

Kyogle Market Update

1st Half 2024



OVERVIEW

In Q4 2023, Kyogle* recorded a median house price of \$468,000, and a median unit price of \$235,000. This represents annual (Q4 2022 – Q4 2023) softening of -2.2% for houses and -2.1% for land. That said, on a quarterly basis (Q3 – Q4 2023), median price grew by 4.1% for houses and 7.8% for land. The number of sales surged by 50.0% for houses and doubled for vacant lands in the past 12 months to Q4 2023. Quarterly data suggests high demand for both property types, which resulted in a market recovery. With little new stock planned in the next two years, now is the time for buyers to act, before further price growth occurs.

CHANGE FROM LAST YEAR HALF YEAR



	YEAR	HALF YEAR
HOUSE SALES	↑	↑
HOUSE MEDIAN PRICE	↓	↑
HOUSE RENTAL PRICE	↑	↑

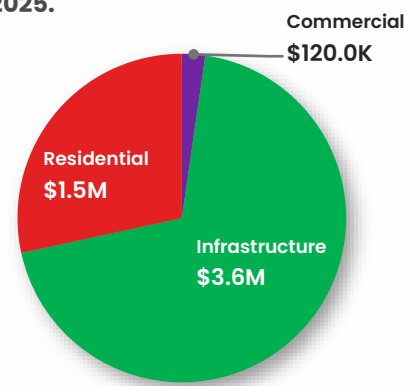


	YEAR	HALF YEAR
LAND SALES	↑	↑
LAND MEDIAN PRICE	↓	↑



FUTURE DEVELOPMENTS

Kyogle sees approximately **\$5.2M of new projects commencing from 2023 to 2025.**



A focus on infrastructure projects improves liveability for residents, whilst also creating local jobs in the construction phase. This can attract more people to live in the area, potentially increasing housing demand.

There has only been one residential project planned in the past few years since 2023, which is 180 Runnymede Road Residential Subdivision (\$1.4M). The project plans to add 33 residential lots with lot sizes from approx. 6,669 sq to 20.4ha. New land lots allow buyers to build their dream home.

Other key Infrastructure projects include:

- Kyogle Council Rock Filled Gabion & Mattresses
- Iron Pot Creek Road 2 & RF Oreillys Bridges

At present there is an absence in new units/apartments, townhouse and stand-alone houses planned. Thus, an undersupply in this stock type will continue to push up house prices.



33 Lots



MARKET CONDITIONS

MEDIAN PRICE
Q4 2023



\$468K



\$235K

SALES

AVERAGE DAYS
ON MARKET Q4 2023



HOUSE



LAND

MEDIAN PRICE
Q4 2023



\$498



\$262

RENTALS

AVERAGE DAYS
ON MARKET Q4 2023



HOUSE

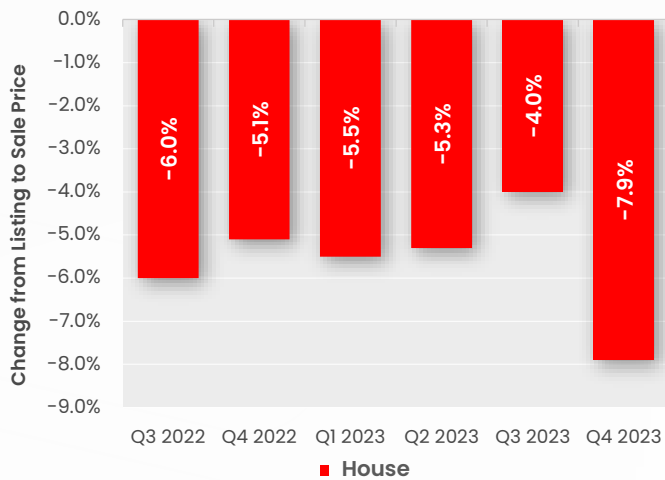


UNIT



AVERAGE VENDOR DISCOUNT*

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.



