

Area Overview

Canary Wharf & Docklands Q4 2021 Lettings Report



Let: Oct-Dec 2021



2.8%

Three-month change in achieved price



-72.3%

Three-month change in transaction volume



£34

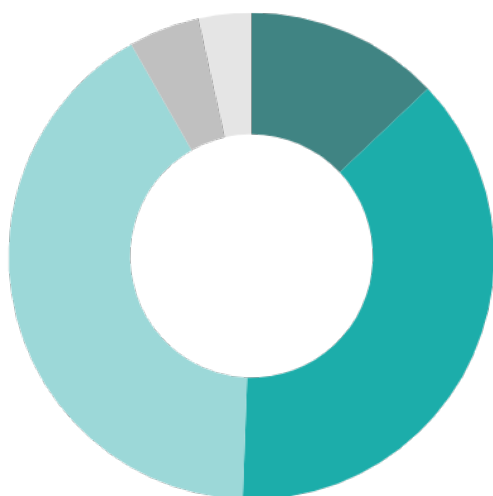
Average £ per square foot per annum for a 2-bed flat



0.4%

Average discount on initial asking price

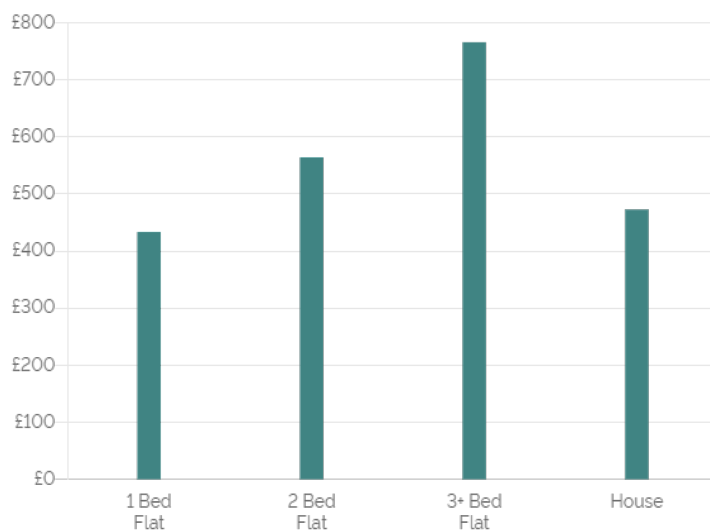
Let Properties by Type



■ Studio Flat ■ 1 Bed Flat ■ 2 Bed Flat ■ 3+ Bed Flat ■ House

Source: LonRes - Oct-Dec 2022

Achieved Rental Price per Week by Property Type



Source: LonRes - Oct-Dec 2022

Key Findings

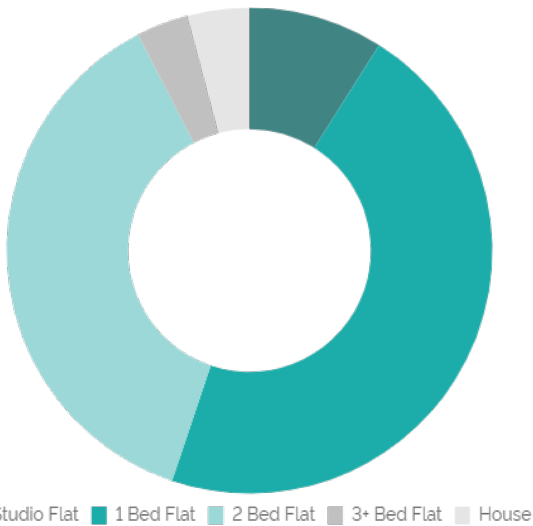
- Rental values averaged £487 per week for flats and £473 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £36.66 per square foot per annum in rent, up from £29.23 at the same time last year, and up from £35.66 6 months ago.
- The number of properties let over the last 3 months was down 40.1% versus the same period last year, but down 72.3% from 3 months ago.
- Achieved rental values rose by 25.4% compared to the same period last year, and rose by 2.8% versus 3 months ago.

Current Availability



Source: LonRes - As at Jan 6th 2022

Properties On Market by Type



Source: LonRes - As at Jan 6th 2022

Properties on the Market by Price Band



Source: LonRes - As at Jan 6th 2022

Key Findings

- 58.5% of properties have asking prices less than £500 per week, up from 55.9% from the previous 3 months and down from 70.9% from the same time last year.
- 0.7% of properties have asking prices of £1,000 or more per week.
- 15.8% of flats and 0.0% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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January 6, 2022, the Canary Wharf & Docklands Q4 2021 Lettings Report catchment includes all properties let within the aforementioned area(s).