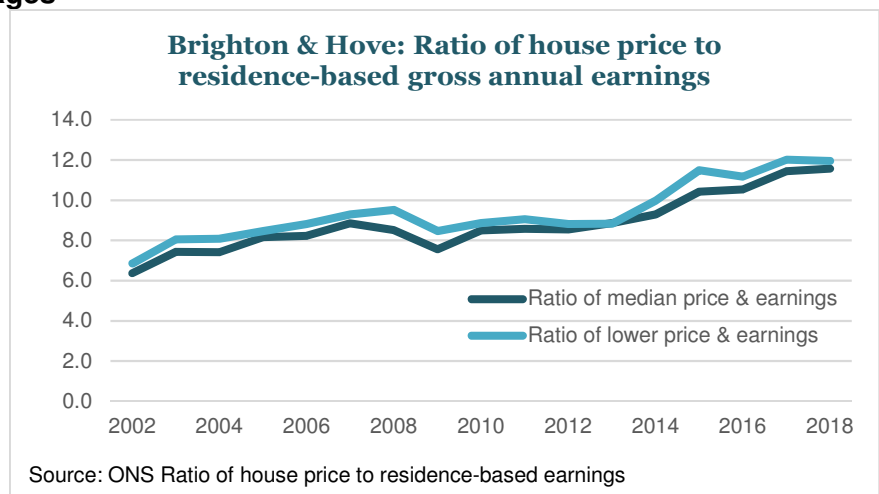
To purchase a lower quartile priced property in the city would require 11.95 times the lower quartile gross annual earnings of £22,754



Ratio of house prices to gross wages

The chart compares the median and lower quartile ratios in the city since 2002.

It has become increasingly less affordable to buy in the city with ratio of house prices to residence-based gross annual earnings for the lower quartile remaining higher in all but one year.



¹ Source: ONS Ratio of house price to residence-based earnings (lower quartile and median), 2002 to 2018

² The median is the middle number of your data set when in order from least to greatest

³ The lower quartile value is the median of the lower half of the data

The Advertised Cost to Buy in Brighton & Hove

Houses

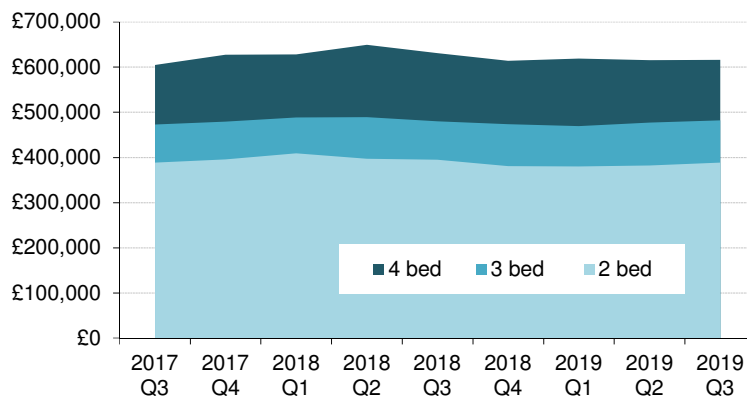
Annual Average House Prices & Inflation

Size	2019 Q3	2018 Q3	Increase
2 bed	£388,470	£394,685	-1.6%
3 bed	£481,703	£479,793	+0.4%
4 bed	£616,235	£630,918	-2.3%

Quarterly Average House Prices & Inflation

Size	2019 Q3	2019 Q2	Increase
2 bed	£388,470	£382,294	+1.6%
3 bed	£481,703	£476,632	+1.1%
4 bed	£616,235	£615,264	+0.2%

Brighton & Hove Average Cost of a House



The annual average advertised asking price for 2-bed and 4-bed houses has decreased with 4-bed houses showing the greatest decrease at -2.3%. The annual average advertised asking price for 3-bed houses has increased by +0.4%

Over the quarter there has been an increase in the average advertised asking price for all houses with 2-bed houses showing the greatest increase at +1.6%.

