October 2026

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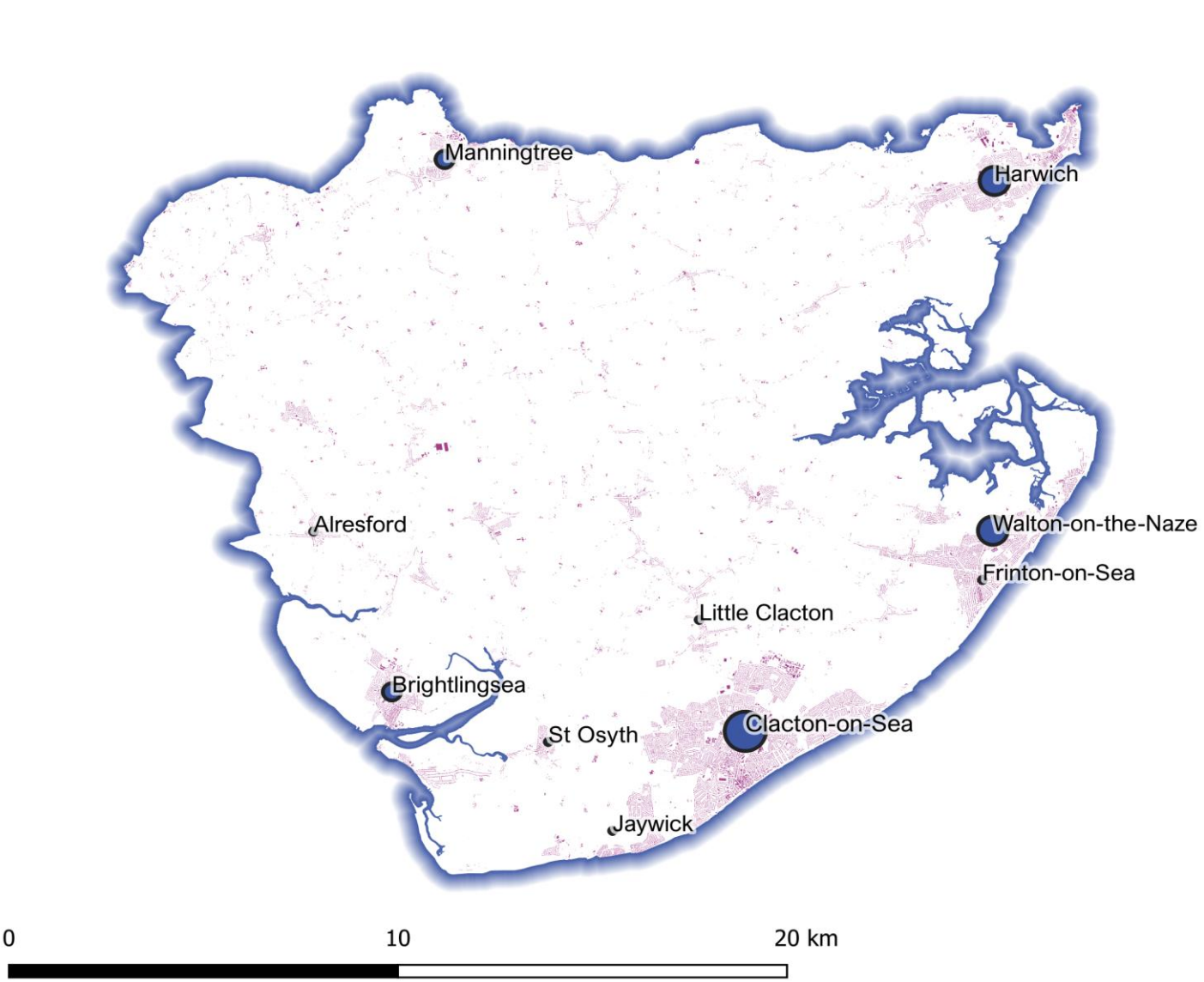
# Detailed Price Paid Report:

