



# Bexley North Market Update

## 2<sup>nd</sup> Half 2023



### OVERVIEW

In Q3 2023, Bexley North\* recorded a median house price of \$1,700,000, and a median unit price of \$680,000. This represents annual (Q2 2022 – Q2 2023) median price growth of 16.0% for houses and a minor price softening of -0.4% for units. Total sales increased between Q2 2022 – Q2 2023, by 1.7% to 60 sales for houses and by 32.6% for units to 61 sales. Despite cash rate hikes confidence has returned to Bexley North\*, with properties in high demand. This suggests a resilient and strong market. Houses in particular suggest real returns on investment, making now a good time to transact in Bexley North\*.

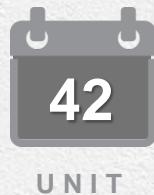
	CHANGE FROM LAST	YEAR	HALF YEAR
	House Sales	↑	↑
	House Median Price	↑	↑
	House Rental Price	↑	↔
	Unit Sales	↑	↑
	Unit Median Price	↓	↓
	Unit Rental Price	↑	↑

### MARKET CONDITIONS

SALES MEDIAN PRICE  
Q2 2023



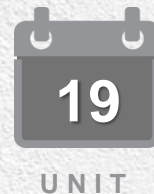
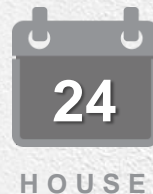
SALES AVERAGE DAYS ON  
MARKET Q2 2023



RENTAL MEDIAN PRICE  
Q2 2023

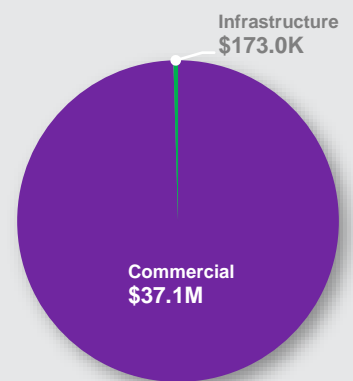


RENTAL AVERAGE DAYS ON  
MARKET Q2 2023



### FUTURE DEVELOPMENTS

Bexley North is set to see approximately **\$37.3M** worth of new projects commencing in 2023.



These projects will create local employment opportunities in Bexley North, which can result in a more demand for housing in the futures.

There is just two projects planned throughout all of 2023 in Bexley North, potentially due to its location being quite near to Sydney CBD and thus restricted from a land availability perspective.

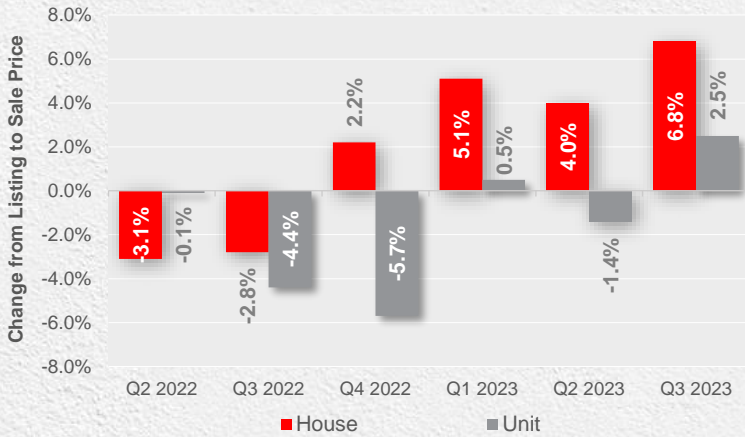
A significant commercial project is the St Basils Bexley Residential Aged Care Facility. This project is 4 storeys and include 172 beds. This may attract a new demographic to the Bexley North area, and create local jobs for current residents.

At present a deficit in ready-to-sell new houses and units allow for listed stock to be absorbed by the market, as buyers are adjusting to the new norm of higher interest rates. That said in the future there will still be a reliance on owners selling, thus price pressures will continue. Any price softening that is currently evident is temporary, due to the continuous undersupply.