Flats

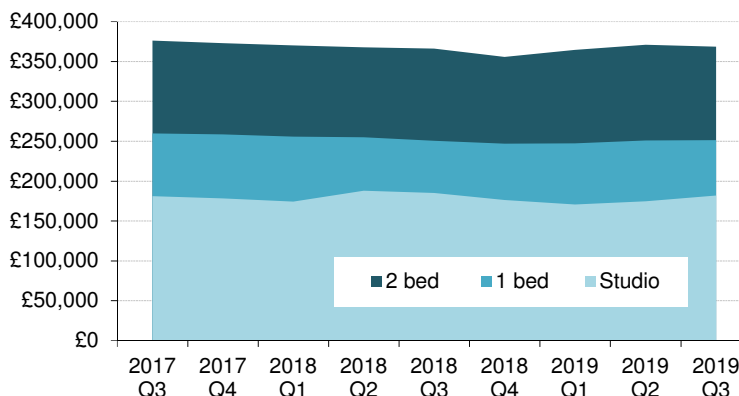
Annual Average Flat Prices & Inflation

Size	2019 Q3	2018 Q3	Increase
Studio	£181,644	£185,136	-1.9%
1 bed	£251,053	£250,383	+0.3%
2 bed	£368,316	£365,932	+0.7%

Quarterly Average Flat Prices & Inflation

Size	2019 Q3	2019 Q2	Increase
Studio	£181,644	£174,433	+4.1%
1 bed	£251,053	£250,958	0.0%
2 bed	£368,316	£370,833	-0.7%

Brighton & Hove Average Cost of a Flat



The annual average advertised asking price for 1-bed and 2-bed flats has increased with 2-bed flats showing the greatest increase by +0.7%. The annual average advertised asking price for a studio flat has decreased by -1.9%.

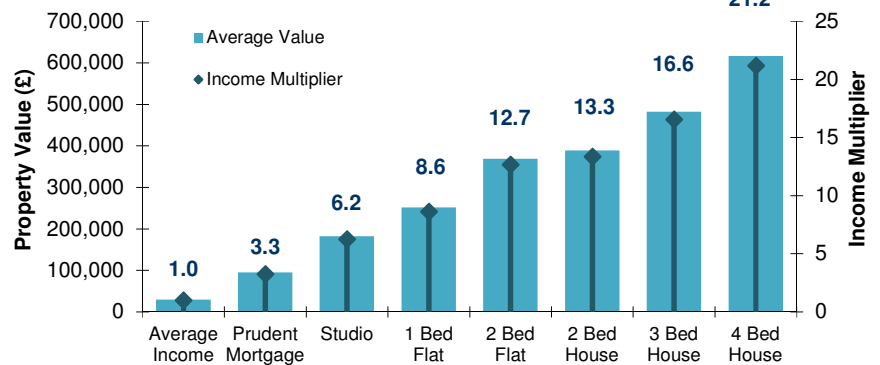
Over the quarter the average advertised asking price for studio and 1-bed flats has increased with studio flats showing the greatest increased at +4.1%. The quarterly average advertised asking price for 2-bed flats has decreased by -0.7%.

The Affordability of Buying in Brighton & Hove

Historically, mortgage lending has usually been limited to around 3.25 times annual income.

The 2015 Brighton & Hove City Council Objectively Assessed Need for Housing report showed that the average household income in Brighton & Hove was £38,300. However, 33% of households earn below £20,000. The average is affected by the number of very high earners in the city.

Brighton & Hove
Average property prices and income multipliers
(2019 Q3)



Brighton & Hove Median Household Income 2015: £29,100 (Brighton & Hove City Council Objectively Assessed Need for Housing report)

The Median household income (where 50% of households earn less and 50% of households earn more) in the city is £29,100. We have used this median figure to more accurately reflect the pressures on local residents.

In Brighton & Hove the average 1-bed flat costs over 8½ times the median household annual income and 3-bed house costs over 16 times the median household annual income.

Households on average incomes must have either a sizeable deposit or borrow significantly in excess of prudent mortgage limits in order to buy. If interest rates rise, it could place a serious financial strain on households who have had to borrow large sums in excess of 3.25 times their income, with every 1% increase in interest rates adding around £90 per month to a £150,000 mortgage.

Mortgage interest rates and availability have been improving in recent years. However, deposits of 25% are now the norm rather than 5% required in previous years. As a result, the income required to finance a home has reduced but the deposit requirement has increased significantly.

Monthly Cost of Mortgage Repayments		
	1 bed flat	3 bed house
Purchase value of property	£251,053	£481,703
Deposit 25%	£62,763	£120,426
Total value of mortgage	£188,290	£361,277
Income required*	£57,935	£111,162
Repayment @ 4% **	£994	£1,907
Repayment @ 5% **	£1,101	£2,112
Repayment @ 6% **	£1,213	£2,328

* Based on 3.25 x salary ** Based on a 75% repayment mortgage repaid over 25 years

A sufficient mortgage for the average 1-bedroom flat would require an income of nearly £58,000 per annum with a £63,000 deposit and a 3-bed home requires an income of over £110,000 with a £120,000 deposit.

