



# Bungendore Market Update 2nd Half 2020



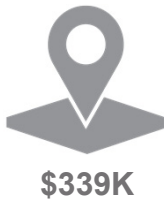
## OVERVIEW

In Q2 2020, Bungendore\* recorded a median house price of \$780,000, and a median vacant land price of \$339,000. This represents annual (Q2 2019 – Q2 2020) median price growth of 5.8% for houses and of 10.2% for land. During Q2 2019 – Q2 2020, total house sales improved, by 33.3% to 24 sales, while 3 vacant land sales were recorded. Overall this suggests Bungendore\* as a highly resilient market during COVID-19 conditions, particularly with median house price growth and increased sales activity. Now is the time to transact.

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

## MARKET CONDITIONS

### SALES MEDIAN PRICE Q2 2020



### SALES AVERAGE DAYS ON MARKET Q2 2020



### RENTAL MEDIAN PRICE Q2 2020

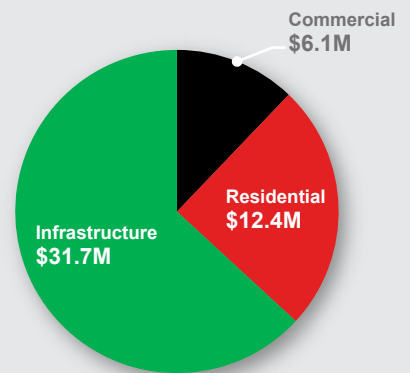


### RENTAL AVERAGE DAYS ON MARKET Q2 2020



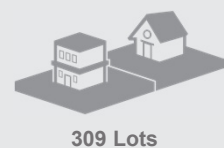
## FUTURE DEVELOPMENTS

Bungendore\* is set to see an estimated **\$50.2M** worth of new projects commencing in the 2nd half of 2020.



A focus on infrastructure projects will improve local amenities and liveability for residents. This can attract more business and people into Bungendore, which will have a positive spill-over impact on the real estate market.

A main commercial project over the 2nd half of 2020 is Goulburn and Bungendore Ambulance Stations (\$4.0M), with reconstruction of the Goulburn station and a new station being built in Bungendore. A major infrastructure project for the period is Defence HQJOC (\$31.0M), which will add a 1.9mW solar farm and security upgrades. Residential projects such as the \$12.4M, 309 Lot North Bungendore Subdivision are vital to ensuring Bungendore's future ability to sustain population growth and provide residents with improved housing stock.

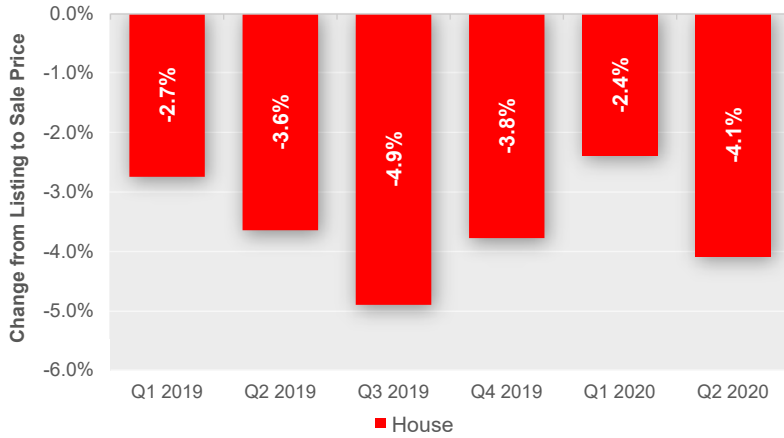


\*Bungendore market data and key indicators encapsulates aggregate property market conditions within the suburb Bungendore.  
 \*\*Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.  
 Source: APM Pricefinder, 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.

