

# Area Overview

## Canary Wharf & Docklands Q3 2022 Sales Report



### Sold: Jul-Sep 2022



0.5%

Annual change in achieved price



9.1%

Annual change in transactions



£664

Average achieved £ per square foot

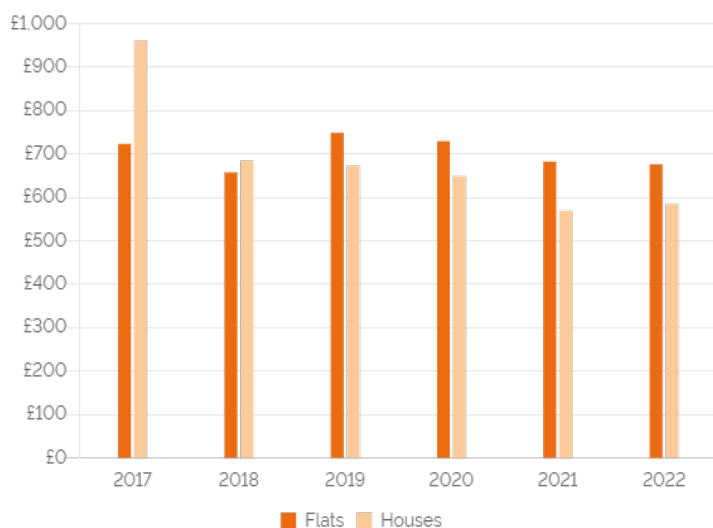


-4.1%

Average discount on initial asking price

### Achieved Prices by Year

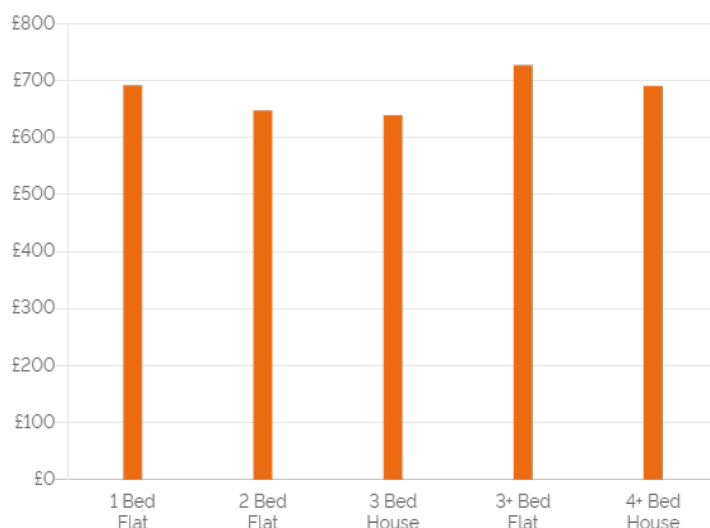
(£ Per Square Foot)



Source: LonRes - Jul-Sep

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2022

### Key Findings

- Average flat prices are now 6.5% lower they were 5 years ago, with buyers paying £47 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 0.9% for flats over the last year, and have increased by 2.6% for houses.
- 12.5% of properties sold within 3 months, compared with 17.5% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £531,417 for flats and £668,500 for houses.

# Current Availability



75.1%

have been on the market for over three months



37.3%

of properties on the market have been reduced in price



-16.8%

Annual change in the number of available properties

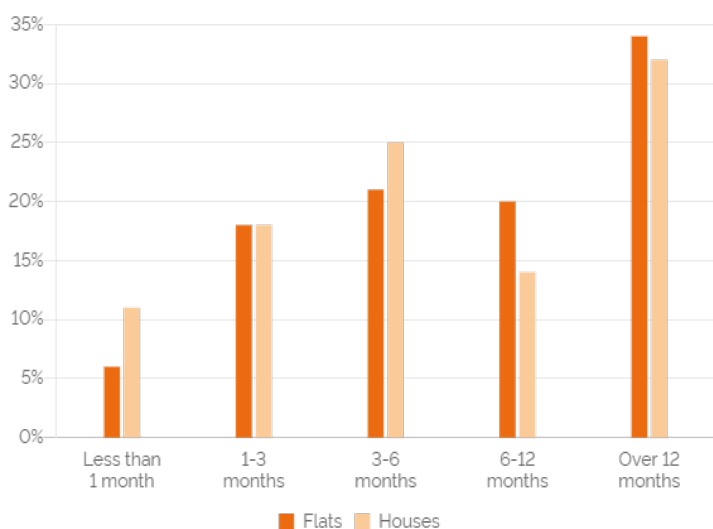


26.6%

Percentage of available properties currently under offer

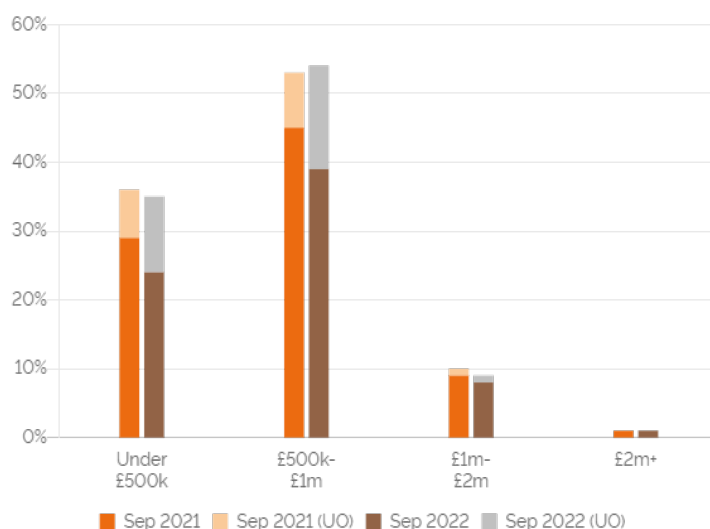
Source: LonRes - As at Oct 6th 2022

## Time on the Market



Source: LonRes - As at Oct 6th 2022

## Properties on the Market by Price Band



Source: LonRes - As at Oct 6th 2022

## Key Findings

- 10.3% of properties on the market are priced at £1 million or higher.
- 53.6% of properties currently available have been on the market for more than six months.
- 26.3% of flats and 32.1% 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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October 6, 2022, the Canary Wharf & Docklands Q3 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).