



# Bexley North Market Update 1st Half 2022



## OVERVIEW

In Q1 2022, Bexley North\* recorded a median house price of \$1,667,500, and a median unit price of \$700,000. This represents annual (Q1 2021 – Q1 2022) median price growth of 15.0% for houses and a price softening of -5.9% for units. Total sales increased for houses between Q1 2021 – Q1 2022, by 9.8% to 56 sales, however slowed by -39.7% for units to 35 sales. Current owner occupiers can benefit from real returns on capital investment, as median house price growth has been fuelled by high demand. The house market is undersupplied, whereas the unit market is stabilising in terms of price growth.

	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 Q1 2022



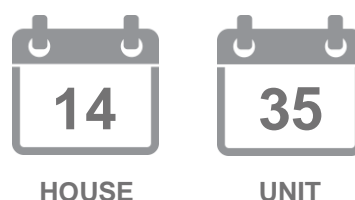
### SALES AVERAGE DAYS ON MARKET Q1 2022



### RENTAL MEDIAN PRICE Q1 2022



### RENTAL AVERAGE DAYS ON MARKET Q1 2022



## FUTURE DEVELOPMENTS

Bexley North is set to see approximately **\$450k worth of new projects commencing in the 1st half of 2022.**



A focus on commercial projects will stimulate economic growth and create employment opportunities in Bexley North, which should have a spill-over impact on the real estate market, in the form of increased demand.

The only development planned for the 1<sup>st</sup> half of 2022 in Bexley North, is the Forest Road Commercial premises (\$450K). This project will provide alterations and additions to the existing commercial premises, plus change of use to provide for a gymnasium & 3 storey additions.

An absence in residential projects is a concern, as the market is currently undersupplied.

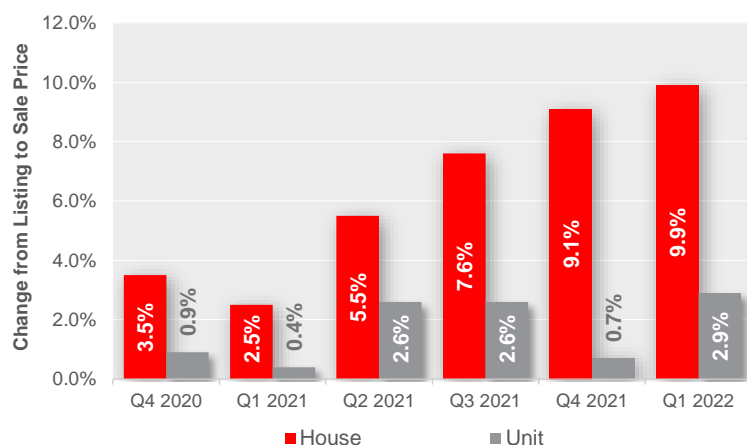
24 units and 7 dwellings were planned for completion in 2021 and 96 units are planned for 2023, however the interim 2022 is the "dry spell" in new stock.

An undersupply is particularly of concern in the house market, as the number of sales have declined in Q1 2022 and very little new stock. Thus there is a reliance on people selling or downsizing.

Now is the time for developers to enter the market with ready-to-sell housing stock, working together with the Local Council Government to unlock supply.

