

DENHAM COURT PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



Agency of the Year
LIVERPOOL



**SUMMER
2023**

community first
real estate

DENHAM COURT - SUMMER 2023

Dear Property Owner,

Thank you for downloading our latest Market Update

With the new year comes new expectations about where property prices will move over the next few months. Although the media spin was largely negative throughout 2022 and has continued in that way through the start of 2023, the doomsday predictions of a property price crash back to pre-pandemic levels have not come true.

As we look to 2023, some factors that we have identified that might have an impact on pricing are:

- An increase in supply with more properties expected to come to market after low stock levels through the back end of 2022
- An increase in supply with more owners facing financial difficulties and needing to sell
- Continued high inflation, cost of living and higher interest rates leading to a significant pull back in a lot of buyers borrowing capacity.
- Continued high cost of building pushing buyers towards renovated properties and away from any properties that require significant work
- Ongoing media doom and gloom around interest rates and property prices continuing the decreased market sentiment amongst buyers
- Rental prices continuing to increase due to record low vacancy rates, lack of supply and high demand. This should continue to drive yields higher and start to entice investors back into the market.

With all that being said, 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. First home buyers have started to re-enter the market off the back of a rapid rise in rental prices throughout 2022, while investors are still, for the most part, sitting on the sidelines waiting for the market to bottom out.

The good news is with many economists predicting only 2-3 more interest rate rises, the declining market should be approaching the end of the cycle, leading to a flattening out of prices towards the middle to back end of the year.

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. I'll 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

\$1.05M

January 2023

Past 12 month growth

Down -2.6%↓

Median price trend for the last 12 months



Property market insights for houses

Supply, demand and performance data for houses in Denham Court.

24 houses

available in the past month

104 sold

in the past 12 months

1376 buyers

interested

\$3.5M

Highest Sale Price (Last 6 months)



3 bed house











\$874,000



4 bed house

\$1,118,750

DENHAM COURT RECENT SALES

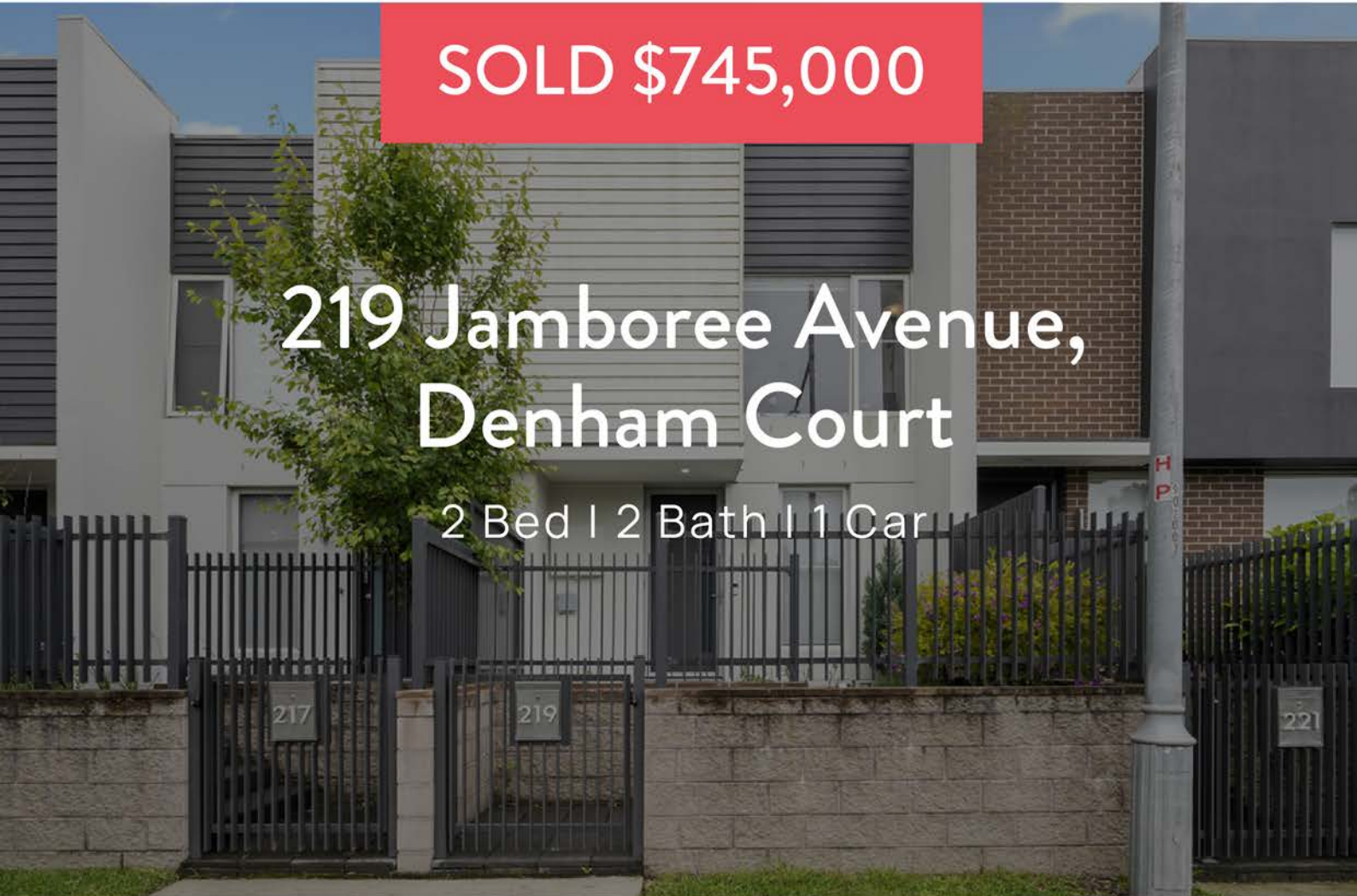
			SOLD PRICE	SOLD DATE
	22 GERRAGHTY ST BED 5 BATH 2 CAR 2 405sqm	HOUSE	\$1,130,000	06/02/2023
	125 SAWSEDGE AVE BED 4 BATH 2 CAR 2 450sqm	HOUSE	\$1,350,000	23/01/2023
	17 PLUMEGRASS AVE BED 4 BATH 2 CAR 2 400sqm	HOUSE	\$1,125,000	20/01/2023
	202 WILLOWDALE DR BED 6 BATH 3 CAR 2 504sqm	HOUSE	\$1,410,000	16/01/2023
	213 JAMBOREE AVE BED 2 BATH 2 CAR 1 144sqm	HOUSE	\$740,000	10/01/2023
	6 KANOOKA ST BED 3 BATH 2 CAR 1 169sqm	HOUSE	\$735,000	21/12/2022
	5 CULLEY AVE BED - BATH - CAR - 405sqm	LAND	\$760,000	16/12/2022
	7 CULLEY AVE BED - BATH - CAR - 405sqm	LAND	\$765,000	14/12/2022
	184 WILLOWDALE DR BED 4 BATH 2 CAR 2 288sqm	HOUSE	\$1,030,000	11/12/2022
	115 HUNTINGDALE DR BED 5 BATH 3 CAR 4 1.09ha	HOUSE	\$3,500,000	14/09/2022

FEATURED SALE

SOLD \$745,000

219 Jamboree Avenue,
Denham Court

2 Bed | 2 Bath | 1 Car



Centrally located in the heart of Willowdale this beautiful two-bedroom, two bathroom townhouse is a great entry point to the market or an ideal investment property in one of Willowdale's most desired streets.

SOLD BY COMMUNITY FIRST REAL ESTATE

2023 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 2023.

"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