

• REALYSE INSIGHTS • Q3 2026

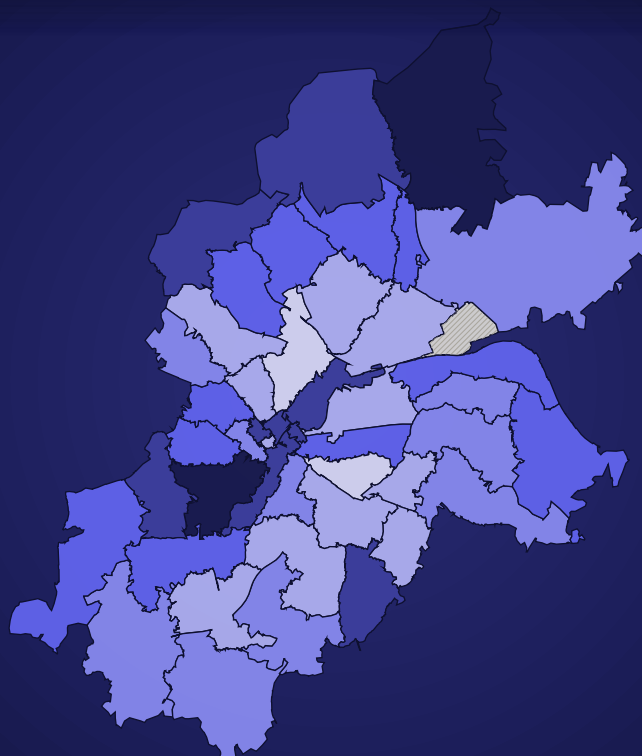
Birmingham rental market.

Where the city lets.

Rents, yields and time to let across the 44 postcode districts of Birmingham — built from live listings, reported on a trailing twelve-month basis.

12 months to 2026-08 • 47,482 homes to market • 44 postcode districts

Data as at 2026-09-21



Birmingham rents, *holding flat.*

All figures are trailing 12-month values. Cut-off dates differ by dataset.

ASKING RENT

£1,090

+0.0% YoY

167,726 observations

GROSS YIELD

5.18%

+2.5% YoY

207,779 observations

DAYS TO LET

30

+0.9% YoY

167,827 observations

PRICE PER SQFT

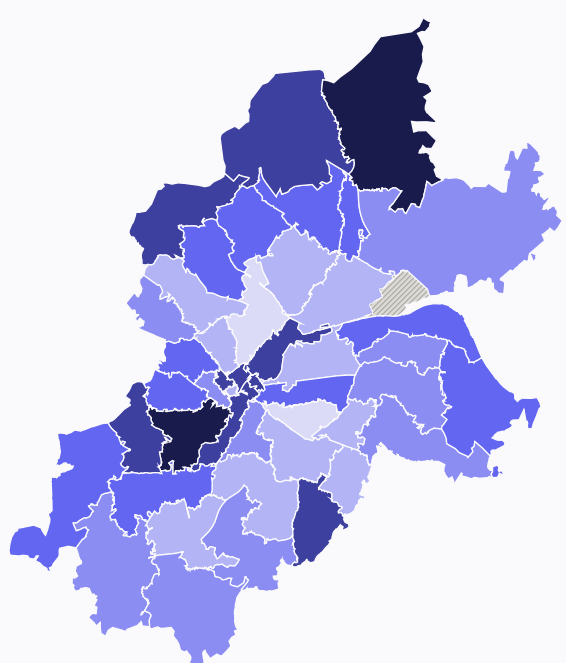
£277

-1.1% YoY

99,389 observations

Asking rent by postcode district

12 months to 2026-08



Under £900 £900 - £1,000 £1,000 - £1,100 £1,100 - £1,200 £1,200 - £1,300 £1,300 and above Insufficient data

