

CHIPPING NORTON PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



SPRING
2021

community first
real estate

CHIPPING NORTON

PROPERTY MARKET UPDATE - SPRING 2021

Dear Homeowner,

Thank you for downloading our latest Chipping Norton 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

CHIPPING NORTON SALES JANUARY TO AUGUST 2021

SOLD

119

NUMBER OF SALES



29 DAYS

MEDIAN TIME ON MARKET



\$892K

AVG PROPERTY PRICE



\$830K

MEDIAN PROPERTY PRICE



\$638K

LOWEST SALE PRICE



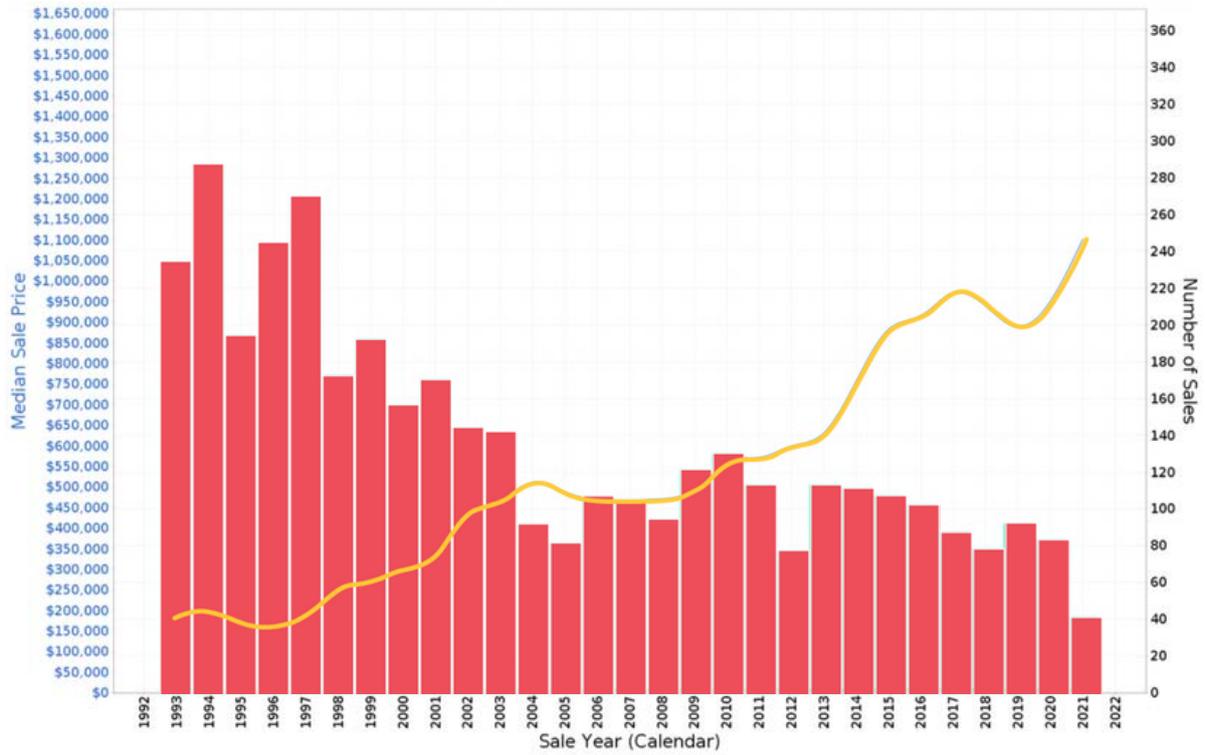
\$2.4M

HIGHEST SALE PRICE

CHIPPING NORTON RECENT SALES

			SOLD PRICE	SOLD DATE
	52 DERBY CRES BED 4 BATH 2 CAR 2	HOUSE	\$1,150,000	27/08/2021
	90 NEWBRIDGE RD BED 4 BATH 5 CAR 2	HOUSE	\$1,910,000	14/08/2021
	148 ALFRED RD BED 4 BATH 2 CAR 1	HOUSE	\$1,310,000	13/08/2021
	174 LONGSTAFF AVE BED 6 BATH 3 CAR 3	HOUSE	\$1,400,000	13/08/2021
	90 CHILDS RD BED 5 BATH 3 CAR 2	HOUSE	\$1,196,000	07/08/2021
	52 ASCOT DR BED 5 BATH 3 CAR 1	HOUSE	\$1,350,000	07/08/2021
	24 BANGALLA AVE BED 3 BATH 1 CAR 2	HOUSE	\$1,085,000	06/08/2021
	191 NEWBRIDGE RD BED 4 BATH 2 CAR 2	UNIT	\$730,000	23/07/2021
	39 WENDLEBURY RD BED 4 BATH 2 CAR 2	HOUSE	\$1,100,000	16/07/2021
	211 MEAD PL BED 2 BATH 1 CAR 1	HOUSE	\$497,500	16/07/2021

HISTORICAL MARKET ACTIVITY



\$950K

MEDIAN SALE PRICE
2020

\$1.1M

MEDIAN SALE PRICE
2021(YTD)

+15.8%

SUBURB GROWTH IN 2021

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