## 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.

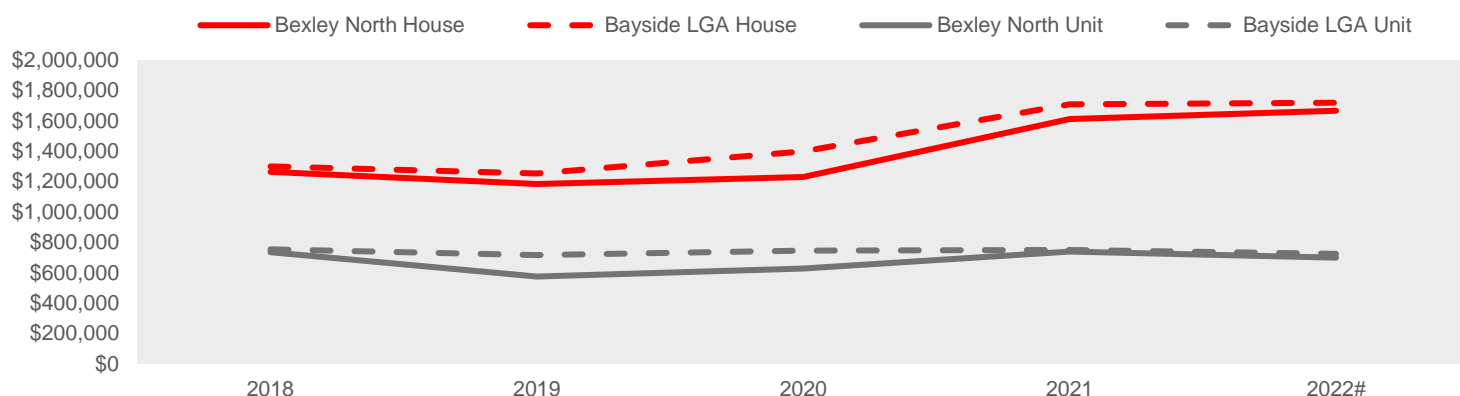


Average vendor discounts between Q1 2021 and Q1 2022 have rapidly shifted for both property types, and continued to travel higher into the premiums stage of average vendor discount trends. Q1 2022 recorded a premium of 9.9% for houses and 2.5% for units. Current market conditions in Bexley North\* favour sellers, where buyers have to pay a premium above the first list price.

The suburb of Bexley North\* has historically performed closely to the wider Bayside Local Government Area (LGA) in both house and unit median prices. This continues to be the case in 2022#.

The dominant proportion of homes sold in Bexley North\* across 2021^ were in the premium market of priced above \$1,700,00 (40.8%). Units recorded a dominant premium price point of \$850K and above (30.8%). Despite this there is still a wide range of price points available for buyers with different budgets, with more affordable options available in the unit market.

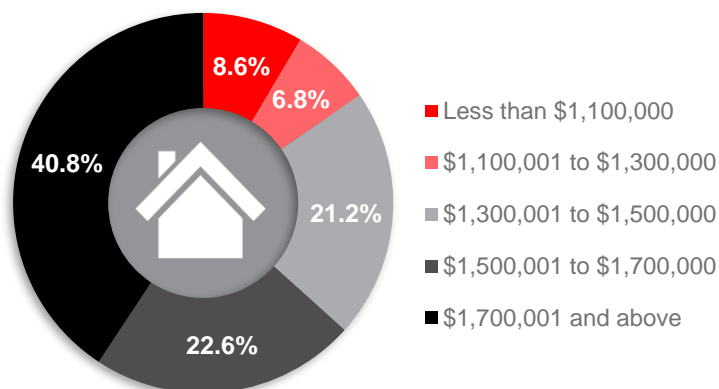
## MARKET COMPARISON



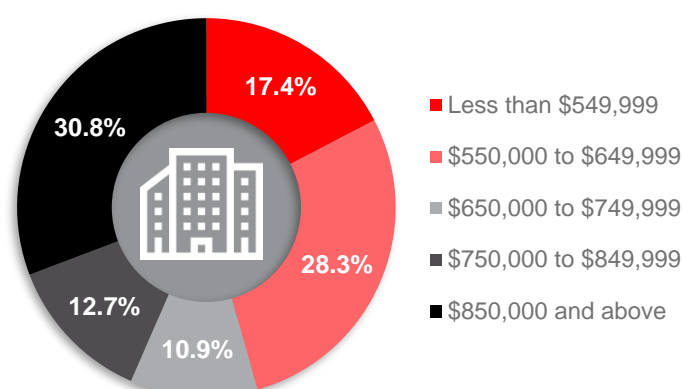
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled are chosen based on their proximity to the main suburb analysed, which is Bexley North.

