



# Camden Haven

Property Factsheet  
2nd Half 2017





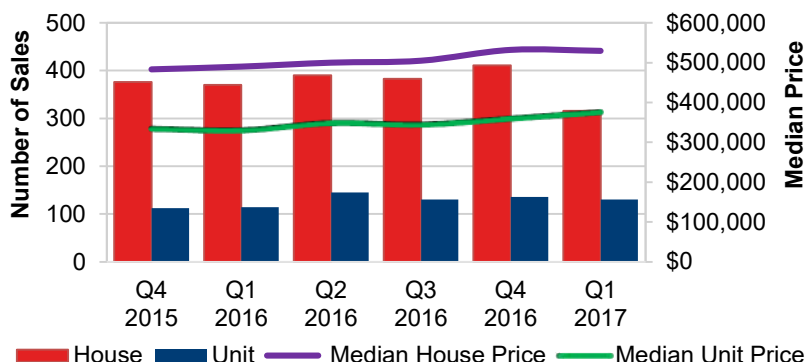
## MARKET CONDITIONS

The Camden Haven\* property market recorded a median house price of \$519,000 and \$400,000 for units in Q3 2017, representing impressive double digit annual price growth of 10.4% and 23.1% respectively. Over the same period of time the Port Macquarie – Hastings LGA also witnessed positive annual price growth for houses and units, by 5.8% to \$534,250 and 15.9% to \$400,000 respectively. The Camden Haven\* unit market proves to be a premium market when compared to the wider LGA, however also returning higher capital growth. The Camden Haven\* house market is more affordable when compared to the LGA, uniquely combined with higher capital growth. This makes it suitable for first home buyers wanting to enter the market.

Vendor discounts for houses has remained stable over the past 12 months to Q3 2017, currently at -2.5%. Unit average vendor discount has tightened from -3.3% to -2.0% over same time frame, suggesting buyers are willing to offer slightly above the sale price to secure their ideal unit. This confirms the increasing demand for units in The Camden Haven\*, an opportunity for developers to plan for mixed-use projects that adds to the unit stock.

Median rents have improved over the past 12 months, growing by 12.0% to \$420 for houses and 2.8% to \$325 for units. This is good news for investors, especially with a continuously low vacancy rate, at 2.2% in October 2017. This is on par with Sydney's vacancy rate (2.1%), and combined with exceptional rental yields of 4.4% (houses) and 4.6% (units), makes The Camden Haven\* an ideal place for positive long term investment returns.

## PORT MACQUARIE – HASTINGS GROWTH



## OVERVIEW

The Camden Haven is located on the mid-north coast of New South Wales, approx. 30km south of the major regional center Port Macquarie. Laurieton is the largest town and the commercial center for the Camden Haven district, The estimated urban population of this broader areas was 16,746 at the last ABS 2016 census.

Change from Last	Year	Half Year
House Sales	↓	↓
House Median Price	↑	↑
House Rental Price	↑	↑
Unit Sales	↑	↑
Unit Median Price	↑	↑
Unit Rental Price	↑	↑

## FUTURE DEVELOPMENTS\*\*

The Camden Haven\* is set to see approx. \$59.4M\*\* of new projects commencing between 2016 - 2017. Residential projects accounted for the majority of the development value (83.3%), totaling an estimated \$49.5M\*\* of projects. This is followed by infrastructure at approx. \$4.9M\*\* (8.4%) and commercial projects at approximately \$4.8M\*\* (8.3%).

