



# Macquarie Park Market Update 1st Half 2020



## OVERVIEW

In Q4 2019, Macquarie Park\* recorded a median house price of \$1,685,000, and a median unit price of \$865,000. This represents annual (Q4 2018 – Q4 2019) median price growth of 17.8% for houses and of 15.6% for units. At the same time, total sales in both markets grew for Q4 2019, up by 27.6% for houses to 134 sales and by 72.9% for units to 363 sales. With Macquarie Park\* showing strong signs on all fronts, now is the time to enter the market.

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

## MARKET CONDITIONS

### SALES MEDIAN PRICE Q4 2019



### SALES AVERAGE DAYS ON MARKET Q4 2019



### RENTAL MEDIAN PRICE Q4 2019



### RENTAL AVERAGE DAYS ON MARKET Q4 2019



404 Units/  
Apartments



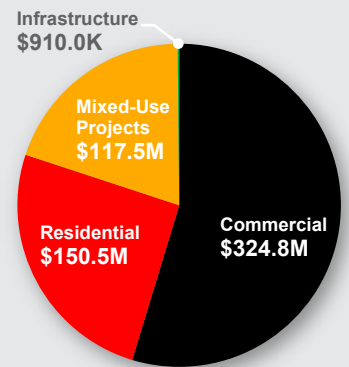
Dwellings



549 Lots

## FUTURE DEVELOPMENTS

Macquarie Park\* is set to see approx. **\$593.7M** worth of new projects commencing in the 1st half of 2020.



These projects will stimulate economic growth and create new employment opportunities in Macquarie Park\*, which should have a positive spill-over impact on the real estate market.

A main commercial project over the 1st half of 2020 is the \$200.0M Macquarie Park Data Centre, which will be set over 5 levels and include data halls, office areas, and backup generators supported by underground diesel tanks. Epping Road Apartments (\$146.3M, 317 Apartments) is a residential project vital to ensuring population growth remains sustainable into the future.

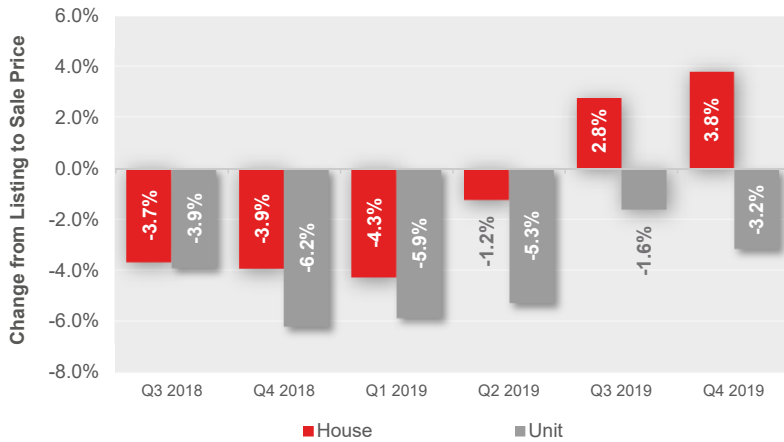
\*Macquarie Park market data and key indicators encapsulates aggregate property market conditions within the suburbs Macquarie Park, North Ryde, Epping, West Ryde, and Eastwood.

\*\*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 Pricer, Cordell Connect database. © Copyright PRD 2020.

# AVERAGE VENDOR DISCOUNT\* KEY COMMENTS

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.

