Chelmsford CM1
Summer 2026

Every home on the portals in CM1, across all agents, read on one day.
What the summer left behind, and what four years of price per square foot say to a seller.

FIGURES READ

3 September 2026

WINDOW

1 June to 31 August 2026, closed

AREA

The whole CM1 outcode, six sectors, 632 listings

STANDING

Market commentary. Muvin holds nothing in CM1.

Driven. Connected. Proud.

How to read this report

Six 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 SUMMER

172 of the 632 listings were flagged sold subject to contract when we read the portals on **3 September 2026**. That is what was showing on one day. It is **not** a count of what went under offer over the summer.

No portal records the date a home was flagged, so no tool anywhere can produce that count. Wherever the 172 appears in this report, the date appears with it.

SOLD PRICES STOP ON 24 JULY

Land Registry data for CM1 runs 5 March to 24 July 2026, because registration lags about ten weeks. It covers June in full, July only to the 24th, and none of August.

July's registered count is therefore a part-month. 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 and CM1 7 both return 7.7 months and 234 days because their inventory rounds the same.

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 **63 days**.

TWO SECTORS MISLEAD IF YOU QUOTE THEM WHOLE

CM1 6 is two markets. 50 of its 165 listings are Beaulieu Park and Chelmsford Garden Village, asking a median £640,000, against £370,000 for the rest of the sector. The whole-sector £415,000 describes neither half, so both halves are shown.

CM1 1 is 82% flats: 84 of 102 listings. Its £280,000 median is a city-centre apartment median and not a Chelmsford house price. Three detached and five semi-detached listings is not a house market.

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

The four-year trend on page 6 is PropertyData's own series for CM1. The rates on page 5 are computed from asking prices on live listings. They sit on different populations, so they are never drawn as one line or one chart.

THIS IS COMMENTARY, NOT A TRACK RECORD

Muvin sells in Hertfordshire and west Essex. We hold nothing in CM1: no listings, no sales, no completions. The book was checked across all five teams and all four channels, and returned a genuine zero rather than a gap. So there is no case study here and no sold-by-us content.

What was on the market

632 homes were listed across CM1 on 3 September 2026, counted across every agent on Rightmove, Zoopla and OnTheMarket. Two thirds of them came to market inside the summer.

632 Homes on the portals	**460** Available, not flagged	**172** Flagged sold STC, 27%, as at 3 September	**416** First listed inside the summer window

Portal split: Rightmove 317, Zoopla 284, OnTheMarket 31. A home listed on two portals is counted once.

Coming to market, June to August

Each listing carries the number of days it has been on the market, so subtracting that from the read date dates its launch. 416 of the 632 first appeared between 1 June and 31 August, which is 66% of everything now for sale. This measures homes arriving, not homes going under offer.

MONTH OF LAUNCH	NEW LISTINGS
June 2026	104
July 2026	165
August 2026	147
Summer total	**416**

July was the busiest month for new instructions. Of the 416 summer launches, 121 were flagged sold subject to contract on 3 September; their median asking price is £400,000.

What was already there

205 of the 632 were listed before 1 June, with a median **150 days** on the market between them. 51 are now flagged sold subject to contract.

The six sectors

CM1 1 City centre

CM1 2 Rainsford, west city, Roxwell Row

CM1 3 Writtle, Highwood, Edney Common

CM1 4 Melbourne, Newlands Spring, rural Roxwell and High Easter

CM1 6 Springfield, Beaulieu Park, Chelmsford Garden Village

CM1 7 Broomfield, Old Springfield

All 632 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 3 September, so anything that came to market in June and sold before September has left the dataset. Every stock figure here leans towards slower movers.

Asking prices

The middle home for sale in CM1 asks £385,000. The average asks £83,000 more than that, because the district holds city-centre flats and Roxwell country houses in the same postcode.

£385,000	£468,308	£230k–£700k	£110k–£3.25m
Median asking price	Mean asking price	Where 70% of listings sit	Full range

628 listings. Four records are excluded as not whole-home prices: two typed as detached houses with no bedrooms at £6,000 and £8,500, and two one-bedroom flats at £23,500 and £66,000 that are consistent with a shared-ownership share. Excluding them leaves the median unchanged. 80% of listings fall between £200,000 and £825,000.

