

# Liverpool Market Update 2nd Half 2021



## OVERVIEW

In Q3 2021, Liverpool\* recorded a median house price of \$970,000, and a median unit price of \$530,000. This represents annual (Q3 2020 – Q3 2021) median price growth of 37.6% for houses and 1.0% for units. Between Q3 2020 – Q3 2021 total house sales decreased by -22.0% (to 571 sales) and unit sales increased by 15.4% (to 300 sales). Q3 2021 recorded the lowest amount of house sales between 2020 and 2021, indicating demand is outpacing supply. This has resulted in significant median price growth, thus now is an ideal time for house owners to transact in Liverpool\*.

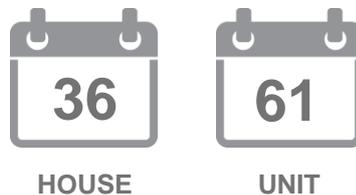
	CHANGE FROM LAST	YEAR	HALF YEAR
			
House Sales		↓	↓
House Median Price		↑	↑
House Rental Price		↑	↑
			
Unit Sales		↓	↓
Unit Median Price		↑	↓
Unit Rental Price		↑	↑

## MARKET CONDITIONS

### SALES MEDIAN PRICE Q3 2021



### SALES AVERAGE DAYS ON MARKET Q3 2021



### RENTAL MEDIAN PRICE Q3 2021

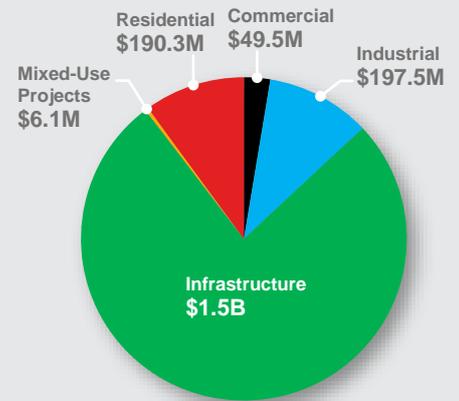


### RENTAL AVERAGE DAYS ON MARKET Q3 2021



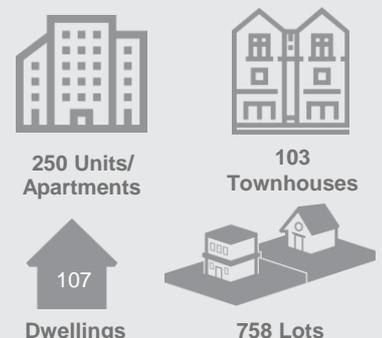
## FUTURE DEVELOPMENTS

Liverpool\* is set to see approximately **\$1.9B** worth of new projects commencing in the 2nd half of 2021.



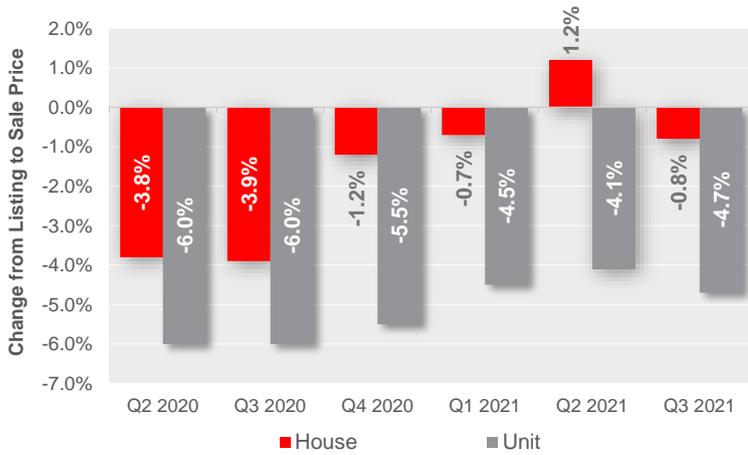
These projects will stimulate economic growth and create large employment opportunities in Liverpool\*, which should have a positive spill-over impact on the real estate market.

In 2021, Liverpool City Council is set to be exposed to billions of dollars worth of future projects. This will add value to the area and continue to add housing supply to Sydney's west. A main commercial project that was due to commence in the 2nd half of 2021 is the Greendale Cemetery (\$33.1M). Liverpool has seen the beginning of major infrastructure projects including the expansion of the Liverpool Hospital (\$740.0M) and the main works to the Western Sydney International Airport Terminal (\$500.0M), both of which will create essential amenities for the growing area. There is a combined \$139.6M worth of residential and mixed use construction in the Liverpool LGA.



