

Homes at a million pounds and above

2026 so far

Nine postcode districts across west Essex and east Hertfordshire.
What is on the market, what has actually sold, and what the money buys.

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FIGURES READ

4 September 2026

THRESHOLD

£1,000,000 and above

DISTRICTS

CM1, CM2, CM3, CM6, CM7, CM21, CM22, CM23, CM24

BASIS

Every agent's listings and every registered sale, not only ours.

How to read this report

What every number here means depends on how it was measured, and on what was left out. That is set out first, because a figure read the wrong way is worse than no figure at all.

THIS IS NOT ESSEX

Sawbridgeworth (CM21) and Bishop's Stortford (CM23) are in Hertfordshire, and they are two of the three outcodes Muvins book is built on. CM22 is Essex ground with a Hertfordshire postal address. The set is **west Essex and east Hertfordshire**, and it is nine districts: CM1, CM2, CM3, CM6, CM7, CM21, CM22, CM23 and CM24.

UNDER OFFER IS A SNAPSHOT DATED 4 SEPTEMBER 2026

37 of the 257 listings at £1,000,000 and above were flagged sold subject to contract when the portals were read on **4 September 2026**. That is one day's picture.

No portal records the date a home was flagged, so nobody can turn that count into a tally of what went under offer over the year. It is never presented as one here.

SOLD PRICES STOP IN JULY, AND THE TAIL IS MISSING

Land Registry registration runs about ten weeks behind completion, and the cut-off differs by district. Across these nine it falls between **6 July 2026 (CM24)** and **31 July 2026 (CM6)**.

The 2026 achieved window is therefore roughly **1 January to late July, about seven months, not eight**. There is no August data anywhere in this report, in any district. The thin July counts are the lag. **They are not a slowdown and are never drawn as one.**

ONLY VERIFIED SALES ARE COUNTED

Land Registry price paid data carries commercial and multi-unit transfers, and they arrive in rows with no property type on them. **38 records** at £1m+ were registered in 2026 across the nine districts. **32 carry a property type and are counted. 6 do not and are excluded**, and they are named on page 9.

Some of those six are probably houses. Probably is not verified. The same untyped class in CM1 contains a £22.9m industrial estate transfer.

EVERY RATE PER SQUARE FOOT NEEDS A MEASURED FLOOR AREA

Price per square foot is the price divided by the floor area, and the area comes from an energy certificate matched to the property. Homes with no matched certificate carry no size and are absent from every rate figure. Roughly one band listing in eight publishes no floor area, so **the listing counts here are counts of listings publishing a floor area**, and they understate total portal stock by about a tenth.

MIX, NOT VALUE, AND THIN COUNTS MARKED

With 32 verified sales across nine districts, one large or small house moves a median several percent. Nothing here is a price movement. **The count sits beside every figure that rests on a small one.**

There is no trend line in this report at any point. Sales filtered to this band are too few per period to support one, and a district-wide series would describe every home from the smallest flat upward. That is a stated gap, not a number.

The catchment at a million pounds

257 homes are asking £1,000,000 or more across the nine districts today. 32 sales at that level are verified in the seven months of 2026 the Land Registry has published. Supply is running ahead of transactions, and three separate measures say so.

257 Listings at £1m+, publishing a floor area, 4 September 2026	32 Verified 2026 sales at £1m+, to the July cut-offs	14.4% Of the band under offer, against 26.4% of all stock	108 Median days on the market for the band
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On the market now

Listings at £1m+	257
Under offer, 4 Sep 2026	37 (14.4%)
Median asking price	£1,250,000
Range	£1,000,000 to £9,900,000
Median floor area	3,240 sq ft
Median rate	£411 a sq ft
Median days listed	108
Detached	247 of 257

Asking prices, snapshot 4 September 2026. The range is pulled to £9,900,000 by Stokes Hall, Althorne, CM3 6DS, 19,913 sq ft, four times the next listing in CM3 and sitting at the far south-east edge of the district. The range should not be quoted without naming it.

