



# PROPERTY FACTSHEET

**CAMDEN HAVEN**  
4<sup>TH</sup> QUARTER 2014



# MARKET OVERVIEW

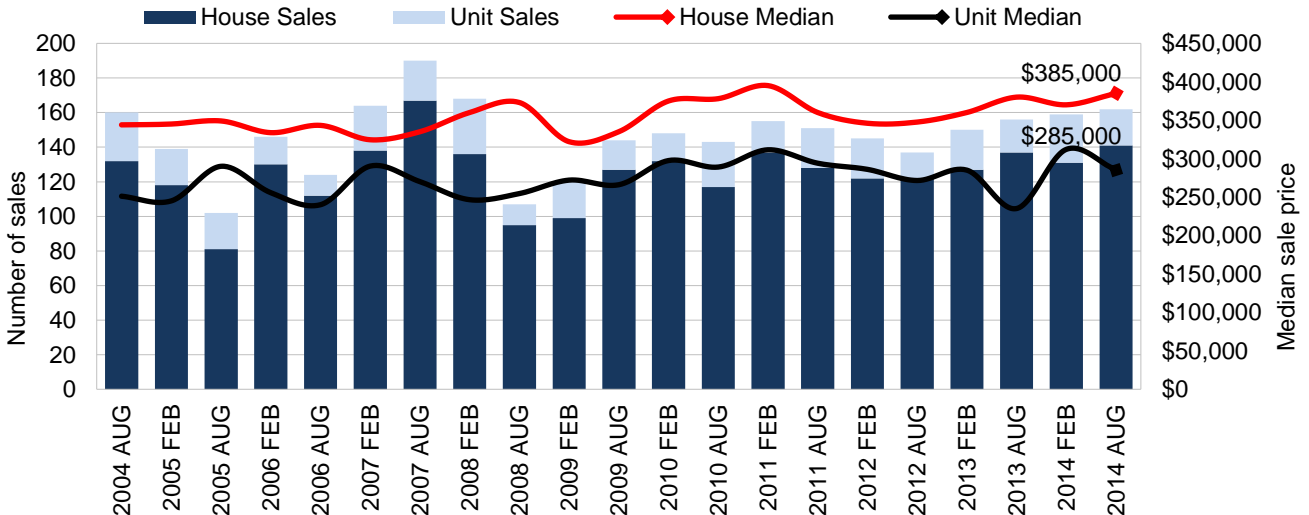
## SUBURB PERFORMANCE

Suburb	Median Price	12 Month Price Growth	Number of Sales	12 Month Sales Growth
BONNY HILLS	\$466,500	8.5%	70	20.6%
CAMDEN HEAD	\$395,000	-14.4%	7	50.0%
DUNBOGAN	\$492,500	4.8%	20	25.0%
KENDALL	\$370,000	23.3%	20	11.1%
KEW	\$509,000	13.1%	10	-47.4%
LAURIETON	\$335,000	-0.4%	28	6.6%
NORTH HAVEN	\$377,000	9.2%	26	-31.6%
WEST HAVEN	\$401,000	5.8%	20	-28.6%
LAKE CATHIE	\$425,000	8.5%	70	-10.2%
LAKEWOOD	\$333,750	-6.6%	28	27.3%

## HALF-YEARLY KEY STATS

	Number of Sales	Lowest Price	Highest Price	Median Rent	Estimated Rental Yield
House	141	\$142,500	\$1,330,000	\$360	4.90%
Unit	49	\$200,000	\$382,000	\$270	5.00%

## 10 YEAR CAPITAL GROWTH



### KEY FACTS

The Camden Haven property market is currently experiencing stable conditions.

Over the 12 months to August 2014, houses in the area recorded an average rise in median prices of 1.3% while over 5 years they have risen at an annual average of 2.8%.

Over the seven quarters to September 2014, average days on market for houses has declined by 28.6% and now sits at 80 days.

