



# Hurstville Market Update 2nd Half 2020



## OVERVIEW

In Q2 2020, Hurstville\* recorded a median house price of \$1,638,000, and a median unit price of \$760,000. This represents annual (Q2 2019 – Q2 2020) median price growth of 26.0% for houses and of 11.9% for units. Between Q2 2019 – Q2 2020 total sales slowed, by -37.0% for houses (to 17 sales) and by -30.6% for units (to 43 sales). High price growth shows market resilience and value amidst COVID-19. Currently there is limited competition in the market, thus now is an ideal time to transact in Hurstville\*.

	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 Q2 2020



### SALES AVERAGE DAYS ON MARKET Q2 2020



### RENTAL MEDIAN PRICE Q2 2020

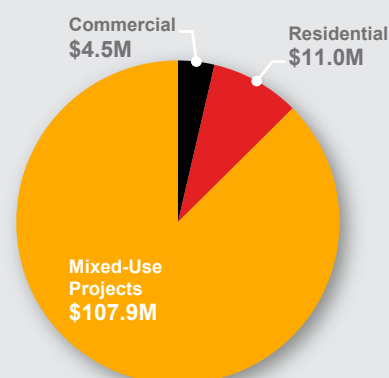


### RENTAL AVERAGE DAYS ON MARKET Q2 2020



## FUTURE DEVELOPMENTS

Hurstville\* is set to see approximately **\$123.4M** worth of new projects commencing in the 2nd half of 2020.



A focus on mixed-use projects will stimulate economic growth by creating new employment opportunities, whilst also providing the market with new housing stock.

A main mixed-use project over the 2nd half of 2020 is Stellar Hurstville (\$37.5M), which will see the construction of a 12-storey building featuring 106 apartments and 2 ground floor commercial tenancies. The \$3.8M Woolworths commercial fit-out project will see upgrades to the existing Woolworths, including reconfiguration of grocery and produce trading areas, refrigeration units, servery areas for the deli and bakery, amenity rooms, and more. Such projects will ensure the area continues to offer strong lifestyle benefits to residents of Hurstville\*.



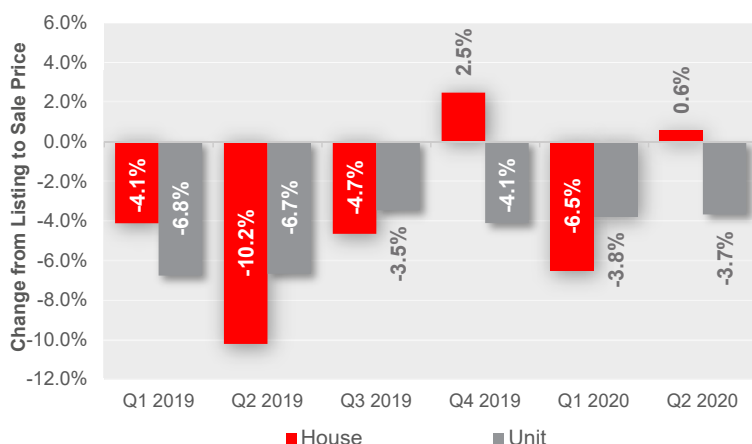
\*Hurstville market data and key indicators encapsulates aggregate property market conditions within the suburb Hurstville.

\*\*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.

