

LIVERPOOL PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



SUMMER
2024

community first
real estate

LIVERPOOL - SUMMER 2024

Dear property owner,

Thank you for downloading our latest market update.

As we start to progress deeper into 2024, a stabilisation of interest rates and a slow but steady increase in market prices has driven Sydney prices back to the peak values of February 2022, with record sales that have illustrated the resilience of the Greater Sydney property market.

The rental market having absolutely exploded throughout 2023 is still very competitive and is showing no signs of slowing down, with every end of the market having increased in value over the last 12 months. Our yearly rent reviews conducted for our owners are showing rent increases are required in line with market value in most cases.

Despite continued inflation lifting the cost of living, and rates seemingly paused at their peak, buyer confidence remains strong having started the year in overdrive and continuing through the 2 rate pauses so far this year.

So what's next? If 2023 taught us anything, it's that it's hard to predict where the market is going to go. The RBA's November cash rate increase of 25 basis points is likely to have been the last rise in this cycle, with all four of the big banks now predicting rates starting to decline in mid to late 2024 and throughout 2025. This will lead to increased borrowing capacity as well as better affordability for buyers.

Unemployment remains at near record lows of 3.8%, new building approvals continue to drop and skilled migration targets remain high. With so many 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, dips slightly or holds at it's current level, 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. While investors are mostly still sidelined until rates decline due to serviceability of investment loans, we are starting to see signs of this buyer group slowly returning to the market.

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

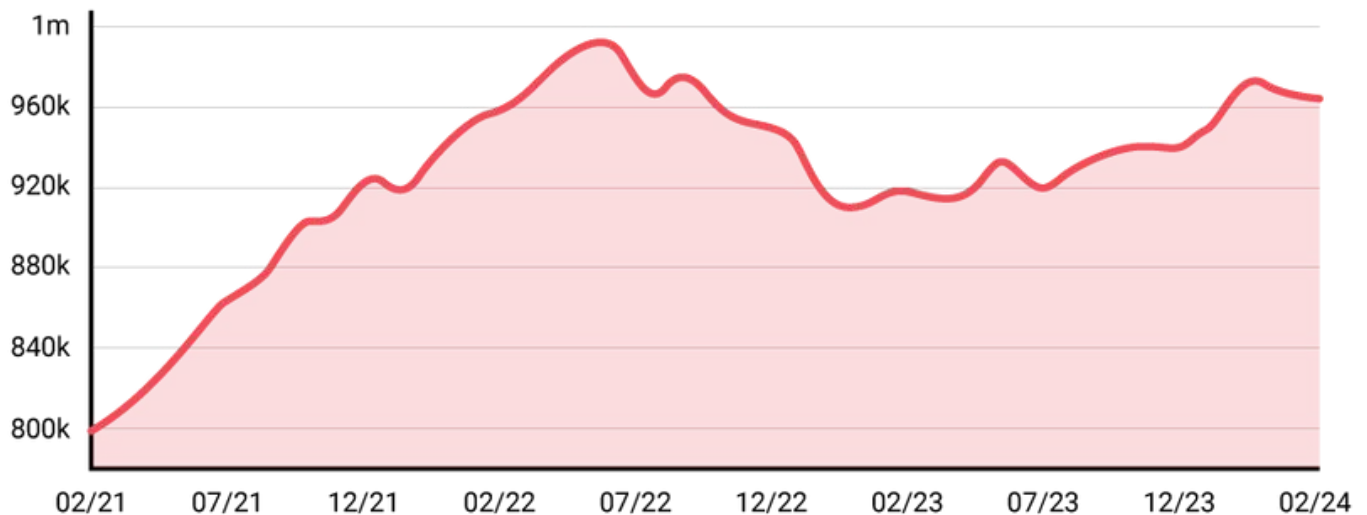
\$965K

February 2024

Past 12 month growth

Up 5.3% ↑

Median price trend for the last 3 years



Property market insights for houses

Supply, demand and performance data for houses in Liverpool.

27 houses

available in the past month

116 sold

in the past 12 months

1238 buyers

interested

3.0%

rental yield



2 bed house

\$655,000



3 bed house

\$910,000



4 bed house

\$998,500

HISTORICAL MARKET ACTIVITY (UNITS)

Median price snapshot for units

Median value

\$452K

February 2024

Past 12 month growth

Up 9.7% ↑

Median price trend for the last 3 years



Property market insights for units

Supply, demand and performance data for units in Liverpool.

