

LIVERPOOL PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**WINTER
2022**

community first
real estate

LIVERPOOL - WINTER 2022

Dear Property Owner,

Thank you for downloading our latest Liverpool 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

LIVERPOOL SALES JAN TO MAY 2022

SOLD

267

NUMBER OF SALES



30 DAYS

MEDIAN TIME ON MARKET



\$1.1M

AVG HOUSE PRICE



\$970K

MEDIAN HOUSE PRICE



\$481K

AVG UNIT PRICE



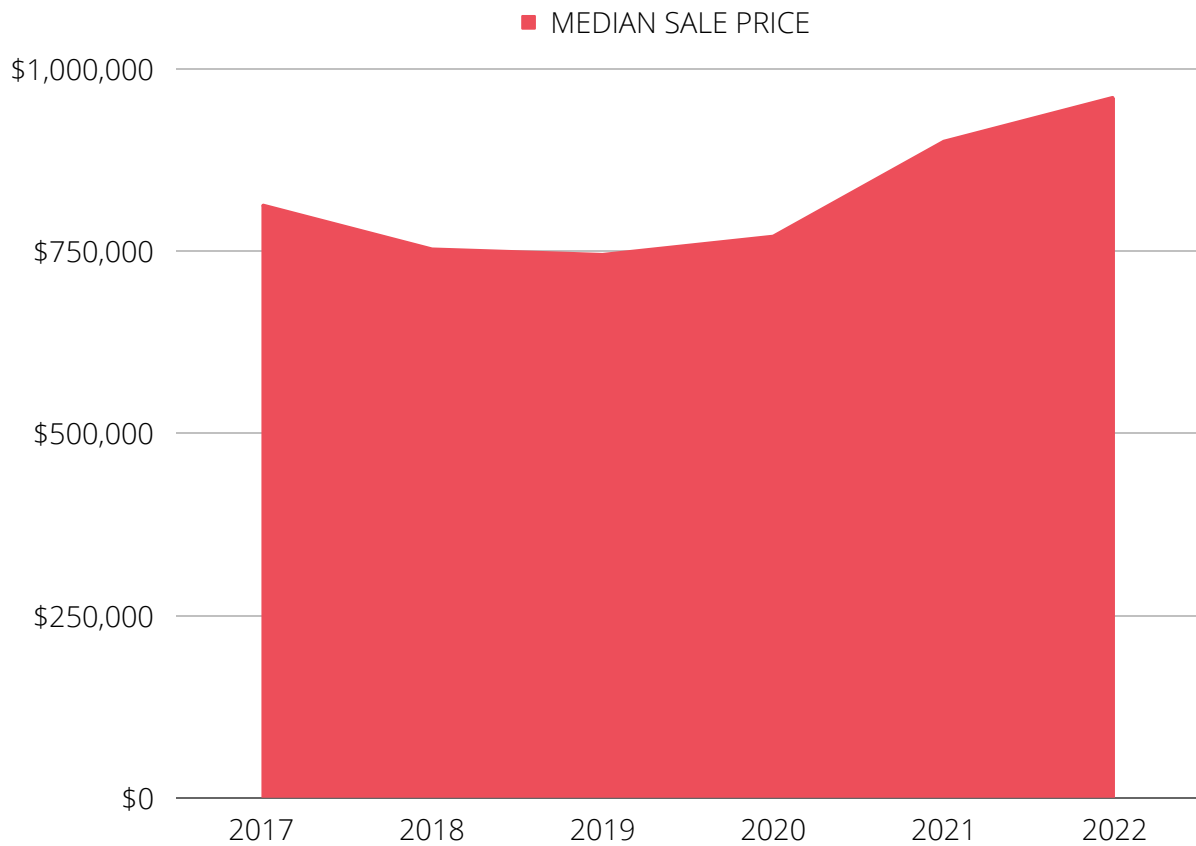
\$500K

MEDIAN UNIT PRICE

LIVERPOOL RECENT SALES

			SOLD PRICE	SOLD DATE
	202/21 ATKINSON ST BED 2 BATH 2 CAR 1 -sqm	UNIT	\$520,000	31/05/2022
	15/24 LACHLAN ST BED 3 BATH 2 CAR 1 128sqm	UNIT	\$500,000	28/05/2022
	13/2 RIVERPARK DR BED 2 BATH 1 CAR 1 -sqm	UNIT	\$380,000	26/05/2022
	2/28 NAGLE ST BED 2 BATH 1 CAR - 1,073sqm	UNIT	\$330,000	26/05/2022
	3 THEO ST BED 4 BATH 1 CAR 5 740sqm	HOUSE	\$1,300,000	24/05/2022
	13/33 BATHURST ST BED 3 BATH 2 CAR 1 1,393sqm	UNIT	\$536,500	24/05/2022
	8/50 CASTLEREAGH ST BED 2 BATH 1 CAR 1 835sqm	UNIT	\$348,000	24/05/2022
	46/4-6 LACHLAN ST BED 2 BATH 1 CAR 1 1,738sqm	UNIT	\$425,000	24/05/2022
	605/15 SHEPHERD ST BED 2 BATH 2 CAR 1 -sqm	UNIT	\$500,000	17/05/2022
	19/60-62 SPEED ST BED 2 BATH 1 CAR 1 616sqm	UNIT	\$324,950	17/05/2022