# Tendring

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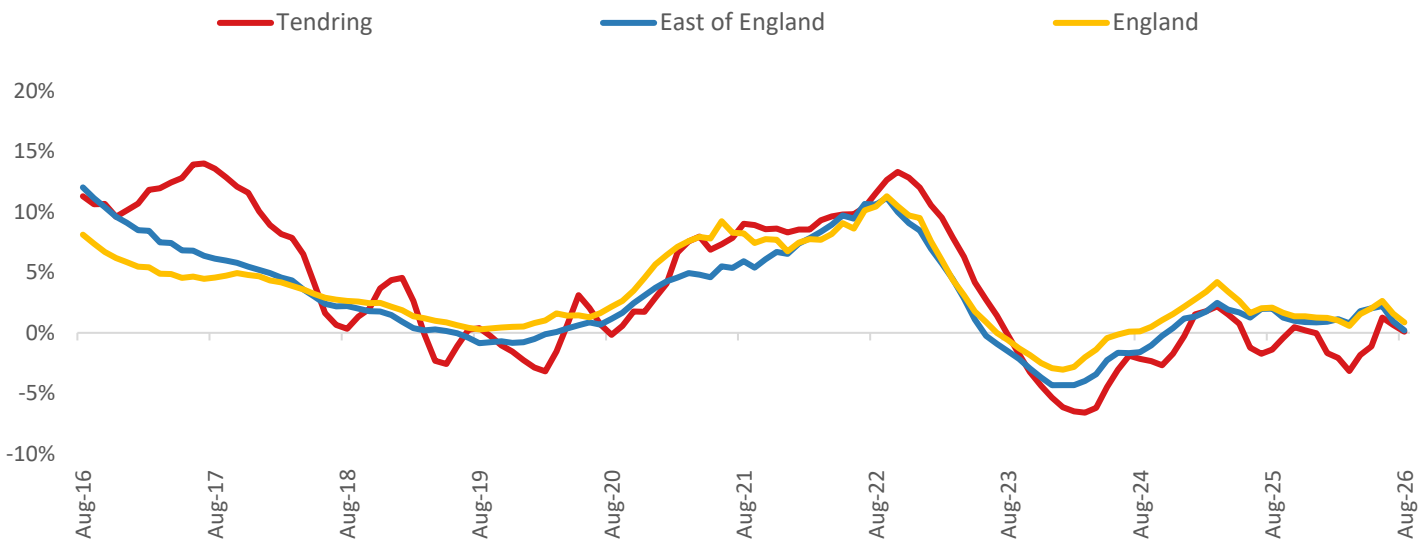
*Click the main map above to visit our Cities, Towns & Villages page, for local analysis of the locations shown and over 2000 more*

## Headline Data

| | Current level | 3 month | Annual | 5 year | 10 year |
|---|---|---|---|---|---|
| House prices | £260,636 | 1.2% | 0.1% | 7.6% | 33.9% |
| Transactions | 2,493 | -1.7% | -17.3% | -38.1% | -27.4% |

