



# Macquarie Park Market Update 1<sup>st</sup> Half 2023



## OVERVIEW

In Q4 2022, Macquarie Park\* recorded a median house price of \$2,210,000 and a median unit price of \$770,000. This represents annual (Q4 2021 – Q4 2022) median price softening of -9.9% for houses and -5.5% for units. Total sales declined between Q4 2021 – Q4 2022, by -32.6% (to 124 sales) for houses, while total sales for units declined -19.7% over the 12-month period (to 257 sales). These trends suggest cash rate hikes have translated into the market, as median price downturn is evident alongside an undersupplied house and unit market. New opportunities now exist for buyers.

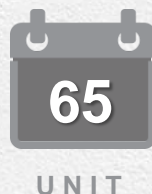
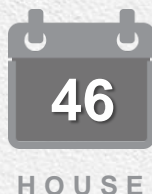
	CHANGE FROM LAST	YEAR	HALF YEAR
 House Sales		↓	↓
House Median Price		↓	↓
House Rental Price		↑	↑
 Unit Sales		↓	↑
Unit Median Price		↓	↓
Unit Rental Price		↑	↑

## MARKET CONDITIONS

### SALES MEDIAN PRICE Q4 2022



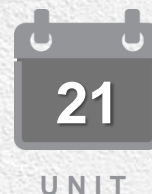
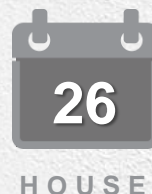
### SALES AVERAGE DAYS ON MARKET Q4 2022



### RENTAL MEDIAN PRICE Q4 2022

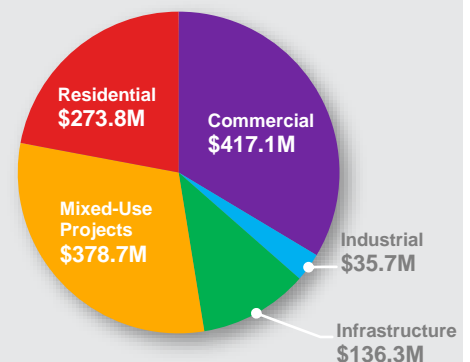


### RENTAL AVERAGE DAYS ON MARKET Q4 2022



## FUTURE DEVELOPMENTS

Macquarie Park is set to see approximately **\$1.2B** worth of new projects commencing in the 1<sup>st</sup> half of 2023.



A strong focus in commercial and mixed-use projects stimulate employment opportunities in Macquarie Park. This can have a positive spill-over impact on the real estate market, in the form of higher demand for property.

Rowe Street Mixed-Use – Eastwood Shopping is a major mixed-use development planned for the 1<sup>st</sup> half of 2023. The project will comprise of 7 buildings consisting of apartments (443), retail and commercial space, and a medical centre.

Notable residential developments for the 1<sup>st</sup> half of 2023 include:

- 1-3 Lachlan Avenue Apartments (124 apartments, \$61.1M)
- Epping Road & Forest Grove Apartments (321 apartments, \$106.0M)
- 28 Ingleburn Road – Leppington (\$31.0M, 119 units)



