



YourProperty™

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Sale Marketplace SYNOPSIS and FORECAST

The October - December Quarter saw the Sydney residential property market experience strong price growth fuelled by continued high demand from Buyers.

Auction volumes were maintained at all-time record levels across various price points in most areas of Sydney, whilst Auction clearance rates were also strong, hovering around 80% into late December.

'Time-on-the-Market' for properties "For Sale" averaged less than four weeks which is phenomenal given the record high sales volumes experienced without the expected traditional Christmas slow down arriving. In fact we sold four properties in the week before Christmas!

No doubt Buyers are more positive with the Reserve Bank's continuing low interest regime and their confidence in the Australian economy has also improved with commodity prices on the rise, statistically high employment rates and the Australian dollar falling slightly.

2017 commences with strong demand and corresponding robust price resilience. The market appears to be good for both Sellers and Buyers. Here's to securing your future through sound investment decisions.

Rental Marketplace SYNOPSIS and FORECAST

The market saw a very high level of supply of new 2 bedroom apartments during last quarter 2016. At times, over 250 apartments were on the market for rent. Rental prices for these properties fell around 10%.

The first quarter for 2017 has already shown strong demand for all property – units, apartments, townhouses and houses. Open house numbers are exceptional – usually around 10 per property. By the 14th January, 8 properties were deposited or leased through John Pye Real Estate. This is high considering the first few days the office was closed. Overall most properties are now taking around 1 to 3 weeks to lease.

Presentation is very important in terms of both demand and ROI (return on investment). Tenant standards are high. Landlords are now receiving applications from excellent tenants who care for their 'rental home' and pay rent on time. Investors who renovate experience an additional return of between 15 to 25% on their renovations.

Apart from the decrease of 2 bedroom apartment rental prices, house and townhouse rental prices have remained firm for the year. Our prediction is that house demand will outstrip supply in 2017 which could see such rental prices increase.



18/9 Amor Street

🏠 2 🌳 2 🚗 1 104 m2

\$667,500 | In 20 days



32/127 Jersey Street North

🏠 3 🌳 2 🚗 2

\$1,140,000 | In 92 days



9/131 Jersey Street North

🏠 2 🌳 2 🚗 1

\$664,000 | In 48 days



51/422-426 Peats Ferry Road

🏠 3 🌳 2 🚗 3

\$980,000 | In 25 days



11/131 Jersey Street North

🏠 2 🌳 2 🚗 1 114 m2

\$664,000 | In 25 days



1/9 Heath Street

🏠 2 🌳 2 🚗 1 3,3937 m2

\$716,000 | In 12 days



44/422 Peats Ferry Road

🏠 2 🌳 2 🚗 1 116 m2

\$685,000 | In 75 days



13/447 Pacific Highway

🏠 1 🌳 1 🚗 1 98 m2

\$562,000 | In 13 days



101/127 Jersey Street North

🏠 2 🌳 2 🚗 1 124 m2

\$640,000 | In 157 days



23/24 Lords Avenue

🏠 3 🌳 2 🚗 1

\$750,000



3/9 Amor Street

🏠 2 🌳 2 🚗 1

\$550 Per Week



6/9 Amor Street

🏠 2 🌳 2 🚗 1

\$560 Per Week



12/9 Amor Street

🏠 3 🌳 2 🚗 2

\$650 Per Week



68/9 Amor Street

🏠 3 🌳 2 🚗 2

\$600 Per Week



76/9 Amor Street

🏠 2 🌳 2 🚗 1

\$520 Per Week



103/9 Amor Street

🏠 2 🌳 2 🚗 1

\$550 Per Week



2/19 Amor Street

🏠 3 🌳 2 🚗 2

\$600 Per Week



1/16 Bouvardia Street

🏠 2 🌳 2 🚗 1

\$490 Per Week



23/16 Bouvardia Street

🏠 3 🌳 2 🚗 2

\$610 Per Week



18/447 Pacific Highway

🏠 2 🌳 2 🚗 1

\$520 Per Week



14/447 Pacific Highway

🏠 3 🌳 2 🚗 1

\$545 Per Week



21/422 Peats Ferry Road

🏠 2 🌳 2 🚗 1

\$560 Per Week



7/422 Peats Ferry Road

🏠 2 🌳 2 🚗 1

\$490 Per Week



31/422 Peats Ferry Road

🏠 2 🌳 2 🚗 1

\$510 Per Week



27/127 Sherbrook Road

🏠 2 🌳 2 🚗 1

\$630 Per Week



ASQUITH DEMOGRAPHICS

Information is based on the last census taken in 2011

Area	3 km ²
Population	3,481
Total number of dwellings	1,289
Change in population	12% increase since 2006 census
Predominant age group	0-14 years
Household structure	52% of households have children 23% are couples

ASQUITH UNIT SALE STATISTICS

OCTOBER - DECEMBER 2016

Information is based on the RP Data statistics

Current median sale price	\$1,115,500
Highest sale price	\$980,000
Lowest sale price	\$562,000
Total sales	13

ASQUITH UNIT RENTAL STATISTICS

OCTOBER - DECEMBER 2016

Information is based on the RP Data statistics

2 Bedroom:

Current median rental price	\$520 p/w
Highest rental price	\$630 p/w
Lowest rental price	\$490 p/w
Average rent	\$532 p/w

3 Bedroom:

Current median rental price	\$600 p/w
Highest rental price	\$650 p/w
Lowest rental price	\$529 p/w
Average rent	\$589 p/w

JOHN PYE REAL ESTATE

Residential & Commercial – Sales, Leasing and Property Management

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