

LIVERPOOL PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**WINTER
2021**

community first
real estate

LIVERPOOL

PROPERTY MARKET UPDATE - WINTER 2021

Dear Homeowner,

Thank you for downloading our latest Liverpool 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

LIVERPOOL SALES MAY TO JULY 2021



180

NUMBER OF SALES



31 DAYS

MEDIAN TIME ON MARKET



\$535K

AVG PROPERTY PRICE



\$465K

MEDIAN PROPERTY PRICE



\$250K











LOWEST SALE PRICE



\$3.3M

HIGHEST SALE PRICE

LIVERPOOL RECENT SALES

			SOLD PRICE	SOLD DATE
	25/25 NORFOLK ST BED 2 BATH 1 CAR 1	UNIT	\$300,000	31/07/2021
	704/1 MILL RD BED 3 BATH 2 CAR 2	UNIT	\$575,000	26/07/2021
	19/19 SPEED ST BED 2 BATH 1 CAR 1	UNIT	\$350,000	23/07/2021
	60 SPEED ST BED 2 BATH 1 CAR 1	UNIT	WITHHELD	23/07/2021
	30 SHEPHERD ST BED 1 BATH 1 CAR 1	UNIT	\$425,000	22/07/2021
	4/31 SPEED ST BED 2 BATH 1 CAR 1	UNIT	\$340,000	21/07/2021
	24/56 SPEED ST BED 2 BATH 1 CAR 1	UNIT	\$295,300	21/07/2021
	48 COPELAND ST BED 1 BATH 1 CAR 1	HOUSE	WITHHELD	21/07/2021
	2 KIRKTON PL BED 2 BATH 1 CAR 1	UNIT	\$401,500	21/07/2021
	257 MEMORIAL AVE BED 9 BATH 3 CAR 3	HOUSE	\$2,730,000	17/07/2021

LIVERPOOL MARKET GROWTH



\$770K

HOUSE MEDIAN SALE PRICE
2020



\$855K

HOUSE MEDIAN SALE PRICE
2021



\$474K

UNIT MEDIAN SALE PRICE
2020



\$469K

UNIT MEDIAN SALE PRICE
2021



+11.0% | - 0.8%

MEDIAN HOUSE / UNIT
PRICE GROWTH

FEATURED PROPERTY



8A WOODLANDS ROAD - LIVERPOOL

4 Bed | 2 Bath | 4 Car

Located in popular Orange Grove Estate this beautifully presented 4 bedroom home is perfect for the family.

SOLD FOR \$795,000

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