Three measures, one direction

257 to 32

Listings against verified sales. Eight homes are asking a million pounds or more for every one that has registered at that level in 2026.

108 days

Median time listed for the band, against district all-stock medians running 60 to 100. Longer in 7 districts, level in one, shorter in one.

Verified as sold in 2026

Registered records at £1m+	38
Verified as homes	32
Untyped, excluded	6
Median achieved price	£1,250,000
Range	£1,000,000 to £3,000,000
Detached	31 of 32
Freehold	32 of 32
Share of all 2026 sales	1.58% of 2,024

Achieved prices, HM Land Registry, 1 January 2026 to the district cut-off. Every district in the set registered at least one verified sale at this level. There are no flats, no terraces and no leasehold anywhere in the band.

14.4% v 26.4%

Under-offer rate, band against all stock in the same nine districts. Lower in 8 of the nine; CM7 is the exception, on 13 listings.

3,240 sq ft

Median floor area in the band, against district medians of 947 to 1,754 sq ft. Roughly three times the ordinary home.

Days on the market is time since listing for stock still visible on 4 September. Anything that sold quickly has already left the dataset, so it measures what is sitting rather than how long a sale takes, and it over-represents slow movers in every district. The comparison between band and all stock is the useful part, because both sides carry the same bias.

The premium that is not there

A buyer paying a million pounds on this ground is not paying a higher rate per square foot than the ordinary market pays. Across the nine districts the median asking premium over ordinary stock is **+5%** and the median achieved premium **+7%**. Four districts sit below their own ordinary stock.

DISTRICT	BAND £/SQ FT	N	ALL STOCK	ASKING PREMIUM	ACHIEVED £/SQ FT	ACHIEVED PREMIUM
CM2 Chelmsford south, Great Baddow and Sandon	£443	33	£403	+10%	£446	+6% n=6
CM6 Great Dunmow, Felsted and Thaxted	£409	52	£385	+6%	£427	+9% n=8
CM1 Chelmsford north and the Roding villages	£419	24	£399	+5%	£465	+9% n=11
CM3 Danbury, Little Baddow and Hatfield Peverel	£409	68	£390	+5%	£471	+14% n=14
CM21 Sawbridgeworth and High Wych	£464	9	£443	+5%	£438	-2% n=4
CM23 Bishop's Stortford	£442	22	£447	-1%	£498	+6% n=11
CM22 Hatfield Heath, Takeley and the Hallingburys	£375	32	£399	-6%	£383	-9% n=13
CM7 Braintree and Bocking	£304	13	£331	-8%	£469	+33% n=5
CM24 Stansted Mountfitchet	£335	4	£392	-14%	—	n=2

Asking figures are the median rate of listings at £1m+ publishing a floor area, against the same district's all-stock median, both read 4 September 2026. Achieved figures are registered sales at £1m+ over twelve months with a matched floor area, against the district's all-stock registered median over the same twelve months. Districts with fewer than four such sales carry no achieved rate.

On asking prices

Median premium across all nine districts, every one of which carries four or more band listings: **+5%**. The highest is CM2 at **+10%**. **No district reaches +15%.**

Four sit below ordinary stock: CM24 at -14% (n=4), CM7 at -8% (n=13), CM22 at -6% (n=32), CM23 at -1% (n=22).

On achieved prices

Median premium across the eight districts with four or more matched sales: **+7%**. Seven of the eight fall between -9% and +14%.

One exception, and its count belongs beside it: **CM7 Braintree at +33% on five sales.** Five sales decide nothing. The eight-district median is the figure to use.