By postcode sector

SECTOR, AND WHAT IT MOSTLY IS	LISTINGS	MEDIAN ASK	MEAN ASK	SOLD STC
CM1 1 City centre — 82% flats	102	£280,000	£314,157	23 23%
CM1 2 Rainsford, west city, Roxwell Row	113	£400,000	£440,659	33 29%
CM1 3 Writtle, Highwood, Edney Common	71	£435,000	£545,493	20 28%
CM1 4 Melbourne, Newlands Spring, Roxwell	114	£475,000	£543,596	28 25%
CM1 6 Springfield and Beaulieu — two markets	165	£415,000	£490,739	49 30%
CM1 7 Broomfield, Old Springfield	63	£430,000	£485,508	19 30%

Sold STC counts are as at 3 September 2026. The sector labels describe the dominant settlements in each sector, taken from the address strings. They are postal sectors, not wards or parishes, and should not be drawn as boundaries. There is no CM1 5.

THE TWO ROWS YOU CANNOT QUOTE WHOLE

CM1 6 splits in two. 50 of its 165 listings are Beaulieu Park and Chelmsford Garden Village at a median £640,000. The other 115 have a median of £370,000. The £415,000 in the table is the midpoint of a sector that has no middle.

CM1 1 is an apartment market. 84 of its 102 listings are flats, and its £280,000 median is what a Chelmsford flat asks, not what a Chelmsford house asks. It is also the reason the district median sits where it does.

The top of the market

CM1 4 carries the highest sector median at £475,000 and the district's most expensive listing, on The Street in Roxwell at £3,250,000. Its median is lifted by the rural tail at Roxwell and High Easter, not by Melbourne or Newlands Spring.

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. 446 of the 632 listings publish a floor area, which is 71% coverage.

£399	£409	981 sqft	£310–£506
Median per square foot	Mean per square foot	Median floor area	Where 80% of listings sit

Computed from asking prices on live listings, read 3 September 2026. Full range £187 to £1,020 per square foot.

By type of home

TYPE	LISTINGS	MEDIAN £/SQFT	MEDIAN SIZE	MEDIAN ASKING
Detached	137	£412	1,743 sqft	£675,000
Semi-detached	116	£399	1,089 sqft	£450,000
Terraced	47	£406	842 sqft	£350,000
Flat	146	£384	634 sqft	£240,000

£384 to £412 is a spread of 7%. Chelmsford prices floor area at much the same rate whatever shape it comes in. In Little Canfield in August, a terraced house asked 32% more per foot than a detached.

