

Area Overview

Canary Wharf & Docklands Q1 2021 Sales Report



Sold: Jan-Mar 2021



-8.7%

Annual change in
achieved price



-10.6%

Annual change in
transactions



£672

Average achieved £
per square foot

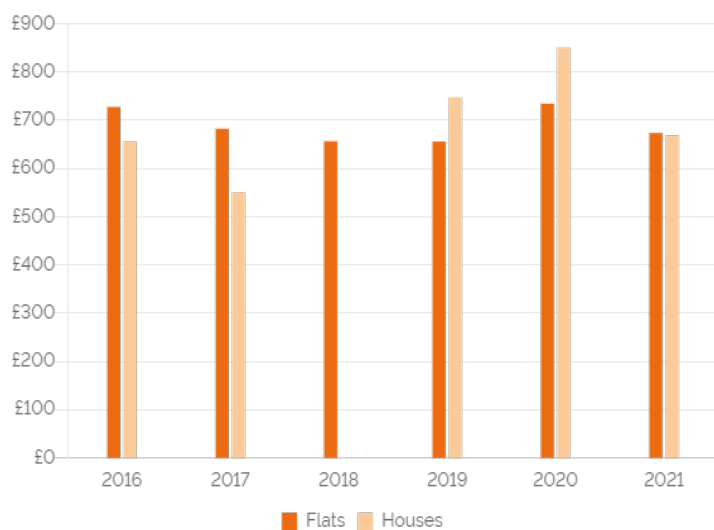


3.0%

Average discount on
initial asking price

Achieved Prices by Year

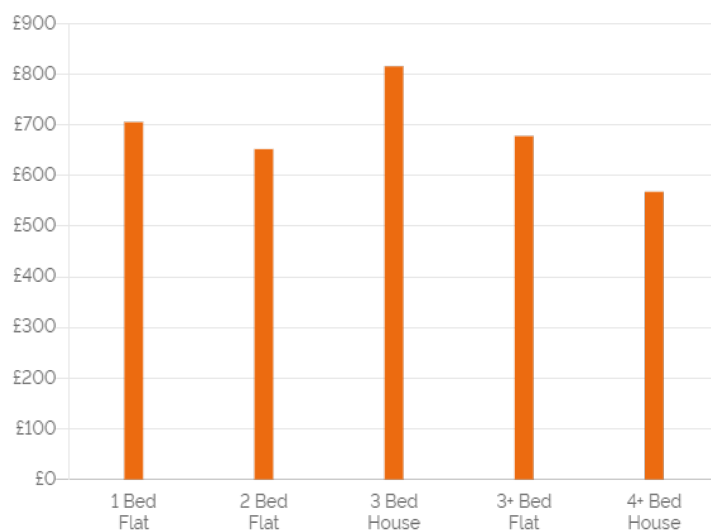
(£ Per Square Foot)



Source: LonRes - Jan-Mar

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2021

Key Findings

- Average flat prices are now 7.4% lower they were 5 years ago, with buyers paying £54 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 8.3% for flats over the last year, and have decreased by 21.5% for houses.
- 19.0% of properties sold within 3 months, compared with 10.7% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £578,814 for flats and £766,500 for houses.

Current Availability



71.3%

have been on the market for over three months



36.4%

of properties on the market have been reduced in price



52.9%

Annual change in the number of available properties

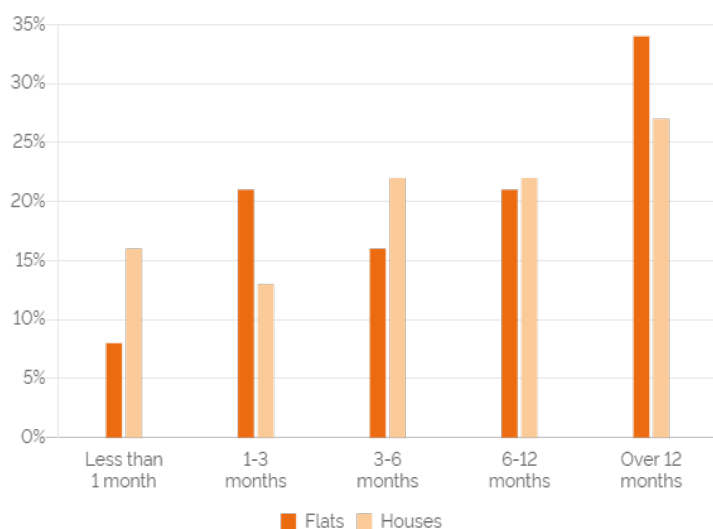


17.5%

Percentage of available properties currently under offer

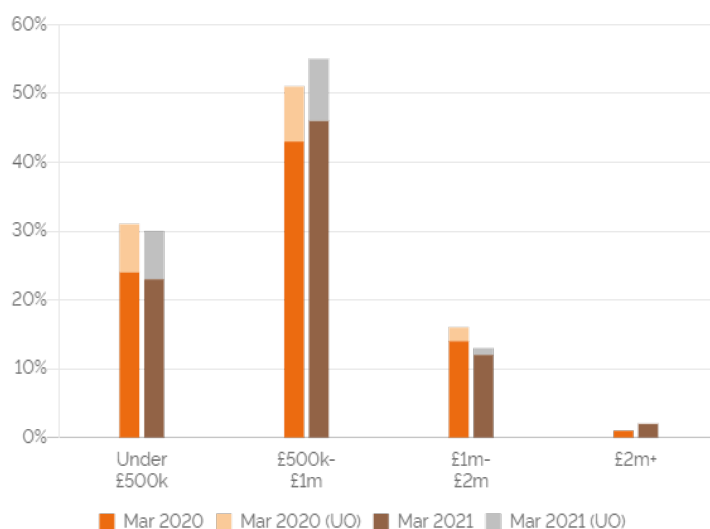
Source: LonRes - As at Apr 6th 2021

Time on the Market



Source: LonRes - As at Apr 6th 2021

Properties on the Market by Price Band



Source: LonRes - As at Apr 6th 2021

Key Findings

- 13.5% of properties on the market are priced at £1 million or higher.
- 54.4% of properties currently available have been on the market for more than six months.
- 17.3% of flats and 20.0% of houses on the market are currently under offer.

⚠️ Proceed with caution! – Partial closure of the housing market in Q2 2020 and the ongoing impact of COVID restrictions and stamp duty incentives continue to impact the data this quarter.

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April 6, 2021, the Canary Wharf & Docklands Q1 2021 Sales Report catchment includes all properties sold within the aforementioned areas(s).