Highest and lowest

POSTCODE DISTRICT	£ PCM	YOY
B15	1,310	+3.6%
B75	1,310	+4.6%
B74	1,289	+4.1%
B4	1,285	+0.4%
B5	1,240	+8.2%
B3	1,232	+3.6%
B17	1,214	-0.9%
B7	1,205	-18.3%
...		
B25	912	-8.0%
B24	906	+0.5%
B11	905	-6.7%
B6	857	-6.8%
B10	748	-15.0%

What the data shows

The flat city median covers an even split, 22 postcode districts up and 22 down, and the two sets are interleaved rather than stacked at either end of the range. Large falls sit high in the ranking as well as low. B7 is down 18.3% and still at £1,205, B29 down 13.5% at £1,115, both above the median. Near the foot, B27 and B24 edged up 2.0% and 0.5%, at £914 and £906. The extremes are B15 at £1,310 and B10 at £748, a 1.8x gap. 44 of the 45 districts report.

IN THIS ISSUE

02 Segments

Rent by bedroom count, the new-build premium, and which areas are tightening.

03 Supply

Listings reaching the market, and how quickly homes let.

+ Also held

EPC, title and ownership, land transactions, demographics and planning policy.

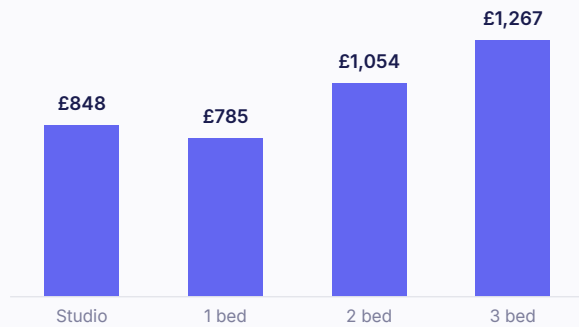
Analysis covers 45 postcode districts and 47,482 rental listings brought to market over the 12-month window, from 99,389 underlying records.

Underneath the headline.

The same 12-month window, cut by bedroom count and by build type.

Asking rent by bedroom count

Median across postcode districts, 12 months to 2026-08

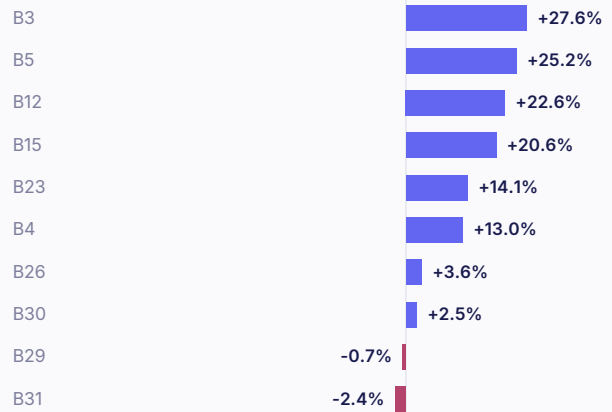


A third bedroom costs +62% over a one-bed.