Data Tables: Advertised Cost to Buy in Brighton & Hove

HOUSES	2 Bed House	3 Bed House	4 Bed House
Average	£388,470	£481,703	£616,235
Last Quarter (2019 Q2 Apr-Jun)	£382,294	£476,632	£615,264
<i>% Change from last quarter</i>	+1.6%	+1.1%	+0.2%
Last Year (2018 Q3 Jul-Sep)	£394,685	£479,793	£630,918
<i>% Change from last year</i>	-1.6%	+0.4%	-2.3%
Highest	£625,000	£850,000	£975,000
Lowest	£126,100	£270,000	£319,950
Half the prices were higher than	£380,000	£475,000	£600,000
Most frequent price	£375,000	£500,000	£700,000
Average of lowest quartile	£325,000	£391,250	£500,000
Last Quarter (2019 Q2 Apr-Jun)	£325,000	£375,000	£500,000
<i>% Change from last quarter</i>	0.0%	+4.3%	0.0%
Last Year (2018 Q3 Jul-Sep)	£325,000	£390,000	£500,000
<i>% Change from last year</i>	0.0%	+0.3%	0.0%

FLATS	Studio	1 Bed Flat	2 Bed Flat
Average	£181,644	£251,053	£368,316
Last Quarter (2019 Q2 Apr-Jun)	£174,433	£250,958	£370,833
<i>% Change from last quarter</i>	+4.1%	0.0%	-0.7%
Last Year (2018 Q3 Jul-Sep)	£185,136	£250,383	£365,932
<i>% Change from last year</i>	-1.9%	+0.3%	+0.7%
Highest	£260,000	£500,000	£800,000
Lowest	£119,950	£100,000	£179,500
Half the prices were higher than	£179,950	£249,950	£347,950
Most frequent price	£200,000	£250,000	£300,000
Average of lowest quartile	£165,000	£220,000	£290,000
Last Quarter (2019 Q2 Apr-Jun)	£150,000	£220,000	£295,000
<i>% Change from last quarter</i>	+10.0%	0.0%	-1.7%
Last Year (2018 Q3 Jul-Sep)	£170,000	£220,000	£290,000
<i>% Change from last year</i>	-2.9%	0.0%	0.0%

The Advertised Cost to Rent in Brighton & Hove

Houses

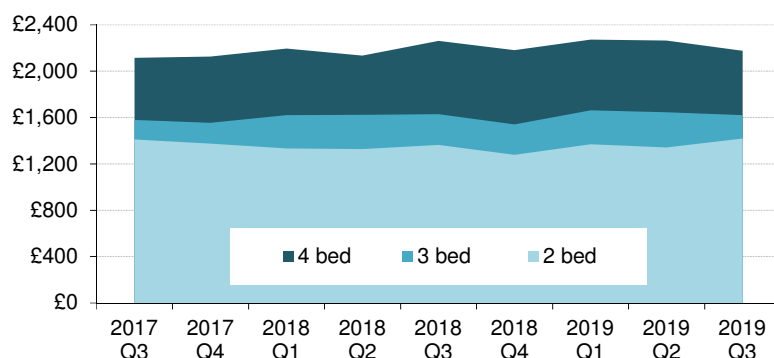
Annual Average Monthly House Rent & Inflation

Size	2019 Q3	2018 Q3	Increase
2 bed	£1,419	£1,363	+4.1%
3 bed	£1,618	£1,628	-0.6%
4 bed	£2,174	£2,261	-3.9%

Quarterly Average Monthly House Rent & Inflation

Size	2019 Q3	2019 Q2	Increase
2 bed	£1,419	£1,340	+5.9%
3 bed	£1,618	£1,646	-1.7%
4 bed	£2,174	£2,264	-4.0%

Brighton & Hove
Average Monthly Cost to Rent a House



The annual average advertised cost of renting 3-bed and 4-bed houses has decreased with 4-bed houses showing the greatest decrease at -3.9%. The annual average advertised cost of renting a 2-bed has increased by +4.1%.

The quarterly average advertised cost of renting 3-bed and 4-bed houses has decreased with 4-bed houses showing the greatest decrease at -4.0%. The quarterly average advertised cost of renting a 2-bed house has increased by +5.9%.

