



Camden Haven
Property Factsheet
1st Half 2019





MARKET CONDITIONS

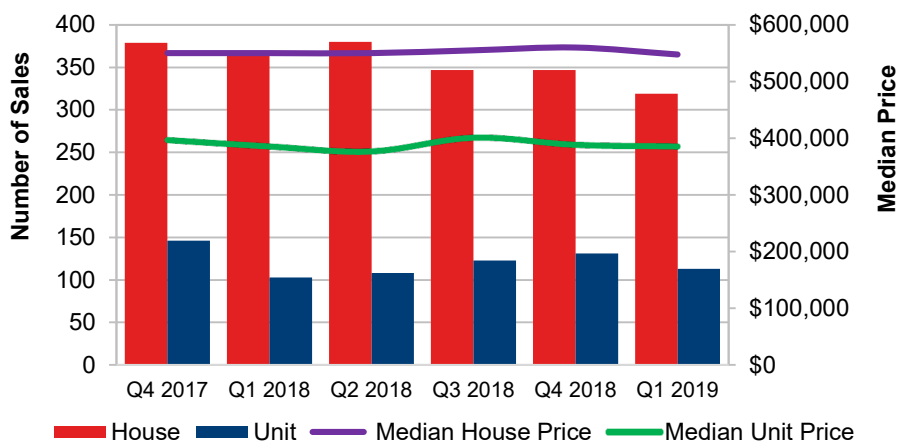
The Camden Haven* property market continue to strengthen in 2019, with a median house price of \$549,000 and median unit price of \$432,500 in Q1 2019. This represents annual (Q1 2018 – Q1 2019) price growth of 14.4% (house) and 9.5% (units). Compared to the *Camden Haven* 2nd half 2018 Research Factsheet*, which reported an annual (Q3 2017 – Q3 2018) median price growth of 11.4% (house) and stable for units, properties in Camden Haven* have strengthened in value. This should provide owners and investors in Camden Haven* with confidence, as many other regional New South Wales (NSW) markets have experienced a softening in median prices, as has the Sydney Metro area.

The Port Macquarie – Hastings Local Government Area (LGA) recorded a median house price of \$547,500 and median unit price of \$385,000 in Q1 2019, representing annual (Q1 2018 – Q1 2019) growth of -0.5% (house) and 0.0% (units). Compared to the LGA the Camden Haven* area is premium market, both from an entry price and capital growth perspectives.

Average vendor discount for houses have tightened from -4.1% in Q1 2018 to -3.2% in Q1 2019, which suggests that buyers are willing to offer closer to the first list asking price. Now is an ideal time for sellers to act. Average vendor discount for units have widened slightly, from -3.0% in Q1 2018 to -4.0% in Q1 2019, which suggests sellers are having to discount further from their first list asking price. However considering the annual median unit price growth of 9.5%, there is still capital growth to be made.

The Camden Haven* rental markets proves to be resilient, benefitting investors. The median house rent price softened by -3.8% between Q1 2018 – Q1 2019, to \$375 per week. Median unit rent price remained stable, at \$325 per week. However considering the number of properties rented increased, by 13.8% for houses and 28.6% for units, this indicates a resilient rental market with healthy level of demand.

PORT MACQUARIE-HASTINGS GROWTH



OVERVIEW

Camden Haven* is a small conglomerate of villages surrounded by lakes, river, and ocean; located in the Mid North Coast region of New South Wales. Laurieton is the largest town within the district, approx. 365kms north of Sydney. Camden Haven* is home to 7,532 people according to ABS Census 2016, signifying 5.0% population growth over the past five years.

CHANGE FROM LAST	YEAR	HALF YEAR
House Sales	↓	↑
House Median Price	↑	↑
House Rental Price	↓	↓
Unit Sales	↓	↑
Unit Median Price	↑	↑
Unit Rental Price	↔	↓

FUTURE DEVELOPMENTS**

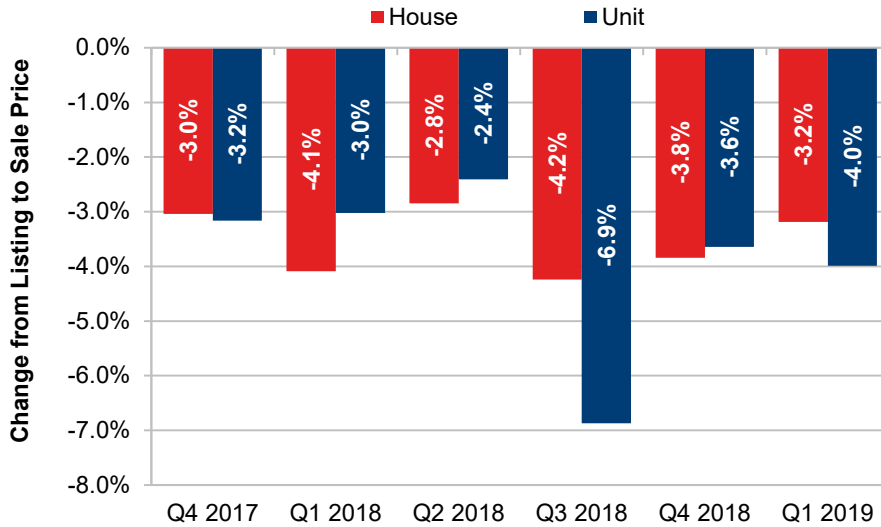
Camden Haven* plans to invest approx. \$31.4M between 2nd half 2016 – 1st half 2019, the majority of which is dedicated to residential projects (71.2%). This is an ideal strategy for the area, as there has been an increase in property sales (25.0% for house and 60.0% for units) over the past 6 months to Q1 2019. Increasing property supply will cater for current high demand and assist with affordability for first home buyers.

