

CECIL HILLS PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**SUMMER
2022**

communityfirst
real estate

CECIL HILLS - SUMMER 2022

Dear Property Owner,

Thank you for downloading our latest Cecil Hills Market Update.

With the new year comes new expectations about where property prices will move over the next few months. Although the media spin has been largely negative throughout 2022, the doomsday predictions of a property price crash have not come true.

So as we look to 2023, here are some other factors we have identified that may affect pricing:

- An increased supply of more properties expected to come to market after low stock levels through the back end of 2022
- Higher inflation leading to buyers wanting the essentials and not necessarily upgraded properties.
- Decreased market sentiment has buyers fearing overpaying rather than fearing missing out
- Continuing media doom and gloom around property prices

We are still seeing healthy buyer enquiry levels on properties that are marketed in line with current market values which just goes to show that people are still buying, as long as the price is right.

The most active group of buyers at the moment are those selling and buying simultaneously with investors and first home buyers mostly sitting on the sidelines for the time being.

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

HISTORICAL MARKET ACTIVITY (HOUSES)

Median value snapshot for houses

Median value

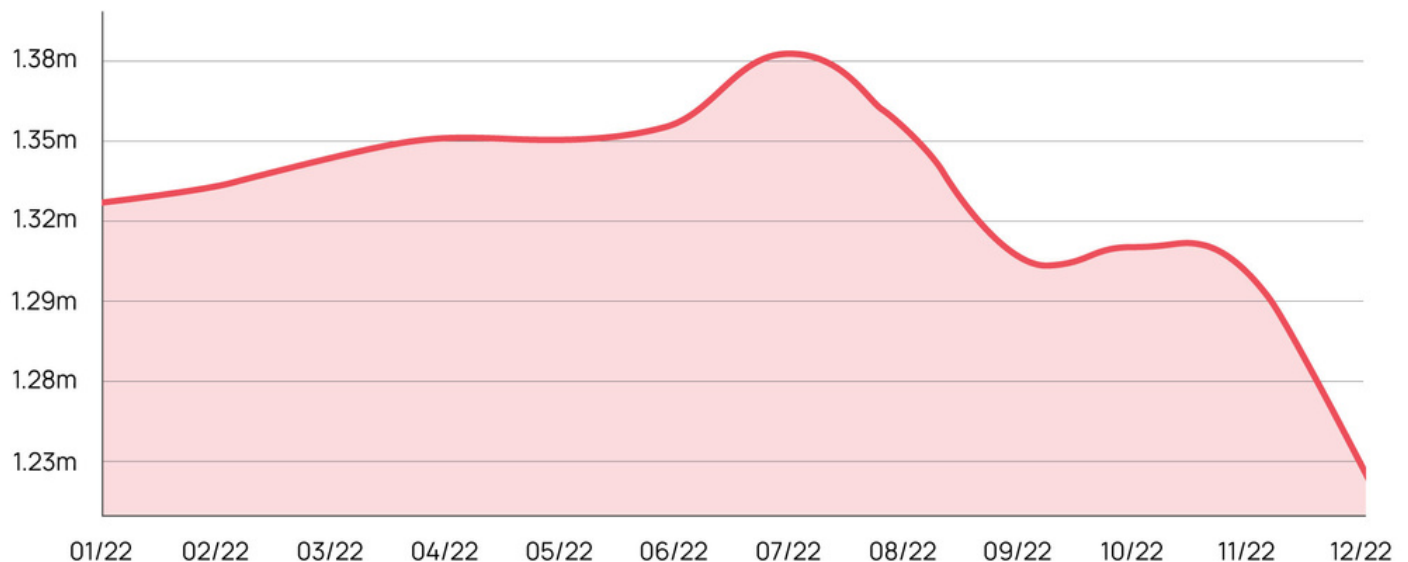
\$1.23M

December 2022

Past 12 month growth

Down -7.7% ↓

Median value trend for the last 12 months



Property market insights for houses

Supply, demand and performance data for houses in Horningsea Park.

6 houses

available in the past month

46 sold

in the past 12 months

597 buyers

interested

\$1.9M

Highest Sale Price (Last 6 months)

CECIL HILLS RECENT SALES

			SOLD PRICE	SOLD DATE
	9 JEREMY WAY BED 4 BATH 3 CAR 2 414sqm	HOUSE	\$957,000	26/11/2022
	38 GABRIELLA AVE BED 4 BATH 2 CAR 2 696sqm	HOUSE	\$1,210,000	10/11/2022
	25A RICHARD CRES BED 3 BATH 2 CAR 1 334sqm	HOUSE	\$835,000	05/11/2022
	5 JEREMY WAY BED 4 BATH 2 CAR 2 421sqm	HOUSE	\$1,020,000	03/11/2022
	8 BEATRICE ST BED 4 BATH 2 CAR 2 692sqm	HOUSE	\$1,460,000	29/10/2022
	10 PHILIPPA CL BED 5 BATH 2 CAR 3 674sqm	HOUSE	\$1,727,000	22/10/2022
	24 ISABEL ST BED 4 BATH 2 CAR 4 357sqm	HOUSE	\$1,400,000	18/10/2022
	6 ALBEMARLE PL BED 4 BATH 2 CAR 2 556sqm	HOUSE	\$1,150,000	13/10/2022
	16 ANJOU CCT BED 4 BATH 2 CAR 2 640sqm	HOUSE	\$1,900,000	08/10/2022
	33 LEOPOLD PL BED 4 BATH 2 CAR 2 491sqm	HOUSE	\$1,350,000	22/09/2022

Information sourced from Pricfinder.com.au as of January 2023. While the above information is from a source we believe to be reliable, we have not verified its accuracy ourselves and cannot guarantee its accuracy.

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.

"Very happy with Michael and his team.
Were very helpful and professional from start to
finish through out the whole process of selling
my house.

Very knowledgeable , trustworthy and realistic
throughout.

No pressure and excellent communication for
both sellers and buyers .

I thoroughly recommend Michael and his team
whether you are selling or buying a property."

John Abela



Need property advice?

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