

Little Canfield & Takeley

Every home on the portals in these two villages, across all agents.
Uttlesford, Essex.

26 August 2026

THE MARKET TODAY

	LITTLE CANFIELD	TAKELEY
Homes on the market	28	54
Under offer	7 25%	11 20%
Still available	21	43
Middle asking price	£600,000	£480,000
Middle price per square foot	£340	£387
Middle floor area	1,749 sq ft	1,365 sq ft
Middle days on the market	71 days	86 days

Under offer counts the homes showing as sold subject to contract on 26 August 2026. It is a count of one day, not a running total of what went under offer over the summer, because the portals do not record the date the flag went on.

SPREAD AND MIX

	LITTLE CANFIELD	TAKELEY
Asking price range	£340k - £1.85m	£375k - £1.4m
Average asking price	£641,190	£594,418
Detached, per square foot	£336	£374
Semi-detached, per square foot	£335	£402
Terraced, per square foot	£443	£395
Listings by type	17 / 7 / 4 det / semi / ter	31 / 21 / 2 det / semi / ter
New to market since 1 June	18	30

HOW TO READ THIS

Middle means the midpoint: half the homes sit above it and half below. It describes the market better than an average, which one very large house can pull about.

Days on the market is time since the home was listed, for homes still showing. Quick sales leave the figures early, so the real typical time is shorter than this.

Village, not postcode. Each home was sorted by its postal address. The postcode sectors are far bigger than the villages and take in Great Dunmow, Elsenham and Henham.

Asking prices are for homes still available. Price per square foot comes from the 22 Little Canfield and 38 Takeley listings that publish a floor area.

The window for anything dated here runs 1 June to 26 August 2026, 86 days. Sold price records from the Land Registry lag about ten weeks and cannot cover it.

One market, two characters. The villages sit inside one another, and 12 of the 28 addresses posted as Little Canfield fall in Takeley parish. There is no clean line between them.