

Area Overview

Canary Wharf & Docklands Q2 2022 Lettings Report



Let: Apr-Jun 2022



8.2%

Three-month change in achieved price



10.7%

Three-month change in transaction volume



£40

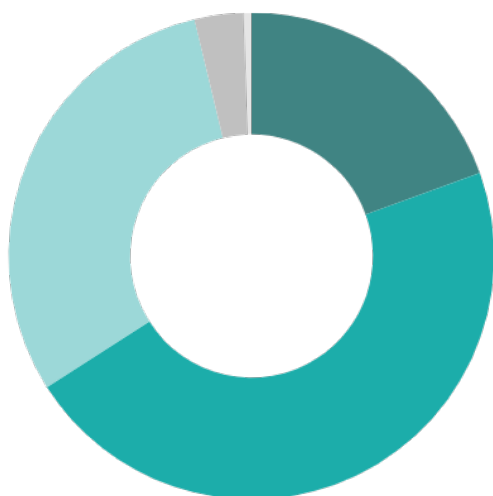
Average £ per square foot per annum for a 2-bed flat



1.3%

Average discount on initial asking price

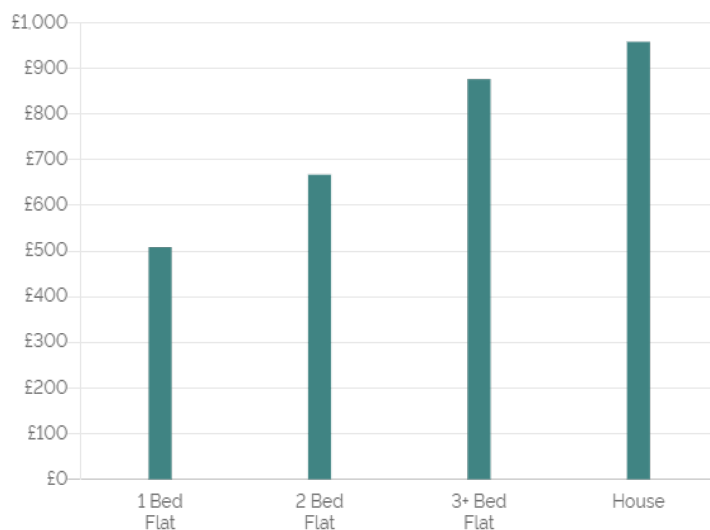
Let Properties by Type



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

Source: LonRes - Apr-Jun 2022

Achieved Rental Price per Week by Property Type



Source: LonRes - Apr-Jun 2022

Key Findings

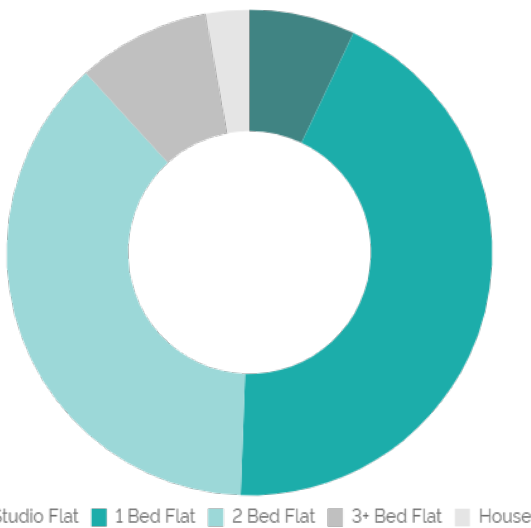
- Rental values averaged £547 per week for flats and £958 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £44.33 per square foot per annum in rent, up from £35.54 at the same time last year, and up from £40.97 6 months ago.
- The number of properties let over the last 3 months was down 38.7% versus the same period last year, but up 10.7% from 3 months ago.
- Achieved rental values rose by 24.7% compared to the same period last year, and rose by 8.2% versus 3 months ago.

Current Availability



Source: LonRes - As at Jul 6th 2022

Properties On Market by Type



Source: LonRes - As at Jul 6th 2022


Properties on the Market by Price Band



Source: LonRes - As at Jul 6th 2022

Key Findings

- 36.3% of properties have asking prices less than £500 per week. This is the same as 3 months ago, but down from 66.5% from the same time last year.
- 6.4% of properties have asking prices of £1,000 or more per week.
- 12.1% 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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July 6, 2022, the Canary Wharf & Docklands Q2 2022 Lettings Report catchment includes all properties let within the aforementioned area(s).