HISTORICAL MARKET ACTIVITY (HOUSES)



\$900K

MEDIAN SALE PRICE
2021

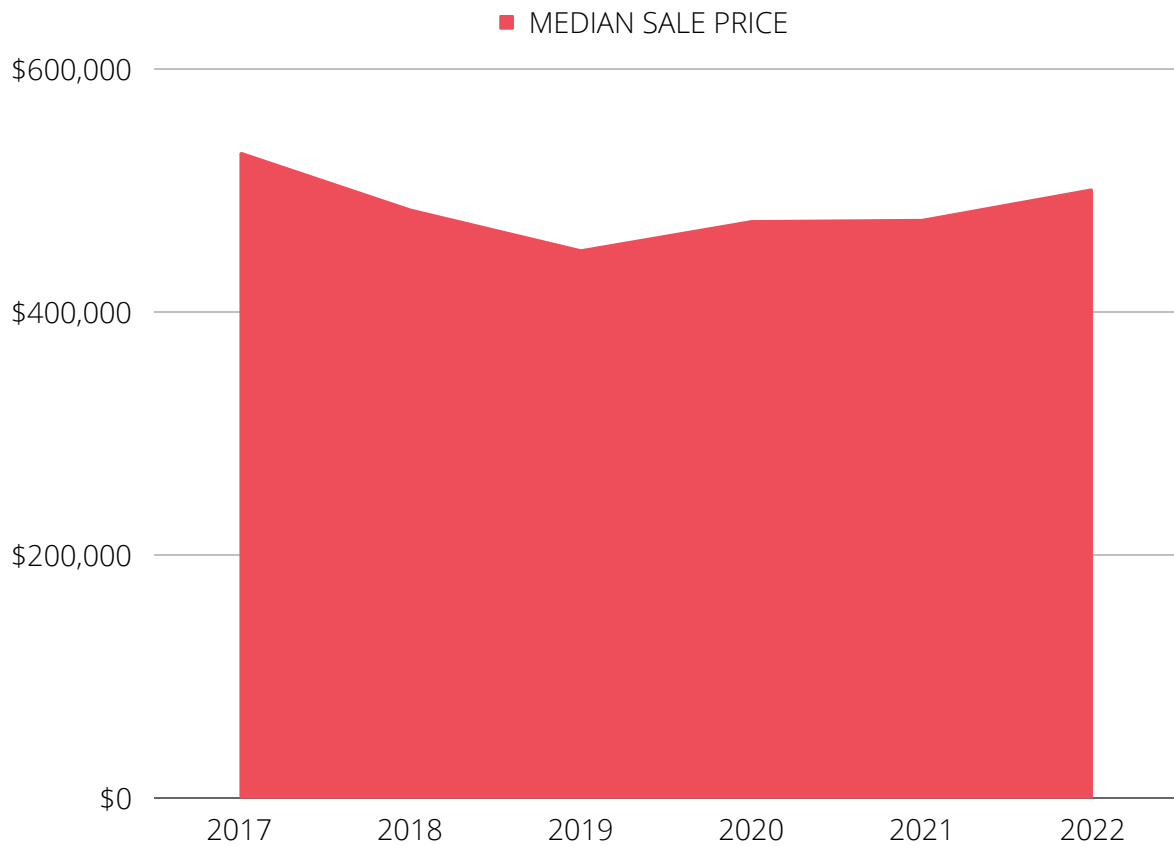
\$970K

MEDIAN SALE PRICE
2022

+7.7%

SUBURB GROWTH IN 2022

HISTORICAL MARKET ACTIVITY (UNITS)



\$475K

MEDIAN SALE PRICE
2021

\$500K

MEDIAN SALE PRICE
2022

+5%

SUBURB GROWTH IN 2022

FEATURED SALE

SOLD \$1,290,000

26 Boundary Road,
Liverpool
4 Bed | 3 Bath | 2 Car | 414 m²



FEATURED SALE

SOLD \$640,000

6/4 Mayberry Cres,
Liverpool
3 Bed | 2 Bath | 2 Car | - 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