October 2026 Housing Market Report

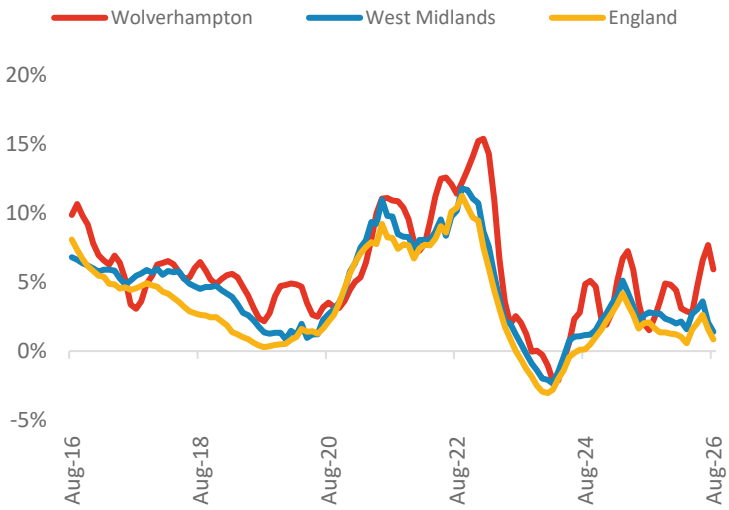
Wolverhampton

Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£215,801	**1.4%**	**5.9%**	**28.3%**	**65.1%**
Transactions	2,151	**-4.2%**	**-11.4%**	**-30.4%**	**-29.8%**

House Prices (August 2026 data)

Annual Change in House Prices

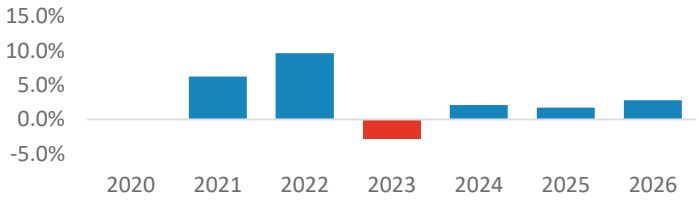


House prices in Wolverhampton grew by 5.9% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the West Midlands grew by 1.4% over the same period.

Wolverhampton house prices are now 61.3% above their previous peak in 2007, compared to +57.9% for the West Midlands and +59.3% across England.

Local prices have grown by 2.8% in 2026 so far, compared to growth of 1.7% over the same period in 2025.

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

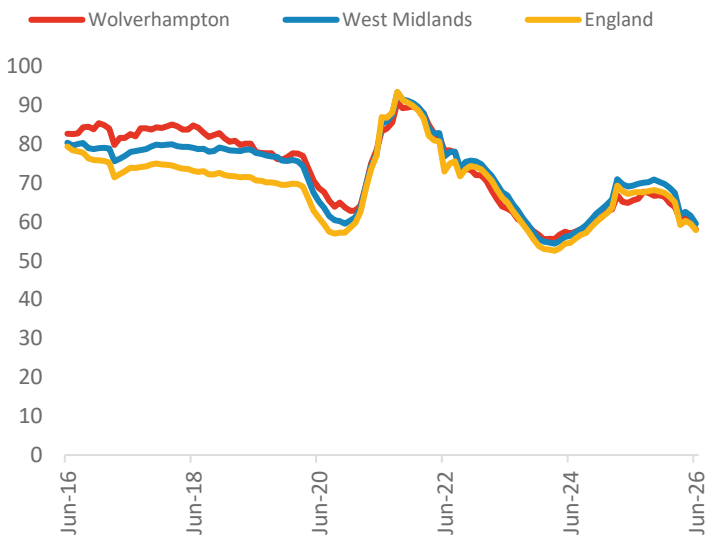


Transactions (June 2026 data)

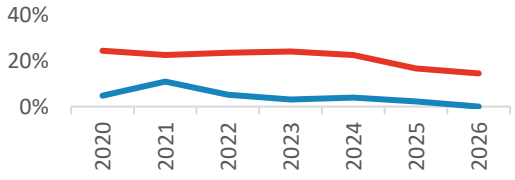
There were 2,151 transactions in Wolverhampton during the 12 months to June 2026. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Wolverhampton have fallen by 20.4% since 2014, compared to changes of -20.1% for the West Midlands and -24.7% for England.

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



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



2026
Cash 14.4%
New 0.0%

** 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