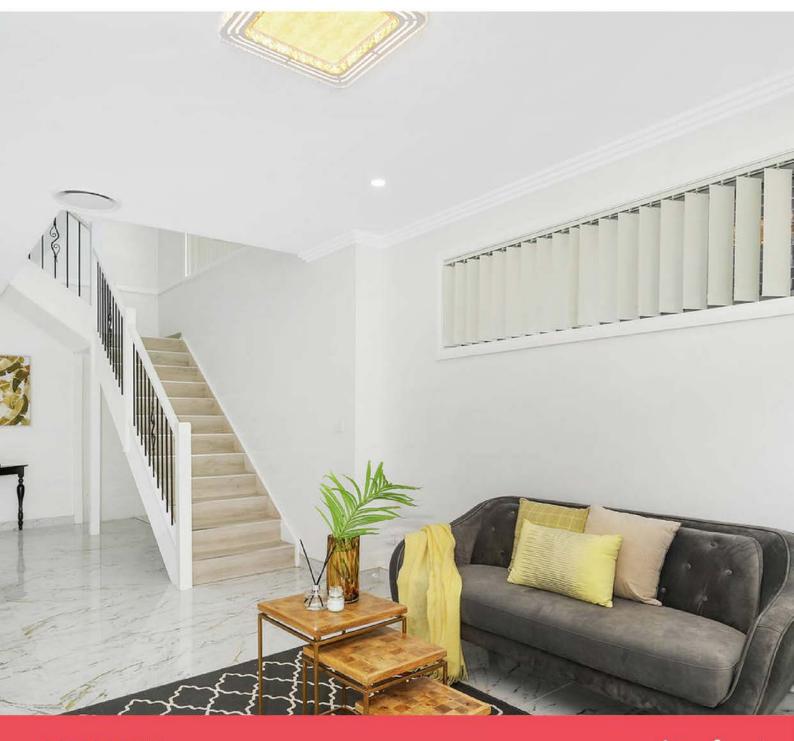
LIVERPOOL PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA





SUMMER 2023 community first

LIVERPOOL - 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

Past 12 month growth

\$910K

Down -7.2% ↓

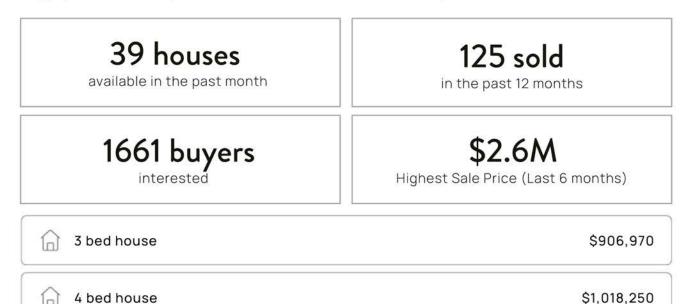
January 2023

Median price trend for the last 12 months



Property market insights for houses

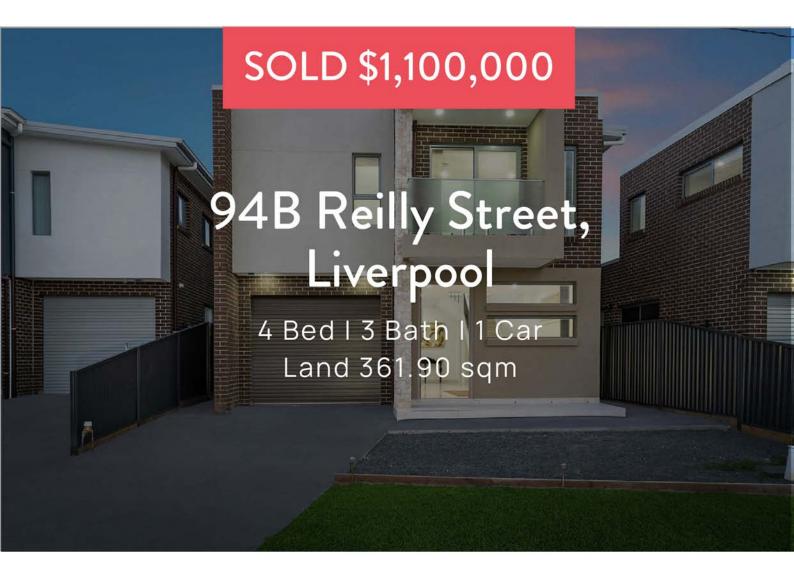
Supply, demand and performance data for houses in Liverpool.



LIVERPOOL RECENT SALES

			SOLD PRICE	SOLD DATE
	28 NAGLE ST BED 2 BATH 1 CAR 1 1,065sqm	UNIT	\$337,500	16/02/2023
	6/387 MACQUARIE ST BED 1 BATH 1 CAR 1	UNIT	\$400,000	13/02/2023
	40/77 MEMORIAL AVE BED 2 BATH 1 CAR 2 7,021sqm	UNIT	\$342,500	08/02/2023
	10/77 MEMORIA BED 2 BATH 1 CAR 2 7,021sqm	UNIT	\$370,000	07/02/2023
	4 SAINT ANNES PL BED 4 BATH 2 CAR 2	HOUSE	\$1,250,000	07/02/2023
	127/2 RIVERPARK DR BED 2 BATH 1 CAR 1	UNIT	\$387,500	07/02/2023
	2/17 SHEPHERD ST BED 2 BATH 2 CAR -	UNIT	\$635,000	07/02/2023
	29 HINDMARSH RD BED 3 BATH 1 CAR 2 556sqm	HOUSE	\$919,500	04/02/2023
HE SEALON THE SEALON AND ADDRESS OF THE SEAL	30 SHEPHERD ST BED 2 BATH 2 CAR 1	UNIT	\$500,000	03/02/2023
	21 SPEED ST BED 2 BATH 1 CAR 1 771sqm	HOUSE	\$2,600,000	30/08/2022

FEATURED SALE









94B Reilly Street – An ultra-modern, architecturally designed masterpiece with a sophisticated layout that will please even the most particular buyer. Upon entering the home, the spectacular light filled entrance, marble tiled flooring and grand high ceilings raises the bar set by the initial first impression of the striking façade and low maintenance manicured gardens.

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."





Need property advice?
Book a no obligation appointment by calling
Michael on 0423 463 683