

# CASULA PROPERTY MARKET UPDATE

LATEST PROPERTY  
SALES AND DATA



**Agency of the Year**  
**LIVERPOOL**



**SPRING  
2021**

**community first**  
real estate

# CASULA

## PROPERTY MARKET UPDATE - SPRING 2021

Dear Homeowner,

Thank you for downloading our latest Casula Market Update.

What an amazing past few months in real estate! Record clearance rates, incredibly high buyer demand and a continued lack of properties for sale have all lead to one thing - record selling prices across our region.

While there are some restrictions upon open homes and in-person auctions, virtual inspections and online auctions have not turned buyers off.

Here are our top predictions for the local market over the next few months:

- Buyer FOMO (fear of missing out) will increase leading into Summer.
- Investor demand will increase while first-home buyers will pull back slightly.
- The market will remain a strong sellers' market, making it extremely competitive for buyers in the market.

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

## CASULA SALES APRIL TO SEPTEMBER 2021

SOLD

**122**

NUMBER OF SALES



**28** DAYS

MEDIAN TIME ON MARKET



**\$1.05M**

AVG HOUSE PRICE



**\$937K**

MEDIAN PROPERTY PRICE



**\$654K**


AVG UNIT / TOWNHOUSE  
PRICE



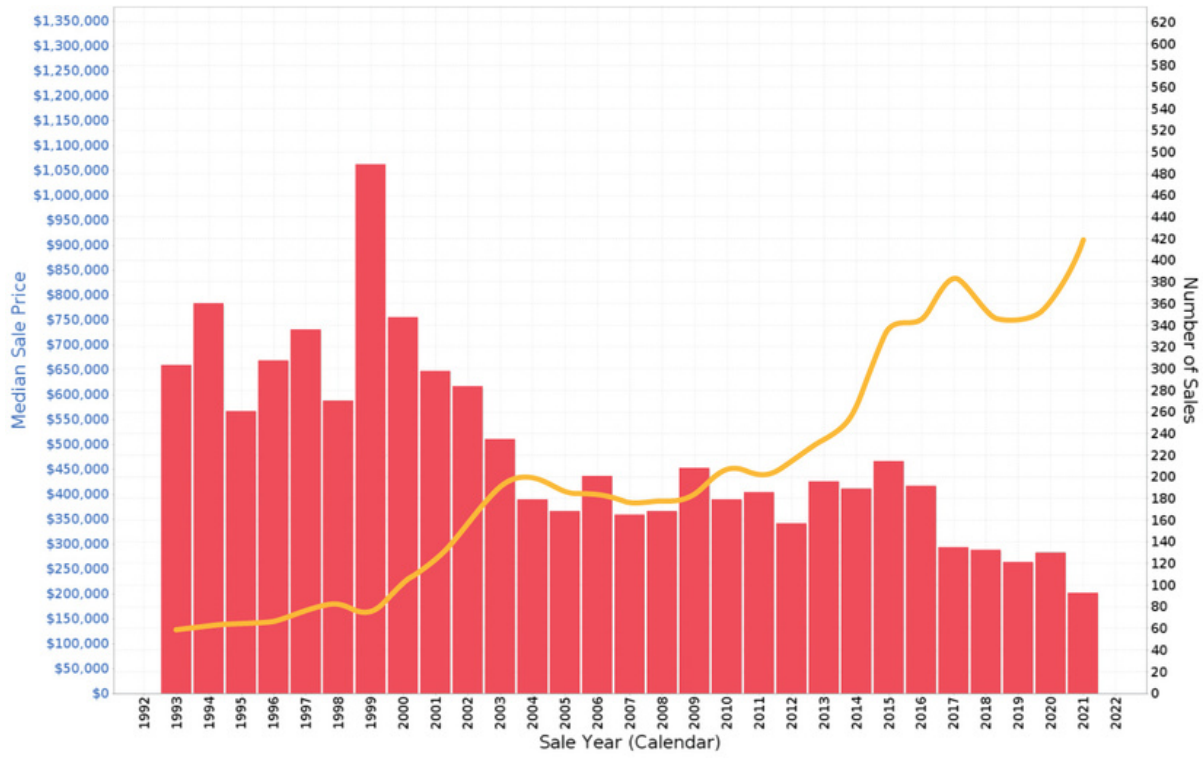
**\$690K**

MEDIAN UNIT / TOWNHOUSE  
PRICE

## CASULA RECENT SALES

			SOLD PRICE	SOLD DATE
	4/12 MYALL RD BED 3   BATH 2   CAR 1	HOUSE	\$695,000	28/09/2021
