



Liverpool Market Update 1st Half 2020



OVERVIEW

In Q1 2020, Liverpool* recorded a median house price of \$762,500, and a median unit price of \$516,500. This represents annual (Q1 2019 – Q1 2020) median price growth of 1.7% for houses and a price softening of -2.5% for units. Between Q1 2019 – Q1 2020 total house sales slowed by -13.1% (to 279 sales), while unit sales increased by +19.4% (to 111 sales). With price recovery now evident in the house market, and with less stock available, now is a good time to transact property in Liverpool*.

	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 Q1 2020



SALES AVERAGE DAYS ON MARKET Q1 2020



RENTAL MEDIAN PRICE Q1 2020

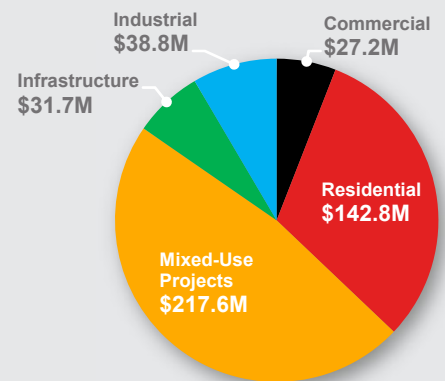


RENTAL AVERAGE DAYS ON MARKET Q1 2020



FUTURE DEVELOPMENTS

The Liverpool* area is set to see **\$458.2M** worth of new projects commencing in the 1st half of 2020.

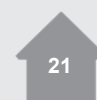


These projects will stimulate economic growth and create large employment opportunities in Liverpool*, which should have a positive spill-over impact on the real estate market.

A main mixed-use project over the 1st half 2020 period is the \$55.4M Northumberland Mixed Use Building, which is set to create 109 units, 28 apartments, and a respite care centre. Residential projects such as Croatia Ave Apartments – Eden Residences (\$36.3M, 105 apartments) are vital to ensure that population growth is managed well.



903 Units/
Apartments



21
Dwellings

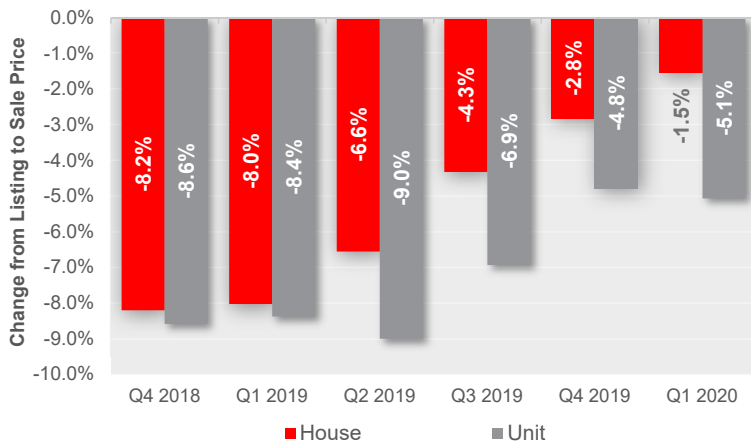


272 Lots

*Liverpool market data and key indicators encapsulates aggregate property market conditions within the Liverpool Local Government Area.
**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 Pricefinder, 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.