Residential projects that are currently in construction or have the development approval to commence construction are: Wedgetail Dr Subdivision (\$12.0M), Kew Manufactured Housing Estate (\$3.8M, 301 sites, staged development and close to being sold out and completed), the Scarborough Way Residential Subdivision (\$2.3M, 77 lots), Quandong Place Villas (\$7.8M, 6 villas), and Bronzewig Terrace Subdivision (\$920K, 23 lots).

Other upcoming projects in the 1st half of 2019 include: North Haven Bowling Club (\$1.9M), Mobile Network Australia Lakewood Telecommunications Facility (\$250K), and improvements to Camden Haven High School (\$400K).

*Camden Haven market data and key indicators encapsulates aggregate property market conditions in the postcodes 2439 and 2443.
**Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value. Quoted construction and completion dates are estimate only, as per relevant data authority.
Source: APM Pricerfinder, realestate.com.au. © Copyright PRDnationwide 2019.

AVERAGE VENDOR DISCOUNT**



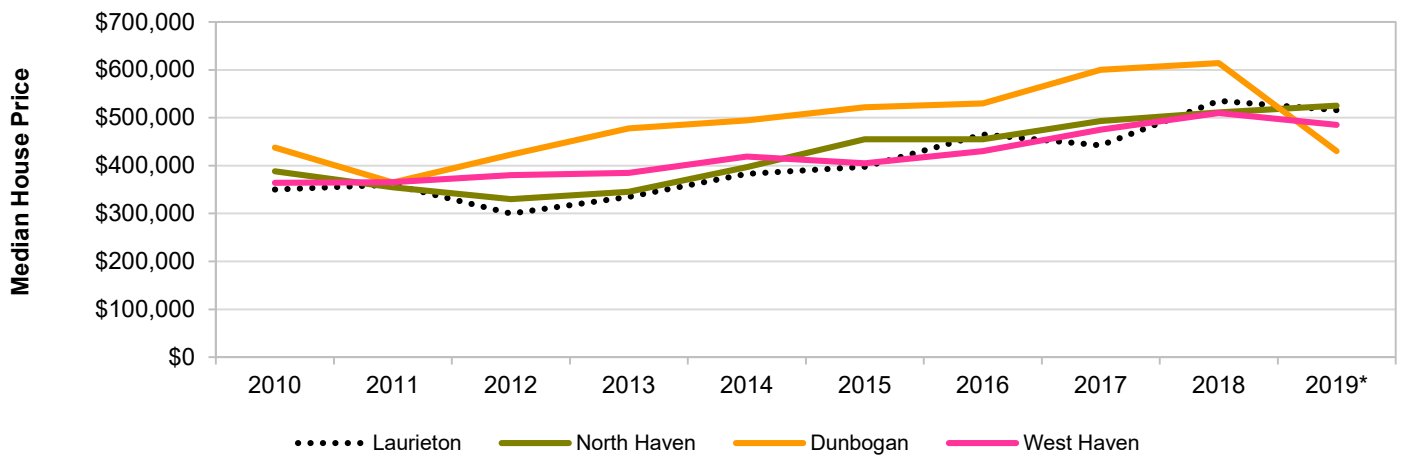
AVERAGE VENDOR DISCOUNT

The average vendor discount reflects the average percentage difference between the first list price and the final sold price. A lower percentage difference (closer to 0) suggests buyers are willing to purchase close to the first asking price of a property.