# 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.

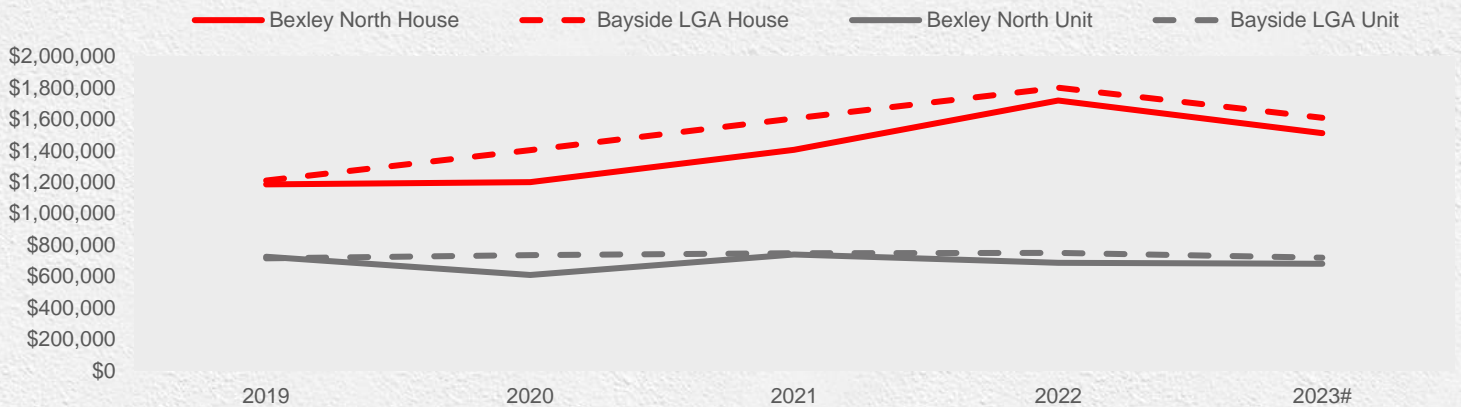


Average vendor discounts between Q3 2022 and Q3 2023 have rapidly shifted for both property types, from a discount to premiums of 6.8% for houses and 2.5% for units. House sellers can now achieve a final price above the first list price, similar to pre-consecutive cash rate hikes times. The house market has seen a premium for the past 3 quarters, thus now is an ideal time to sell.

The suburb of Bexley has historically performed on par with the wider Bayside Local Government Area (LGA) in both house and unit median prices. 2023# saw this trend continue for both property types.

The dominant proportion of homes sold in Bexley North\* across 2023# were in the premium price bracket of \$1,750,000 and above (36.2%). Units also recorded a dominant price point, of \$850,000 and above (32.2%). There is a growing affordable market, with 29.5% of the house sales being under \$1,450,000 and 39.6% of the unit sales under \$650,000. This is bringing opportunities for first home buyers looking to enter the market.

