



Bexley North Market Update 1st Half 2023



OVERVIEW

In Q1 2023, Bexley North* recorded a median house price of \$1,485,000, and a median unit price of \$670,000. This represents annual (Q1 2022 – Q1 2023) median price softening of -7.2% for houses and -10.1% for units. However on a quarterly basis (Q4 2022 – Q1 2023) median house price softened at a lower rate, of -1.0%. Thus whilst cash rate hikes did translate into the market, consumer confidence has started to return. House sales declined in the past 12 months, by -38.6% to 43 sales, indicating an undersupply. Time is of the essence for those looking for a more affordable house market.

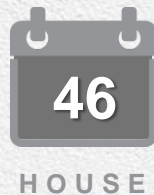
	CHANGE FROM LAST	YEAR	HALF YEAR
 House Sales		↓	↓
House Median Price		↓	↑
House Rental Price		↑	↑
 Unit Sales		↑	↑
Unit Median Price		↓	↓
Unit Rental Price		↑	↑

MARKET CONDITIONS

SALES MEDIAN PRICE Q1 2023



SALES AVERAGE DAYS ON MARKET Q1 2023



RENTAL MEDIAN PRICE Q1 2023

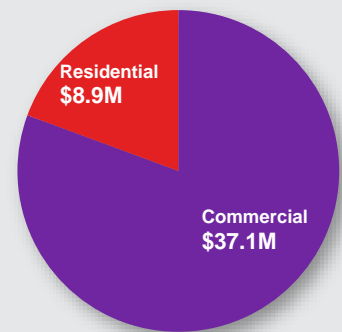


RENTAL AVERAGE DAYS ON MARKET Q1 2023



FUTURE DEVELOPMENTS

Bexley North is set to see approximately **\$46.0M** worth of new projects commencing in the 1st half of 2023.



Commercial projects will stimulate economic growth and create employment opportunities in Bexley North. This can have a spill-over impact on the real estate market, in the form of higher demand for housing stock.

A main commercial project over the 1st half of 2023 is the St Basils Bexley Residential Aged Care Facility (\$37.1M). This will cater for a different demographic in the area and can attract more workers.

The Abercorn Street Units is the only residential project planned for construction in the 1st half of 2023, adding 25 units to the market.

New ready-to-sell units will assist with current undersupply, thus ensuring a more sustainable rate of price growth. This is good news for first home buyers.

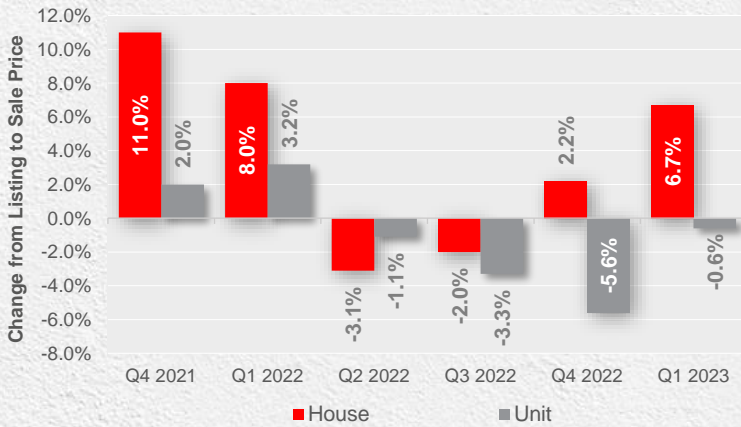
At present a deficit in ready-to-sell new houses allow for listed stock to be absorbed by the market. That said in the future there will still be a reliance on owners selling, thus the pressure on price will continue.



25 Units/
Apartments

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.