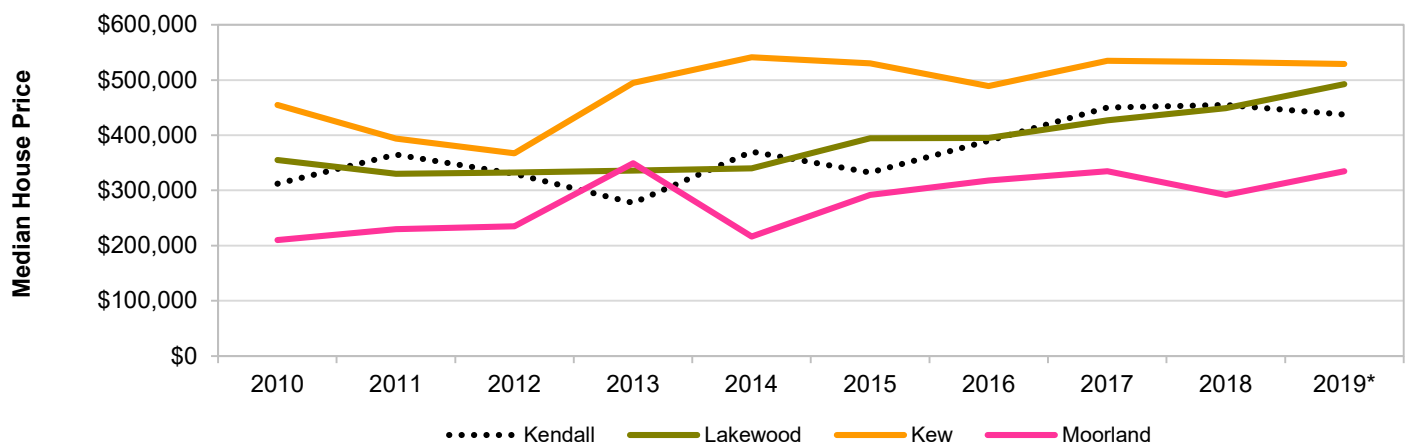
MARKET COMPARISON GRAPH

The market comparison graph provides a comparative trend for the median price of houses and units over the past 10 years. Suburbs profiled are chosen based on their proximity to the main suburb analysed in this Factsheet, which is Camden Haven. The main suburb is shown as a dotted black line in the graphs below.

HOUSE MARKET COMPARISON



HOUSE MARKET COMPARISON

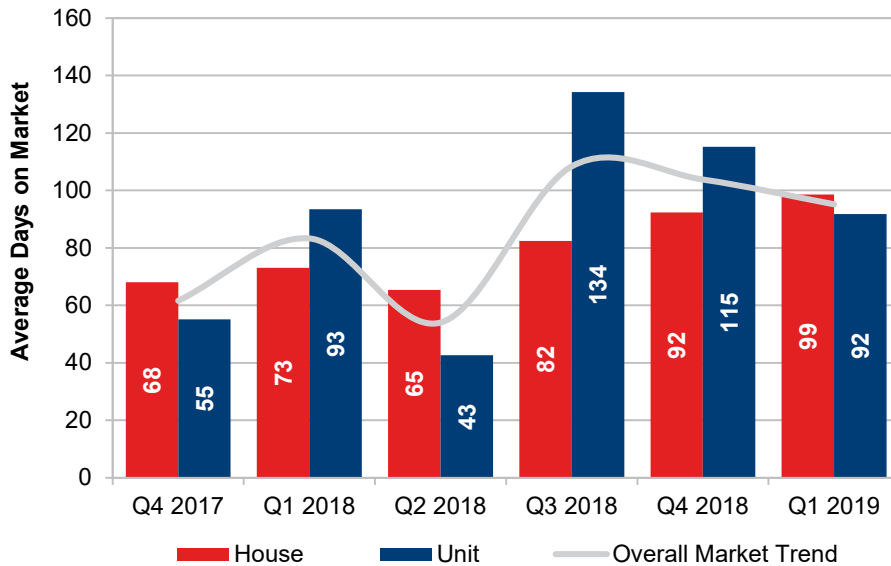


*2019 sales data is inclusive of the period Q1 2019 only.

**Camden Haven market data and key indicators encapsulates aggregate property market conditions in the postcodes 2439 and 2443.

Source: APM Pricefinder. © Copyright PRDnationwide 2019.

