

Chelmsford CM1

Autumn 2026

Every home on the portals in CM1, across all agents, read on one day.
1 August to 30 September 2026, closed, read on 13 October 2026.

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FIGURES READ

13 October 2026

WINDOW

1 August to 30 September 2026, closed

AREA

The whole CM1 outcode, six sectors, 685 listings

BASIS

Every agent's listings, not only ours.

Driven. Connected. Proud.

How to read this report

Five things decide what every number here means. They are set out first because a figure read the wrong way is worse than no figure at all.

UNDER OFFER IS A SNAPSHOT, NOT A SEASON

187 of the 685 listings were flagged sold subject to contract when we read the portals on **13 October 2026**. That is what was showing on one day. It is **not** a count of what went under offer in August and September. No portal records the date a home was flagged, so no tool anywhere can produce that count.

SOLD PRICES STOP ON 21 AUGUST

Land Registry data for CM1 runs 16 February to 21 August 2026, because registration lags about seven to eight weeks. It covers the first 21 days of August and **none of September**.

August's registered count is therefore a part-month of paperwork. It is not a fall, and this report does not draw it as one.

ONE PUBLISHED FIGURE IS DISCARDED

PropertyData's demand endpoint returns a days-on-market number, and it is months of inventory multiplied by the mean days in a month. CM1 2, CM1 4 and CM1 6 all return 10.0 months and the same 304 days.

It measures stock against sales rate, not how long a sale takes, so it is not published here. Every days figure in this report is computed from the individual listing records. The median is **69 days**.

TWO PRICE-PER-SQUARE-FOOT MEASURES, NEVER MERGED

The trend series on page 6 is PropertyData's own annual series for CM1. The rates on page 5 are computed from asking prices on live listings, and the achieved rates on page 9 come from registered sales. They sit on different populations, so they are never drawn as one line or one chart.

LAUNCH COUNTS DO NOT COMPARE ACROSS EDITIONS

Each pull sees only the stock still visible on its own read date, so the further back a month sits the more of it has already sold and left the dataset. A month counted here and the same month counted in the summer edition are different populations, and the gap between them is attrition, not a revision.

What we could not establish

- Registered sales for September 2026. None exist yet on this data.
- Registered sales for 22 to 31 August 2026. Same cause.
- Dated under-offer transitions. Only a live snapshot exists, carrying no date of when a flag went on.
- Agent attribution on any listing. The field is not returned, so no listing here is attributed to an agent.
- Floor area for 197 of the 685 live listings, which is 29%. Not published on the portal record.
- Muvn's own current CM1 instruction list. It cannot be enumerated from the CRM on this tool surface.

What was on the market

685 homes were listed across CM1 on 13 October 2026, counted across every agent on Rightmove, Zoopla and OnTheMarket. Forty-four per cent of them came to market inside the window.

685 Homes on the portals	498 Available, not flagged	187 Flagged sold STC, 27%, as at 13 October	303 First listed inside the window
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Portal split: Rightmove 462, Zoopla 174, OnTheMarket 49. A home listed on two portals is counted once.

Coming to market, August and September

Subtracting each listing's days on the market from the read date dates its launch. 303 of the 685 first appeared between 1 August and 30 September, 44% of everything now for sale, and 77 of them are already flagged sold subject to contract at a median asking price of £400,000.

MONTH OF LAUNCH	NEW LISTINGS
August 2026	117
September 2026	186
Window total	303
1 to 13 October 2026, part-month	53

This counts homes arriving, not homes going under offer. September is the largest month here and the most recent full month, so it has lost the least stock to attrition. These counts cannot be set against the summer edition's, for the reason on page 2.

What was already there

329 of the 685 were listed before 1 August, with a median **128 days** on the market between them. 103 are now flagged sold subject to contract.

The six sectors

CM1 1 City centre	CM1 4 Melbourne, Newlands Spring, rural Roxwell and High Easter
CM1 2 Rainsford, west city	CM1 6 Springfield, Beaulieu Park, Chelmsford Garden Village
CM1 3 Writtle, Highwood, Edney Common	CM1 7 Broomfield, Old Springfield

All 685 listings parsed to a sector, none were unassignable, and there is no CM1 5.

WHAT THIS COUNT CANNOT SEE

It counts listings still visible on 13 October, so anything that came to market in August and sold before the read date has left the dataset. Every stock figure here leans towards slower movers.

