

# LIVERPOOL PROPERTY MARKET UPDATE

LATEST PROPERTY  
SALES AND DATA



**Agency of the Year**  
**LIVERPOOL**



**SUMMER  
2023**

**community first**  
real estate

# 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

**\$910K**

January 2023

Past 12 month growth

**Down -7.2% ↓**

## Median price trend for the last 12 months



## Property market insights for houses

Supply, demand and performance data for houses in Liverpool.

**39 houses**

available in the past month

**125 sold**

in the past 12 months

**1661 buyers**

interested

**\$2.6M**

Highest Sale Price (Last 6 months)



3 bed house











\$906,970



4 bed house

\$1,018,250

## LIVERPOOL RECENT SALES

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



# FEATURED SALE

SOLD \$1,100,000

94B Reilly Street,  
Liverpool

4 Bed | 3 Bath | 1 Car  
Land 361.90 sqm



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."

*John Abela*



Need property advice?

Book a no obligation appointment by calling

Michael on 0423 463 683