AVERAGE NUMBER OF DAYS ON THE MARKET**



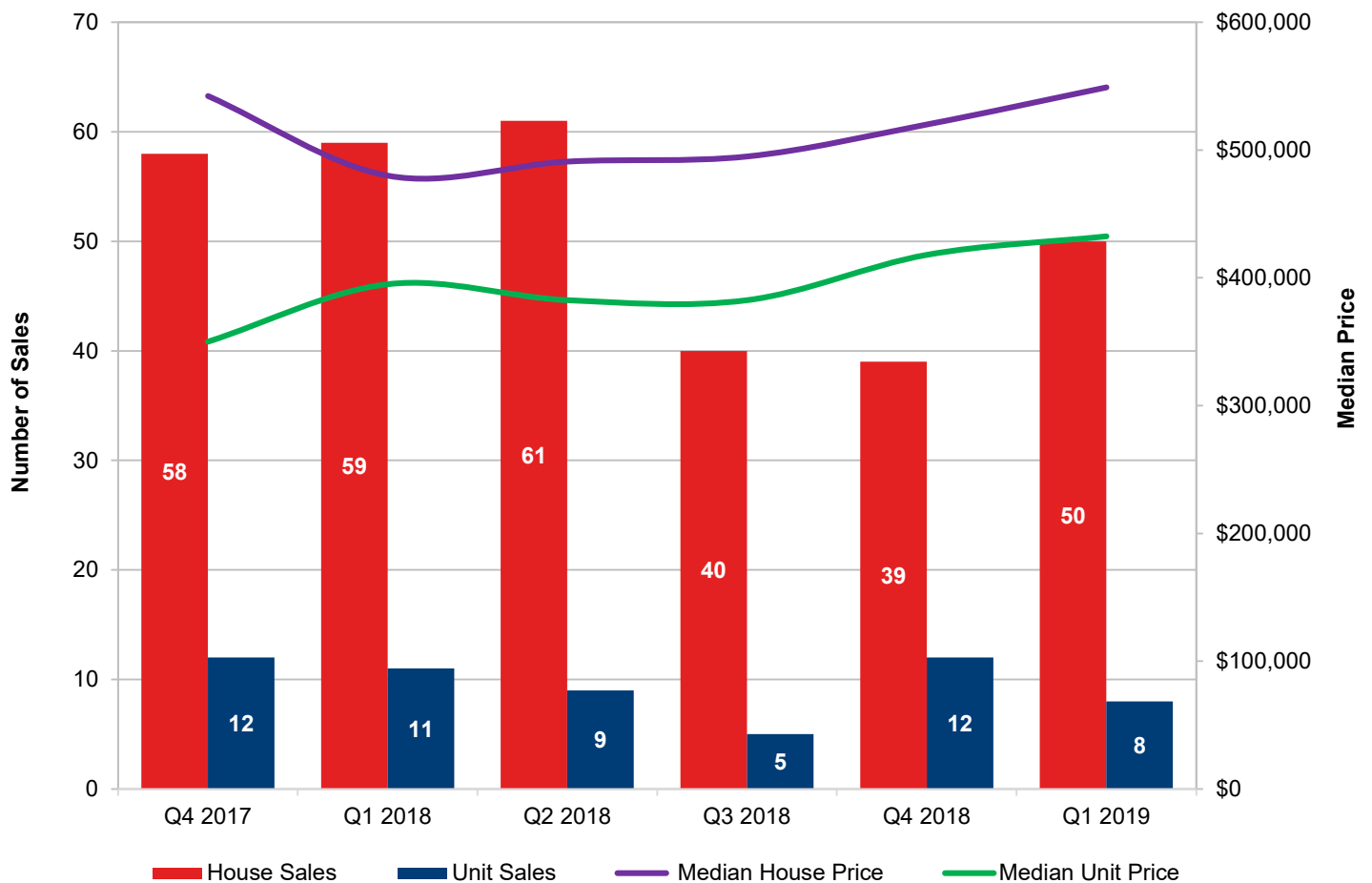
KEY HOUSE FACTS Q1 2019

Median Sale Price: \$549,000
 Annual Growth: 14.4%*
 Average Days on Market: 99
 % Change Between First Listed Price and Sold Price: -3.2%

KEY UNIT FACTS Q1 2019

Median Sale Price: \$432,500
 Annual Growth: 9.5%*
 Average Days on Market: 92
 % Change Between First Listed Price and Sold Price: -4.0%

SALES AND MEDIAN PRICES**

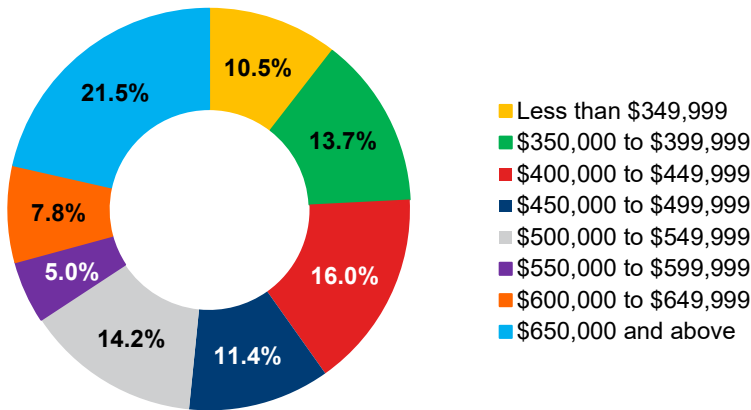


*Annual growth represents price growth for property transactions between Q1 2018 to Q1 2019 (inclusive).

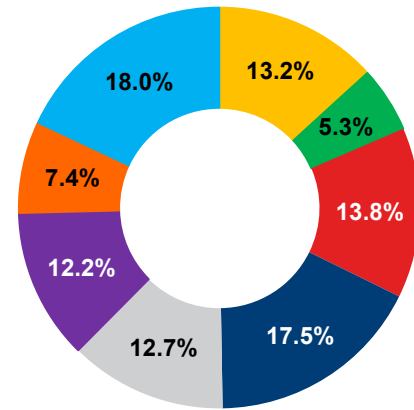
**Camden Haven market data and key indicators encapsulates aggregate property market conditions in the postcodes 2439 and 2443.
 Source: APM Pricerfinder, realestate.com.au, SQM Research. © Copyright PRDnationwide 2019.

