



Ingleburn Market Update 2nd Half 2020



OVERVIEW

In Q2 2020, Ingleburn* recorded a median house price of \$679,750, and a median unit price of \$442,500. This represents annual (Q2 2019 – Q2 2020) median price growth of 6.2% for houses and of 6.6% for units. Between Q2 2019 – Q2 2020 total house sales slowed by -36.4% to 147 sales, while units increased by 9.8% to 67 sales. Price growth in Ingleburn* indicate resilience in property value amidst COVID-19, as does the increase in unit sales. With price growth occurring and limited competition, now is the time to transact.

	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

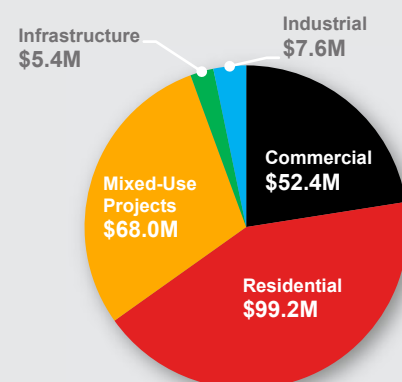


RENTAL AVERAGE DAYS ON MARKET Q2 2020



FUTURE DEVELOPMENTS

Ingleburn* is set to see approximately **\$232.5M** worth of new projects commencing in the 2nd half of 2020.



Commercial and mixed-use projects will create both new dwellings and job opportunities in Ingleburn*, which will have a positive spill-over impact on the real estate market.

A main residential project over the 2nd half of 2020 is the \$43.3M Oran Park Residential Subdivision Tranche 27, which is set to add 123 dwellings along with works associated including driveways, civil and landscaping works. Key commercial projects such as Jamboree Aged Care Facility – Willowdale (\$39.1M, 144 beds) will attract a new demographic into the area and create more jobs. A main mixed-use project is Dumaresq Street Mixed-Use Development (\$28.0M, 85 units).



205 Units/
Apartments



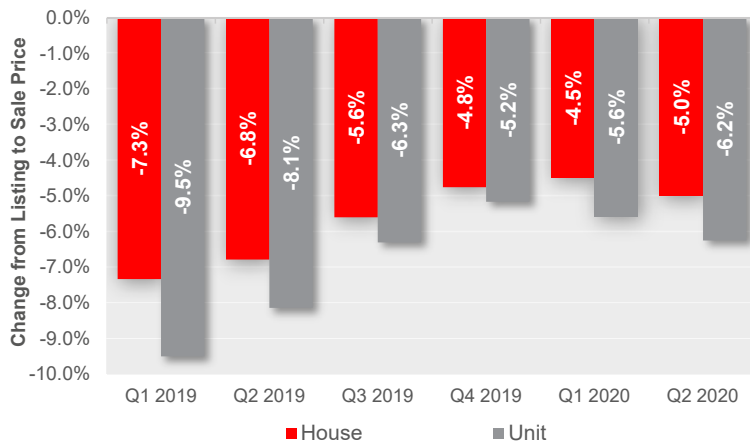
171
Dwellings



977 Lots

AVERAGE VENDOR DISCOUNT

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.



