

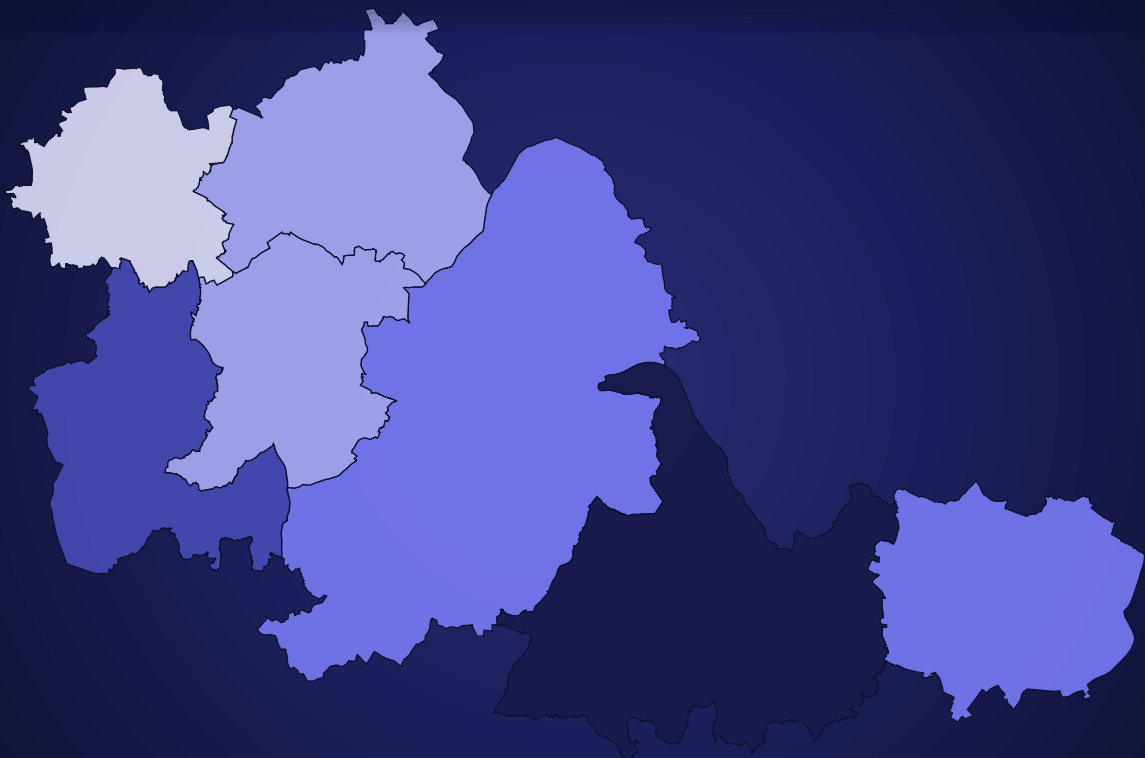
West Midlands sales market.

What the region pays.

Prices, time to sell and discount to asking across the 7 local authorities of West Midlands — built from Land Registry sales and live listings, reported on a trailing twelve-month basis.