Asking prices

The middle home for sale in CM1 asks £400,000. The mean sits well above that, because the district holds city-centre flats and Roxwell country houses in one postcode.

£400,000 Median asking price	£473,261 Mean asking price	£220k– £700k Where 70% of listings sit	£110k– £3.25m Full range
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681 listings. Four are excluded as not whole-home prices: Petty Croft CM1 7FQ at £6,000 and Humber Road CM1 7PE at £8,500, typed as detached with no bedrooms; Beaulieu Park CM1 6PB at £23,500 and Burgess Springs CM1 1JB at £66,000, one-bed flats at shared-ownership-share prices. The median is unchanged. 80% of listings sit between £200,000 and £850,000, 90% between £180,000 and £995,000.

By postcode sector

SECTOR, AND WHAT IT MOSTLY IS	LISTINGS	MEDIAN ASK	MEAN ASK	SOLD STC
CM1 1 City centre, 84% flats	96	£280,000	£295,174	17 18%
CM1 2 Rainsford, west city	119	£375,000	£417,937	30 25%
CM1 3 Writtle, Highwood, Edney Common	76	£480,000	£576,316	23 30%
CM1 4 Melbourne, Newlands Spring, Roxwell	133	£460,000	£548,752	39 29%
CM1 6 Springfield and Beaulieu, two markets	187	£425,000	£491,333	50 27%
CM1 7 Broomfield, Old Springfield	74	£450,000	£504,757	28 38%

Sold STC counts are as at 13 October 2026. These are postal sectors, not wards.

THE TWO ROWS YOU CANNOT QUOTE WHOLE

CM1 6 splits in two. 63 of its 187 listings are Beaulieu Park and Chelmsford Garden Village at a median £630,000, against £375,000 for the other 124. The £425,000 is the midpoint of a sector with no middle.

CM1 1 is an apartment market. 81 of its 96 listings are flats, 84%, so its £280,000 median is what a Chelmsford flat asks, not a Chelmsford house.

The top of the market

ADDRESS	ASKING	TYPE
The Street, Roxwell, CM1 4LB	£3,250,000	Detached, 7 bed
Lodge Road, Writtle, CM1 3HY	£2,650,000	Detached, 8 bed
Chelmsford Road, High Easter, CM1 4PY	£1,975,000	Detached, 5 bed
Skreens Park Road, Roxwell, CM1 4NL	£1,750,000	Detached, 6 bed
Woodland Way, Edney Common, CM1 3FF	£1,750,000	Detached, 5 bed
Woodland Way, Edney Common, CM1 3FF	£1,650,000	Detached, 5 bed

All rural detached houses in CM1 3 or CM1 4, the two Woodland Way records separate listings on one road. The city has nothing on at £1.5m or more.

Price per square foot

Price per square foot is the asking price divided by the floor area. It compares two homes of different sizes without the bigger one always looking dearer. 488 of the 685 listings publish a floor area, which is 71% coverage.

£399.50 Median per square foot	£414 Mean per square foot	973 sqft Median floor area	£314– £515 Where 80% of listings sit
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Computed from asking prices on live listings, read 13 October 2026. Full range £188 to £1,020 per square foot.

By type of home

TYPE	LISTINGS	MEDIAN £/SQFT	MEDIAN SIZE	MEDIAN ASKING
Detached	158	£413	1,705 sqft	£700,000
Semi-detached	126	£414.50	1,078 sqft	£450,000
Terraced	52	£398	865 sqft	£350,000
Flat	152	£380.50	643 sqft	£235,000

£380.50 to £414.50 across the four types. Chelmsford prices floor area at much the same rate whatever shape it comes in. Semi-detached sits a pound and a half above detached, inside the noise of a 126-record median, and is not a crossover.

By sector

SECTOR	MEDIAN £/SQFT	MEDIAN SIZE	DETACHED	SEMI	TERRACED	FLAT
CM1 1	£406	733 sqft	—	—	£406	£392.50
CM1 2	£398	889 sqft	£424.50	£412	£390	£373
CM1 3	£405	1,098 sqft	£453.50	£442	£398	£345
CM1 4	£405	1,167 sqft	£410.50	£433	£411	£380
CM1 6	£392	1,039.5 sqft	£408.50	£385	£383.50	£374
CM1 7	£406	1,108 sqft	£416.50	£403.50	£384	£401

Cells with fewer than five listings are suppressed. CM1 3 detached at £453.50 is the highest rate in the district. CM1 1's £406 is a rate for a 733 square foot median home, mostly flats, and CM1 6's £392 covers both halves of a split sector.