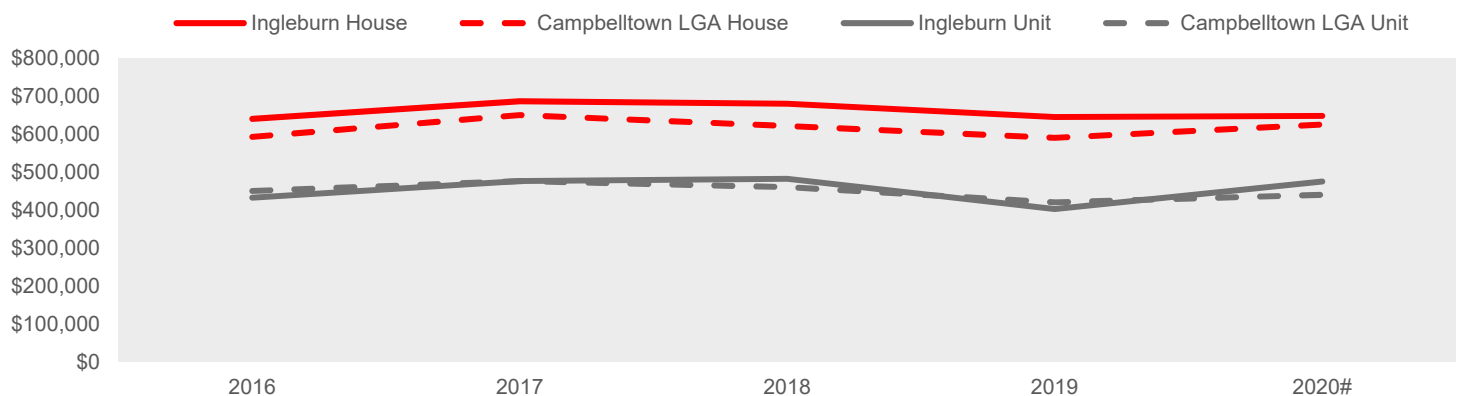
KEY COMMENTS

Average vendor discounts between Q2 2019 and Q2 2020 have tightened for both property types, to -5.0% for houses and -6.2% for units. Market conditions in Ingleburn* provide unique opportunities. Sellers can achieve final sale prices closer to their first list price, and buyers can benefit from a discount.

The suburb of Ingleburn has historically outperformed the wider Campbelltown Local Government Area (LGA) in median house prices, while units remain very close. This continues in 2020[#], which further confirms the area's property market resilience amidst COVID-19.

The dominant proportion of homes sold in Ingleburn* across 2020[^] were priced in the lower price bracket below \$600,000 (29.6%). Units recorded a dominant mid-lower price point of \$400,000-\$450,000 (28.9%). Overall there are still affordable options in Ingleburn*, thus now is an ideal time to enter the market.

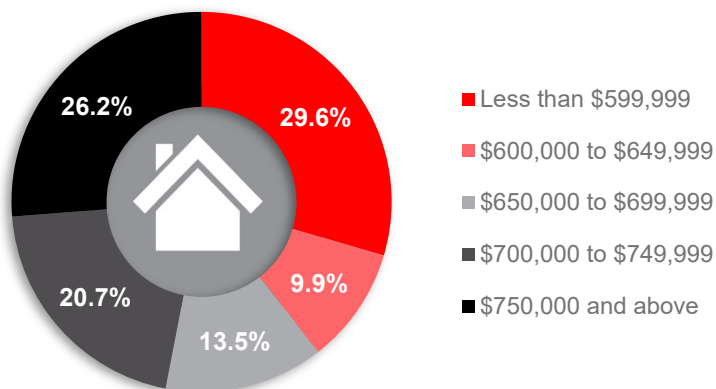
MARKET COMPARISON



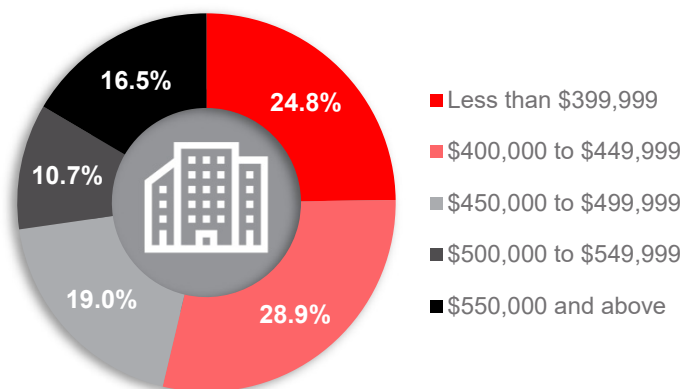
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Ingleburn.

PRICE BREAKDOWN 2020[^]