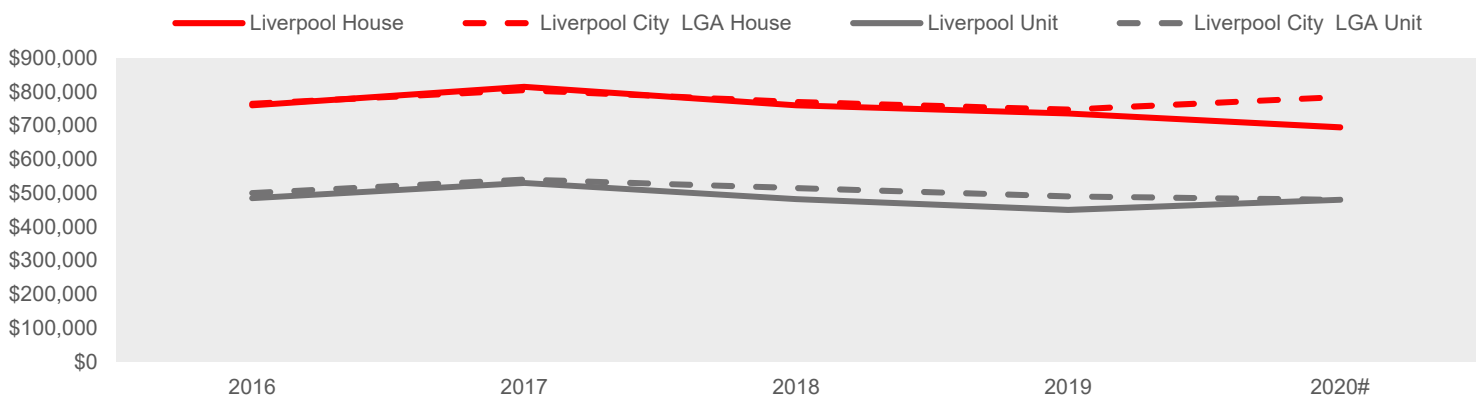


Average vendor discounts between Q1 2019 and Q1 2020 have tightened for both property types, to -1.5% for houses and -5.1% for units. Market conditions in Liverpool* have shifted to favour sellers especially in the house market. Now is the time to transact, sellers can achieve a closer price to first list and buyers can capitalise on current discounts.

The suburb of Liverpool has historically performed very close to the wider Liverpool Local Government Area (LGA) in property median prices. This said, 2020# has seen an uplift in the wider LGA, which presents the suburb of Liverpool with greater affordability now.

The dominant proportion of homes sold in Liverpool* across 2019^ were in the middle range pricing between \$700,000-\$800,000 (23.0%). Properties in Liverpool* are sold across various price points, thus suggesting that the market is accessible to a range of buyers.

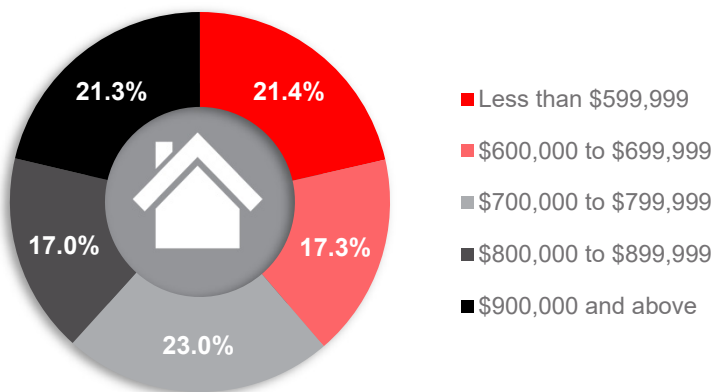
MARKET COMPARISON



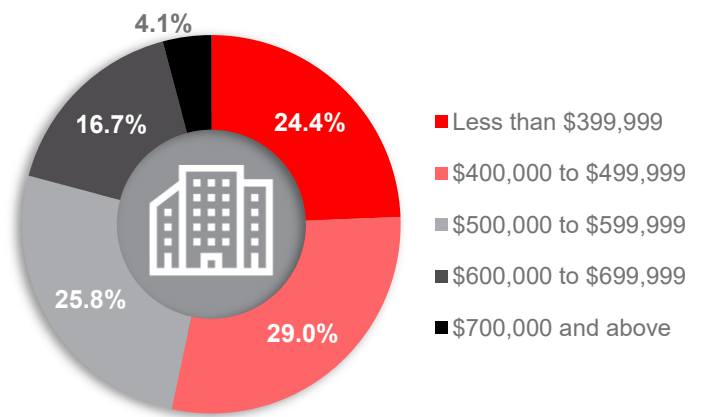
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Liverpool.