# 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.

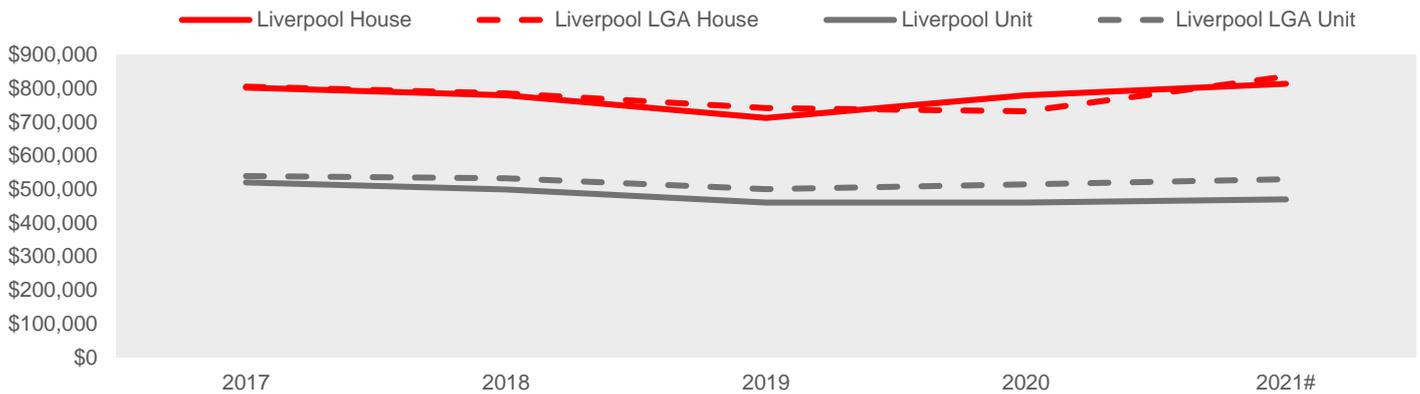


Average vendor discounts between Q3 2020 and Q3 2021 have tightened for both property types, to -0.8% for houses and -4.7% for units. Despite a tightening over a 12 months period, the past 6 months between Q1 2021 – Q3 2021 saw vendor discounts widening slightly. Liverpool\* market conditions suggest that for the time being, this is as close to initial first listed prices that buyers will have to pay to enter the market.

The suburb of Liverpool has historically performed very closely to the wider Liverpool Local Government Area (LGA) in both house and unit median prices. This continues to be the case throughout 2021#.

The dominant proportion of homes sold in Liverpool\* across 2021^ were in the premium price point above \$1.0M (32.5%), while units recorded a dominant middle price point of \$500K-\$600K (30.0%). Overall there is a range of price points readily available in both the house and unit markets, which is good news for buyers.

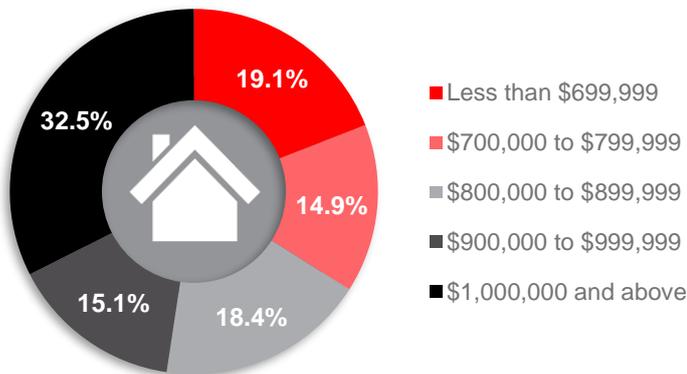
## MARKET COMPARISON



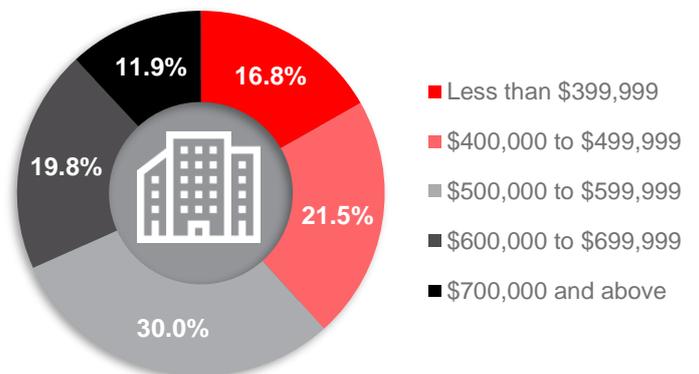
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Liverpool.