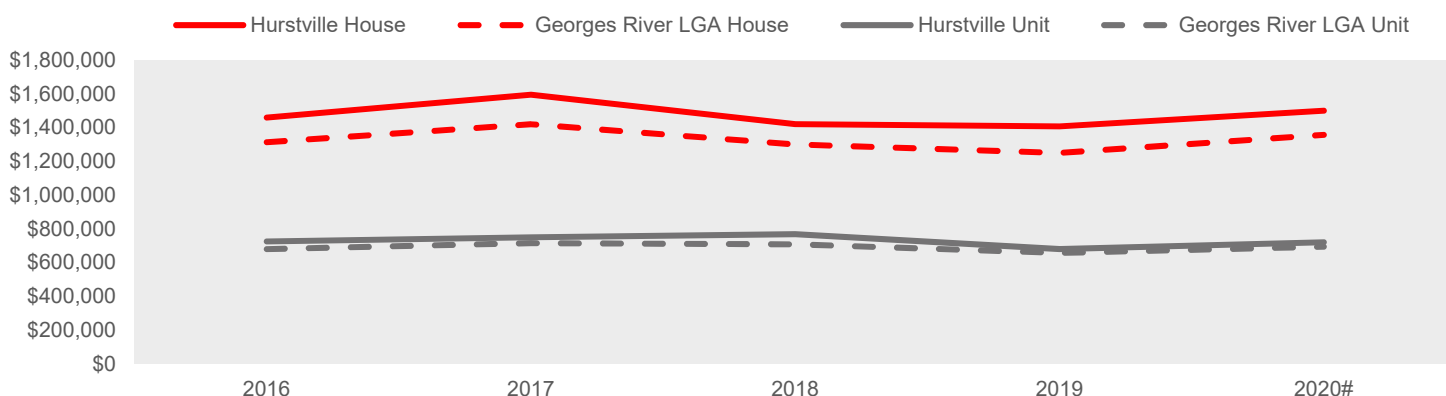


Average vendor discounts between Q2 2019 and Q2 2020 have dramatically swung to a premium of 0.6% for houses and tightened to -3.7% for units. House market conditions in Hurstville\* now favour sellers, as buyers are willing to offer above the initial listing price. Now is the time to sell.

The suburb of Hurstville has historically outperformed the wider Georges River Local Government Area (LGA) in its median house price, and on par in median unit price. This continues to be the case into 2020#.

The dominant proportion of homes sold in Hurstville\* across 2020^ were in the upper price brackets of \$1,500,000-\$1,750,000 and above \$1,750,000 (each 26.7%). Units recorded a dominant mid-upper price point of \$700,000-\$800,000 (30.0%). Hurstville\* remain a premium market amidst COVID-19, which is good news to current property owners.

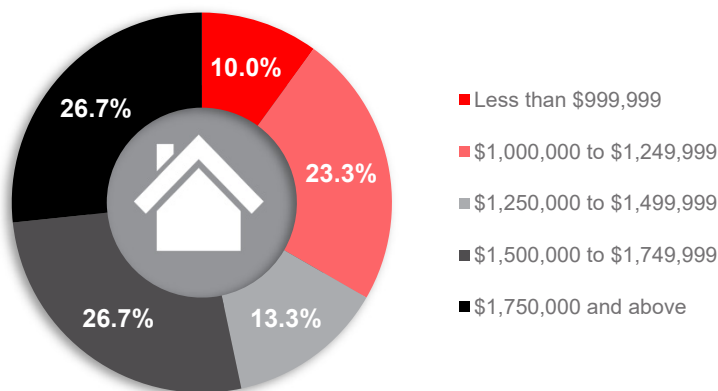
## MARKET COMPARISON



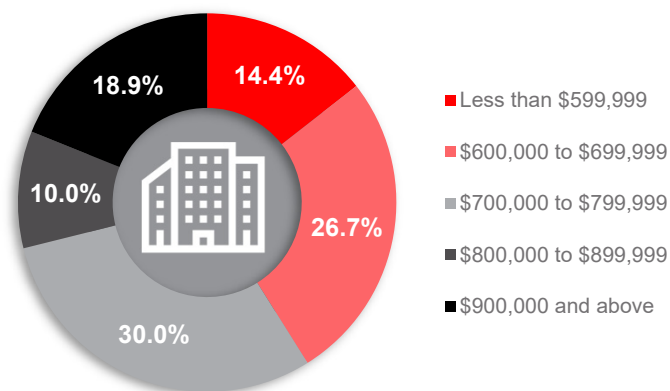
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Hurstville.

