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The Harlow Market

A housing market report for Harlow and postcode districts CM17, CM18, CM19 and CM20

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AREA

**Harlow · CM17, CM18, CM19,
CM20**
The Harlow post town and its
four postcode districts.

DATA TO

28 September 2026
HM Land Registry Price Paid Data,
downloaded 30 October 2026.

At a glance

Harlow's price did not move this year. Its volume did. The typical sale was £342,500, which is +0.7% on the twelve months before it, and the upper quartile moved -0.5%. What changed was how many homes changed hands — and a large part of that change is Land Registry still catching up rather than the market falling away.

MEDIAN SALE

£342,500

+0.7% on the year

The middle sale of 885. Lead on this figure, not the mean.

SALES REGISTERED

885

-27.5% as recorded

Read this with the lag. The last three months are still filling. Fill the quarter out at the running rate and the year's change is nearer -15.4%. Both figures are explained in section 03.

HOMES AT £750,000 AND ABOVE

27

3.1% of all sales

Twenty-seven sales in a year. A thin segment, and 18 of them fall outside Harlow district itself.

UPPER QUARTILE

£420,000

-0.5% on the year

A quarter of sales were above this. It moved no more than the median did.

HM Land Registry Price Paid Data, postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. Category A open-market sales only: reposessions, company transfers and other non-market sales are excluded. Downloaded 30 October 2026.

How to read this report

Sections 02 to 04 describe the town as a whole. Section 05 splits it by property type, and that is where most of the useful detail lives, because Harlow is a terrace market before it is anything else. Section 06 shows where the market is deep and where it thins. Sections 07 to 09 set Harlow against what it can honestly be compared with, and say plainly where a comparison is not available. Section 10 shows how far the four districts reach, which matters more here than it would in most towns. Section 11 lists what this report cannot tell you.



High Street, Old Harlow · photograph by Mutney, CC BY-SA 4.0



Terraced houses, Churchfield, Harlow · photograph by Mutney, CC BY-SA 4.0



Detached house, High Street, Old Harlow · photograph by Mutney, CC BY-SA 4.0

The last twelve months

885 open-market sales registered across the four districts in the year, against 1,221 in the twelve months before. The median rose 0.7%. The upper quartile fell 0.5%. Both are close enough to nothing that the honest reading is a flat year on price.

Last 12 months against the previous 12

	Last 12 months 1 Oct 2025 to 30 Sep 2026	Previous 12 months 1 Oct 2024 to 30 Sep 2025	Change
Sales	885	1,221	-27.5%
Median	£342,500	£340,000	+0.7%
Mean	£375,476	£364,833	+2.9%
Lower quartile	£283,000	£285,000	-0.7%
Upper quartile	£420,000	£422,000	-0.5%
90th percentile	£560,000	£530,000	+5.7%
Highest	£3,800,000	£1,385,000	+174.4%
Lowest	£96,000	£51,250	+87.3%

Changes are our own arithmetic on the two columns beside them. The highest and lowest rows compare two single sales and move on which houses happened to trade; they are not a market movement. HM Land Registry Price Paid Data, postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. Category A open-market sales only: reposessions, company transfers and other non-market sales are excluded. Downloaded 30 October 2026.

Read the median, not the mean

The median sale was £342,500. The mean was £375,476, about £32,976 higher. It would be convenient to blame that gap on a handful of very large sales, and it would be wrong. Take out the single biggest sale of the year, at £3,800,000, and the mean moves by £3,874.

The gap is a broad right skew, not a few outliers: 35.6% of all sales in the year sit above the mean. Harlow has a tight middle and a long, populated upper half. A town-wide average flatters the typical Harlow sale by roughly £32,976, which is why this report leads on the median everywhere.

The median rose 0.7%. The number of sales recorded **-27.5%**.

Price held. Volume is where the story is, and section 03 shows how much of that volume fall is registration lag rather than a market that stopped.

21.9%

Leasehold, 194 sales of 885. Almost exactly the flat share of 22.3% (197 sales).

0.1%

New build, 1 sale of 885. Harlow sold second-hand stock this year.

What the leasehold share means

Leasehold looks high at 21.9% until you set it against the flat share of 22.3%. The two track each other because in Harlow leasehold is a flat tenure, not a house tenure. Of 194 leasehold sales in the year, only 6 were houses rather than flats:

Leasehold sales that were houses, not flats, last 12 months

Price	Type	Street	Postcode	Registered
£605,000	Detached	Hawkenbury	CM19 4HZ	26 Nov 2025
£450,000	Semi-detached	Upper Park	CM20 1TN	17 Apr 2026
£450,000	Semi-detached	Hawkenbury	CM19 4HZ	13 May 2026
£425,000	Terraced	Hérons Wood	CM20 1RP	20 Feb 2026
£217,500	Terraced	Netteswell Orchard	CM20 2QW	1 Jun 2026
£190,000	Terraced	Hornbeams	CM20 1PG	6 Mar 2026

Street and postcode only. House names are on the public record but are not printed here.

The practical point for an owner: if you own a house in Harlow, leasehold is almost certainly not your question. If you own a flat, it almost certainly is, and lease length and service charge will do more to your price than the town-wide median will.

New build has very nearly stopped registering

One new-build sale registered in the whole twelve months. That is the end of a long decline, not a one-year event:

New-build sales registered, by calendar year

Year	2019	2020	2021	2022	2023	2024	2025	2026
New-build sales	382	221	314	267	164	94	39	0

Category A sales flagged new build in the four districts. New builds register later than second-hand sales, so the most recent years are understated by more than the overall lag.

We report the shape. We do not model the cause, and this report does not tell you what is in the planning pipeline.

03

1 JULY 2026 TO 30 SEPTEMBER 2026

The last three months

Registration lag · read this before the table

Land Registry records a sale when it is **registered**, not when it completes, and that lag runs weeks to months. July, August and September 2026 currently show 66, 44 and 27 sales against a running rate near 95 a month across January 2025 to March 2026. The most recent months are still filling as sales register, so the volumes below will rise.

Fill the quarter out at that running rate and it would hold about 285 sales rather than 137, a shortfall of roughly 148. Carry that back into the year and the -27.5% fall in section 02 becomes nearer -15.4%. **Our own arithmetic on the monthly counts in this report. It is an illustration of the size of the lag, not a forecast and not a published figure.**

The prices move with the volumes. 137 sales is a small sample, and the sales still to register are not spread evenly across the price range.

