



Albury Market Update

1st Half 2023



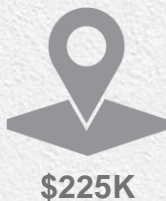
OVERVIEW

In Q4 2022, Albury* recorded a median house price of \$550,000, and a median land price of \$225,000. This represents annual (Q4 2021 – Q4 2022) median price growth of 10.3% for houses and 25.7% for land. On a quarter-by-quarter basis (Q3 2022 – Q4 2022) median house price grew by 10.1% but median land price softened by -9.4%. This suggest interest rate hikes have impacted the land market. In Q4 2021 – Q4 2022 total sales decreased, by -46.9% (to 198 sales) for houses. The undersupply in ready-to-sell houses seems to have created a buffer in an increasing cash rate environment.

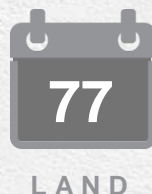
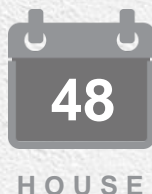
	CHANGE FROM LAST	YEAR	HALF YEAR
 House Sales		↓	↓
House Median Price		↑	↑
House Rental Price		↑	↔
 Land Sales		↓	↓
Land Median Price		↑	↔

MARKET CONDITIONS

SALES MEDIAN PRICE
Q4 2022



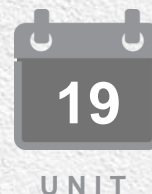
SALES AVERAGE DAYS ON
MARKET Q4 2022



RENTAL MEDIAN PRICE
Q4 2022

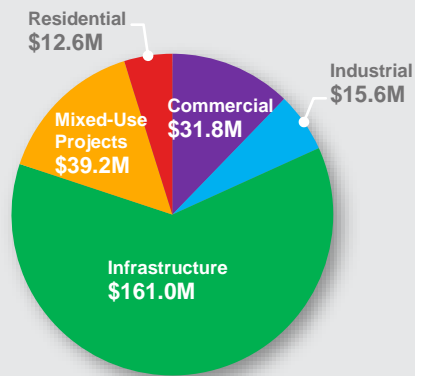


RENTAL AVERAGE DAYS ON
MARKET Q4 2022



FUTURE DEVELOPMENTS

Albury* is set to see approximately **\$260.2M** worth of new projects commencing in the 1st half of 2023.



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

The Albury Rail Track Expansion (\$150.0M) is a key infrastructure project that improves liveability for current residents, and create local jobs in the construction phase.

A main mixed use project in the 1st half of 2023 is Wodonga Place and Smollett Street (\$39.2M). The project is set to add 25 units, as well as office premises to Albury.

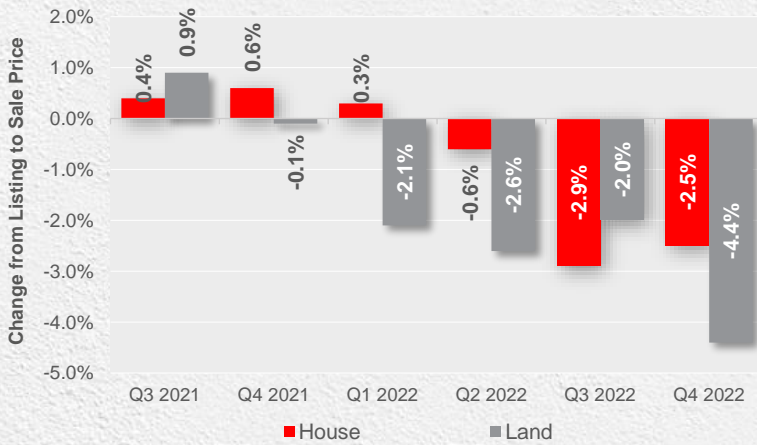
Albury Valley Views (\$14.0M) is a major commercial project that is set to add 207 retirement homes. This creates local jobs and can attract more people into Albury.

Residential supply is mostly in the form of land lots, which with current construction challenges can delay the addition of ready-to-sell houses. This benefits owners who might be looking to sell and/or downsize.



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.