## PRICE BREAKDOWN 2021/22^

### HOUSES SOLD



### UNITS SOLD



## RENTAL GROWTH 2022€

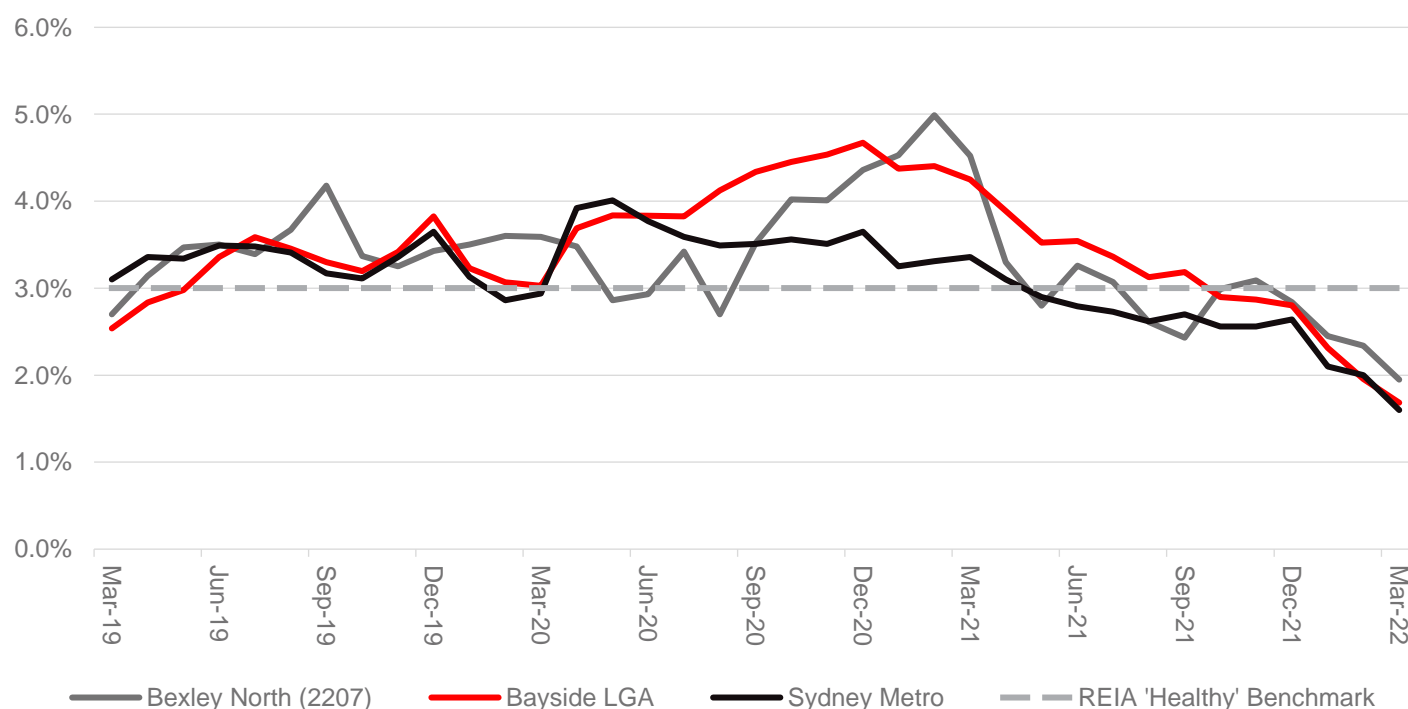
House rental yields in Bexley North\* were recorded at 2.0% as of March 2022. House rental yields may seem low, due to the annual (Q1 2021 – Q1 2022) median house sale price growth (15.0%) outpacing median house rent price growth (2.6%). That said median house rental price increased reached \$595 per week in Q1 2022, while average days to let on the market declined by -61.1% (to 14 days). This confirms there is a resilient rental market in Bexley North\*.

4+ bedroom houses have provided investors with +16.7% rental growth annually, with a median rent of \$700 per week.

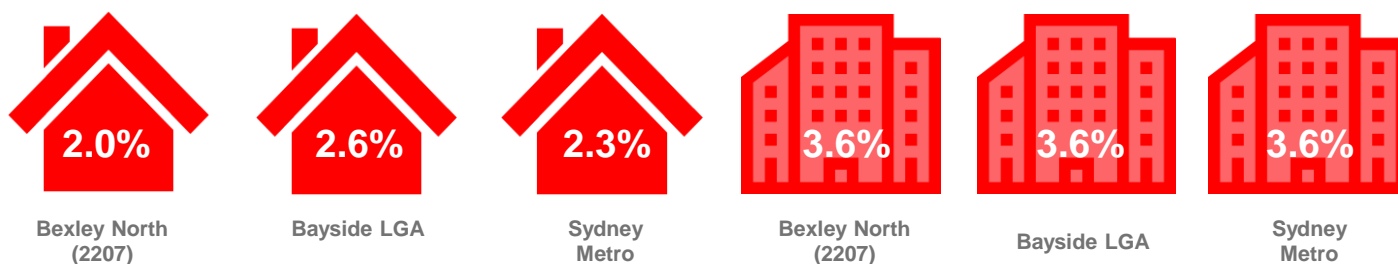
Also in March 2022, Bexley North\* recorded a vacancy rate of 2.0%, slightly above Bayside LGA (1.7%) and Sydney Metro (1.6%). Vacancy rates in Bexley North\* is currently at the lowest point since 2017, and have remained well below the Real Estate Institute of Australia's healthy benchmark of 3.0% for the past 12 months. There is a healthy rental demand and investors can be confident of a conducive investment environment in Bexley North\*.



