



Gwandalan and Summerland Point Market Update 1st Half 2022



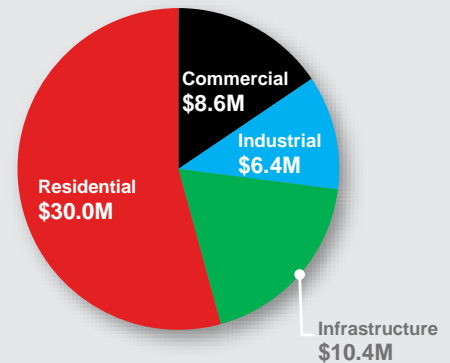
OVERVIEW

In Q1 2022, Central Coast* (which in this report represents sales and rental data in postcode 2259) recorded a median house price of \$835,000, and a median unit price of \$585,000. This represents annual (Q1 2021 – Q1 2022) median price growth of 28.1% for houses and 36.8% for units. Total sales decreased between Q1 2021 – Q1 2022, by -16.5% (to 350 sales) for houses and by -12.5% (to 2 sales) for units. The property market is undersupplied, as median price growth is alongside lower sales figures. Now is an opportune time for owners to sell and for developers to enter the Central Coast* market.

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

FUTURE DEVELOPMENTS

Central Coast (which in this report represents postcode 2259) is set to see approximately **\$55.3M worth of new projects commencing in the 1st half of 2022.**



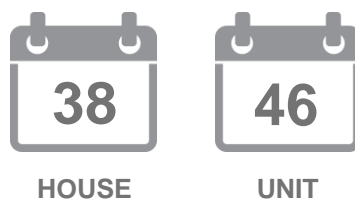
These projects will stimulate economic growth and create large employment opportunities in Central Coast. This will have a spill-over impact on the real estate market, in the form of higher demand for housing stock.

MARKET CONDITIONS

SALES MEDIAN PRICE Q1 2022



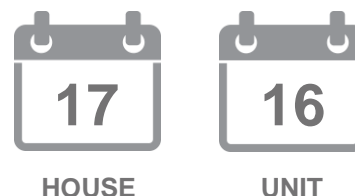
SALES AVERAGE DAYS ON MARKET Q1 2022



RENTAL MEDIAN PRICE Q1 2022



RENTAL AVERAGE DAYS ON MARKET Q1 2022



A main residential project in the 1st half of 2022 is the Pacific Highway & Van Stappen Road Dwellings and Subdivision (\$20.7M). The project is set to add 66 Lots and dwellings and 66 Lots to Central Coast*.

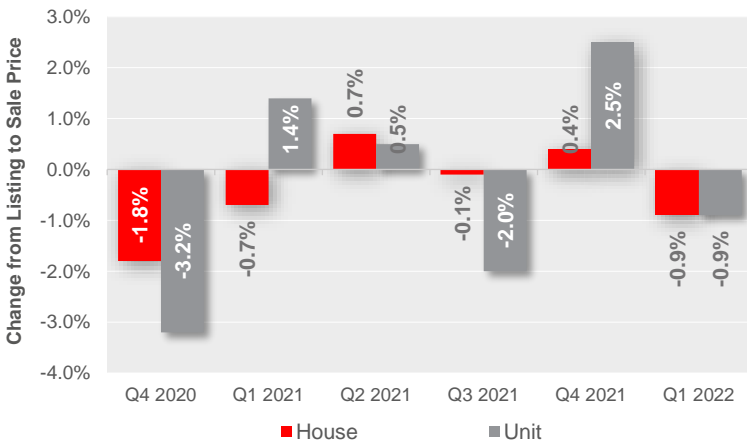
Other residential projects include: Kamira Road Dwelling (\$3.3M, 12 dwellings) and Bushells Ridge Road Residential Subdivision (\$3.9M, 58 lots). Together these projects will assist in increasing supply in the market, ensuring sustainable growth in property prices.

Other key projects include Central Coast Sporting Ground (\$9.0M), Golflinks Commercial Campus (\$2.1M), and Jack Grant Avenue Waste or Resource Management Facility (\$3.7M). Combined these will assist in creating local jobs, thus ensuring economic growth.



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.

