SUTTON COLDFIELD

RESIDENTIAL PROPERTY MARKET REPORT

2026 YEAR TO DATE vs 2025

THE KEY MESSAGE

Sutton Coldfield appears to have a sales-volume problem, not a house-price problem.

Latest available HM Land Registry records show substantially fewer completed sales in 2026, while median achieved prices have remained broadly resilient.

-25% to -30%	**£360,000**	**+2.9%**
Estimated underlying sales-volume change	**2026 median sale price**	**Median price change**
after adjusting for distortions	Jan-Jun recorded sales	vs Jan-Jun 2025

Report date: 19 August 2026

Executive Summary

The Sutton Coldfield residential sales market appears noticeably quieter in 2026 than in 2025, but property values themselves have remained relatively resilient.

HM Land Registry records currently show 543 completed sales in Sutton Coldfield between January and June 2026, compared with 1,013 during the same period in 2025. On the face of it, this represents a fall of 46.4%.

That headline fall should not be read as a 46% collapse in demand. Recent Land Registry registrations remain incomplete, and March 2025 was exceptionally busy because buyers brought transactions forward ahead of the Stamp Duty Land Tax threshold changes on 1 April 2025.

Taking those factors into account, the more useful conclusion is that underlying Sutton Coldfield sales volumes appear to be around 25% to 30% softer than comparable 2025 levels.

Crucially, lower transaction numbers have not been matched by a similar fall in achieved prices. The median recorded sale price increased from approximately £350,000 to £360,000.

1. Number of Properties Sold

Period	Recorded Sales
January-June 2025	1,013
January-June 2026	543
Difference	-470
Headline change	-46.4%

The headline year-to-date comparison is distorted by both incomplete recent registrations and the exceptional March 2025 market.

Source: HM Land Registry Price Paid Data. Latest transaction records are provisional and are supplemented as registrations are completed.

A better underlying comparison

Comparison	2025	2026	Change
January-February	313	227	-27.5%
April-May	219	162	-26.0%

These cleaner comparison periods point towards an underlying market that is roughly a quarter quieter than last year.

2. March 2025 Distortion

Month	Recorded Sutton Coldfield Sales
March 2025	333
March 2026	112

March 2025 was not a normal month. Temporary Stamp Duty thresholds ended on 31 March 2025, encouraging purchasers across England to complete before the deadline. This brought a significant number of transactions forward into March.

For that reason, comparing the first quarter of 2026 directly with the first quarter of 2025 exaggerates the current slowdown.

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

3. Sutton Coldfield Property Prices

Measure	Jan-Jun 2025	Jan-Jun 2026	Change
Average sale price	£411,354	£396,565	-3.6%
Median sale price	£350,000	£360,000	+2.9%

The median is particularly useful in Sutton Coldfield because a relatively small number of high-value transactions can have a noticeable effect on the average.

The data therefore suggests lower activity without evidence of a widespread fall in achieved values.

4. Prices by Property Type

Property Type	Median 2025	Median 2026	Change
Detached	£533,500	£522,500	-2.1%
Semi-detached	£344,000	£357,250	+3.9%
Terraced	£280,000	£285,000	+1.8%
Flat/Maisonette	£160,000	£172,000	+7.5%

Detached homes show a small reduction in median achieved price, while semi-detached, terraced and flat/maisonette transactions currently show higher medians. Because volumes are lower and 2026 data remains provisional, these should be treated as market indicators rather than formal valuation indices.

5. Postcode Breakdown

Recorded activity across the principal Sutton Coldfield postcode districts shows lower sales volumes in every area, although the percentage changes are affected by the same registration and March 2025 distortions.

Area	2025 Sales*	2026 Sales*	Recorded Change	2026 Median
B72	107	49	-54.2%	£400,000
B73	219	113	-48.4%	£340,000
B74	272	163	-40.1%	£375,000
B75	240	137	-42.9%	£357,000
B76	175	81	-53.7%	£342,500

* January-June HM Land Registry records as currently registered.

Median price movement by postcode

Area	2025 Median	2026 Median	Movement
B72	£375,000	£400,000	+6.7%
B73	£335,000	£340,000	+1.5%
B74	£358,000	£375,000	+4.7%
B75	£363,500	£357,000	-1.8%
B76	£310,000	£342,500	+10.5%

The B76 increase should be treated cautiously because changes in the mix of properties sold can materially affect the median when transaction volumes are lower.

6. What the Market is Telling Us

Sutton Coldfield currently appears to have a transaction problem rather than a price problem.

Fewer properties are completing, but the properties that do sell are generally still achieving respectable prices.

7. What This Means for Sellers

In a market with lower transaction volumes, the initial marketing strategy becomes increasingly important. A property can still achieve a strong price, but buyers have more choice and are less likely to compete for a property that appears expensive compared with its immediate alternatives.

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. Sutton Coldfield Market Outlook

Indicator	Current Direction
Transaction volumes	DOWN
Buyer choice	HIGHER
Achieved prices	BROADLY STABLE
Median Sutton Coldfield price	SLIGHTLY HIGHER
Importance of correct pricing	INCREASING

The current data suggests a market that is slower, but not collapsing. There is clear evidence that fewer transactions are taking place, but there is currently little evidence of a significant fall in achieved prices.

Conclusion

The Sutton Coldfield housing market is undoubtedly more challenging for sellers in 2026.

Once the unusual March 2025 market and Land Registry reporting delays are taken into account, the evidence currently points towards sales activity being approximately 25% to 30% lower than last year, rather than the headline 46% reduction suggested by incomplete year-to-date figures.

At the same time, the median recorded sale price has increased from approximately £350,000 to £360,000.

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

Properties are still selling at strong prices, but fewer properties are actually completing.

For homeowners looking to sell, this makes realistic pricing, presentation and the quality of the estate agent's marketing increasingly important.

Data Notes & Sources

This report is based on HM Land Registry Price Paid Data available during August 2026 and compares recorded transactions in the Sutton Coldfield area, principally postcode districts B72, B73, B74, B75 and B76.

Recent transaction data is provisional because registrations continue to be added after completion. The latest months should therefore not be used in isolation as a definitive measure of market activity.

The March 2025 comparison is affected by transactions brought forward before Stamp Duty Land Tax threshold changes took effect 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