

MIDDLETON GRANGE PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**MARCH
2022**

community first
real estate

MIDDLETON GRANGE - MARCH 2022

Thank you for downloading our latest Middleton Grange Market Update.

With 2021 now in the history (and record) books, the focus is well and truly on where the property market is heading throughout 2022. Ask 10 different people and you'll get 10 different answers.

With so much conflicting information coming to us from every direction it's hard to know, and it can change in an instant.

Some of the most frequently mentioned factors that are expected to have an impact on the market this year include:

1. Rising interest rates off the back of high inflation
2. The federal election
3. Unforeseen consequences from COVID
4. Soaring rent prices potentially reactivating investors and first home buyers
5. Strong economic growth

While trying to forecast where the market will go is speculative, let's talk about what we are finding is already occurring in the property market to start the year.

The return to a "normal" market instead of a red hot seller's market

Pricing, method of sale and good agents are integral parts of a successful campaign again.

A tale of 2 markets

Well-presented properties that appeal to owner-occupiers are achieving huge amounts of enquiries, inspections and great sales results, while run down and dilapidated properties are no longer appealing to large sections of the market. This might mean that if you're thinking of selling, a renovation or freshening up of the property is crucial.

Rising stock levels

We have already seen, and are continuing to see an increase in the number of properties coming to market. More properties on the market coupled with waning demand means that the average number of inspections and offers on properties has dropped back to a more regular level. This was to be expected.

As always, I am happy to have a discussion with you about anything property related at any time. If you would like to know more about anything I've spoken about above, or if you are interested to know the value of your property in this constantly evolving market, simply get in touch by either email, text or phone call and I'd be glad to help.

