

# Area Overview

## Canary Wharf & Docklands Q1 2022 Lettings Report



### Let: Jan-Mar 2022



15.5%

Three-month change in achieved price



33.6%

Three-month change in transaction volume



£39

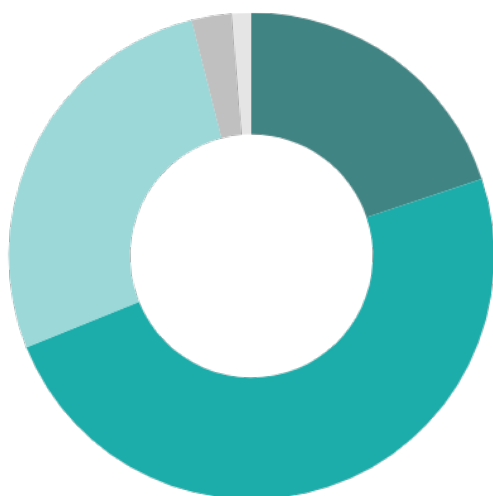
Average £ per square foot per annum for a 2-bed flat



0.3%

Average discount on initial asking price

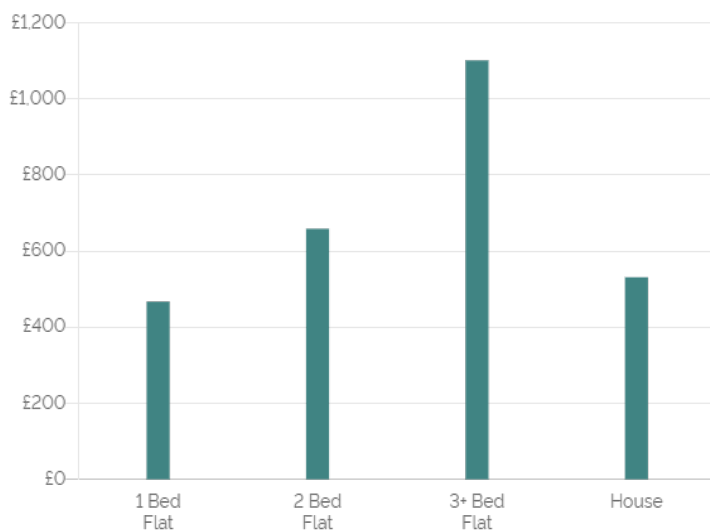
### Let Properties by Type



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

Source: LonRes - Jan-Mar 2022

### Achieved Rental Price per Week by Property Type



Source: LonRes - Jan-Mar 2022

### Key Findings

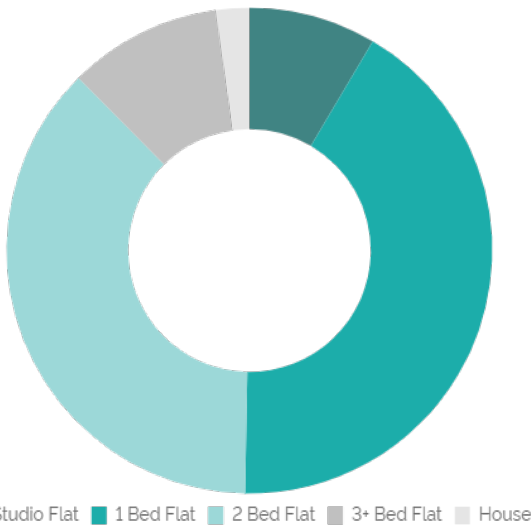
- Rental values averaged £526 per week for flats and £531 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £41.94 per square foot per annum in rent, up from £31.85 at the same time last year, and up from £36.32 6 months ago.
- The number of properties let over the last 3 months was down 35.2% versus the same period last year, but up 33.6% from 3 months ago.
- Achieved rental values rose by 31.7% compared to the same period last year, and rose by 15.5% versus 3 months ago.

# Current Availability



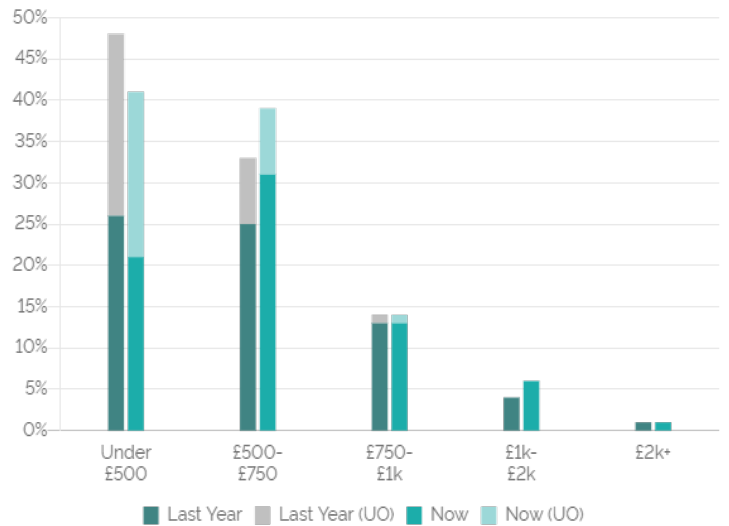
Source: LonRes - As at Apr 6th 2022

## Properties On Market by Type



Source: LonRes - As at Apr 6th 2022

## Properties on the Market by Price Band



Source: LonRes - As at Apr 6th 2022

## Key Findings

- 40.2% of properties have asking prices less than £500 per week, down from 59.3% from the previous 3 months and down from 74.4% from the same time last year.
- 6.9% of properties have asking prices of £1,000 or more per week.
- 11.0% of flats and 0.0% of houses currently available have seen a reduction in asking rents since they were first put on the market.

**⚠** Proceed with caution! Data relating to houses may be volatile due to low transaction volumes.

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April 6, 2022, the Canary Wharf & Docklands Q1 2022 Lettings Report catchment includes all properties let within the aforementioned area(s).