1,526 Units/  
Apartments



Dwellings

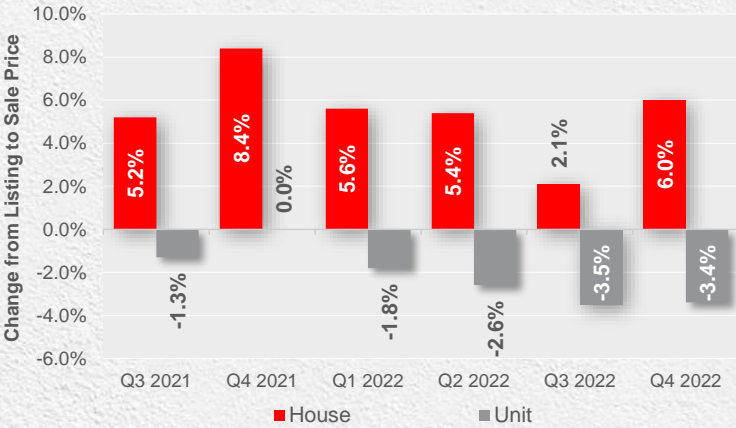


230 Lots



# 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.

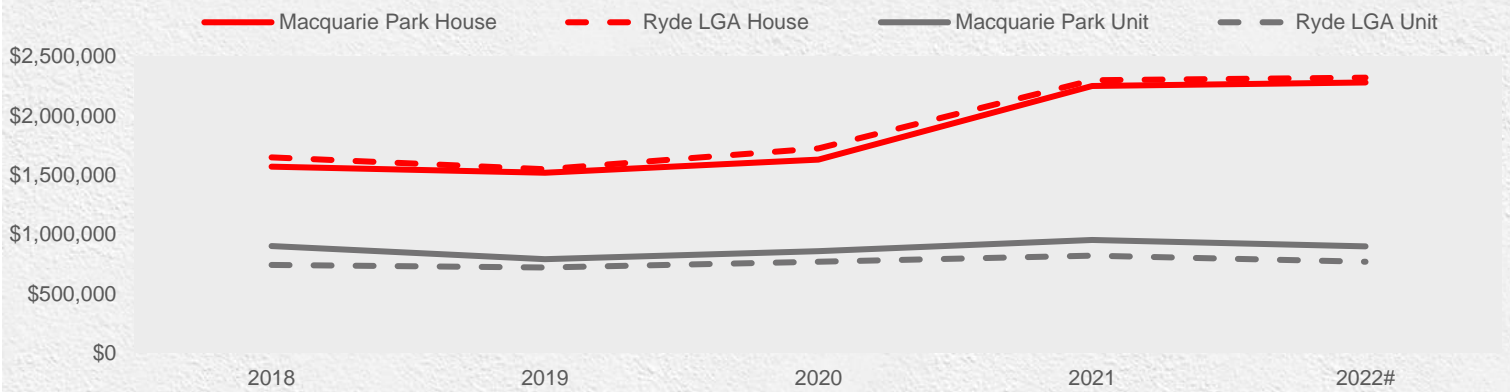


Average vendor discounts between Q4 2021 and Q4 2022 have shifted for houses, to a lower premium of 6.0% (from 8.4%). Units on the other hand swung from a neutral position to a discount of -3.4% in Q4 2022. House sellers can still achieve a final price above the first list price; however, buyers can benefit from a slightly lower premium.

The suburb of Macquarie Park has historically performed on par with the wider Ryde Local Government Area (LGA) in both median house and unit price. This continued to be the case in late 2022#.

The dominant proportion of homes sold in Macquarie Park\* across 2022# were in the premium bracket of above \$2,200,000 (56.4%). On the other hand units recorded a dominant more affordable price point of less than \$700,000 (34.2%). The premium market continues to dominate the house market, however affordable price brackets have started to widen in the unit market.

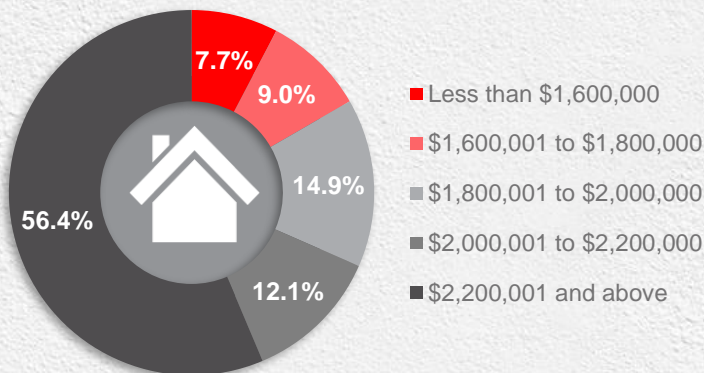
## MARKET COMPARISON



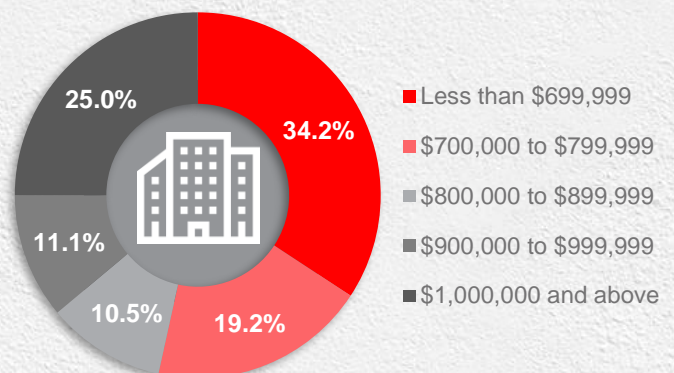
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Macquarie Park.

