



Maroubra Market Update

1st Half 2020



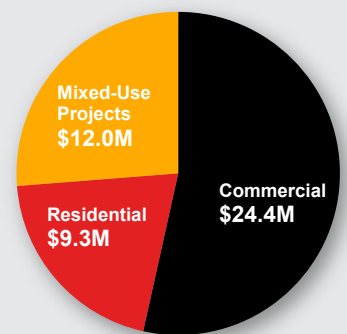
OVERVIEW

In Q1 2020, Maroubra* recorded a median house price of \$1,900,000, and a median unit price of \$890,000. This represents annual (Q1 2019 – Q1 2020) median price growth of 8.3% for houses and 7.2% for units. Between Q1 2019 – Q1 2020 total sales in the house markets remained steady with 68 sales, whilst units saw an increase of 13.0% (to 113 sales). With the market showing positive indicators, and real capital growth in both house and unit markets, now presents a great time to both buy and sell in Maroubra*.

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

FUTURE DEVELOPMENTS

Maroubra* is set to see approximately **\$45.7M** worth of new projects commencing in the 1st half of 2020.



These projects will stimulate economic growth and create employment opportunities in the area, which are expected to have a positive spill-over impact on the property market. New housing stock will cater to current demand and a sustainable level of price growth.

MARKET CONDITIONS

SALES MEDIAN PRICE
Q1 2020



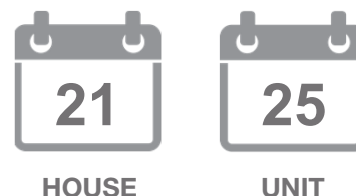
SALES AVERAGE DAYS ON MARKET
Q1 2020



RENTAL MEDIAN PRICE
Q1 2020



RENTAL AVERAGE DAYS ON MARKET
Q1 2020

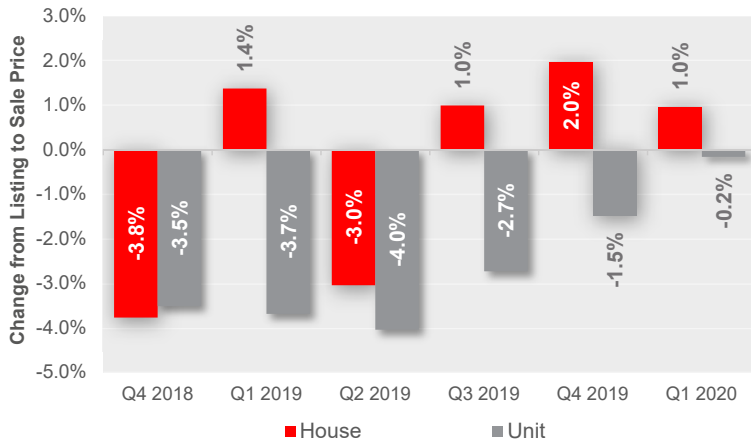


A main commercial project over the 1st half 2020 period is the Page Street Commercial and Community Development (\$19.6M). It will see the construction of a three-storey building, offering six food and drink premises, 7 neighbourhood shops, 14 offices, and a 90 place child care centre. Residential projects such as the \$3.6M Maroubra Road Units, which is set to create 12 units, are vital to ensuring sufficient new dwellings are created to allow for ongoing population growth.

*Maroubra market data and key indicators encapsulates aggregate property market conditions within the Postcodes 2035 and 2036.
 **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.