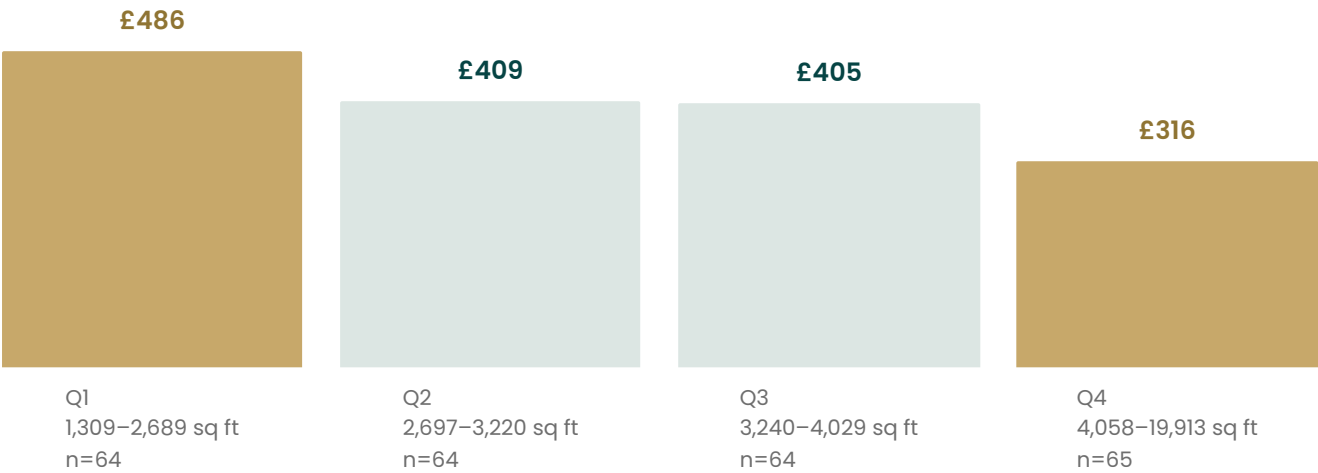
WHAT THIS DOES NOT SAY

It does not say a million-pound house is poor value. It says the rate per square foot inside the band is close to the rate outside it, so **the money is buying floor area rather than a better rate.** Page 5 sets out what that costs as the houses get bigger.

It is also a comparison of two snapshots of different populations, not a measure of what any one house would fetch. To know what your own home is worth you need a figure for your own home.

What the money buys

Floor area, and at a rate that falls the more of it you buy. The middle home in this band is **3,240 sq ft** against district medians of 947 to 1,754. Sort the band by size and the rate drops from **£486 a square foot** in the smallest quarter to **£316** in the largest.



Median rate per square foot by size quartile, 257 listings at £1,000,000 and above across the nine districts, publishing a floor area, 4 September 2026. Median asking price rises across the same quartiles, from £1,100,000 to £1,750,000.

-0.65

Rank correlation between floor area and rate per square foot, 257 asking listings. Negative, and monotonic across every quartile.

-0.63

The same correlation on 74 registered sales at £1m+ with a matched floor area over twelve months. Two independent bases, one direction.

The two ends of it, both live today

LISTING	ASKING	FLOOR AREA	£/SQ FT
Panfield Lane, Bocking, CM7 5BL (CM7)	£2,395,000	13,400 sq ft	£179
Brickhouse End, Berden, Bishop's Stortford, Hertfordshire CM23, CM23 1AZ	£2,650,000	3,070 sq ft	£863

The house in Bocking asks **£255,000 less** than the one at Berden and has **four and a half times the floor area**. Both are detached, both are on the market on 4 September 2026, and both are inside this report's nine districts.

THE CAVEAT THAT TRAVELS WITH THIS

This is a relationship inside the band. It does not say a bigger house is worth less. It says the **marginal rate declines**: each extra square foot above a million pounds is bought more cheaply than the last.

Part of the gradient is location, because the largest houses sit in the cheaper rural districts. The sign is negative inside every district on its own, so location alone does not explain it.