	6/18 HOLLAND CRES BED 4   BATH 2   CAR 2	HOUSE	\$710,500	28/09/2021
	7 BRUSHTAIL CRT BED 4   BATH 2   CAR 1	HOUSE	\$975,000	25/09/2021
	14/46 WATTLE RD BED 3   BATH 2   CAR 2	HOUSE	\$668,888	22/09/2021
	19/170 GLENFIELD RD BED 3   BATH 2   CAR 2	HOUSE	\$775,000	22/09/2021
	1/42 GRAHAM AVE BED 3   BATH 2   CAR 2	HOUSE	\$720,000	20/09/2021
	109 PINE RD BED 4   BATH 2   CAR 2	HOUSE	\$897,000	17/09/2021
	65 LEACOCKS LANE BED 4   BATH 3   CAR 1	HOUSE	\$850,000	15/09/2021
	6 CHRYSANTHEMUM AVE BED 7   BATH 2   CAR 1	HOUSE	\$1,050,000	13/09/2021
	39 WATTLE RD BED 3   BATH 2   CAR 3	HOUSE	\$3,150,000	10/09/2021

# HISTORICAL MARKET ACTIVITY (HOUSES)



**\$785K**

MEDIAN SALE PRICE  
2020

**\$910K**

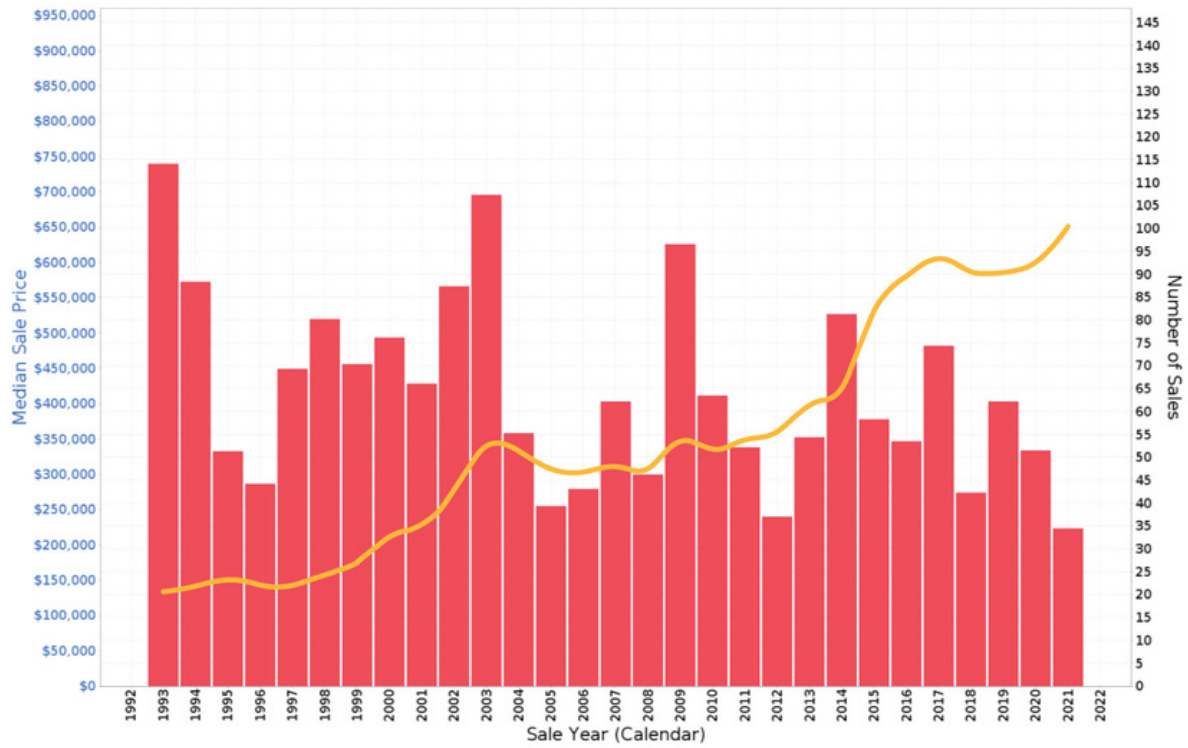
MEDIAN SALE PRICE  
2021(YTD)

**+15.9%**

SUBURB GROWTH IN 2021

# HISTORICAL MARKET ACTIVITY

## (UNITS / TOWNHOUSE)



**\$600K**

MEDIAN SALE PRICE  
2020

**\$650K**

MEDIAN SALE PRICE  
2021(YTD)

**+8.4%**

SUBURB GROWTH IN 2021



# FEATURED PROPERTY



2 BAGUETTE CLOSE, CASULA  
4 Bed | 2 Bath | 2 Car | 635 m<sup>2</sup>

Nestled on a quiet cul-de-sac in a highly sought-after location is this well designed split level abode. From the sweeping timber floors to the crisp white colour palette, this is a home you will be proud to call your own.

**SOLD FOR \$1,220,000**

# 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*

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Need property advice?

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