BEAULIEU PARK BUYS MORE HOUSE, NOT A DEARER FOOT

42 Beaulieu Park listings publish a floor area. Their median rate is **£392 per square foot**, 2% below the district rate, at a median **1,574 square feet** against Chelmsford's 973. A home 62% larger at a slightly cheaper rate. What Beaulieu buys inside CM1 6 is square footage.

Fifteen thousand pounds, fifty pence a foot

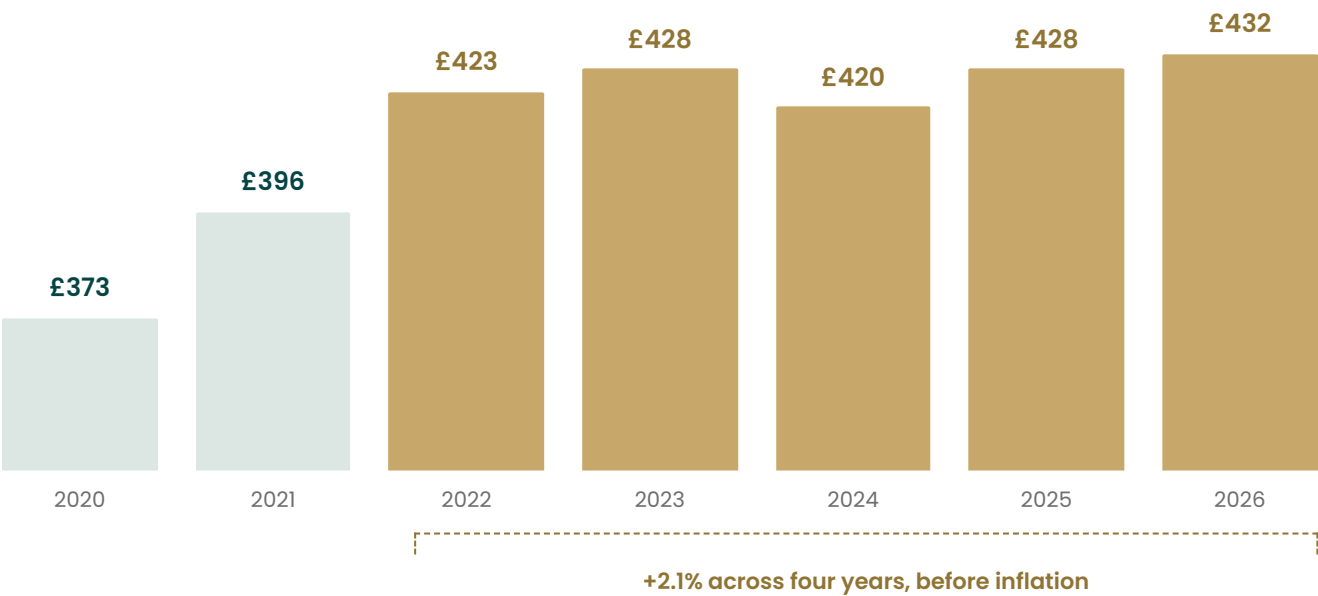
The CM1 median asking price rose £15,000 in six weeks, from £385,000 on 3 September to £400,000 on 13 October. Over the same six weeks the median asking price per square foot went from £399 to £399.50. Homes did not get dearer. The listing book got bigger.

WHERE THE FIFTEEN THOUSAND CAME FROM

Flats fell from 33.4% of the listing book to **31.4%** across those six weeks. The median is the middle listing, so when the cheapest and smallest type thins out, the middle listing moves up the size order without any individual home changing its price.

A seller told the median is up £15,000 is being told something true about the book and nothing about their own house. The rate per foot holds size constant, and it moved fifty pence.

The rate per square foot, October to October



Year on year

OCTOBER	2021	2022	2023	2024	2025	2026
Change on the year	+6.2%	+6.8%	+1.2%	-1.9%	+1.9%	+0.9%

All the growth in this series landed between 2020 and 2022. Since then the rate has gone up, down and up again between £420 and £432. A seller waiting for a rebound has been waiting since 2022.

TWO CAUTIONS ON THE CHART ABOVE

This series re-dates to the month it is read in. These points are October, where the summer edition's were September, so the two editions do not form a continuous monthly line and are not drawn as one.

