

CARNES HILL PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**WINTER
2021**

community first
real estate

CARNES HILL

PROPERTY MARKET UPDATE - WINTER 2021

Dear Homeowner,

Thank you for downloading our latest Carnes Hill Market Update.

The question on every property owner's mind at the moment is whether lockdowns will slow the current property market growth we have witnessed since the start of 2021.

While there are some restrictions upon open house viewing and in-person auctions, it seems to be that the property sector is thankfully not significantly affected.

In fact, property guru Tom Panos even believes that "lockdown has sped up the real estate market... I am convinced buyers stretch themselves when they see another buyer about to take the house off them in front of their eyes (digitally speaking)."

Depending on how the government responds to further COVID outbreaks, we believe that Buyer FOMO (fear of missing out) will increase leading into the Spring selling season, particularly given the low number of properties for sale.

Whether you are looking to buy or sell or are simply just after some property advice, my team and I are always here for our community.

Regards,

Michael Galluzzo
Licensee, Community First Real Estate

CARNES HILL SALES MAY TO JULY 2021

SOLD

13

NUMBER OF SALES



27 DAYS

MEDIAN TIME ON MARKET



\$878K

AVG PROPERTY PRICE



\$1.01M

MEDIAN PROPERTY PRICE



\$236K











LOWEST SALE PRICE



\$1.33M

HIGHEST SALE PRICE

CARNES HILL RECENT SALES

			SOLD PRICE	SOLD DATE
	5 MARY WADE PL BED 4 BATH 2 CAR 2	HOUSE	\$1,015,000	24/07/2021
	1205 PIONEER DR BED 3 BATH 3 CAR 2	HOUSE	\$890,900	21/07/2021
	54 PIONEER DR BED 4 BATH 2 CAR 2	HOUSE	WITHHELD	15/07/2021
	2 WILLIAM BUCKLEY DR BED 4 BATH 2 CAR 1	HOUSE	\$880,000	22/06/2021
	9 GREYSTANES WAY BED 5 BATH 2 CAR 2	HOUSE	\$1,190,000	19/06/2021
	56 WILLIAM BUCKLEY DR BED 4 BATH 3 CAR 2	HOUSE	WITHHELD	07/06/2021
	58 ROSEDALE CCT BED 3 BATH 3 CAR 2	HOUSE	\$1,100,000	03/06/2021
	9 REDFERN ST BED 4 BATH 3 CAR 2	HOUSE	\$1,130,000	29/05/2021
	50 WILLIAM BUCKLEY DR BED 4 BATH 3 CAR 2	HOUSE	\$1,290,000	08/05/2021
	44 WILLIAM BUCKLEY DR BED 5 BATH 3 CAR 2	HOUSE	\$1,330,000	01/05/2021

CARNES HILL MARKET GROWTH



\$670K

HOUSE MEDIAN SALE PRICE
2020



\$952K

HOUSE MEDIAN SALE PRICE
2021

SOLD

41

PROPERTIES SOLD
IN 2020

SOLD

13

PROPERTIES SOLD
YEAR TO DATE IN 2021



+42.2%

MEDIAN HOUSE
PRICE GROWTH

FEATURED PROPERTY



5 PICTON CLOSE - BONNYRIGG HEIGHTS

5 Bed | 2 Bath | 2 Car

Offered on the market for the first time since being built, this recently updated and well-kept home is ready for the large and growing family to move into. Accommodating the entire family with an abundance of living space and a flowing floorplan that will be sure to please any buyer.

SOLD FOR \$1,275,000 BY MICHAEL GALLUZZO

2021 IS A NEW MARKET!

WHAT'S THE NEW VALUE
OF YOUR PROPERTY?

SMS your:
Name & Address to
0423 463 683

FREE Market Appraisal:

- Get a quick and easy market estimate for your property straight to your mobile.
- Learn how to sell for the best price in 2021.

"After doing some research and speaking to other agents in the area, Michael's knowledge and expertise far exceeded the rest.

His advice was spot on and my property sold after the first open house at a price well over the expectation set by other agents.

I am grateful for his professionalism and ability to articulate each stage of the process in a way we can understand."

Mel



Need property advice?

Book a no obligation appointment by calling
Michael on 0423 463 683