HOUSES SOLD



UNITS SOLD

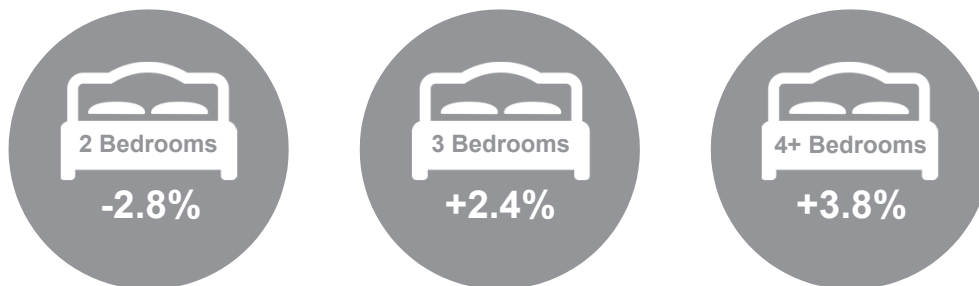


RENTAL GROWTH 2020€

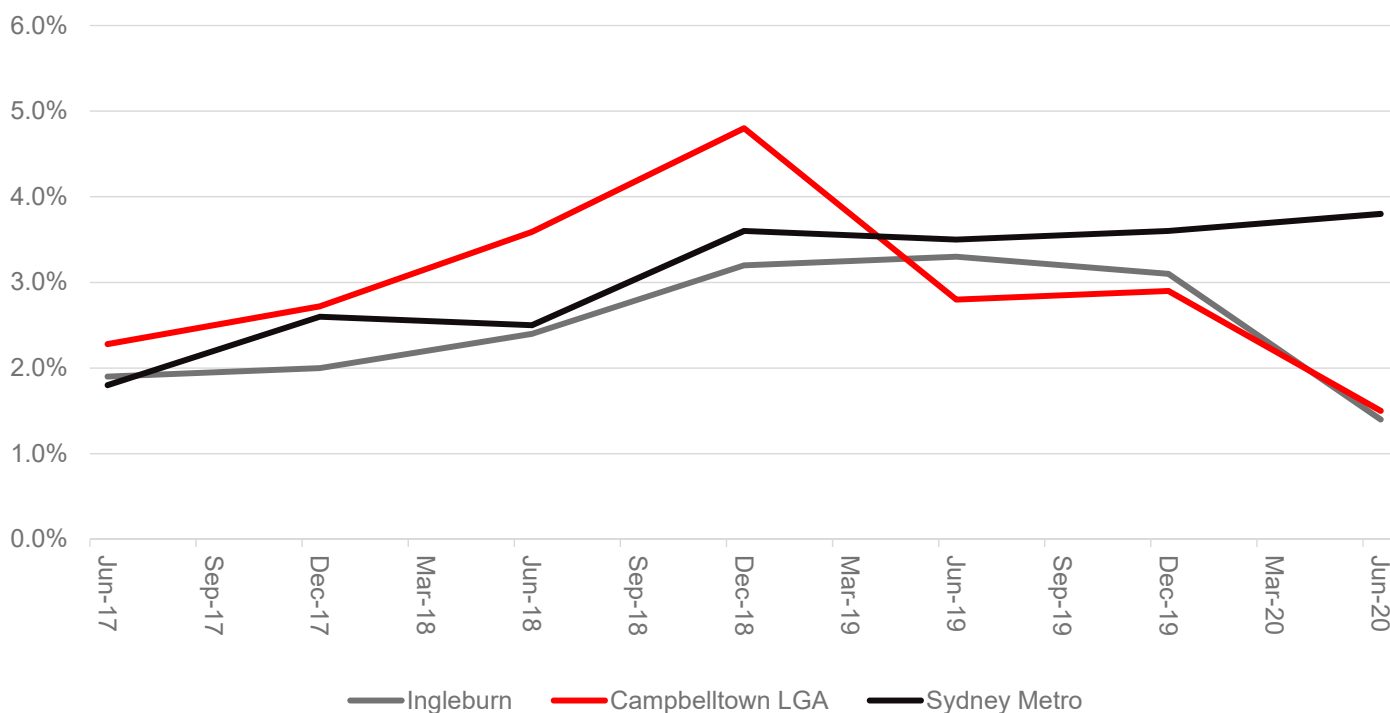
Over the past 12 months, house rental yields in Ingleburn* decreased slightly to sit at 3.4% in June 2020. The house rental market remains in a healthy position, as the number of average days on the rental market has declined by -24.4% (to 23 days) in the 12 months to Q2 2020. Rental yields in Ingleburn* for both house and units are well above Sydney Metro's establishing the area as a more viable option for investment.

4+ bedroom houses have provided investors with +3.8% rental growth annually, at a median rent of \$550 per week.