It shows district by district as well as listing by listing. CM7 and CM22 carry the largest band homes in the set, at a median 4,302 and 3,264 sq ft, and both ask below their own district's ordinary rate.

For an owner of a large country house this is the most useful sentence anyone can offer: the very large house is the weakest product per foot on this patch, and it is priced as a whole rather than by the foot.

Where the activity sits

One sale in fourteen in CM22 is at a million pounds or more. That is **7.1%** against **1.9%** in the next district on the list, and it makes Hatfield Heath, Takeley and the Hallingburys the richest ground in the catchment by a distance.

DISTRICT	VERIFIED 2026 SALES	ALL 2026 SALES	SHARE	MEDIAN VERIFIED PRICE
CM22 Hatfield Heath, Takeley and the Hallingburys	5	70	7.1%	£1,175,000
CM24 Stansted Mountfitchet	1	52	1.9%	£1,250,000
CM1 Chelmsford north and the Roding villages	7	376	1.9%	£1,275,000
CM3 Danbury, Little Baddow and Hatfield Peverel	6	326	1.8%	£1,217,500
CM21 Sawbridgeworth and High Wych	1	63	1.6%	£1,455,000
CM6 Great Dunmow, Felsted and Thaxted	3	194	1.5%	£1,799,216
CM23 Bishop's Stortford	4	259	1.5%	£1,300,000
CM2 Chelmsford south, Great Baddow and Sandon	3	370	0.8%	£1,270,000
CM7 Braintree and Bocking	2	314	0.6%	£1,187,500

HM Land Registry registered sales, 1 January 2026 to the district cut-off, 6 July 2026 in CM24 to 31 July 2026 in CM6. Verified means the record carries a property type; untyped records are excluded and named on page 9. CM21 and CM24 rest on one sale each.

CM22 in its own right

5 of 70

2026 sales at £1m+, the highest share in the set at 7.1%

£375

Band rate per square foot, -6% against the district's own £399. The volume is here; the rate premium is not.

1,754 sq ft

All-stock median floor area, the largest of the nine. CM22 is a district of big houses before anyone reaches the band.

5 of 8

Of Muvn's own homes at £1m+ inside the catchment sit in CM22. See page 12.

CM22 is also the smallest district in the set by volume, at 70 registered sales in 2026 against 376 in CM1. A high share on a small base moves easily. The five sales are named on pages 8 and 9.

THE TWO DISTRICTS THAT CAME OUT OF THIS SET

CM77 Great Notley and CM20 Harlow town were in the wider eleven-district reading and are not in this report. Neither registered a single verified sale at £1,000,000 or above in 2026, on 91 and 102 registered sales. They are thin markets at this level rather than districts the threshold failed to reach, and every figure in this report is computed across the nine that remain.

Time on the market

The band has been listed a median **108 days** against district all-stock medians of 60 to 100, and is under offer at **14.4%** against **26.4%** for everything else in the same nine districts. Both are a picture of 4 September 2026.

DISTRICT	BAND DAYS	N	ALL STOCK	GAP	BAND UNDER OFFER	ALL STOCK
CM2 Chelmsford south	163	33	70	+93	9.1%	31.2%
CM3 Danbury and Little Baddow	114	68	86	+28	20.6%	26.2%
CM22 Hatfield Heath and Takeley	112	32	100	+12	9.4%	16.9%
CM6 Great Dunmow and Felsted	107	52	79	+28	11.5%	21.6%
CM23 Bishop's Stortford	105	22	71	+34	18.2%	29.3%
CM24 Stansted	84	4	81	+3	0.0%	39.8%
CM21 Sawbridgeworth	80	9	86	-6	11.1%	26.2%
CM7 Braintree	70	13	67	+3	23.1%	21.5%
CM1 Chelmsford north	60	24	60	0	12.5%	27.7%

Days listed is computed per listing, not from a months-of-inventory calculation. Under-offer shares are the count flagged sold subject to contract on 4 September 2026. CM24 rests on four band listings and CM21 on nine.