262 units

available in the past month

495 sold

in the past 12 months

2937 buyers

interested

5.2%

rental yield



2 bed unit

\$399,500



3 bed unit



\$421,500













4 bed unit

\$611,000

LIVERPOOL RECENT SALES

			SOLD PRICE	SOLD DATE
	36 ALDERSON AVE BED 5 BATH 2 CAR 3 859sqm	HOUSE	\$1,200,000	04/01/2024
	18 HOXTON PARK RD BED 4 BATH 2 CAR 6 361sqm	HOUSE	\$1,300,000	22/12/2023
	113 MEDLEY AVE BED 6 BATH 3 CAR 2 511sqm	HOUSE	\$1,190,000	16/12/2023
	9B DANALAM ST BED 5 BATH 3 CAR 1 358sqm	HOUSE	\$1,150,000	15/12/2023
	46 KENNEDY ST BED 4 BATH 2 CAR 1 -sqm	HOUSE	\$990,000	09/12/2023
	31 MAYBERRY CRES BED 2 BATH 1 CAR 3 740sqm	HOUSE	\$845,000	09/12/2023
	83 ELIZABETH DR BED 4 BATH 2 CAR 2 512sqm	HOUSE	\$1,428,000	24/11/2023
	5 THORN ST BED 5 BATH 2 CAR 1 420sqm	HOUSE	\$901,000	18/11/2023
	184 MEMORIAL AVE BED 3 BATH 1 CAR 1 873sqm	HOUSE	\$1,300,000	17/11/2023
	33 TRAVERS ST BED 6 BATH 2 CAR 2 651sqm	HOUSE	\$900,000	15/11/2023

LIVERPOOL RECENT SALES

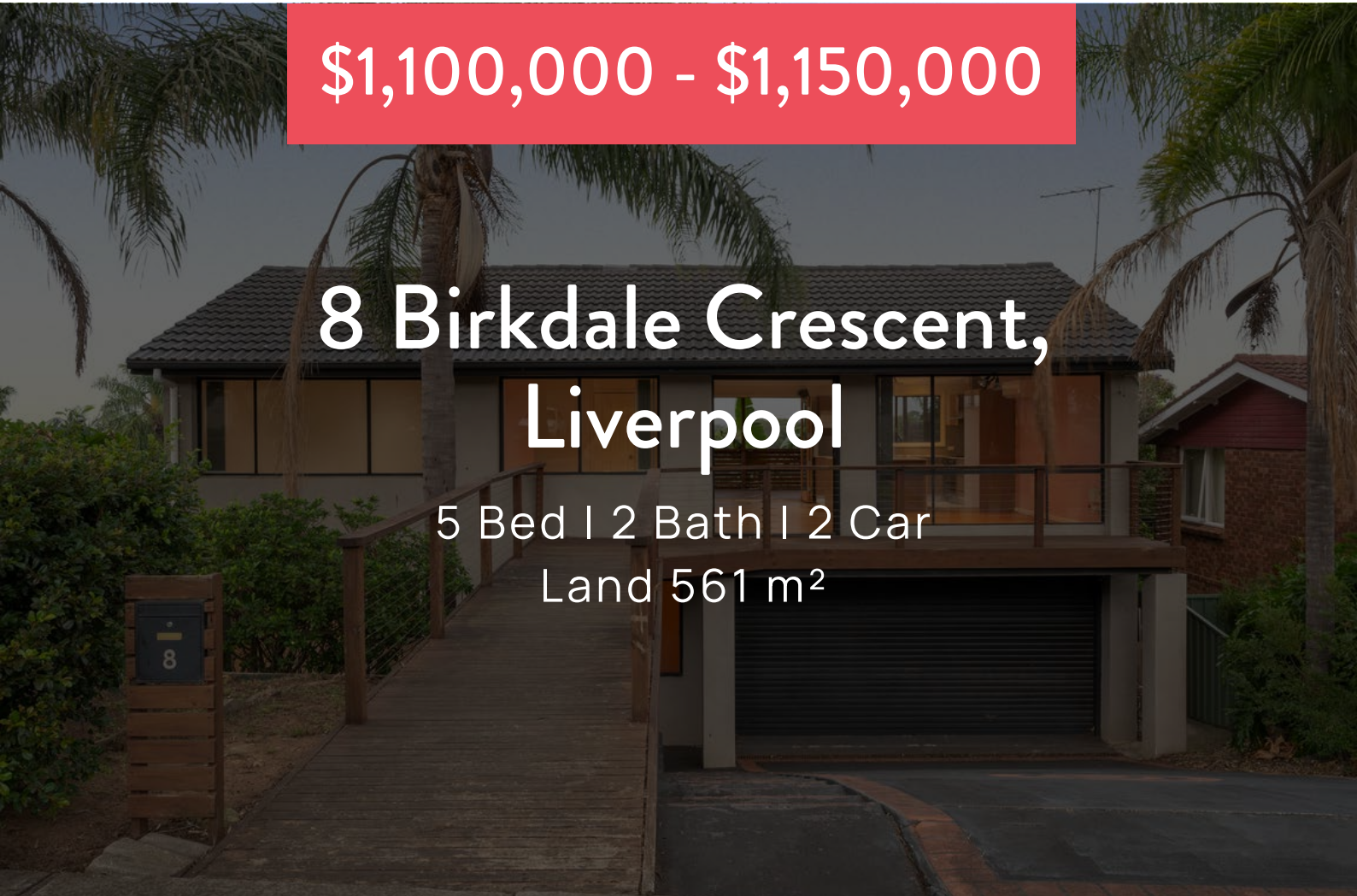
			SOLD PRICE	SOLD DATE
	3 MARYVALE AVE BED - BATH - CAR - 240sqm	HOUSE	\$1,320,000	14/11/2023
	44 KENNEDY ST BED 4 BATH 2 CAR 1 -sqm	HOUSE	\$980,000	11/11/2023
	35 MARSDEN RD BED 3 BATH 1 CAR 2 685sqm	HOUSE	\$1,200,000	11/11/2023
	10 PARK RD BED 3 BATH 1 CAR 2 904sqm	HOUSE	\$1,140,000	07/11/2023
	22 HINDMARSH RD BED 3 BATH 1 CAR 2 664sqm	HOUSE	\$1,075,000	05/11/2023
	19 APEX ST BED 2 BATH 1 CAR 2 588sqm	HOUSE	\$867,500	04/11/2023
	72 MOORE ST BED - BATH - CAR - 284sqm	HOUSE	\$2,650,000	02/11/2023
	34 HOXTON PARK RD BED 3 BATH 1 CAR 1 702sqm	HOUSE	\$871,500	31/10/2023
	28-30 ROSE ST BED 3 BATH 1 CAR 2 1,636sqm	HOUSE	\$2,000,000	30/10/2023
	2 GRACE ST BED 3 BATH 3 CAR 3 594sqm	HOUSE	\$1,100,000	28/10/2023

