

Area Overview

Canary Wharf & Docklands Q2 2022 Sales Report



Sold: Apr-Jun 2022



13.3%

Annual change in achieved price



-55%

Annual change in transactions



£762

Average achieved £ per square foot

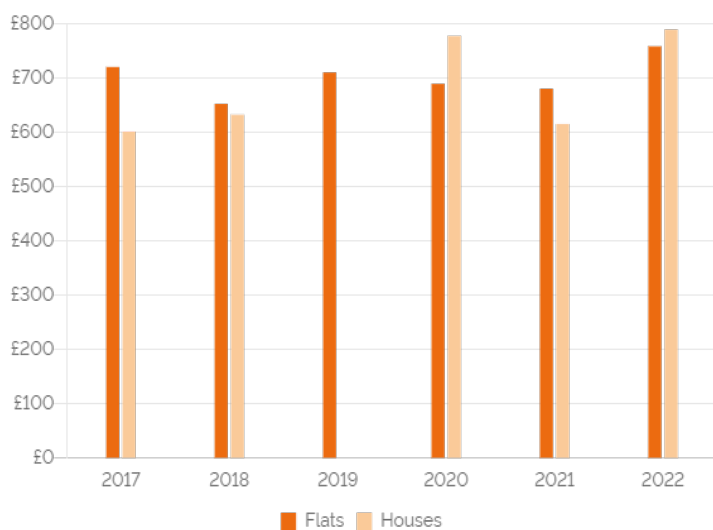


5.8%

Average discount on initial asking price

Achieved Prices by Year

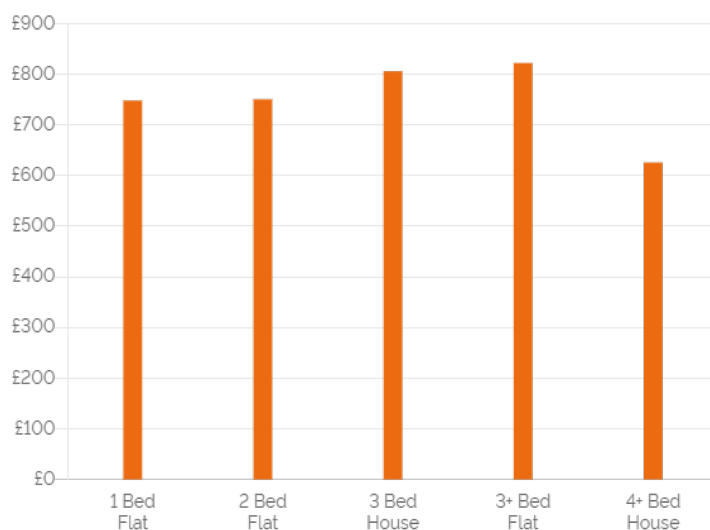
(£ Per Square Foot)



Source: LonRes - Apr-Jun

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2022

Key Findings

- Average flat prices are now 5.3% higher they were 5 years ago, with buyers paying £38 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 11.5% for flats over the last year, and have increased by 28.2% for houses.
- 11.1% of properties sold within 3 months, compared with 15.5% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £657,039 for flats and £886,000 for houses.

Current Availability



71.2%

have been on the market for over three months



33.3%

of properties on the market have been reduced in price



-20.9%

Annual change in the number of available properties



29%

Percentage of available properties currently under offer

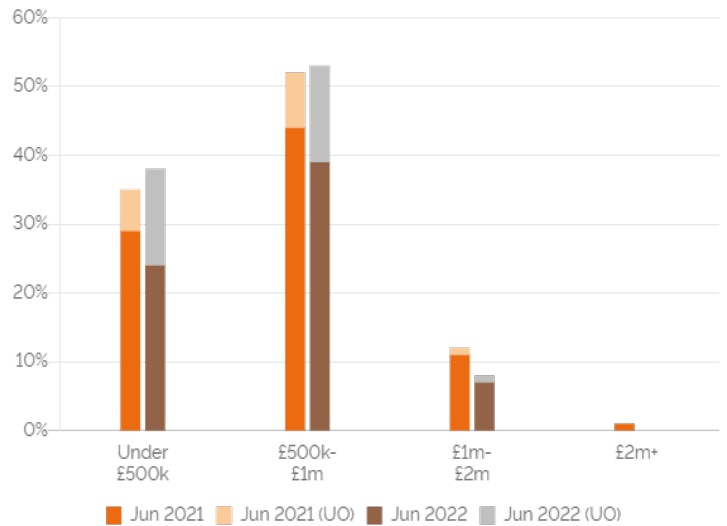
Source: LonRes - As at Jul 6th 2022

Time on the Market



Source: LonRes - As at Jul 6th 2022

Properties on the Market by Price Band



Source: LonRes - As at Jul 6th 2022

Key Findings

- 8.7% of properties on the market are priced at £1 million or higher.
- 55.7% of properties currently available have been on the market for more than six months.
- 28.3% of flats and 38.7% of houses on the market are currently under offer.

⚠ 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 Sales Report catchment includes all properties sold within the aforementioned area(s).