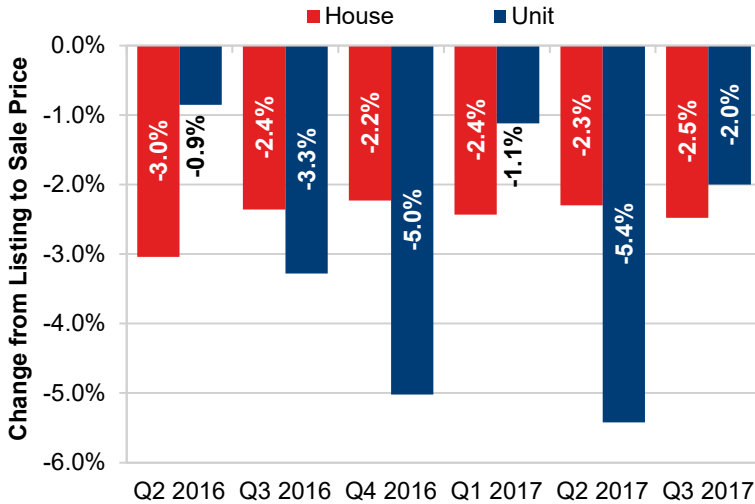
Residential subdivision lots and house sites development drives the main proportion of project value, to allow for new homes to be built and cater for increasing demand. In total 1322 lots are planned, spread over 7 projects. 16 units, 3 townhouses, and 3 dwellings are also planned for the market.

The two main residential projects between 2016 and 2017 are the Ocean Drive Subdivision (\$19.3M\*\*) in Lake Cathie, which will add 702 lots into the market. This is followed by Wedgetail Drive Subdivision, a rural/residential subdivision project located in Kew with an approximate estimated value of \$12.0M\*\*.

\*The Camden Haven market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Bonny Hills, Lake Cathie, Lakewood, Laurieton, North Haven, West Haven, Dunbogan, Camden Head, Deauville, Kew, Logans Crossing and Kendall.

\*\*Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value. Source: APM Pricerfinder, realestate.com.au, Real Estate Institute of NSW..

## AVERAGE VENDOR DISCOUNT\*\*



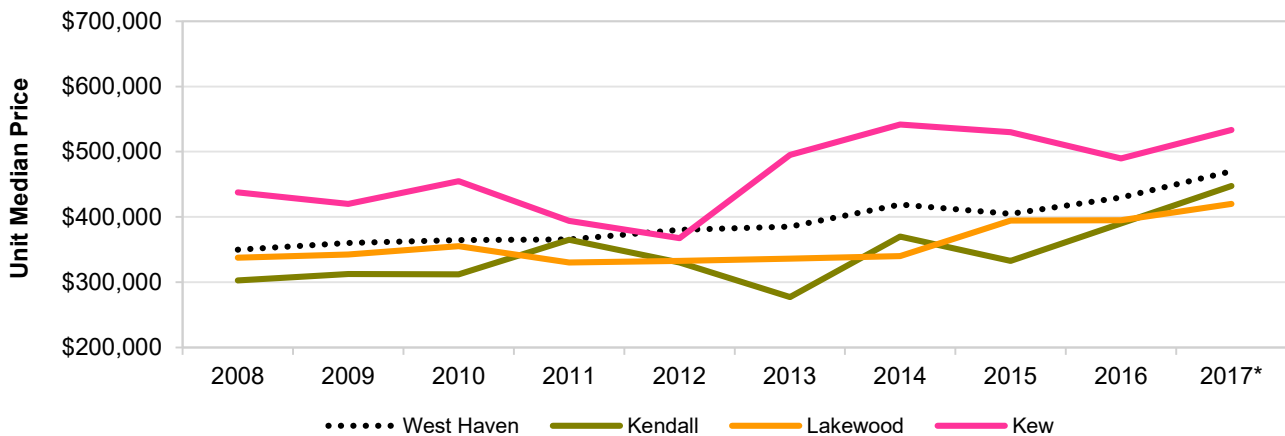
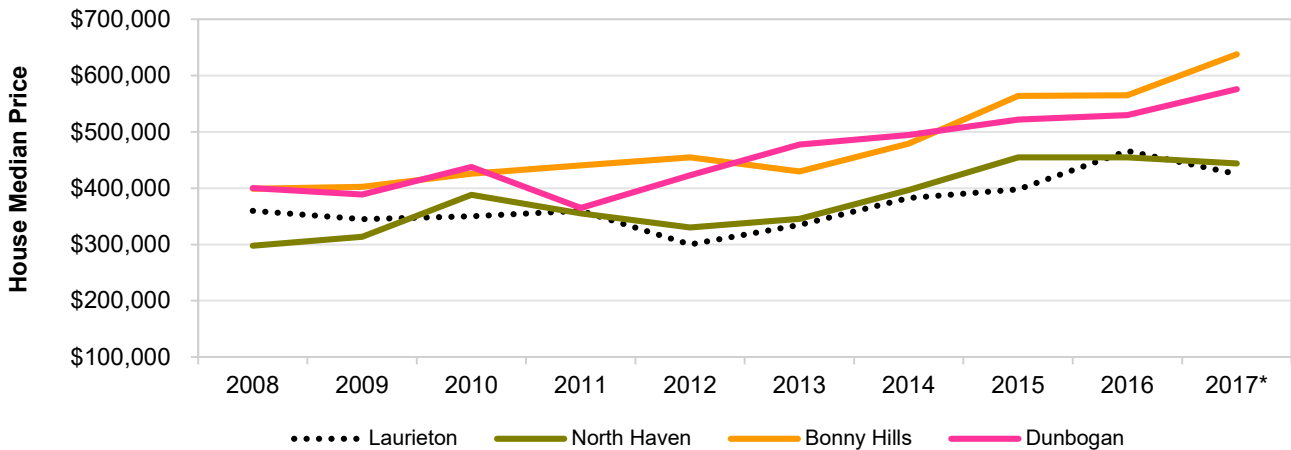
### AVERAGE VENDOR DISCOUNT