## House Price Growth (August 2026 data)

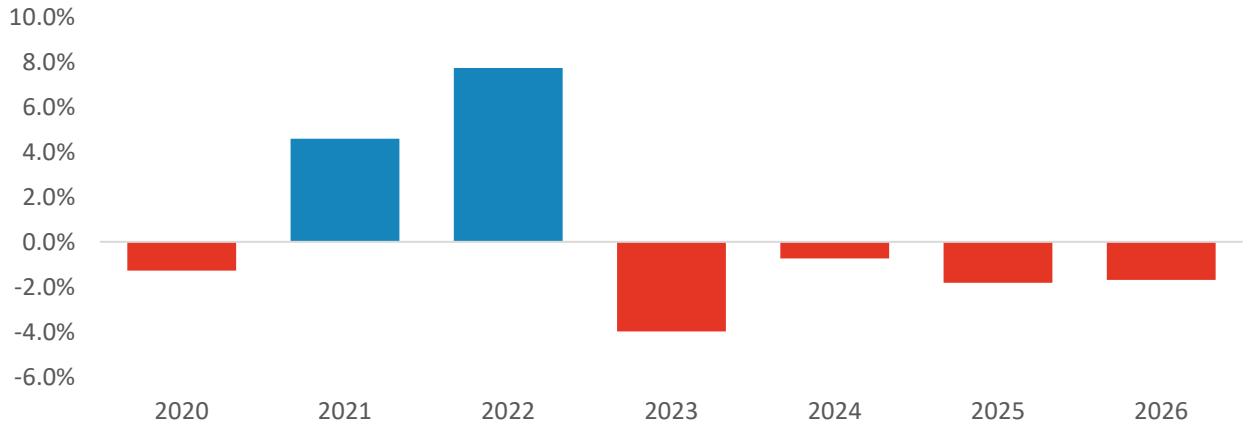
### *Annual Change in House Prices*




House prices in Tendring grew by 0.1% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the East of England grew by 0.2% over the same period.

Tendring house prices are now 42.2% above their previous peak in 2007, compared to +63.0% for the East of England and +59.5% across England.