Flats

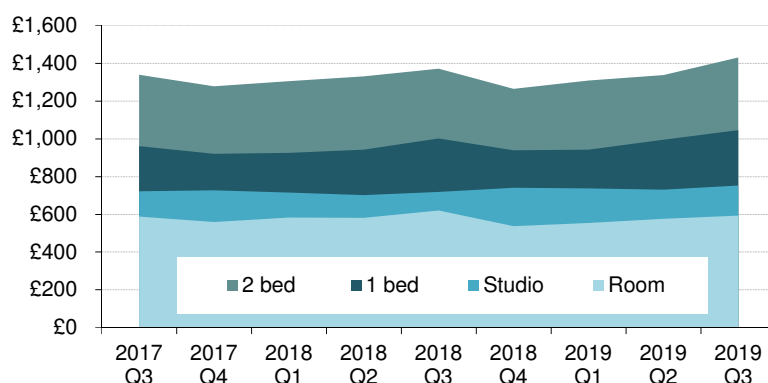
Annual Average Monthly Flat Rent & Inflation

Size	2019 Q3	2018 Q3	Increase
Room	£592	£620	-4.5%
Studio	£752	£718	+4.7%
1 bed	£1,047	£1,001	+4.6%
2 bed	£1,431	£1,371	+4.4%

Quarterly Average Monthly Flat Rent & Inflation

Size	2019 Q3	2019 Q2	Increase
Room	£592	£576	+2.7%
Studio	£752	£730	+3.0%
1 bed	£1,047	£995	+5.2%
2 bed	£1,431	£1,336	+7.0%

Brighton & Hove
Average Monthly Cost to Rent a Flat



With the exception of rooms, the annual average advertised cost of renting a flat has increased with studio flats showing the greatest increase at +4.7%. The annual average advertised cost of renting a room has decreased by -4.5%.

The quarterly average advertised cost of renting a room and a flat has increased with 2-bed flats showing the greatest increase at +7.0%.

The Affordability of Renting in Brighton & Hove

Rent & Mortgage Comparison

Private Sector Rent Levels and Mortgage Comparison					
Property	2019 Q3		Rent Compared to Mortgage *		
	Average Rent per Month	Equivalent Mortgage	Annual Income Required	Rent as a % of Purchase Cost	
Room	£ 592	£101,237	£31,150		not applicable
Studio	£ 752	£128,632	£39,579		70.8%
1 Bed Flat	£ 1,047	£179,038	£55,089		71.3%
2 Bed Flat	£ 1,431	£244,703	£75,293		66.4%
2 Bed House	£ 1,419	£242,785	£74,703		62.5%
3 Bed House	£ 1,618	£276,853	£85,186		57.5%

* Assuming a mortgage at 3.25 times income over 25 years with 5% interest

A household renting an average 1-bed flat would be paying £1,097 per month in rent, which is equivalent to the monthly repayment cost of a £179,038 mortgage. Traditionally, a mortgage of this amount would require an income of £55,089 to finance, 89% above the city average.

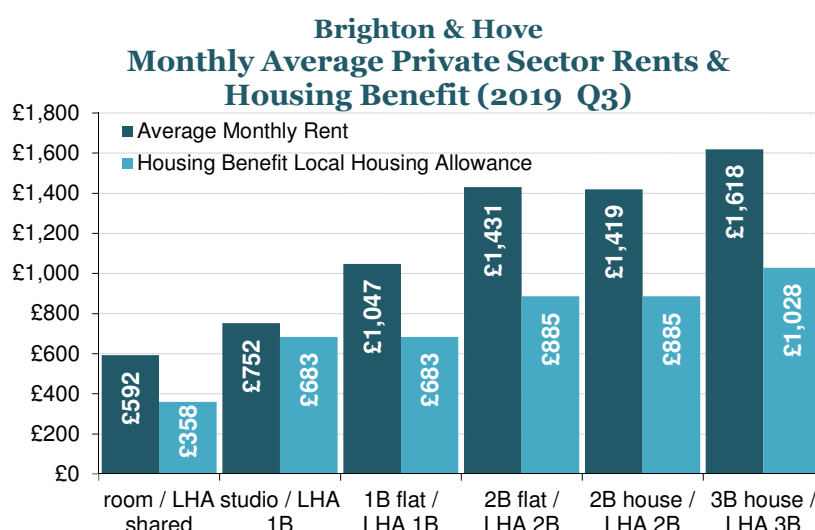
During 2003 rents averaged at around 80% of what a mortgage would be on that home. However, prices have risen quicker than rents resulting in rents now covering around 66% of purchase value, and this is before factoring in managing agent fees, maintenance, and other costs. Buy to Let investors should undertake careful financial appraisals to ensure they will receive sufficient returns.

Rent & Housing Benefit Comparison

The Local Housing Allowance (LHA) is a standard housing benefit rate based on the number and age of people in the household and the number of rooms that the household needs.

The LHA is a maximum amount payable, which may be reduced due to income and savings.

Despite increases in LHA rates for all but non-shared accommodation in April 2019, the local housing allowance is still less than all average rents which could reduce the chances of those on benefits finding an affordable home.