## PRICE BREAKDOWN 2021^

### HOUSES SOLD



### UNITS SOLD

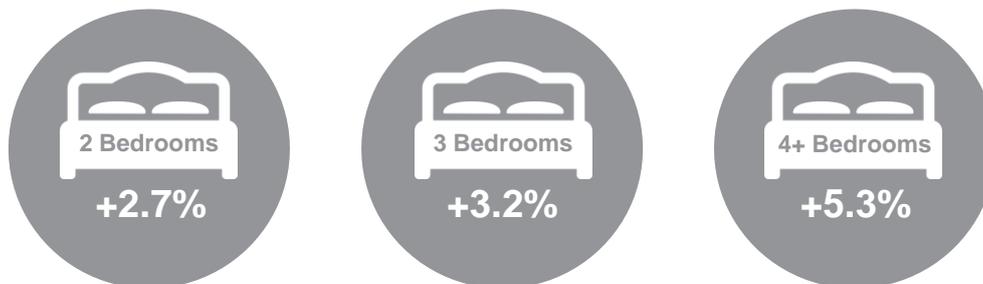


## RENTAL GROWTH 2021€

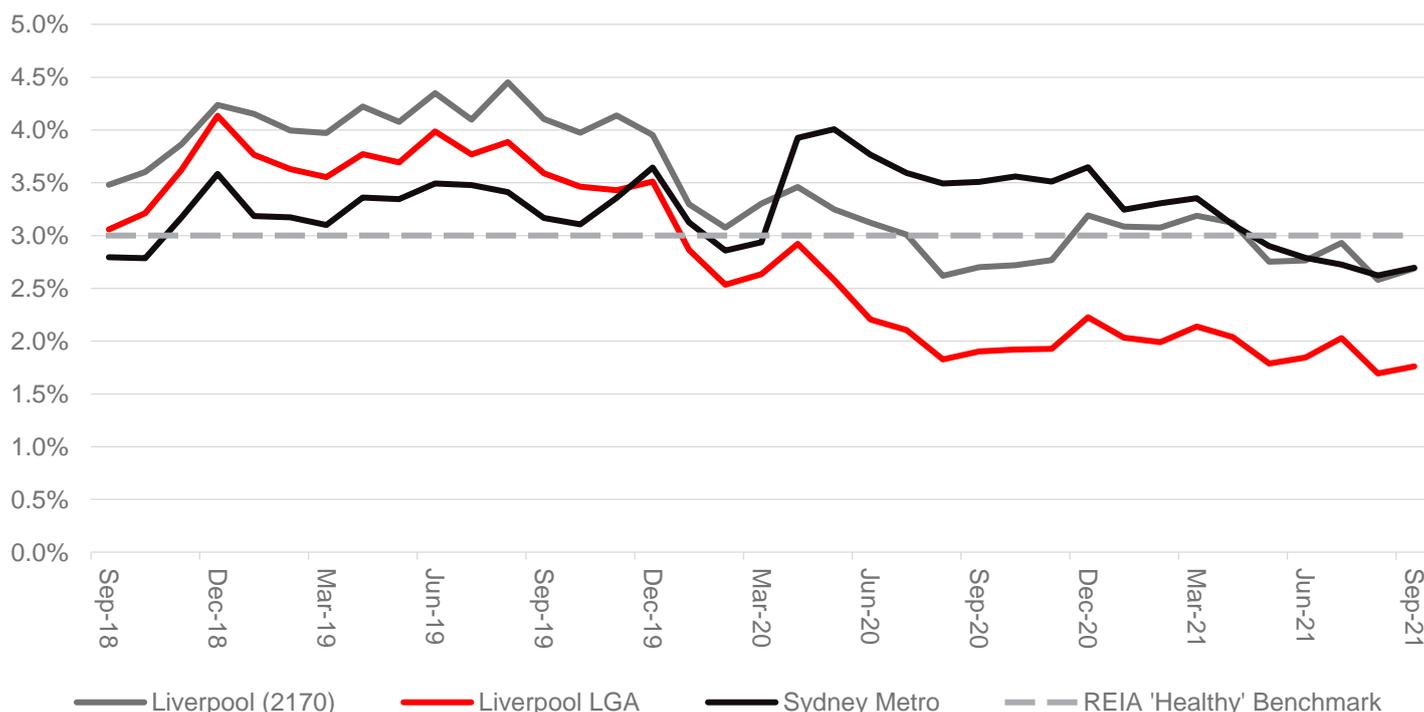
In September 2021, house rental yields in Liverpool<sup>¥</sup> were recorded at 2.6%. In the 12 months to Q3 2021, the median house rental price increased by 5.8% to reach \$550 per week, while average days on the market remained the same (21 days). There is a mature and resilient rental market throughout 2021 despite lockdowns and increased unit supply.