PRICE BREAKDOWN 2019^

HOUSES SOLD



UNITS SOLD

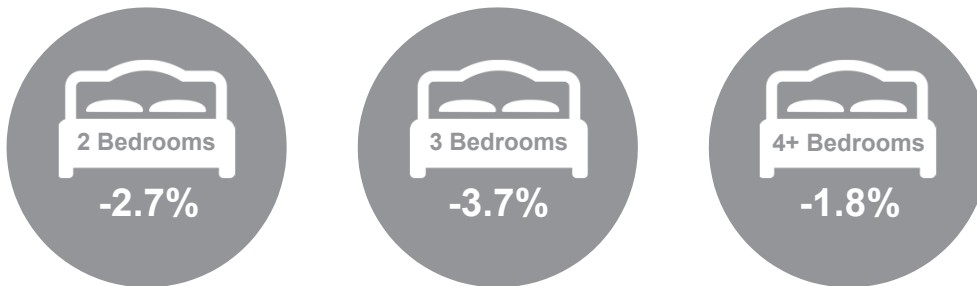


RENTAL GROWTH 2019*

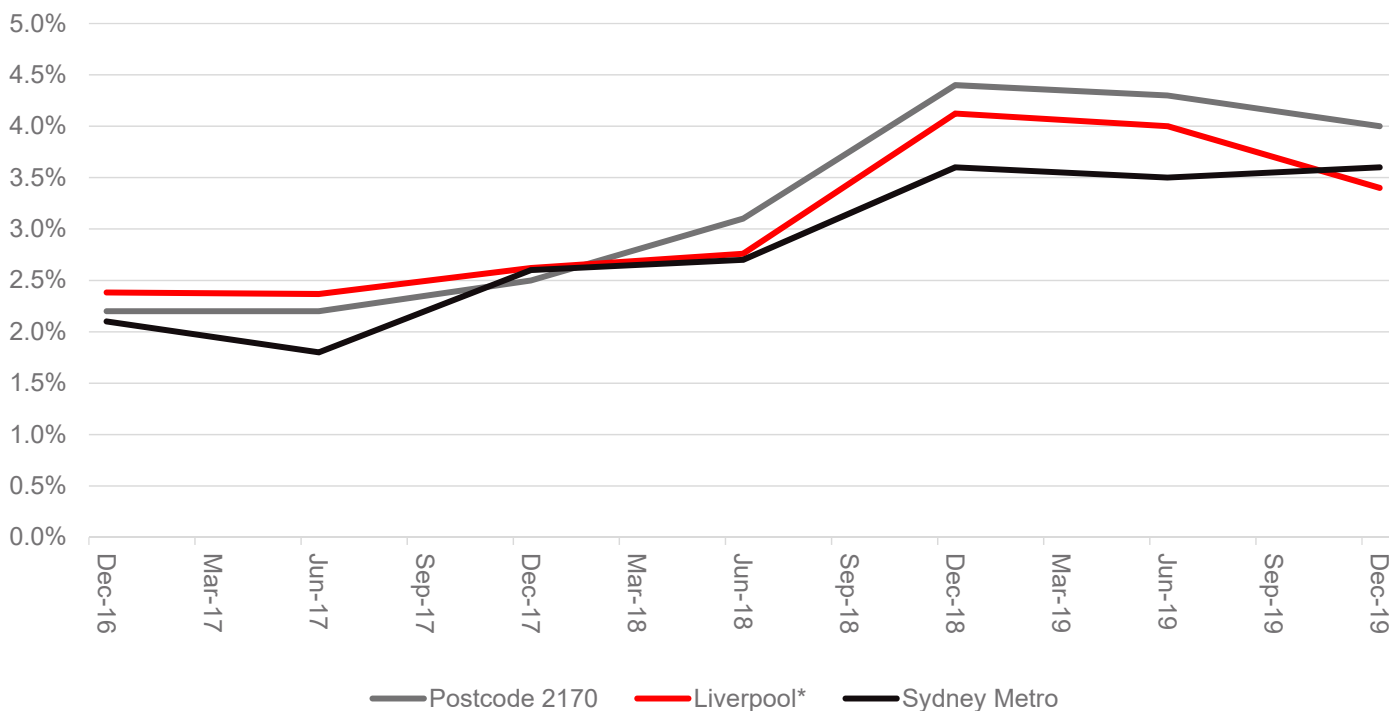
Over the past 12 months, house rental yields in Liverpool softened slightly to sit at 3.1% in December 2019. That said this is still a level above the Sydney Metro average of 2.7%. This suggests the house rental market is in a healthy position overall.

4+ bedroom houses have provided investors with the best rental outcome annually, with a median rent of \$540 per week.

