

Area Overview

Canary Wharf & Docklands Q4 2023 Lettings Report



Let: Oct-Dec 2023



-1.7%

Three-month change in achieved price



-54.3%

Three-month change in transaction volume



£41

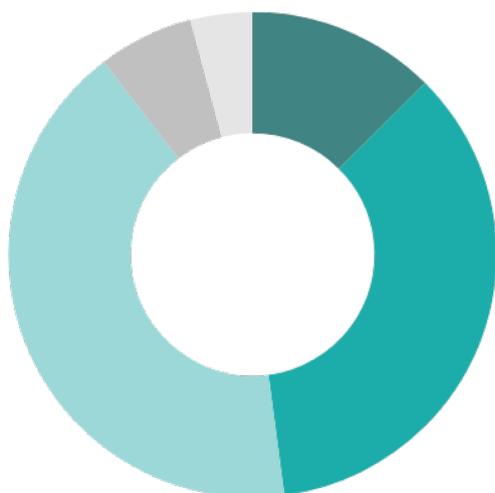
Average £ per square foot per annum for a 2-bed flat



-2.4%

Average discount on initial asking price

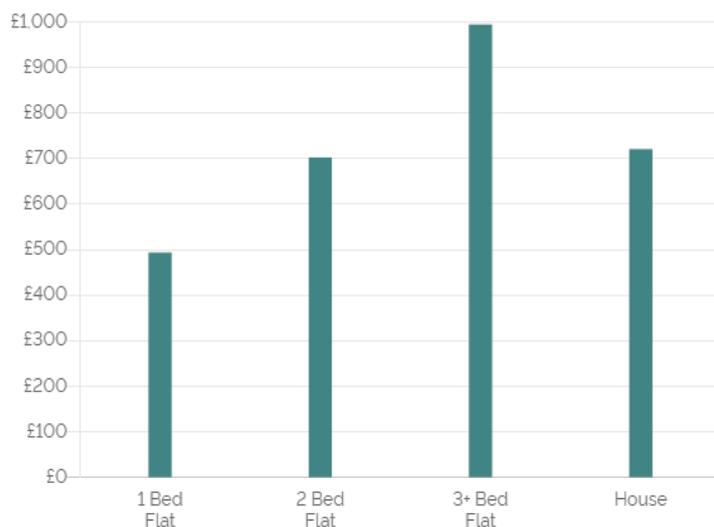
Let Properties by Type



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

Source: LonRes - Oct-Dec 2024

Achieved Rental Price per Week by Property Type



Source: LonRes - Oct-Dec 2024

Key Findings

- Rental values averaged £615 per week for flats and £721 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £43.44 per square foot per annum in rent, down from £43.60 at the same time last year, and down from £44.17 6 months ago.
- The number of properties let over the last 3 months was down 51.0% versus the same period last year, but down 54.3% from 3 months ago.
- Achieved rental values remain unchanged versus the same period last year, but fell 0.4% from 6 months ago.

Current Availability



63
Average number of days current inventory has been available



26.8%
of properties on the market have been reduced in price



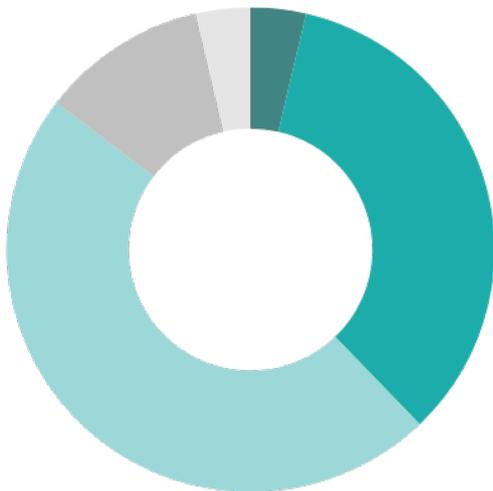
10.8%
Annual change in the number of available properties



15.9%
Percentage of available properties currently under offer

Source: LonRes - As at Jan 4th 2024

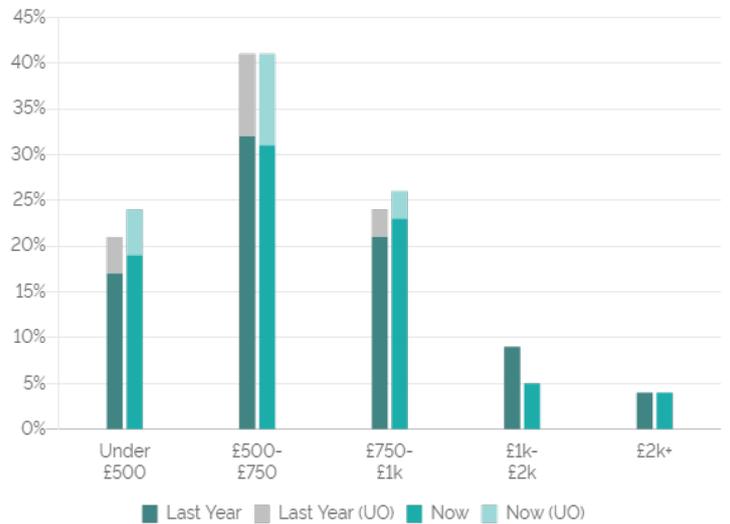
Properties On Market by Type



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

Source: LonRes - As at Jan 4th 2024

Properties on the Market by Price Band



Source: LonRes - As at Jan 4th 2024

Key Findings

- 91.0% of properties have asking prices less than £1,000 per week, up from 85.7% from the previous 3 months and up from 85.1% from the same time last year.
- 3.8% of properties have asking prices of £2,000 or more per week.
- 24.1% of flats and 100.0% 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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January 4, 2024, the Canary Wharf & Docklands Q4 2023 Lettings Report catchment includes all properties let within the aforementioned area(s).