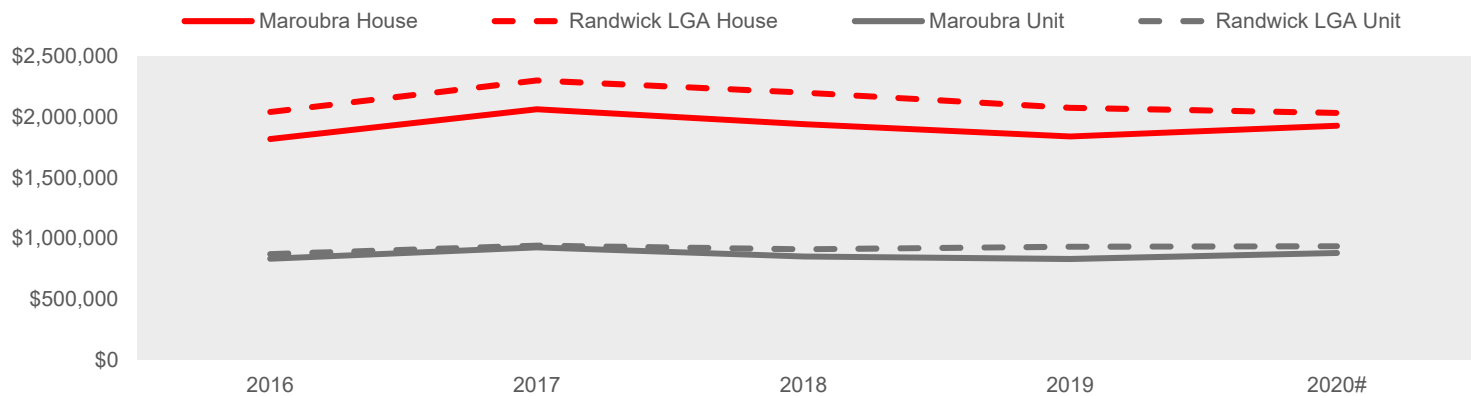


Average vendor discounts between Q1 2019 and Q1 2020 have remained relatively stable for houses, at a premium of 1.0%. It has tightened for units, to -0.2%. The property market conditions in Maroubra* continue to favour vendors, as buyers are willing to offer above the initial listing price for houses and closer to the first list price for units. Now is the time to sell.

The suburb of Maroubra has historically outperformed the wider Randwick Local Government Area (LGA) in both house and unit median prices. This has continued to be the case in early 2020#.

The dominant proportion of homes sold in Maroubra* across 2019^ were priced above \$2,000,000 (27.3%), revealing a premium housing market. This said, units recorded a dominant price point at the lower end, of less than \$700,000 (28.4%). This suggest that there are still affordable properties in Maroubra*.

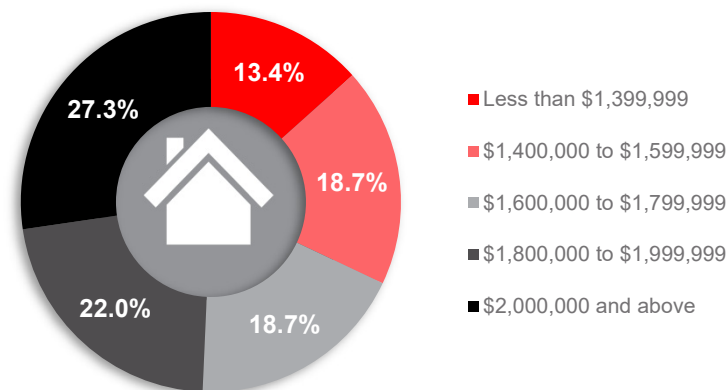
MARKET COMPARISON



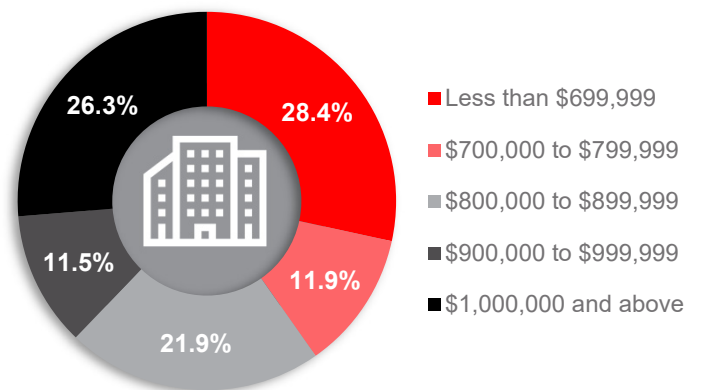
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Maroubra.