Note: The housing benefit local housing allowance calculated is only based on the number of bedrooms required, as all tenants are entitled to a kitchen and bathroom.

Data Tables: Advertised Cost of Renting in Brighton & Hove

HOUSES	2 Bed House	3 Bed House	4 Bed House
Average	£1,419	£1,618	£2,174
Last Quarter (2019 Q2 Apr-Jun)	£1,340	£1,646	£2,264
<i>% Change from last quarter</i>	+5.9%	-1.7%	-4.0%
Last Year (2018 Q3 Jul-Sep)	£1,363	£1,628	£2,261
<i>% Change from last year</i>	+4.1%	-0.6%	-3.9%
Highest	£2,300	£2,695	£3,600
Lowest	£975	£1,150	£1,400
Half the prices were higher than	£1,400	£1,600	£2,167
Most frequent price	£1,250	£1,500	£2,200
Average of lowest quartile	£1,250	£1,400	£1,980
Last Quarter (2019 Q2 Apr-Jun)	£1,200	£1,400	£2,080
<i>% Change from last quarter</i>	+4.2%	0.0%	-4.8%
Last Year (2018 Q3 Jul-Sep)	£1,250	£1,400	£1,908
<i>% Change from last year</i>	0.0%	0.0%	+3.7%

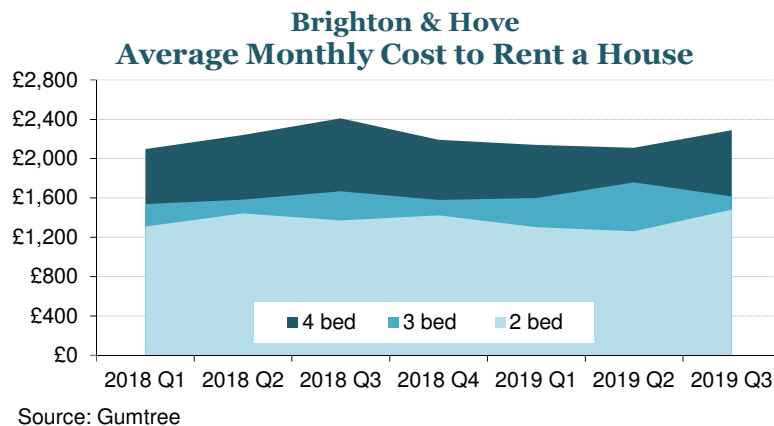
FLATS	Room	Studio	1 Bed Flat	2 Bed Flat
Average	£592	£752	£1,047	£1,431
Last Quarter (2019 Q2 Apr-Jun)	£576	£730	£995	£1,336
<i>% Change from last quarter</i>	+2.7%	+3.0%	+5.2%	+7.0%
Last Year (2018 Q3 Jul-Sep)	£620	£718	£1,001	£1,371
<i>% Change from last year</i>	-4.5%	+4.7%	+4.6%	+4.4%
Highest	£775	£985	£1,995	£2,500
Lowest	£433	£495	£685	£875
Half the prices were higher than	£585	£750	£1,000	£1,350
Most frequent price	£650	£750	£950	£1,250
Average of lowest quartile	£542	£695	£900	£1,250
Last Quarter (2019 Q2 Apr-Jun)	£542	£650	£825	£1,150
<i>% Change from last quarter</i>	+0.1%	+6.9%	+9.1%	+8.7%
Last Year (2018 Q3 Jul-Sep)	£564	£664	£825	£1,195
<i>% Change from last year</i>	-3.9%	+4.7%	+9.1%	+4.6%

Gumtree: Advertised cost to rent in Brighton & Hove

Houses

Annual Average Monthly House Rent & Inflation			
Size	2019 Q3	2018 Q3	Increase
2 bed	£1,482	£1,370	+8.2%
3 bed	£1,616	£1,666	-3.0%
4 bed	£2,290	£2,409	-4.9%

Quarterly Average Monthly House Rent & Inflation			
Size	2019 Q3	2019 Q2	Increase
2 bed	£1,482	£1,260	+17.7%
3 bed	£1,616	£1,758	-8.1%
4 bed	£2,290	£2,109	+8.6%