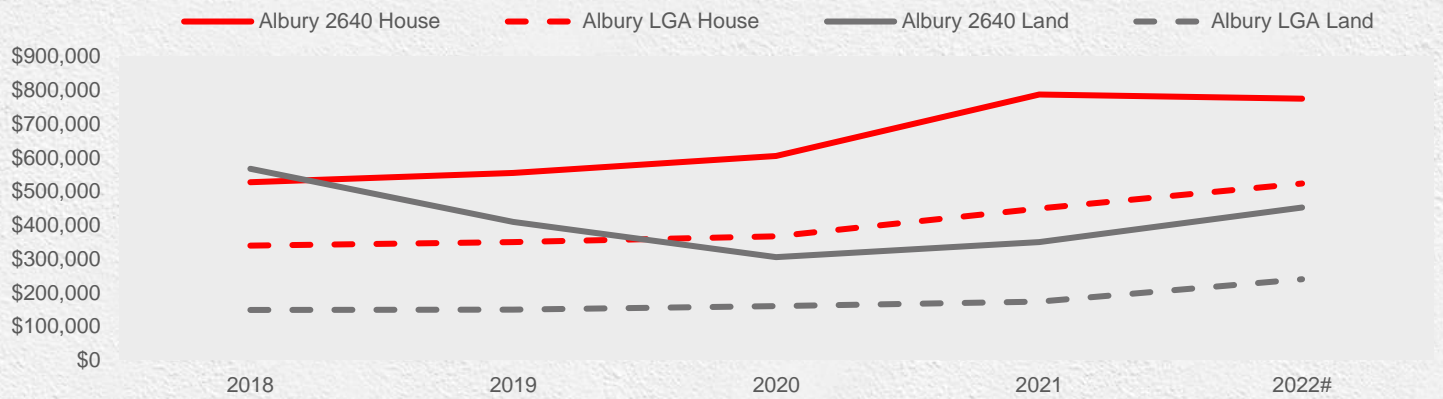


Average vendor discounts between Q4 2021 and Q4 2022 have swung to a discount of -2.5% for houses and widened to a higher discount of -4.4% for units. Market conditions in Albury* have now shifted to favour buyers, as vendors are willing to accept below the initial listing price. This shows a change in market dynamics when compared to 12 months ago, particularly for land.

The suburb of Albury has historically outperformed the wider Albury Local Government Area (LGA) in both house and land median prices. This continued to be the case in 2022#, but with house prices stabilising instead of a growth trajectory (as per 2021).

The dominant proportion of homes sold in Albury* across 2022# were in the most affordable price bracket of \$399,999 (31.5%). Vacant land also recorded a dominant most-affordable price bracket, between \$150,000-\$249,000 (60.7%). More affordable options have become available, and are expected to remain as such during an increasing interest rate environment.

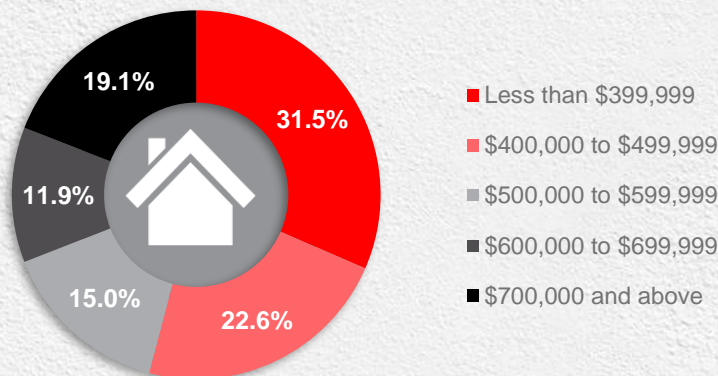
MARKET COMPARISON



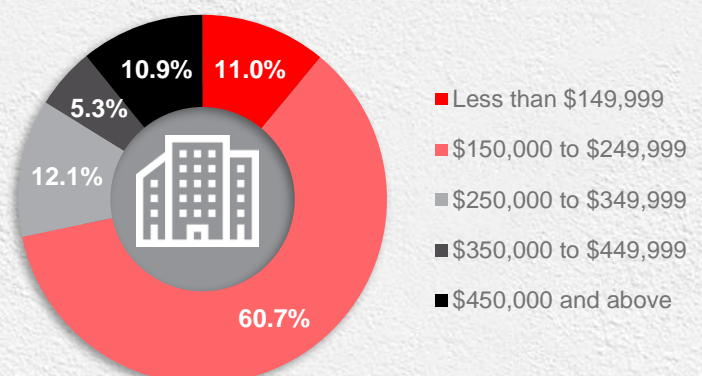
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Albury.

