October 2026 Housing Market Report

Stoke-on-Trent

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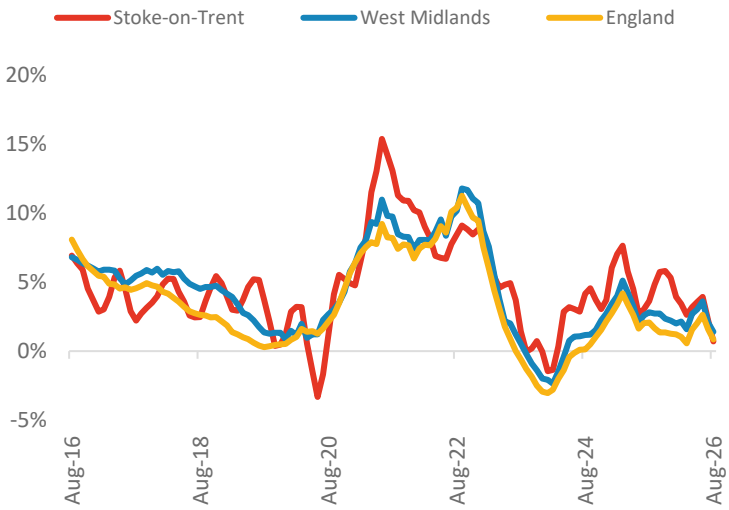
	Current level	3 month	Annual	5 year	10 year
House prices	£150,112	-1.6%	0.7%	19.6%	48.8%
Transactions	2,792	-6.5%	-12.6%	-24.2%	-26.6%

House Prices (August 2026 data)

Annual Change in House Prices

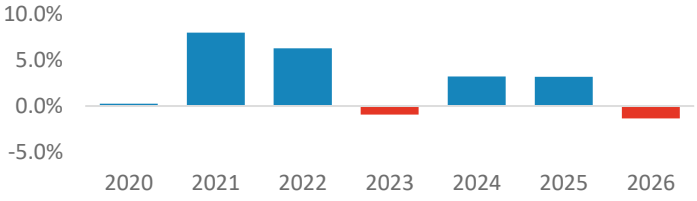


House prices in Stoke-on-Trent grew by 0.7% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the West Midlands grew by 1.4% over the same period.

Stoke-on-Trent house prices are now 42.3% above their previous peak in 2007, compared to +57.9% for the West Midlands and +59.3% across England.

Local prices have fallen by 1.3% in 2026 so far, compared to growth of 3.2% over the same period in 2025.

Year-To-Date Change in House Prices, December to August

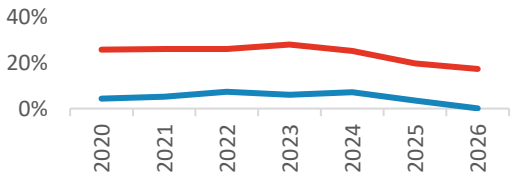


Transactions (June 2026 data)

There were 2,792 transactions in Stoke-on-Trent during the 12 months to June 2026. This is 48% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

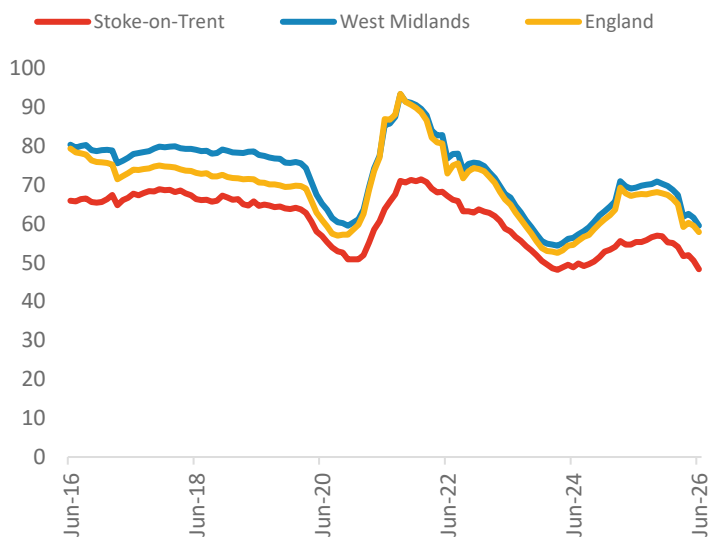
Transactions in Stoke-on-Trent have fallen by 20.8% since 2014, compared to changes of -20.1% for the West Midlands and -24.7% for England.

*Cash and New Build Sales as % of Total, by Year**



2026
Cash 17.2%
New 0.1%

Annual Transactions, Indexed (2001-05 average = 100)



** The latest data here is subject to the 'Land Registry Lag'. For more details:*
https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/

Note: These transaction counts do not include those identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright