

MACQUARIE LINKS PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



SPRING
2023

community first
real estate

MACQUARIE LINKS - 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

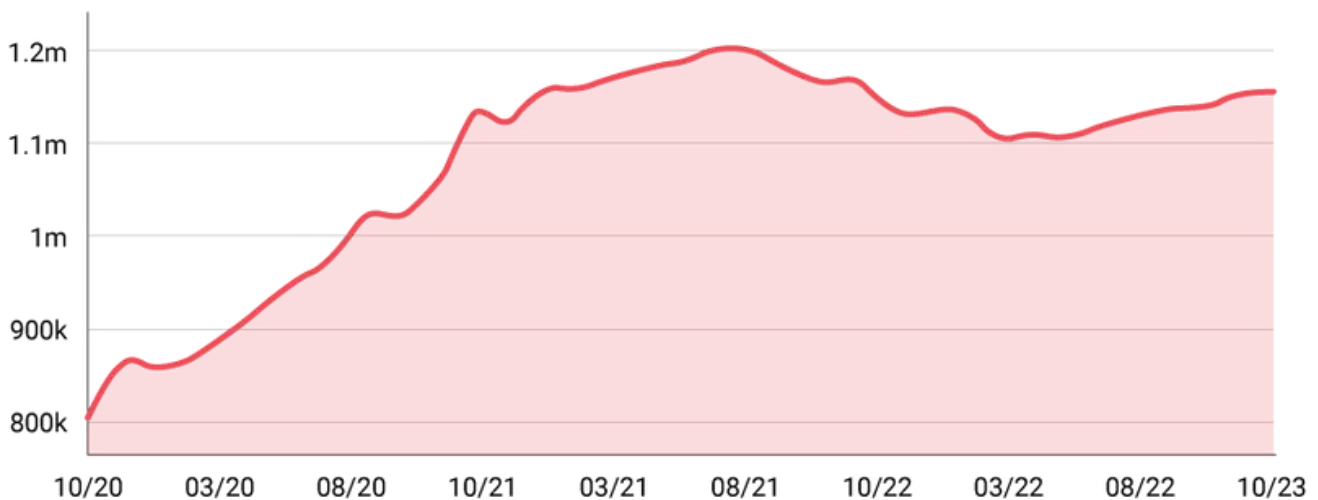
\$1.16M

October 2023

Past 12 month growth

Up 2.1% ↑

Median price trend for the last 3 years



Property market insights for houses

Supply, demand and performance data for houses in Macquarie Links.

3 houses

available in the past month

19 sold

in the past 12 months

195 buyers

interested

\$1.68M











Highest Sale Price (Last 6 months)













4 bed house

\$1,374,500

MACQUARIE LINKS RECENT SALES

			SOLD PRICE	SOLD DATE
	15 HOMESTEAD CCT BED 5 BATH 3 CAR 2 750sqm	HOUSE	\$1,605,000	27/10/2023
	18 BARRACK CCT BED 4 BATH 2 CAR 2 600sqm	HOUSE	\$1,528,000	13/09/2023
	45 MACQUARIE LINKS DR BED 4 BATH 3 CAR 2 723sqm	HOUSE	\$1,440,000	30/07/2023
	4 HIGHLAND CL BED 3 BATH 2 CAR 1 159sqm	HOUSE	\$750,000	29/07/2023
	2 JANE JARVIS WAY BED 3 BATH 2 CAR 2 278sqm	HOUSE	\$977,500	17/07/2023
	5 DROMEDARY PL BED 4 BATH 2 CAR 2 500sqm	HOUSE	\$1,050,000	14/07/2023
	9 MACQUARIE LINKS DR BED 4 BATH 3 CAR 2 895sqm	HOUSE	\$1,450,000	05/06/2023
	8 FORBES AVE BED 4 BATH 3 CAR - 720sqm	HOUSE	\$1,500,000	25/05/2023
	2 ELIZABETH HENRIETTA CCT BED 4 BATH 2 CAR 2 862sqm	HOUSE	\$1,340,000	16/05/2023
	35 HIGHLAND CL BED 3 BATH 2 CAR 1 148sqm	HOUSE	\$765,000	10/05/2023

MACQUARIE LINKS RECENT SALES

			SOLD PRICE	SOLD DATE
	15 HIGHLAND CL BED 4 BATH 2 CAR 1 247sqm	HOUSE	\$825,000	08/05/2023
	37 HIGHLAND CL BED 3 BATH 2 CAR 1 148sqm	HOUSE	\$745,000	21/04/2023
	76 GOVERNORS WAY BED 4 BATH 2 CAR3 673sqm	HOUSE	\$1,340,000	07/03/2023
	9 HIGHLAND CL BED 4 BATH 2 CAR 1 297sqm	HOUSE	\$820,000	24/02/2023
	6 DROMEDARY PL BED 4 BATH 2 CAR 2 502sqm	HOUSE	\$1,300,000	23/02/2023
	39 GOVERNORS WAY BED 4 BATH 2 CAR 2 681sqm	HOUSE	\$1,409,000	13/01/2023
	29 HIGHLAND CL BED 3 BATH 2 CAR 2 182sqm	HOUSE	\$770,000	28/11/2022
	5 JANE JARVIS WAY BED 3 BATH 2 CAR 2 194sqm	HOUSE	\$970,000	25/11/2022
	2 DROMEDARY PL BED 5 BATH 3 CAR 2 503sqm	HOUSE	\$1,680,000	25/11/2022
	51 GOVERNORS WAY BED 4 BATH 2 CAR 2 724sqm	HOUSE	\$1,420,000	06/11/2022

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