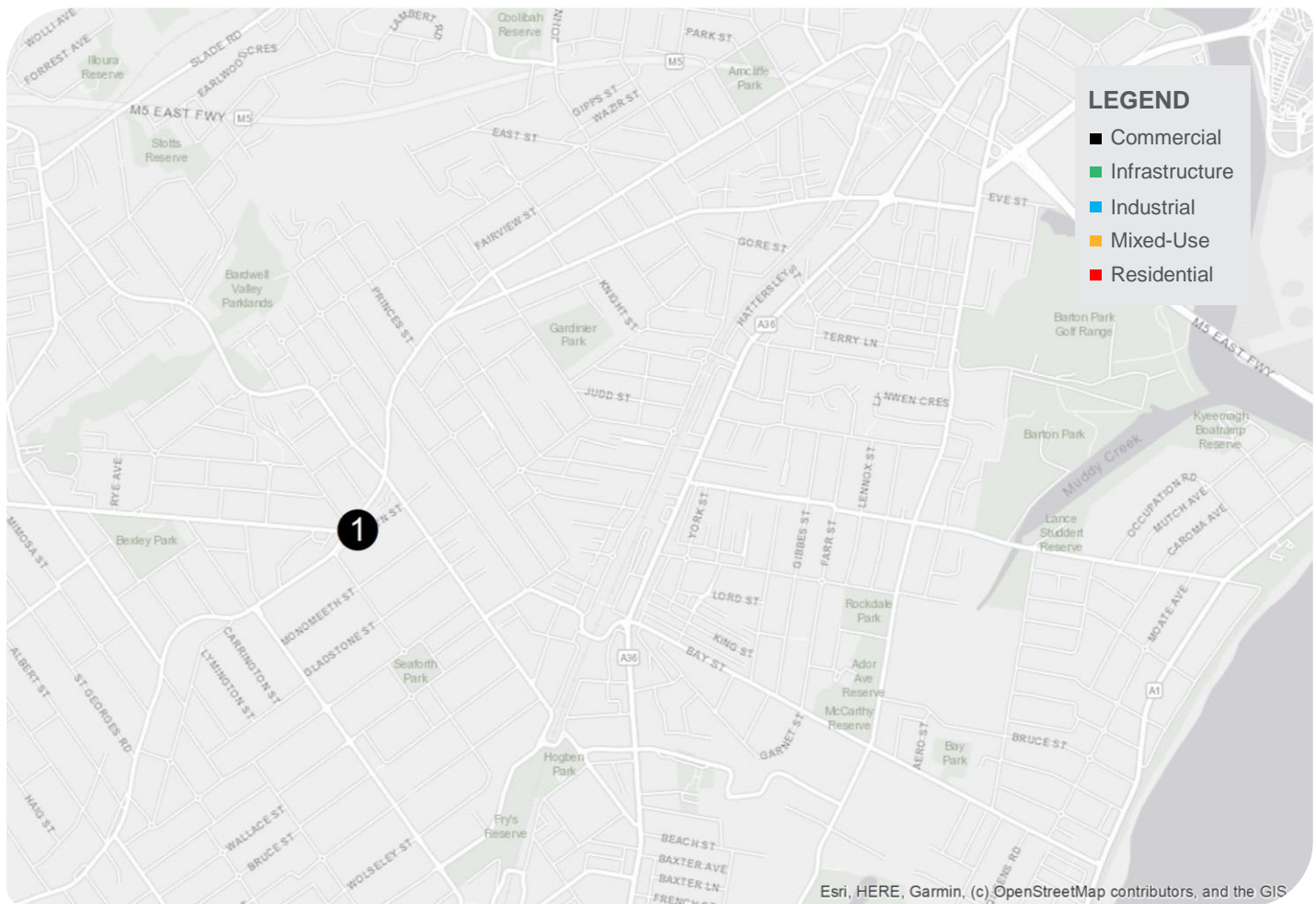
## RENTAL VACANCY RATES 2022



## RENTAL YIELD 2022\$



# TOP DEVELOPMENTS MAP 1st HALF 2022<sup>1</sup>



Location	Project <sup>2</sup>	Type	Estimated Value <sup>3</sup>	Commence Date <sup>4</sup>
1	Forest Road Commercial Premises	Commercial	\$415,000	06/04/2022

## 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

\* Bexley North market data and key indicators encapsulates aggregate property market conditions within the suburbs of Bexley North, Bexley, Bardwell Park, and Bardwell Valley.

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

# 2022 encapsulates sales transactions for Q1 2022 (01/01/2022 – 31/03/2022) only.

^ 2021/22 encapsulates sales transactions for 2021 & Q1 2022 (01/01/2021 – 31/03/2022).

€ Annual rental growth is a comparison between 2021 (01/01/2021 – 31/03/2021) and 2022 (01/01/2022 – 31/03/2022) house median rent figures.

¥ Bexley North market data encapsulates aggregate property conditions within the postcode of 2207.

§ Rental yields shown are as reported as of March 2022.

⌘ 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 Bexley North, Bexley, Bardwell Park and Bardwell Valley.

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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