October 2026 Housing Market Report

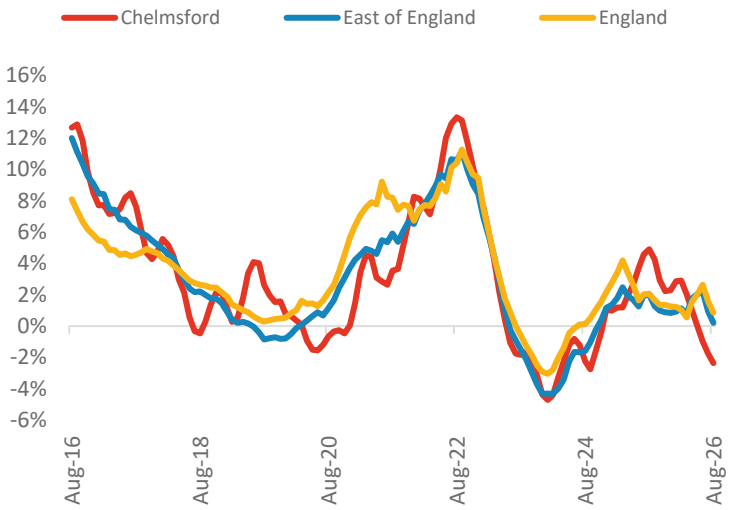
Chelmsford

Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£376,682	-0.2%	-2.4%	11.4%	26.0%
Transactions	2,415	0.2%	-11.8%	-35.3%	-30.5%

House Prices (August 2026 data)

Annual Change in House Prices

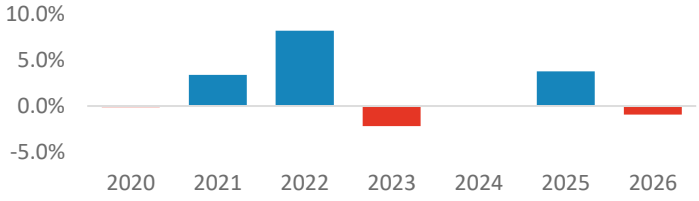


House prices in Chelmsford fell by 2.4% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the East of England grew by 0.2% over the same period.

Chelmsford house prices are now 66.1% above their previous peak in 2007, compared to +62.6% for the East of England and +59.3% across England.

Local prices have fallen by 0.9% in 2026 so far, compared to growth of 3.8% over the same period in 2025.

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

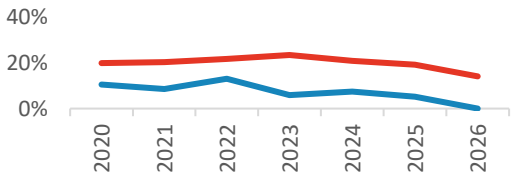


Transactions (June 2026 data)

There were 2,415 transactions in Chelmsford during the 12 months to June 2026. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

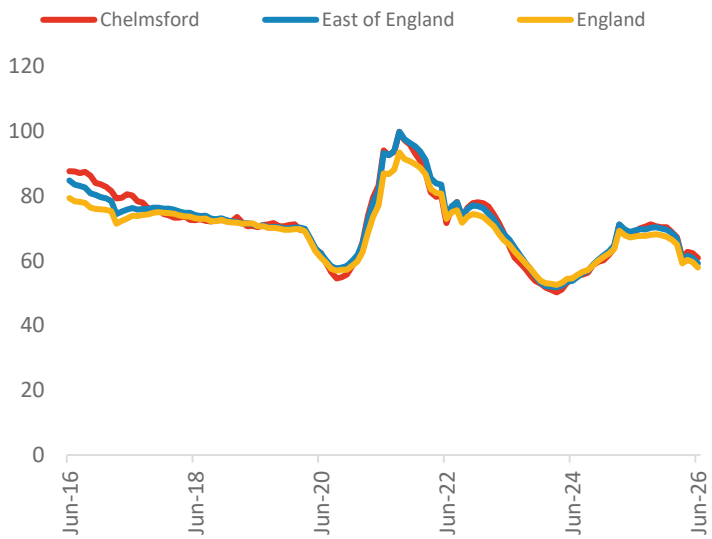
Transactions in Chelmsford have fallen by 24.7% since 2014, compared to changes of -29.0% for the East of England and -24.7% for England.

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



2026
Cash 14.0%
New 0.0%

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