

MIDDLETON GRANGE PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



SPRING
2023

community first
real estate

MIDDLETON GRANGE - 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

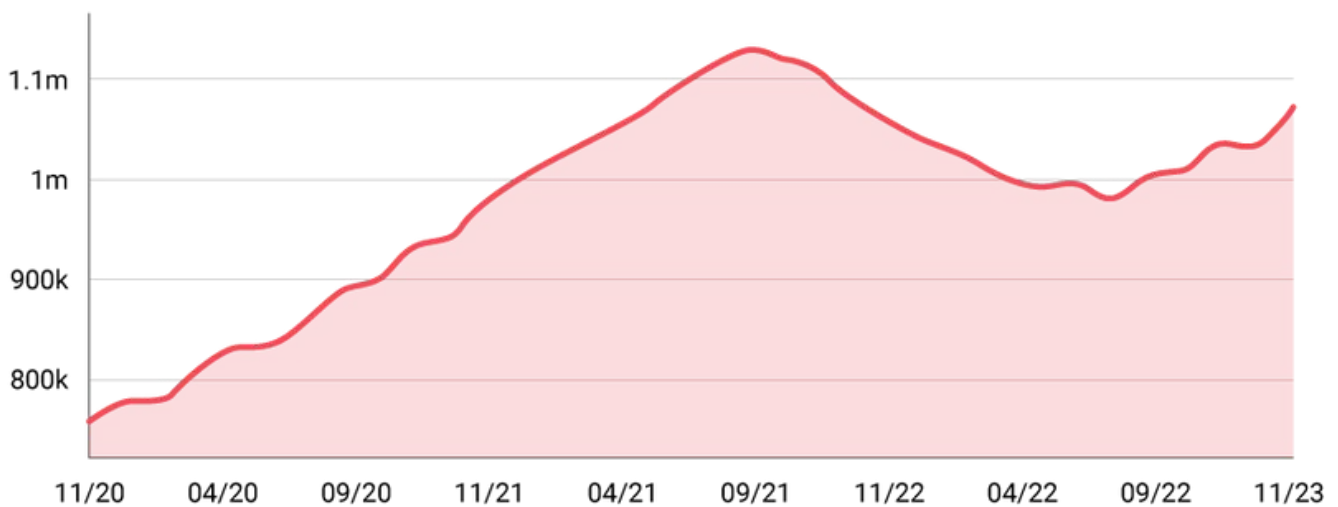
\$1.07M

November 2023

Past 12 month growth

Up 4.4% ↑

Median price trend for the last 3 years



Property market insights for houses

Supply, demand and performance data for houses in Middleton Grange.

18 houses

available in the past month

60 sold

in the past 12 months

905 buyers

interested

\$1.62M

Highest Sale Price (Last 6 months)



3 bed house

\$888,000



4 bed house

\$1,050,000

MIDDLETON GRANGE RECENT SALES

			SOLD PRICE	SOLD DATE
	6 HITCHENS ST BED 4 BATH 2 CAR 1 335sqm	HOUSE	\$975,000	21/10/2023
	35 FLIGHT CCT BED 3 BATH 2 CAR 1 320sqm	HOUSE	\$900,000	21/10/2023
	4 ULM ST BED 4 BATH 2 CAR 4 328sqm	HOUSE	\$1,200,000	17/10/2023
	3 BLUEY ST BED 4 BATH 2 CAR 1 300sqm	HOUSE	\$700,000	11/10/2023
	30 BRAVO AVE BED 4 BATH 2 CAR 2 418sqm	HOUSE	\$1,233,000	07/10/2023
	86 HEMSWORTH AVE BED 4 BATH 2 CAR 2 386sqm	HOUSE	\$988,000	07/10/2023
	17 IVOR AVE BED 4 BATH 2 CAR 2 462sqm	HOUSE	\$519,500	28/09/2023
	4 CUSTANCE ST BED 4 BATH 2 CAR 2 351sqm	HOUSE	\$1,060,000	25/09/2023
	2 LORES ST BED 6 BATH 3 CAR 2 464sqm	HOUSE	\$1,251,000	23/09/2023
	20 LORES ST BED 5 BATH 3 CAR 2 429sqm	HOUSE	\$1,470,000	09/09/2023