### *Year-To-Date Change in House Prices, December to August*

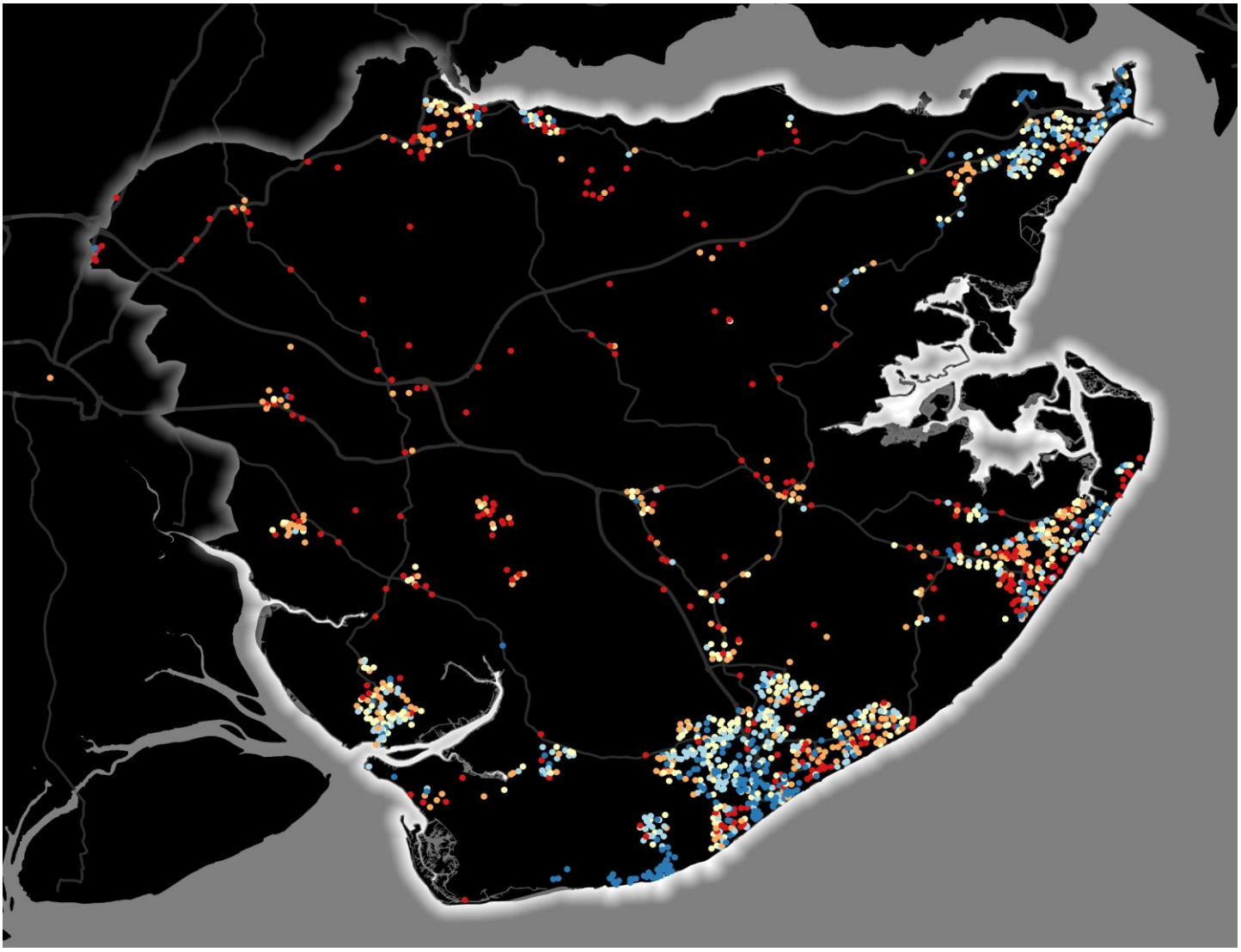



Local prices have fallen by 1.7% in 2026 so far, compared to a fall of 1.8% over the same period in 2025.

*Source: OS OpenData; UK House Price Index (Contains HM Land Registry data © Crown copyright)*

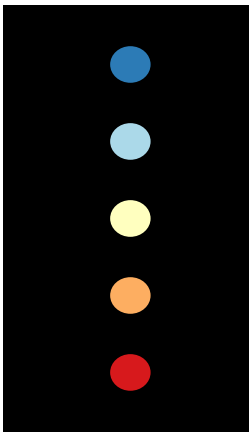
## House Price Map

***12 months to August 2026***



*Each point is one postcode, coloured by the average value relative to all sales in this local authority (price bands are LA-specific quintiles).*

## Map Key

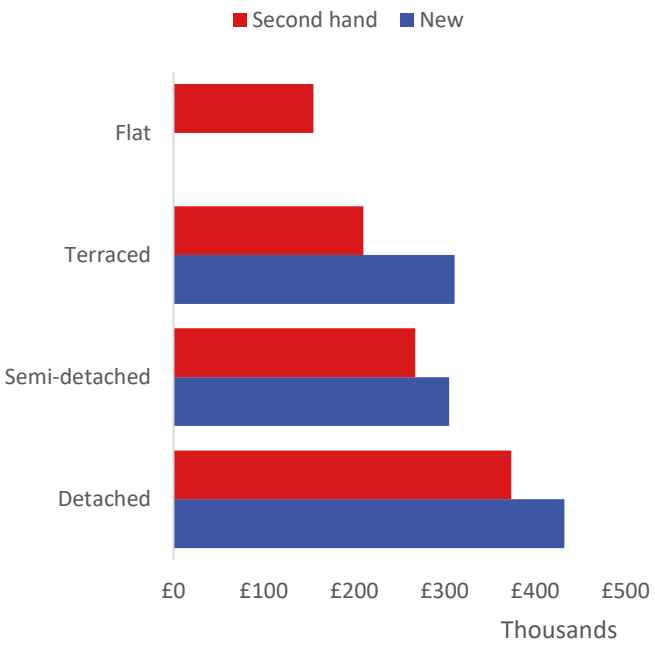


| Min | Max | |
|---|---|---|
| Up to | £183,000 | *1st quintile / lowest 20%* |
| £183,000 | £240,000 | *2nd quintile* |
| £240,000 | £292,000 | *3rd quintile* |
| £292,000 | £371,000 | *4th quintile* |
| £371,000 | and over | *5th quintile / highest 20%* |

*Source: OS OpenData; UK House Price Index (Contains HM Land Registry data © Crown copyright)*

## Average House Price by Property Type

***12 months to August 2026***




| | New | Second hand |
|---|---|---|
| **Flat** | No recorded sales | £154,926 |
| **Terraced** | £310,817 | £209,943 |
| **Semi-detached** | £304,828 | £267,450 |
| **Detached** | £432,218 | £373,640 |