PRICE BREAKDOWN 2019^

HOUSES SOLD



UNITS SOLD



RENTAL GROWTH 2019*

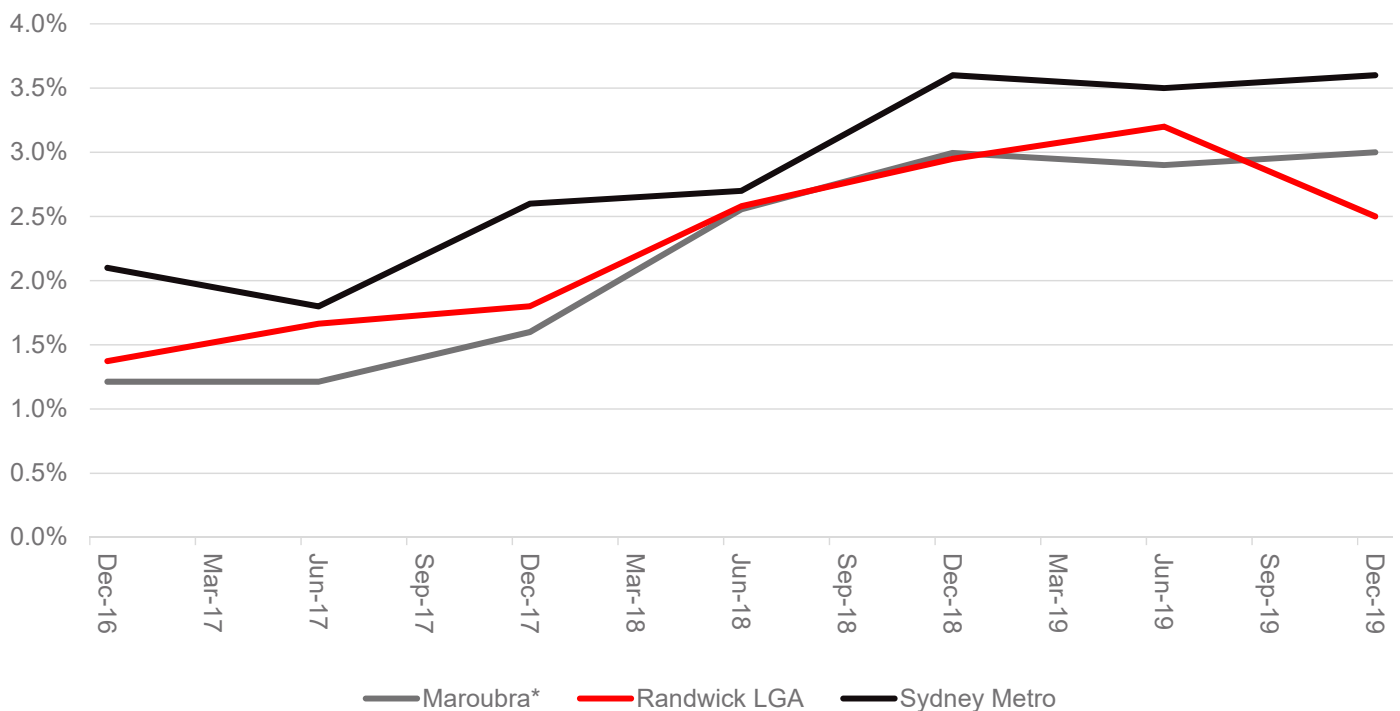
Over the past 12 months, house rental yields in Maroubra increased slightly to reach 2.7% in December 2019, which is on-par with Sydney Metro's average at the same time. This suggests the house rental market is in a healthy position, and despite an increase in median price over the past 12 months to Q1 2020 still puts Maroubra as an ideal place to invest.

2 bedroom houses have provided investors with +3.1% rental growth annually, achieving a median rent of \$670 per week.

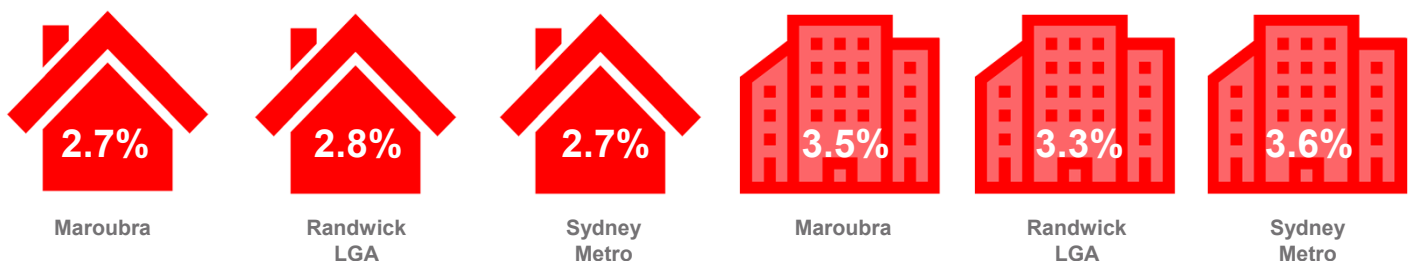
Maroubra recorded a vacancy rate of 3.0% in December 2019, which represents a stable trend over the past 12 months. Further Maroubra's vacancy rate is on par with the Real Estate Institute of Australia's healthy benchmark of 3.0%, and well below the Sydney Metro average of 3.6% for the same period. This confirms there is a steady and healthy rental demand for properties in Maroubra, which is good news for investors.