Regards,

Michael Galluzzo
Community First Real Estate

MIDDLETON GRANGE SALES SEP 2021 TO MARCH 2022



64

NUMBER OF SALES



25 DAYS

MEDIAN TIME ON MARKET



\$1.02M

AVG HOUSE PRICE



\$976K

MEDIAN HOUSE PRICE



\$742K











LOWEST SALE PRICE



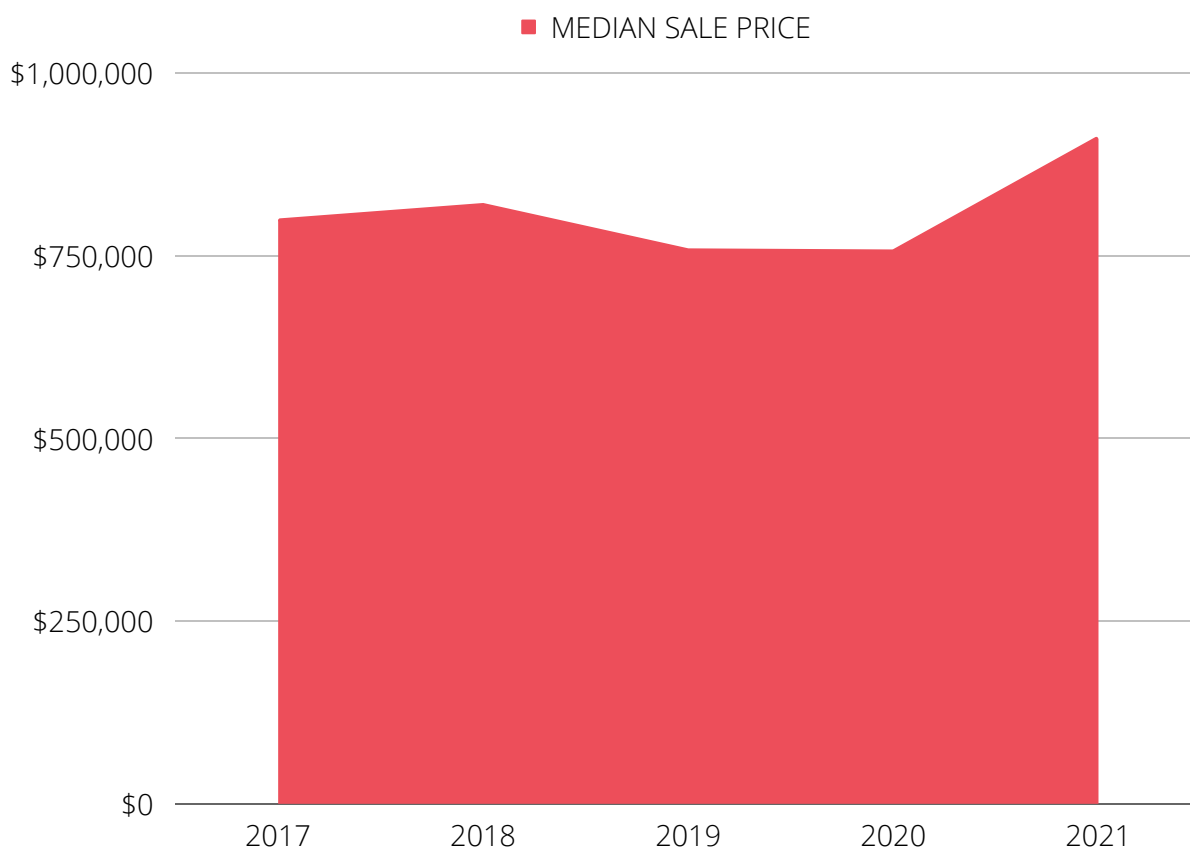
\$1.66M

HIGHEST SALE PRICE

MIDDLETON GRANGE RECENT SALES

			SOLD PRICE	SOLD DATE
	17 AFFLECK GDNS BED 4 BATH 2 CAR 1 300sqm	HOUSE	\$980,500	26/02/2022
	84 FLYNN AVE BED 4 BATH 2 CAR 2 419sqm	HOUSE	\$1,211,300	25/02/2022
	164 FLYNN AVE BED 4 BATH 2 CAR 1 301sqm	HOUSE	\$950,000	15/02/2022
	29 THOMAS HASSALL AVE BED 4 BATH 2 CAR 2 498sqm	HOUSE	\$1,250,000	15/02/2022
	62 MELROSE ST BED 4 BATH 2 CAR 2 500sqm	HOUSE	\$1,225,000	12/02/2022
	50 AFFLECK GDNS BED 3 BATH 2 CAR 1 302sqm	HOUSE	\$895,000	05/02/2022
	16 HOLDEN AVE BED 5 BATH 3 CAR 2 480sqm	HOUSE	\$1,301,000	29/01/2022
	17 IRVING TCE BED 4 BATH 2 CAR 1 306sqm	HOUSE	\$930,000	27/01/2022
	7 CONNELLAN AVE BED 3 BATH 2 CAR 2 344sqm	HOUSE	\$878,000	25/01/2022
	41 MCGUINNESS AVE BED 3 BATH 2 CAR 2 401sqm	HOUSE	\$1,000,000	24/01/2022

HISTORICAL MARKET ACTIVITY



\$756K

MEDIAN SALE PRICE
2020

\$910K

MEDIAN SALE PRICE
2021

+20.4%

SUBURB GROWTH IN 2021

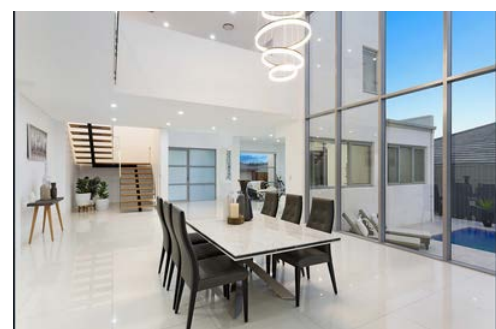
Information sourced from Pricerfinder.com.au as of March 2022. Every precaution has been taken to establish the accuracy of the above information, which we believe to be reliable; however, we cannot guarantee its accuracy.

FEATURED SALE

SOLD \$2,151,000

2 Ashby Street,
Oran Park

5 Bed | 4 Bath | 2 Car | 687 m²



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 2022.

"Michael was a pleasure to deal with, very well informed and facilitated communication quickly and in a very friendly way between buyer and seller.

We are delighted with Michael's work ethic, honesty, and drive to find buyers the houses that they are looking for and ensure that the purchasing experience is smooth and hassle free.

Would recommend to everyone if they are looking for a capable, trusted, and honest real estate agent."

Khalda Mohammed



Need property advice?

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