SALES PRICE POINT COMPARATIVE ANALYSIS

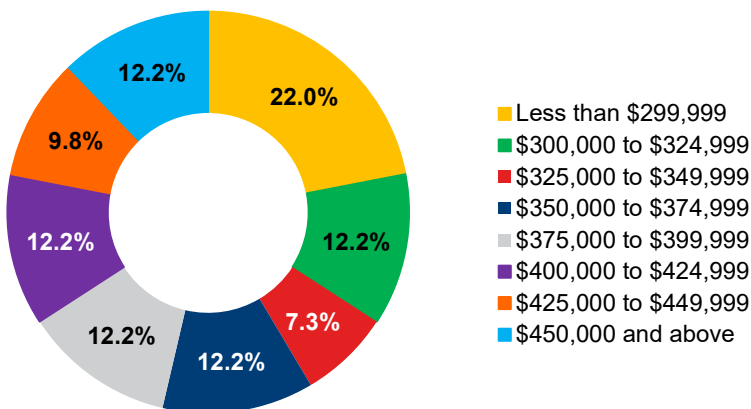
HOUSE PRICE POINT 2017



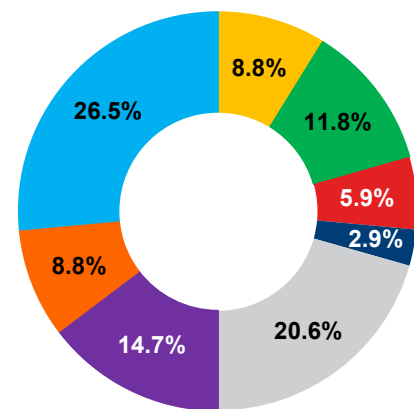
HOUSE PRICE POINT 2018



UNIT PRICE POINT 2017



UNIT PRICE POINT 2018



KEY IMPLICATIONS - HOUSES

The dominant price point for Camden Haven* house market in 2018 continues to be in the premium pricing of \$650K and above, however this has declined in share of total sales, from 21.5% in 2017 to 18.0% in 2018. There has been an increase in activity in the \$550 - \$600K price bracket, from 5.0% in 2017 to 12.2% in 2018, which is not surprising considering the 14.4% median price growth between Q1 2018 – Q1 2019.

There is a strengthening in the mid-range price houses, between \$450-\$500K, from 11.4% of total sales in 2017 to 17.5% in 2018. Those looking for affordable options under \$400K need to act fast, as this price bracket has shrunk from a total of 24.2% in 2017 to 18.5% in 2018.

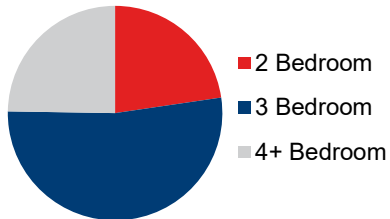
KEY IMPLICATIONS - UNITS

The Camden Haven* unit market has experienced a large swing in dominant pricing, from the most affordable pricing of less than \$300K in 2017 to the highest pricing of \$450K and above in 2018. This is partly explained by the 9.5% growth in annual (Q1 2018-Q1 2019) median unit price, however considering the small number of unit sales in Camden Haven* such large fluctuations are expected and need to be taken with caution.

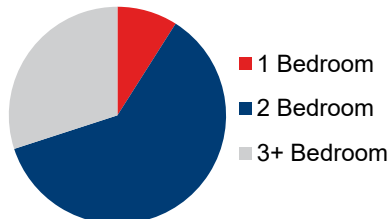
Like the housing market there has been a strengthening in the mid-range price units, between \$375-\$400K, from 12.2% in 2017 to 20.6% in 2018. Unit buyers looking for affordable options of less than \$300K need to act fast, as opportunities in this price bracket is only 8.8% in 2018.

INVESTMENT ANALYSIS

HOUSE



UNIT



KEY HOUSE FACTS Q1 2019

Median Rent Price: \$375 per week
 Rental Yield: 2.9%
 Average Days on Market: 27
 Bedroom Breakdown:
 2 Bed: 22%, 3 Bed: 51%, 4+ Bed: 24%