Last 3 months against the same 3 months of 2025

	Last 3 months 1 Jul 2026 to 30 Sep 2026	Same 3 months 2025 1 Jul 2025 to 30 Sep 2025	Change
Sales	137	306	-55.2%
Median	£337,000	£340,000	-0.9%
Mean	£361,252	£364,370	-0.9%
Lower quartile	£295,000	£293,500	+0.5%
Upper quartile	£400,000	£423,625	-5.6%
Highest	£1,350,000	£1,340,000	+0.7%
Lowest	£120,000	£95,000	+26.3%

Changes are our own arithmetic on the two columns beside them. Every figure in this table is drawn from a part period and will move as the remaining sales register. HM Land Registry Price Paid Data, postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. Category A open-market sales only: reposessions, company transfers and other non-market sales are excluded. Downloaded 30 October 2026.

What the quarter does and does not show

The quarter’s median of £337,000 sits -0.9% below the same quarter of 2025, and its upper quartile sits -5.6% below. On the face of it that is a softer top end. What it actually shows is which sales have reached the register so far: the lower quartile is almost unchanged at £295,000, so the cheaper half of the quarter has arrived and the dearer half has not.

What it does not show is that the market has turned. A part quarter of 137 sales, against 306 in the same quarter last year, cannot carry that conclusion, and this report does not draw it. The figure to watch is the full year in section 02, and even that carries the lag. Nothing in this section should be read as a decline.

Five years

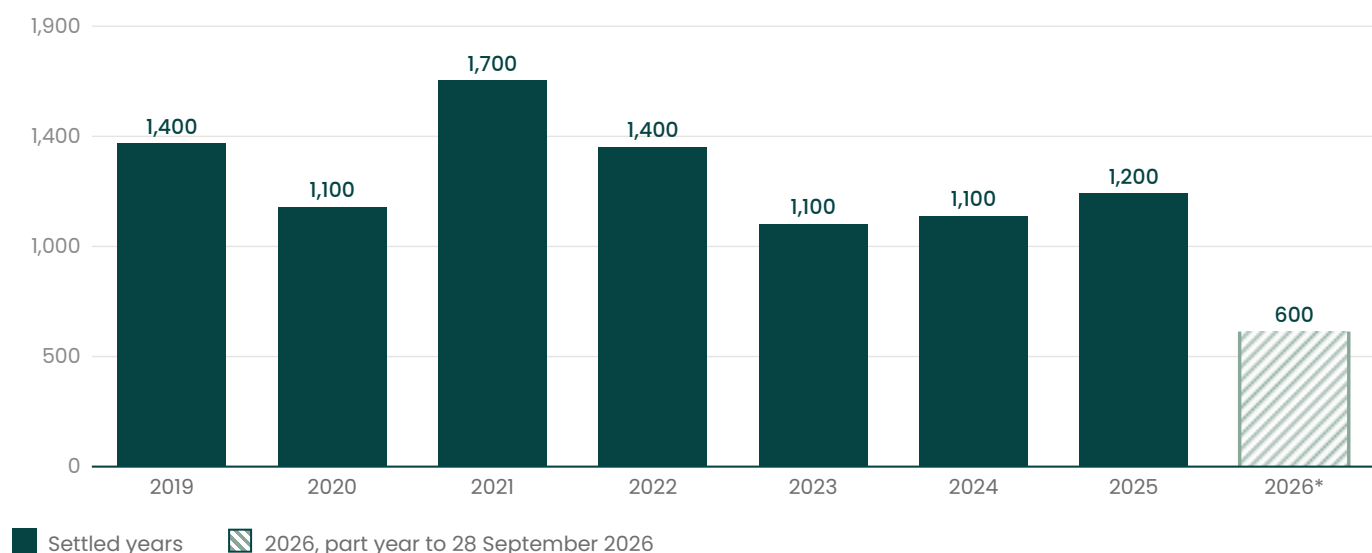
A high-volume 2021, a long slide in transactions since, and a median that has drifted up slowly the whole way through. Volume is the larger story here, not price.

Open-market sales by calendar year

Year	Sales	Median	Mean	Lower quartile	Upper quartile
2019	1,409	£291,000	£324,233	£250,000	£385,000
2020	1,133	£312,000	£340,586	£258,500	£400,000
2021	1,685	£324,500	£359,918	£270,000	£414,000
2022	1,395	£330,000	£362,384	£281,000	£418,000
2023	1,059	£325,000	£347,031	£269,250	£400,000
2024	1,093	£327,000	£351,649	£280,000	£400,000
2025	1,191	£342,405	£370,869	£285,760	£425,000
<i>2026 to 28 Sep 2026</i>	<i>589</i>	<i>£345,000</i>	<i>£373,971</i>	<i>£285,000</i>	<i>£420,000</i>

2026 is a part year to 28 September 2026 and is shown in italic. Its sales count in particular will rise as the remaining months register. HM Land Registry Price Paid Data, postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. Category A open-market sales only: repossessions, company transfers and other non-market sales are excluded. Downloaded 30 October 2026.