PRICE BREAKDOWN 2022#

HOUSES SOLD



UNITS SOLD



RENTAL GROWTH 2022€

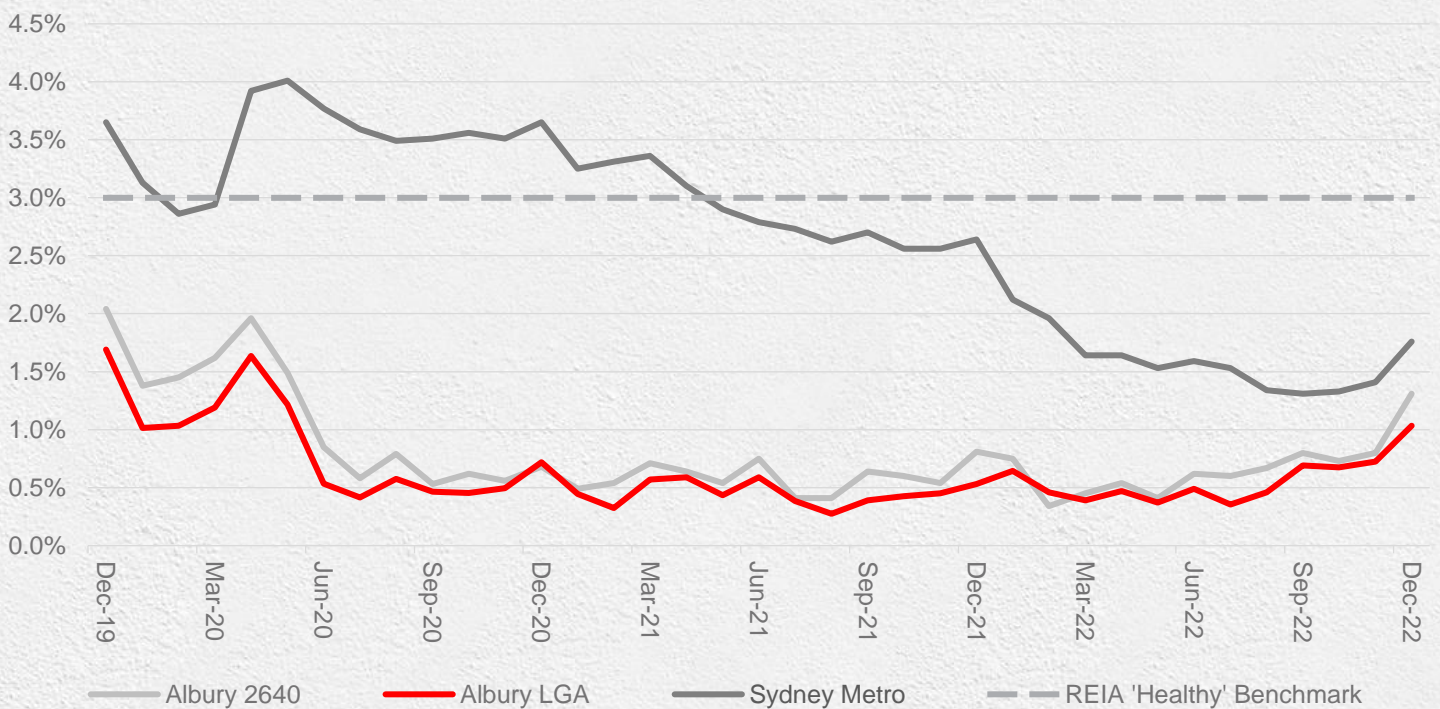
House rental yields in Albury* was 4.4% in December 2022, significantly above Sydney Metro's 2.7%. This was paired with a 5.9% increase in median house rental price between Q4 2021 – Q4 2022, and a slight 13.2% (to 300) number of houses rented. Meanwhile, average days on market remained stable at a low 19 days. The same pattern can be seen in the unit rental market, indicating an opportunistic and more affordable (compared to Sydney Metro) market for investors.