## PRICE BREAKDOWN 2020^

### HOUSES SOLD



### UNITS SOLD



## RENTAL GROWTH 2020\*

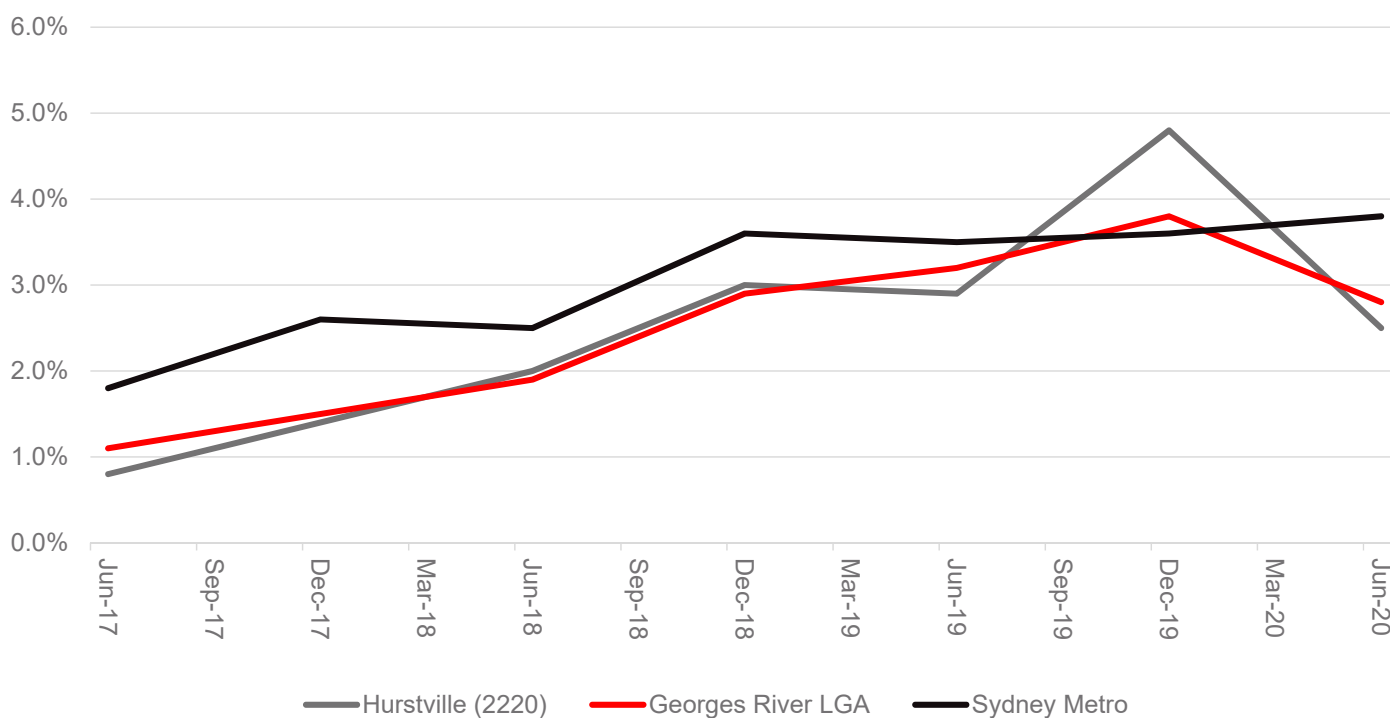
Over the past 12 months, house rental yields in Hurstville have marginally declined to sit at 2.3% in June 2020, on par with Sydney Metro's average of 2.4%. An increased demand for rental properties in Hurstville was evident across the same time period (up by 19.1% in the 12 months to Q2 2020 to 81 house rentals), in good news for investors.

