

# Panania & Surrounds Market Update 2nd Half 2021



## OVERVIEW

In Q3 2021, Panania\* (inclusive of Panania, Picnic Point, Padstow, Revesby, Milperra and East Hills) recorded a median house price of \$1,250,000, and a median unit price of \$985,000. This represents annual (Q3 2020 – Q3 2021) median price growth of 26.3% for houses and 32.4% for units. Between Q3 2020 – Q3 2021 total sales in both markets picked up, by 4.9% for houses (to 193 sales) and by 73.3% for units (to 52 sales). Increased sales volume and strong price growth indicates real returns on capital investment. Now is an ideal time for owners and down-sizers to transact in Panania\*.

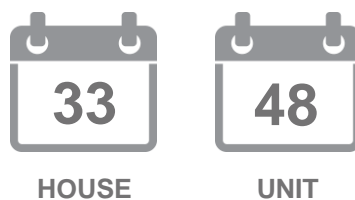
	CHANGE FROM LAST	YEAR	HALF YEAR
	House Sales	↑	↓
	House Median Price	↑	↑
	House Rental Price	↔	↔
	Unit Sales	↑	↓
	Unit Median Price	↑	↑
	Unit Rental Price	↓	↑

## MARKET CONDITIONS

### SALES MEDIAN PRICE Q3 2021



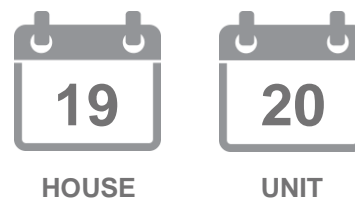
### SALES AVERAGE DAYS ON MARKET Q3 2021



### RENTAL MEDIAN PRICE Q3 2021

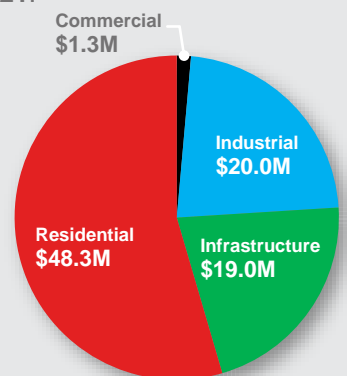


### RENTAL AVERAGE DAYS ON MARKET Q3 2021



## FUTURE DEVELOPMENTS

Panania\* is set to see approximately **\$88.5M** worth of new projects commencing in the 2nd half of 2021.



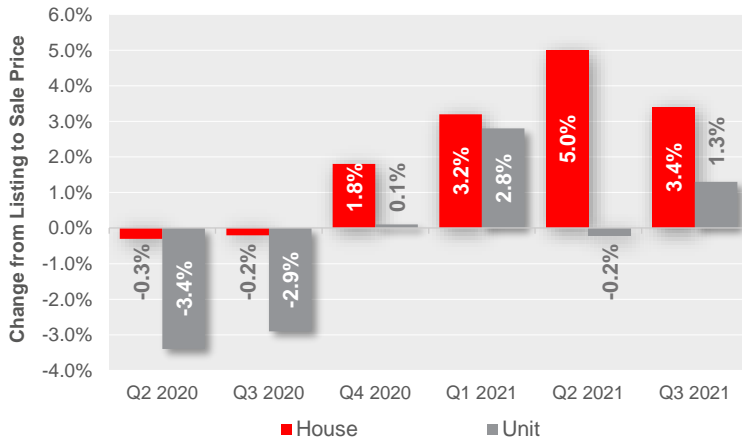
A greater emphasis on residential projects will answer high demand and help create a more sustainable price growth in Panania. Industrial and infrastructure projects will help stimulate economic growth and create employment opportunities in the area.

An infrastructure project over the 2nd half of 2021 is the commuter car park upgrade on the T8 East Hills Line – Revesby (\$19.0M). This will increase capacity of the park and ride facilities in Revesby by 400 car parks. A key residential project is the Riverlands (East Hills) Golf Course (\$40.0M) which will see the relocation of the golf course to the flood affected area and creation of up to 490 new homes comprising of detached dwellings, villas, townhouses and apartments. Other projects include: Bell Street Townhouses (\$1.3M, 5 Townhouses) and Iberia Street Units (\$4.0M, 14 Units).