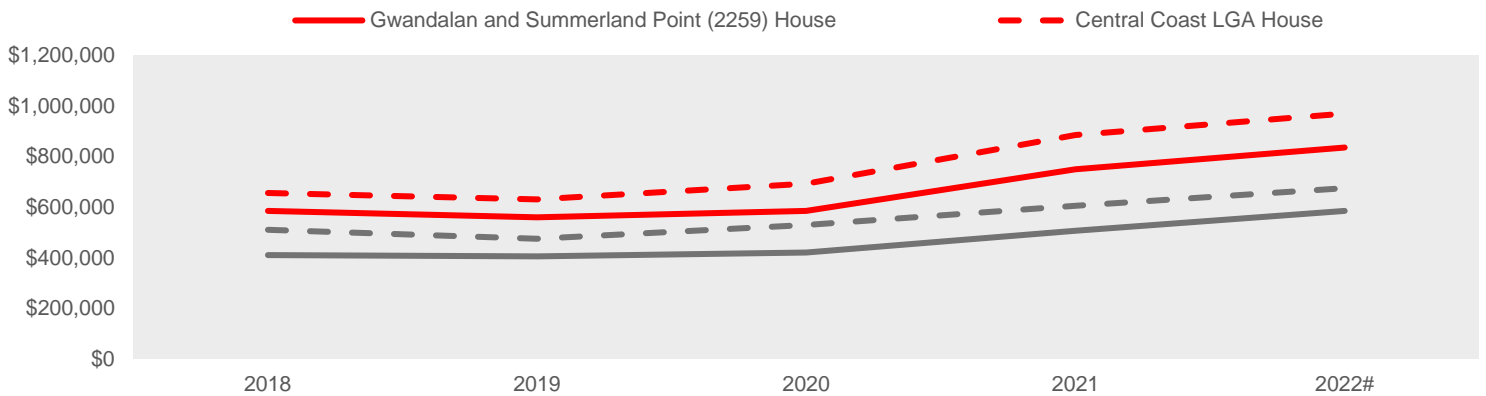


Average vendor discounts between Q1 2021 and Q1 2022 have rapidly shifted for both property types, to discounts of -0.9% for houses and -0.9% for units. Market conditions in Central Coast* have uniquely shifted to favour buyers in Q1 2022, as sellers are willing to offer below the initial listing price. However previous quarters suggest the opposite, thus current discount may be temporary.

The suburb of Gwandalan/ Summerland Point has historically provided a more affordable price point compared to the wider Central Coast Local Government Area (LGA) in both house and unit median prices. This continued to be the case in 2022#.

The dominant proportion of homes sold in Central Coast* across 2021^ were in the most affordable price bracket of less than \$599,999 (33.9%). Units recorded a dominant lower-mid price point between \$400,000 and \$499,999 (38.3%). Affordable options are available, however the premium market have also grown.

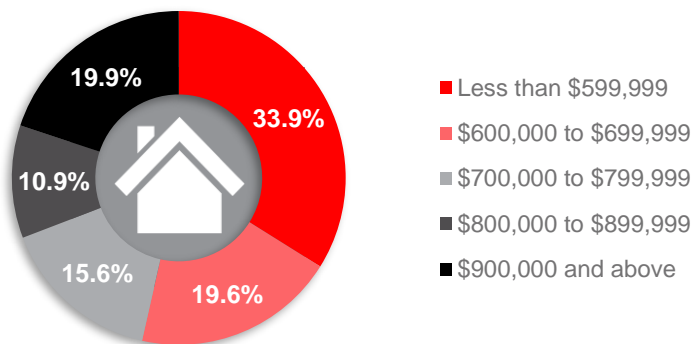
MARKET COMPARISON



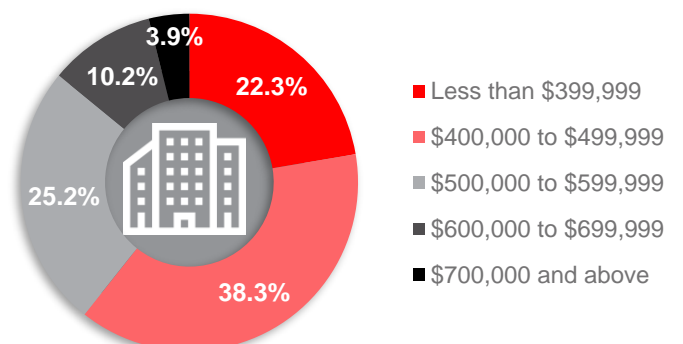
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Gwandalan and Summerland Point.