3 bedroom houses have provided investors with stable rental returns annually, achieving a median rent of \$580 per week.

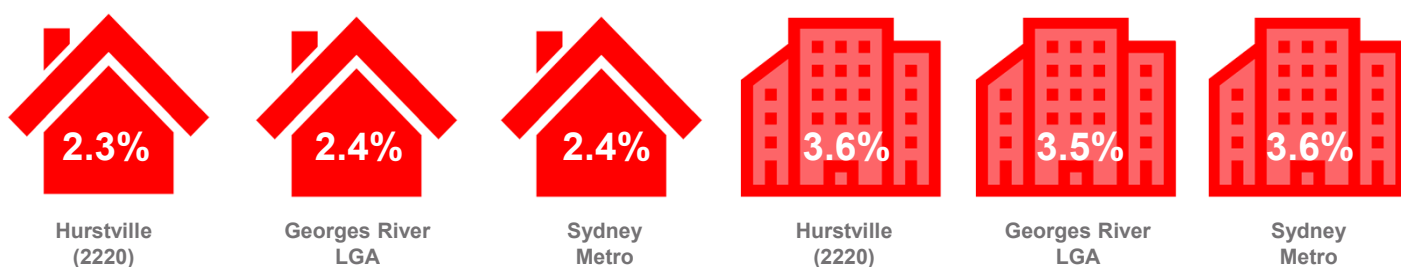
Hurstville recorded a vacancy rate of 2.5% in June 2020. This represents a sharp decline since the vacancy rate hit its peak in December 2019 (4.8%), bringing it back down even lower than pre-COVID-19 levels of June 2019 (2.9%). Further, vacancy rates in Hurstville is well below Sydney Metro's 3.8% average. This confirms there is a healthy rental demand in Hurstville and an extremely conducive environment for investors.