Open-market sales a year

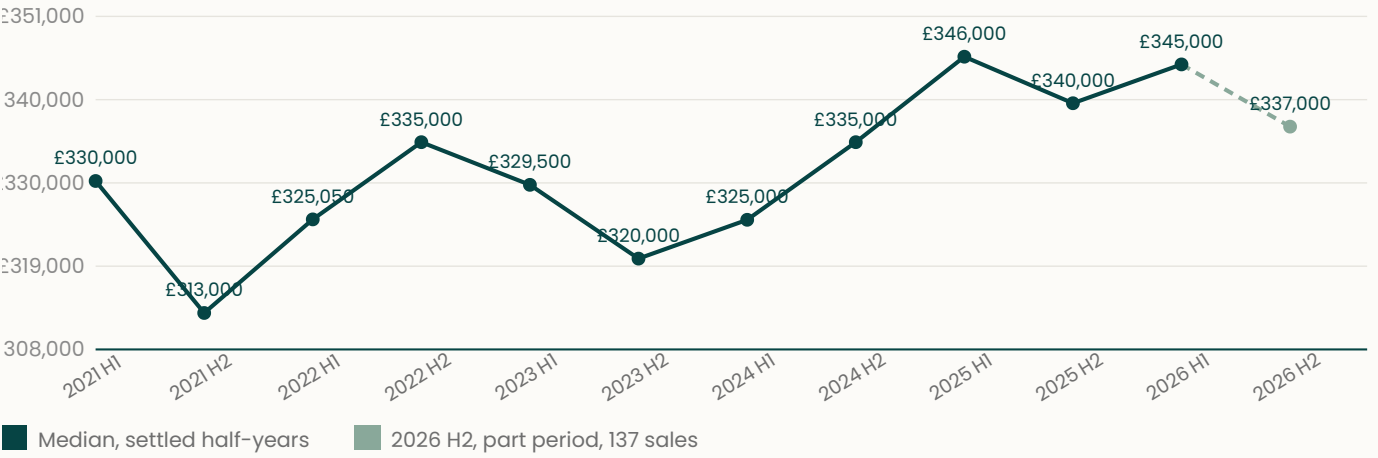


Postcode districts CM17, CM18, CM19 and CM20, 2019 to 2026. The 2026 bar is a part year to 28 September 2026 and is drawn open-topped. HM Land Registry Price Paid Data, postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. Category A open-market sales only: repossessions, company transfers and other non-market sales are excluded. Downloaded 30 October 2026.

On median, 2020 to 2025 reads £312,000 to £342,405, a rise of 9.7%. Across the whole series, 2019 to 2026 to date, the rise is 18.6%. Both are our own arithmetic on two figures from the table above, not a published index.

The half-year series is the cleanest view of the price trend, because it smooths the month-to-month noise without hiding a turn. Harlow's has traded inside a band of roughly £313,000 to £346,000 for five and a half years.

Half-year median sale price



Postcode districts CM17, CM18, CM19 and CM20, 2021 H1 to 2026 H2. The closing segment is a part period and is drawn as one. HM Land Registry Price Paid Data, postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. Category A open-market sales only: repossessions, company transfers and other non-market sales are excluded. Downloaded 30 October 2026.

Half-year medians

Period	Median	Sales	Period	Median	Sales
2021 H1	£330,000	987	2024 H1	£325,000	467
2021 H2	£313,000	698	2024 H2	£335,000	626
2022 H1	£325,050	639	2025 H1	£346,000	589
2022 H2	£335,000	756	2025 H2	£340,000	602
2023 H1	£329,500	514	2026 H1	£345,000	452
2023 H2	£320,000	545	2026 H2	£337,000	137, part period

The closing period is a part period to 28 September 2026. HM Land Registry Price Paid Data, postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. Category A open-market sales only: repossessions, company transfers and other non-market sales are excluded. Downloaded 30 October 2026.

Volume is the larger story

1,685 sales registered in 2021. The settled run rate since is nearer 1,110 a year, and 2026 stands at 589 with the last three months still filling. Harlow is pricing a little higher on materially fewer transactions than it did five years ago, and that matters more to anyone deciding when to sell than a median that has moved +0.7% in twelve months.

One month in the series does not belong to the trend. March 2025 registered 207 sales against a running rate near 95. The stamp duty nil-rate band in force from April 2025 is £125,000, and £300,000 for first-time buyers. We report the spike as observed and do not model its cause.

05

BY PROPERTY TYPE, LAST 12 MONTHS

Whole of market

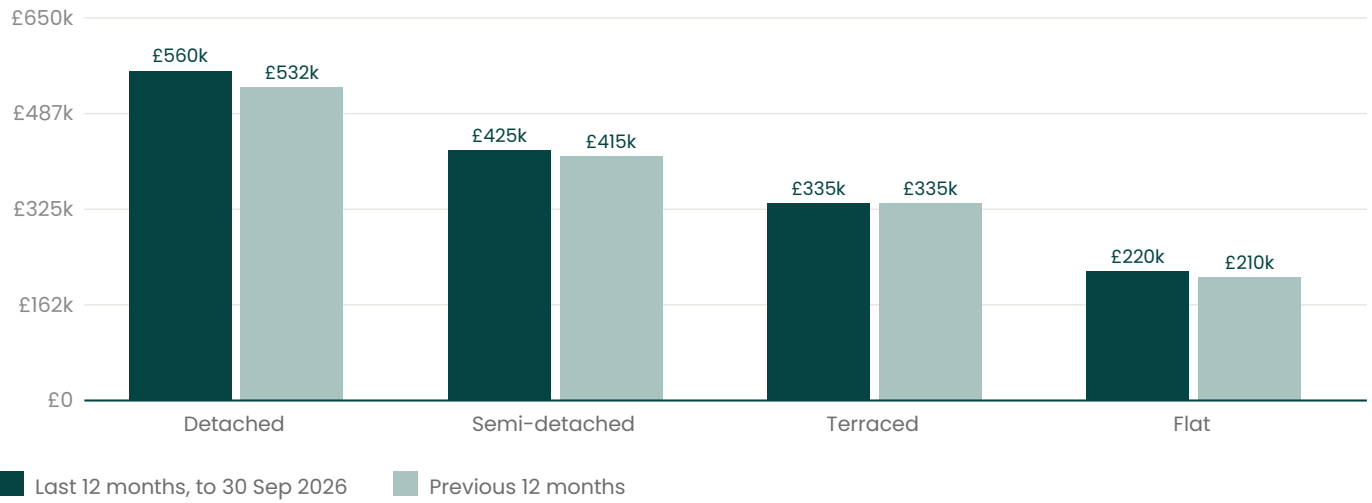
Harlow is a terrace market before it is anything else. Terraced houses are 47.3% of every sale in the town – nearly half – and flats and maisonettes are another 22.3%. Detached homes are only 15.4% of sales and set the top of the market. Any town-wide figure for Harlow is mostly a statement about terraces.

Median, mean and quartiles by property type, last 12 months

Type	Sales	Share	Median	Mean	Lower quartile	Upper quartile	Median change
Detached	136	15.4%	£560,000	£640,601	£465,000	£678,750	+5.3%
Semi-detached	133	15.0%	£425,000	£448,438	£387,000	£490,000	+2.4%
Terraced	419	47.3%	£335,000	£339,112	£310,000	£368,000	0.0%
Flat / maisonette	197	22.3%	£220,000	£220,532	£183,000	£247,000	+4.8%

The change column compares the median with the previous twelve months, when detached £532,000 on 187 sales; semi-detached £415,000 on 197 sales; terraced £335,000 on 583 sales; flat £210,000 on 254 sales. It is our own arithmetic on those two medians. HM Land Registry Price Paid Data, postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. Category A open-market sales only: repossessions, company transfers and other non-market sales are excluded. Downloaded 30 October 2026.

