

HOXTON PARK PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



SPRING
2023

community first
real estate

HOXTON PARK - SPRING 2023

Dear Property Owner,

Thank you for downloading our latest market update.

As the spring selling season draws to a close and we approach the end of the year, a look back on the 2023 property market reveals some incredible results that not many people saw coming. An increase in values over the year has taken values close to the peak of February 2022, with record sales that have illustrated the resilience of the Greater Sydney property market.

The rental market has absolutely exploded throughout 2023 and is showing no signs of slowing down, with every end of the market having increased in value with some properties seeing up to a 30% increase.

Despite continued inflation lifting cost of living, and multiple interest rate rises throughout the year, buyer confidence remained strong and went into overdrive when the RBA paused further rises for 3 consecutive months between August and October.

So what's next? If this year taught us anything, its that it's hard to predict where the market is going to go. The RBA's November cash rate increase of 25 basis points may not be the last with many economists predicting another rate rise to come before we hit our peak for this cycle, while all four of the big banks are predicting rates declining in mid to late 2024.

Unemployment remains at record lows of 3.6%, new builds have dropped and with close to 500,000 new residents arriving in Australia in 2023 it's not hard to see that the housing shortage is not going to improve anytime soon. Unless building costs drop, or housing prices increase, conditions aren't appealing to developers to construct new homes for those that need it.

Whether the market continues on it's upward trajectory or dips slightly despite this recent rate rise, we will have to wait and see. The factors mentioned above all point to medium to long term gains in values, which is great for those who already own properties or are in a position to purchase in the near future.

The most active current group of buyers remain first home buyers and owner occupiers, with investors mostly still sidelined until rates decline due to serviceability of investment loans.

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 mentioned above, or if you are interested to know the value of your property in the current market, simply get in touch by either email, text or phone call. I'll be glad to help.

Michael Galluzzo
Community First Real Estate
0423 463 683

HISTORICAL MARKET ACTIVITY (HOUSES)

Median price snapshot for houses

Median value

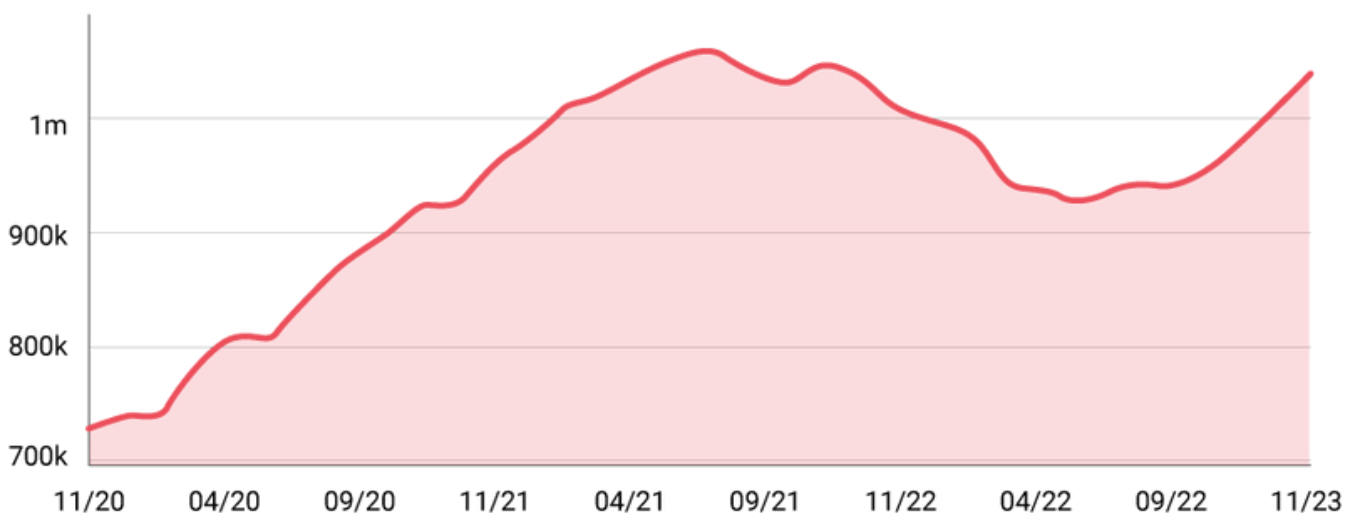
\$1.04M

November 2023

Past 12 month growth

Up 5.1% ↑

Median price trend for the last 3 years



Property market insights for houses

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

7 houses

available in the past month

33 sold

in the past 12 months

484 buyers

interested

\$1.18M

Highest Sale Price (Last 6 months)