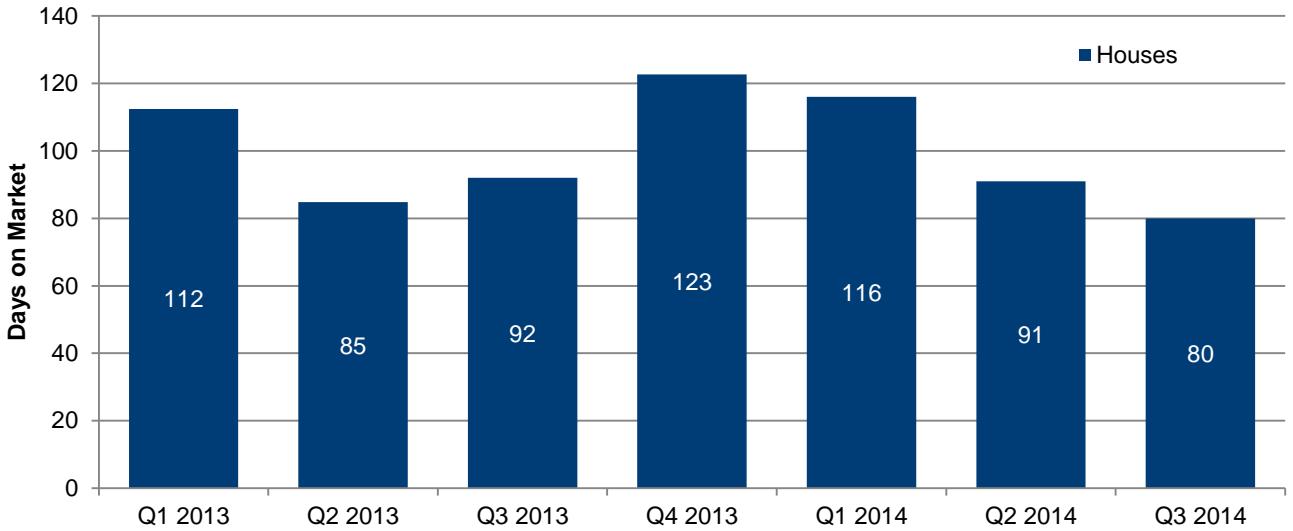
Lower average days on market indicates there is improving buyer sentiments and an increase in local demand.

Over the same period, average vendor discounting has dropped by 34.6% and is currently sitting -3.4% below list price.

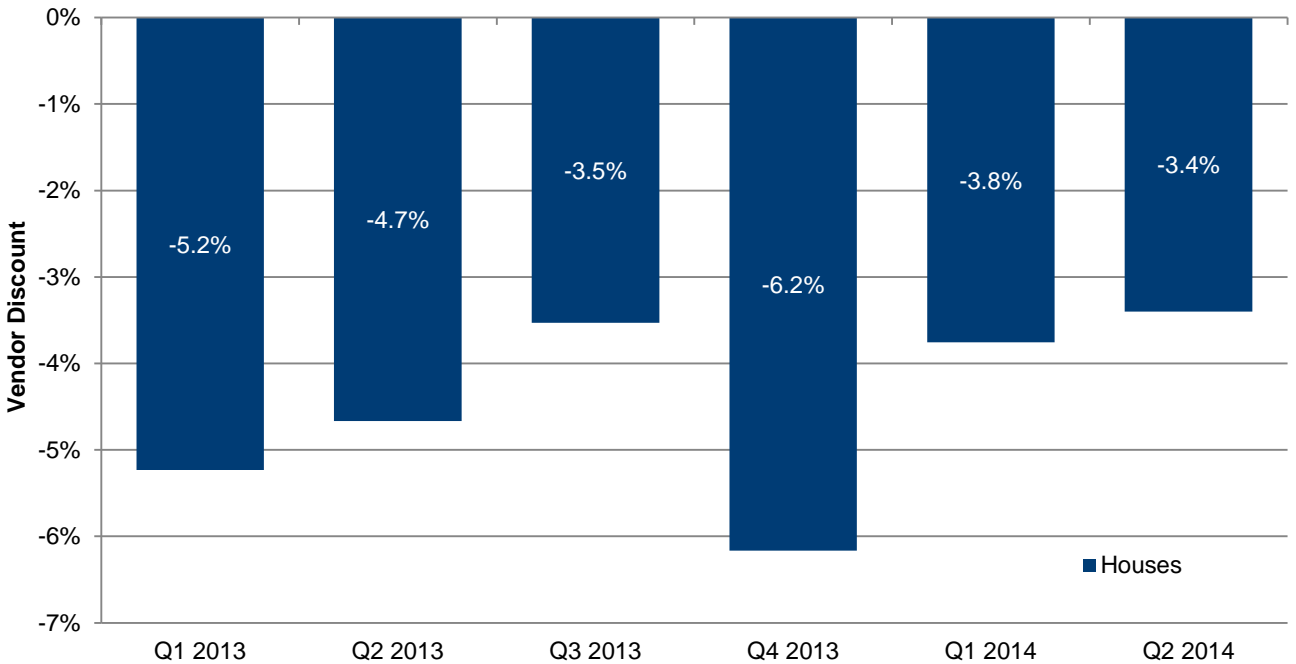
Less vendor discounting demonstrates that buyers are willing to pay more to secure the deal and vendors are becoming more aware of local market conditions.