# 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.

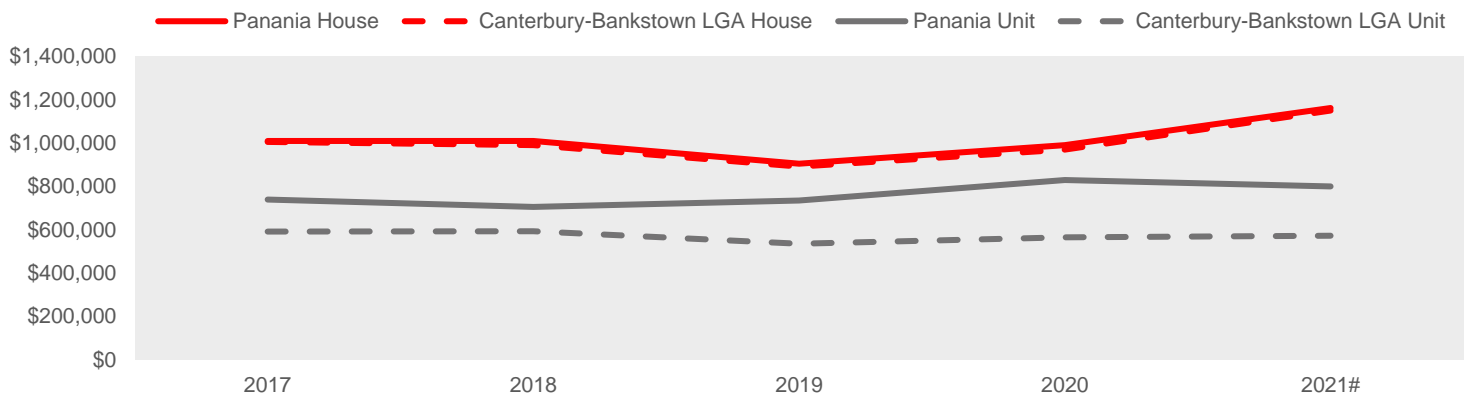


Average vendor discounts between Q3 2020 and Q3 2021 have swung to a premium of 3.4% for houses and 1.3% for units. Market conditions in Panania\* (inclusive of Panania, Picnic Point, Padstow, Revesby, Milperra and East Hills) have now shifted to favour sellers, where buyers are willing to pay above the initial listing price. Now is the time to sell.

Panania\* has historically outperformed the wider Canterbury-Bankstown Local Government Area (LGA) for unit median prices and performed on par for houses. This continues to be the case in 2021#.

The dominant proportion of homes sold in Panania\* across 2021^ were in the premium price of \$1,300,000 and above (35.9%). Units also recorded a dominant premium price point, of \$1,000,000 and above (28.5%). That said there is a relatively even spread of price points evident in both markets, with affordable stock still available. This is good news for first home buyers.

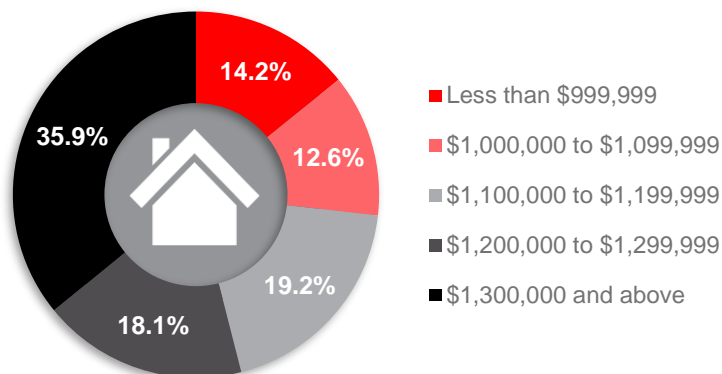
## MARKET COMPARISON



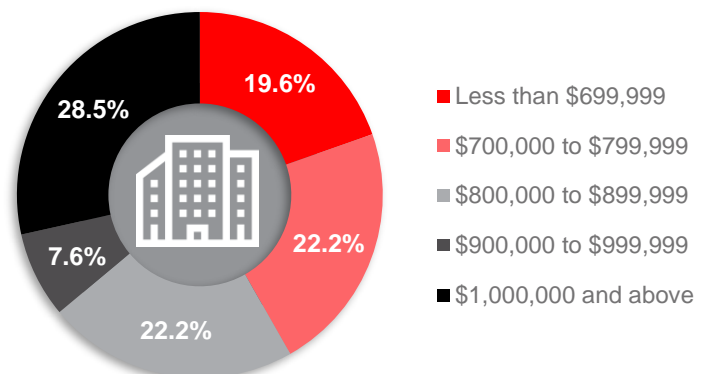
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Panania.