New-build rental premium

New-build against secondary asking rent

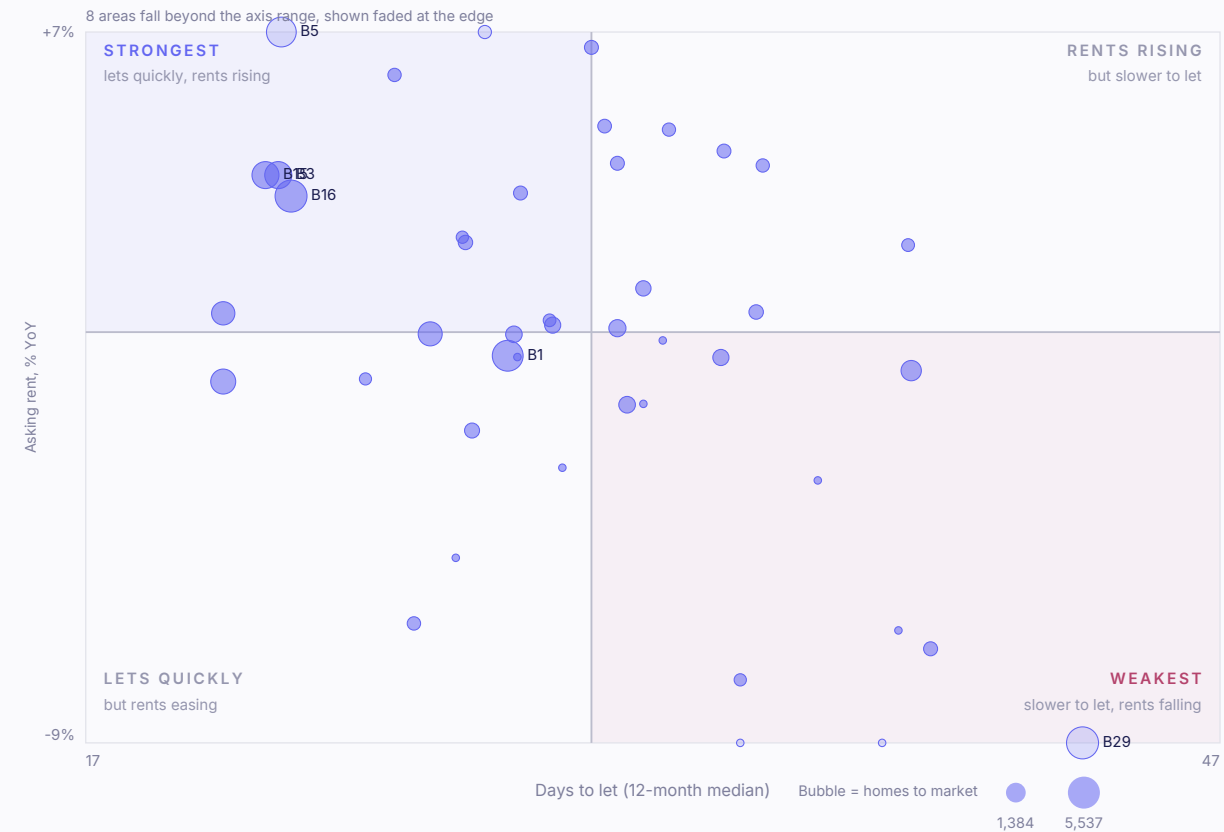
Raw comparison; not adjusted for unit size or specification.



16 of 45 postcode districts hold enough new-build stock to report.

Where the market is tight

Each postcode district placed by how fast homes let and how rents have moved. Bubble size is the number of homes brought to market.



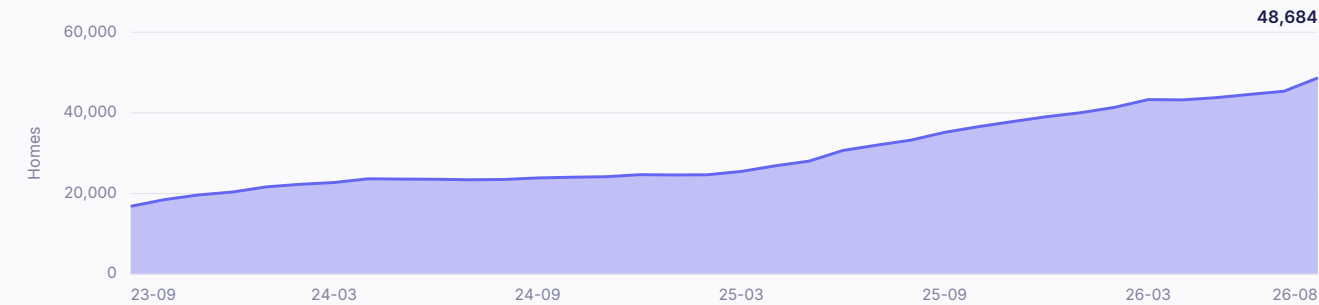
Studios ask above one-beds, £848 against £785, though on 6,724 listings rather than 53,898. The new-build premium is reported in only 16 of 45 districts and runs from +27.6% in B3 to -2.4% in B31. The three quickest lets, B4, B18 and B15, sit at +0.4%, -1.1% and +3.6% — speed and movement are not tracking each other.