By sector

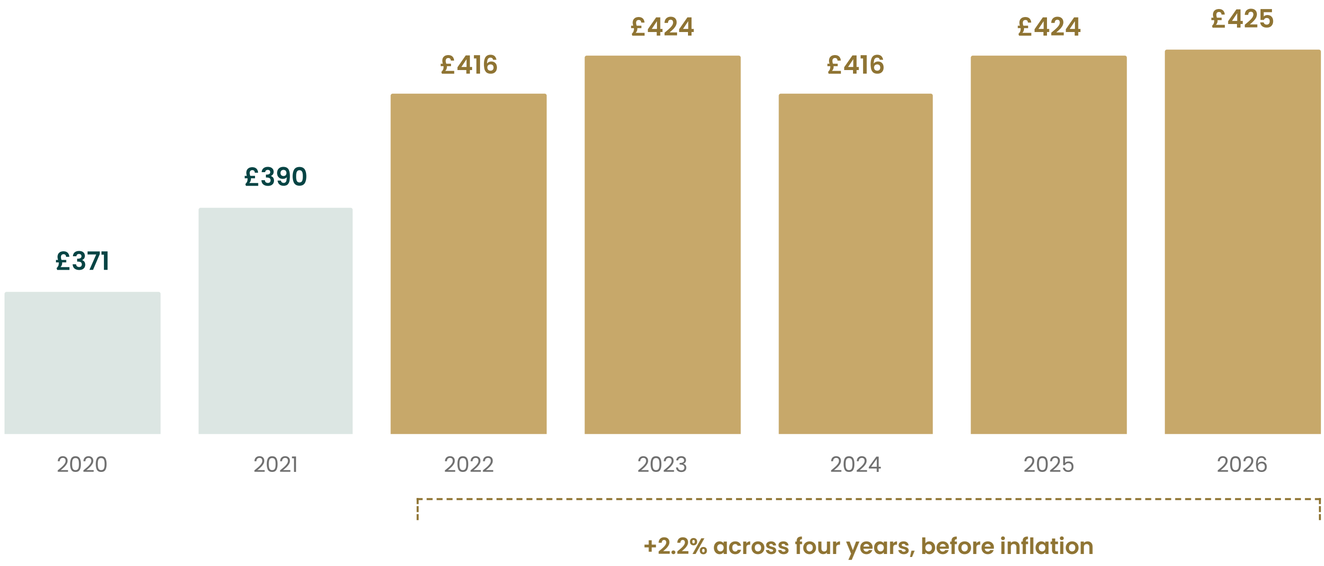
SECTOR	MEDIAN £/SQFT	MEDIAN SIZE	DETACHED	SEMI	TERRACED	FLAT
CM1 1	£417	720 sqft	—	—	£464	£412
CM1 2	£391	922 sqft	£413	£395	£417	£370
CM1 3	£387	1,113 sqft	£419	£375	£477	£337
CM1 4	£405	1,194 sqft	£420	£415	£440	£384
CM1 6	£394	995 sqft	£424	£376	£390	£379
CM1 7	£394	1,119 sqft	£399	£416	£368	£383

Cells with fewer than five listings are suppressed. CM1 1's £417 is a rate for a median home of 720 square feet, mostly flats.

> BEAULIEU PARK BUYS MORE HOUSE, NOT A DEARER FOOT
>
> 29 Beaulieu Park listings publish a floor area. Their median rate is **£399 per square foot**, the district rate to the pound, at a median **1,744 square feet** against Chelmsford's 981. The £270,000 gap inside CM1 6 is 78% more house, not a dearer foot.

Four years, nine pounds a square foot

£416 a square foot in September 2022. £425 in September 2026. That is 2.2% across four years, before inflation, and the line has held a £9 band the whole time.



Year on year

SEPTEMBER	2021	2022	2023	2024	2025	2026
Change on the year	+5.1%	+6.7%	+1.9%	-1.9%	+1.9%	+0.2%

Every point is dated September. The 2026 point is the newest reading and may fill in further, which is why this page shows four years rather than the last figure.

What it says to someone thinking of selling

All the growth in this series landed between 2020 and 2022, in two moves of 5.1% and 6.7%. Since then the rate has gone up, down and up again inside nine pounds.

So the market is holding a plateau rather than falling. A seller waiting for a rebound before they move has been waiting since 2022, and the cost of that wait is four years of their own plans rather than four years of price.

THIS SERIES AND THE ASKING RATES ARE DIFFERENT MEASURES

These are PropertyData's own £/sqft figures for CM1. They sit above the £399 asking median on page 5, which says the series is built on a different population of homes, most likely completed sales rather than live listings.

Both are reported. Neither is converted into the other, and they are never combined into one line.

How long homes are sitting

The middle listing in CM1 has been on the market 63 days. Two thirds have been listed 90 days or less. Fifteen have been listed over a year.

63 days	92 days	59 days	65 days
Median, all live listings	Mean, all live listings	Median, still available	Median, now sold STC

Computed from the days-on-market field on each individual listing record. Range 1 to 822 days. 414 of the 632 have been listed 90 days or less.

By sector, median days

SECTOR	AVAILABLE	SOLD STC
CM1 1	90	90
CM1 2	48	62
CM1 3	107	62
CM1 4	66	57
CM1 6	45	65
CM1 7	44	79

By type of home

TYPE	MEDIAN DAYS	SOLD STC
Detached	59	23%
Semi-detached	62	39%
Terraced	57	39%
Flat	72	18%

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 3 September. 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 3 holds the slowest available stock at a 107-day median, and CM1 1 the slowest overall at 90 days whether a home is available or already flagged. CM1 7 and CM1 6 move fastest while available, at 44 and 45 days, and slowest once flagged, at 79 and 65.