Median by property type



Postcode districts CM17, CM18, CM19 and CM20. Last twelve months against the previous twelve. HM Land Registry Price Paid Data, postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. Category A open-market sales only: repossessions, company transfers and other non-market sales are excluded. Downloaded 30 October 2026.

Detached medians rose **+5.3%**. Terraced medians did not move at all.

Detached moved from £532,000 to £560,000. Terraced read £335,000 in both years — the same figure, to the pound, on 419 sales this year and 583 last.

Terraced is 47.3% of the Harlow market. A flat terraced median is close to a flat town.

How much of the detached rise is a change in what sold

Some of it, and it has to be said. Detached volume fell from 187 sales to 136, -27.3%. Over the same twelve months the detached upper quartile moved from £625,000 to £678,750 and the highest detached sale moved from £1,385,000 to £3,800,000. Fewer detached houses traded, and the ones that did reached further up the range — which lifts a median without any individual house being worth more.

What the mix argument does not explain away is the contrast. Terraced volume fell too, from 583 to 419, and the terraced median did not move by a pound. Flats fell from 254 to 197 and their median still rose 4.8%. The three types saw a similar fall in transactions and three different price outcomes.

The practical point for an owner. A Harlow detached valuation and a Harlow terrace valuation are now moving on different evidence and should not be set off the same town-wide figure. If you own a terrace, the honest comparable set is the 419 terraced sales in this table, and it says your price is where it was a year ago. If you own a detached house, the set is 136 sales and it is thinner, more spread, and more dependent on which houses happen to be on the market the week yours is.



Terraced houses, Churchfield, Harlow · photograph by Mutney, CC BY-SA 4.0



Detached houses, Ladyshot, Harlow · photograph by Mutney, CC BY-SA 4.0

Harlow is not one market

This report publishes a town median of £342,500. It should not be read without this page beside it. The four districts are different markets, and the gap between the dearest and the cheapest is £79,250, or 24.7%.

The four districts side by side, last 12 months

District	Sales	Median	Median change	Lower quartile	Upper quartile	Sales at £750k+	Leasehold
CM17	330	£400,000	0.0%	£325,000	£488,750	14	18.5%
CM18	210	£320,750	-1.3%	£280,000	£364,500	3	14.8%
CM19	151	£342,500	-1.0%	£282,500	£426,500	6	17.9%
CM20	194	£325,000	+3.2%	£225,375	£364,875	4	38.7%

Median change compares each district with the same twelve months a year earlier and is our own arithmetic. Sales counts carry the registration lag described in section 03. HM Land Registry Price Paid Data, postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. Category A open-market sales only: reposessions, company transfers and other non-market sales are excluded. Downloaded 30 October 2026.

Where the spread actually falls

The widest gap is CM17 against CM18: £400,000 against £320,750, a difference of £79,250, or 24.7%. CM17 against CM19 is narrower — £57,500, or 16.8%. If you came to this report expecting the east to west spread to be the headline, the east to south spread is wider.

The reason is in the type mix below rather than in the land. CM17 is 27.3% detached and 31.5% terraced. CM18 is 5.7% detached and 68.6% terraced. CM20 is 37.6% flats, the highest of the four, which also explains its lower quartile of £225,375 — the lowest of the four by a distance.

Type mix and median by type, by district, last 12 months

District	Detached share	Semi-detached share	Terraced share	Flat share	Detached median	Semi-detached median	Terraced median	Flat median
CM17	27.3%	21.8%	31.5%	19.4%	£540,000	£440,000	£354,000	£237,500
CM18	5.7%	10.0%	68.6%	15.7%	£637,500	£410,000	£325,000	£191,000
CM19	15.2%	17.2%	49.7%	17.9%	£560,000	£431,500	£335,000	£175,000
CM20	5.7%	7.2%	49.5%	37.6%	£610,000	£408,750	£336,954	£200,000

Shares and medians are by property type within each district, last twelve months. A dash means no sale of that type registered in that district in the window. HM Land Registry Price Paid Data, postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. Category A open-market sales only: reposessions, company transfers and other non-market sales are excluded. Downloaded 30 October 2026.

Price bands

Two in three Harlow sales land between £250,000 and £500,000. The market is deep in the middle and thin at both ends, which is the opposite shape to the towns around it.

Share of sales by price band

Under £250,000	18.4%	163 sales
£250,000 to £350,000	33.6%	297 sales
£350,000 to £500,000	34.2%	303 sales
£500,000 to £750,000	10.7%	95 sales
£750,000 to £1m	1.7%	15 sales
£1m and above	1.4%	12 sales

Postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. 885 sales. HM Land Registry Price Paid Data, postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. Category A open-market sales only: reposessions, company transfers and other non-market sales are excluded. Downloaded 30 October 2026.

Sales by price band, last 12 months

Band	Sales	Share of all sales
Under £250,000	163	18.4%
£250,000 to £350,000	297	33.6%
£350,000 to £500,000	303	34.2%
£500,000 to £750,000	95	10.7%
£750,000 to £1m	15	1.7%
£1m and above	12	1.4%

Shares are our own arithmetic on the counts beside them against the 885 sales in the window. HM Land Registry Price Paid Data, postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. Category A open-market sales only: reposessions, company transfers and other non-market sales are excluded. Downloaded 30 October 2026.

What the shape means for a guide price

Harlow has real depth from £250,000 to £500,000: 600 sales in the year, 67.8% of everything that traded (our own arithmetic on the two bands above). Price inside that range and you are in a market of hundreds of buyers and hundreds of comparables, where a guide price that is five per cent wrong will be corrected by the market within a fortnight.

Above £500,000 the market thins fast. The £500,000 to £750,000 band holds 95 sales, 10.7%. Above £750,000 there are 27 sales in a whole year, 3.1% of the market, and above £1,000,000 there are 12. A home priced above £750,000 in Harlow is competing in a market of **tens rather than hundreds**, and the evidence available to price it is correspondingly thin. That is not a reason to under-price it. It is a reason to expect a longer campaign and to treat any single comparable with suspicion.

At the other end, 163 sales — 18.4% — went below £250,000. That band is almost entirely flats; it is not a band of cheap houses.

Pounds per square foot

There is no reliable Harlow figure for pounds per square foot in open data. Land Registry Price Paid Data carries no floor area, so one cannot be derived from the 885 sales in this report. The town-level source was checked and has no Harlow page.