## PRICE BREAKDOWN 2021^

### HOUSES SOLD



### UNITS SOLD

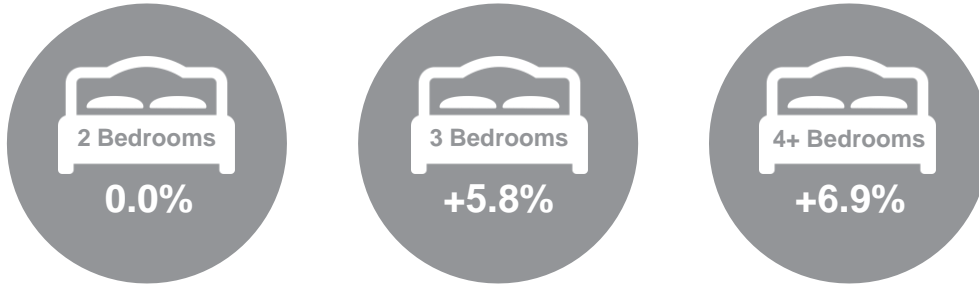


# RENTAL GROWTH 2021€

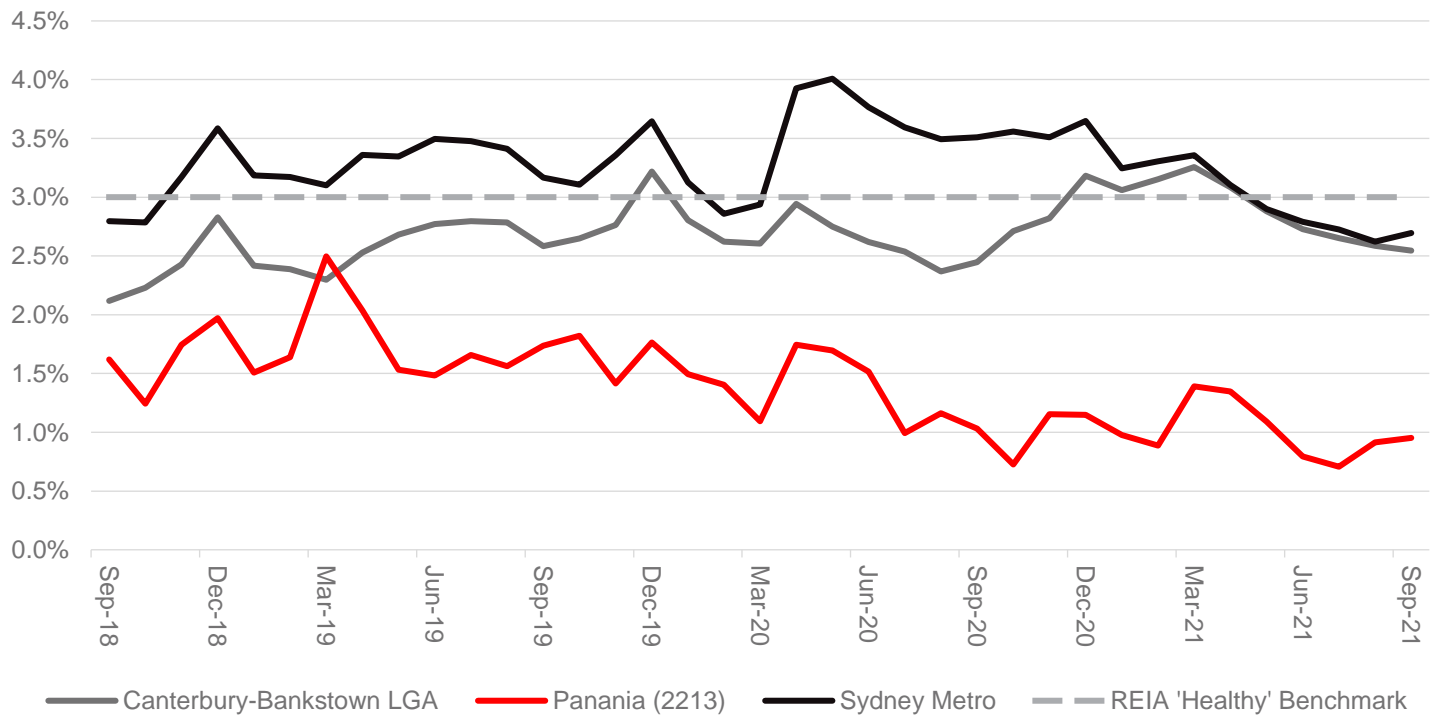
In September 2021, house rental yields in Panania\* were recorded at 2.2%. In the 12 months to Q3 2021 the median house rental price remained unchanged at \$550 per week, while average days on the market declined by -17.4% (to 19 days). Median house price growth between Q3 2020-Q3 2021 (26.3%) has outstripped rental price growth in Panania\*. That said rental properties are spending less time vacant on the market, thus ensuring consistent cashflow for investors.