PRICE BREAKDOWN 2021/22^

HOUSES SOLD



UNITS SOLD



RENTAL GROWTH 2022€

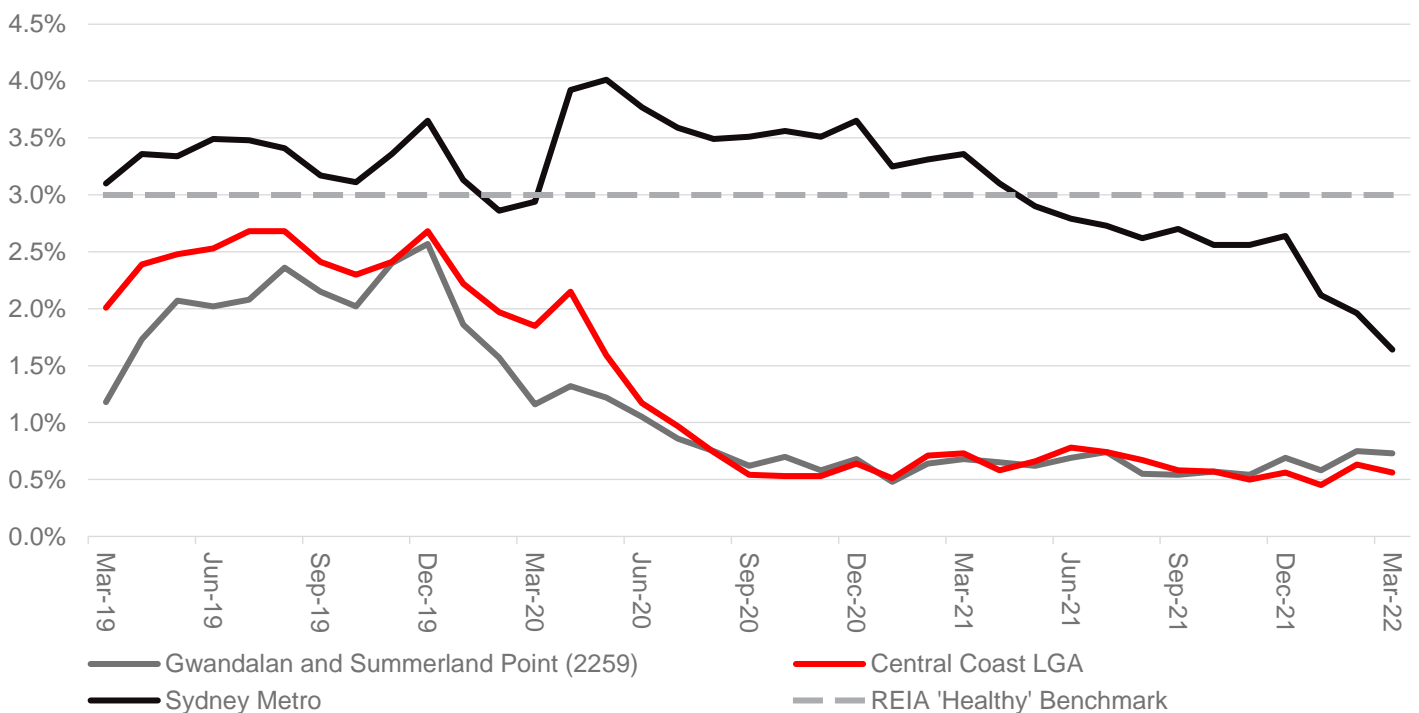
House rental yields in Central Coast* (which in this report represents postcode 2259) was recorded at 3.2% in March 2022, above Sydney Metro (2.3%). This was paired with a 18.9% increase in median house rental price (to \$580 per week) in the 12 months to Q1 2022, and a 29.4% increase (to 326 rentals) in the number of houses rented. Average days on the market remained at a low 17 days, which all combined suggest a highly demanded rental market.

4+ bedroom houses have provided investors with +17.3% rental growth annually, achieving a median rent of \$610 per week.

