

# GLENFIELD PROPERTY MARKET UPDATE

LATEST PROPERTY  
SALES AND DATA



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



**SUMMER  
2021**

**community first**  
real estate

# GLENFIELD

## PROPERTY MARKET UPDATE - SUMMER 2021

Dear Homeowner,

Thank you for downloading our latest Glenfield 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 and tougher loan serviceability requirements being imposed by APRA. This will allow first home buyers, up-sizers and down-sizers more opportunities to buy.
- The lack of new investment properties being purchased, existing investors selling long held properties to capitalise on the price growth and projected wages growth should lead to an increase in housing rental prices throughout 2022.

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

## GLENFIELD SALES SEPTEMBER TO NOVEMBER 2021

SOLD

**40**

NUMBER OF SALES



**23** DAYS

MEDIAN TIME ON MARKET



**\$772K**

AVG PROPERTY PRICE



**\$735K**

MEDIAN PROPERTY PRICE



**\$411K**

LOWEST SALE PRICE



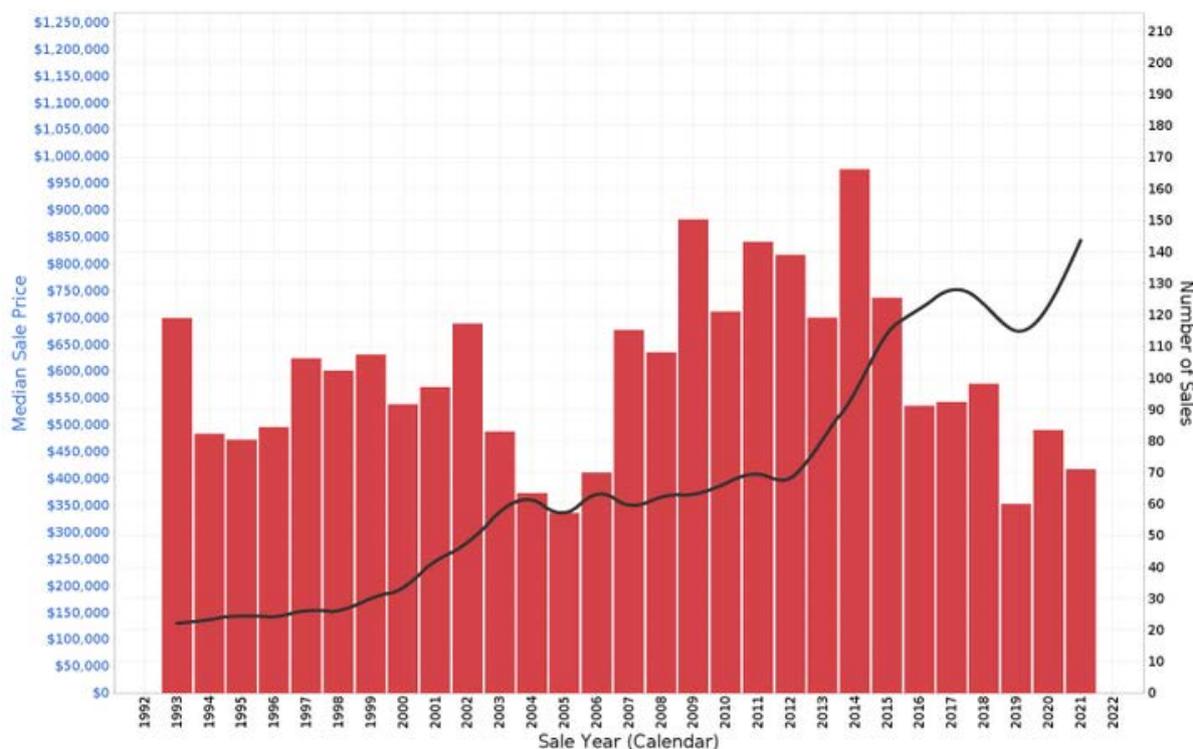
**\$1.66M**

HIGHEST SALE PRICE

## GLENFIELD RECENT SALES

			SOLD PRICE	SOLD DATE
	<b>4 KENNETT PL</b> BED 2   BATH 1   CAR 1	HOUSE	\$1,665,000	20/11/2021
	<b>18 MERMAID CRES</b> BED 6   BATH 3   CAR 2	HOUSE	\$1,505,500	20/11/2021
	<b>7/226 HARROW RD</b> BED 3   BATH 1   CAR 1	UNIT	\$590,000	15/11/2021
	<b>80 NORTHAMPTON DR</b> BED 3   BATH 2   CAR 1	HOUSE	\$780,000	13/11/2021
	<b>4 GUARDIAN CRES</b> BED 4   BATH 2   CAR 2	HOUSE	\$1,098,100	12/11/2021
	<b>1/66 FAWCETT ST</b> BED 3   BATH 1   CAR 1	UNIT	\$650,000	11/11/2021
	<b>23 WENTWORTH AVE</b> BED 3   BATH 1   CAR 4	HOUSE	\$850,000	10/11/2021
	<b>20 BELLONA TCE</b> BED 3   BATH 2   CAR 2	HOUSE	\$780,000	09/11/2021
	<b>8 BELLONA TCE</b> BED 3   BATH 2   CAR 1	HOUSE	\$754,000	08/11/2021
	<b>12 STIRLING PL</b> BED 3   BATH 2   CAR 1	HOUSE	\$925,000	05/11/2021

# HISTORICAL MARKET ACTIVITY



**\$720K**

MEDIAN SALE PRICE  
2020

**\$841K**

MEDIAN SALE PRICE  
2021(YTD)

**+16.8%**

SUBURB GROWTH IN 2021

# FEATURED SALE

SOLD \$1,220,000

2 Baguette Close  
Casula  
4 Bed | 2 Bath | 2 Car



SOLD BY MATTHEW SMITH & DARRIN SMITH

# 2022 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