

The 20 most recession-proof towns

Rank	Town / City	Region	Average house price 1997	Average house price 2007	Price change over 1 year	Price change over 5 years	Median household income 2007	Income to house price ratio	Affordability *	Wages *	Employment growth *	Population growth *	Qualifications *	Employment rate *	Overall score **
1	Cambridge	E Anglia	£95,051	£296,727	13%	49%	£45,774	6.5	2	5.0	5.0	4.3	5.0	4.9	26.2
2	York	Yorks / Humber	£71,505	£222,215	12%	56%	£37,742	5.9	3	4.0	5.0	5.0	4.4	4.7	26.1
3	Oxford	South East	£104,745	£353,250	16%	45%	£37,027	9.5	2	4.0	5.0	5.0	5.0	5.0	26.0
4	Milton Keynes	South East	£76,582	£239,834	16%	46%	£40,722	5.9	3	5.0	4.7	4.8	4.6	3.8	25.9
5	Guildford	South East	£126,278	£403,667	17%	49%	£51,121	7.9	2	5.0	4.8	4.6	4.3	5.0	25.7
6	Reading	South East	£98,256	£289,897	14%	33%	£37,555	7.7	2	4.0	4.6	5.0	5.0	5.0	25.6
7	Edinburgh	Scotland	£75,446	£229,129	13%	73%	£41,252	5.6	3	5.0	4.3	5.0	4.0	4.0	25.3
8	Bristol	South West	£70,266	£230,118	15%	48%	£35,877	6.4	3	4.0	5.0	4.2	4.0	4.9	25.1
9	Bath	South West	£78,353	£313,558	16%	54%	£41,414	7.6	2	5.0	5.0	4.0	5.0	4.0	25.0
10	Crawley	South East	£82,996	£246,075	18%	48%	£39,826	6.2	3	4.0	4.0	4.9	5.0	4.0	24.9
11	Worthing	South East	£71,684	£233,542	14%	48%	£33,365	7.0	2	3.0	3.0	4.8	5.0	4.6	22.4
12	Southampton	South East	£75,338	£223,007	16%	39%	£32,701	6.8	2	3.0	4.0	5.0	4.0	4.0	22.0
13	Brighton	South East	£71,163	£261,810	12%	43%	£37,979	6.9	2	4.0	2.6	4.0	4.5	4.7	21.8
14	Chester	North West	£71,140	£216,053	14%	67%	£38,942	5.5	3	4.0	3.0	3.8	3.9	4.0	21.7
15	Bournemouth	South West	£75,689	£223,748	10%	37%	£31,488	7.1	2	3.0	3.0	4.8	4.5	4.0	21.3
16	Portsmouth	South East	£61,306	£171,131	7%	39%	£32,165	5.3	3	3.0	4.0	4.0	4.0	3.2	21.2
17	Swindon	South-West	£70,674	£179,776	7%	25%	£40,083	4.5	4	5.0	3.0	3.0	3.0	3.1	21.1
18	Telford	W Midlands	£60,429	£175,622	4%	64%	£32,289	5.4	3	3.0	4.0	5.0	3.0	3.0	21.0
19	Norwich	E Anglia	£63,859	£200,752	11%	45%	£31,296	6.4	3	2.0	4.0	3.0	4.0	4.8	20.8
20	Warrington	North West	£72,054	£174,757	6%	51%	£40,822	4.3	4	4.7	3.0	3.0	3.0	3.0	20.7

* The scores are based on rankings; 5 is high, 1 low. ** Overall score out of 30

Source: Knight Frank research