What was checked, and what came back

- plumplot.co.uk/Harlow-house-prices-per-square-metre.html (HTTP 404, 30 October 2026)
- plumplot.co.uk/Harlow-house-prices.html (HTTP 404, 30 October 2026)

The figures below are **Essex county figures**. They are not Harlow figures and this report does not present them as such.

HOUSES · ESSEX

£393

per square foot. £4.2k per square metre.

FLATS · ESSEX

£335

per square foot. £3.6k per square metre.

NEW BUILD · ESSEX

£397

per square foot. £4.3k per square metre.

OLDER PROPERTY · ESSEX

£386

per square foot. £4.2k per square metre.

Plumplot, Essex house prices per square metre, derived from HM Land Registry Price Paid Data. plumplot.co.uk/Essex-house-prices-per-square-metre.html, fetched 30 October 2026. · October 2025 to September 2026

Why there is no Harlow number here

Land Registry Price Paid Data carries no floor area, so no Harlow rate can be derived from the sales in this report. The town-level source was checked and returns nothing for Harlow. The figures given are Essex county rates, labelled as county rates.

Harlow's median sits **below** the Essex average on the comparison in section 09, and its stock is weighted towards terraces and flats rather than the detached houses that lift a county rate. On that reasoning a Harlow rate would most likely sit below £393 a square foot for houses. **This report does not put a number on it**, because any number it printed would be an estimate dressed as a measurement, and it would be quoted back at us as though it were measured.

For the direction of travel, the same source puts Essex at £4.1k per square metre in 2026 against £4.2k in 2025, and England and Wales at £3.6k in 2026. The county rate is broadly flat and sits above the national one.

08

HOMES ABOVE £750,000

The high-value segment

27 homes sold at £750,000 or more across the four districts in the twelve months to 30 September 2026. That is 3.1% of all sales – about one in 32. This is a thin segment and this report reports it as one.

The segment against the previous 12 months

	Last 12 months	Previous 12 months
Sales	27	27
Share of all sales	3.1%	2.2%
Median	£945,000	£910,000
Mean	£1,136,204	£978,528
Lower quartile	£860,000	£836,250
Upper quartile	£1,175,000	£1,075,000
90th percentile	£1,390,000	£1,311,600
Highest	£3,800,000	£1,385,000
Lowest	£760,000	£750,000

By property type within the segment

Type	Sales	Share of segment	Median
Detached	26	96.3%	£945,000
Semi-detached	1	3.7%	£1,350,000

By district within the segment

District	Sales	Median
CM17	14	£985,000
CM18	3	£900,000
CM19	6	£1,062,500
CM20	4	£945,000

No change column is given on the segment table. With 27 sales in each year a percentage change on a median would move on which two houses happened to trade, and would read as a market movement when it is not one. The two columns are set side by side for comparison, not for arithmetic. HM Land Registry Price Paid Data, postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. Category A open-market sales only: reposessions, company transfers and other non-market sales are excluded. Downloaded 30 October 2026.

THE HONEST READING OF THE SEGMENT

18 of the 27 sales above £750,000 are not in Harlow district.

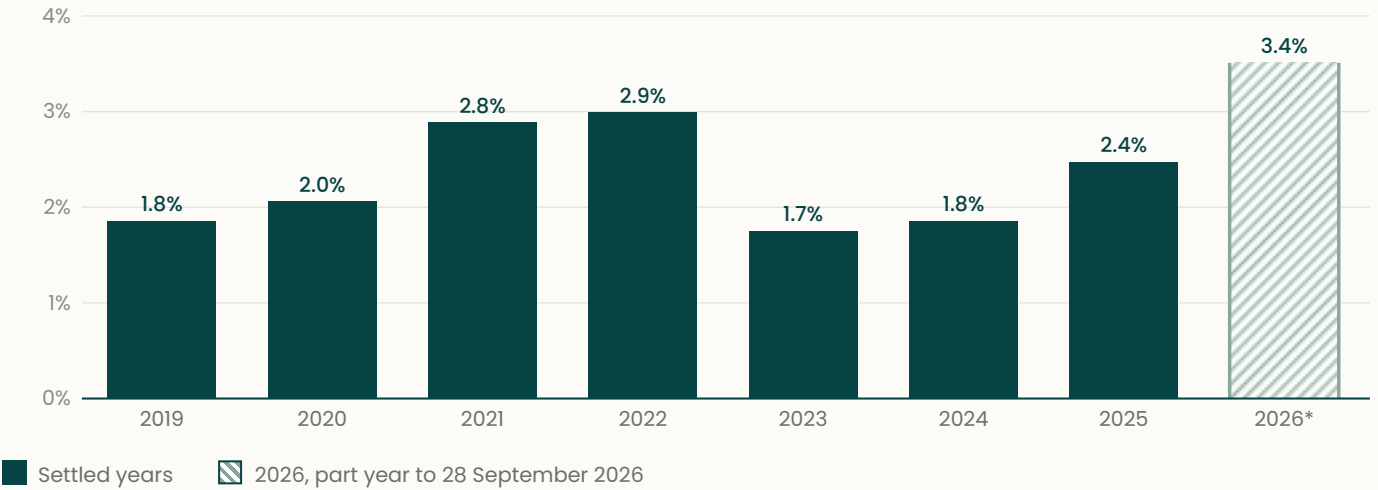
They are in the Epping Forest and East Hertfordshire parishes that CM17, CM19 and CM20 reach into – Matching Green, Hastingwood, Roydon, Gilston. Eight of the twelve highest sales in the year sit outside Harlow district too.

Harlow’s high-value market is substantially a village market carried on a Harlow postcode. Section 10 shows how far those districts reach.

The segment is also almost entirely one property type. 26 of the 27 sales were detached — 96.3% — and only 1 was not. In twelve months not one terraced house and not one flat in the four districts sold at £750,000 or more. In a town where terraces and flats are 69.6% of all sales — our own arithmetic on the two shares in section 05 — the high-value segment is not a slice of the Harlow market so much as a different market entirely.

Eight years of the segment

Share of all sales at £750,000 and above



Postcode districts CM17, CM18, CM19 and CM20, 2019 to 2026. The 2026 bar is a part year to 28 September 2026 and is drawn open-topped. HM Land Registry Price Paid Data, postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. Category A open-market sales only: reposessions, company transfers and other non-market sales are excluded. Downloaded 30 October 2026.