## PRICE BREAKDOWN 2022#

### HOUSES SOLD



### UNITS SOLD



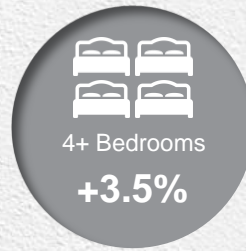


# RENTAL GROWTH 2022€

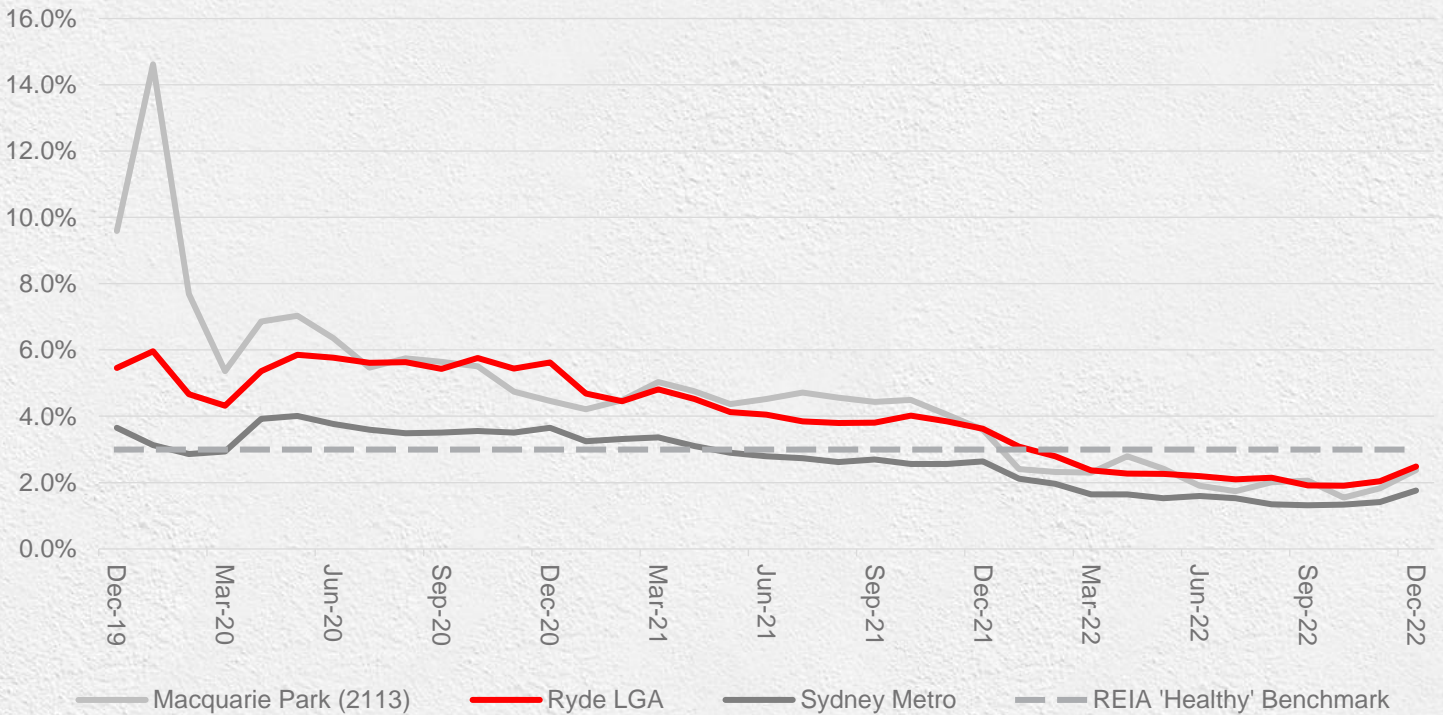
House rental yields in Macquarie Park was 2.9% in December 2022, slightly higher than Sydney Metro (2.7%). In the 12 months to Q4 2022 median house rental price increased by 7.1% to sit at \$755 per week, alongside a 12.7% increase (to 204 rentals) in the number of houses rented. Average days on the market remained low at 26 days for Q4 2022, indicating a strong rental market in Macquarie Park\*.

4+ bedroom houses have provided investors with +10.8% rental growth annually, achieving a median rent of \$700 per week.

