

# Area Overview

## Canary Wharf & Docklands Q2 2021 Sales Report



### Sold: Apr-Jun 2021



**-8.9%**

Annual change in  
achieved price



**209.5%**

Annual change in  
transactions



**£651**

Average achieved £  
per square foot

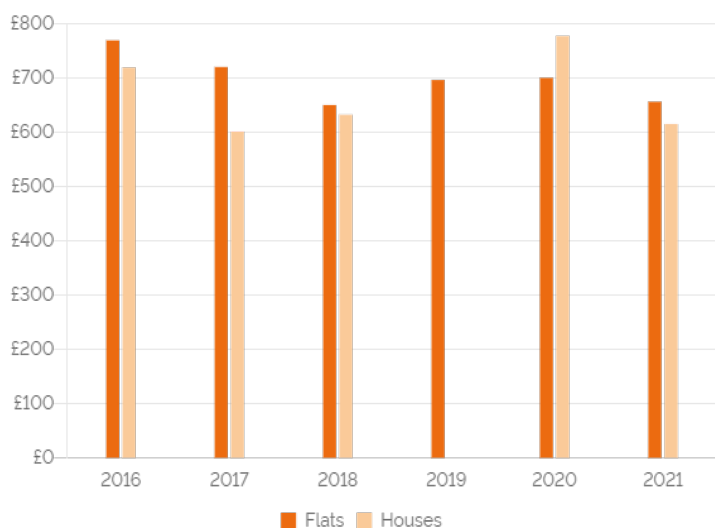


**2.3%**

Average discount on  
initial asking price

### Achieved Prices by Year

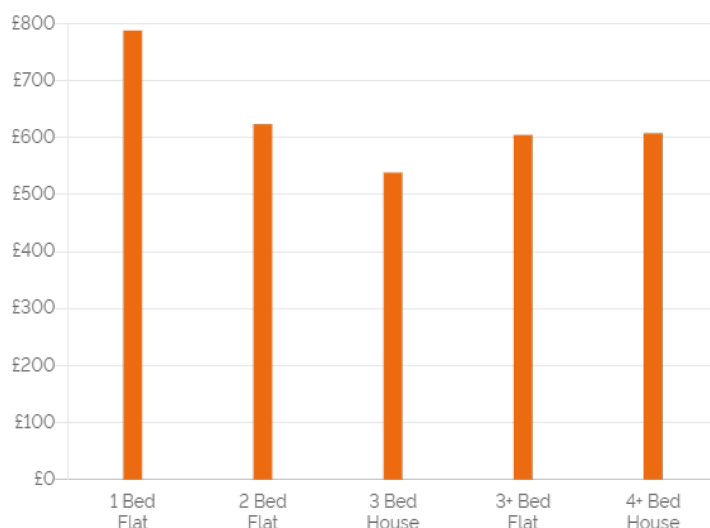
(£ Per Square Foot)



Source: LonRes - Apr-Jun

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2021

### Key Findings

- Average flat prices are now 14.6% lower they were 5 years ago, with buyers paying £112 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 6.2% for flats over the last year, and have decreased by 20.8% for houses.
- 18.5% of properties sold within 3 months, compared with 21.7% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £580,228 for flats and £672,825 for houses.

# Current Availability



76.5%

have been on the market for over three months



40.2%

of properties on the market have been reduced in price



27.1%

Annual change in the number of available properties

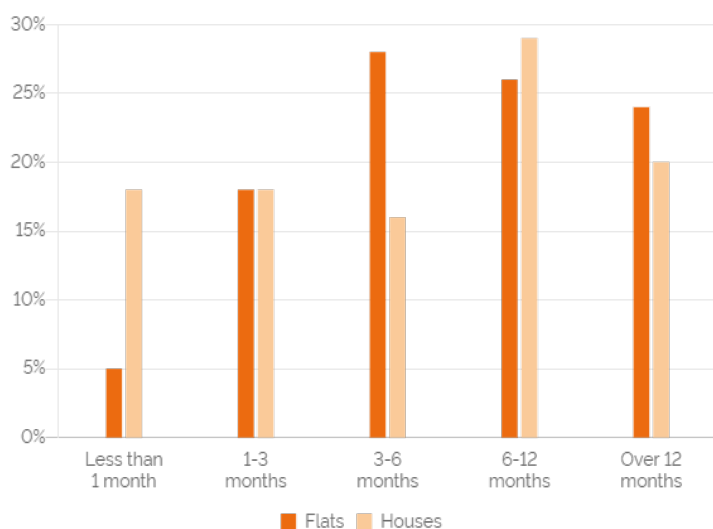


20.2%

Percentage of available properties currently under offer

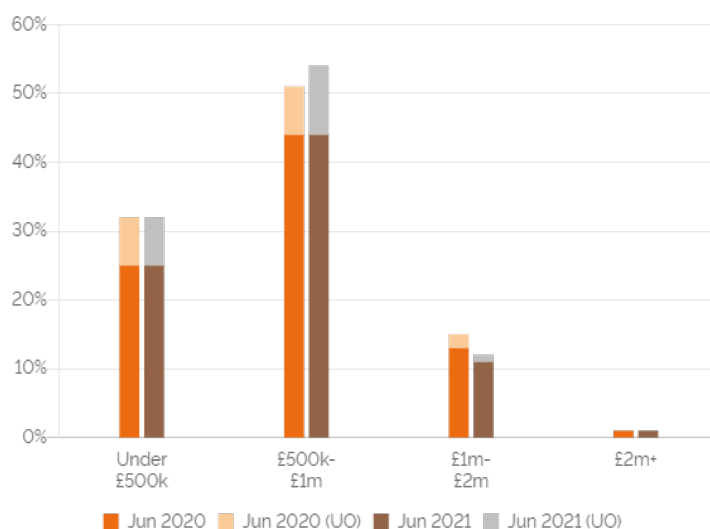
Source: LonRes - As at Jul 6th 2021

## Time on the Market



Source: LonRes - As at Jul 6th 2021

## Properties on the Market by Price Band



Source: LonRes - As at Jul 6th 2021

## Key Findings

- 13.6% of properties on the market are priced at £1 million or higher.
- 49.9% of properties currently available have been on the market for more than six months.
- 19.7% of flats and 25.5% 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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July 6, 2021, the Canary Wharf & Docklands Q2 2021 Sales Report catchment includes all properties sold within the aforementioned areas(s).