## MARKET INDICATORS

### AVERAGE DAYS ON MARKET

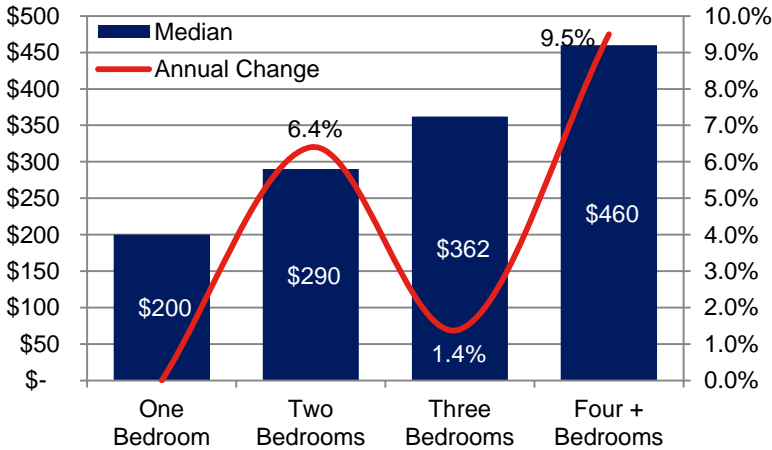


### AVERAGE VENDOR DISCOUNT



# INVESTMENT ANALYSIS

## QUARTERLY RENTAL PERFORMANCE



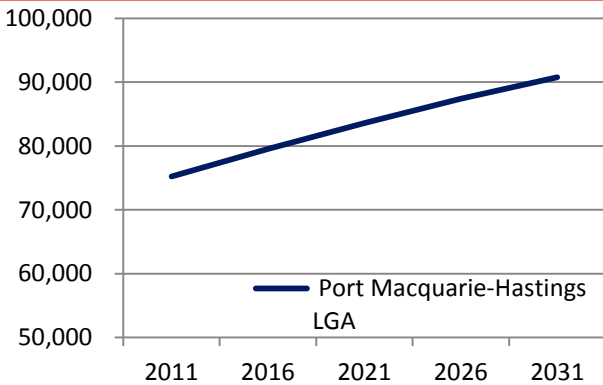
### KEY FACTS

Current returns indicate a rental yield of 4.7% for houses in. Four plus bedroom dwellings saw the largest increase in median rents over the past 12 months at 9.5%, with median per week rents reaching \$460.