Average vendor discount reflects the average percentage difference between first list price and final sold price. A lower percentage difference (closer to zero) suggests buyers are willing to purchase close to the first asking price of a property.

### MARKET COMPARISON GRAPH

The market comparison graph provides comparative trend for median price of house and units over the past 10 years. Suburbs profiled are chosen based on proximity to the main suburb analysed in the factsheet, which is Laurieton. The main suburb is highlighted through a dotted black line graph.

## HOUSE MARKET COMPARISON

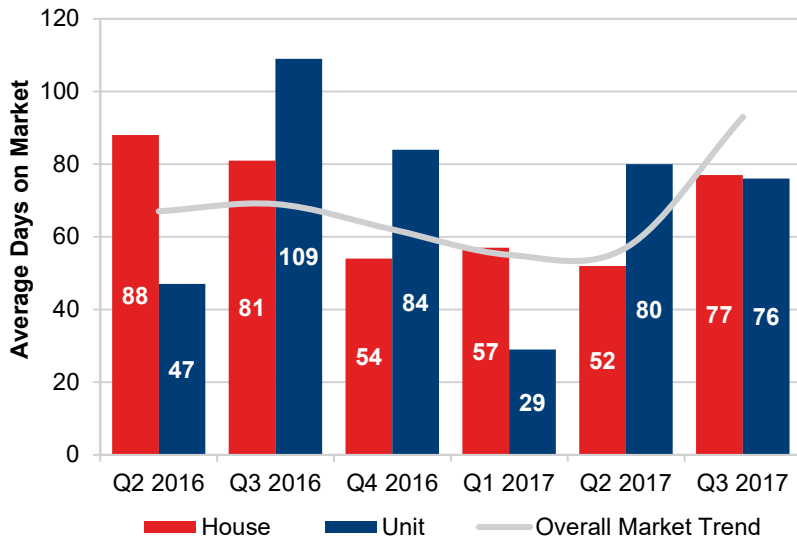


\*Disclaimer: 2017 data encapsulates up to an inclusive of Q3 2017 only, quoted data represents both settled transaction (i.e. government data) and agents' advice.

\*\*The Camden Haven market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Bonny Hills, Lake Cathie, Lakewood, Laurieton, North Haven, West Haven, Dunbogan, Camden Head, Deauville, Kew, Logans Crossing and Kendall.

Source: APM Pricerfinder, Realestate.com.au, Real Estate Institute of Australia.