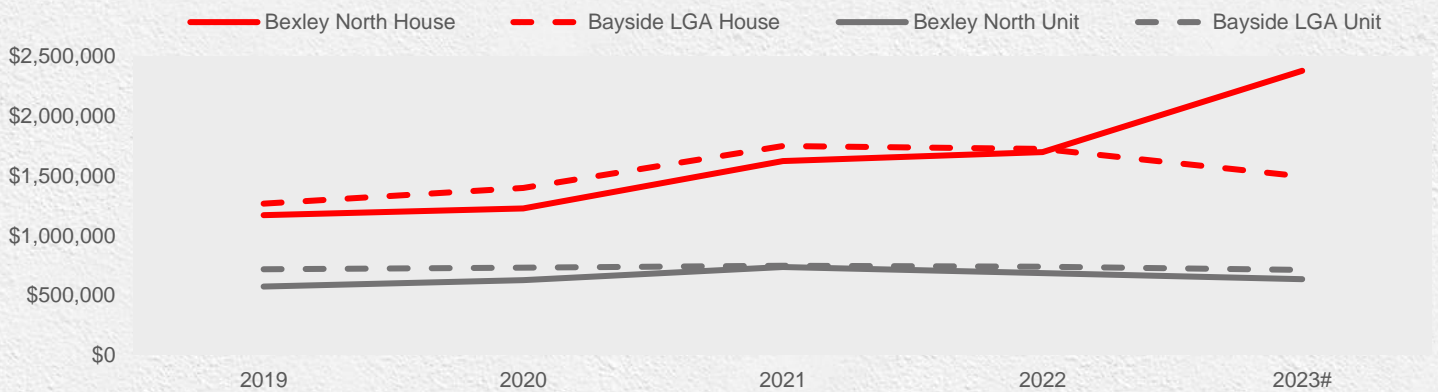


Average vendor discounts between Q1 2022 and Q1 2023 have experienced a fluctuation, swinging from a premium to a discount and back again to a premium, at 6.7%. Units on the other hand have continued to swing to a discount, of -0.6% in Q1 2023. House sellers can now achieve a final price above the first list price, similar to 12 months ago. Thus the house market has seen a return to pre-cash rate hike market conditions.

The suburb of Bexley North has historically had lower median price than the Bayside Local Government Area (LGA) in both house and unit prices. Early 2023[#] saw median house prices in the Bayside LGA falling whilst Bexley North have become a premium market.

The dominant proportion of homes sold in Bexley North* across 2022-23[#] were in the premium price point of above \$1,700,000 (37.7%). On the other hand, units recorded a dominant more affordable price point of less than \$600,000 (29.4%). Thus there is a range of price points available for buyers with various budgets.

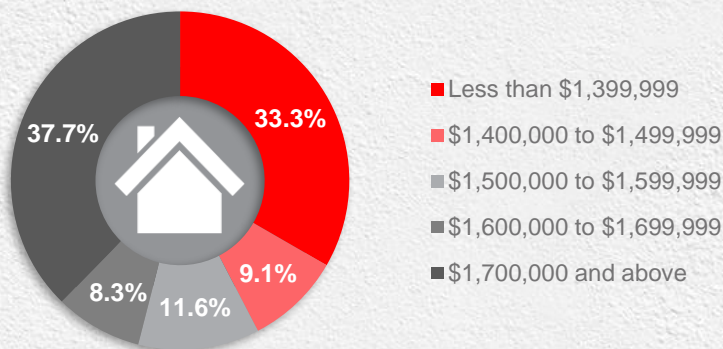
MARKET COMPARISON



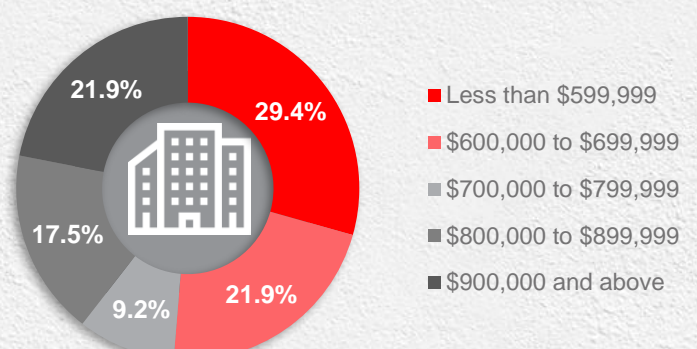
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Bexley North.

PRICE BREAKDOWN 2022/23[#]