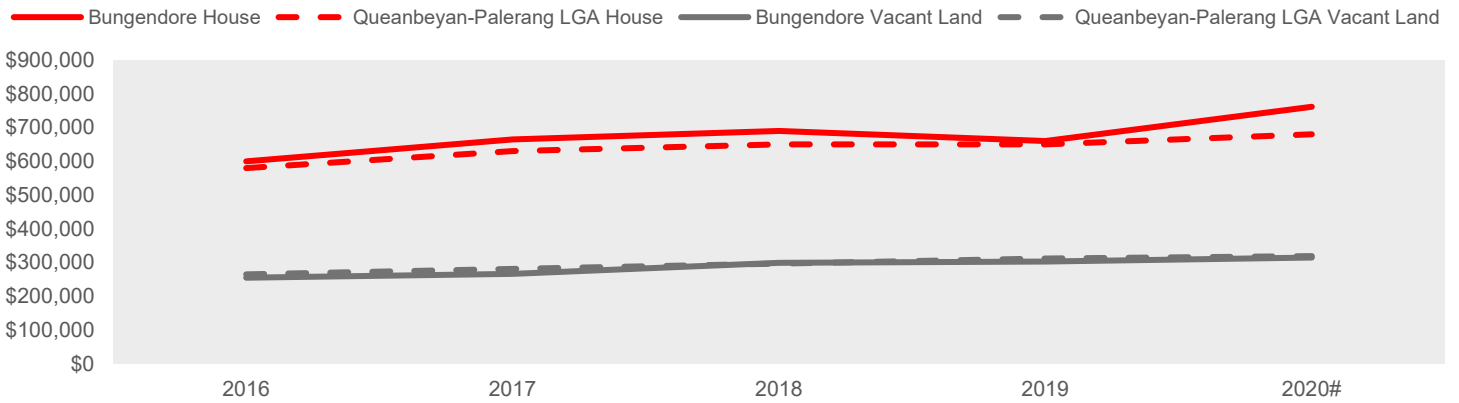
Average vendor discounts between Q2 2019 and Q2 2020 have slightly widened for houses, to sit at -4.1%. Market conditions in Bungendore\* continue to favour buyers overall, as sellers are willing to negotiate below their initial listing price. Now is the time for first home buyers to enter the market.



The suburb of Bungendore has historically remained close to the Queanbeyan-Palerang Local Government Area (LGA) in both house and vacant land median prices. This said, 2020# has seen Bungendore's median house price increase, suggesting the suburb is turning into a more premium market within the wider LGA.

The dominant proportion of homes sold in Bungendore\* across 2020^ were in the middle-priced bracket from \$700,000-\$800,000 (26.8%), while vacant land also saw a dominant middle- price point of \$300,000-\$325,000 (60.0%).

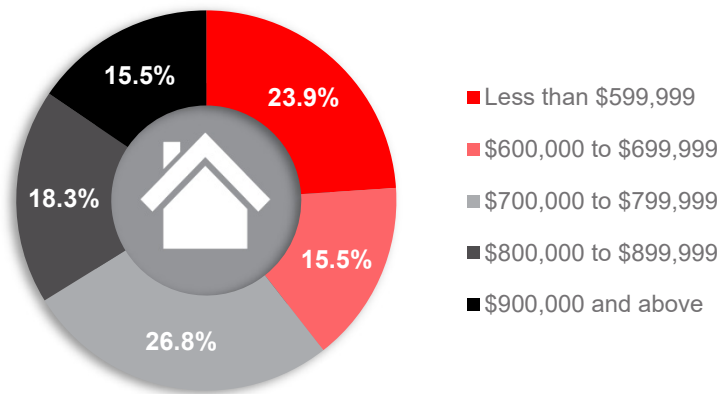
## MARKET COMPARISON



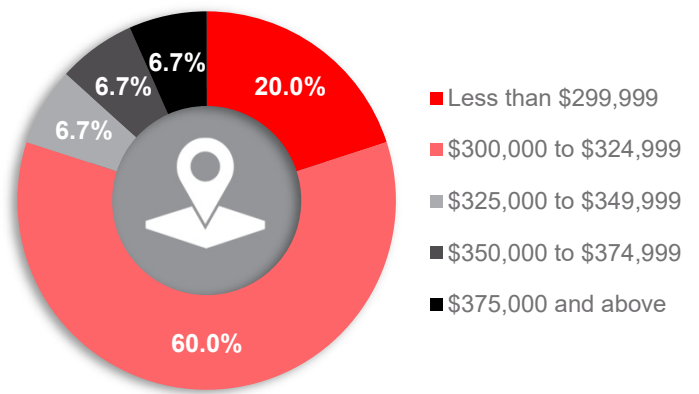
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Bungendore.