## RENTAL VACANCY RATES 2020



## RENTAL YIELD 2020^

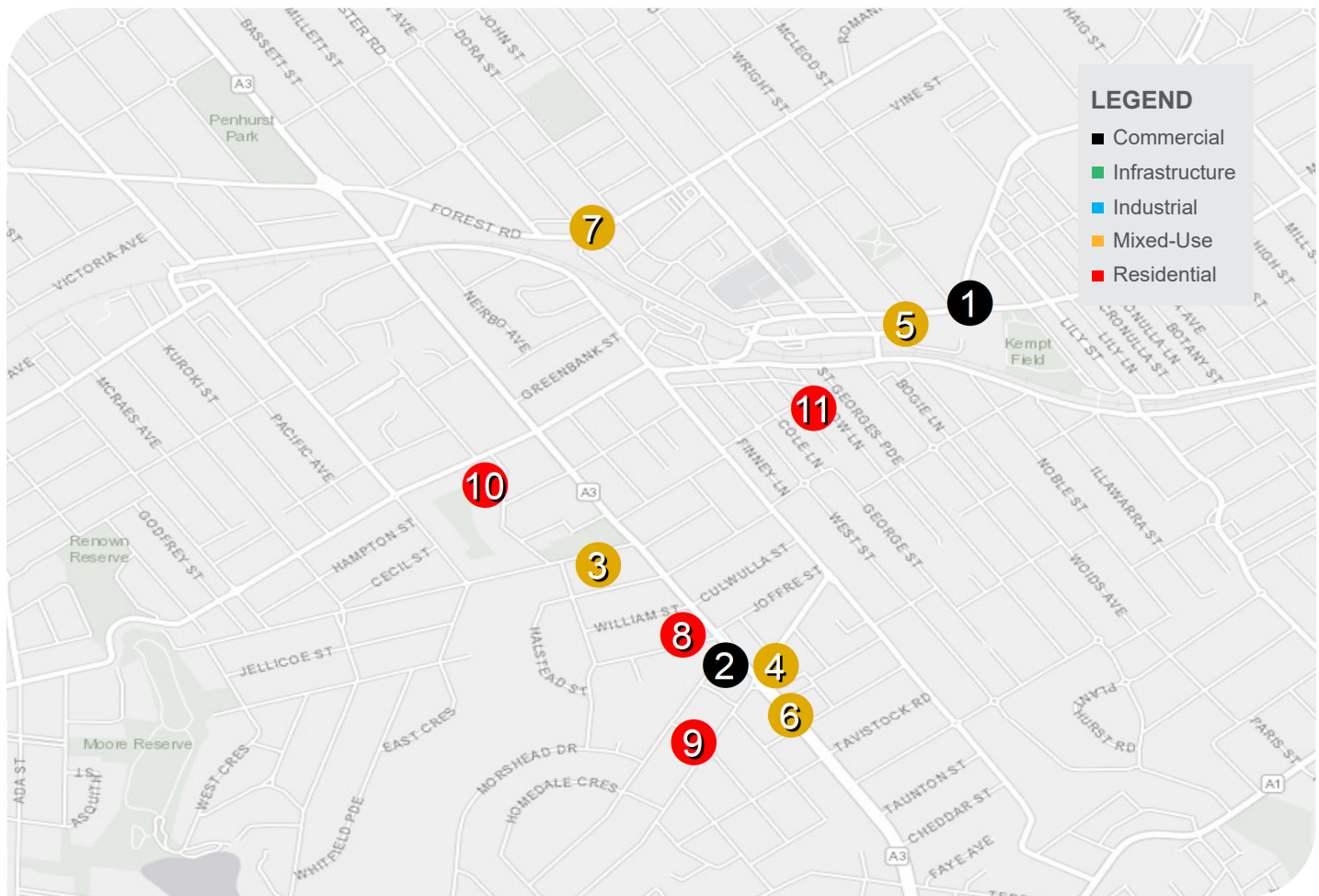


\*Rental performance graph represents aggregate house median rent prices within the suburb Hurstville. Annual rental growth is a comparison between 1H 2019 (01/01/2019 – 30/06/2019) and 1H 2020 (01/01/2020 – 30/06/2020) house median rent figures.

^Rental yields shown are as reported at June 2020.

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

# PROJECT DEVELOPMENT MAP 2ND HALF 2020\*



Location	Project**	Type	Estimated Value***	Commence Date****
1	Woolworths	Commercial	\$3,769,000	19/10/2020
2	McDonalds Hurstville South	Commercial	\$719,000	15/12/2020
3	Stellar Hurstville (106 Units)	Mixed-Use	\$37,472,000	04/12/2020
4	Connells Point Road & Allen Street Mixed Use Development (64 Units)	Mixed-Use	\$22,732,000	18/11/2020
5	Forest Rd Mixed Development (116 Units)	Mixed-Use	\$22,040,000	06/07/2020
6	King Georges Road Mixed Use Development (57 Units)	Mixed-Use	\$20,405,000	30/09/2020
7	Carrington Av Mixed Development (16 Units)	Mixed-Use	\$5,245,000	25/12/2020
8	Rickard Road Townhouses (14 Townhouses)	Residential	\$4,996,000	01/08/2020
9	Connells Point Road Townhouses (7 Townhouses)	Residential	\$2,443,000	16/12/2020
10	Denman St Townhouses (7 Townhouses)	Residential	\$1,800,000	16/12/2020
11	Empress Street Apartments (6 Townhouses)	Residential	\$1,778,000	30/07/2020

## 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.



**Mele Gong, Principal**

**M** +61 411 506 608

**E** [mele.gong@prd.com.au](mailto:mele.gong@prd.com.au)

**PRD Hurstville**

**P** +61 2 9570 3084

10 Ormonde Parade  
Hurstville NSW 2220

[PRD.com.au/hurstville](http://PRD.com.au/hurstville)

**PRD Hurstville**  
10 Ormonde Parade  
Hurstville NSW 2220

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