Where tenants *have least room.*

Rental supply on a 12-month rolling basis, and how quickly homes let.

Rental listings reaching the market

Birmingham total, homes that came to market in the preceding 12 months

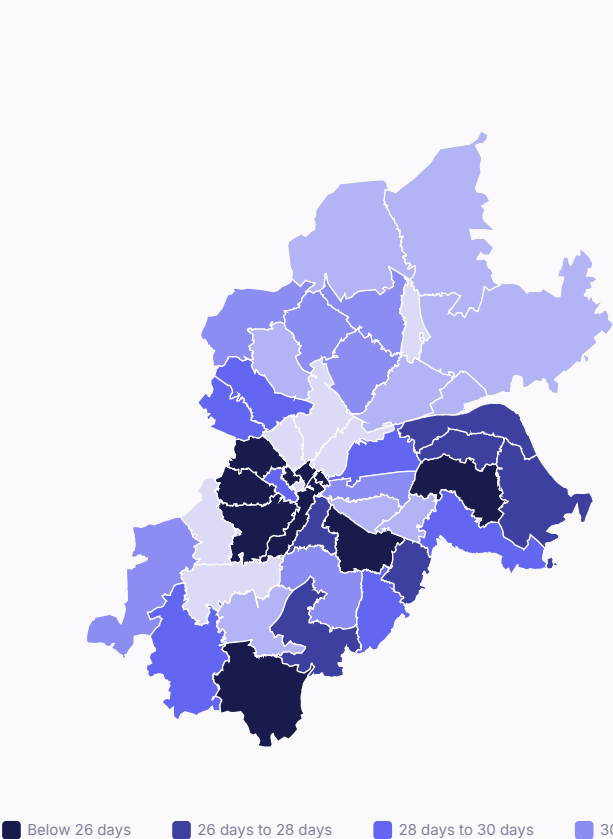


Supply is +46.4% against a year earlier.

Where demand is strongest

Median time to let, 12 months to 2026-08. The faster homes let, the less room tenants have to negotiate.

Darker areas let fastest. Time to let is the demand signal here because asking and achieved rents are not a like-for-like pair.



Fastest to let

POSTCODE DISTRICT	DAYS	RENT YOY
B4	21	+0.4%
B18	21	-1.1%
B15	22	+3.6%
B3	22	+3.6%
B5	22	+8.2%
B16	23	+3.1%
B38	24	-1.1%
B33	25	+5.9%
...		
B17	39	-0.9%
B19	39	-7.2%
B29	43	-13.5%

Birmingham median 30; the spread across all 45 postcode districts is 22.

Just under 48,700 rental listings came to market over the trailing year, up 46.4%, against 20.4% at the median postcode district. Read the two together and the increase is not spread evenly. Days to let held where it was, up 0.9% at the median, and the map is where that stops being true — 21 days in B4 and B18 against 43 in B29. The flow series runs 36 months, so there is little history behind the comparison.

METHODOLOGY AND SOURCES

All figures are trailing 12-month values; no single month is quoted. Recent months are excluded until their sample reaches 80% of the settled-period median, so cut-off dates differ by dataset (asking rent to 2026-08). Areas below the sample floor are shown as insufficient data. Yield is inferred and reported on the median only. Map bins are fixed between editions. Birmingham figures are the median across postcode districts, not a population median. REalyse also holds EPC, title and ownership, land transactions, demographics and planning policy data at this geography. Source: REalyse. Data vintage: land 2026-06-05, listings 2026-09-21, IrOtherTransactions 2026-06-03, planning 2026-09-25, poi 2024-12-17, postcodes 2022-08-05.

Best practices have been used in compiling this report; inaccuracies may nonetheless remain.