## AVERAGE DAYS ON MARKET\*\*



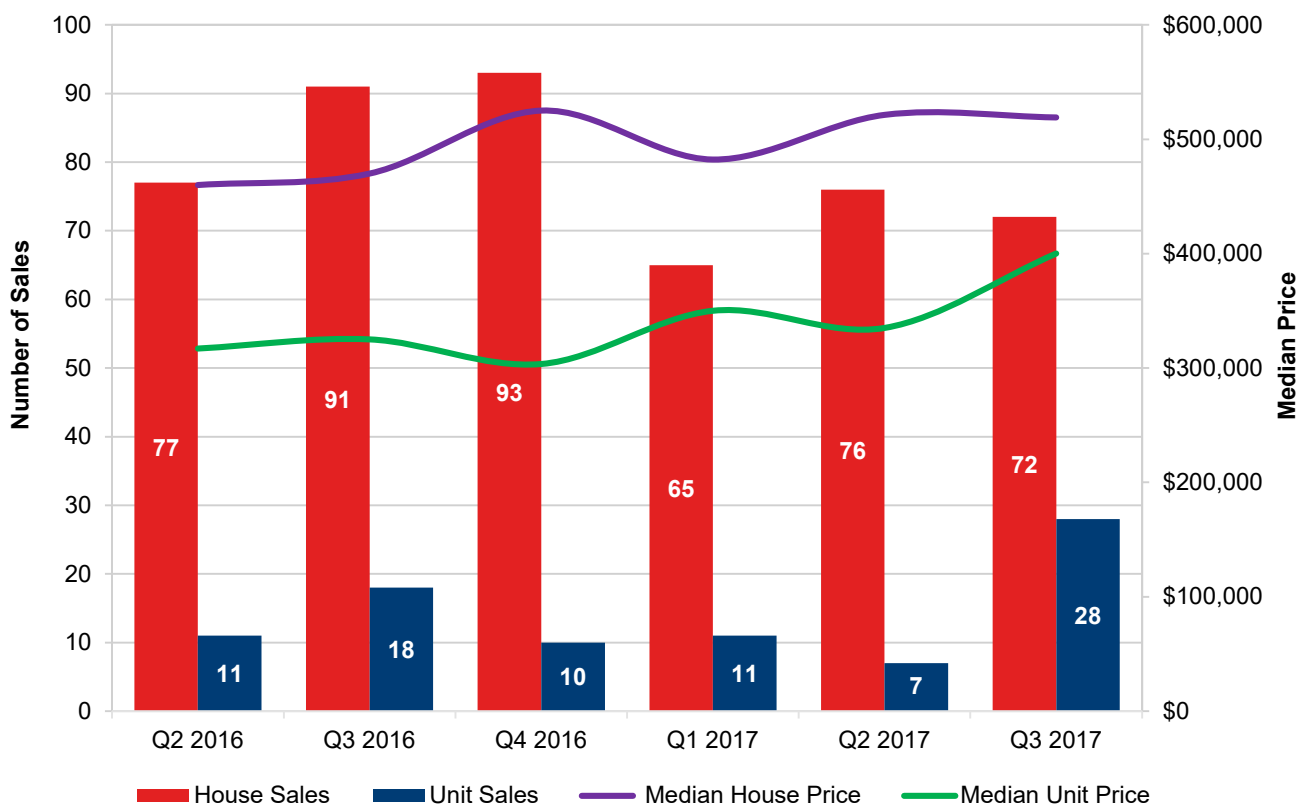
### HOUSE KEY FACTS Q3 2017

Median Sale Price: \$519,000  
 Annual Growth: 10.4%\*  
 Average Days on Market: 77  
 % Change between First Listed Price and Sold Price: -2.5%

### UNITS KEY FACTS Q3 2017

Median Sale Price: \$400,000  
 Annual Growth: 23.1%\*  
 Average Days on Market: 76  
 % Change between First Listed Price and Sold Price: -2.0%

## SALES AND MEDIAN PRICE\*\*



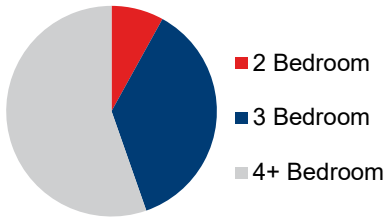
\*Annual growth represents price growth for property transactions between Q3 2016 to Q3 2017 (inclusive).