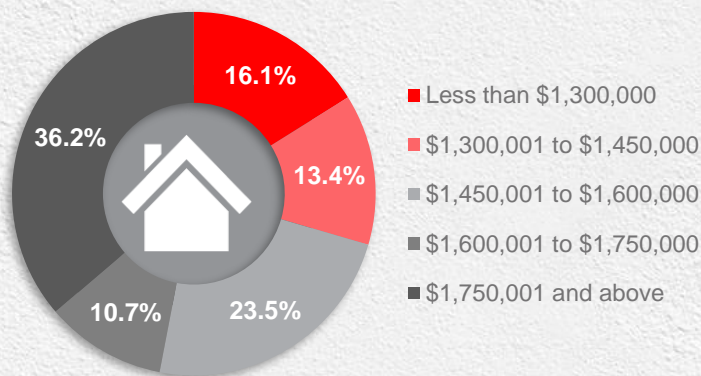
## MARKET COMPARISON



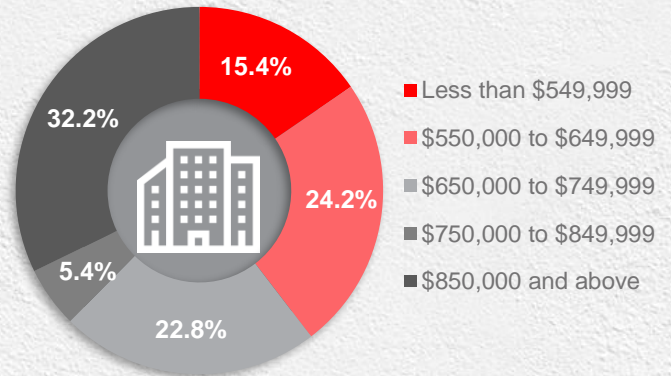
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Bexley North.

## PRICE BREAKDOWN 2023#

### HOUSES SOLD



### UNITS SOLD



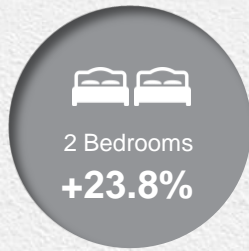


# RENTAL GROWTH 2023€

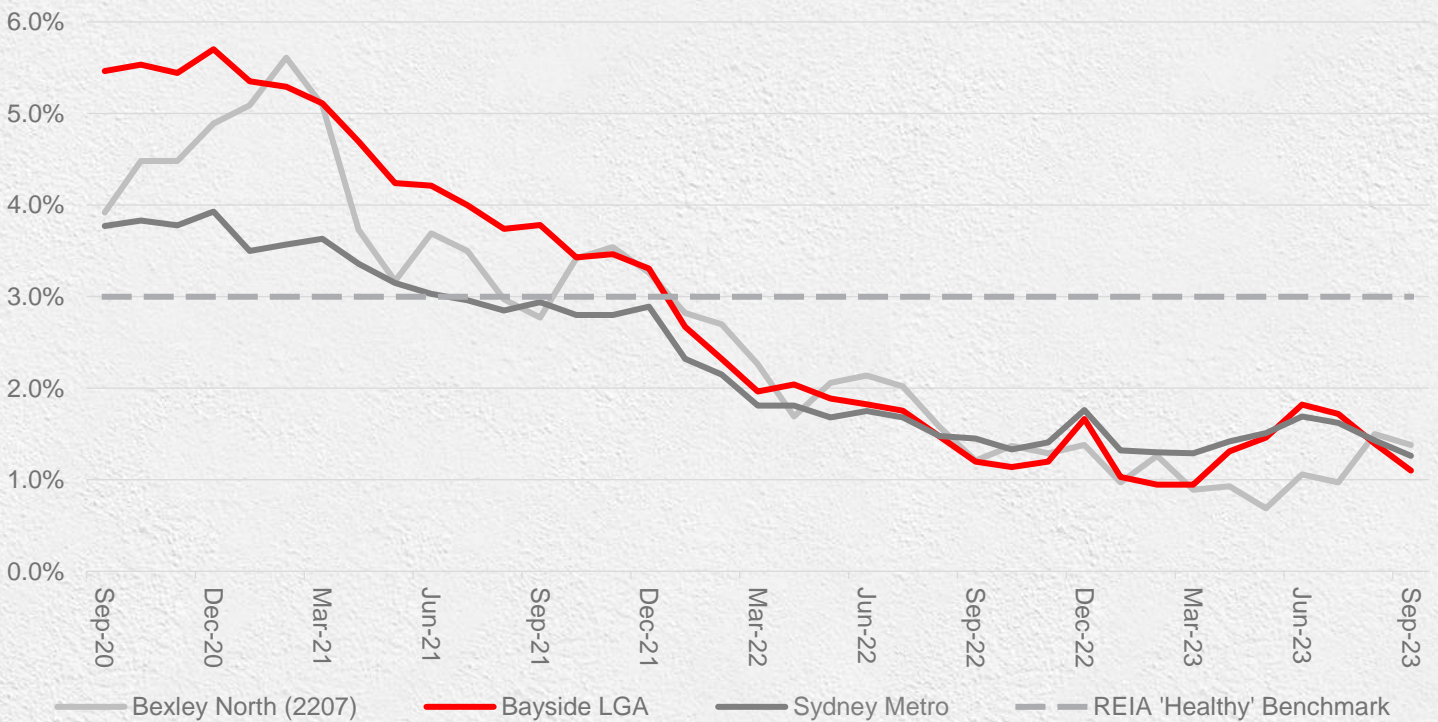
House rental yields in Bexley North\* was 2.8% in September 2023, slightly lower than Bayside LGA but higher than Sydney Metro (2.7%). This was paired with a 5.3% increase in median house rental price (to \$790 per week) in the past 12 months to Q3 2023, and a 17.1% (to 82 rentals) in the number of houses rented. Average days on market remained low at 24 days. The same pattern can be seen in the unit rental market, thus confirming a resilient rental market in Bexley North\*.