FOR SALE

\$1,100,000 - \$1,150,000

8 Birkdale Crescent, Liverpool

5 Bed | 2 Bath | 2 Car
Land 561 m²



This stunning property boasts modern elegance and luxurious features throughout. Situated in the "Liverpool Links" estate, one of Liverpool's most sought after pockets, the property boasts an abundance of natural light and magnificent unobstructed views from the covered alfresco.

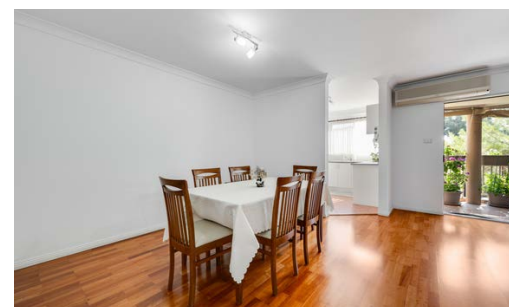
SOLD BY COMMUNITY FIRST REAL ESTATE

FEATURED SALE

SOLD \$480,000

16/53-55 Bathurst Street,
Liverpool

2 Bed | 1 Bath | 1 Car



This stunning and spacious two bedroom, one bathroom apartment sprawled across an incredible 104sqm is one of Liverpool's finest. Situated right in the heart of the Liverpool CBD, this apartment offers a perfect balance of style and comfort making it an ideal first home for families or the savvy investor.

SOLD BY COMMUNITY FIRST REAL ESTATE

FEATURED SALE

SOLD \$915,000

12 Pearce Street, Liverpool

3 Bed | 1 Bath | 1 Car
Land 568 m²



Sitting on a beautiful flat R3 zoned block of 568sqm, this much loved family home is immaculately presented and provides endless opportunities to renovators, owner occupiers and investors looking to capitalise on the development potential in this highly sought after location.

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 2024.

"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