KEY UNIT FACTS Q1 2019

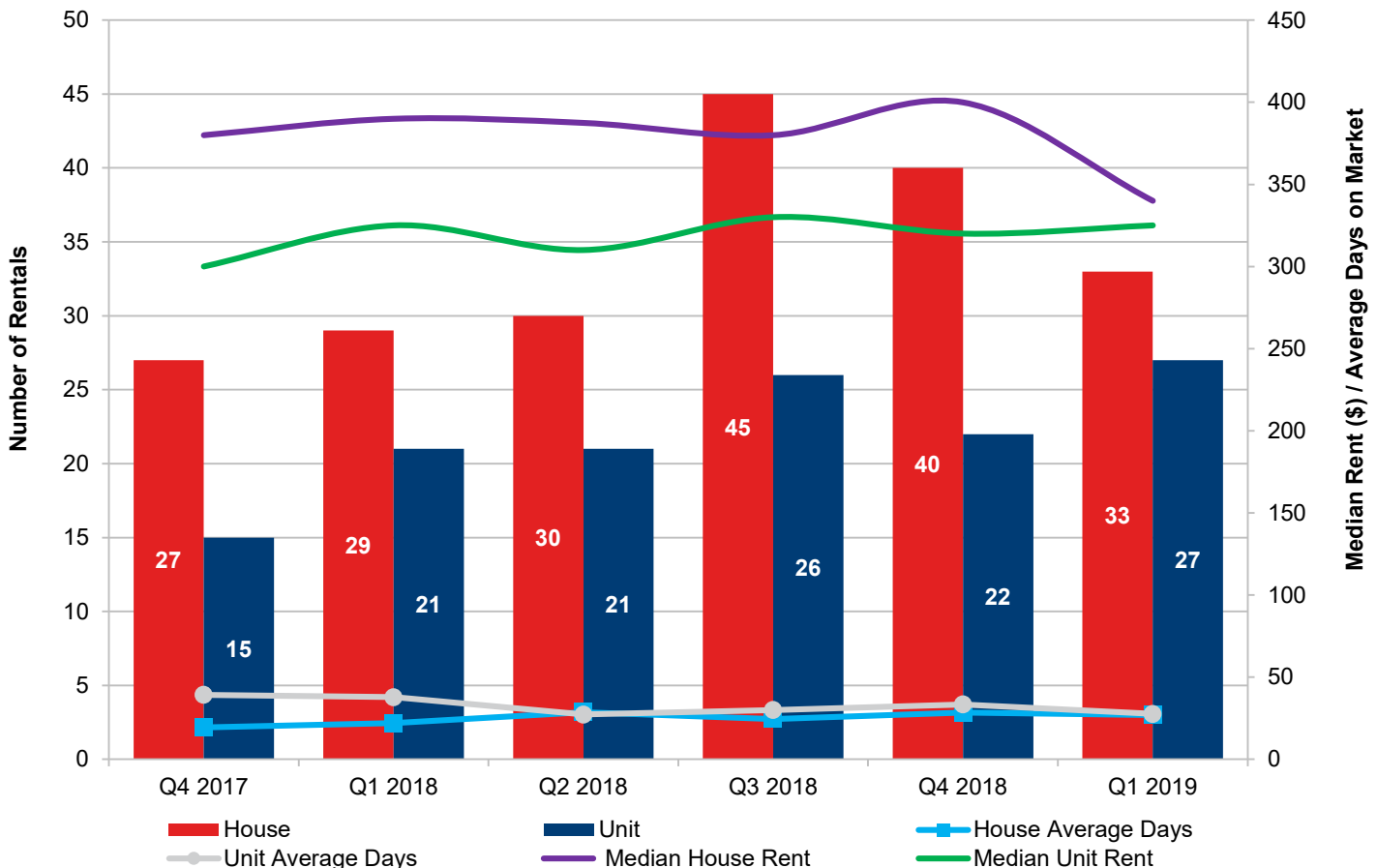
Median Rent Price: \$325 per week
 Rental Yield: 4.5%
 Average Days on Market: 28
 Bedroom Breakdown:
 1 Bed: 9%, 2 Bed: 61%, 3+ Bed: 30%



KEY COMMENTS

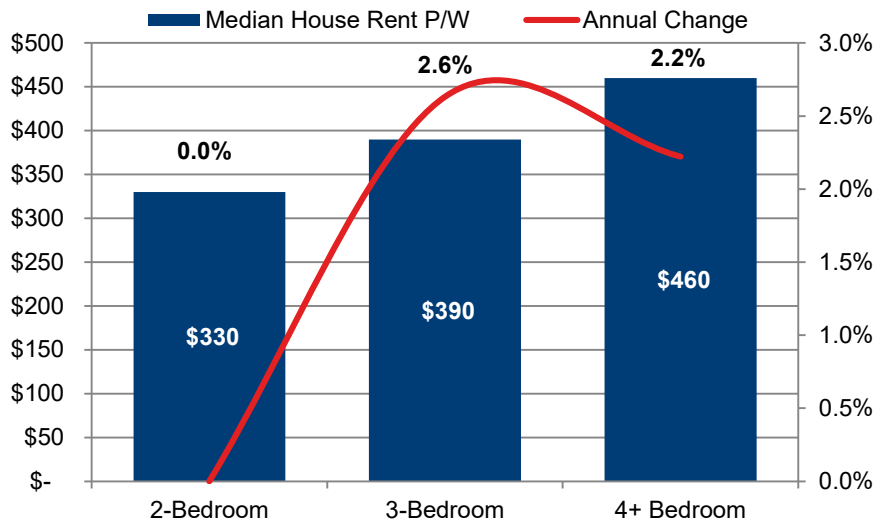
The Camden Haven* rental market has seen an increase in properties rented, by 13.8% for houses and 28.6% for units between Q1 2018 – Q1 2019. During this time median house rent price declined by -3.8% and median unit rent price held steady. This suggest that the house rental market is close to saturation whereas the unit rental market remained resilient. That said average days on market has continued to trend at a low 27 days for houses and 28 days for units, indicating that investors will be able to benefit from a quick rental uptake. This confirms Camden Haven* as an ideal alternative investment to Sydney Metro.

