ERDINGTON

RESIDENTIAL PROPERTY MARKET REPORT

2026 YEAR TO DATE vs 2025

THE KEY MESSAGE

Erdington appears to have a sales-volume slowdown, while achieved prices remain broadly stable.

Latest HM Land Registry records show materially fewer completed sales across Erdington in 2026, while median achieved prices remain broadly unchanged.

Around -30%	£215,000	0.0%
Estimated underlying sales-volume change after allowing for 2025 distortions	**2026 median sale price** Jan-May standard sales	**Median price change** vs Jan-May 2025

Report date: 19 August 2026

Executive Summary

The Erdington residential sales market is noticeably quieter in 2026 than in 2025, but achieved prices have so far remained broadly stable.

Using HM Land Registry Category A standard residential transactions across B23 and B24, 182 sales are currently recorded from January to May 2026, compared with 329 over the same period in 2025. The headline reduction is 44.7%.

That headline figure is distorted by the exceptional March 2025 market ahead of the Stamp Duty Land Tax threshold changes and by the normal Land Registry registration lag affecting recent 2026 completions. The core analysis therefore stops at May rather than relying on the incomplete June figures.

A cleaner comparison is unusually consistent in Erdington: January-February sales are 30.5% lower year-on-year, and April-May is also 30.5% lower. This points towards an underlying market roughly 30% quieter than last year.

Prices have been considerably more stable than transaction numbers. The median achieved price is £215,000 in both periods. The wider ONS Birmingham house-price index was also broadly flat, with an average of £233,000 in May 2026, up just 0.3% year-on-year.

1. Number of Properties Sold

Period	Recorded Sales
January-May 2025	329
January-May 2026	182
Difference	-147
Headline change	-44.7%

The headline fall is materially influenced by the March 2025 Stamp Duty rush and by incomplete recent registrations. It therefore overstates the likely underlying reduction in normal market activity.

Source: HM Land Registry Price Paid Data. Core analysis uses Category A standard residential sales and stops at May 2026 to reduce the effect of the latest-month registration lag.

A better underlying comparison

Comparison	2025	2026	Change
January-February	118	82	-30.5%
April-May	95	66	-30.5%

Both comparison windows point in the same direction. Although the 2025 tax deadline still affected the shape of activity around March, the evidence strongly suggests Erdington transaction volumes are around 30% softer.

2. March 2025 Distortion

Month	Recorded Erdington Sales
March 2025	116
March 2026	34

March 2025 was not a normal month. Stamp Duty Land Tax thresholds changed on 1 April 2025, encouraging many purchasers to complete before the deadline and pulling transactions forward into March.

HMRC has confirmed that transactions were brought forward into March 2025 and that April and May 2025 were consequently depressed. Month-by-month comparisons around this period should therefore be treated with caution.

Source: HMRC UK monthly property transactions commentary and HM Land Registry Price Paid Data.

3. Erdington Property Prices

Measure	Jan-May 2025	Jan-May 2026	Change
Average sale price	£213,411	£207,936	-2.6%
Median sale price	£215,000	£215,000	0.0%

The median is particularly useful in Erdington because it is less affected by a small number of unusually high or low transactions than the average.

The figures indicate a clear slowdown in the number of homes completing without a comparable fall in the typical achieved price. The broader Birmingham index was similarly stable at £233,000 in May 2026, up 0.3% year-on-year.

4. Prices by Property Type

Property Type	Median 2025	Median 2026	Change
Detached	£297,000	£285,000	-4.0%
Semi-detached	£240,000	£235,000	-2.1%
Terraced	£205,750	£198,500	-3.5%
Flat/Maisonette	£115,000	£112,750	-2.0%

Property-type medians are modestly softer across the board, but the movements are small compared with the fall in sales volumes. Lower transaction counts mean these should be treated as market indicators rather than formal valuation indices.

5. Postcode Sector Breakdown

The principal Erdington postcode sectors show lower recorded sales volumes throughout the area. Price movements are more mixed, with some B23 sectors holding up better than parts of B24.

Sector	2025 Sales*	2026 Sales*	Recorded Change	2026 Median
B23 5	78	47	-39.7%	£223,500
B23 6	44	29	-34.1%	£187,000
B23 7	69	39	-43.5%	£184,000
B24 0	55	29	-47.3%	£230,000
B24 9	57	26	-54.4%	£225,000

* January-May Category A standard HM Land Registry sales as currently registered.

Median price movement by postcode sector

Sector	2025 Median	2026 Median	Movement
B23 5	£220,000	£223,500	+1.6%
B23 6	£174,500	£187,000	+7.2%
B23 7	£187,000	£184,000	-1.6%
B24 0	£260,000	£230,000	-11.5%
B24 9	£240,000	£225,000	-6.3%

Sector medians can move sharply when transaction volumes are low or the mix of property types changes. B24 8 has been omitted from this table because the 2026 standard-sale sample is particularly small.

6. What the Market is Telling Us

Erdington currently appears to have a transaction-volume problem rather than a major house-price problem.

Fewer homes are completing, but the overall median achieved price has remained unchanged at approximately £215,000.

7. What This Means for Sellers

With fewer transactions taking place, sellers are competing for a smaller pool of active buyers. Correct initial pricing and strong presentation are therefore increasingly important, particularly where similar homes are available nearby.

1

Correct initial pricing

Properties need to sit within the price brackets buyers are actually using on portals such as Rightmove. A small pricing difference can materially affect which searches a property appears in.

2

Strong presentation

Professional photography, video and a well-presented launch become increasingly important when sellers are competing for a smaller pool of active purchasers.

3

React quickly

If a property receives little meaningful interest during the initial marketing period, leaving it unchanged for months can allow the listing to become stale.

8. Erdington Market Outlook

Indicator	Current Direction
Transaction volumes	DOWN
Competition for buyers	HIGHER
Achieved prices	BROADLY STABLE
Median Erdington price	UNCHANGED
Importance of correct pricing	INCREASING

The current data suggests a quieter Erdington market, not a collapsing one. Transaction volumes are clearly lower and property-type medians are slightly softer, but the overall median achieved price and the wider Birmingham index remain broadly stable.

Conclusion

The Erdington housing market is more challenging for sellers in 2026 because fewer homes are reaching completion.

After allowing for the unusual March 2025 market and registration lag, the evidence points to underlying transaction activity being around 30% lower than comparable 2025 levels, rather than the headline 44.7% reduction.

The median achieved price remains approximately £215,000, unchanged from the same period last year. The main change in Erdington is the level of activity rather than a major fall in typical achieved values.

Erdington does not currently appear to have a major house-price problem. It has a sales-volume slowdown.

The typical achieved price is holding broadly steady, but fewer properties are completing and sellers face greater competition for active buyers.

For homeowners looking to sell, this makes realistic pricing, strong presentation and a proactive marketing strategy increasingly important.

Data Notes & Sources

This report uses HM Land Registry Price Paid Data released on 28 July 2026. The core analysis covers Category A standard residential sales in postcode districts B23 and B24 from January to May 2026, compared with the same period in 2025.

HM Land Registry Price Paid Data is registration-based. Recent transactions are added and revised in later releases, so the latest months should not be treated as final sales-volume totals.

March and the immediately surrounding months in 2025 were affected by transactions being brought forward ahead of Stamp Duty Land Tax threshold changes on 1 April 2025.

Primary sources: HM Land Registry Price Paid Data; HMRC UK Monthly Property Transactions; Office for National Statistics / UK House Price Index.

Keogh ESTATES

Prepared by Keogh Estates