HOUSES SOLD



UNITS SOLD

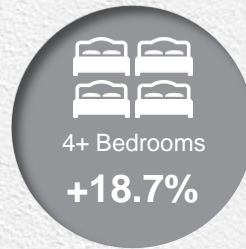


RENTAL GROWTH 2023€

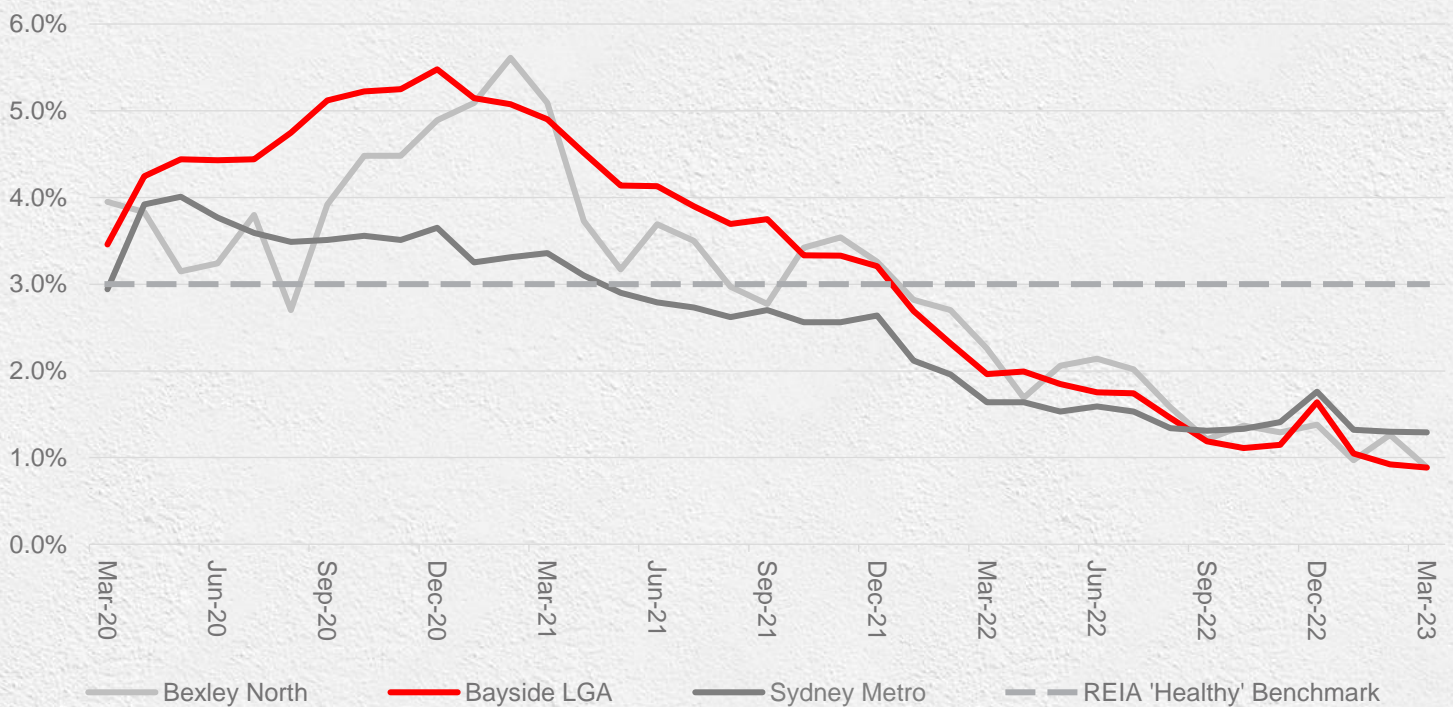
House rental yields in Bexley North* was 3.2% in March 2023, higher than Sydney Metro (2.9%). This was paired with a 21.5% increase in median house rental price (to \$790 per week) in the past 12 months to Q1 2023, while the number of house rented declined by -6.7% (to 56 rentals). Average days on the market remained at a low 22 days. The same pattern can be seen in the unit rental market, thus confirming a resilient rental market in Bexley North*.

3 bedroom houses have provided investors with +21.0% rental growth annually, achieving a median rent of \$890 per week.

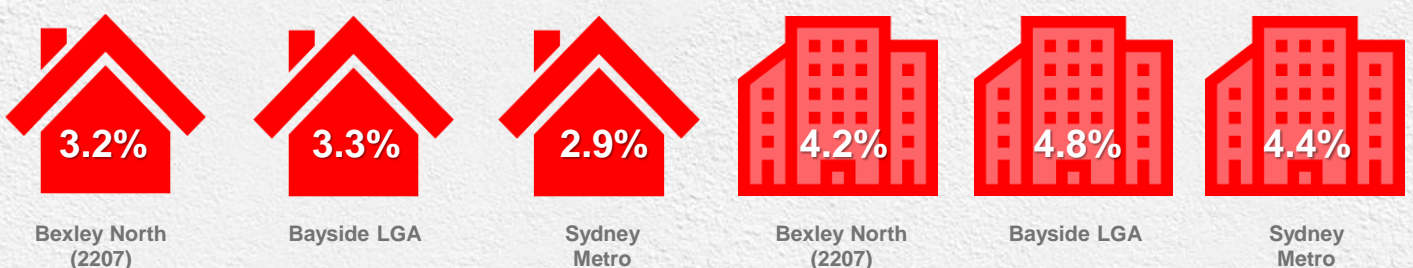
Bexley North* recorded a vacancy rate of 0.9% in March 2023, which is below Sydney Metro's 1.3% average. Vacancy rates in Bexley North* have decreased slowly over the past 12 months, now at a historical low, indicating that rental demand for the area is very high. These key indicators create a conducive and sustainable environment for investors, even if consumer confidence is starting to return and median house prices have started to normalise in the past quarter (Q4 2022 – Q1 2023).



