



## 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.



29 Alan Avenue 759 m2

🏠 4 🌳 2 🚗 2

\$1,300,000 | In 31 days



109 Clarke Road 847 m2

🏠 3 🌳 1 🚗 2

\$1,171,880 | In 21 days



10A Carrington Road 588 m2

🏠 4 🌳 2 🚗 2

\$1,503,000 | In 32 days



9 Lochness Place 983 m2

🏠 4 🌳 2 🚗 3

\$1,250,000 | In 303 days



106 Rosemead Road 1,078 m2

🏠 4 🌳 3 🚗 2

\$1,280,000 | In 25 days



58A Manor Road 1,234 m2

🏠 4 🌳 3 🚗 2

\$1,333,000 | In 24 days



26 Homewood Avenue 809 m2

🏠 4 🌳 2 🚗 2

\$1,490,000 | In 18 days



35 Stephen Street 830 m2

🏠 3 🌳 1 🚗 2

\$1,401,000 | In 25 days



18 Old Berowra Road 344 m2

🏠 3 🌳 1 🚗 1

\$975,000 | In 7 days



35 Hall Road 2,378 m2

🏠 5 🌳 3 🚗 6

\$2,680,000 | In 77 days



43 Orana Avenue 904 m2

🏠 6 🌳 2 🚗 2

\$1,335,000 | In 24 days



19 Nursery Street 876 m2

🏠 3 🌳 1 🚗 1

\$1,283,000 | In 23 days



27 Ronald Street 711 m2

🏠 3 🌳 1 🚗 1

\$1,210,000 | In 18 days



27 Manor Road 1,501 m2

🏠 3 🌳 3 🚗 2

\$1,500,000 | In 25 days



3/33 Clovelly Road 436 m2

🏠 3 🌳 2 🚗 2

\$891,000 | In 24 days



4 Vista Close 746 m2

🏠 3 🌳 2 🚗 2

\$1,420,000 | In 13 days



107 Rosemead Road 771 m2

🏠 4 🌳 3 🚗 2

\$1,225,000 | In 25 days



8 Warandoo Street 846 m2

🏠 4 🌳 1 🚗 1

\$1,280,000 | In 27 days



2/51 Albert Street

🏠 2 🌳 1 🚗 1

\$400 Per Week



28 Amor Street

🏠 3 🌳 1 🚗 1

\$530 Per Week



10 Arthur Street

🏠 4 🌳 2 🚗 2

\$620 Per Week



45 Ashley Street

🏠 3 🌳 1 🚗 1

\$575 Per Week



97A Balmoral Street

🏠 2 🌳 1 🚗 1

\$500 Per Week



39 Bridge Road

🏠 4 🌳 2 🚗 1

\$680 Per Week



22 Brushwood Place

🏠 4 🌳 2 🚗 3

\$880 Per Week



9 Citrus Avenue

🏠 4 🌳 2 🚗 3

\$680 Per Week



47A Ida Street

🏠 3 🌳 2 🚗 1

\$690 Per Week



24 Citrus Avenue

🏠 3 🌳 1 🚗 2

\$590 Per Week



35 Denison Street

🏠 4 🌳 2 🚗 1

\$620 Per Week



48 Dural Street

🏠 5 🌳 2 🚗 2

\$870 Per Week



2 Fern Tree Close

🏠 6 🌳 3 🚗 2

\$750 Per Week



8 Frederick Street

🏠 3 🌳 1 🚗 1

\$640 Per Week



30 Galston Road

🏠 3 🌳 1 🚗 1

\$550 Per Week



21 Gleneagles Crescent

🏠 4 🌳 2 🚗 2

\$725 Per Week



16 Greenvale Grove

🏠 3 🌳 1 🚗 1

\$630 Per Week



30 King Road

🏠 2 🌳 1 🚗 1

\$500 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 HOUSE SALE STATISTICS

OCTOBER - DECEMBER 2016

Information is based on the RP Data statistics

Current median sale price	\$1,300,000
Highest sale price	\$2,680,000
Lowest sale price	\$500,000
Total sales	45

## HORNSBY HOUSE RENTAL STATISTICS

OCTOBER - DECEMBER 2016

Information is based on the RP Data statistics

**3 Bedroom House:**

Current median rental price	\$590 p/w
Highest rental price	\$720 p/w
Lowest rental price	\$529 p/w
Average rent	\$600 p/w

**4 Bedroom House:**

Current median rental price	\$700 p/w
Highest rental price	\$889 p/w
Lowest rental price	\$599 p/w
Average rent	\$731 p/w

## JOHN PYE REAL ESTATE

Residential & Commercial – Sales, Leasing and Property Management

Serving Sydney Property Owners since 1991



EMPOWERED SERVICE™ SINCE 1991

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