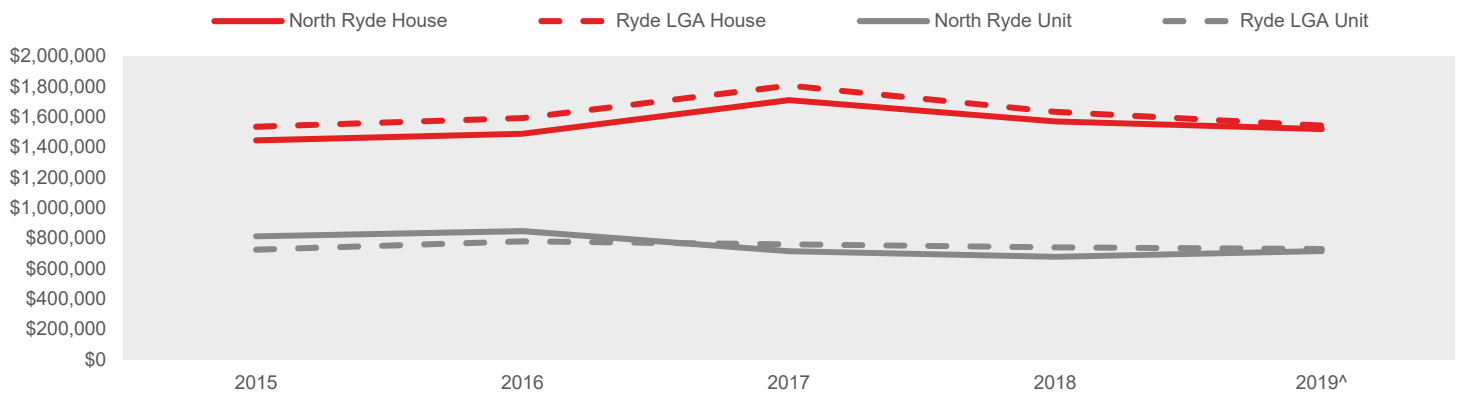
Average vendor discounts between Q4 2019 and Q4 2019 have tightened for both property types, to -3.2% for units and to a premium of +3.8% for houses. Market conditions in Macquarie Park\* have now shifted to favour vendors for houses, with buyers willing to offer above initial listing prices. Now is the time to sell.



The suburb of North Ryde has historically sat very close to the wider Ryde Local Government Area (LGA) in both house and unit median prices. This continued to be the case throughout 2019<sup>^</sup>.

The dominant proportion of homes sold in Macquarie Park\* across 2019 were priced above \$1,200,000-\$1,400,000 (25.9%), while units recorded a dominant price point of above \$850,000 (27.1%). Buyers entering the market for the first time must act quickly to secure more affordable stock with limited options in the area.

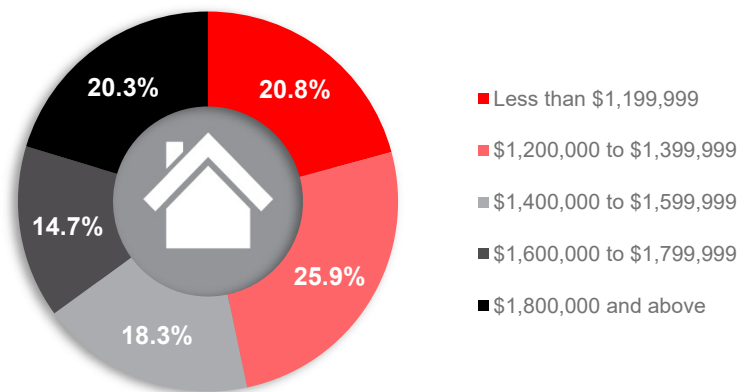
## MARKET COMPARISON



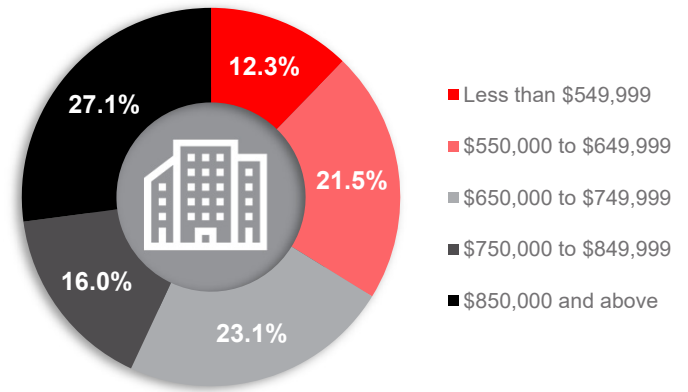
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main areas profiled are chosen based on their proximity to the main suburb analysed, which is Macquarie Park.