## PRICE BREAKDOWN 2020^

### HOUSES SOLD



### VACANT LAND SOLD

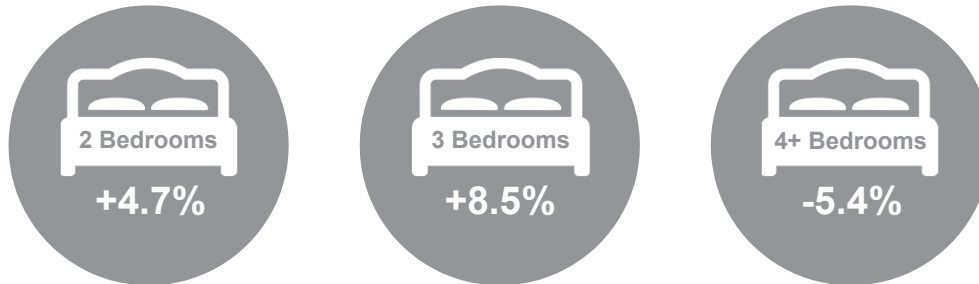


## RENTAL GROWTH 2020\*

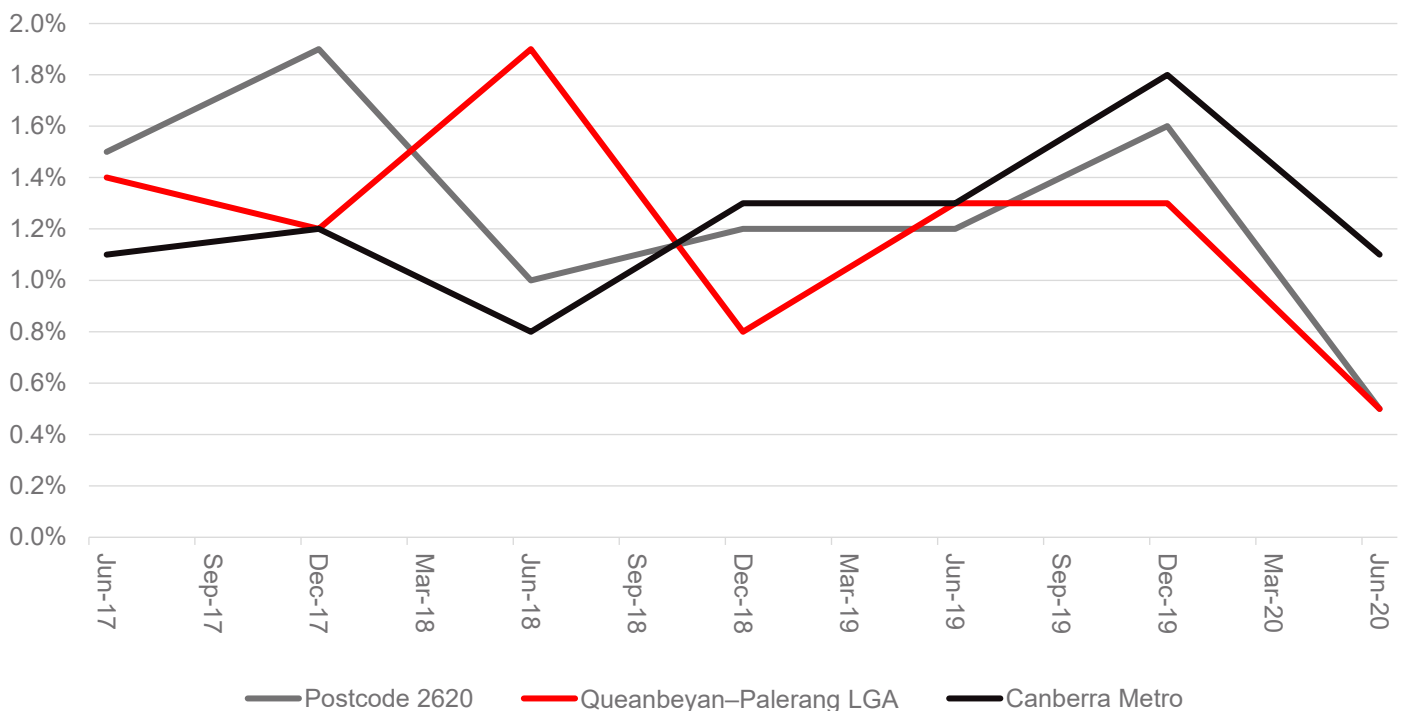
Over the past 12 months, house rental yields in Bungendore# increased slightly to reach 4.1% in June 2020. This suggests the house rental market is in a healthy position, particularly when combined with the -17.3% decline in average days to rent, down to 26 days in the 12 months to Q2 2020.