What sits longest

CM2 is the slowest in the set, at 163 days against 70 for ordinary stock in the same district, on 33 band listings. CM3 follows at 114, CM22 at 112 and CM6 at 107.

CM1 is level with its own market at 60 days. CM21 is the only district where the band moves faster than ordinary stock, on nine listings.

What clears

The band's under-offer rate is **below the district's own in 8 of the nine**. CM7 is the single exception at 23.1% against 21.5%, on 13 band listings and three flags.

CM24 has four band listings and none of them is under offer, in a district where 39.8% of all stock is.

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

Every figure on this page is time since listing for homes **still visible on 4 September 2026**. Anything that sold quickly has already left the dataset, so it over-represents slow movers in every district and every price band. The bias falls on both columns equally, which is why the comparison between the band and its own district is the part worth having.

Listings against sales, district by district

CM6 52 listed · 3 sold (17.3 to 1)
CM2 33 listed · 3 sold (11.0 to 1)
CM7 13 listed · 2 sold (6.5 to 1)
CM23 22 listed · 4 sold (5.5 to 1)
CM1 24 listed · 7 sold (3.4 to 1)

CM3 68 listed · 6 sold (11.3 to 1)
CM21 9 listed · 1 sold (9.0 to 1)
CM22 32 listed · 5 sold (6.4 to 1)
CM24 4 listed · 1 sold (4.0 to 1)

Live listings on 4 September 2026 against verified 2026 sales. Different windows, so the ratio indicates depth rather than a rate.

The sales, named

All 32 verified sales at £1,000,000 and above registered in 2026 across the nine districts, largest first. Every one is freehold. 31 of the 32 are detached and one is semi-detached. There are no flats, no terraces and no leasehold anywhere in the band.

Eight of them are at £1,500,000 or above, and they sit in CM6 (two), CM3 (two), CM23, CM1, CM2 and CM22. The largest is **Bury Farm, Bury Chase, Felsted, CM6 3DQ at £3,000,000**, registered 3 July 2026.

ADDRESS	DISTRICT	PRICE	REGISTERED	TYPE
Bury Farm, Bury Chase, Felsted, CM6 3DQ	CM6	£3,000,000	3 July 2026	Detached
Forest Lodge, Common Lane, Little Baddow, CM3 4RY	CM3	£2,000,000	29 May 2026	Detached
Oakhouse, Mill Lane, Little Baddow, CM3 4SB	CM3	£1,950,000	30 January 2026	Detached, 5 bed
32, Chantry Road, CM23 2SF	CM23	£1,900,000	19 February 2026	Detached, 5 bed
The Old Vicarage, Good Easter, CM1 4RU	CM1	£1,800,000	24 April 2026	Detached
Josselyns New Hall, White Roding, CM6 1RY	CM6	£1,799,216	29 May 2026	Detached
Windmill Cottage, Sandford Mill Road, Chelmer Village, CM2 6NT	CM2	£1,660,000	29 June 2026	Detached
Town Farm House, Cage End, Hatfield Broad Oak, CM22 7HT	CM22	£1,650,000	17 April 2026	Detached
22, Pishiobury Drive, CM21 0AE	CM21	£1,455,000	9 July 2026	Detached
Tregilders, High Easter, CM1 4QL	CM1	£1,350,000	9 January 2026	Detached, 4 bed
2, Thornfield Road, CM23 2RB	CM23	£1,350,000	30 June 2026	Detached
31, Frances Green, Chelmsford Garden, CM1 6EG	CM1	£1,340,000	3 June 2026	Detached, 6 bed
Friars Lea, Chelmsford Road, Hatfield Heath, CM22 7BD	CM22	£1,300,000	6 February 2026	Detached, 4 bed
16, Rainsford Avenue, CM1 2PJ	CM1	£1,275,000	6 March 2026	Detached, 5 bed
The Old Barn, 14, Sandon Brook Place, Sandon, CM2 7UJ	CM2	£1,270,000	2 February 2026	Detached
Crown Lodge, Crown Road, Cold Norton, CM3 6JF	CM3	£1,250,000	29 January 2026	Detached, 5 bed
210a, Stansted Road, CM23 2AR	CM23	£1,250,000	25 February 2026	Detached, 5 bed
Blacksmiths Barn, Burton End, CM24 8UJ	CM24	£1,250,000	6 July 2026	Semi-detached