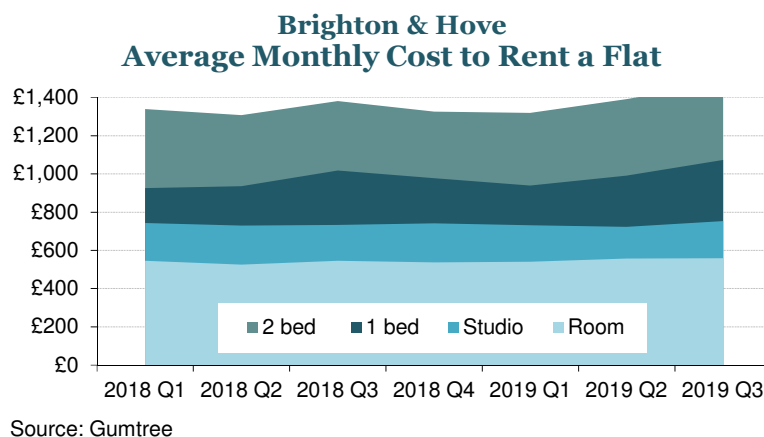
With the exception of 2-bed houses, the annual average advertised cost of renting a house has decreased with 4-bed houses showing the greatest decrease at -4.9%.

With the exception of 3-bed houses, the quarterly average advertised cost of renting a house has increased with 2-bed houses showing the greatest increase at +17.7%.

Flats

Annual Average Flat Prices & Inflation			
Size	2019 Q3	2018 Q3	Increase
Room	£559	£544	+2.8%
Studio	£753	£732	+2.8%
1 bed	£1,073	£1,017	+5.5%
2 bed	£1,478	£1,381	+7.0%

Quarterly Average Flat Prices & Inflation			
Size	2019 Q3	2019 Q2	Increase
Room	£559	£557	+0.4%
Studio	£753	£722	+4.2%
1 bed	£1,073	£990	+8.4%
2 bed	£1,478	£1,391	+6.2%



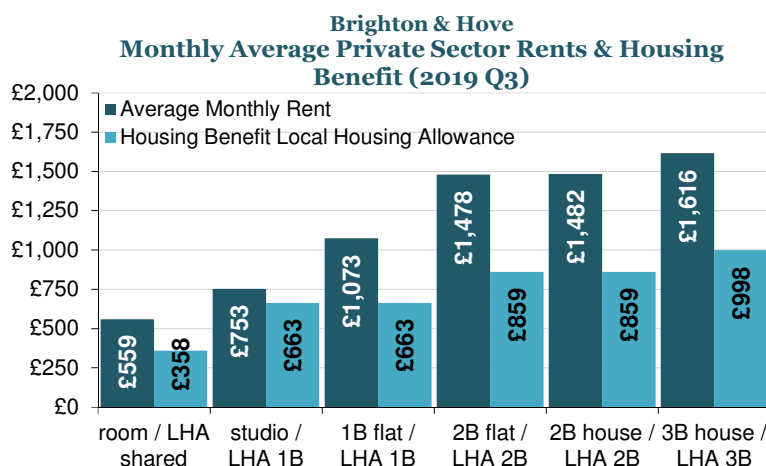
The annual average advertised cost of renting a room and a flat has increased with 2-bed flats showing the greatest increase at +7.0%.

The quarterly average advertised cost of renting a room and a flat has increased with 1-bed flats showing the greatest increase at +8.4%.

Rent & Housing Benefit Comparison

The Local Housing Allowance (LHA) is a standard housing benefit rate based on the number and age of people in the household and the number of rooms that the household needs. It is a maximum amount payable, which may be reduced due to income and savings.

Despite increases in LHA rates for all but non-shared accommodation in April 2019, it is still less than all average rents.



Note: The housing benefit local housing allowance calculated is only based on the number of bedrooms required, as all tenants are entitled to a kitchen and bathroom.

Comparison between Gumtree and Rightmove: Advertised Cost of Renting in Brighton & Hove

Houses

HOUSES	Gumtree			Rightmove		
	2 Bed House	3 Bed House	4 Bed House	2 Bed House	3 Bed House	4 Bed House
Average	£1,482	£1,616	£2,290	£1,419	£1,618	£2,174
Last Quarter (2019 Q2 Apr-Jun)	£1,260	£1,758	£2,109	£1,340	£1,646	£2,264
% Change from last quarter	+17.7%	-8.1%	+8.6%	+5.9%	-1.7%	-4.0%
Last Year (2018 Q3 Jul-Sep)	£1,370	£1,666	£2,409	£1,363	£1,628	£2,261
% Change from last year	+8.2%	-3.0%	-4.9%	+4.1%	-0.6%	-3.9%
Highest	£2,500	£2,695	£3,500	£2,300	£2,695	£3,600
Lowest	£1,000	£1,200	£1,590	£975	£1,150	£1,400
Half the prices were higher than	£1,300	£1,500	£2,320	£1,400	£1,600	£2,167
Most frequent price	£2,500	£1,200	£2,340	£1,250	£1,500	£2,200
Average of lowest quartile	£1,195	£1,350	£2,100	£1,250	£1,400	£1,980
Last Quarter (2019 Q2 Apr-Jun)	£1,125	£1,400	£1,900	£1,200	£1,400	£2,080
% Change from last quarter	+6.2%	-3.6%	+10.5%	+4.2%	0.0%	-4.8%
Last Year (2018 Q3 Jul-Sep)	£1,260	£1,415	£2,166	£1,250	£1,400	£1,908
% Change from last year	-5.2%	-4.6%	-3.0%	0.0%	0.0%	+3.7%