\*\*The Camden Haven market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Bonny Hills, Lake Cathie, Lakewood, Laurieton, North Haven, West Haven, Dunbogan, Camden Head, Deauville, Kew, Logans Crossing and Kendall.

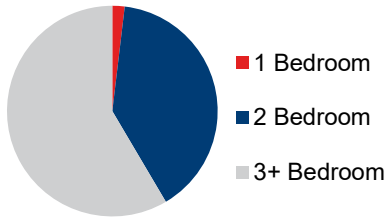
Source: APM Pricerfinder, realestate.com.au, SQM Research, Real Estate Institute of NSW, Central Coast Council.

## RENTAL MARKET ANALYSIS

### HOUSE



### UNIT



#### KEY COMMENTS

The Camden Haven\* has an average of 333 online visits per property, which is considered a mid-demand market when compared to the New South Wales average of 852. The rental market is extremely attractive for investors, with median house and unit rental prices increasing by 12.0% and 2.8% (respectively) over the past 12 months to Q3 2017. The vacancy rate has trended quite low over the past 12 months, at 2.2% in October 2017, suggesting a high demand rental market.

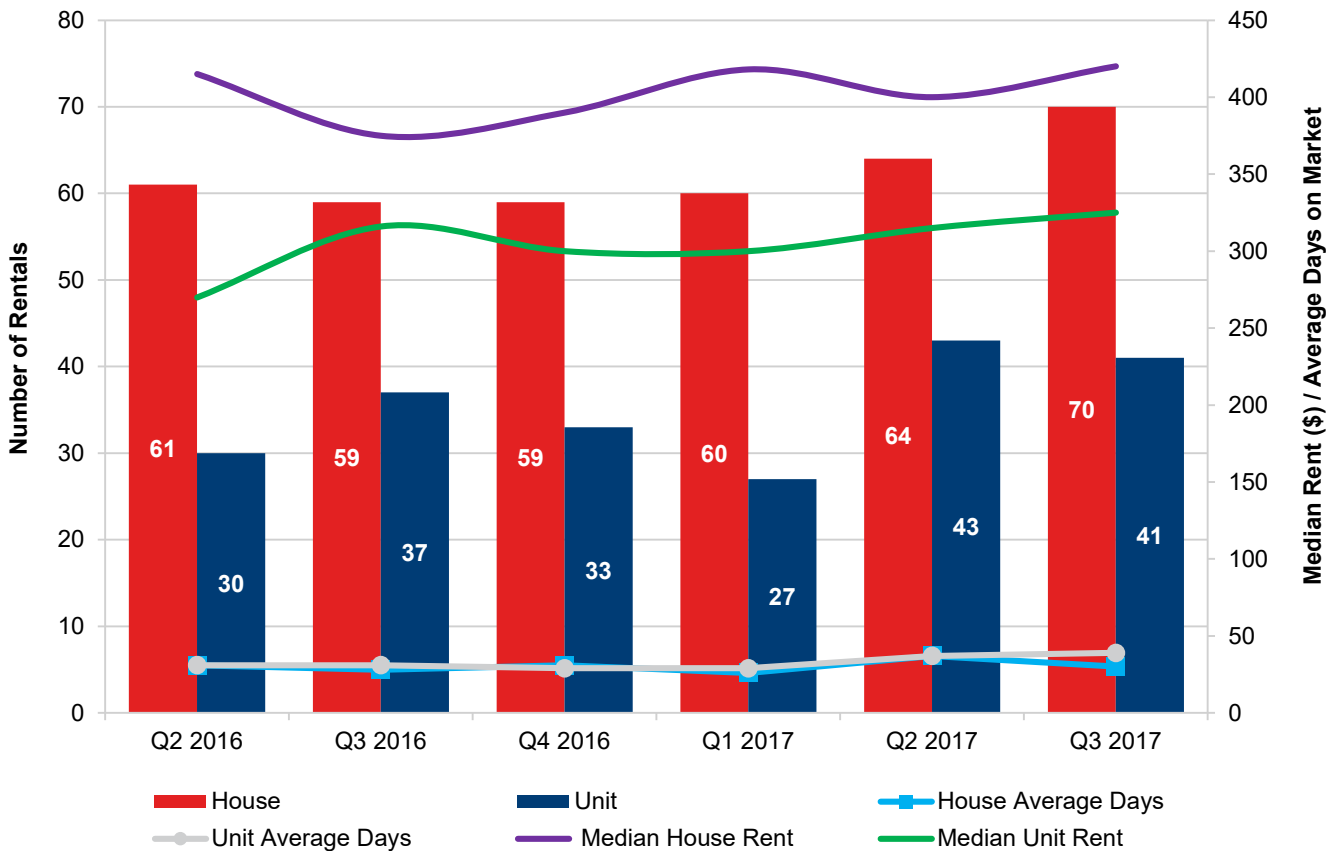
#### HOUSE KEY FACTS Q3 2017

Median Rent Price: \$420 per week  
 Suburb Rental Yield: 4.4%  
 Average Days on Market: 30  
 Bedroom Breakdown:  
 1-2 Bed: 15%, 3 Bed: 50%, 4+ Bed: 35%

#### UNITS KEY FACTS Q3 2017

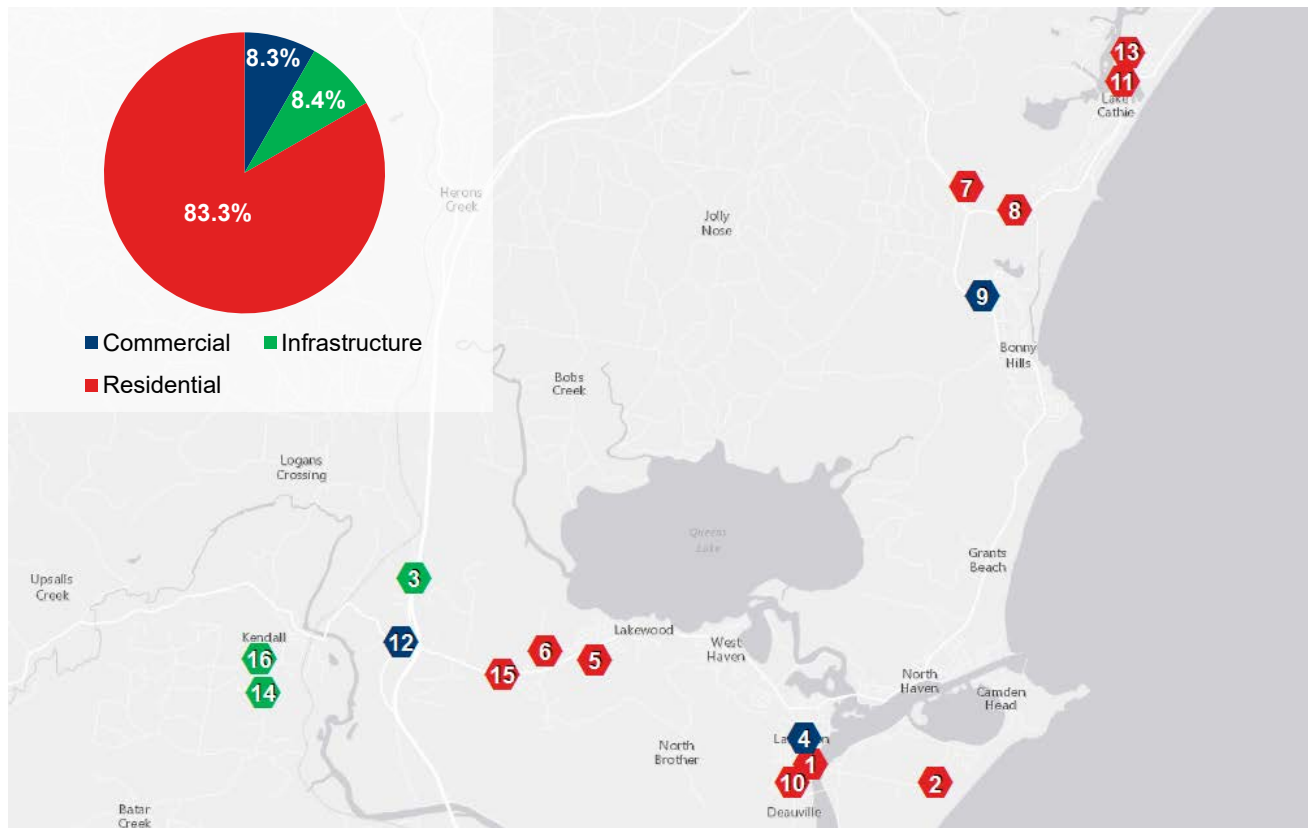
Median Rent Price: \$325 per week  
 Suburb Rental Yield: 4.6%  
 Average Days on Market: 39  
 Bedroom Breakdown:  
 1 Bed: 23%, 2 Bed: 47%, 3+ Bed: 30%