The segment over eight years

Year	Sales at £750k and above	Share of all sales	Median	Mean
2019	25	1.8%	£855,000	£905,500
2020	23	2.0%	£842,500	£977,717
2021	47	2.8%	£925,000	£1,029,808
2022	40	2.9%	£911,250	£987,575
2023	18	1.7%	£848,250	£929,250
2024	20	1.8%	£897,500	£973,850
2025	29	2.4%	£950,000	£1,100,302
2026 to 28 Sep 2026	20	3.4%	£932,500	£1,019,125

2026 is a part year to 28 September 2026. Medians and means on counts this small move on individual sales. HM Land Registry Price Paid Data, postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. Category A open-market sales only: reposessions, company transfers and other non-market sales are excluded. Downloaded 30 October 2026.

The segment's median has moved inside a band between £842,500 and £950,000 across eight years and reads £932,500 now. Its share of all sales has gone from 1.8% in 2019 to 3.4% in 2026 to date — but the 2026 figure is a part year on a small base, and a single extra registration moves it. Read the share column as a drift upward, not as a trend you could price off.

Highest recorded sales, 1 October 2025 to 30 September 2026

Price	Street	Postcode	Registered	Type
£3,800,000	Little Laver Road	CM17 0RJ	31 Oct 2025	Detached
£1,900,000	Potash Road	CM17 0RN	19 Feb 2026	Detached
£1,450,000	Gilston Park	CM20 2RG	5 Dec 2025	Detached
£1,350,000	Hastingwood Road	CM17 9JN	4 Sep 2026	Semi-detached
£1,235,000	Langland Place	CM19 5FS	19 Jun 2026	Detached
£1,215,000	Rectory Lane	CM19 4HA	18 Dec 2025	Detached
£1,200,000	Mulberry Green	CM17 0EY	19 Feb 2026	Detached
£1,150,000	Rye Hill Road	CM18 7JE	31 Oct 2025	Detached
£1,135,000	Epping Road	CM19 5DD	14 Oct 2025	Detached
£1,125,000	Sheering Road	CM17 0JN	8 Sep 2026	Detached
£1,075,000	London Road	CM17 9LH	22 Apr 2026	Detached
£1,050,000	Hastingwood Road	CM17 9JL	27 Mar 2026	Detached

Street and postcode only. House names are on the public record but are not printed here. Dates are registration dates, not completion dates. HM Land Registry Price Paid Data, postcode districts CM17, CM18, CM19 and CM20, 1 October 2025 to 30 September 2026. Category A open-market sales only: reposessions, company transfers and other non-market sales are excluded. Downloaded 30 October 2026.

What a seller above £750,000 should take from this

27 sales in a year, 3.1% of the market, and 18 of them outside Harlow district. If you are selling a large house on a Harlow postcode, your buyer pool is not the Harlow market described in sections 02 to 06 – it is a separate, smaller market that happens to share a postal town. The comparable evidence for it is the table above and the 27 sales behind it, and that is the whole of it.

What this report cannot tell you is how long any of those took to sell, or what they were asking before they sold. Neither is in the record we are using. Section 11 lists that gap alongside the others.



Detached house, High Street, Old Harlow · photograph by Mutney, CC BY-SA 4.0

Harlow in context

Harlow's median of £342,500 sits against an Essex average of £359,433 and an England average of £293,525. The typical Harlow home is worth roughly 1.17 times the England figure and a little **below** the Essex one — which already tells you most of what you need to know about where Harlow sits.

Harlow against its county, region and country

Area	Figure	Measure	Change on the year	Period	Source
Harlow, CM17 to CM20	£342,500	Median	+0.7%	1 Oct 2025 to 30 Sep 2026	This report
Harlow district (local authority)	£317,453	Average	+4.3%	August 2026	UK House Price Index
Essex	£359,433	Average	-0.3%	August 2026	UK House Price Index
East of England	£337,848	Average	+0.2%	August 2026	UK House Price Index
England	£293,525	Average	+0.4%	August 2026	UK House Price Index
United Kingdom	£273,037	Average	+0.9%	August 2026	UK House Price Index

UK HPI figures are mix-adjusted AVERAGE prices for August 2026. Ours is a raw MEDIAN of actual sales over twelve months. Different measure, different period. HM Land Registry UK House Price Index, August 2026 release, full file UK-HPI-full-file-2026-08.csv, last modified 21 October 2026, downloaded 30 October 2026.

Median against average

Ours is a median, the comparators are averages. A median is the middle sale of the set. An average is the arithmetic mean of all of them, and in a market with a long upper half it sits above the median. Harlow's own mean, £375,476, is about £32,976 above its own median.

So the ratios above are an order of magnitude, not precise multiples. Compared mean to mean, the gap between Harlow and England would be wider than 1.17 times, not narrower.

Two figures for Harlow that do not agree, and why

The UK House Price Index reads £317,453 for Harlow district, +4.3% on the year. This report reads £342,500, +0.7% on the year. Neither is wrong. The index is a mix-adjusted average for a single month over the local authority; ours is a raw median of actual sales over twelve months over four postcode districts, 59 of which fall outside the local authority. Different measure, different period, different boundary. We set them beside each other rather than reconciling them.

Essex average against Harlow median, by type

Type	Essex average, Aug 2026	Harlow median, last 12 months
Detached	£576,858	£560,000
Semi-detached	£377,574	£425,000
Terraced	£310,845	£335,000
Flat / maisonette	£188,939	£220,000

County figures are UK House Price Index averages for August 2026. Harlow figures are Land Registry medians for the twelve months to 30 September 2026. The two are different measures over different periods and are set side by side for scale, not for arithmetic. HM Land Registry UK House Price Index, August 2026 release, full file UK-HPI-full-file-2026-08.csv, last modified 21 October 2026, downloaded 30 October 2026.

Nearby towns

Unlike the county and national rows above, **every figure in this table is our own**, computed from the same Land Registry download, the same twelve-month window and the same Category A filter, selected on the Land Registry post town field. Nothing here is borrowed from a third-party summary.