## House Price Distribution by Year

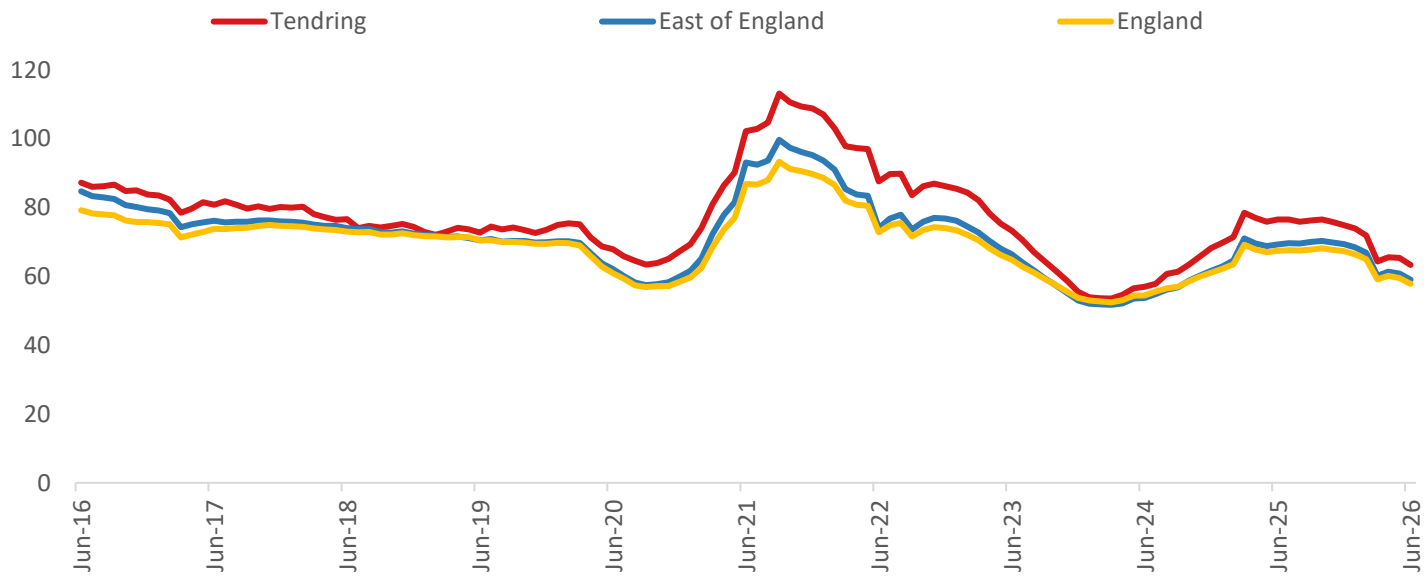
***All properties, by price band and calendar year***

| | 1997 | 2007 | 2017 | 2022 | 2023 | 2025 | 2026 |
|---|---|---|---|---|---|---|---|
| **Under £100k** | 94% | 9% | 6% | 4% | 5% | 4% | 5% |
| **£100-200k** | 5% | 61% | 36% | 14% | 20% | 18% | 21% |
| **£200-300k** | 1% | 24% | 36% | 34% | 33% | 35% | 40% |
| **£300-400k** | 0% | 4% | 13% | 24% | 21% | 23% | 21% |
| **£400-500k** | 0% | 2% | 4% | 14% | 11% | 11% | 8% |
| **£500k-1m** | 0% | 1% | 3% | 8% | 10% | 9% | 4% |
| **£1-2m** | 0% | 0% | 0% | 1% | 1% | 0% | 0% |
| **Over £2m** | 0% | 0% | 0% | 0% | 0% | 0% | 0% |

*Source: OS OpenData; UK House Price Index (Contains HM Land Registry data © Crown copyright)*