Continued on the next page. Achieved prices from HM Land Registry price paid data, read 4 September 2026. The date shown is the date of the transfer as registered.

How the 32 divide across the nine districts

CM1 7 sales · median £1,275,000	CM3 6 sales · median £1,217,500
CM22 5 sales · median £1,175,000	CM23 4 sales · median £1,300,000
CM2 3 sales · median £1,270,000	CM6 3 sales · median £1,799,216
CM7 2 sales · median £1,187,500	CM21 1 sale · median £1,455,000
CM24 1 sale · median £1,250,000	

Verified 2026 sales at £1,000,000 and above, with each district's median achieved price beside the count. CM21 and CM24 rest on one sale each and CM7, CM2 and CM6 on two or three.

The sales, named, continued

ADDRESS	DISTRICT	PRICE	REGISTERED	TYPE
33, Lyons Hall Road, CM7 9SG	CM7	£1,200,000	23 January 2026	Detached, 3 bed
Silverwood, Fir Tree Lane, Little Baddow, CM3 4SS	CM3	£1,185,000	29 January 2026	Detached, 4 bed
Bakers Cottage, Bakers Farm Lane, Blackmore End, CM7 4DJ	CM7	£1,175,000	22 May 2026	Detached, 6 bed
Stonebridge House, Chelmsford Road, Hatfield Heath, CM22 7BD	CM22	£1,175,000	10 April 2026	Detached, 3 bed
2, Shardelow Avenue, Chelmsford Garden, CM1 6BG	CM1	£1,165,000	3 July 2026	Detached
84, Roxwell Road, CM1 2NE	CM1	£1,150,000	12 May 2026	Detached
Fernwood, The Bringeys, Great Baddow, CM2 7JW	CM2	£1,100,000	27 February 2026	Detached, 5 bed
Rectory House, Birchwood Mews, CM23 5FA	CM23	£1,080,000	5 June 2026	Detached, 4 bed
Wisbeach, Manor Road, Little Easton, CM6 2JR	CM6	£1,075,000	3 March 2026	Detached, 4 bed
Mutuca, Cannons Lane, Hatfield Broad Oak, CM22 7HX	CM22	£1,050,000	22 April 2026	Detached, 5 bed
Brick Kiln Cottage, Terling Hall Road, Hatfield Peverel, CM3 2EZ	CM3	£1,040,000	13 February 2026	Detached, 4 bed
Nunthorpe, Little Baddow Road, Danbury, CM3 4NT	CM3	£1,025,000	9 February 2026	Detached
2, Church Green, Roxwell, CM1 4NZ	CM1	£1,000,000	2 April 2026	Detached, 6 bed
Home Farmhouse, Gaunts End, Elsenham, CM22 6DR	CM22	£1,000,000	27 January 2026	Detached, 5 bed

Achieved prices from HM Land Registry price paid data, read 4 September 2026.

Excluded: registered at the level, not verified as homes

Six further 2026 records at £1,000,000 and above carry **no property type** and are excluded from every count, median and share in this report.