3 bed house

\$805,000





4 bed house

\$965,000


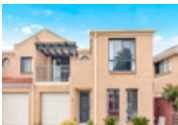



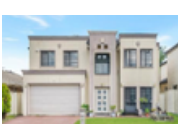



HOXTON PARK RECENT SALES

			SOLD PRICE	SOLD DATE
	14 TAMWORTH CRES BED 3 BATH 1 CAR 1 572sqm	HOUSE	\$870,000	14/10/2023
	49 COFFS HARBOUR AVE BED 3 BATH 2 CAR 1 268sqm	HOUSE	\$780,000	06/10/2023
	9 WHITE CLIFFS AVE BED 3 BATH 1 CAR 1 450sqm	HOUSE	\$450,000	28/09/2023
	23 MURWILLUMBAH AVE BED 3 BATH 1 CAR 2 482sqm	HOUSE	\$900,000	18/09/2023
	56 COFFS HARBOUR AVE BED 3 BATH 2 CAR 1 268sqm	UNIT	\$780,000	16/09/2023
	24 NINETEENTH AVE BED 6 BATH 3 CAR 1 -sqm	HOUSE	\$1,180,000	28/08/2023
	3 TAMWORTH CRES BED 3 BATH 1 CAR 1 450sqm	HOUSE	\$910,000	25/08/2023
	24 NINETEENTH AVE BED 4 BATH 2 CAR 1 454sqm	HOUSE	\$1,180,000	21/08/2023
	15 MILPARINKA CL BED 4 BATH 1 CAR 2 641sqm	HOUSE	\$1,000,000	16/08/2023
	80 TAMWORTH CRES BED 4 BATH 2 CAR 1 339sqm	HOUSE	\$920,000	08/08/2023








HOXTON PARK RECENT SALES

			SOLD PRICE	SOLD DATE
	47 PACIFIC PALMS CCT BED 4 BATH 2 CAR 2 363sqm	HOUSE	\$1,095,000	05/08/2023
	3/34 FIRST AVE BED 3 BATH 2 CAR 2 2,535sqm	UNIT	\$770,000	04/08/2023
	14A WOOLGOOLGA AVE BED 3 BATH 1 CAR 3 259sqm	HOUSE	\$770,000	11/07/2023
	3 RANIERI PL BED 4 BATH 2 CAR 1 303sqm	UNIT	\$920,000	05/07/2023
	14 TAMWORTH CRES BED 3 BATH 1 CAR 1 572sqm	HOUSE	\$805,000	04/07/2023
	11 COONABARABRAN CRES BED 4 BATH 2 CAR 2 537sqm	HOUSE	\$1,100,000	30/06/2023
	15 PORT MACQUARIE AVE BED 3 BATH 2 CAR 1 257sqm	HOUSE	\$770,000	07/06/2023
	6 TAMWORTH CRES BED 4 BATH 2 CAR 2 452sqm	HOUSE	\$950,000	01/06/2023
	3 MULLUMBIMBY AVE BED 6 BATH 3 CAR 1 542sqm	HOUSE	\$1,112,000	01/04/2023
	12 MERRIWA AVE BED 4 BATH 2 CAR 2 473sqm	HOUSE	\$900,000	27/03/2023

HOXTON PARK RECENT SALES

			SOLD PRICE	SOLD DATE
	22 NINETEENTH AVE BED 3 BATH 2 CAR 1 451sqm	HOUSE	\$805,000	24/03/2023
	41 COFFS HARBOUR AVE BED 3 BATH 2 CAR 1 268sqm	HOUSE	\$770,000	18/03/2023
	16 MURWILLUMBAH AVE BED 4 BATH 2 CAR 2 450sqm	HOUSE	\$900,000	14/03/2023
	3 TAMWORTH CRES BED 4 BATH 1 CAR 1 450sqm	HOUSE	\$832,500	05/03/2023
	56 NINETEENTH AVE BED 5 BATH 3 CAR 2 354sqm	HOUSE	\$1,150,000	05/03/2023
	159 PACIFIC PALMS CCT BED 5 BATH 3 CAR 2 478sqm	HOUSE	\$1,235,000	04/03/2023
	148 PACIFIC PALMS CCT BED 5 BATH 3 CAR 2 534sqm	HOUSE	\$975,000	02/03/2023
	219 PACIFIC PALMS CCT BED 4 BATH 2 CAR 2 450sqm	HOUSE	\$850,000	01/03/2023
	29 PACIFIC PALMS CCT BED 4 BATH 2 CAR 1 415sqm	HOUSE	\$980,000	25/02/2023
	168 PACIFIC PALMS CCT BED 5 BATH 3 CAR 2 455sqm	HOUSE	\$920,000	19/01/2023

HOXTON PARK RECENT SALES

			SOLD PRICE	SOLD DATE
	7C DORRIGO AVE BED - BATH - CAR - 202sqm	HOUSE	\$950,000	22/12/2022
	11 BYRON BAY CL BED 4 BATH 2 CAR 2 450sqm	HOUSE	\$943,000	17/12/2022
	10 WILCANNIA WAY BED 3 BATH 1 CAR 3 548sqm	HOUSE	\$850,000	13/12/2022
	9 SAWTELL CL BED 4 BATH 2 CAR 2 388sqm	HOUSE	\$1,060,000	07/12/2022
	13 DOMENIC CL BED 4 BATH 2 CAR 2 457sqm	HOUSE	\$1,030,000	23/11/2022
	7 BRUNSWICK HEADS CRES BED 4 BATH 2 CAR 2 453sqm	HOUSE	\$800,000	07/11/2022
	34 WOLLOMOMBI WAY BED 4 BATH 2 CAR 2 452sqm	HOUSE	\$1,160,000	01/11/2022

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