2-bedroom houses provided investors with +23.8% rental growth annually, achieving a median rent of \$1,000 per week.

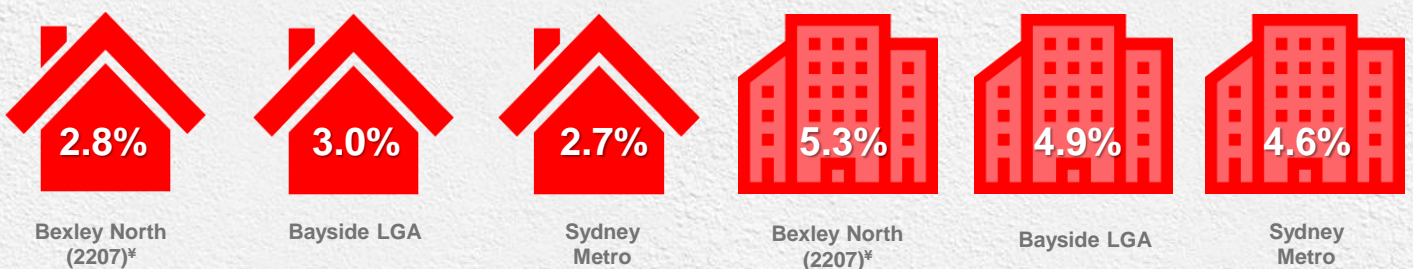
Bexley North\* recorded a vacancy rate of 1.4% in September 2023, on par with Sydney Metro (1.3%). Vacancy rates in Bexley North have declined in the past 24 months, indicating a high rental demand. Although there is a slight uptick in the 3 months due to more investors coming back to the market, a 1.4% vacancy rate is still below the healthy Real Estate Institute of Australia's benchmark of 3.0%. These key indicators create a conducive and sustainable environment for investors.