4+ bedroom houses have provided investors with +13.0% rental growth annually, achieving a median rent of \$520 per week.

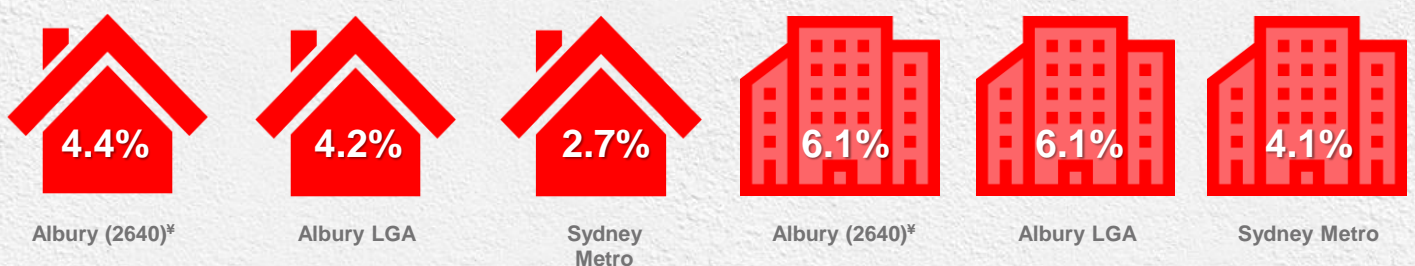
Albury* recorded a vacancy rate of 1.3% in December 2022, which is below Sydney Metro's 1.8% average. The spike in vacancy rates can be attributed to increasing interest rates and investors exiting the market due to financial viability, which is good news for renters. That said it is still below the Real Estate Institute of Australia's healthy benchmark of 3.0% and pre-COVID-19 levels. Overall this suggests a conducive and sustainable environment for investors.