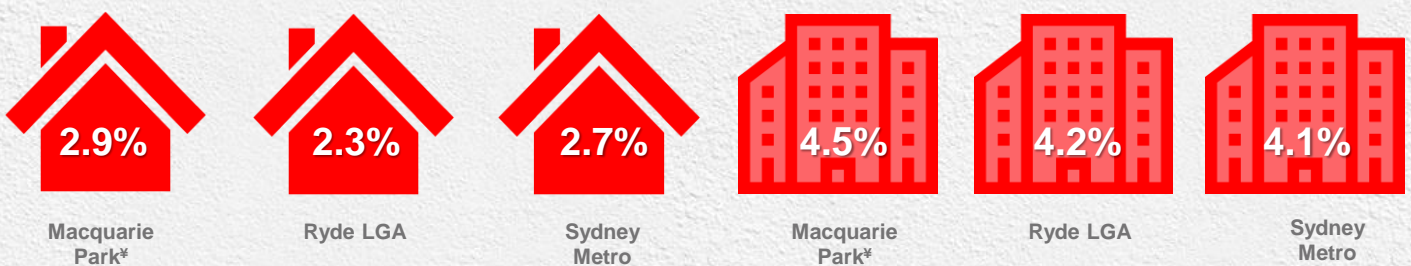
Macquarie Park<sup>‡</sup> recorded a vacancy rate of 1.3% in December 2022, on par with Sydney Metro's 1.3% average. Vacancy rates in Macquarie Park<sup>‡</sup> remain well below the Real Estate Institute of Australia's healthy benchmark of 3.0% and remained relatively stable throughout 2022, indicating higher rental demand. These key indicators suggest a conducive and sustainable environment for investors, especially with a softer median sale price between in the past 12 months to Q4 2022.



