

GLENFIELD PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**WINTER
2022**

community first
real estate

GLENFIELD - WINTER 2022

Dear Property Owner,

Thank you for downloading our latest Glenfield Market Update.

As we approach the end of the financial year, there is plenty of media, political and community interest in where the Sydney property market is heading.

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

- Rising interest rates off the back of high inflation
- The federal election
- Global conflict shifting local economic growth

As we progress into 2022, 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 the market seems to be returning to 'normal' market conditions if you are selling it is important to ensure your property is positioned and marketed correctly by your selling agent to ensure you get the best result.

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
0423 463 683

GLENFIELD SALES JAN TO MAY 2022

SOLD

61

NUMBER OF SALES



22 DAYS

MEDIAN TIME ON MARKET



\$992K

AVG HOUSE PRICE



\$948K

MEDIAN HOUSE PRICE



\$505K








LOWEST SALE PRICE



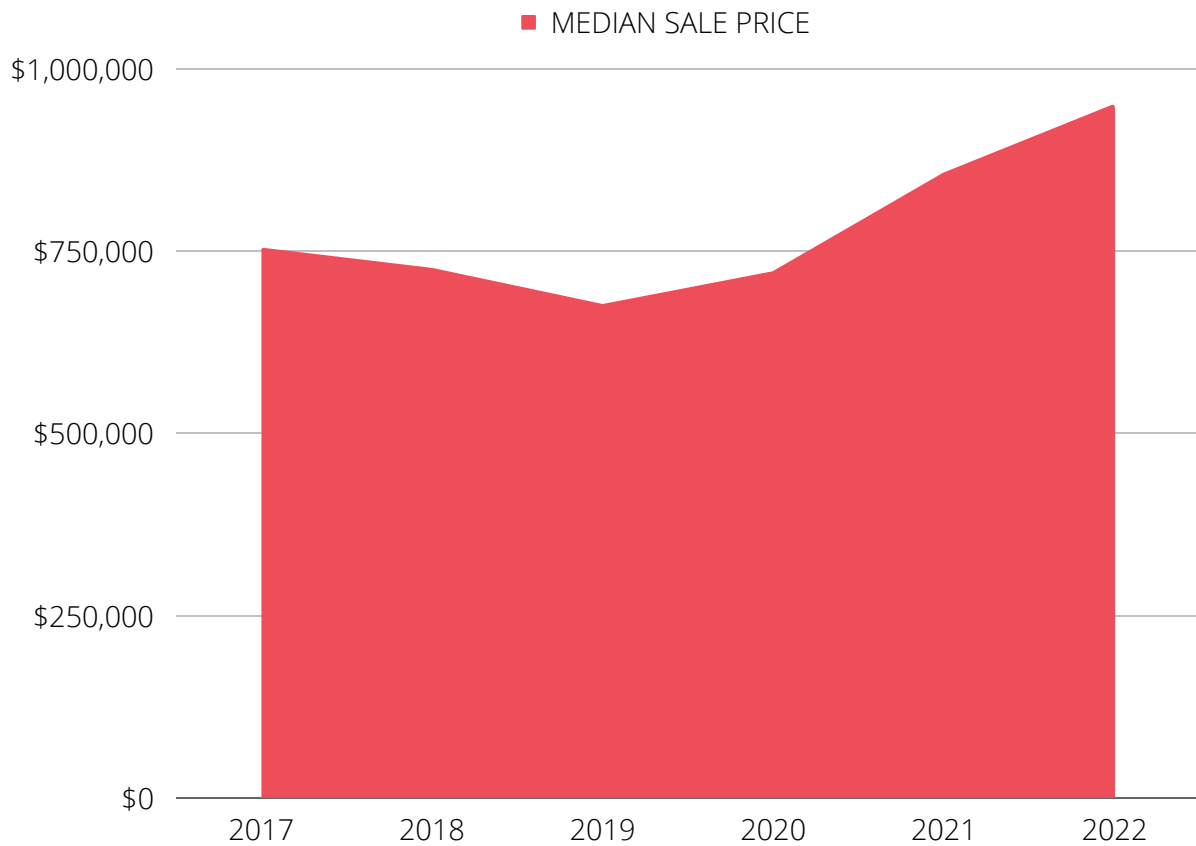
\$2.5M

HIGHEST SALE PRICE

GLENFIELD RECENT SALES

			SOLD PRICE	SOLD DATE
	7 BODDINGTONS RD BED 3 BATH 2 CAR 1 502sqm	HOUSE	\$972,000	21/05/2022
	60 HARROW RD BED 3 BATH 1 CAR 2 604sqm	HOUSE	\$890,000	20/05/2022
	3 ORO PL BED 3 BATH 2 CAR 1 350sqm	HOUSE	\$845,000	20/05/2022
	16 BODDINGTONS RD BED 3 BATH 2 CAR 2 328sqm	HOUSE	\$850,000	17/05/2022
	60 NORTHAMPTON DR BED 3 BATH 2 CAR 2 347sqm	HOUSE	\$921,000	14/05/2022
	30 ENGLISH ST BED 6 BATH 3 CAR 2 759sqm	HOUSE	\$1,515,800	14/05/2022
	12A MARINER ST BED 3 BATH 2 CAR 2 288sqm	HOUSE	\$817,500	13/05/2022
	19/35 BOUGAINVILLE RD BED 2 BATH 1 CAR 1 -sqm	UNIT	\$590,000	13/05/2022
	32 TOTTENHAM PL BED 6 BATH 3 CAR 2 1,915sqm	HOUSE	\$2,500,000	21/02/2022
	25/212-222 HARROW RD BED 2 BATH 1 CAR 1 -sqm	UNIT	\$505,000	11/02/2022

HISTORICAL MARKET ACTIVITY



\$855K

MEDIAN SALE PRICE
2021

\$948K

MEDIAN SALE PRICE
2022

+10.8%

SUBURB GROWTH IN 2022

FEATURED SALE

SOLD \$1,020,000

10 Yule Place,
Glenfield
4 Bed | 2 Bath | 3 Car | 613 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