## Transactions (June 2026 data)

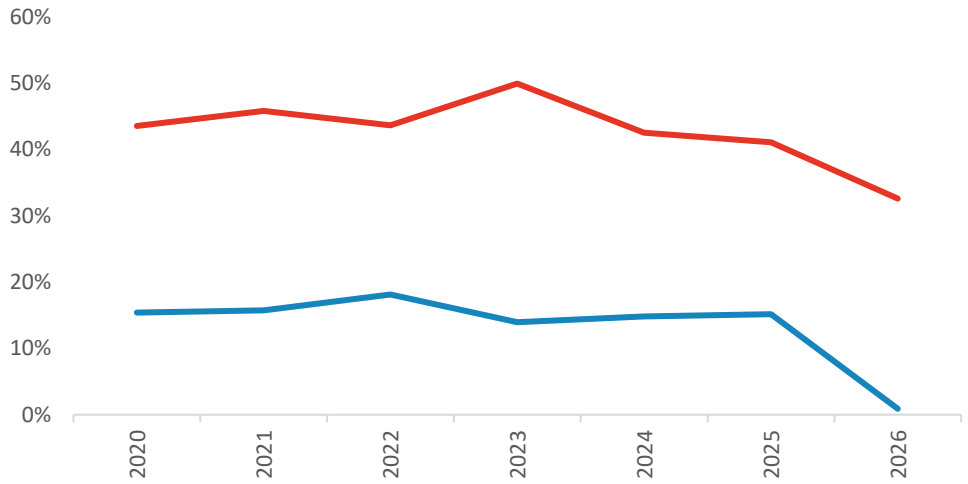
***Annual Transactions, Indexed (2001-05 average = 100)***




There were 2,493 transactions in Tendring during the 12 months to June 2026. This is 63% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Tendring have fallen by 25.8% since 2014, compared to changes of -29.0% for East of England and -24.7% for England.

***Cash and New Build Sales as % of Total, by Year***



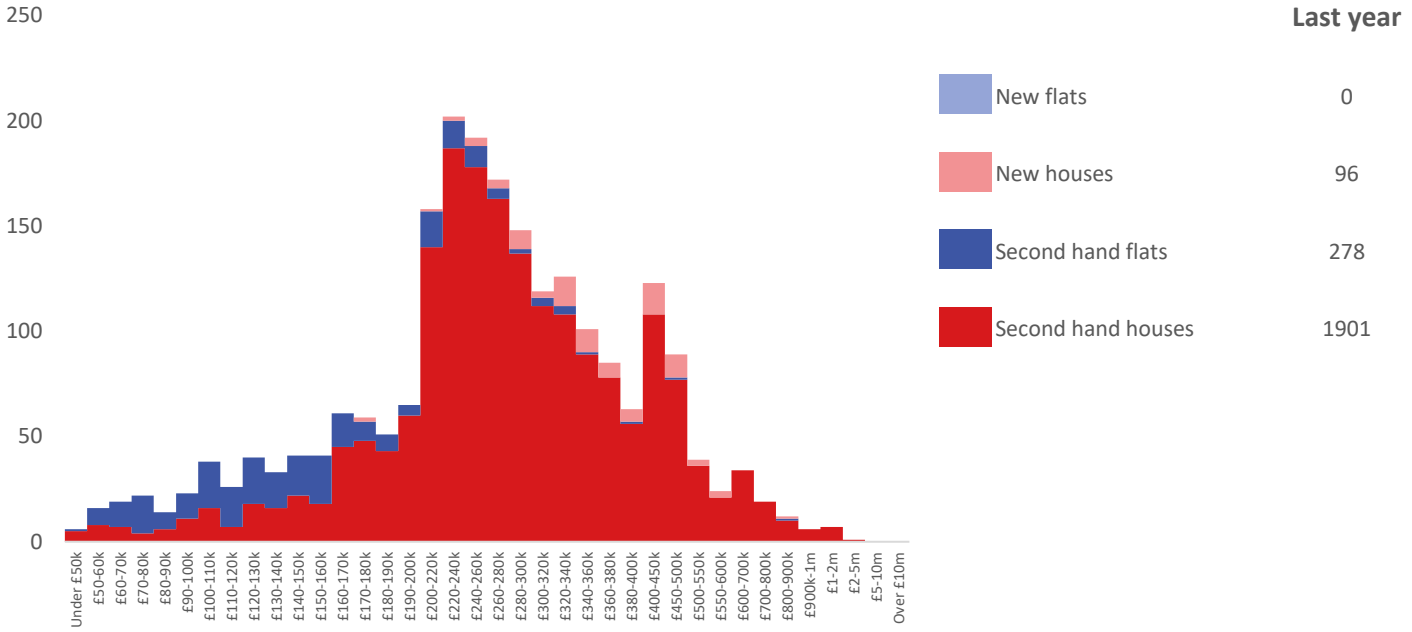

| | 2026 |
|---|---|
| Cash | 32.6% |
| New build | 0.9% |

*Note: The data on this page EXCLUDES transactions identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals - i.e. it comprises only Land Registry 'A' data.*