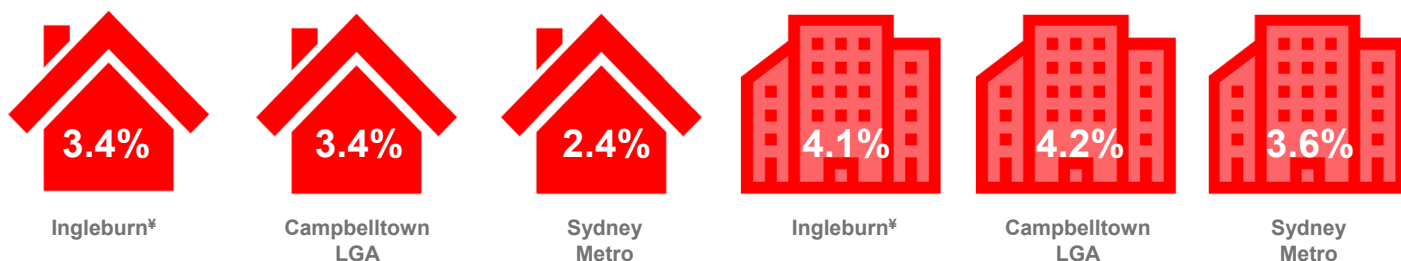
Ingleburn* recorded an extremely low vacancy rate of 1.4% in June 2020. This represents a declining trend since June 2019, and an even more dramatic decline since December 2019. This is unexpected amidst COVID-19 conditions, which confirms there is a healthy rental demand. Furthermore Ingleburn's* vacancy rate is well below Sydney Metro's 3.8%.