MEDIAN RENT AND AVERAGE DAYS ON THE MARKET*



*Disclaimer: Camden Haven market data and key indicators encapsulates aggregate property market conditions in the postcodes 2439 and 2443. Source: APM Pricefinder, realestate.com.au, SQM Research. © Copyright PRDnationwide 2019.

RENTAL PERFORMANCE 2018*



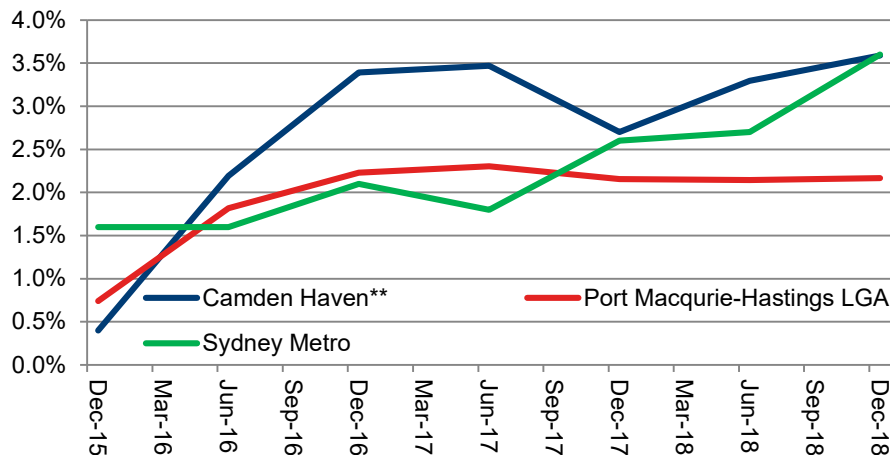
KEY COMMENTS

Rental yield in Camden Haven* was recorded at 2.9% for house and 4.5% for units in December 2018, on par with Sydney Metro's rental yield of 2.9% (house) and 3.8% (units). That said Camden Haven* have a lower entry sales price, making it an ideal regional investment.

3 bedroom houses provide the highest annual median rent growth, of 2.6%.

Vacancy rates in Camden Haven* was recorded at 3.6% in December 2018. Although this represents an increasing trend this is on par with Sydney Metro (3.6%), which suggest there is equal rental demand in the two areas.

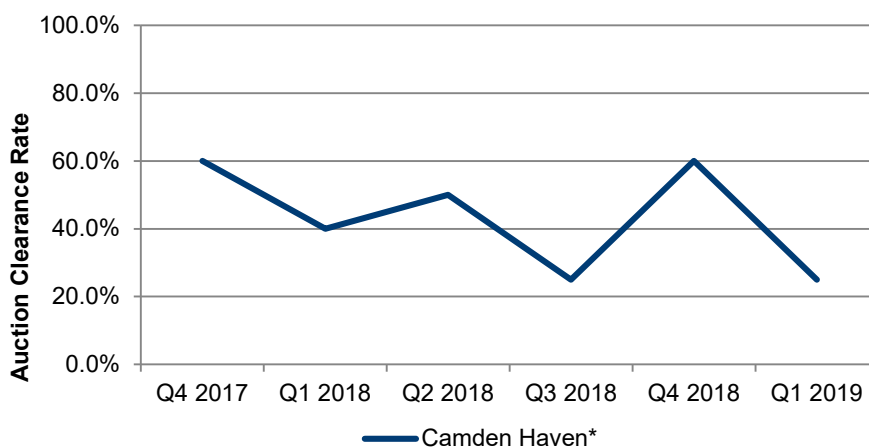
VACANCY RATES 2018



RENTAL YIELD 2018

Suburb/ Postcode/ LGA	House Rental Yield	Unit Rental Yield
Camden Haven*	2.9%	4.5%
Port Macquarie-Hastings LGA	3.8%	4.4%
Sydney Metro	2.9%	3.8%

AUCTION CLEARANCE RATES 2019**



Q1 19 COMPARISON

Suburb/ Postcode/ LGA	Auction Clearance Rate
Camden Haven**	25.0%
Port Macquarie-Hastings LGA	30.8%
Sydney Metro^	58.7%