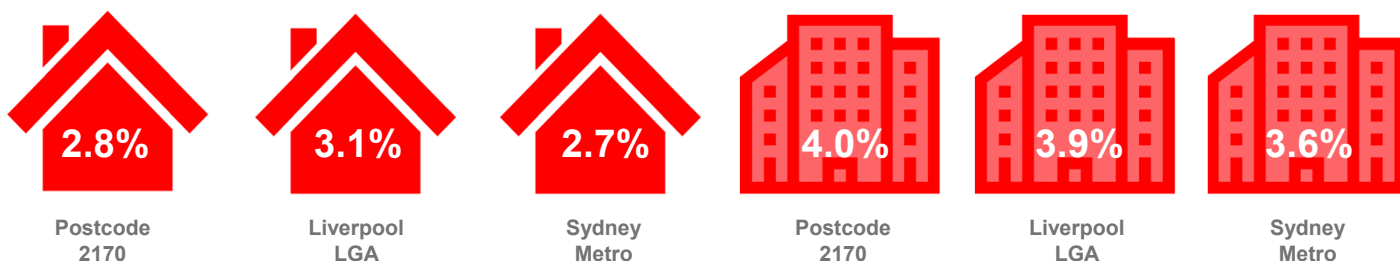
Liverpool recorded a vacancy rate of 3.4% in December 2019. This is a position slightly above the Real Estate Institute of Australia's healthy benchmark of 3.0%, however it is below Sydney Metro's 3.6% average for the same period. This confirms there is a steady rental demand in Liverpool, and with a lower median entry price to Sydney Metro this presents an affordable and conducive environment for investors.



