



## YourProperty™

# Hornsby is unique!

### 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.



6/26-28 Burdett Street

🏠 2 🌳 1 🚗 1

\$637,000 | In 42 days



28/81-83 Florence Street

🏠 2 🌳 1 🚗 1

\$640,000 | In 58 days



3/17 Albert Street

🏠 2 🌳 1 🚗 1

\$575,000



21/89-93 Albert Street

🏠 2 🌳 1 🚗 1

\$645,000 | In 47 days



5/8-12 Water Street

🏠 2 🌳 2 🚗 1

\$682,000 | In 25 days



1/28-32 Bridge Road

🏠 2 🌳 2 🚗 1

\$670,000 | In 9 days



13/29-31 Muriel Street

🏠 2 🌳 1 🚗 1

\$640,000 | In 10 days



4/12-14 Muriel Street

🏠 1 🌳 1 🚗 1

\$582,000 | In 12 days



6/8-12 Water Street

🏠 2 🌳 2 🚗 1

\$692,000 | In 16 days



25/9-11 Linda Street

🏠 2 🌳 2 🚗 1

\$677,000 | In 9 days



14/48-50 Florence Street

🏠 2 🌳 1 🚗 1

\$670,000 | In 36 days



19/37 Sherbrook Road

🏠 2 🌳 2 🚗 1

\$660,500 | In 15 days



6/23-25 William Street

🏠 2 🌳 1 🚗 1

\$639,000 | In 10 days



5/62 Albert Street

🏠 2 🌳 1 🚗 1

\$682,000 | In 9 days



1/41 Burdett Street

🏠 2 🌳 1 🚗 1

\$645,000 | In 4 days



18/15 Sherbrook Road

🏠 3 🌳 1 🚗 1

\$765,000 | In 17 days



18/45-47 Albert Street

🏠 2 🚿 1 🚗 1

\$400 Per Week



2/66 Albert Street

🏠 2 🚿 1 🚗 1

\$450 Per Week



11/4-6 Bellbrook Avenue

🏠 2 🚿 2 🚗 1

\$470 Per Week



20/12 Bellbrook Avenue

🏠 2 🚿 2 🚗 1

\$450 Per Week



24/23-25 Burdett Street

🏠 2 🚿 2 🚗 1

\$450 Per Week



25/34-38 Burdett Street

🏠 3 🚿 2 🚗 1

\$540 Per Week



7/54-56 Hunter Street

🏠 2 🚿 1 🚗 -

\$430 Per Week



6/68-72 Hunter Street

🏠 2 🚿 1 🚗 -

\$480 Per Week



7/219 Pacific Highway

🏠 2 🚿 1 🚗 2

\$425 Per Week



6/74 Hunter Street

🏠 1 🚿 1 🚗 1

\$380 Per Week



14/75-79 Jersey Street

🏠 1 🚿 1 🚗 1

\$430 Per Week



46/75-79 Jersey Street

🏠 - 🚿 1 🚗 1

\$330 Per Week



16/23-27 Linda Street

🏠 2 🚿 2 🚗 1

\$500 Per Week



2/16 Muriel Street

🏠 2 🚿 2 🚗 1

\$520 Per Week



49/215-217 Pacific Highway

🏠 2 🚿 1 🚗 1

\$430 Per Week



## HORNSBY DEMOGRAPHICS

Information is based on the last census taken in 2011

Area	8 km <sup>2</sup>
Population	19,876
Total number of dwellings	10,593
Change in population	1% increase since 2006 census
Predominant age group	25-34 years
Household structure	44% of households have children 24% are couples

## HORNSBY UNIT SALE STATISTICS

OCTOBER - DECEMBER 2016

Information is based on the RP Data statistics

Current median sale price	\$696,000
Highest sale price	\$868,000
Lowest sale price	\$380,000
Total sales	61

## HORNSBY UNIT RENTAL STATISTICS

OCTOBER - DECEMBER 2016

Information is based on the RP Data statistics

**2 Bedroom Unit:**

Current median rental price	\$450 p/w
Highest rental price	\$529 p/w
Lowest rental price	\$399 p/w
Average rent	\$457 p/w

**3 Bedroom Unit:**

Current median rental price	\$540 p/w
Highest rental price	\$539 p/w
Lowest rental price	\$539 p/w
Average rent	\$539 p/w

## JOHN PYE REAL ESTATE

Residential & Commercial – Sales, Leasing and Property Management

Serving Sydney Property Owners since 1991



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