*Source: OS OpenData; UK House Price Index (Contains HM Land Registry data © Crown copyright)*

## Depth of Market by Property Type

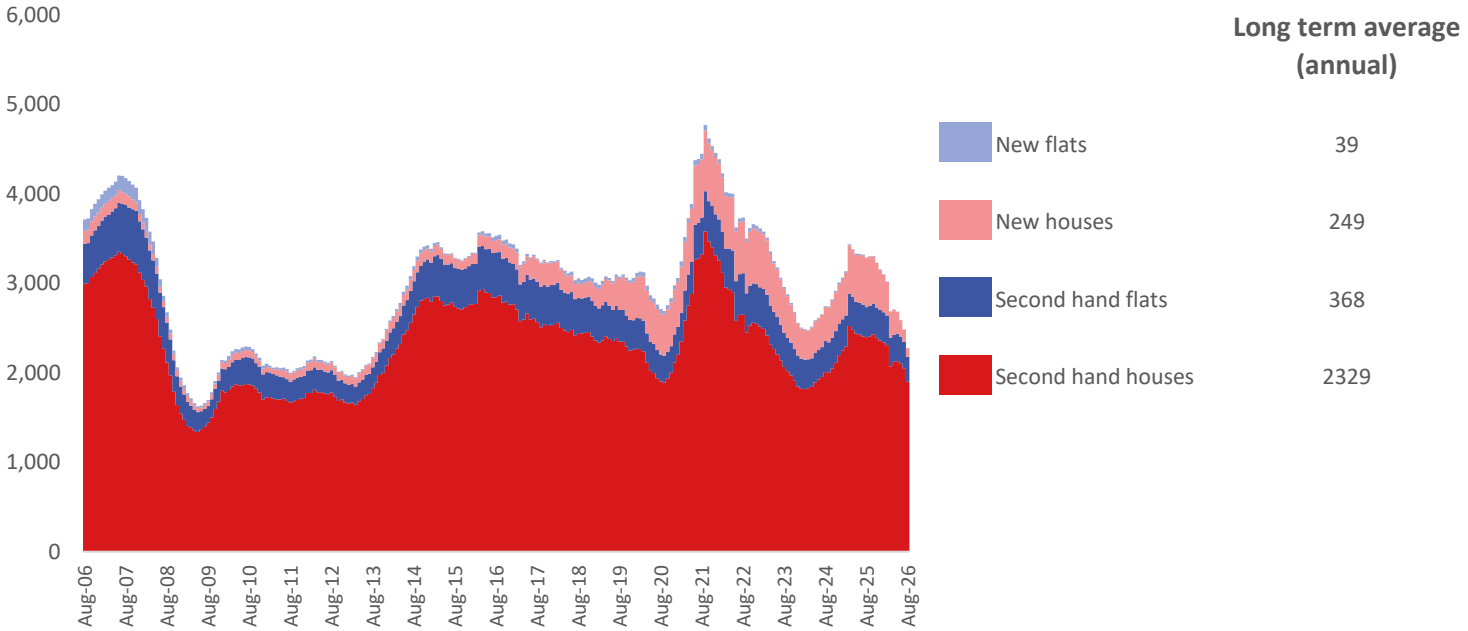
***12 months to August 2026***




The most common property type transacted over the past 12 months in Tendring was 'second hand houses' with 1,901 sales, 84% of all sales over the same period. The annual total of 2,275 transactions is equivalent to 76% of the long term average level of activity.

## Timeline of Transactions by Type

***Rolling 12 months, past 20 years***




The most common property type transacted over the past 20 years was 'second hand houses' with the equivalent of 2,329 sales per year on average, making up 78% of the typical annual total over that period.

*Source: OS OpenData; UK House Price Index (Contains HM Land Registry data © Crown copyright)*