## PRICE BREAKDOWN 2019

### HOUSES SOLD



### UNITS SOLD

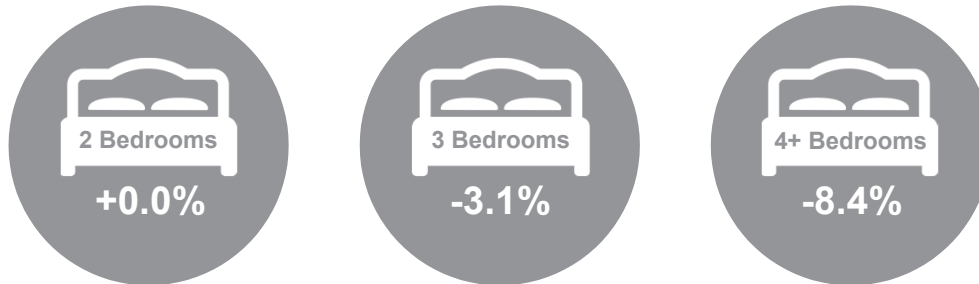


## RENTAL GROWTH 2019\*

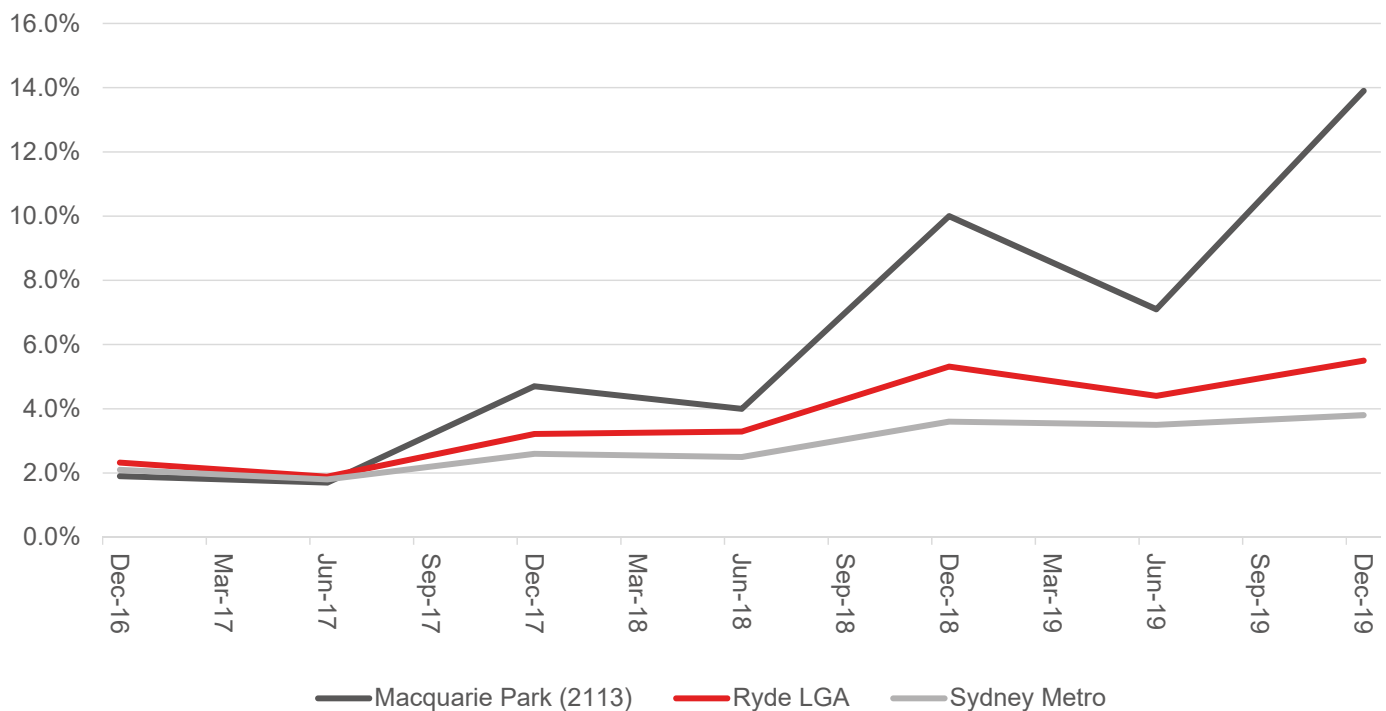
Over the past 12 months, house rental yields in Macquarie Park increased to reach 2.8% in December 2019. This suggests the house rental market is in a healthy position, despite a slight softening in demand for house rentals in the area across the same time period (slowing -14.2% to 182 house rentals in the 12 months to Q4 2019).