4+ bedroom houses have provided investors with +5.3% rental growth annually<sup>€</sup>, with a median rent of \$600 per week.

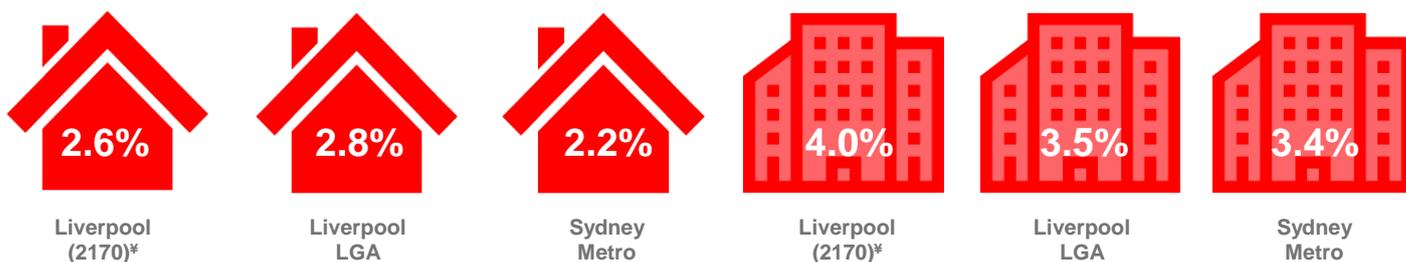
Also in September 2021, Liverpool<sup>¥</sup> recorded a vacancy rate of 2.7%, above that of Liverpool LGA (1.8%) but on par with Sydney Metro (2.7%). Vacancy rates in Liverpool<sup>¥</sup> have remained below the Real Estate Institute of Australia's healthy benchmark of 3.0% since the beginning of 2020. This confirms there is a healthy rental demand and investors can be confident of a conducive investment environment in Liverpool<sup>¥</sup>.



