

HOXTON PARK PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**SPRING
2021**

community first
real estate

HOXTON PARK

PROPERTY MARKET UPDATE - SPRING 2021

Dear Homeowner,

Thank you for downloading our latest Hoxton Park 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

HOXTON PARK SALES JANUARY TO AUGUST 2021

SOLD

35

NUMBER OF SALES



25 DAYS

MEDIAN TIME ON MARKET



\$802K

AVG PROPERTY PRICE



\$825K

MEDIAN PROPERTY PRICE



\$600K











LOWEST SALE PRICE



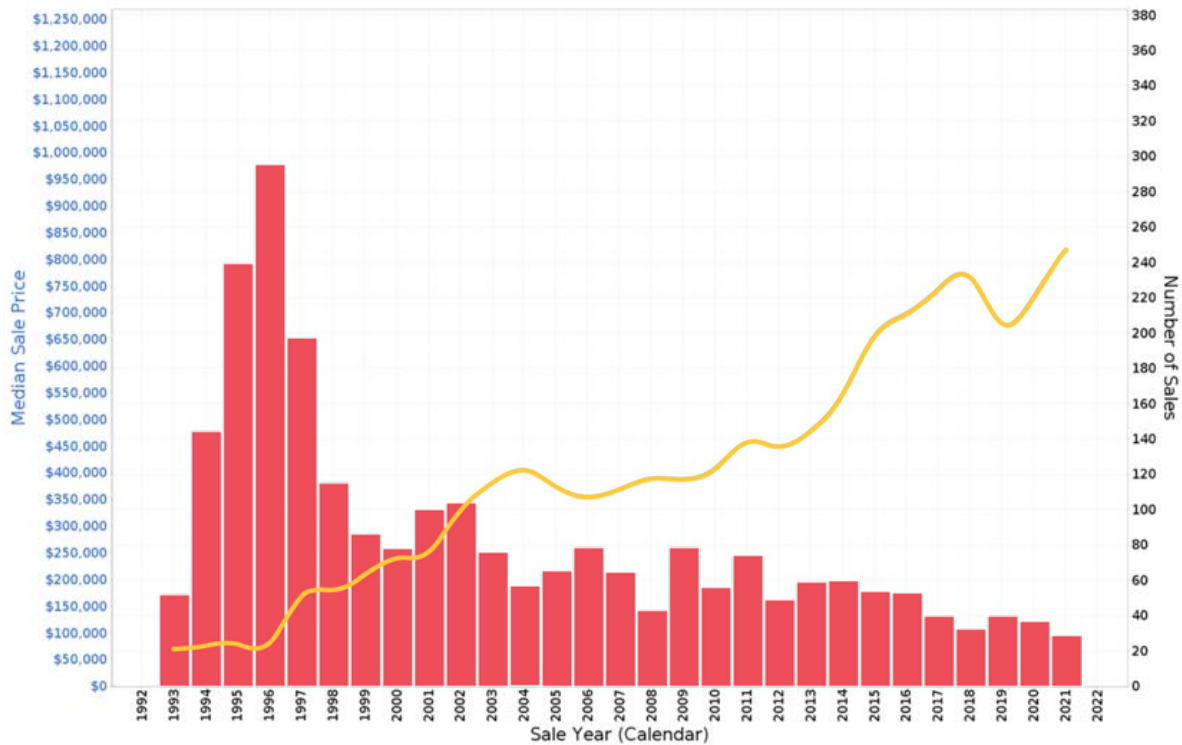
\$1M

HIGHEST SALE PRICE

HOXTON PARK RECENT SALES

			SOLD PRICE	SOLD DATE
	5 WILCANNIA WAY BED 4 BATH 1 CAR 2	HOUSE	\$905,500	14/08/2021
	3 WILCANNIA WAY BED 4 BATH 1 CAR 2	HOUSE	\$820,000	06/08/2021
	255 PACIFIC PALMS CCT BED 4 BATH 2 CAR 2	HOUSE	\$900,000	14/07/2021
	9 DOMENIC CL BED 4 BATH 2 CAR 2	HOUSE	\$970,000	10/07/2021
	9 COONAMBLE ST BED 4 BATH 2 CAR 2	HOUSE	\$846,000	26/06/2021
	25 LISMORE ST BED 4 BATH 2 CAR 2	HOUSE	\$950,000	22/06/2021
	25 MULLUMBIMBY AVE BED 4 BATH 2 CAR 1	HOUSE	\$837,000	19/06/2021
	16 BYRON BAY CL BED 4 BATH 2 CAR 1	UNIT	\$815,000	18/06/2021
	20 TYRINGHAM CL BED 4 BATH 2 CAR 2	HOUSE	\$920,000	12/06/2021
	41 NINETEENTH AVE BED 4 BATH 2 CAR 2	HOUSE	\$810,000	07/06/2021

HISTORICAL MARKET ACTIVITY



\$732K

MEDIAN SALE PRICE
2020

\$820K

MEDIAN SALE PRICE
2021 (YTD)

+12.0%

SUBURB GROWTH IN 2021

FEATURED PROPERTY



57 GLOUCESTER STREET, BONNYRIGG HEIGHTS

4 Bed | 3 Bath | 2 Car

Proudly sitting on a 703sqm block of flat land in the sought-out location of Bonnyrigg Heights, this split-level home offers an impressive vast interior with functional layout, exposed brick walls, a unique under-house storage and detached workshop area catering to the entire family.

SOLD FOR \$1,302,000 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