

# Area Overview

## Canary Wharf & Docklands Q3 2021 Sales Report



### Sold: Jul-Sep 2021



**-6.6%**

Annual change in  
achieved price



**-30.4%**

Annual change in  
transactions



**£670**

Average achieved £  
per square foot

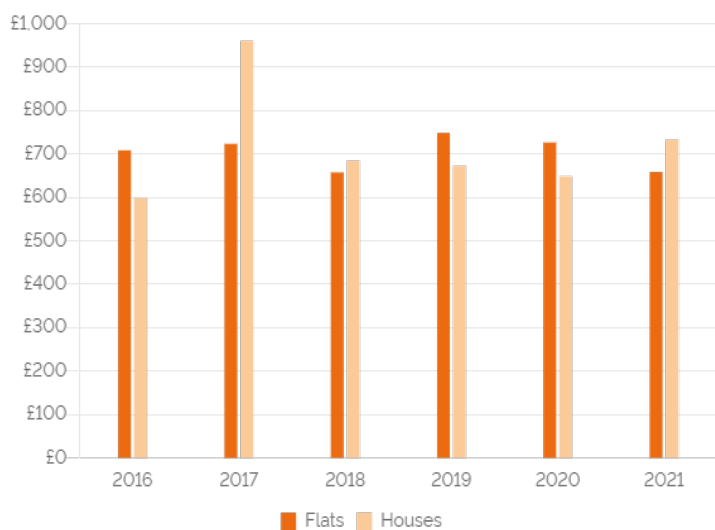


**2.9%**

Average discount on  
initial asking price

### Achieved Prices by Year

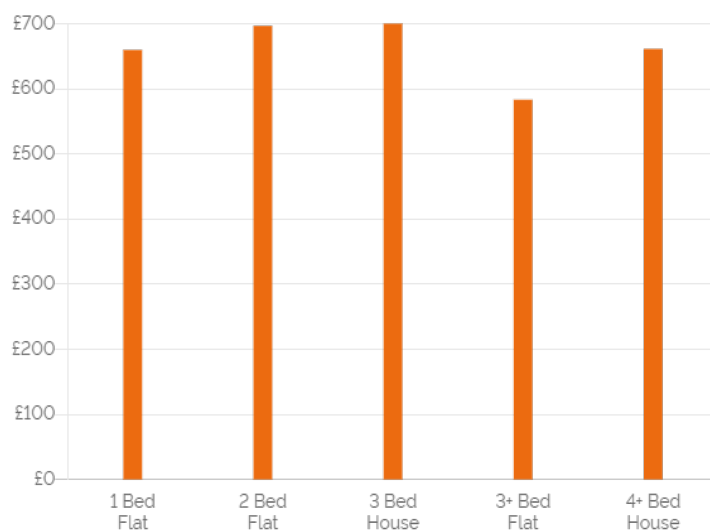
(£ Per Square Foot)



Source: LonRes - Jul-Sep

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2021

### Key Findings

- Average flat prices are now 7.2% lower they were 5 years ago, with buyers paying £51 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 9.5% for flats over the last year, and have increased by 13.1% for houses.
- 18.8% of properties sold within 3 months, compared with 18.2% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £611,429 for flats and £710,710 for houses.

# Current Availability



74.3%

have been on the market for over three months



37.8%

of properties on the market have been reduced in price



16.8%

Annual change in the number of available properties

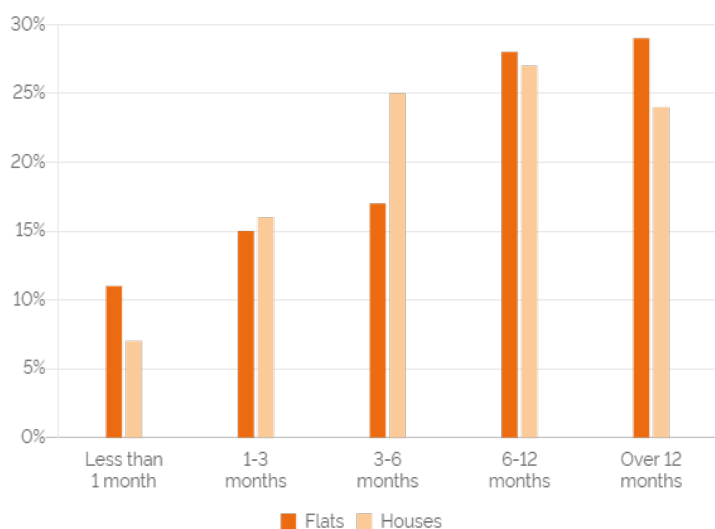


17.1%

Percentage of available properties currently under offer

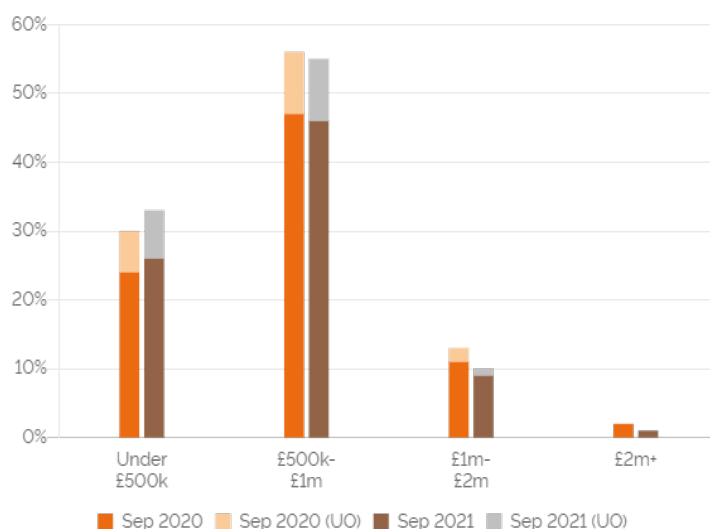
Source: LonRes - As at Oct 6th 2021

## Time on the Market



Source: LonRes - As at Oct 6th 2021

## Properties on the Market by Price Band



Source: LonRes - As at Oct 6th 2021

## Key Findings

- 11.5% of properties on the market are priced at £1 million or higher.
- 56.2% of properties currently available have been on the market for more than six months.
- 15.6% of flats and 32.7% of houses on the market are currently under offer.

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October 6, 2021, the Canary Wharf & Docklands Q3 2021 Sales Report catchment includes all properties sold within the aforementioned area(s).