3 bedroom houses have provided investors with +8.5% rental growth annually, achieving a median rent of \$543 per week.

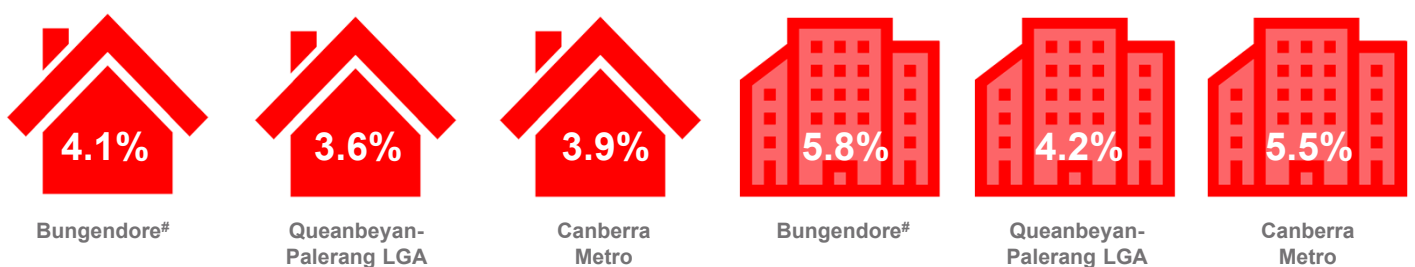
Bungendore# recorded an extremely low vacancy rate of just 0.5% in June 2020. This represents a declining trend since June 2019 and an even sharper decline since December 2019, in contrast to what is expected due to COVID-19 conditions. Furthermore Bungendore's# vacancy rate is even lower than Canberra Metro's 1.1%, which confirms there is a healthy rental demand for properties in the area and a conducive market for investors.