These are PropertyData's own £/sqft figures for CM1, and they sit above the £399.50 asking median on page 5, which says the series is built on a different population. Both are reported. Neither is converted into the other, and they are never combined into one chart.

How long homes are sitting

The middle listing in CM1 has been on the market 69 days. Sixty-two per cent have been listed 90 days or less. Twenty have been listed over a year.

69 days Median, all live listings	97 days Mean, all live listings	64 days Median, still available	78 days Median, now sold STC
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Computed from the days-on-market field on each individual listing record. Range 0 to 862 days. 426 of the 685 have been listed 90 days or less.

By sector, median days

SECTOR	AVAILABLE	SOLD STC
CM1 1	83	128
CM1 2	69	77
CM1 3	70	69
CM1 4	64	72
CM1 6	54	80.5
CM1 7	62.5	68.5

By type of home

TYPE	MEDIAN DAYS	SOLD STC
Detached	68.5	23%
Semi-detached	67	39%
Terraced	63	39%
Flat	77	17%

THIS MEASURES WHAT IS SITTING, NOT HOW LONG A SALE TAKES

Every figure above is time since listing for stock that was still visible on 13 October. Homes that sold quickly have already left the dataset, so the medians lean towards slow movers.

Read it as a picture of what is standing in the market, not as an answer to how long your own sale would take.

Where the slow stock is

CM1 1 holds the slowest stock at either end, 83 days while available and 128 once flagged. CM1 6 moves fastest while available, at 54 days. Flats are the slowest type at 77 days and the least likely to be under offer, at 17% against 39% for semis and terraces.

The 329 homes listed before 1 August carry a 128-day median between them, and twenty listings across the district have been standing more than a year.

The fastest of what is standing

Five currently-live listings reached sold subject to contract inside a fortnight: Cramphorn Walk CM1 2RE at £325,000 in five days; Weymouth Road CM1 6LP at £525,000 in six days; Coombe Rise, Broomfield CM1 7DG at £375,000 in seven days; Begonia Close CM1 6NL at £250,000 in nine days; Ridgewell Avenue CM1 2GA at £700,000 in eleven days.

What is for sale, against what exists

Just under a third of everything for sale in CMI is a flat. Flats are 6.2% of the homes in the district. That single line explains most of what the rest of this report shows.

TYPE	SHARE OF HOUSING STOCK	SHARE OF LISTINGS	RATIO
Flat	6.2%	31.4%	5.1x over-represented
Terraced	10.5%	10.4%	1.0x
Semi-detached	30.8%	27.9%	0.9x
Detached	51.5%	30.4%	0.6x

Listings: 215 flats, 208 detached, 191 semi-detached, 71 terraced, from all 685. Housing stock from census output-area counts across the 271 output areas in CMI, where flats break down as 4.6% purpose-built, 0.8% converted and 0.8% in commercial buildings, with 1.1% mobile or temporary. The two are different populations, so this is a turnover signal rather than a like-for-like comparison.

What it means for someone selling a house

Chelmsford's apartment stock is turning over hard and clearing slowly at the same time. Flats take longest to move, at a 77-day median against 63 for terraced, and 17% of them are flagged sold subject to contract against 39% for both semis and terraces.

For a vendor with a house, the visible competition is mostly not competing with them.

Market depth by sector

SECTOR	FOR SALE	SALES A MONTH	TURNOVER	MONTHS OF STOCK	RATING
CMI 1	104	6	6%	16.7	Buyer's market
CMI 2	94	9	10%	10.0	Balanced
CMI 3	53	4	8%	12.5	Buyer's market
CMI 4	97	9	10%	10.0	Balanced
CMI 6	134	13	10%	10.0	Balanced
CMI 7	51	7	14%	7.1	Balanced

Months of stock is how long the homes for sale would take to clear at the current rate of sale. These stock and sales-rate fields come from PropertyData's demand endpoint; the days-on-market field from the same endpoint is discarded for the reason given on page 2. CMI 6 is Springfield and Beaulieu together, and the Beaulieu half asks a median £630,000 against £375,000 for the rest of the sector.

CMI 3 has crossed into buyer's-market territory since September and joins CMI 1, which has worsened to 16.7 months. CMI 7 is the tightest sector in the district at 7.1 months and also holds its highest under-offer rate at 38%. CMI 1's rating fits its 83-day available median and its 84% flat composition, 81 flats of 96 listings.