12 months to 2025-12 • 51,573 homes to market • 7 local authorities

Data as at 2026-09-21



West Midlands sold prices, *still climbing.*

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

SOLD PRICE

£221,288

+3.1% YoY

34,329 observations

PRICE PER SQFT

£267

-0.5% YoY

207,840 observations

DAYS TO SELL

58

-8.5% YoY

225,608 observations

DISCOUNT TO ASKING

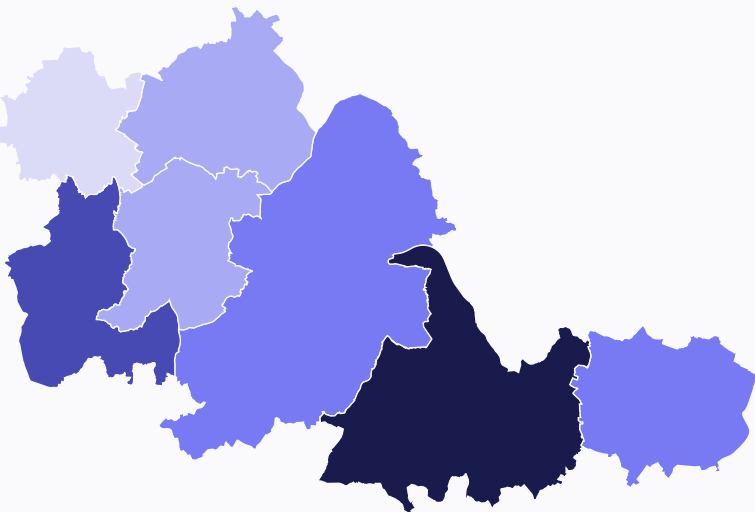
0.91%

-17.0% YoY

23,582 observations

Sold price by local authority

12 months to 2025-12



Highest and lowest

LOCAL AUTHORITY	£	YOY
Solihull	319,125	+2.3%
Dudley	234,208	+6.0%
Birmingham	229,375	+2.9%
Coventry	221,288	+3.1%
Walsall	213,569	+4.2%
Sandwell	210,917	+5.9%
Wolverhampton	206,542	+3.1%

Under £210,000 £210,000 - £220,000 £220,000 - £230,000 £230,000 - £250,000 £250,000 and above Insufficient data

What the data shows

Sold prices rose in all seven local authorities, but asking prices fell in six of them — Sandwell alone asked more than a year earlier. The two series aren't the same window: sold prices run to December 2025, asking to August 2026. Growth did not track price level. Dudley, second most expensive of the seven, moved furthest, with Sandwell close behind. Solihull at the top posted the smallest gain, and Wolverhampton, the cheapest, grew at the regional median.

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02 Segments

Price by property type, the new-build premium, and which areas are tightening.

03 Supply

Homes coming to market, and how close sales settle to asking.

+

Also held

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

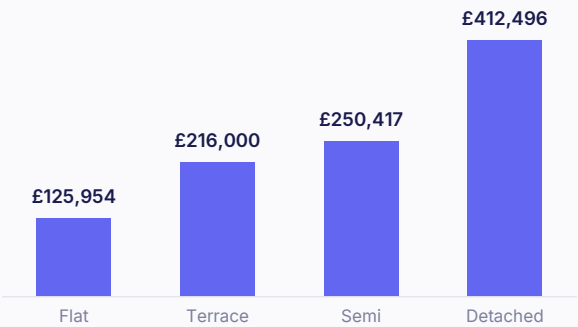
Analysis covers 7 local authorities and 51,573 homes brought to market over the 12-month window, from 23,582 underlying records.

Underneath *the headline.*

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

Asking price by property type

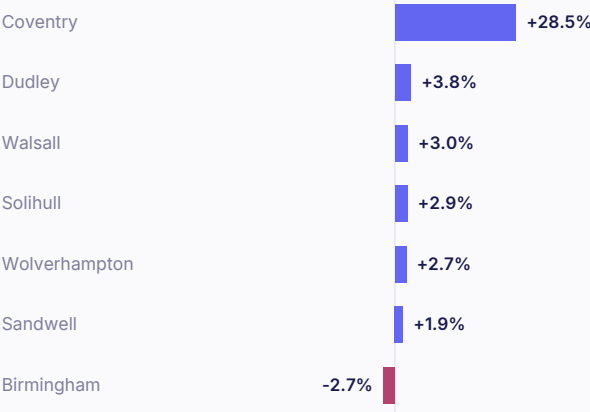
Median across local authorities, 12 months to 2026-08



A detached home asks +227% over a flat.

New-build price premium

New-build against secondary asking price
Raw comparison; not adjusted for unit size or specification.



7 of 7 local authorities hold enough new-build stock to report.

Where the market is tight

Each local authority placed by how fast homes sell and how prices have moved. Bubble size is the number of homes brought to market.