MIDDLETON GRANGE RECENT SALES

			SOLD PRICE	SOLD DATE
	153 FLYNN AVE BED 4 BATH 3 CAR 2 450sqm	HOUSE	\$1,370,000	08/09/2023
	15 FOLLET AVE BED 4 BATH 2 CAR 2 352sqm	HOUSE	\$1,022,000	05/09/2023
	50 MCGUINNESS AVE BED 4 BATH 3 CAR 2 403sqm	HOUSE	\$1,352,000	02/09/2023
	3 DE GARIS CL BED 5 BATH 3 CAR 2 480sqm	HOUSE	\$1,321,000	26/08/2023
	4 DUIGAN ST BED 5 BATH 2 CAR 2 600sqm	HOUSE	\$1,625,000	19/08/2023
	10 HARGRAVE AVE BED 4 BATH 2 CAR 2 434sqm	HOUSE	\$1,180,000	19/08/2023
	22 BLUEY ST BED 5 BATH 3 CAR 2 562sqm	HOUSE	\$1,350,000	18/08/2023
	9 SOUTHERN CROSS AVE BED 4 BATH 2 CAR 1 347sqm	HOUSE	\$1,040,000	14/08/2023
	3 PENTLAND ST BED 4 BATH 2 CAR 2 504sqm	HOUSE	\$1,305,000	12/08/2023
	40 HEMSWORTH AVE BED 3 BATH 2 CAR 1 303sqm	HOUSE	\$872,500	07/08/2023

MIDDLETON GRANGE RECENT SALES

			SOLD PRICE	SOLD DATE
	22 MERLIN ST BED 4 BATH 2 CAR 1 300sqm	HOUSE	\$910,000	18/07/2023
	13 JESSIE ST BED 4 BATH 2 CAR 2 462sqm	HOUSE	\$1,110,000	15/07/2023
	11 SOUTHERN CROSS AVE BED 4 BATH 2 CAR 2 329sqm	HOUSE	\$1,050,000	06/07/2023
	141 HEMSWORTH AVE BED 3 BATH 1 CAR 1 366sqm	HOUSE	\$830,000	04/07/2023
	38 MELROSE ST BED 4 BATH 2 CAR 1 387sqm	HOUSE	\$910,000	01/07/2023
	54 MCINTYRE CCT BED 3 BATH 2 CAR 2 268sqm	HOUSE	\$888,000	28/06/2023
	155 FLYNN AVE BED 4 BATH 2 CAR 2 372sqm	HOUSE	\$1,010,000	20/06/2023
	125 FLYNN AVE BED 6 BATH 2 CAR 2 495sqm	HOUSE	\$1,455,000	14/06/2023
	5 SOUTHERN CROSS AVE BED 4 BATH 2 CAR 1 -sqm	HOUSE	\$1,010,000	09/06/2023
	121 HEMSWORTH AVE BED 3 BATH 2 CAR 1 360sqm	HOUSE	\$803,000	07/06/2023

MIDDLETON GRANGE RECENT SALES

			SOLD PRICE	SOLD DATE
	7 CUSTANCE ST BED 5 BATH 3 CAR 4 467sqm	HOUSE	\$1,262,000	06/06/2023
	24 STANLEY AVE BED 3 BATH 2 CAR 2 300sqm	HOUSE	\$889,000	03/06/2023
	27 LITTLE JOHN ST BED 4 BATH 2 CAR 1 258sqm	HOUSE	\$905,000	03/06/2023
	16 REARDON AVE BED 4 BATH 2 CAR 2 392sqm	UNIT	\$1,250,000	27/05/2023
	25 ROBEY AVE BED 4 BATH 2 CAR 2 362sqm	HOUSE	\$1,054,000	27/05/2023
	11 THOMAS HASSALL AVE BED 4 BATH 2 CAR 2 467sqm	HOUSE	\$1,270,000	27/05/2023
	21 PERCIVAL AVE BED 5 BATH 3 CAR 2 406sqm	HOUSE	\$1,000,000	23/05/2023
	12 CUSTANCE ST BED 4 BATH 2 CAR 4 447sqm	HOUSE	\$990,000	08/05/2023
	107 HEMSWORTH AVE BED 3 BATH 2 CAR 1 360sqm	HOUSE	\$850,000	08/05/2023
	45 PARER AVE BED 4 BATH 2 CAR 1 475sqm	HOUSE	\$1,025,000	\$1,025,000

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