# RENTAL VACANCY RATES 2022

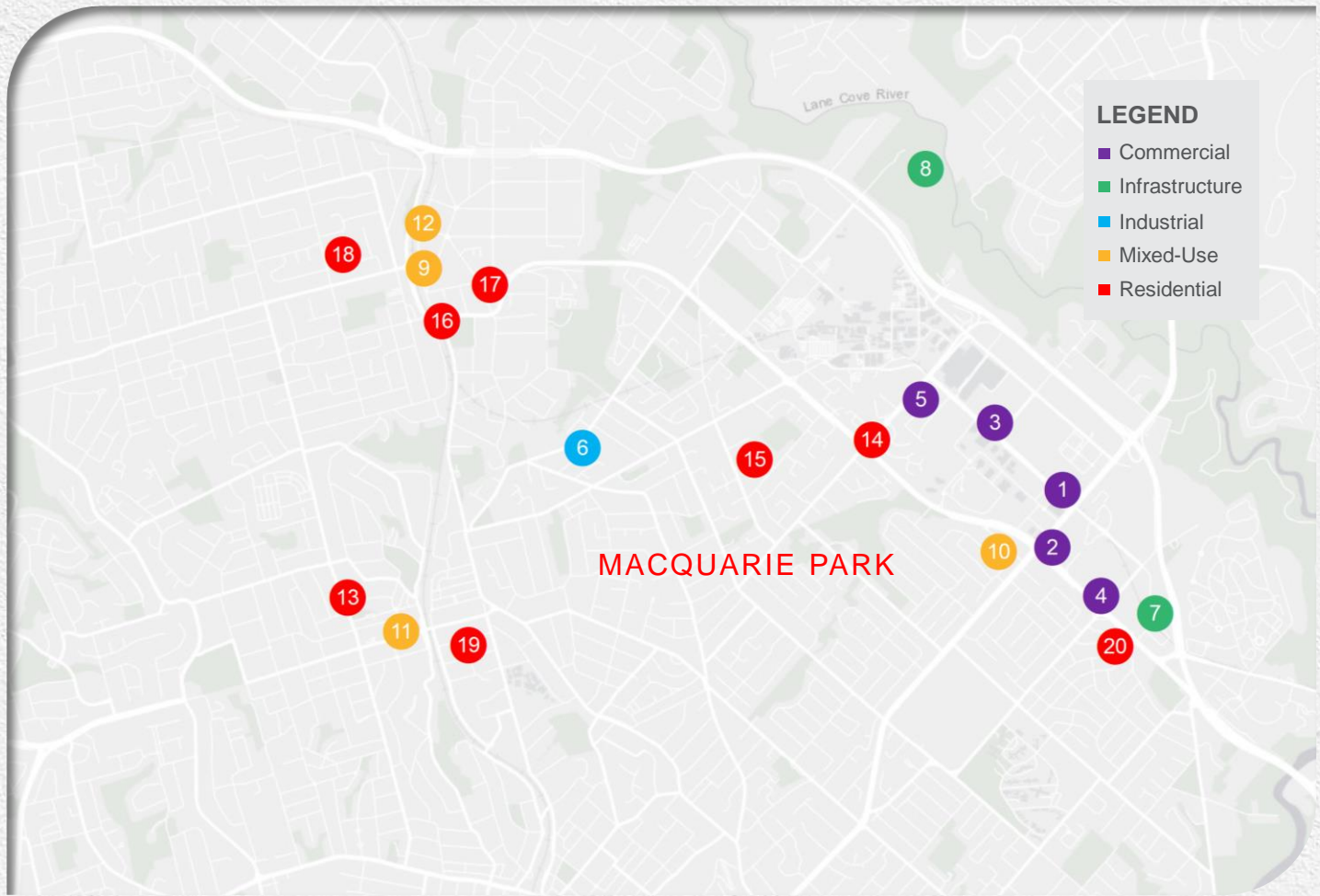


# RENTAL YIELD 2022\$





# TOP DEVELOPMENTS MAP 1<sup>st</sup> HALF 2023<sup>A</sup>



Location	Project <sup>£</sup>	Type	Estimated Value <sup>µ</sup>	Commence Date <sup>¶</sup>
1	Central House (Building D) Macquarie Square	Commercial	\$92,417,000	06/03/2023
2	75 Epping Road Commercial Office Buildings	Commercial	\$85,691,000	27/03/2023
3	Waterloo Road Commercial Building	Commercial	\$80,991,000	10/05/2023
4	45-47 Epping Road Commercial Development	Commercial	\$72,388,000	02/03/2023
5	Wrap	Commercial	\$64,570,000	28/03/2023
6	Eastwood & Bringelly Roads Warehouse Buildings	Industrial	\$34,882,000	05/03/2023
7	25-27 Epping Road Lachlan's Line Macquarie Park - Stage 2	Infrastructure	\$50,000,000	14/03/2023
8	Herring Road - Macquarie University Station Bus Interchange Upgrade	Infrastructure	\$80,000,000	28/06/2023
9	Cambridge Street Shop Top Housing – Epica (83 apartments)	Mixed-use	\$23,398,000	03/04/2023
10	Epping Road, Lane Cove Road & Paul Street Mixed Use Development (77 units)	Mixed-use	\$32,632,000	02/03/2023
11	Rowe St Mixed Development - Eastwood Shopping Centre (443 apartments)	Mixed-use	\$276,753,000	10/04/2023
12	Cambridge Street Shop Top Housing - Poly Horizon (84 apartments)	Mixed-use	\$45,915,000	10/05/2023
13	175 Shaftsbury Road Apartments (22 apartments)	Residential	\$6,808,000	27/01/2023
14	1-3 Lachlan Avenue Apartments (124 apartments)	Residential	\$61,050,000	12/06/2023
15	28 Ingleburn Road - Leppington – Units (119 units)	Residential	\$31,000,000	20/03/2023
16	Epping Road & Forest Grove Apartments (321 apartments)	Residential	\$105,925,000	05/06/2023
17	Pembroke St Units (65 units)	Residential	\$18,400,000	03/04/2023
18	1 Hazlewood Place & 38-40 Cliff Road Apartments (52 apartments)	Residential	\$15,600,000	07/06/2023
19	9-19 Second Avenue Units (31 units)	Residential	\$14,621,000	06/06/2023
20	Lachlan's Line (96 units)	Residential	\$5,000,000	12/02/2023



## 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

\* Macquarie Park market data and key indicators encapsulates aggregate property market conditions within the suburbs of Macquarie Park, North Ryde, Epping, West Ryde, and Eastwood.

\*\* 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 2022 (01/01/2022 – 31/12/2022) only.

€ Annual rental growth is a comparison between 2021 (01/01/2021 – 31/12/2022) and 2022 (01/01/2022 – 31/12/2022) house median rent figures.

¥ Macquarie Park market data encapsulates aggregate property conditions within the postcode of 2113.

§ Rental yields shown are as reported as of December 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 Macquarie Park, North Ryde, Epping, West Ryde and Eastwood.

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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