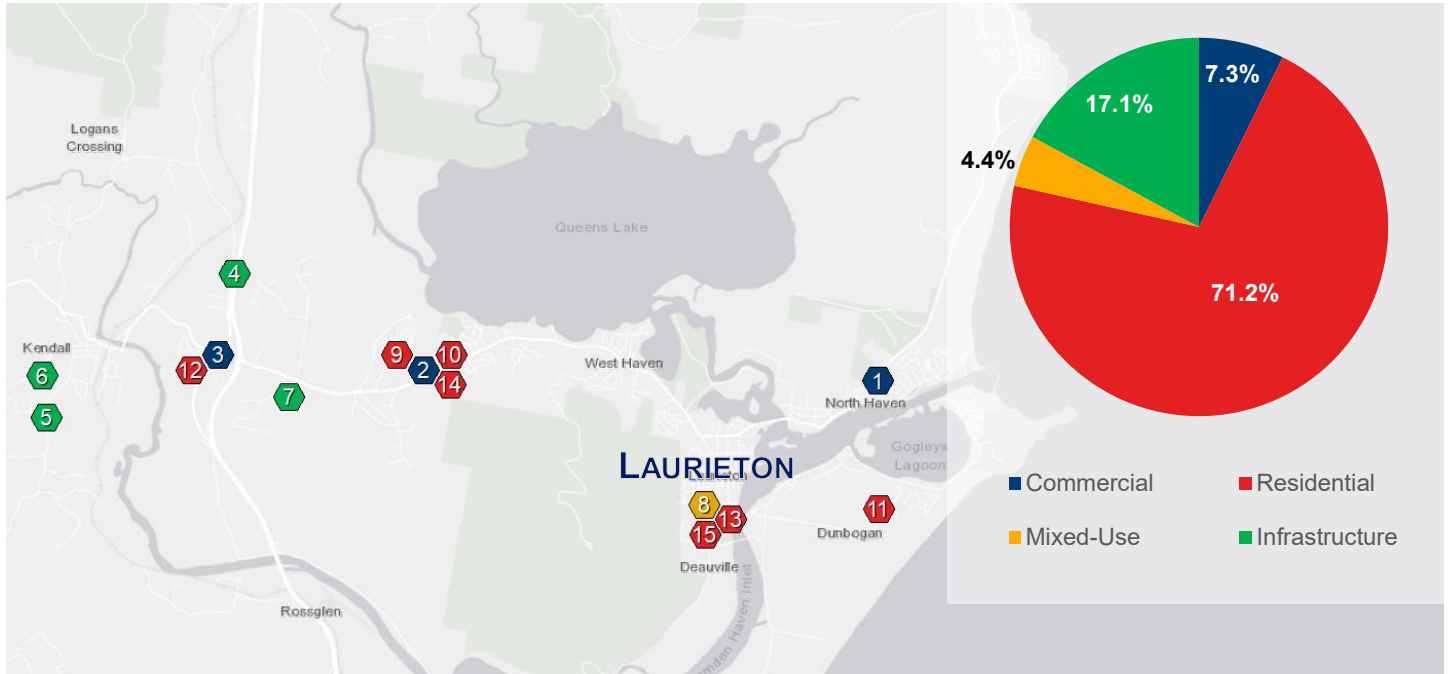
*Rental performance graph represents aggregate house median rent prices in the postcodes 2439 and 2443. Annual change is a comparison between 2017 and 2018 median rent figures.

**Auction Clearance rates for Camden Haven are for all residential auctions held in the postcodes 2439 and 2443.

^Capital city data obtained by accumulating Domain's weekly auction clearance results.

Source: APM Pricerfinder, Domain, SQM Research. © Copyright PRDnationwide 2019.

PROJECT DEVELOPMENT MAP 2nd HALF 2016 – 1st HALF 2019*



Location	Project**	Type	Estimated Value***	Commence Date****	Project Status
1	North Haven Bowling Club	Commercial	\$1,879,000	22/08/2017	Commenced
2	Mobile Network Australia Site No. S0856a Lakewood	Commercial	\$250,000	30/05/2018	Development Approval
3	Kenport Petroleum Carwash	Commercial	\$150,000	24/07/2017	Completed
4	Kew Waste Transfer Station	Infrastructure	\$3,605,000	15/08/2016	Completed
5	Oneills Bridge	Infrastructure	\$750,000	18/09/2017	Completed
6	Albert St Bridge	Infrastructure	\$612,000	04/10/2017	Completed
7	Camden Haven High School	Infrastructure	\$400,000	04/03/2019	Contract Let – to Commence March 2019
8	Bold St Shop Top Development (2 Units)	Mixed-Use	\$1,380,000	10/10/2016	Completed
9	Wedgetail Dr Subdivision	Residential	\$12,000,000	12/02/2017	Commenced
10	Kew Manufactured Housing Estate (301 Lots)	Residential	\$3,800,000	26/09/2017	Commenced
11	Scarborough Way Residential Subdivision (77 Lots)	Residential	\$2,310,000	11/08/2016	Commenced
12	Quandong Place Villas (6 Villas)	Residential	\$1,750,000	12/06/2019	Development Approval
13	Laurie St Residential Development (3 Townhouses, 1 Villa)	Residential	\$950,000	04/04/2016	Completed
14	Bronzewing Tce Subdivision (23 Lots)	Residential	\$920,000	10/11/2016	Commenced
15	Lord St Residential Development (3 Dwellings, 1 Townhouse)	Residential	\$596,000	15/05/2017	Completed

*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 postcodes 2439 and 2443.

***Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

****Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRDnationwide does not hold any liability to the exact date.

Source: Cordell Database, ESRI ArcGIS, Department of Planning and Environment NSW, Port Macquarie-Hastings Council. © Copyright PRDnationwide 2019.

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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