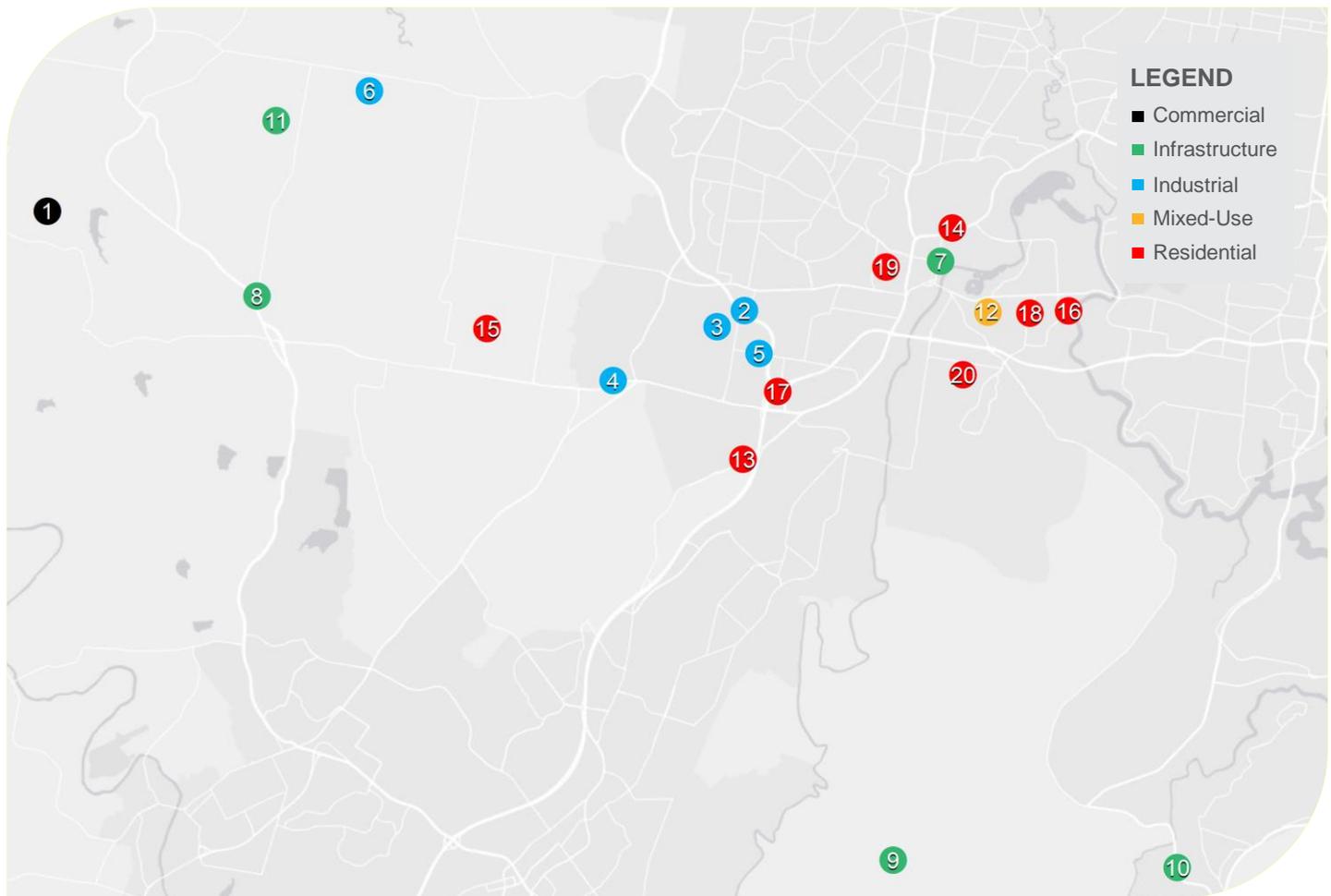
## RENTAL VACANCY RATES 2021



## RENTAL YIELD 2021§



# TOP DEVELOPMENTS MAP 2ND HALF 2021<sup>A</sup>



Location	Project <sup>£</sup>	Type	Estimated Value <sup>µ</sup>	Commence Date <sup>ψ</sup>
1	Greendale Cemetery - Wentworth Memorial Park	Commercial	\$33,123,000	24/10/2021
2	Jedda Road Self Storage Premises	Industrial	\$10,036,000	10/10/2021
3	Favelle Favco Cranes	Industrial	\$104,981,000	12/12/2021
4	Bringelly Road Business Hub Lot 4 - Temperature Controlled Warehouse Facility	Industrial	\$41,851,000	09/08/2021
5	Kurrajong Road Warehouse Building	Industrial	\$29,608,000	16/09/2021
6	Martin Road Resource Recovery Facility	Industrial	\$5,575,000	13/10/2021
7	Liverpool Hospital - Integrated Services Building & Refurbishment Works - Main Works	Infrastructure	\$740,000,000	09/08/2021
8	Western Sydney International Airport	Infrastructure	\$10,000,000	15/10/2021
9	Holsworthy Barracks	Infrastructure	\$5,500,000	27/11/2021
10	Heathcote Road From Holsworthy To Voyager Point	Infrastructure	\$188,000,000	10/11/2021
11	Western Sydney International (Nancy-bird Walton) Airport Terminal Main Works Package 2	Infrastructure	\$500,000,000	06/12/2021
12	Thompson Avenue Residential & Community Development (8 Units)	Mixed-use	\$6,061,000	16/07/2021
13	Edmondson Park Frasers Town Centre (71 Townhouses)	Residential	\$28,710,000	08/11/2021
14	Lahc Warwick Farm (45 Units)	Residential	\$16,222,000	04/11/2021
15	Kelly Street Dwellings & Residential Subdivision (21 Dwellings, 49 Lots)	Residential	\$14,320,000	08/07/2021
16	Moorebank Cove (43 Dwellings, 43 Lots)	Residential	\$14,245,000	20/07/2021
17	Maple Road Dwellings (16 Dwellings)	Residential	\$9,531,000	01/10/2021
18	Nuwarra Road Apartments (28 Units)	Residential	\$7,760,000	18/12/2021
19	Anderson & El Alamein Avenues Apartments (63 Units)	Residential	\$21,488,000	16/12/2021
20	Lucas, Mckay & Harvey Avenue Apartments (76 Units)	Residential	\$21,241,000	02/10/2021

## 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

\* Liverpool market data and key indicators encapsulates aggregate property market conditions within the Liverpool LGA.

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

# 2021 encapsulates sales transactions for 2021 (01/01/2021 – 30/09/2021) only.

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€ Annual rental growth is a comparison between 2020 (01/01/2020 – 30/09/2020) and 2021 (01/01/2021 – 30/09/2021) house median rent figures.

¥ Liverpool market data encapsulates aggregate property conditions within the postcode of 2170.

§ Rental yields shown are as reported as of September 2021.

⌘ 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 Liverpool LGA.

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 Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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