What actually sold

READ THIS BEFORE ANY FIGURE ON THIS PAGE

The CM1 Land Registry pull on 13 October 2026 runs **16 February to 21 August 2026**. It covers 1 to 21 August of the window and none of September. Twenty-seven sales fall inside it, a 21-day sample, and seventeen of the twenty-seven are semi-detached houses. It is not the window's outcome, and the August count is never drawn as a decline.

£400,000

Median registered sale price across the whole six-month pull, 327 sales dated 16 February to 21 August 2026. Mean £427,728, range £81,250 to £1,800,000.

£430,000

Median of the 27 sales dated inside the window. Mean £458,944, range £110,250 to £1,050,000. Tenure 23 freehold, 4 leasehold. Types: 17 semi-detached, 5 detached, 4 flat, 1 terraced.

Monthly registered counts: February 33, March 59, April 51, May 45, June 53, July 59, then **27 in August, cut off on the 21st**. September is absent entirely. Registered medians by sector across the six-month pull: CM1 1 £280,000 on 47 sales; CM1 2 £379,000 on 64; CM1 3 £470,000 on 28; CM1 4 £420,000 on 63; CM1 6 £403,750 on 82; CM1 7 £440,000 on 43.

The ten largest registered sales inside the window

ADDRESS	DATE	PRICE	SIZE	£/SQFT
7 Westfield Avenue, CM1 1SF	4 Aug	£1,050,000	2,228 sqft	£471
5 Church Green, Roxwell, CM1 4NZ	10 Aug	£950,000	2,379 sqft	£399
5 Nancy Edwards Place, CM1 2WU	5 Aug	£781,000	1,550 sqft	£504
30 Anvil Way, Springfield, CM1 6SZ	12 Aug	£675,000	1,690 sqft	£399
31 Ernest Webb Drive, Chelmsford Garden, CM1 6HF	21 Aug	£567,000	1,335 sqft	£425
11 Roxwell Road, CM1 2LY	7 Aug	£500,000	990 sqft	£505
49 Ravensbourne Drive, CM1 2SJ	3 Aug	£500,000	904 sqft	£553
7 Charles Jeffreys Place, Chelmsford Garden, CM1 6HW	7 Aug	£500,000	1,023 sqft	£489
85 Coval Lane, CM1 1TG	14 Aug	£490,000	1,087 sqft	£451
28 Canuden Road, CM1 2SU	20 Aug	£490,000	926 sqft	£529

Floor area is EPC-matched, not measured, and not every sale carries an EPC.

Price per square foot, achieved

746 registered CM1 sales dated 14 August 2025 to 21 August 2026 carry an EPC-matched floor area, with a median rate of **£429 a square foot** at a median 904 square feet. For 2026 to date, across 385 sales, it is **£428**.

Each of the twelve months to July 2026 sat inside a £412 to £452 band. The 27 sales in the part-month of August read £489, which is composition and not a rise: seventeen are semi-detached houses, a type that medians £501 a foot in that sample against £297.50 for the four flats. The honest reading of achieved £/sqft in CM1 is £428, where it has sat all year.

YOUR OWN HOME

None of this is a figure for your house.

These numbers describe 685 other homes. Yours has its own size, its own condition and its own street, and in a district where the rate per square foot runs from £345 to £453.50 depending on where you stand in it, those things decide the price.

We read this market every month, and if you are weighing up a move in Chelmsford we will come and give you a figure for your own address, with the homes it is built on set out beside it.

ASK FOR A VALUATION

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WHAT YOU GET

- A figure for your address, with the homes it is built on listed beside it.
- What your home works out at per square foot, against the £399.50 district rate.
- What else is standing in your sector, how long it has been there, and how much of it is flats.
- An honest read on what a move would cost you in time.

Our own instructions in CM1, both on The Street in Roxwell: CM1 4PA, a 2-bedroom semi-detached house at £325,000, flagged sold subject to contract at 98 days; CM1 4PD, a 2-bedroom terraced house at £350,000, available at 22 days. The data record carries no agent name, so the attribution is ours and was verified on 3 September 2026. Muvin has no recorded completion in CM1.

Source: PropertyData portal listings across every agent, HM Land Registry price paid data, and census output—area housing stock counts, all read on 13 October 2026. Live figures change week to week and describe that one day.