Twelve-month medians, Harlow and nearby towns

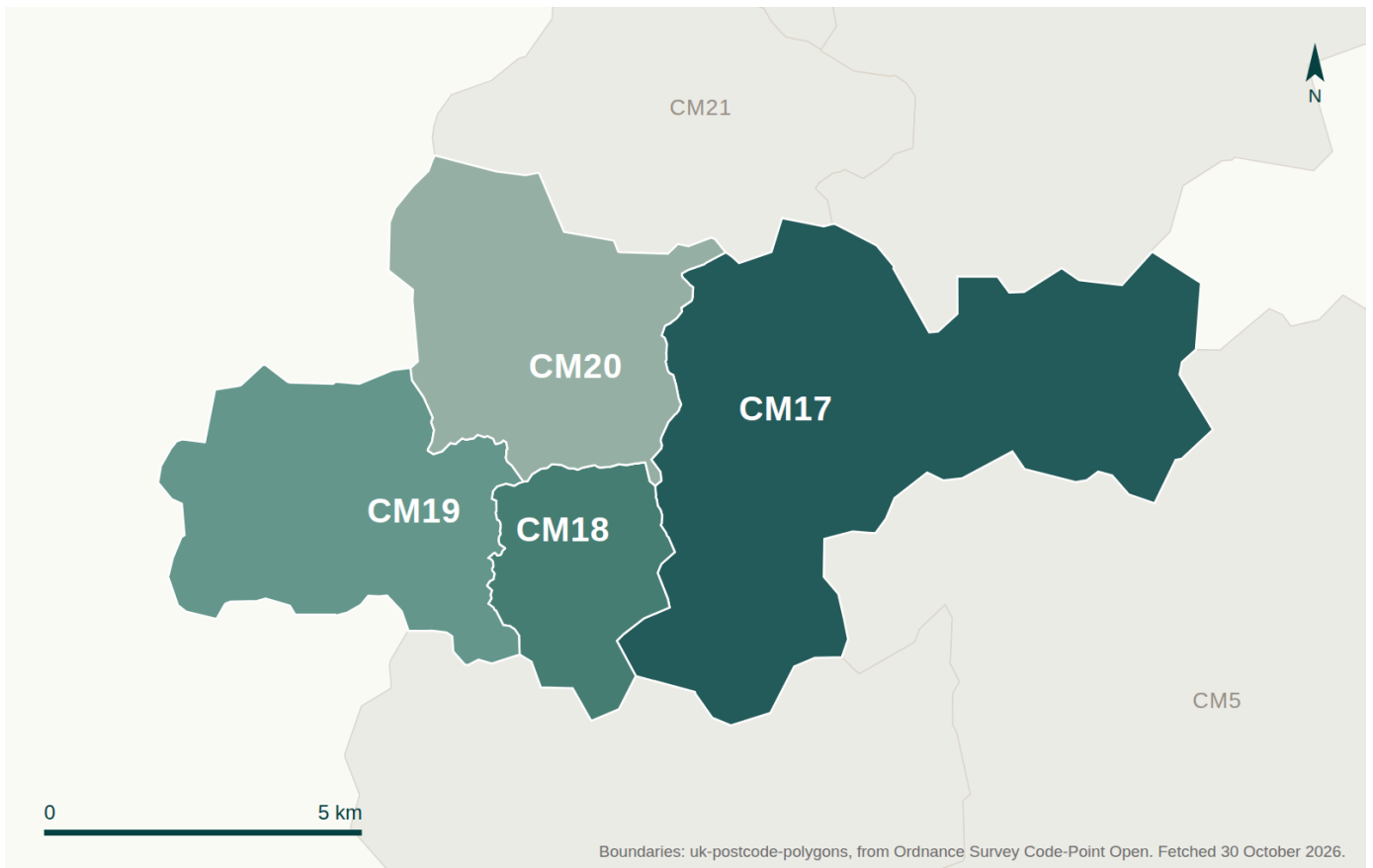
Town	Median	Sales in the window
Epping	£536,000	262
Hertford	£450,000	491
Bishop's Stortford	£440,000	733
Sawbridgeworth	£430,000	129
Chelmsford	£402,500	2,152
Harlow	£342,500	885

Selected on the HM Land Registry post town field, 1 October 2025 to 30 September 2026, Category A only. Harlow is the four districts in this report.

Harlow is the cheapest of the six by some distance: £342,500 against £440,000 in Bishop's Stortford, £430,000 in Sawbridgeworth and £536,000 in Epping. The gap to Epping is £193,500, or 56% – and Epping is twenty minutes away on the same railway line. For a vendor, that gap is the argument for Harlow as a place buyers move to; for a buyer it is the reason they do.

All six medians are our own, computed from the same HM Land Registry Price Paid Data download, Category A only, same twelve-month window, selected on the Land Registry post town field. Harlow is the four districts in this report. Our own arithmetic on the medians in the table above.

The map



uk-postcode-polygons (missinglink), GeoJSON for postcode area CM, derived from Ordnance Survey Code-Point Open. Fetched 30 October 2026. Drawn from the polygons alone; no basemap tiles.

What the four districts actually cover

Every one of the 9,554 Land Registry transactions recorded in these four districts since January 2019 carries the post town **HARLOW**, so for this report the post town and the four postcode districts are the same area. They are not the same area as Harlow district council. 59 of the 885 sales in the last twelve months — 6.7% — fall outside the Harlow local authority altogether — our own arithmetic on those two counts.

- **CM17** is the largest and reaches furthest east. It covers Old Harlow, Church Langley and Newhall, and then runs out into open country to Matching Green, Matching Tye, Hastingwood and Threshers Bush. 22 of its 330 sales last year were in Epping Forest district rather than Harlow. It is the dearest of the four, at a median of £400,000, and it contains 14 of the town's 27 sales above £750,000.
- **CM18** is the only one of the four wholly inside Harlow district — every sale, every year. It is the most heavily terraced, at 68.6%, and the cheapest, at £320,750.
- **CM19** runs west and takes in Roydon, again partly in Epping Forest district: 18 of its 151 sales last year. Median £342,500.
- **CM20** covers the town centre and reaches north across the county line into Gilston and Eastwick, which are in East Hertfordshire and Hertfordshire: 19 of its 194 sales. It carries the highest flat share of the four at 37.6%, and the lowest lower quartile at £225,375.

Local authority counts across the whole 2019-to-2026 record: CM17 — Harlow 3,568, Epping Forest 189. CM18 — Harlow 2,022. CM19 — Harlow 1,342, Epping Forest 210. CM20 — Harlow 2,093, East Hertfordshire 122. Source: the HM Land Registry local authority district field carried on each sale.