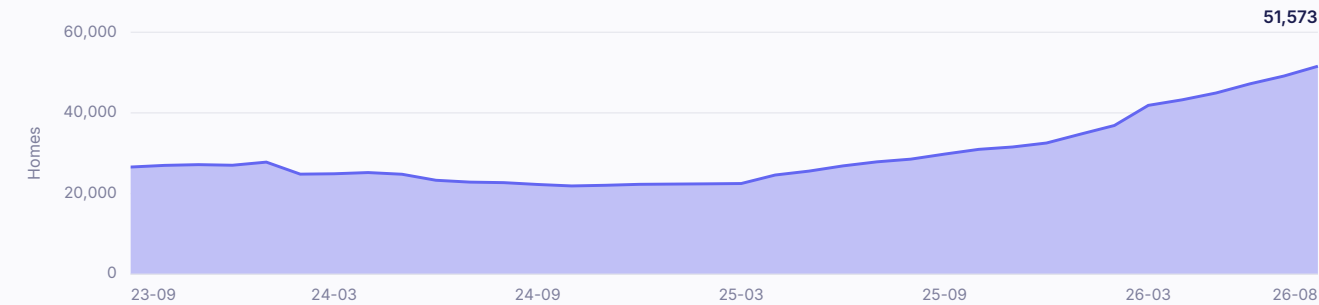
The new-build premium is a Coventry story. At +28.5% it stands clear of the other six, which sit within a few points of secondary asking, Birmingham just below it. Between types, the step from semi to detached is the widest on the chart.

Where buyers *have least room.*

Homes coming to market on a 12-month rolling basis, and how close sales settle to asking.

Homes coming to market

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

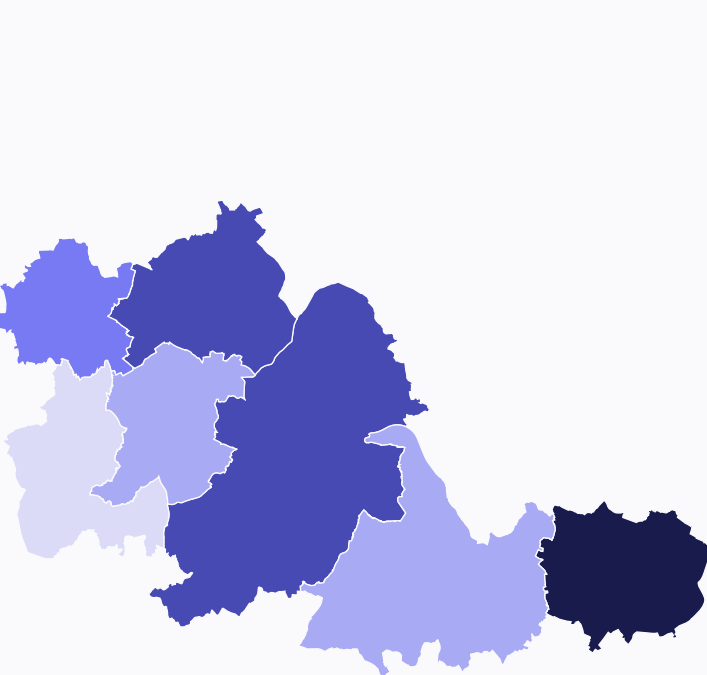


Supply is +80.7% against a year earlier.

Where demand is strongest

Median discount to asking price, 12 months to 2025-12. The smaller the discount, the stronger the demand.

Darker areas carry the smallest discount. This is a matched asking-to-sold measure on the same properties, not two different samples compared.



Smallest discount to asking

LOCAL AUTHORITY	DISCOUNT %	PRICE YOY
Coventry	0.64	+3.1%
Walsall	0.75	+4.2%
Birmingham	0.79	+2.9%
Wolverhampton	0.91	+3.1%
Solihull	1.04	+2.3%
Sandwell	1.15	+5.9%
Dudley	1.42	+6.0%

West Midlands median 0.91%; the spread across all 7 local authorities is 0.78%.

Homes brought to market rose 81% on the year, with every local authority taking part — Birmingham's +65.5% the smallest increase, Wolverhampton's +108.7% the largest. Discount to asking narrowed in six of the seven, and the exception is Sandwell, where it widened while sold prices rose 5.9%. The panels aren't concurrent: listings run to August 2026, the discount measure to December 2025.

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 (sold price to 2025-12). Areas below the sample floor are shown as insufficient data. Map bins are fixed between editions. West Midlands figures are the median across local authorities, 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.