

DENHAM COURT PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**SPRING
2021**

community first
real estate

DENHAM COURT

PROPERTY MARKET UPDATE - SPRING 2021

Dear Homeowner,

Thank you for downloading our latest Denham Court Market Update.

What an amazing past few months in real estate! Record clearance rates, incredibly high buyer demand and a continued shortage of properties for sale have all led to one thing – record selling prices across our region. One thing is for sure, virtual inspections and online auctions did not deter buyers!

While almost all restrictions have now been wound back and we are able to resume a more “normal” approach to selling real estate, including open homes and online auctions, it looks as though the addition of virtual inspections and auctions will remain, forming a new modern hybrid approach to selling.

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

- Lower enquiries and inspection numbers as the more serious buyers remain in the market while the lockdown shoppers exit.
- An increase of properties hitting the market to capitalise on the astronomical price rises shifting the supply and demand balance towards a more even level.
- Investor demand pulling back due to lower yields will allow First home buyers, up-sizers and down-sizers more opportunities to buy.

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

DENHAM COURT SALES MAY TO OCTOBER 2021

SOLD

104

NUMBER OF SALES



39 DAYS

MEDIAN TIME ON MARKET



\$1.13M

AVG PROPERTY PRICE



\$1M

MEDIAN PROPERTY PRICE



\$485K


LOWEST SALE PRICE



\$4.3M

HIGHEST SALE PRICE

DENHAM COURT RECENT SALES

			SOLD PRICE	SOLD DATE
	19 STONECROP ST BED 5 BATH 3 CAR 2	HOUSE	\$1,430,000	30/10/2021
	8 LEPPINGTON HOUSE DR BED 4 BATH 2 CAR 2	HOUSE	\$1,140,000	30/10/2021
	5 RICEFLOWER DR BED 4 BATH 2 CAR 1	HOUSE	\$906,500	29/10/2021
	38 NEEDLEBUSH AVE BED 4 BATH 3 CAR 2	HOUSE	\$1,550,000	25/10/2021
	60 FAIRBROTHER AVE BED 4 BATH 2 CAR 2	HOUSE	\$1,180,000	25/10/2021
	11 INDIGO CRES BED 3 BATH 2 CAR 1	HOUSE	\$820,000	25/10/2021
	194 WILLOWDALE DR BED 5 BATH 3 CAR 2	HOUSE	\$1,600,000	21/10/2021
	16 WAXFLOWER ST BED 4 BATH 2 CAR 2	HOUSE	\$1,105,000	21/10/2021
	6 ZORNIA ST BED 5 BATH 3 CAR 2	HOUSE	\$1,355,000	20/10/2021
	16 WATERLILY ST BED 4 BATH 2 CAR 2	HOUSE	\$970,000	19/10/2021

HISTORICAL MARKET ACTIVITY

YEAR	NO. OF SALES	MEDIAN	GROWTH
2017	139	\$750,000	24.0%
2018	114	\$668,250	-10.9%
2019	221	\$611,000	-8.6%
2020	223	\$697,500	14.2%
2021	105	\$949,950	36.2%

\$697KMEDIAN SALE PRICE
2020**\$949K**MEDIAN SALE PRICE
2021(YTD)**+36.2%**

SUBURB GROWTH IN 2021

FEATURED SALE



SOLD BY COMMUNITY FIRST

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