4+ bedroom houses have provided investors with +6.9% rental growth annually€, with a median rent of \$695 per week.

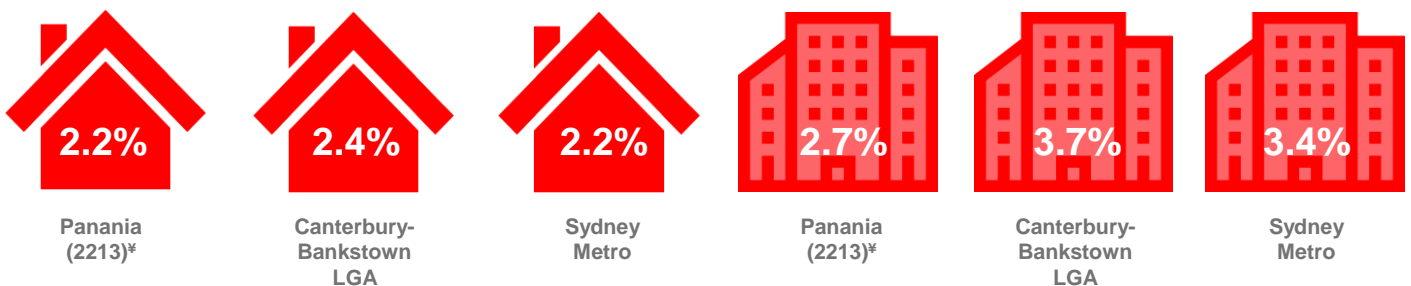
Also in September 2021, Panania\* (inclusive of inclusive of suburbs in postcode 2213) recorded a vacancy rate of 1.0%, below that of Canterbury-Bankstown LGA (2.5%) as well as Sydney Metro (2.7%). Vacancy rates in Panania\* remain well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, even amidst COVID-19 conditions. This confirms there is a healthy rental demand and investors can be confident of a conducive investment environment in Panania\*.