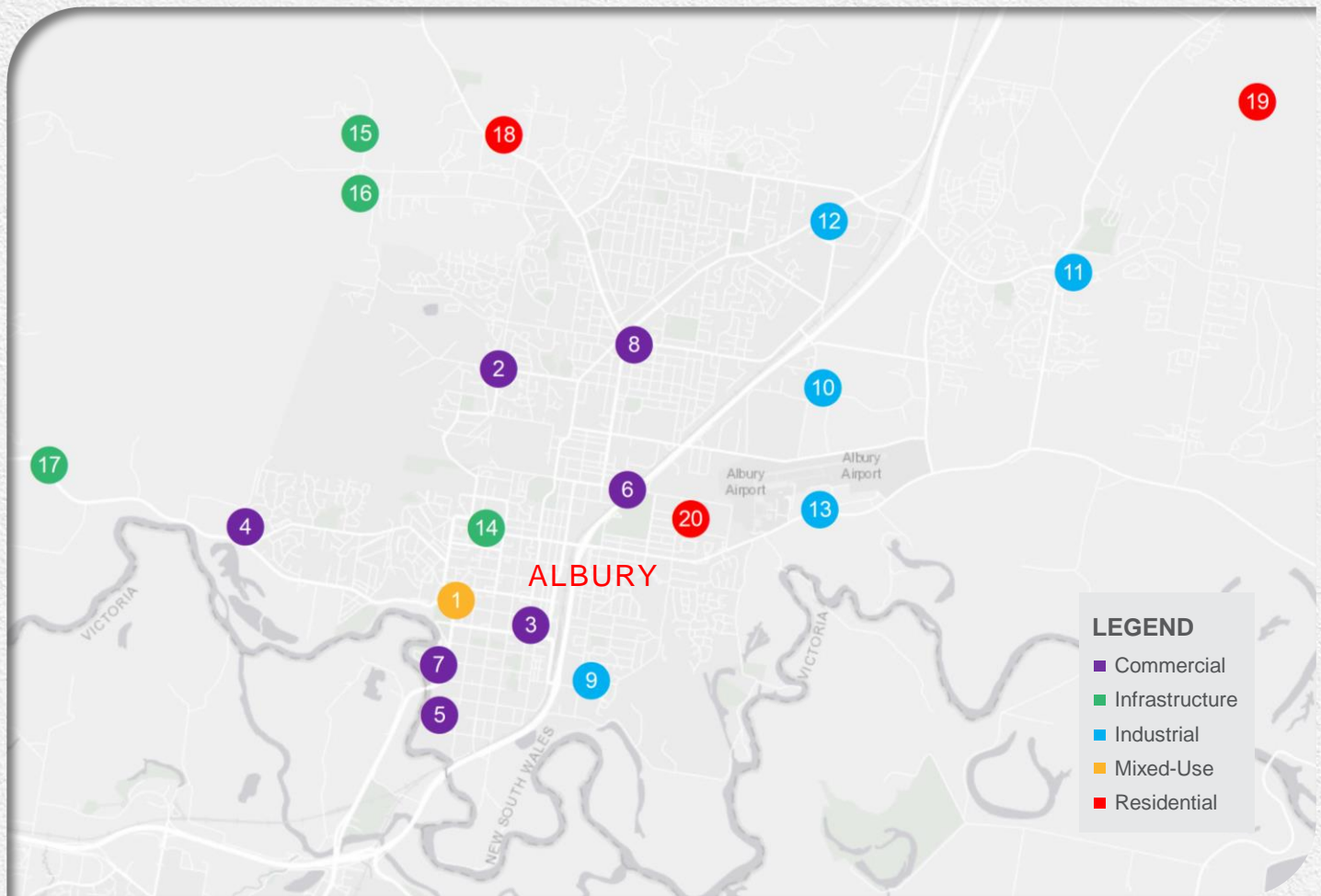
RENTAL VACANCY RATES 2022



RENTAL YIELD 2022\$



TOP DEVELOPMENTS MAP 1st HALF 2023[†]



Location	Project [£]	Type	Estimated Value [†]	Commence Date [‡]
1	Wodonga Place & Smollett Street Mixed Use Development	Mixed Use	\$39,200,000	08/03/2023
2	Albury Valley Views	Commercial	\$14,000,000	30/03/2023
3	House Of Chiropractic	Commercial	\$1,228,000	09/01/2023
4	West Albury Clinic	Commercial	\$2,822,000	15/05/2023
5	Wodonga Place & Nurigong Street Retail Premises	Commercial	\$2,700,000	28/05/2023
6	250 North Street Service Station	Commercial	\$1,640,000	06/05/2023
7	BP Border	Commercial	\$2,079,000	03/04/2023
8	Mate & Corella Streets Community & Commercial Development	Commercial	\$2,035,000	09/05/2023
9	29 Ruby Court Warehouses	Industrial	\$976,000	09/03/2023
10	142 Ceres Drive Warehouses	Industrial	\$1,235,000	01/02/2023
11	28 Arc Circuit Warehouse	Industrial	\$4,969,000	23/02/2023
12	Wagga & Dallinger Roads Self Storage Units	Industrial	\$3,463,000	12/04/2023
13	Vulcan	Industrial	\$2,000,000	14/06/2023
14	Australian Rail Track Corporation Beveridge To Albury T2a Tranche 1(northern Section) B2a	Infrastructure	\$150,000,000	12/06/2023
15	565 Mudge Street Albury Waste Management Centre	Infrastructure	\$1,000,000	02/03/2023
16	Albury Waste Management Centre Material Recovery Facility	Infrastructure	\$7,500,000	01/03/2023
17	Wonga Wetlands Education Centre	Infrastructure	\$2,500,000	02/02/2023
18	Urana Road Residential Subdivision (36 Lots)	Residential	\$1,700,000	09/03/2023
19	The Oaks Estate (198 Lots)	Residential	\$8,910,000	05/06/2023
20	712 Lavis Street Townhouses (5 Townhouses)	Residential	\$1,986,000	02/05/2023



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

* Albury market data and key indicators encapsulates aggregate property market conditions within the postcodes 2640 and 2641.

** 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 – 31/12/2021) and 2022 (01/01/2022 – 31/12/2022) house median rent figures.

¥ Albury market data encapsulates aggregate property conditions within the postcode of 2640.

§ 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 postcodes 2640 and 2641

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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