Flats

FLATS	Gumtree				Rightmove			
	Room	Studio	1 Bed Flat	2 Bed Flat	Room	Studio	1 Bed Flat	2 Bed Flat
Average	£559	£753	£1,073	£1,478	£592	£752	£1,047	£1,431
Last Quarter (2019 Q2 Apr-Jun)	£557	£722	£990	£1,391	£576	£730	£995	£1,336
% Change from last quarter	+0.4%	+4.2%	+8.4%	+6.2%	+2.7%	+3.0%	+5.2%	+7.0%
Last Year (2018 Q3 Jul-Sep)	£544	£732	£1,017	£1,381	£620	£718	£1,001	£1,371
% Change from last year	+2.8%	+2.8%	+5.5%	+7.0%	-4.5%	+4.7%	+4.6%	+4.4%
Highest	£724	£975	£1,995	£2,300	£775	£985	£1,995	£2,500
Lowest	£325	£530	£620	£925	£433	£495	£685	£875
Half the prices were higher than	£550	£790	£1,000	£1,400	£585	£750	£1,000	£1,350
Most frequent price	£650	£800	£1,200	£1,200	£650	£750	£950	£1,250
Average of lowest quartile	£500	£675	£900	£1,250	£542	£695	£900	£1,250
Last Quarter (2019 Q2 Apr-Jun)	£498	£650	£850	£1,196	£542	£650	£825	£1,150
% Change from last quarter	+0.4%	+3.8%	+5.9%	+4.5%	+0.1%	+6.9%	+9.1%	+8.7%
Last Year (2018 Q3 Jul-Sep)	£480	£665	£875	£1,200	£564	£664	£825	£1,195
% Change from last year	+4.2%	+1.5%	+2.9%	+4.2%	-3.9%	+4.7%	+9.1%	+4.6%

Valuation Office Agency

Statistics on rents paid for private rented properties in the City

The following information is taken from data collected by the Valuation Office Agency on rents paid for properties in the city's private rented sector. The data is based on a sample of rental information. Although this sample changes over time, it still provides an indication of changes in the rental market.

The charts and tables compare the 12 month period from 1 April 2018 to 31 March 2019 to the previous 12 month period from 1 April 2017 to 31 March 2018.

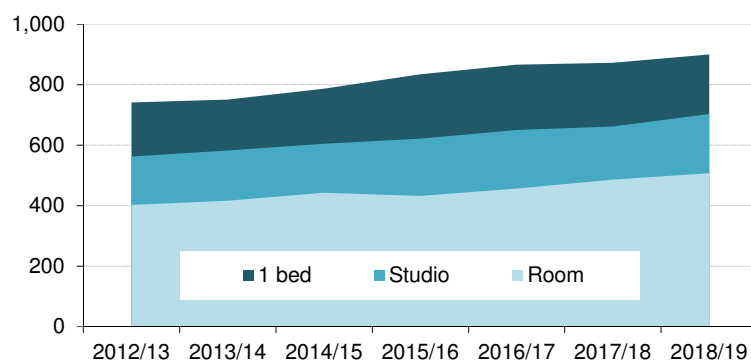
Period	Sample Size						Total
	Rooms	Studios	1 beds	2 beds	3 beds	4+ beds	
1 Apr 17 - 31 Mar 18	200	260	1,100	1,280	490	720	4,050
1 Apr 18 - 31 Mar 19	90	270	920	1,110	460	510	3,360

When comparing the sample data there has been an increase in the rent paid for all the different sized properties, with studios showing the greatest increase at +6.2%

Single People and Couples

Annual Average Monthly Rent & Inflation			
Size	2018/19	2017/18	Increase
Room	£507	£486	+4.3%
Studio	£703	£662	+6.2%
1 bed	£901	£873	+3.2%

