

LIVERPOOL PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



SPRING
2023

community first
real estate

LIVERPOOL - SPRING 2023

Dear Property Owner,

Thank you for downloading our latest Market Update.

As we have now passed the halfway mark of 2023, the Sydney property market has finally started to show some green shoots after one of the worst twelve-month periods in its history. The question, as always, is where does it go from here? Has the market bottomed out? Or is there more pain to come?

First, let's look at the positive signs.

There are some who think that as we approach the peak of the current interest rate rise cycle with rental prices sky high and supply of rental properties at record lows, the recent trend of investors jumping back into the market due to high yields and more confidence in knowing where they stand from a financial point of view will continue to escalate moving forward.

On the other line of thinking, many are still concerned over the impact that the prolonged period of increased rates will have on those with high loan to value ratios and the impact that the fixed rate cliff so often spoken about in the media will have on so many people who currently fall into that category. Will this lead to an increase in stock to market with distressed sellers? Will this lead to a further drop in prices?

Some other factors affecting the market are:

- High interest rates continuing to hold back buyers borrowing capacities.
- Low unemployment and skilled worker shortages continuing to push wage growth up and keeping job security high.
- The high cost of building having led to the development pipeline reaching it's lowest level in years.
- Persistent high inflation having led to less disposable income for many households.

On ground level, we are finding that there has been a significant increase in buyer enquiry, inspection numbers, offers and sales over the last 3 months.

The most active group of buyers has slowly shifted away from simultaneous buyers and sellers and is now quite evenly spread between that group, first home buyers and investors, starting to resemble a more "normal" market.

The likely outcome of this shift is that we are in for a relatively flat market throughout 2023, although the ingredients are there for it to go either way and any sudden economic, political or social changes could push it in either direction.

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

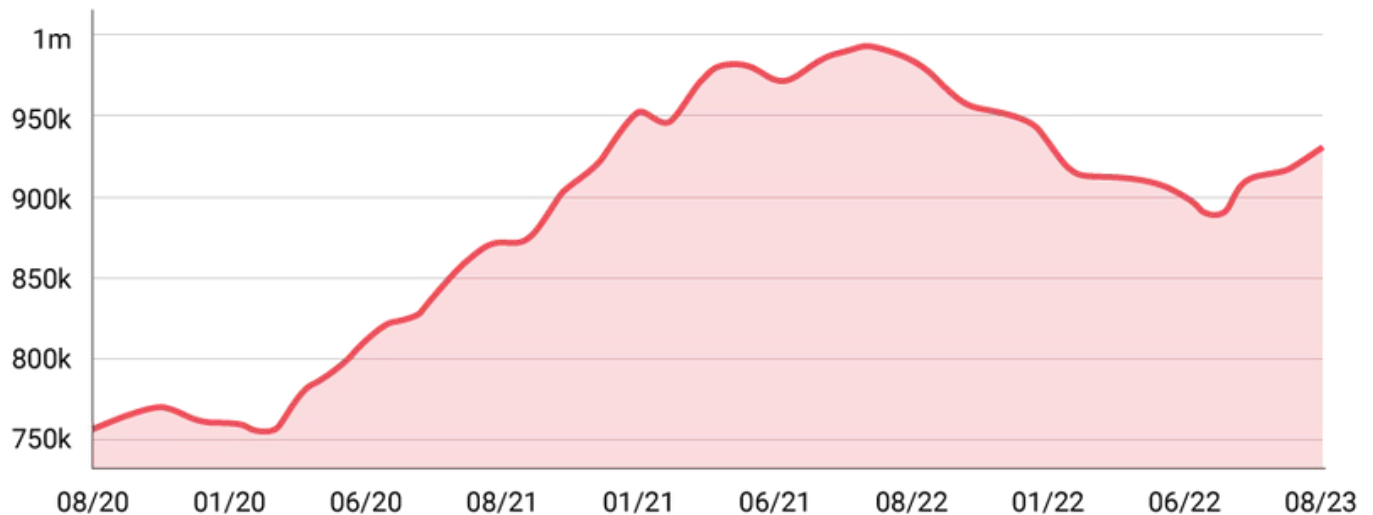
\$930K

August 2023

Past 12 month growth

Down -3.0% ↓

Median price trend for the last 3 years



Property market insights for houses

Supply, demand and performance data for houses in Liverpool.