The 205 homes listed before 1 June carry a 150-day median between them, and fifteen listings across the district have been standing more than a year.

The fastest of what is standing

Three currently-live listings reached sold subject to contract inside a fortnight: The Priory, Writtle CM1 3JG at £325,000 in six days; Sunrise Avenue CM1 4JR at £375,000 in eight days; Petunia Crescent CM1 6YP at £350,000 in ten days.

What is for sale, against what exists

A third of everything for sale in CM1 is a flat. Flats are one home in sixteen 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%	33.4%	5.4x over-represented
Terraced	10.5%	11.1%	1.1x
Semi-detached	30.8%	25.9%	0.8x
Detached	51.5%	29.6%	0.6x

Listings: 211 flats, 187 detached, 164 semi-detached, 70 terraced, from all 632. Housing stock from census output-area counts across the 271 output areas in CM1, 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 72-day median against 57 for terraced, and 18% 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
CM1 1	101	7	7%	14.3	Buyer's market
CM1 2	88	11	13%	7.7	Balanced
CM1 3	52	5	10%	10.0	Balanced
CM1 4	91	13	14%	7.1	Balanced
CM1 6	116	12	11%	9.1	Balanced
CM1 7	48	6	13%	7.7	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.

CM1 1 is the only sector rated a buyer's market, with twice the standing stock of CM1 4. That fits its 90-day median and its 82% flat composition.

What actually sold

84 sales in CM1 are registered with a date inside the summer window, at a median of £387,500. The register runs out on 24 July, so this is a partial overlap with the summer and not its outcome.

£387,500

Median registered sale price, 84 sales dated 1 June to 24 July 2026. Range £96,000 to £1,340,000. 63 freehold, 21 leasehold. 26 semi-detached, 20 flats, 20 terraced, 15 detached, 3 untyped.

£385,000

Median asking price across the 628 homes on the market on 3 September 2026. The two sit within £2,500 of each other, which is the closest thing in this pull to a check that Chelmsford is pricing itself accurately.

WHY THERE IS NO AUGUST, AND WHY JULY IS SHORT

The whole six-month pull runs 5 March to 24 July 2026: 248 sales, median £392,500, range £85,000 to £1,800,000, 185 freehold and 63 leasehold. Registration lags roughly ten weeks.

Registered counts run March 59, April 57, May 48, June 57, then **27 in July, cut off on the 24th**. That last figure is a part-month of paperwork, not a drop in sales, and it is not charted anywhere in this report.

Registered medians by sector, six-month pull

SECTOR	CM1 1	CM1 2	CM1 3	CM1 4	CM1 6	CM1 7
Median sale price	£277,500	£362,500	£477,500	£450,000	£400,000	£432,000
Sales	40	51	22	44	59	32

Covers 5 March to 24 July 2026. CM1 1's £277,500 is an apartment median, for the reason set out on page 2.

The largest registered sales inside the window

ADDRESS	PRICE	DATE
31 Frances Green, Chelmsford Garden CM1 6EG	£1,340,000	3 June
2 Shardelow Avenue, Chelmsford Garden CM1 6BG	£1,165,000	3 July
Wood End, Cock Lane, Highwood CM1 3RB	£1,050,000	12 June
20 Wharton Drive, Chelmsford Garden CM1 6BF	£975,000	11 June
56 Roxwell Road CM1 2ND	£790,000	1 July

Three of the five are Chelmsford Garden Village, which is the Beaulieu Park development described on page 5.

Tenure and stock age

All 248 registered sales in the six-month pull are classed old stock rather than new build: 185 freehold, 63 leasehold. That leasehold quarter is the flat market showing up in the register.

YOUR OWN HOME

None of this is a figure for your house.

These numbers describe 632 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 £337 to £477 depending on where you stand in it, those things decide the price.

We do not sell in CM1 today. 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 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, from someone with nothing to sell you 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 3 September 2026. Live figures change week to week and describe that one day. Muvin holds no listings, sales or completions in CM1, so nothing in this report is a record of our own work in Chelmsford.