RENTAL VACANCY RATES 2019



RENTAL YIELD 2019^



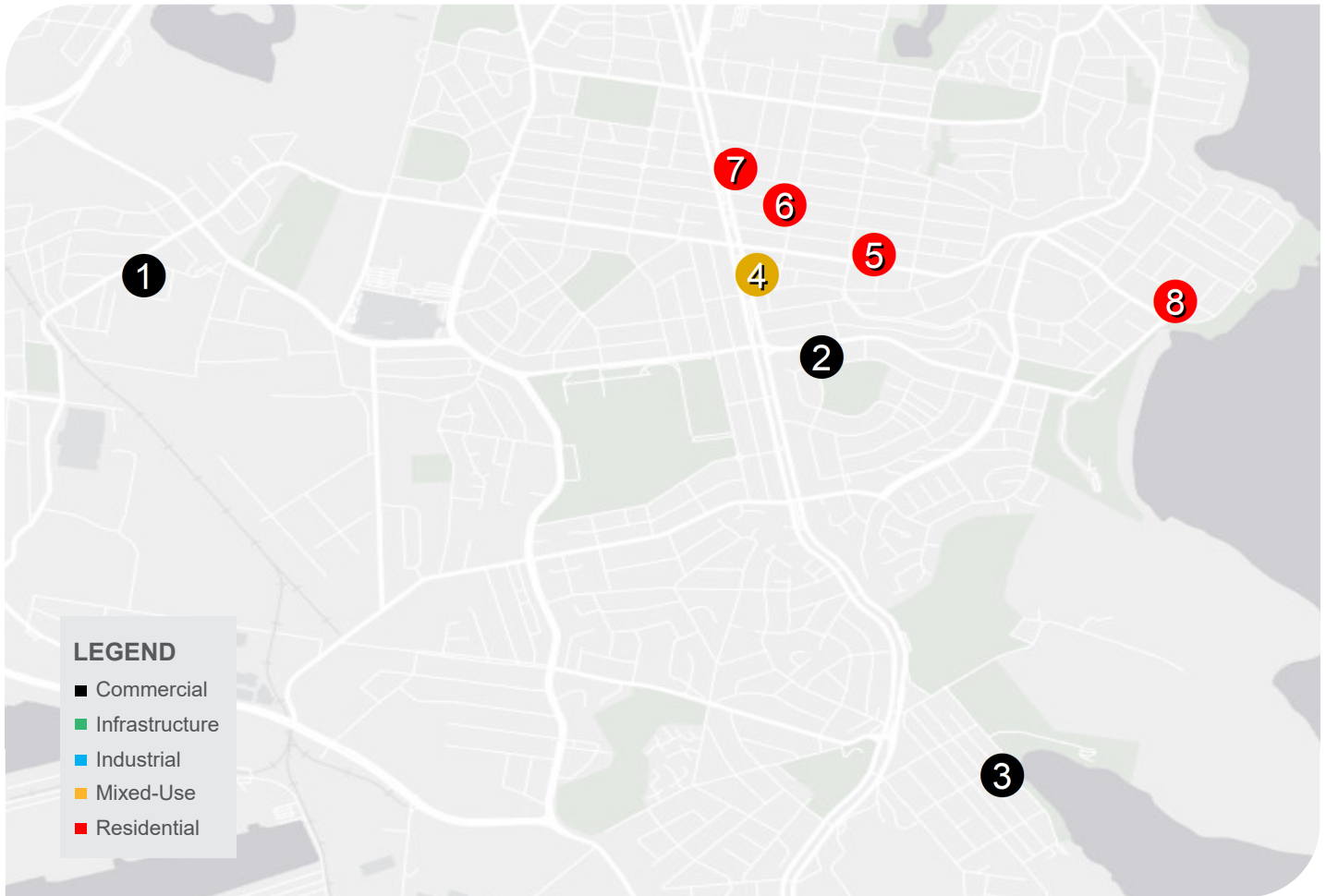
*Rental performance graph represents aggregate house median rent prices within the Postcodes 2035 and 2036. Annual rental growth is a comparison between 2018 and 2019 house median rent figures.

^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	Page Street Commercial & Community Development	Commercial	\$19,550,000	18/05/2020
2	Chester Avenue Boarding House	Commercial	\$4,175,000	25/04/2020
3	Bay Parade Commercial Development	Commercial	\$708,000	08/06/2020
4	Anzac Parade Mixed Use Development (25 Apartments)	Mixed-use	\$11,990,000	14/05/2020
5	Maroubra Road Units (12 Units)	Residential	\$3,550,000	02/02/2020
6	Garden Street Units (4 Units)	Residential	\$2,239,000	03/04/2020
7	Gale Rd Units (5 Units)	Residential	\$2,015,000	18/02/2020
8	Bond Street Residential Flat Building (alterations)	Residential	\$1,464,000	14/02/2020

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.



Veronica Perez, Director
M +61 411 871 225
E vperez@prd.com.au

PRD Maroubra
P +61 2 8347 0700
F +61 2 8347 0555

Shop 2, 188 Maroubra Road
Maroubra NSW 2035

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