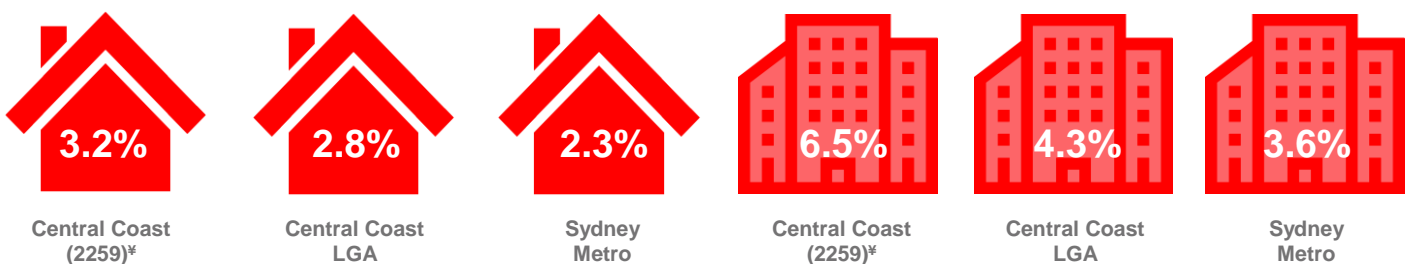
Central Coast* recorded a vacancy rate of 0.7% in March 2022, which is slightly above Central Coast LGA (0.6%) but well below Sydney Metro's 1.6% average. Vacancy rates in Central Coast* have held steady within the 1.0% band over the past 18 months, indicating stability in high rental demand. These key indicators create a conducive and sustainable environment for investors, despite the increase in median sale prices of property over the past 12 months.