2 bedroom houses have provided investors stable rental returns annually, achieving a median rent of \$500 per week.

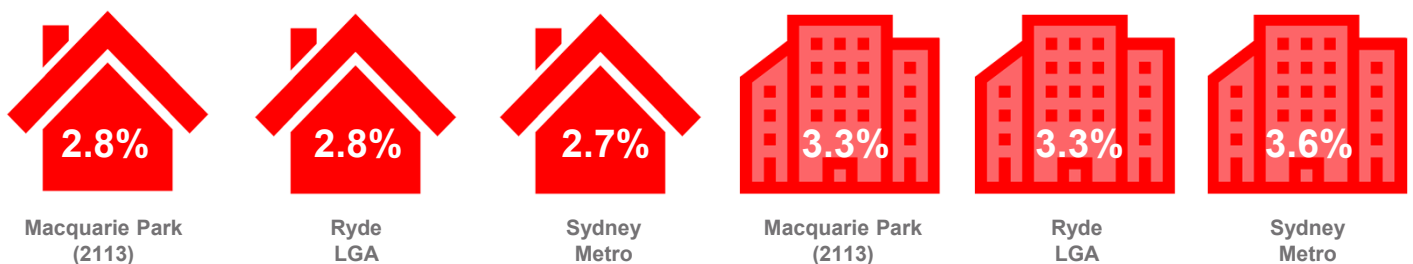
Ryde LGA recorded a vacancy rate of 5.5% in December 2019, which is above Sydney Metro's 3.8% average. Landlords of properties in the area may wish to sign tenants on longer leases for greater cashflow security.