Method and sources



Roydon Lock, in CM19 · photograph by Robert Eva, CC BY-SA 2.0

The sales figures in this report come from **HM Land Registry Price Paid Data**, the complete annual bulk files for 2019 to 2026, downloaded on 30 October 2026 and filtered to postcode districts CM17, CM18, CM19 and CM20.

Those four districts hold 11,168 transactions since January 2019. This report uses the 9,554 of them recorded as **PPD category A, standard open-market sales**. The remaining 1,614 — reposessions, company transfers, transfers to a non-private individual, buy-to-lets and other non-market transactions — are excluded. That is why these figures run below the ones the portals publish. Deleted records are excluded too.

Land Registry records a sale when it **registers** rather than when it completes, so the most recent months are still filling and their volumes will rise. Every table drawn from a part period says so. Where a figure comes from somewhere else, it is named beside it on the page.

Percentages described as our own arithmetic are calculated from two figures that are both printed in the tables on the page where the percentage appears. No index, no model, no seasonal adjustment and no weighting has been applied to anything computed here.

What this report does not tell you

- **No pounds per square foot for Harlow.** Land Registry carries no floor area and the town-level source has no Harlow page. The county rate is given in section 07 and labelled as the county rate.
- **No average time to sell, and no gap between asking price and sold price.** Neither is published for Harlow in a source we could reach and verify.
- **No current stock, new listings or price reductions.** Those describe what is on the market now. This report describes what has sold.
- **No floor areas,** so no size-adjusted comparison between the four districts. A CM17 median and a CM18 median are medians of different houses, not of the same house in two places.
- **No bedroom counts, no condition, no plot size.** The Price Paid record carries none of them.
- **No forecast.** The tables end on 28 September 2026 and so does the report.

Sources

- 1 HM Land Registry Price Paid Data** Primary source. Complete annual bulk files pp-2019.csv to pp-2026.csv, filtered to postcode districts CM17, CM18, CM19 and CM20, category A sales only. 11,168 transactions in the four districts, 9,554 of them open market. The 2026 file carried a last-modified date of 28 October 2026. prod.publicdata.landregistry.gov.uk · fetched 30 October 2026
- 2 HM Land Registry UK House Price Index, August 2026 release** Harlow district, Essex, East of England, England and United Kingdom averages and by-type averages in section 09. Full file UK-HPI-full-file-2026-08.csv, last modified 21 October 2026. publicdata.landregistry.gov.uk/market-trend-data/house-price-index-data/ · fetched 30 October 2026
- 3 Plumplot, Essex house prices per square metre** The county square-foot and square-metre rates in section 07, derived from HM Land Registry Price Paid Data. The equivalent Harlow page was requested and returned HTTP 404. plumplot.co.uk/Essex-house-prices-per-square-metre.html · fetched 30 October 2026
- 4 uk-postcode-polygons** The postcode-district boundaries drawn in section 10, derived from Ordnance Survey Code-Point Open. No basemap tiles were used; the map is drawn from the polygons alone. github.com/missinglink/uk-postcode-polygons · fetched 30 October 2026
- 5 GOV.UK, Stamp Duty Land Tax residential property rates** The stamp duty thresholds quoted in section 04. Quoted for context only; this report does not attribute the March 2025 registration spike to them. gov.uk/stamp-duty-land-tax/residential-property-rates · fetched 30 October 2026
- 6 Muvin, Meet the Team** The names, roles and email addresses of the two authors, and the Muvin office telephone number and address. muvin.co.uk/about-us/meet-the-team/ · fetched 30 October 2026

Photographs

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- 2 Water Garden, Harlow Town Park, Essex.jpg** — Mutney, CC BY-SA 4.0. https://commons.wikimedia.org/wiki/File%3AWater_Garden%2C_Harlow_Town_Park%2C_Essex.jpg
- 3 Terraced houses in Churchfield, Harlow, Essex.jpg** — Mutney, CC BY-SA 4.0. https://commons.wikimedia.org/wiki/File%3ATerraced_houses_in_Churchfield%2C_Harlow%2C_Essex.jpg
- 4 Detached houses in Ladyshot, Harlow, Essex - May 2021.jpg** — Mutney, CC BY-SA 4.0. https://commons.wikimedia.org/wiki/File%3ADetached_houses_in_Ladyshot%2C_Harlow%2C_Essex_-_May_2021.jpg
- 5 Houses and flats in Springhills, Harlow, Essex.jpg** — Mutney, CC BY-SA 4.0. https://commons.wikimedia.org/wiki/File%3AHouses_and_flats_in_Springhills%2C_Harlow%2C_Essex.jpg
- 6 Roydon Lock - geograph.org.uk - 6095159.jpg** — Robert Eva, CC BY-SA 2.0. https://commons.wikimedia.org/wiki/File%3ARoydon_Lock_-_geograph.org.uk_-_6095159.jpg
- 7 Detached House - 'White Shutters' - High Street, Old Harlow, Essex.jpg** — Mutney, CC BY-SA 4.0. https://commons.wikimedia.org/wiki/File%3ADetached_House_-_%27White_Shutters%27_-_High_Street%2C_Old_Harlow%2C_Essex.jpg

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A conversation about one house

This report describes 885 sales. It cannot tell you what your own house is worth.

What a Harlow house sells for turns on the plot, the condition, the aspect, the lease if there is one, and what else is available the week it goes on. None of that is in the Land Registry record, and none of it is in the medians on these pages. A town median of £342,500 is a useful backdrop and a poor valuation.

What the evidence here *is* good for is the question behind the question. Whether your road is terraced or detached stock, and therefore whether it has moved +5.3% or not at all this year. Which of the four districts your postcode sits in, and what that is worth. Whether you are pricing into the deep part of the market or the thin part. Those are answerable, and we would rather answer them off the comparable evidence for your road than off a town-wide figure.

If you want that figure, ask us for it.

Steven Bees

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Published by Muvín

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Independent estate agents, brokered by eXp.

The Harlow Market, a housing market report for Harlow and postcode districts CM17, CM18, CM19 and CM20, October 2026. Written by Steven Bees and Lee Surtees. Published by Muvín. Sales data from HM Land Registry Price Paid Data, which is Crown copyright and database right, used under the Open Government Licence v3.0. Data to 28 September 2026, downloaded 30 October 2026. Figures are historic records of completed sales and are not a valuation of any individual property. This report is not advice on the value of any particular home.