LICHFIELD

RESIDENTIAL PROPERTY MARKET REPORT

2026 YEAR TO DATE vs 2025

THE KEY MESSAGE

Lichfield appears to have a sales-volume slowdown, not a widespread house-price correction.

Latest HM Land Registry records point to materially fewer completed sales in 2026, while achieved prices remain broadly resilient across the Lichfield market.

-30% to -40%	£345,000	-1.4%
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 Lichfield residential sales market appears materially quieter in 2026 than in 2025, but achieved values have remained broadly resilient.

Using HM Land Registry Category A standard residential transactions across WS13 and WS14, 194 sales are currently recorded from January to May 2026, compared with 381 over the same period in 2025. The headline reduction is 49.1%.

That headline fall overstates the underlying slowdown. March 2025 was exceptionally active ahead of the Stamp Duty Land Tax threshold changes, while recent 2026 registrations remain subject to Land Registry reporting lag. This report therefore uses January-May for the core figures and treats June as too incomplete for a fair comparison.

January-February is 44.1% lower year-on-year, while April-May is 24.4% lower. Neither period is perfect because the 2025 tax deadline affected activity either side of March, but together they suggest an underlying Lichfield market roughly 30% to 40% quieter than last year.

Prices have been far more resilient than volumes. The postcode-area median moved from £350,000 to £345,000, a modest 1.4% reduction. The broader ONS Lichfield local-authority index was stronger, with the average house price at £337,000 in May 2026, up 4.5% year-on-year.

1. Number of Properties Sold

Period	Recorded Sales
January-May 2025	381
January-May 2026	194
Difference	-187
Headline change	-49.1%

The headline year-to-date comparison is heavily affected by the exceptional March 2025 market and by incomplete recent registrations. It should not be read as a 49% collapse in underlying demand.

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	145	81	-44.1%
April-May	90	68	-24.4%

These two comparison windows bracket a more realistic range. The evidence points to a materially slower market, with an underlying reduction in activity of roughly one-third rather than the full headline fall.

2. March 2025 Distortion

Month	Recorded Lichfield Sales
March 2025	146
March 2026	45

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 also noted that April and May 2025 were depressed because transactions had been brought forward into March. This means single-month comparisons around the tax deadline need particular caution.

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

3. Lichfield Property Prices

Measure	Jan-May 2025	Jan-May 2026	Change
Average sale price	£371,972	£381,579	+2.6%
Median sale price	£350,000	£345,000	-1.4%

The median is the more useful measure for this postcode-level analysis because a relatively small number of higher-value detached transactions can materially move the average.

The figures suggest a sharp reduction in activity without evidence of a broad-based price fall. For context, the wider ONS Lichfield local-authority index recorded an average price of £337,000 in May 2026, 4.5% higher than a year earlier.

4. Prices by Property Type

Property Type	Median 2025	Median 2026	Change
Detached	£475,000	£500,000	+5.3%
Semi-detached	£315,000	£295,000	-6.3%
Terraced	£281,000	£280,000	-0.4%
Flat/Maisonette	£197,000	£197,000	0.0%

The mix is uneven: detached medians are higher, terraces and flats are broadly unchanged, and semi-detached medians are softer. With lower transaction counts, these figures are market indicators rather than formal valuation indices.

5. Postcode Sector Breakdown

The main Lichfield postcode sectors show reduced recorded sales in most areas. Sector-level medians remain comparatively resilient, but lower volumes make the results more sensitive to the mix of homes sold.

Sector	2025 Sales*	2026 Sales*	Recorded Change	2026 Median
WS13 6	96	39	-59.4%	£310,000
WS13 7	75	40	-46.7%	£315,000
WS13 8	75	48	-36.0%	£372,500
WS14 0	28	28	0.0%	£417,500
WS14 9	103	39	-62.1%	£405,000

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

Median price movement by postcode sector

Sector	2025 Median	2026 Median	Movement
WS13 6	£299,975	£310,000	+3.3%
WS13 7	£300,000	£315,000	+5.0%
WS13 8	£374,500	£372,500	-0.5%
WS14 0	£375,000	£417,500	+11.3%
WS14 9	£386,055	£405,000	+4.9%

WS14 0 has a relatively small sample, so its median movement should be treated cautiously. Across all sectors, differences in the type and quality of homes sold can materially affect year-on-year medians.

6. What the Market is Telling Us

> **Lichfield currently looks more like a transaction-volume problem than a widespread price problem.**
>
> Fewer properties are completing, but the homes that do sell are not showing evidence of a broad collapse in achieved values.

7. What This Means for Sellers

In a market with materially fewer transactions, sellers are competing harder for active buyers. A strong asking price can still be achieved, but the launch price, presentation and speed of response to market feedback become more important.

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. Lichfield Market Outlook

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

The current evidence points to a slower Lichfield market rather than a collapsing one. Transaction volumes are clearly down, while achieved prices are mixed but broadly resilient and the wider local-authority house-price index remains positive.

Conclusion

The Lichfield housing market is more challenging for sellers in 2026 because substantially fewer transactions are being recorded.

Allowing for the unusual March 2025 market and registration lag, the evidence suggests underlying sales activity is roughly 30% to 40% below comparable 2025 levels, rather than the headline 49.1% fall.

At the same time, the postcode-area median is only 1.4% lower at approximately £345,000, while the broader ONS Lichfield index remains positive. The main issue is activity, not a widespread price collapse.

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

Values remain broadly resilient, but fewer homes are reaching completion and sellers need to compete harder 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 WS13 and WS14 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.

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