

HORNINGSEA PARK PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**SUMMER
2022**

community first
real estate

HORNINGSEA PARK - SUMMER 2022

Dear Property Owner,

Thank you for downloading our latest Horningsea Park 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 price snapshot for houses

Median value

\$984.9K

December 2022

Past 12 month growth

Down -6.0% ↓

Median price trend for the last 12 months



Property market insights for houses

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

4 houses

available in the past month

41 sold

in the past 12 months

275 buyers

interested

\$3.7M

Highest Sale Price (Last 6 months)

HORNINGSEA PARK RECENT SALES

			SOLD PRICE	SOLD DATE
	21 ANDREWS CCT BED 4 BATH 3 CAR 2 558sqm	HOUSE	\$1,160,000	19/12/2022
	13 GUNGARLIN DR BED 3 BATH 1 CAR 2 421sqm	HOUSE	\$880,000	15/12/2022
	47 TAUBMAN DR BED 4 BATH 2 CAR 2 562sqm	HOUSE	\$1,000,000	12/12/2022
	14 KEARNS PL BED 6 BATH 3 CAR 2 606sqm	HOUSE	\$1,300,000	08/12/2022
	16 CARRUTHERS DR BED 3 BATH 2 CAR 2 359sqm	HOUSE	\$880,000	25/11/2022
	39 BRINDABELLA DR BED 4 BATH 2 CAR 1 440sqm	HOUSE	\$905,000	05/11/2022
	11 GUNGARLIN DR BED 4 BATH 2 CAR 3 442sqm	HOUSE	\$900,000	27/10/2022
	18 WESLEY PL BED 6 BATH 2 CAR 2 626sqm	HOUSE	\$1,380,000	25/10/2022
	10 JOSHUA MOORE DR BED 5 BATH 3 CAR 3 652sqm	HOUSE	\$1,400,000	17/10/2022
	14 HORNINGSEA PARK DR BED 6 BATH 4 CAR 2 8,778sqm	HOUSE	\$3,700,000	15/10/2022

Information sourced from Pricerfinder.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.

FEATURED SALE

SOLD \$880,000

16 Carruthers Drive, Horningsea Park

3 Bed | 2 Bath | 2 Car
Land 359sqm



The house sits on a 359sqm block on a lovely quiet street and feature generously sized rooms spread out over two levels. The living areas consist of a large open plan family and meals area off the modern kitchen flowing onto a spacious, oversized undercover alfresco area ideal for the pets and kids to play. Upstairs features three large bedrooms with built ins to all, walk-in robe and en-suite to main bedroom.

SOLD BY COMMUNITY FIRST REAL ESTATE

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