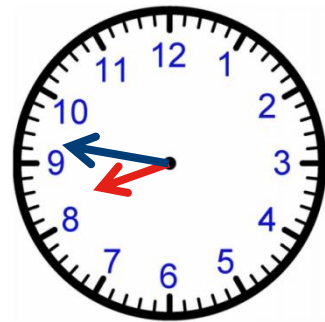
Population growth for the Port Macquarie-Hastings Council is expected to increase to 90,800 by 2031, which reflects a 0.9% annual growth rate.

Between 2015 and 2016 the Camden Haven area is set to receive \$630 billion worth of new projects. This includes the \$574 million Pacific Highway upgrade which should significantly improve local connectivity.

## POPULATION GROWTH

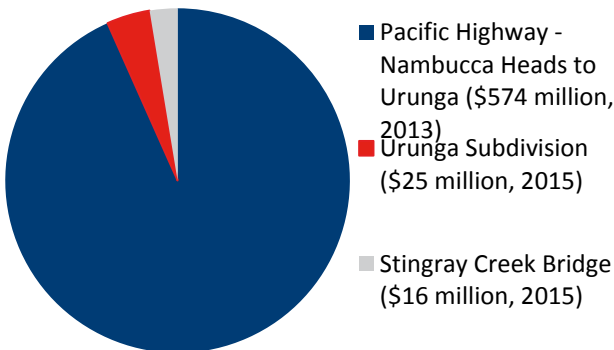


## PROPERTY CLOCK



Camden Haven Regional NSW

## TOP 5 NEW PROJECTS



## ESTIMATED HOUSE RENTAL YIELD

**+4.9%**

**Current Median: \$385,000  
Current Median Rent: \$360**

Based on 272 registered sales compared over the last 12 months.

## ABOUT PRDnationwide RESEARCH

**PRDnationwide's research division provides reliable, unbiased, and authoritative property research and consultancy to clients in metro and regional locations across Australia**

Our extensive research capability and specialised approach ensures our clients can make the most informed and financially sound decisions about residential and commercial properties.

### OUR KNOWLEDGE

**Access to accurate and objective research is the foundation of all good property decisions**

As the first and only truly knowledge based property services company, PRDnationwide shares experience and knowledge to deliver innovative and effective solutions to our clients.

We have a unique approach that integrates people, experience, systems and technology to create meaningful business connections. We focus on understanding new issues impacting the property industry; such as the environment and sustainability, the economy, demographic and psychographic shifts, commercial and residential design; and forecast future implications around such issues based on historical data and fact.

### OUR PEOPLE

**Our research team is made up of highly qualified researchers who focus solely on property analysis**

Skilled in deriving macro and micro quantitative information from multiple credible sources, we partner with clients to provide strategic advice and direction regarding property and market performance. We have the added advantage of sourcing valuable and factual qualitative market research in order to ensure our solutions are the most well considered and financially viable.

Our experts are highly sought after consultants for both corporate and government bodies and their advice has helped steer the direction of a number of property developments and secured successful outcomes for our clients.

### OUR SERVICES

**Our research team is made up of highly qualified researchers who focus solely on property analysis**

We have the ability and systems to monitor market movements, demographic changes and property trends. We use our knowledge of market sizes, price structure and buyer profiles to identify opportunities for clients and provide market knowledge that is unbiased, thorough and reliable.



**For further details contact:**

**Paul Hancox**

Principal/ Licensed Real Estate

Agent/Accredited Auctioneer

PRDnationwide Laurieton

68 Bold Street, Laurieton

NSW 2443 Australia

T 02 6559 9400

F 02 6559 7086

M 0408 652 694

E [phancox@prdnationwide.com.au](mailto:phancox@prdnationwide.com.au)

[prdnationwide.com.au/laurieton](http://prdnationwide.com.au/laurieton)

**Prepared by PRDnationwide Research:**

**Harrison Hall**

Research Analyst

PRDnationwide National Franchise Services

T 02 3026 3374

E [harrisonhall@prd.com.au](mailto:harrisonhall@prd.com.au)

[prdnationwide.com.au/Research](http://prdnationwide.com.au/Research)





YOUR HOME OF  
**PROPERTY**  
**KNOWLEDGE**