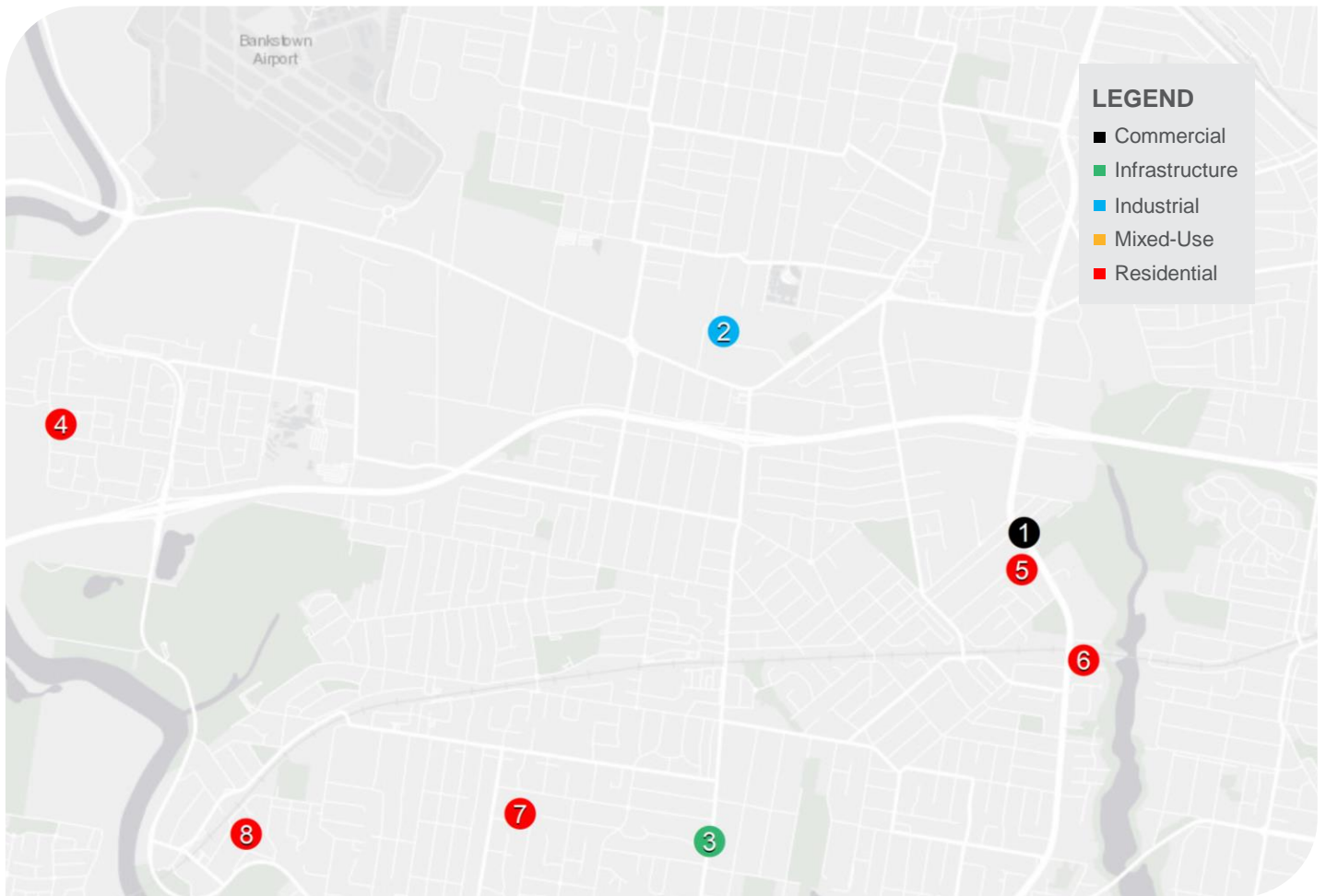
# RENTAL VACANCY RATES 2021



# RENTAL YIELD 2021\$



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



Location	Project <sup>£</sup>	Type	Estimated Value <sup>µ</sup>	Commence Date <sup>ψ</sup>
1	Mcdonalds Padstow	Commercial	\$1,250,000	01/08/2021
2	The Mavis Quad	Industrial	\$20,000,000	06/12/2021
3	Commuter Car Park Upgrade - T8 East Hills Line - Revesby	Infrastructure	\$19,000,000	12/08/2021
4	Riverlands (East Hills) Golf Course (490 Dwellings)	Residential	\$40,000,000	01/12/2021
5	Iberia Street Units (14 Units)	Residential	\$4,000,000	07/12/2021
6	Meager Avenue Villas (6 Dwellings)	Residential	\$1,800,000	16/09/2021
7	Bell Street Townhouses (5 Townhouses)	Residential	\$1,281,000	02/12/2021
8	Forrest Road Dwellings (7 Dwellings)	Residential	\$1,200,000	15/11/2021

## 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

\* Panania market data and key indicators encapsulates aggregate property market conditions within the suburbs of Panania, East Hills, Padstow, Picnic Point, Revesby, and Milperra.

\*\* 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.

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

€ 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.

¥ Panania market data encapsulates aggregate property conditions within the postcode of 2213.

§ 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 suburbs of Panania, East Hills, Padstow, Picnic Point, Revesby, and Milperra.

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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