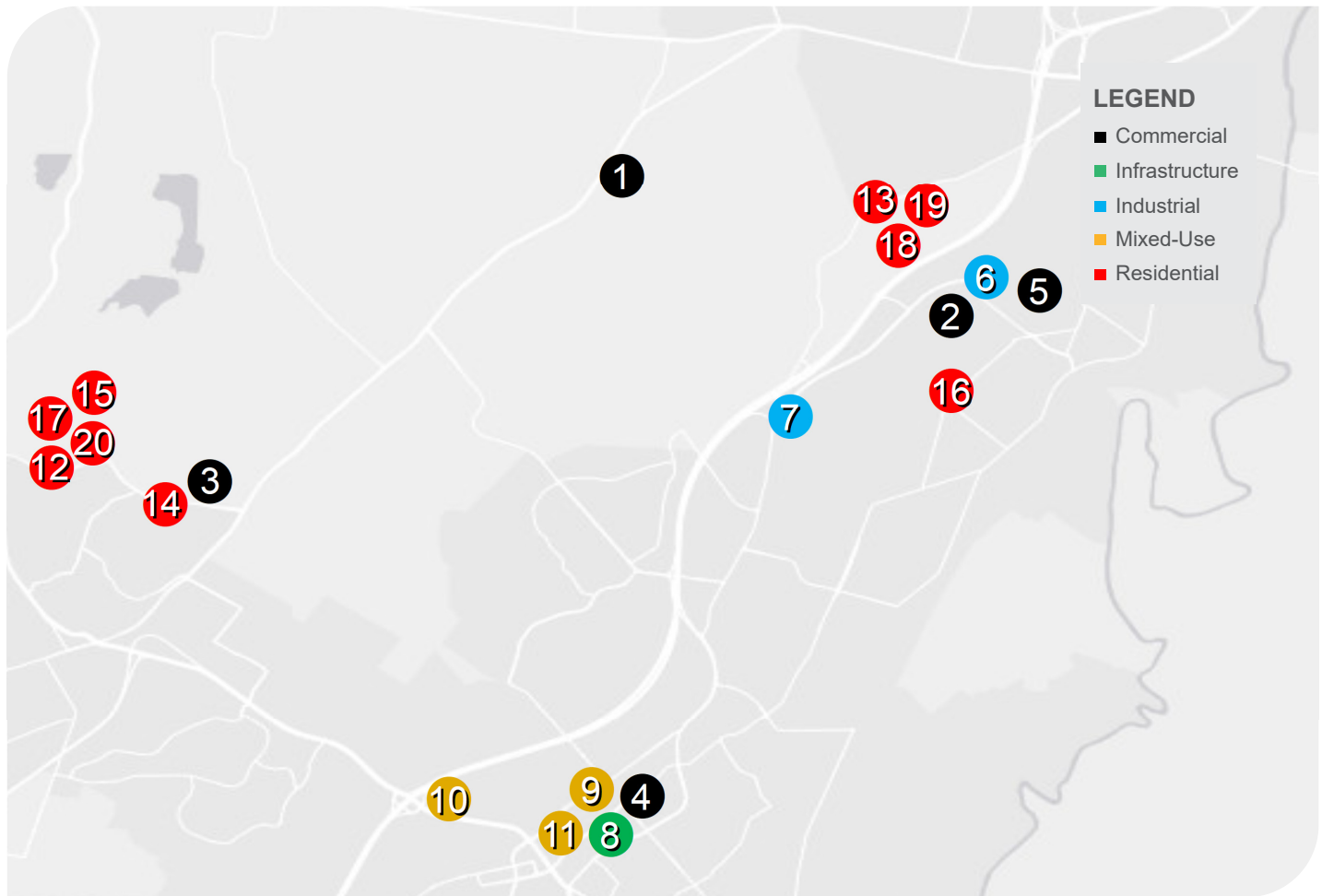
RENTAL VACANCY RATES 2020



RENTAL YIELD 2020\$



PROJECT DEVELOPMENT MAP 2ND HALF 2020[Ⓐ]



Location	Project [£]	Type	Estimated Value [Ⓜ]	Commence Date [Ⓜ]
1	Jamboree Avenue Aged Care Facility - Willowdale	Commercial	\$39,051,000	23/11/2020
2	Ingleburn Battery Recycling Facility	Commercial	\$5,000,000	13/11/2020
3	Catherine Field Primary School	Commercial	\$3,000,000	27/12/2020
4	Cordeaux St Commercial Building	Commercial	\$2,900,000	16/09/2020
5	Waratah Crescent Boarding House	Commercial	\$2,399,000	03/11/2020
6	Lancaster Street Industrial Units	Industrial	\$4,000,000	22/08/2020
7	Stennett Rd Warehouse	Industrial	\$3,595,000	21/10/2020
8	Lake Thomson Precinct	Infrastructure	\$5,417,000	13/12/2020
9	Dumaresq Street Mixed Use Development (85 Units)	Mixed-Use	\$28,000,000	25/09/2020
10	Maryfields Masterplan (620 Lots)	Mixed-Use	\$25,000,000	04/12/2020
11	Queen Street Mixed Development Site (72 Apartments)	Mixed-Use	\$15,000,000	27/12/2020
12	Oran Park Residential Subdivision - Tranche 27 (123 Dwellings, 123 Lots)	Residential	\$43,345,000	10/11/2020
13	Campbelltown Road Subdivision - Parklands Estate (200 Lots)	Residential	\$19,577,000	20/11/2020
14	Oran Park Residential 1 - Metro Oran Park Town (48 Apartments)	Residential	\$12,000,000	18/08/2020
15	Oran Park Residential Subdivision (34 Lots)	Residential	\$8,500,000	17/09/2020
16	Cumberland Road Dwellings (16 Dwellings)	Residential	\$5,134,000	09/11/2020
17	Catherine Park Estate (13 Dwellings)	Residential	\$3,800,000	01/11/2020
18	Macdonald Road Dwellings (6 Dwellings)	Residential	\$2,360,000	04/11/2020
19	Macdonald Road Dwellings (6 Dwellings)	Residential	\$2,360,000	01/11/2020
20	Law Crescent Dwellings (7 Dwellings)	Residential	\$2,100,000	12/10/2020

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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REFERENCES

* Ingleburn market data and key indicators encapsulates aggregate property conditions within the suburbs Bardia, Ingleburn, Denham Court, Macquarie Fields, Minto, Campbelltown, and Oran Park.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

2020 encapsulates sales transactions for 1H 2020 (01/01/2020 – 30/06/2020) only.

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€ 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.

¥ Ingleburn market data encapsulates aggregate property conditions within the Postcodes 2560, 2564, 2565, 2566, and 2570.

§ Rental yields shown are as reported at June 2020.

⌘ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the suburbs Bardia, Ingleburn, Denham Court, Macquarie Fields, Minto, Campbelltown, and Oran Park.

μ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricefinder, Cordell Connect database, SQM Research, ESRI ARCGIS.

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