

GREEN VALLEY PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



SUMMER
2023

community first
real estate

GREEN VALLEY - SUMMER 2023

Dear Property Owner,

Thank you for downloading our latest market update.

As we start 2024, a look back on the 2023 property market, 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

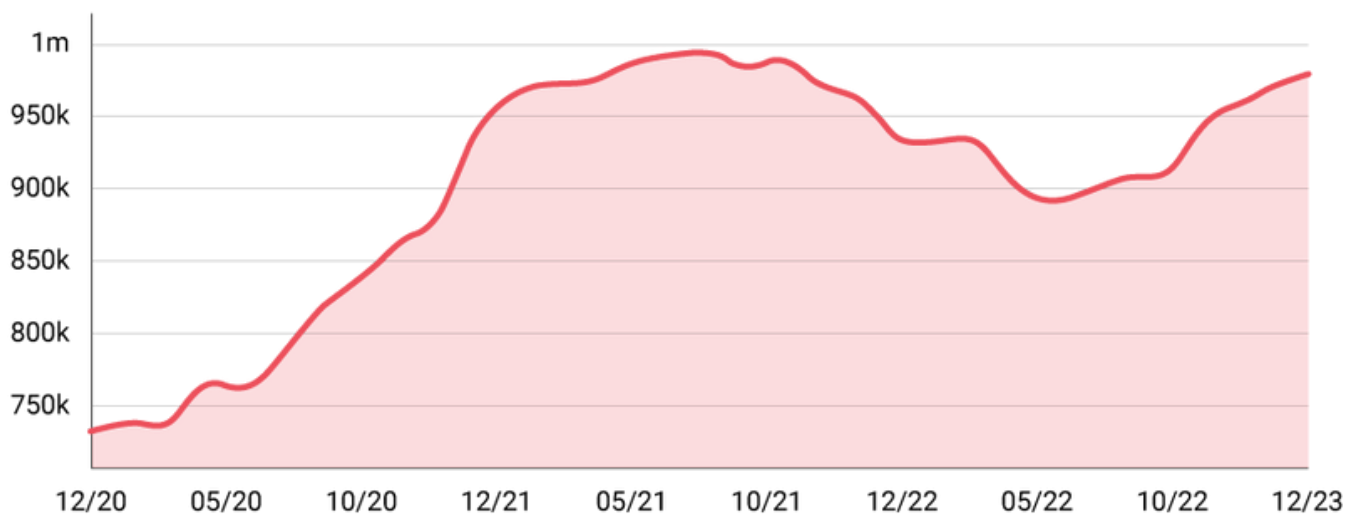
\$983K

December 2023

Past 12 month growth

Up 8.9% ↑

Median price trend for the last 3 years



Property market insights for houses

Supply, demand and performance data for houses in Green Valley.

18 houses

available in the past month

83 sold

in the past 12 months

1129 buyers

interested

\$1.49M

Highest Sale Price (Last 6 months)



3 bed house









\$867,500













4 bed house

\$925,000











GREEN VALLEY RECENT SALES

			SOLD PRICE	SOLD DATE
	74 COCKATIEL CCT BED 3 BATH 1 CAR 1 319sqm	HOUSE	\$715,000	01/12/2023
	4 DIRK CL BED 5 BATH 3 CAR 2 536sqm	HOUSE	\$1,255,000	25/11/2023
	54 CURRAWONG ST BED 5 BATH 3 CAR 2 632sqm	HOUSE	\$1,409,000	18/11/2023
	16 WAYGARA AVE BED 3 BATH 1 CAR 1 557sqm	HOUSE	\$999,000	17/11/2023
	5 EVA AVE BED 3 BATH 2 CAR 3 608sqm	HOUSE	\$1,041,000	11/11/2023
	11 TAMINGA RD BED 3 BATH 2 CAR 2 559sqm	HOUSE	\$965,000	09/11/2023
	21 WHITSUNDAY CCT BED 5 BATH 3 CAR 2 700sqm	HOUSE	\$610,000	04/11/2023
	41 AUKANE ST BED 4 BATH 2 CAR 2 501sqm	HOUSE	\$991,000	04/11/2023
	10 HEWISON AVE BED 3 BATH 2 CAR 1 556sqm	HOUSE	\$970,000	01/11/2023
	14 OLIVERI CRES BED 3 BATH 1 CAR 1 558sqm	HOUSE	\$930,000	31/10/2023