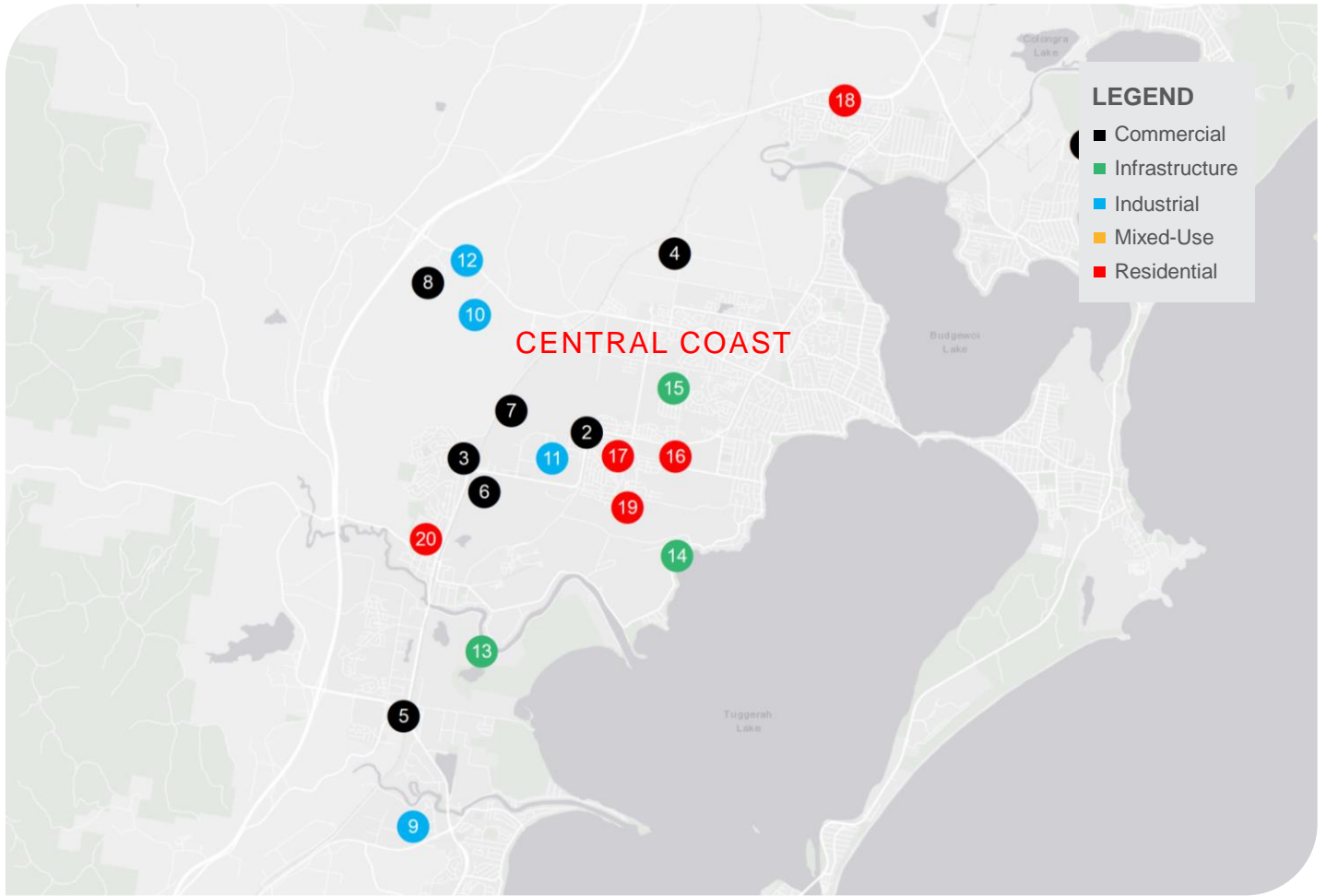
RENTAL VACANCY RATES 2022



RENTAL YIELD 2022§



TOP DEVELOPMENTS MAP 1st HALF 2022^A



Location	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Woolworths Lake Munmorah Ecomm	Commercial	\$300,000	16/05/2022
2	Amsterdam Circle Light Industrial Units	Commercial	\$400,000	24/05/2022
3	Golflinks Commercial Campus	Commercial	\$2,157,000	26/04/2022
4	Greyhound Racing Nsw	Commercial	\$2,000,000	23/05/2022
5	Westfield Tuggerah	Commercial	\$1,500,000	16/06/2022
6	Wyang Golf Course	Commercial	\$400,000	06/06/2022
7	Amy Close Call Centre	Commercial	\$990,000	08/02/2022
8	Woolworths Wyong Rdc	Commercial	\$651,000	28/06/2022
9	Apprentice Drive Factory Bays	Industrial	\$300,000	07/06/2022
10	Jack Grant Avenue Waste Or Resource Management Facility	Industrial	\$3,755,000	28/06/2022
11	Donaldson Street Self Storage Facility	Industrial	\$2,000,000	18/05/2022
12	Burnet Road Industrial Shed	Industrial	\$300,000	10/01/2022
13	Central Coast Council Sporting Ground Infrastructure	Infrastructure	\$9,000,000	15/06/2022
14	Tuggerawong Shared Pathway	Infrastructure	\$855,000	11/04/2022
15	Wyang & Woy Woy Hospitals	Infrastructure	\$500,000	21/04/2022
16	Pacific Highway & Van Stappen Road Dwellings & Residential Subdivision (66 lots)	Residential	\$20,705,000	06/06/2022
17	Kamira Road Dwellings (12 dwellings)	Residential	\$3,390,000	06/05/2022
18	Bushells Ridge Road Residential Subdivision (58 lots)	Residential	\$3,911,000	11/05/2022
19	Johns Road Residential Subdivision (19 lots)	Residential	\$1,000,000	12/01/2022
20	North Road Dwellings (4 dwellings)	Residential	\$1,000,000	19/01/2022

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.



Ben Lawson, Principal

M +61 423 673 035

E ben.lawson@prdcc.com.au

PRD Central Coast

P +61 2 4353 8833

F +61 2 4353 8866

5/95 Dora Street
Morisset NSW 2264

PRDCC.com.au

REFERENCES

*Central Coast market data and key indicators encapsulates aggregate property market conditions within the postcode 2259.

** 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.

¥ Central Coast market data encapsulates aggregate property conditions within the postcode of 2259.

§ 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 postcode 2259.

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.

Disclaimer: PRD does not give any warranty in relation to the accuracy of the information contained in this report. If you intend to rely upon the information contained herein, you must take note that the information, figures and projections have been provided by various sources and have not been verified by us. We have no belief one way or the other in relation to the accuracy of such information, figures and projections. PRD will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that you rely upon that is contained in the material.

Prepared by PRD Research. © All medians and volumes are calculated by PRD Research. Use with written permission only. All other responsibilities disclaimed. © Copyright PRD 2022.