Brighton & Hove Average Monthly Cost

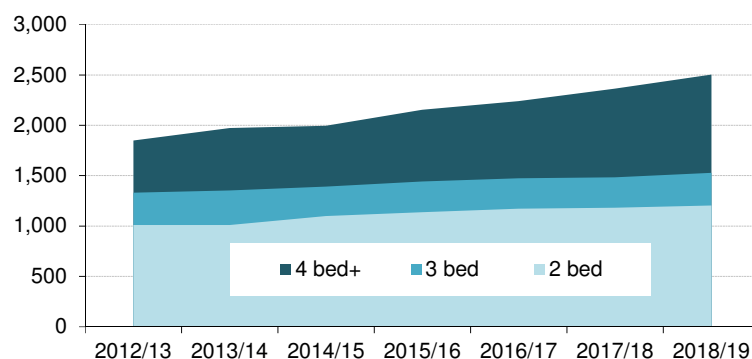


Source: VOA

Families and larger households

Annual Average Monthly Rent & Inflation			
Size	2018/19	2017/18	Increase
2 bed	£1,205	£1,180	+2.1%
3 bed	£1,527	£1,482	+3.0%
4 bed+	£2,502	£2,361	+6.0%

Brighton & Hove Average Monthly Cost



Source: VOA

Valuation Office Agency (continued)

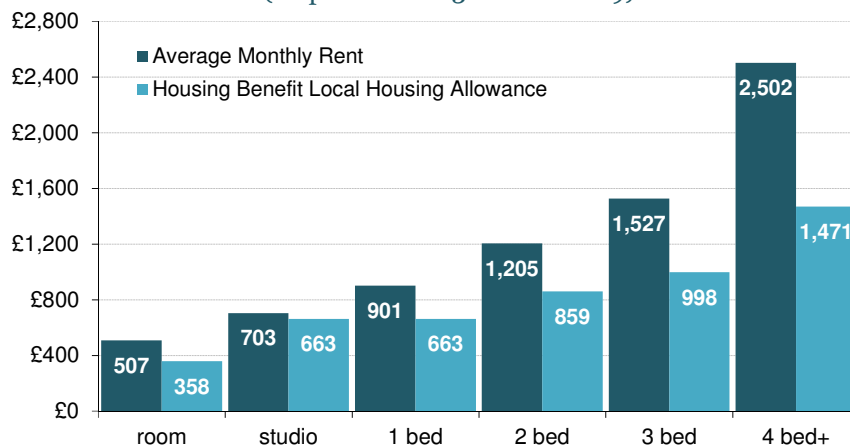
Rent & Housing Benefit Comparison

The Local Housing Allowance (LHA) is a standard housing benefit rate based on the number and age of people in the household and the number of rooms that the household needs.

The LHA is a maximum amount payable, which may be reduced due to income and savings.

The local housing allowance is less than all average rents which could reduce the chances of those on benefits finding an affordable home.

Brighton & Hove
Average Private Sector Rents & Housing Benefit
(1 April 2018 to 31 March 2019)



Note: The housing benefit local housing allowance calculated is only based on the number of bedrooms required, as all tenants are entitled to a kitchen and bathroom.

Annual Comparisons

The table shows the annual changes in the rents paid for properties in the city; comparing the average, median and upper and lower quartiles⁴

	Room	Studio	1-Bed	2-Bed	3-Bed	4-Bed+
Average	£507	£703	£901	£1,205	£1,527	£2,502
Last Year (1 Apr 2017 – 31 Mar 2018)	£486	£662	£873	£1,180	£1,482	£2,361
% Change from last year	+4.3%	+6.2%	+3.2%	+2.1%	+3.0%	+6.0%
Half the prices were higher than (median)	£500	£700	£880	£1,181	£1,494	£2,388
Last Year (1 Apr 2017 – 31 Mar 2018)	£499	£650	£850	£1,150	£1,450	£2,250
% Change from last year	+0.2%	+7.7%	+3.5%	+2.7%	+3.0%	+6.1%
Upper quartile	£575	£750	£950	£1,300	£1,675	£3,033
Last Year (1 Apr 2017 – 31 Mar 2018)	£546	£710	£925	£1,270	£1,600	£2,708
% Change from last year	+5.3%	+5.6%	+2.7%	+2.4%	+4.7%	+12.0%
Lower quartile	£450	£650	£820	£1,050	£1,311	£1,976
Last Year (1 Apr 2017 – 31 Mar 2018)	£390	£610	£795	£1,015	£1,300	£1,906
% Change from last year	+15.4%	+6.6%	+3.1%	+3.4%	+0.8%	+3.7%

⁴ The upper quartile has the top 25% of rents above it and the lower quartiles has the bottom 25% of rents below it

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Brighton & Hove
City Council