## RENTAL VACANCY RATES 2020

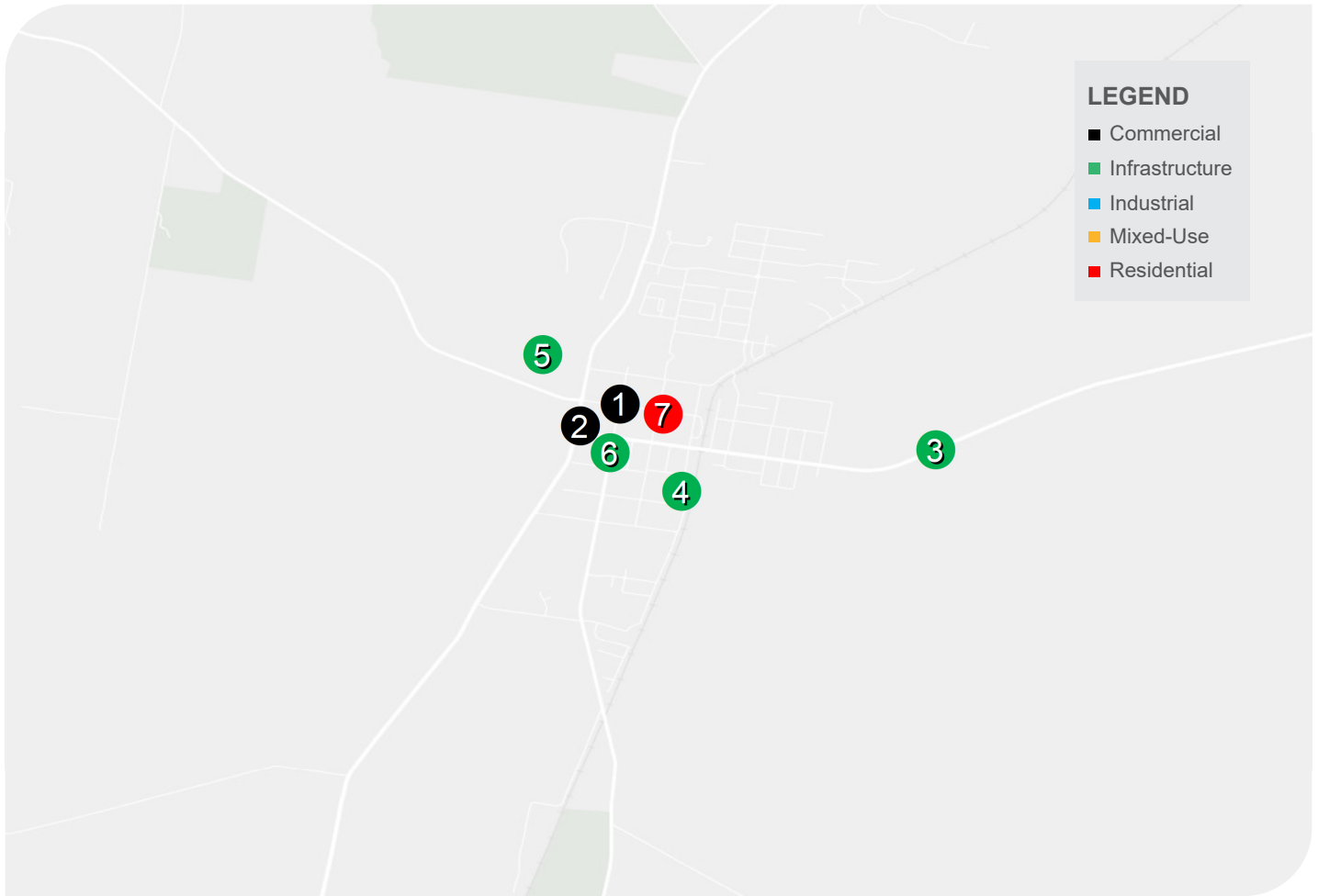


## RENTAL YIELD 2020^



\*Rental performance graph represents aggregate house median rent prices within the suburb Bungendore. Annual rental growth is a comparison between 1H 2019 (01/01/2019 – 30/06/2019) and 1H 2020 (01/01/2020 – 30/06/2020) house median rent figures. ^Rental yields shown are as reported at June 2020. #Vacancy rate and rental yields are for Postcode 2620, due to data unavailability for postcode 2621. Source: APM Pricerfinder, SQM Research. © Copyright PRD 2020.

# PROJECT DEVELOPMENT MAP 2ND HALF 2020\*



Location	Project**	Type	Estimated Value***	Commence Date****
1	Goulburn & Bungendore Ambulance Stations	Commercial	\$4,000,000	06/05/2019
2	Malbon & Ellendon Streets Commercial Development	Commercial	\$2,107,000	19/10/2020
3	Defence HQJOC	Infrastructure	\$31,000,000	03/07/2020
4	Bungendore Station	Infrastructure	\$400,000	14/08/2020
5	Bungendore Sports Hub	Infrastructure	\$250,000	27/11/2020
6	Works Depot Bungendore	Infrastructure	\$60,000	28/03/2020
7	North Bungendore Subdivision (309 Lots)	Residential	\$12,400,000	17/06/2020

## 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.



**Dan Woodford, Principal**

**M** +61 414 264 441

**E** [dan.woodford@prd.com.au](mailto:dan.woodford@prd.com.au)

**PRD Bungendore**

**P** +61 2 6238 0999

**F** +61 2 6238 0888

2/33 Ellendon Street  
Bungendore NSW 2621

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