October 2026 Housing Market Report

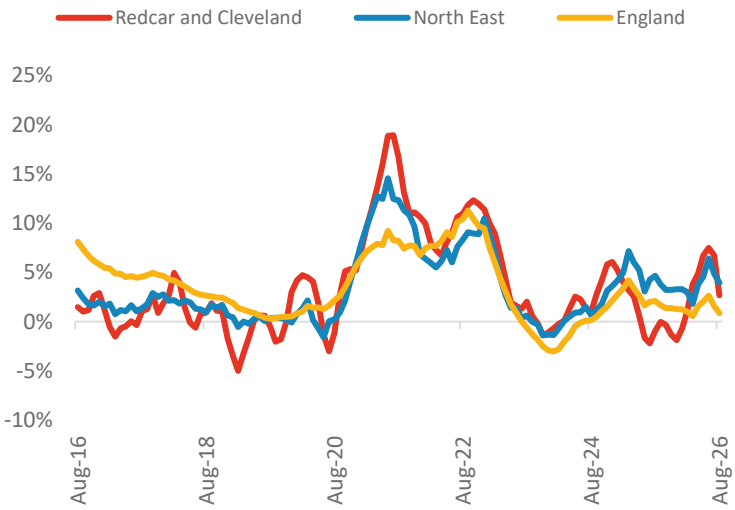
Redcar and Cleveland

Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£146,259	**-3.4%**	**2.7%**	**16.3%**	**36.3%**
Transactions	1,752	**-6.3%**	**-11.0%**	**-24.0%**	**-7.8%**

House Prices (August 2026 data)

Annual Change in House Prices

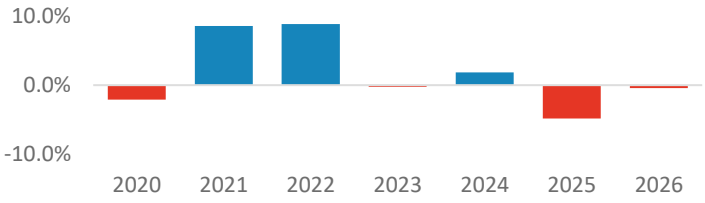


House prices in Redcar and Cleveland grew by 2.7% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the North East grew by 3.9% over the same period.

Redcar and Cleveland house prices are now 22.8% above their previous peak in 2007, compared to +26.2% for the North East and +59.3% across England.

Local prices have fallen by 0.4% in 2026 so far, compared to a fall of 4.9% over the same period in 2025.

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

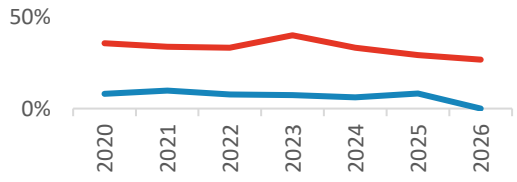


Transactions (June 2026 data)

There were 1,752 transactions in Redcar and Cleveland during the 12 months to June 2026. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Redcar and Cleveland have fallen by 9.0% since 2014, compared to changes of -9.7% for the North East and -24.7% for England.

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

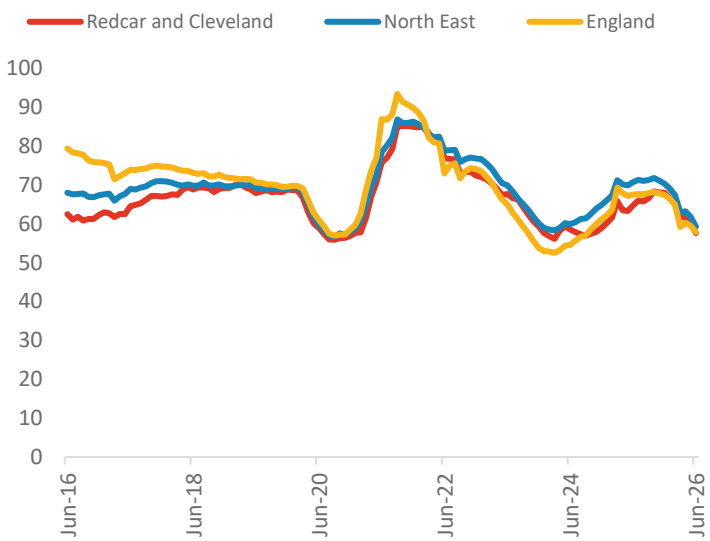


2026
Cash 26.6%
New 0.0%

** The latest data here is subject to the 'Land Registry Lag'. For more details:*
https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/

Note: These transaction counts do not include those 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.

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



Source: UK House Price Index, Contains HM Land Registry data © Crown copyright