ADDRESS	DISTRICT	PRICE	REGISTERED
Brook Barn, Stebbing Road, Felsted, CM6 3LQ	CM6	£2,125,000	2 February 2026
Birchwood House, Spring Elms Lane, Little Baddow, CM3 4SG	CM3	£2,050,000	6 March 2026
Cathedral Court, 1, Church Street, CM1 1NS	CM1	£1,875,000	16 January 2026
109, Rainsford Road, CM1 2PF	CM1	£1,550,000	19 March 2026
36, Hadham Road, CM23 2QS	CM23	£1,326,000	5 February 2026
Wood End, Cock Lane, Highwood, CM1 3RB	CM1	£1,050,000	12 June 2026

Several are probably houses. Probably is not verified, and the untyped class carries commercial and multi-unit transfers: the same class in CM1 contains a £22.9m industrial estate. Counting them would take the 2026 total from 32 to 38, 19 per cent on the headline count.

WHY THE LIST THINS OUT AFTER JUNE

Registration runs about ten weeks behind completion, and the cut-off in this data falls between **6 July 2026 in CM24** and **31 July 2026 in CM6**. The 2026 window on this page is therefore about seven months, not eight, and it contains no August at all in any district.

Sales completed in July and August will keep arriving through the autumn. The thin July count above is that lag. **It is not a slowdown and must never be read or drawn as one.**

The mix, and Great Dunmow

Above a million pounds this is a market in detached freehold houses and almost nothing else. **247 of the 257 listings** are detached, against 48% of all stock in the same nine districts, and every one of the 32 verified sales is freehold.

On the market at £1m+

Detached	247	96.1%
Semi-detached	9	3.5%
Flat	1	0.4%
Terraced	0	0.0%

All stock, same nine districts

Detached	1,366	47.7%
Semi-detached	679	23.7%
Flat	523	18.2%
Terraced	298	10.4%

Listings publishing a floor area, 4 September 2026. The single flat in the band is one listing and decides nothing. On achieved evidence the picture is the same: 31 of the 32 verified 2026 sales are detached, one is semi-detached, and all 32 are freehold.

Great Dunmow, Felsted and Thaxted: expensive to sit on, not slow to sell

CM6 is worth stating carefully, because the blunt version of this is wrong. At the £1,000,000 threshold the district's band asks **£409 a square foot against £385** for its own ordinary stock, a premium of **+6%**, and has been listed a median **107 days against 79**. **6 of its 52 band listings are under offer, 11.5% against 21.6% for CM6 as a whole.**

Raise the bar to £1,500,000 and the rate premium goes to **precisely zero**: £385 a square foot against a district £385, on 17 listings, and 164 days against 79. That is the figure behind the phrase "expensive to sit on".

It is not the slowest district on this patch and it is not short of top-end sales. CM2 is slower on both thresholds: 163 days against 70 at £1m, and 206 against 70 at £1.5m. And CM6 registered **two of the eight verified 2026 sales at £1,500,000 or above**, joint most in the set, including **Bury Farm, Bury Chase, Felsted at £3,000,000 on 3 July 2026, the largest verified sale anywhere in these nine districts this year.**

The accurate sentence is narrower and more useful than the blunt one. In Dunmow the top end is expensive to hold and it does transact, so the lever is the rate per square foot the price implies rather than the headline figure.

CM6 also carries the second-largest band on the market in the set, at 52 listings behind CM3's 68. A seller there is competing with more standing stock at this level than anywhere except Danbury, and with a buyer pool that has flagged 6 of those 52 as under offer.

The two districts either side of it on the ranking say the same thing in different words. CM3 has the most band stock and clears 20.6% of it; CM22 has the most sales and the least rate premium. Volume, rate and speed do not travel together on this ground.

WHAT IS NOT IN THIS REPORT

- No price trend, at any threshold.** Sales filtered to this band are too few per period, and a district-wide series would describe a different population. Stated as a gap, with no substitute offered.
- No asking-to-achieved discount.** No property appears in both datasets and the Land Registry carries no asking price. The volume gap, the under-offer rate and days listed are offered in its place.
- No dated under-offer transitions and no dated Muvin completions.** Neither exists in any source used here.
- A million pounds is a cash line, not a real one.** As prices rise, more homes cross it each year without anything changing in the character of the market. A rising count at a fixed threshold proves nothing about a stronger top end, which is why this report leads on the rate per square foot instead.