30 houses

available in the past month

113 sold

in the past 12 months

1539 buyers

interested

\$1.11M

Highest Sale Price (Last 6 months)



2 bed house

\$598,745



3 bed house











\$890,000













4 bed house

\$965,000

LIVERPOOL RECENT SALES

			SOLD PRICE	SOLD DATE
	22 MARYVALE AVE BED 4 BATH 2 CAR 1 -sqm	HOUSE	\$1,110,000	05/08/2023
	30/5-7 NORTHUMBERLAND ST BED 3 BATH 2 CAR 2 1,388sqm	UNIT	\$565,000	03/08/2023
	17 GOULBURN ST BED 3 BATH 2 CAR 2 -sqm	UNIT	\$695,000	31/07/2023
	132 MOORE ST BED 2 BATH 1 CAR 1 8,308sqm	UNIT	\$360,000	31/07/2023
	39 BATHURST ST BED 2 BATH 1 CAR 1 1,381sqm	UNIT	\$365,000	28/07/2023
	19/4-6 CASTLEREAGH ST BED 2 BATH 2 CAR 1 -sqm	UNIT	\$515,000	28/07/2023
	6 ATKINSON ST BED 2 BATH 2 CAR 1 -sqm	UNIT	\$610,000	28/07/2023
	311 HUME HWY BED 1 BATH 1 CAR - -qm	HOUSE	\$410,000	28/07/2023
	58/24 LACHLAN ST BED 2 BATH 2 CAR 1 177sqm	UNIT	\$455,000	26/07/2023
	37/12-18 BATHURST ST BED 3 BATH 2 CAR 2 3,128sqm	UNIT	\$555,000	25/07/2023

LIVERPOOL RECENT SALES

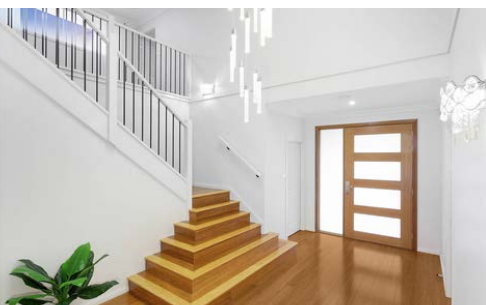
			SOLD PRICE	SOLD DATE
	3/50 NAGLE ST BED 2 BATH 1 CAR 2 1,188sqm	UNIT	\$420,000	25/07/2023
	2003/420 MACQUARIE ST BED 2 BATH 2 CAR 1 94sqm	UNIT	\$510,000	25/07/2023
	710/30 SHEPHERD ST BED 5 BATH 2 CAR 1 -sqm	UNIT	\$570,000	25/07/2023
	26 SHEPHERD ST BED 3 BATH 2 CAR 1 3.85ha	UNIT	\$656,000	24/07/2023
	4/9 SHORT ST BED 2 BATH 1 CAR 1 928sqm	UNIT	\$299,950	23/07/2023
	4 WILDMAN AVE BED 3 BATH 2 CAR 6 556sqm	HOUSE	\$888,000	22/07/2023
	20 PASSEFIELD ST BED 3 BATH 1 CAR 1 628sqm	HOUSE	\$976,000	22/07/2023
	305/17 SHEPHERD ST BED 3 BATH 2 CAR - -qm	UNIT	\$617,500	21/07/2023
	701/15 SHEPHERD ST BED 3 BATH 2 CAR - -sqm	HOUSE	\$620,000	19/07/2023
	26/4 RIVERPARK DR BED 2 BATH 1 CAR 1 1.54ha	UNIT	\$415,000	18/07/2023

FEATURED SALE

SOLD \$1,410,000

81 South Liverpool Road, Heckenberg

7 Bed | 3 Bath | 4 Car
Land 658 m²



81 South Liverpool Road – a beautifully designed residence built by Masterton homes, only 2 and a half years old and sitting on a 658sqm corner block with plenty of natural light, perfectly manicured lawns and gardens and an instantly appealing façade.

SOLD BY COMMUNITY FIRST REAL ESTATE

FEATURED SALE

SOLD \$690,000

G04/30 Shepherd Street, Liverpool

3 Bed | 3 Bath | 2 Car
Unit



Located in the exclusive Bindery building, this beautifully presented apartment offers 2 levels of spacious and luxurious living with views stretching out onto The Georges River in the highly sought after Liverpool Paper Mill Precinct.

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.

"Michael and his team were very professional in the sale of my home. He was very efficient in his work and went above and beyond.

Michael understands the market he operates in and was successful beyond my expectations.

He was very responsive and kept me informed along the way. I highly recommend Michael to anyone who is looking to sell their property."

Seller of Townhouse in Middleton Grange



Need property advice?

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