

# Area Overview

## Canary Wharf & Docklands Q4 2021 Sales Report



### Sold: Oct-Dec 2021



**-9.9%**

Annual change in  
achieved price



**-22.6%**

Annual change in  
transactions



**£653**

Average achieved £  
per square foot

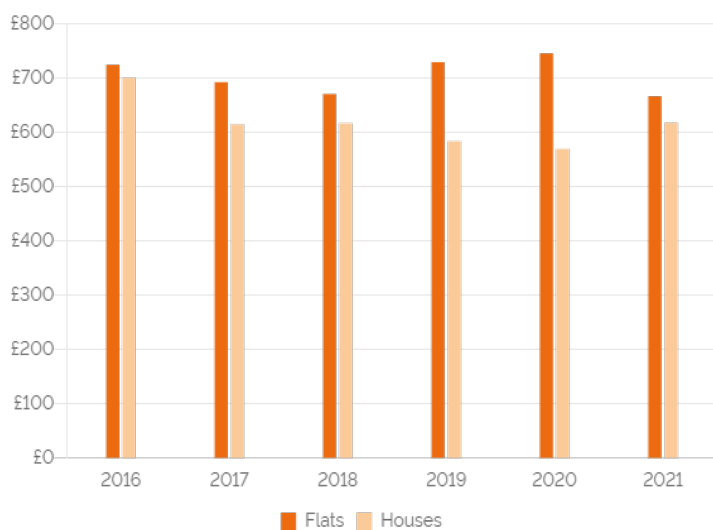


**2.0%**

Average discount on  
initial asking price

### Achieved Prices by Year

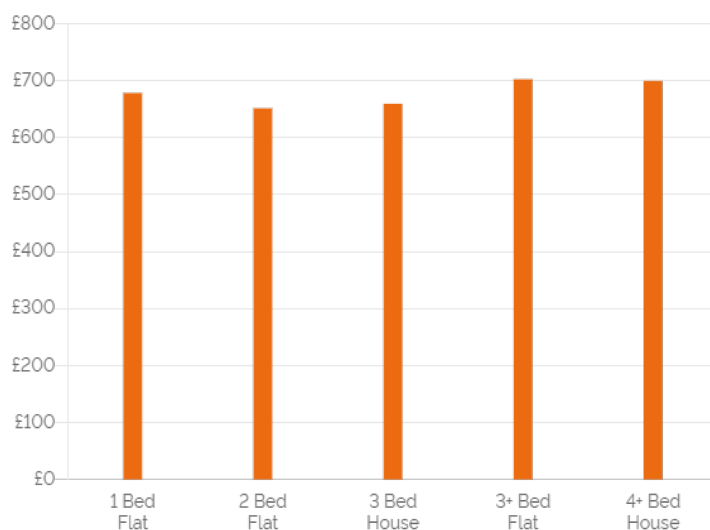
(£ Per Square Foot)



Source: LonRes - Oct-Dec

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2022

### Key Findings

- Average flat prices are now 8.0% lower they were 5 years ago, with buyers paying £58 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 10.6% for flats over the last year, and have increased by 8.3% for houses.
- 19.5% of properties sold within 3 months, compared with 18.1% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £500,013 for flats and £589,000 for houses.

# Current Availability



80.9%

have been on the market for over three months



39.7%

of properties on the market have been reduced in price



3.5%

Annual change in the number of available properties

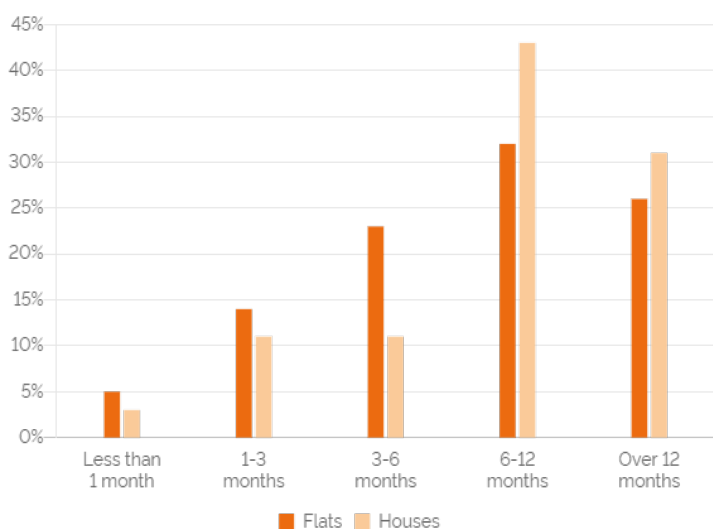


21.6%

Percentage of available properties currently under offer

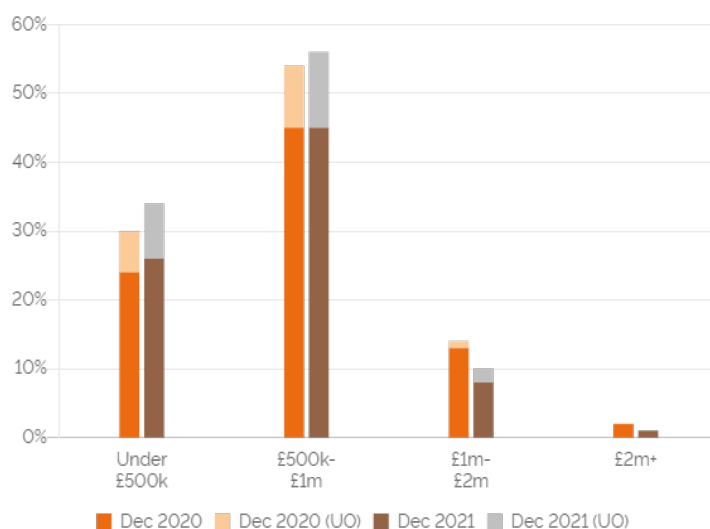
Source: LonRes - As at Jan 6th 2022

## Time on the Market



Source: LonRes - As at Jan 6th 2022

## Properties on the Market by Price Band



Source: LonRes - As at Jan 6th 2022

## Key Findings

- 11.0% of properties on the market are priced at £1 million or higher.
- 58.5% of properties currently available have been on the market for more than six months.
- 21.2% of flats and 28.6% of houses on the market are currently under offer.

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