RENTAL VACANCY RATES 2019



RENTAL YIELD 2019^

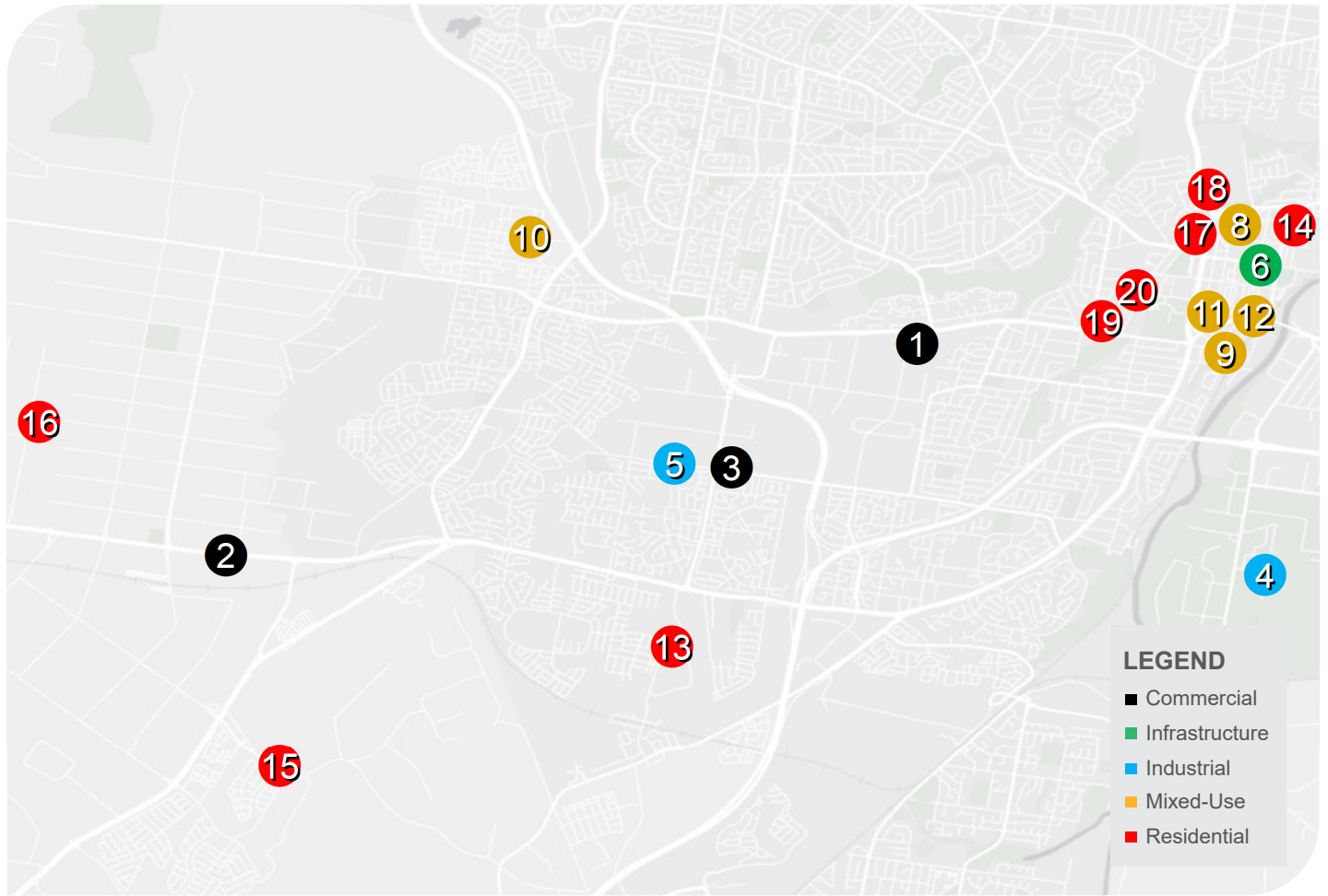


*Rental performance graph represents aggregate house median rent prices within the Liverpool Local Government Area. Annual rental growth is a comparison between 2018 and 2019 house median rent figures.

^Rental yields shown are as reported at December 2019.

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

PROJECT DEVELOPMENT MAP 1ST HALF 2020*



Location	Project**	Type	Estimated Value***	Commence Date****
1	Bunnings Warehouse	Commercial	\$11,838,000	01/01/2020
2	Steelforce Warehouse & Distribution Centre	Commercial	\$8,000,000	26/06/2020
3	Bernera Road Commercial Development	Commercial	\$7,364,000	16/03/2020
4	Qube Logistics Warehouse 3	Industrial	\$20,000,000	23/06/2020
5	Kurrajong Road Warehouse & Self Storage Facility	Industrial	\$18,825,000	14/06/2020
6	Liverpool Hospital	Infrastructure	\$21,662,000	01/02/2020
Not mapped	Western Sydney International Airport	Infrastructure	\$10,000,000	24/06/2020
8	Northumberland Street Mixed Use Building (109 Units, 28 Apartments)	Mixed-use	\$55,426,000	05/06/2020
9	The Macquarie (72 Apartments)	Mixed-use	\$52,043,000	11/06/2020
10	Middleton Grange Village Town Centre - Overall Project- Masterplan (Unknown)	Mixed-use	\$50,000,000	21/03/2020
11	Norfolk Street Mixed Development (129 Units)	Mixed-use	\$40,170,000	11/05/2020
12	Speed Street Mixed Development (190 Apartments)	Mixed-use	\$20,000,000	11/05/2020
13	Croatia Avenue Apartments - Eden Residences (105 Apartments)	Residential	\$36,305,000	01/01/2020
14	Goulburn Street Units (101 Units)	Residential	\$26,483,000	28/01/2020
15	Denham Court Road Residential Subdivision (223 Lots)	Residential	\$19,754,000	26/03/2020
16	Kelly Street Dwellings & Residential Subdivision (21 Dwellings, 49 Lots)	Residential	\$14,320,000	28/04/2020
17	Castlereagh & Copeland Streets Units (48 Units)	Residential	\$14,163,000	08/02/2020
18	Bathurst Street Units (50 Units)	Residential	\$12,321,000	23/05/2020
19	Flowerdale Road Units (39 Units)	Residential	\$12,145,000	15/06/2020
20	Memorial Avenue Units (32 Units)	Residential	\$7,332,000	08/02/2020

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.



Antonio Pascale, Principal

M +61 418 244 555

E apascale@prdnationwide.com.au

PRD Nucifora

P +61 2 9732 4444

F +61 2 9601 7202

71-73 Scott Street
Liverpool NSW 2170

[PRD.com.au/liverpool](https://www.prd.com.au/liverpool)