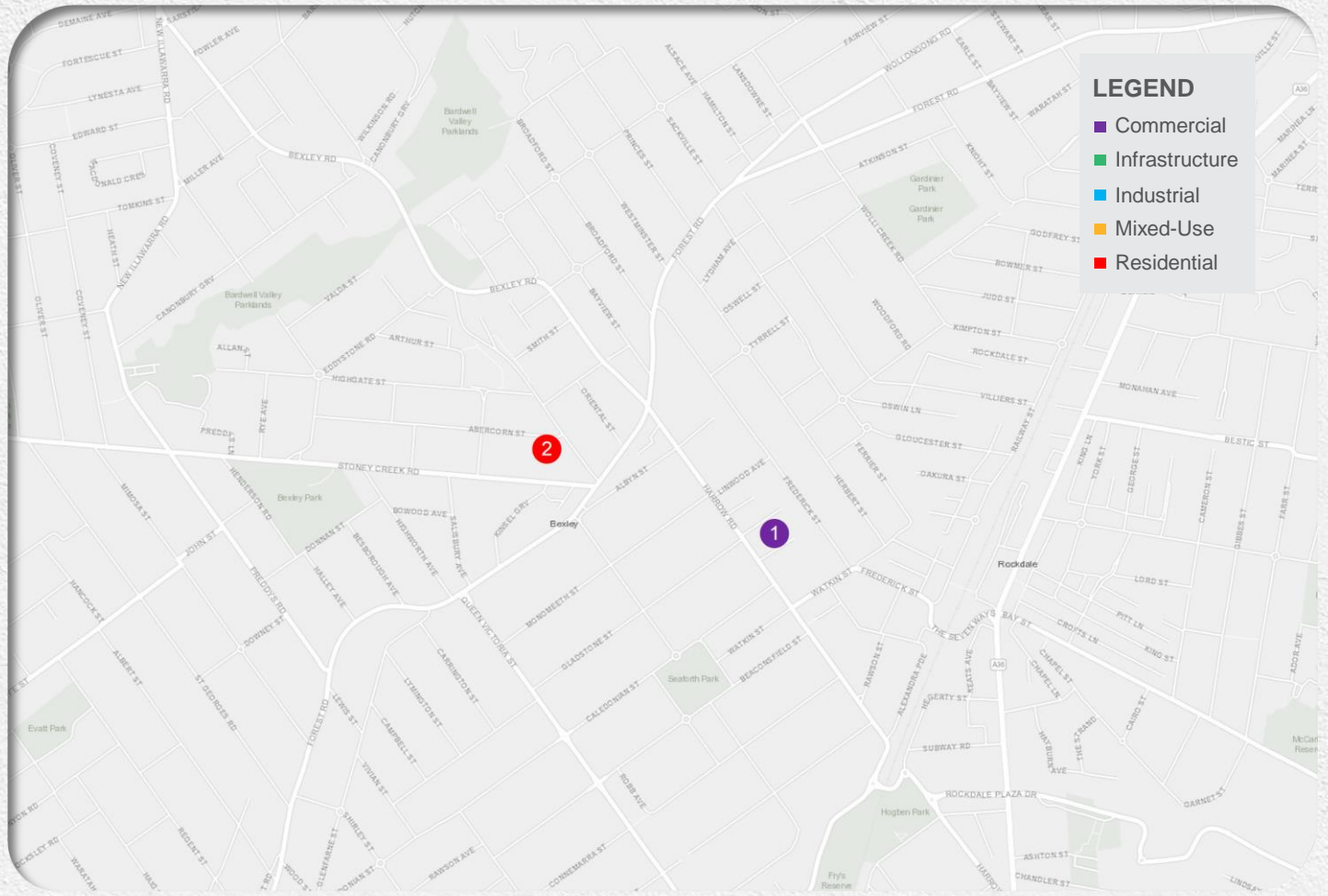
RENTAL VACANCY RATES 2023



RENTAL YIELD 2023\$



TOP DEVELOPMENTS MAP 1st HALF 2023^A



Location	Project [£]	Type	Estimated Value [£]	Commence Date ^W
1	St Basils Bexley Residential Aged Care Facility	Commercial	\$37,120,000	13/04/2023

2	Abercorn Street Units (25 units)	Residential	\$8,918,000	28/04/2025
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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.

2023 encapsulates sales transactions for Quarter 1 (01/01/2023 – 31/3/2023) only.

€ Annual rental growth is a comparison between Quarter 1 2022 (01/01/2022 – 31/3/2022) and Quarter 1 2023 (01/01/2023 – 31/3/2023) house median rent figures.

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

§ Rental yields shown are as reported as of March 2023.

⌘ 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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