Muvin's own homes at this level

THIS IS NOT MARKET DATA

Everything on the previous ten pages counts every agent's listings and every registered sale. This page counts Muvin's own instructions and nothing else. The two are kept apart on purpose and should not be read as one.

Muvin holds **eight homes** asking £1,000,000 or more inside the nine districts, out of 121 live listings. **Five are in CM22**, the district with the highest share of £1m+ sales in the set.

ADDRESS	POSTCODE	ASKING	TYPE	STATUS
Lindsell, Dunmow	CM6 3QJ	Offers over £2,500,000	6 bed detached	Under Offer
Watling Lane, Thaxted, Dunmow	CM6 2UY	£1,750,000	4 bed detached	For sale
Canfield Road, Takeley	CM22 6SZ	Guide price £1,400,000	6 bed detached	For sale
Smiths Green, Takeley	CM22 6NR	£1,200,000	4 bed detached	For sale
The Street, Sheering	CM22 7GX	Guide price £1,150,000	4 bed detached	For sale
New Barn Lane, Little Hallingbury	CM22 7PR	Guide price £1,095,000	5 bed detached	For sale
Thorley Hill, Bishop's Stortford	CM23 3ND	Offers over £1,000,000	4 bed detached	Under Offer
Howe Green, Bishop's Stortford	CM22 7UF	Offers over £1,000,000	4 bed detached	For sale

Every line above was checked against the live page on muvin.co.uk on 4 September 2026. Address, price, price qualifier, property type, bedroom count and status all match. Status is that day's reading.

Where they sit

CM22 Takeley, Sheering, Hallingbury	5
CM6 Dunmow and Thaxted	2
CM23 Bishop's Stortford	1
Total inside the nine districts	8

Excluded by hand

High Street, Braintree, CM7 1JX at £1,500,000 appears in the book at the threshold and is a **retail property**, confirmed on its own page on muvin.co.uk. It is not a home and it is counted nowhere in this report.

Outside these nine districts, and outside every figure here

Three further Muvin homes ask £1,000,000 or more and sit outside the catchment: **Cornells Lane, Widdington CB11 3SP at £1,750,000**, **Henham Road, Debden Green CB11 3LZ at £1,750,000**, and **Clay Lane, St Osyth CO16 8HG at £1,000,000**. None of them is in any count, median or share in this report.

Two completions in Muvin's own records sit at £1,500,000 or above. Neither carries a completion date, so **neither can be placed in 2026** and neither appears anywhere in this report as a 2026 sale.

HOW THIS PAGE WAS CHECKED

The book was read from muvin.co.uk on 4 September 2026, 121 live listings. Every listing at £1,000,000 and above was then opened individually on muvin.co.uk and compared line by line against the capture. All eight homes matched on address, price, price qualifier, property type, bedroom count and status. None was dropped.



YOUR OWN HOME

None of this is a figure for your house.

These numbers describe 257 homes on the market and 32 that sold. Yours has its own size, its own condition and its own village. On this patch the rate per square foot inside the band runs from **£316 to £486** depending on how big the house is and where it stands, and that is what decides the price rather than the headline figure.

If you are weighing up a move, ask and we will come and give you a figure for your own address, with the homes it is built on set out beside it.

YOUR VALUATION GOES TO

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Sources: PropertyData portal listings across every agent, HM Land Registry price paid data, and energy performance certificate floor areas, all read 4 September 2026. Districts CM1, CM2, CM3, CM6, CM7, CM21, CM22, CM23 and CM24. Achieved figures cover 1 January 2026 to a cut-off that runs from 6 July in CM24 to 31 July in CM6, about seven months. Under-offer counts are a snapshot of 4 September 2026 and are never a tally of what went under offer across the year. Live figures change week to week and describe that one day.