## RENTAL VACANCY RATES 2019



## RENTAL YIELD 2019^

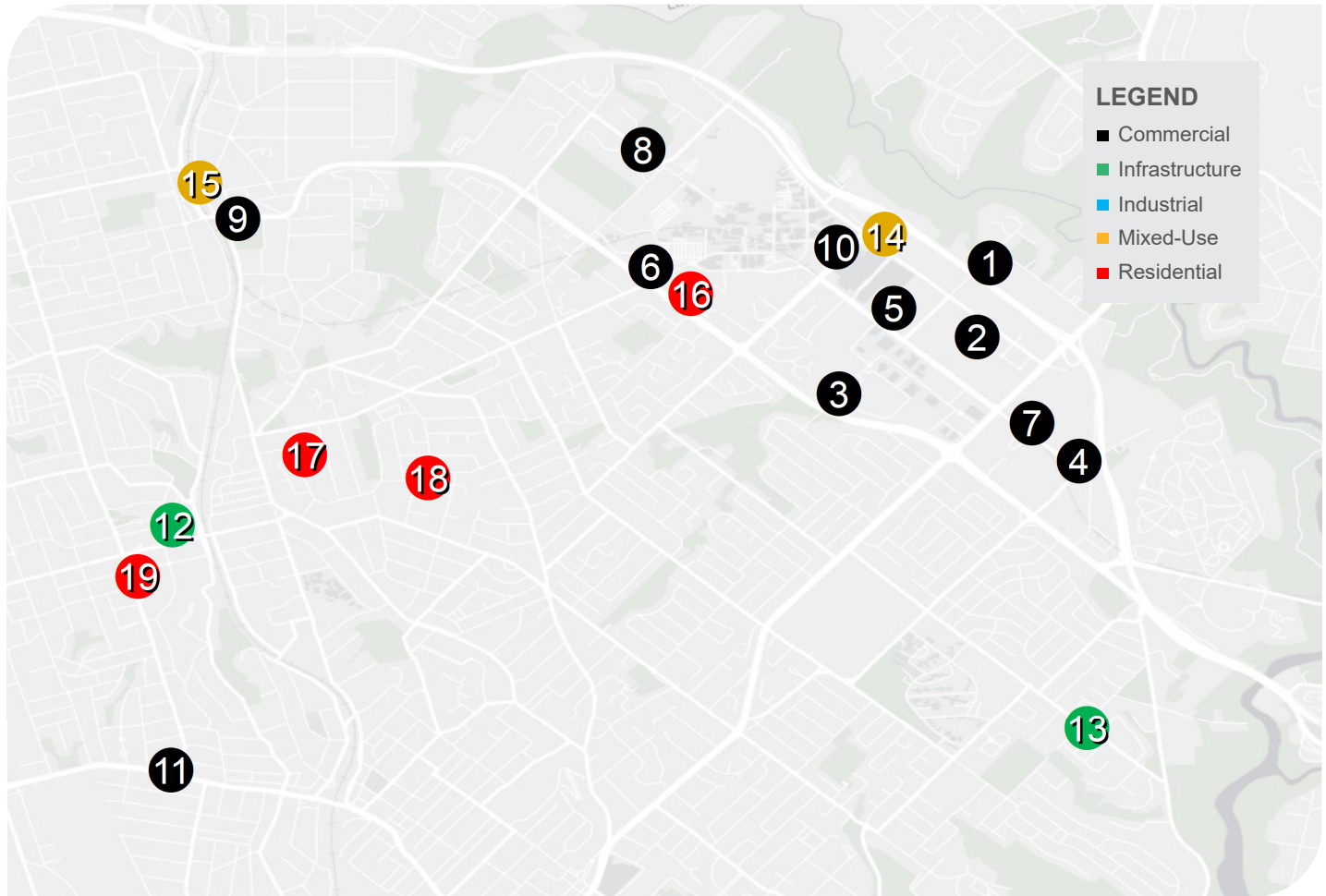


\*Rental performance graph represents aggregate house median rent prices within the suburbs Macquarie Park, North Ryde, Epping, West Ryde, and Eastwood. Annual rental growth is a comparison between 2018 and 2019 house median rent figures.

^Rental yields shown are as reported at December 2019.

Source: APM Pricer, SQM Research. © Copyright PRD 2020.

# PROJECT DEVELOPMENT MAP 1ST HALF 2020\*



Location	Project**	Type	Estimated Value***	Commence Date****
1	Macquarie Park Data Centre – M Park	Commercial	\$200,000,000	15/06/2020
2	Intellicentre 3	Commercial	\$67,692,000	15/04/2020
3	Optus Campus Macquarie Park	Commercial	\$30,000,000	02/06/2020
4	Waterloo Rd Serviced Apartments	Commercial	\$12,623,000	18/06/2020
5	Schneider Electric Next Generation Office	Commercial	\$7,500,000	01/05/2020
6	Macquarie University Roadworks	Commercial	\$1,645,000	14/06/2020
7	Kronos	Commercial	\$1,500,000	13/01/2020
8	Woolworths Macquarie Park	Commercial	\$1,500,000	18/06/2020
9	Langston Place Sales Office	Commercial	\$962,000	21/01/2020
10	Macquarie Shopping Centre	Commercial	\$803,000	27/04/2020
11	Victoria Rd Boarding House	Commercial	\$550,000	18/04/2020
12	Terry Road, Midson Road & Shaftsbury Road Instersection Roadworks	Infrastructure	\$610,000	31/05/2020
13	NSLHD Macquarie & Ryde Hospitals	Infrastructure	\$300,000	06/03/2020
14	Macquarie Centre Mixed Use Development	Mixed-use	\$94,100,000	13/04/2020
15	Cambridge Street Shop Top Housing - Epica	Mixed-use	\$23,398,000	11/05/2020
16	Epping Road Apartments	Residential	\$146,333,000	18/05/2020
17	Edgar Street Dwellings	Residential	\$1,731,000	20/04/2020
18	Norma Avenue Units	Residential	\$1,493,000	06/05/2020
19	Clanalpine Street Units	Residential	\$980,000	07/05/2020

## 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

## OUR KNOWLEDGE

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

## OUR PEOPLE

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

## OUR SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products.



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