# RENTAL VACANCY RATES 2023

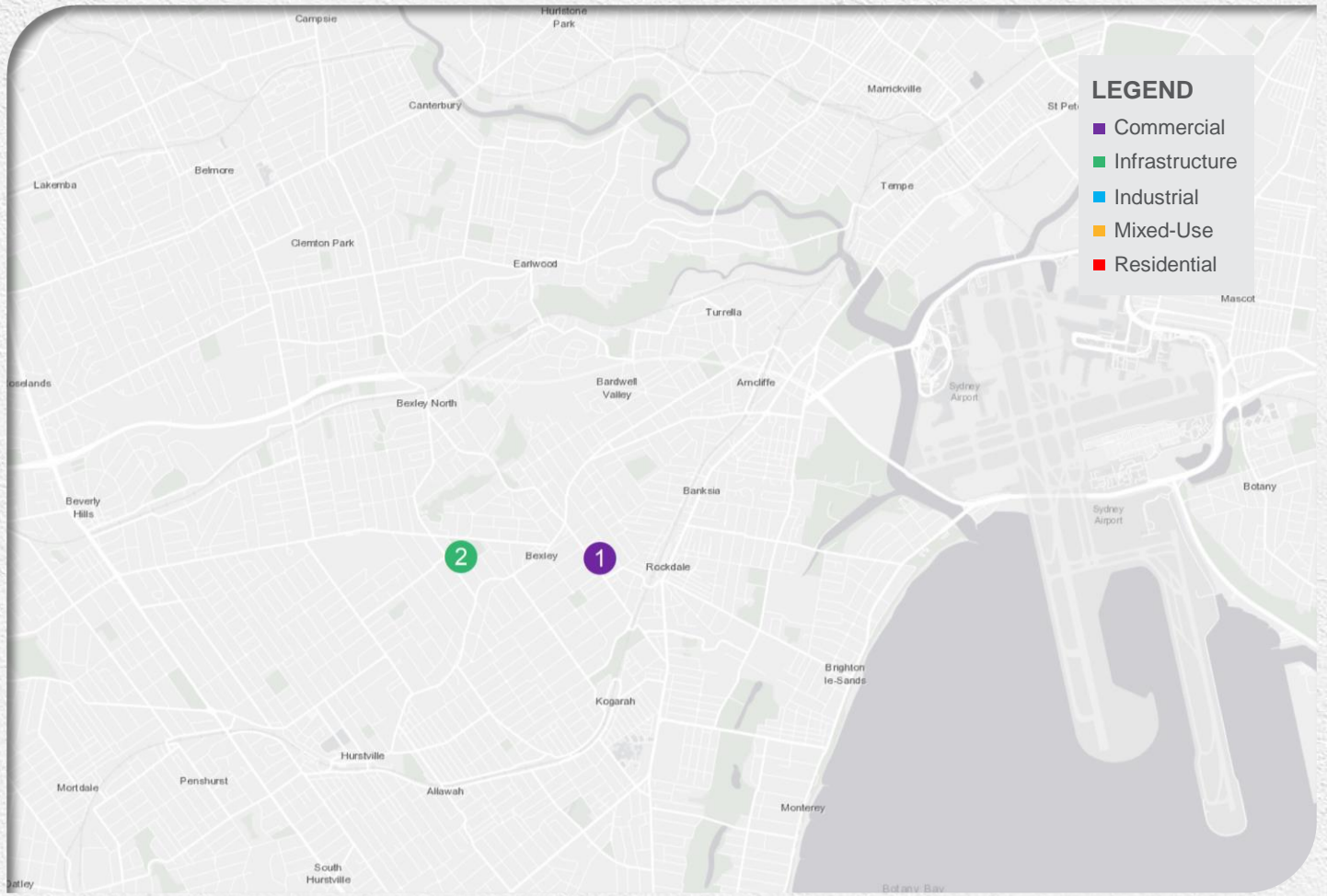


# RENTAL YIELD 2023\$





# TOP DEVELOPMENTS MAP 2023<sup>▲</sup>



Location	Project <sup>£</sup>	Type	Estimated Value <sup>µ</sup>	Commence Date <sup>ψ</sup>
1	St Basils Bexley Residential Aged Care Facility	Commercial	\$37,120,000	13/04/2023

2	Bexley Park Sports Field Lighting Installation	Infrastructure	\$173,000	03/07/2023
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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.



### **Frank Mazzotta**

**Director**

**M** +61 400 804 041

**E** [frank@prdbn.com.au](mailto:frank@prdbn.com.au)



## PRD Bexley North

**P** +61 2 6262 5232

**PRD.com.au/bexleynorth**

Shop 6, 215-231 Kingsgrove Road  
Kingsgrove NSW 2208



# 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 Q1 to Q3 2023 (01/01/2023 – 30/09/2023) only.

€ Annual rental growth is a comparison between Q3 2022 (01/07/2022 – 30/09/2022) and Q3 2023 (01/07/2023 – 30/09/2023) median house rent figures.

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

§ Rental yields shown are as reported as of September 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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