GREEN VALLEY RECENT SALES

			SOLD PRICE	SOLD DATE
	2 STRADBROKE AVE BED 4 BATH 2 CAR 2 706sqm	HOUSE	\$1,335,000	28/10/2023
	88-90 COCKATIEL CCT BED 3 BATH 1 CAR 1 655sqm	HOUSE	\$1,080,000	21/10/2023
	77 OLIVERI CRES BED 4 BATH 2 CAR 1 558sqm	HOUSE	\$1,028,000	21/10/2023
	43 OLIVERI CRES BED 4 BATH 2 CAR 2 580sqm	HOUSE	\$1,260,000	13/10/2023
	63 STARLING ST BED 4 BATH 2 CAR 2 628sqm	HOUSE	\$1,490,000	05/10/2023
	4 NORSEMAN CL BED 3 BATH 1 CAR 1 558sqm	HOUSE	\$800,000	28/09/2023
	9 WAYGARA AVE BED 5 BATH 2 CAR 2 558sqm	HOUSE	\$1,150,000	25/09/2023
	10 WHITSUNDAY CCT BED 5 BATH 2 CAR 2 813sqm	HOUSE	\$1,375,000	23/09/2023
	28 WHITSUNDAY CCT BED 4 BATH 2 CAR 1 350sqm	HOUSE	\$758,000	23/09/2023
	184 WILSON RD BED 5 BATH 2 CAR 10 712sqm	HOUSE	\$950,000	14/09/2023

GREEN VALLEY RECENT SALES

			SOLD PRICE	SOLD DATE
	56 THISTLE CCT BED 5 BATH 2 CAR 10 712sqm	HOUSE	\$950,000	14/09/2023
	56 THISTLE CCT BED 6 BATH 3 CAR 2 452sqm	HOUSE	\$1,450,000	09/09/2023
	37 ESK AVE BED 3 BATH 1 CAR 2 551sqm	HOUSE	\$850,000	05/09/2023
	13 TANTANI AVE BED 4 BATH 1 CAR 1 587sqm	HOUSE	\$880,000	26/08/2023
	40 CAPRICORN BVD BED 4 BATH 2 CAR 2 373sqm	HOUSE	\$1,037,500	21/08/2023
	50 FIRTH AVE BED 5 BATH 2 CAR 2 558sqm	HOUSE	\$1,180,000	12/08/2023
	3A NEPTUNE ST BED 4 BATH 3 CAR 2 392sqm	HOUSE	\$1,130,000	08/08/2023
	6 SEAEAGLE CRES BED 3 BATH 1 CAR 1 399sqm	HOUSE	\$915,000	05/08/2023
	1A BISHOP CL BED 4 BATH 2 CAR 2 310sqm	HOUSE	\$781,000	05/08/2023
	27 SPARROW LANE BED 3 BATH 1 CAR 1 316sqm	HOUSE	\$800,000	02/08/2023

FEATURED SALE

SOLD \$1,052,000

31 Merino Street Miller

6 Bed | 3 Bath | 3 Car
Land 569 m²



Oozing quality & style this beautifully finished 6 bedroom residence offers a 4 bedroom home & 2 bedroom granny flat, it is perfect for the extended family or astute investors. Boasting a modern open plan living & dining area, smart design kitchen & meals area, all bedrooms have built in robes, the main bedroom has a walk in robe & ensuite. The granny flat offers a spacious lounge & dining, beautiful kitchen with stone benchtops, built in robes to all bedrooms & modern bathroom. There is so much more to say about this home, only an inspection will reveal the depth of quality, styling & inclusions.

SOLD BY COMMUNITY FIRST REAL ESTATE

2024 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