## MEDIAN RENT AND AVERAGE DAYS ON MARKET\*



\*Disclaimer: The Camden Haven market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Bonny Hills, Lake Cathie, Lakewood, Laurieton, North Haven, West Haven, Dunbogan, Camden Head, Deauville, Kew, Logans Crossing and Kendall.  
 Source: APM Pricerfinder, realestate.com.au, SQM Research.

# PROJECT DEVELOPMENT MAP 2<sup>nd</sup> HALF 2017\*



Location	Project**	Type	Estimated Value**	Commence Date***	Completion Date***
1	Laurie St Residential Development (4 Dwellings)	Residential	\$950,000	04/04/2016	11/08/2017
2	Scarborough Way Residential Subdivision (77 Lots)	Residential	\$2,310,000	11/08/2016	28/01/2017
3	Kew Waste Transfer Station	Infrastructure	\$3,605,000	15/08/2016	14/07/2017
4	Bold St Shop Top Development (2 Units)	Mixed Use	\$1,380,000	10/10/2016	25/11/2016
5	Bronzewing Tce Subdivision (23 Lots)	Residential	\$920,000	10/11/2016	
6	Wedgetail Dr Subdivision	Residential	\$12,000,000	12/02/2017	22/09/2017
7	Forest Parkway Subdivision (68 Lots)	Residential	\$3,400,000	27/02/2017	23/06/2017
8	Forest Parkway & Ocean Dr (151 Lots)	Residential	\$3,700,000	13/03/2017	24/11/2017
9	St Lucia PI Residential Development (12 Villas)	Residential	\$3,420,000	17/04/2017	16/02/2018
10	Lord St Residential Development (3 Dwellings)	Residential	\$596,000	15/05/2017	06/04/2018
11	Ocean Drive (702 Lots)	Residential	\$19,305,000	26/06/2017	23/03/2018
12	Kenport Petroleum carwash	Commerical	\$150,000	24/07/2017	20/10/2017
13	Ocean Dr Residential Building (14 Units)	Residential	\$2,500,000	13/09/2017	11/09/2018
14	Oneills Bridge	Infrastructure	\$750,000	18/09/2017	13/03/2018
15	Kew Manufactured Housing Estate (301 Lots)	Residential	\$3,800,000	26/09/2017	26/02/2018
16	Albert St Bridge	Infrastructure	\$612,000	04/10/2017	10/02/2018

\*Disclaimer: Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

\*\*Projects refers to the top developments within the suburbs of Bonny Hills, Lake Cathie, Lakewood, Laurieton, North Haven, West Haven, Dunbogan, Camden Head, Deauville, Kew, Logans Crossing and Kendall.

\*\*\*Estimated value is the value of construction costs, it does not reflect the project's sale/commercial value. Commencement and completion date quoted is an approximate only, as provided Source: Cordell Database, BatchGeo, Department of Planning and Environment NSW, Central Coast Council.

## 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 services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customized products**

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.



#### OUR SERVICES INCLUDE:

- Advisory and consultancy
- Market Analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market Analysis
- Geographic information mapping
- Project Analysis including product and pricing recommendations
- Rental and investment return analysis

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