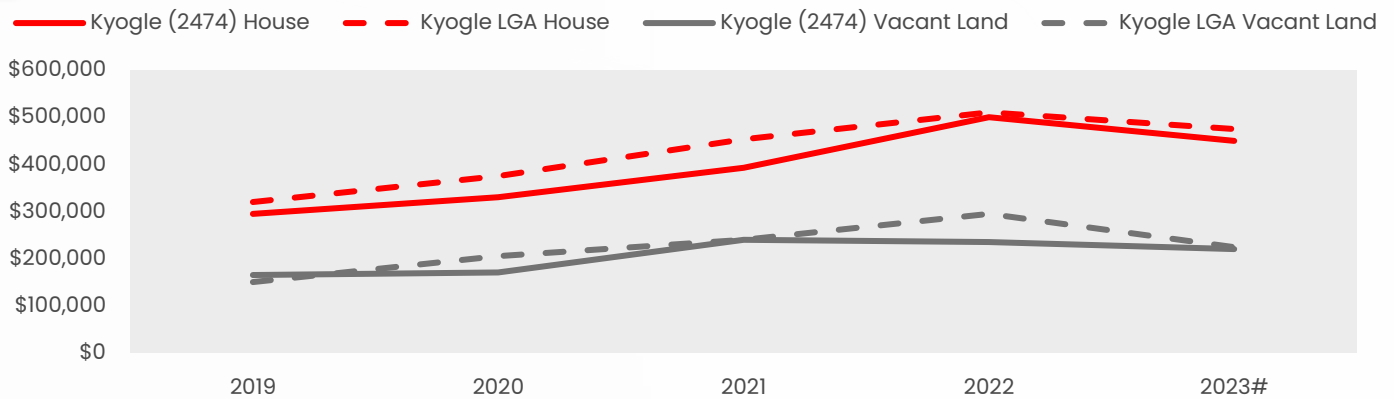
Average vendor discounts between Q4 2022 and Q4 2023 have widened to -7.9% for houses. This is the peak discount recorded for houses in the past 18 months. The market in Kyogle* still favours buyers, as vendors are willing to accept below the first list price. With little new supply planned, now is the ideal time to buy.

The suburb of Kyogle has historically provided a slightly more affordable market compared to the wider Kyogle Local Government Area (LGA), in both houses and vacant lands. 2023# saw the same pattern continue, with both the suburb and LGA recording slower price growth.

The dominant proportion of homes sold in Kyogle* in 2023# were in the middle-price bracket of \$450,000 to \$549,999 (38.5%). Lands also recorded most sales in the middle price bracket of \$200,000 to \$299,999 (58.3%). The two most affordable price brackets are still available, more so for vacant lands (16.7%) than houses (7.7%), in good news for house buyers. The premium market is gaining traction, with 7.7% of houses and 8.3% of units sold in this price bracket, in good news for owners.



MARKET COMPARISON

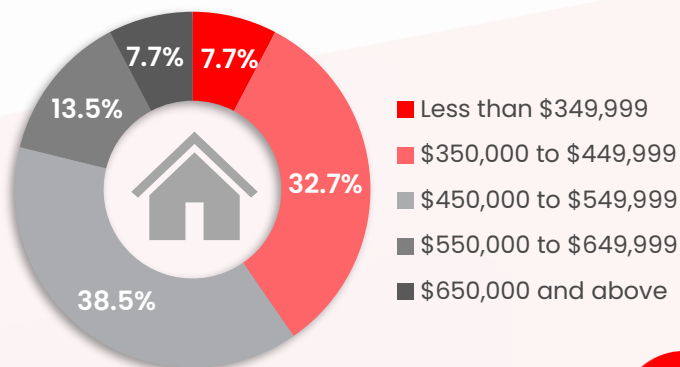


The market comparison graph provides a comparative trend for median price of houses and vacant lands over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Kyogle.

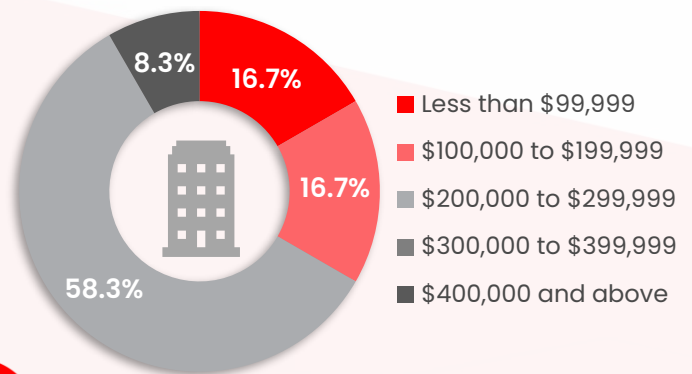


PRICE BREAKDOWN 2023#

HOUSES SOLD



VACANT LANDS SOLD






RENTAL GROWTH 2023


House rental yields in Kyogle[¥] were 3.3% as of December 2023, lower than NSW North Coast (3.8%) and Gold Coast Main (4.0%). That said median houses rental price increased by 17.2% in the past 12 months to Q4 2023, to \$498 per week, and the number of houses rented declined by -44.4% (to 5 rentals). This suggests the Kyogle[¥] house rental market is undersupplied, thus a much more affordable market compared with Gold Coast and Sydney Metro.

 2 BEDROOMS
+12.5%

2- and 3- bedroom houses have provided investors with +12.5% and +11.1% rental growth annually, achieving a median rent of \$450 and \$600 per week, respectively.

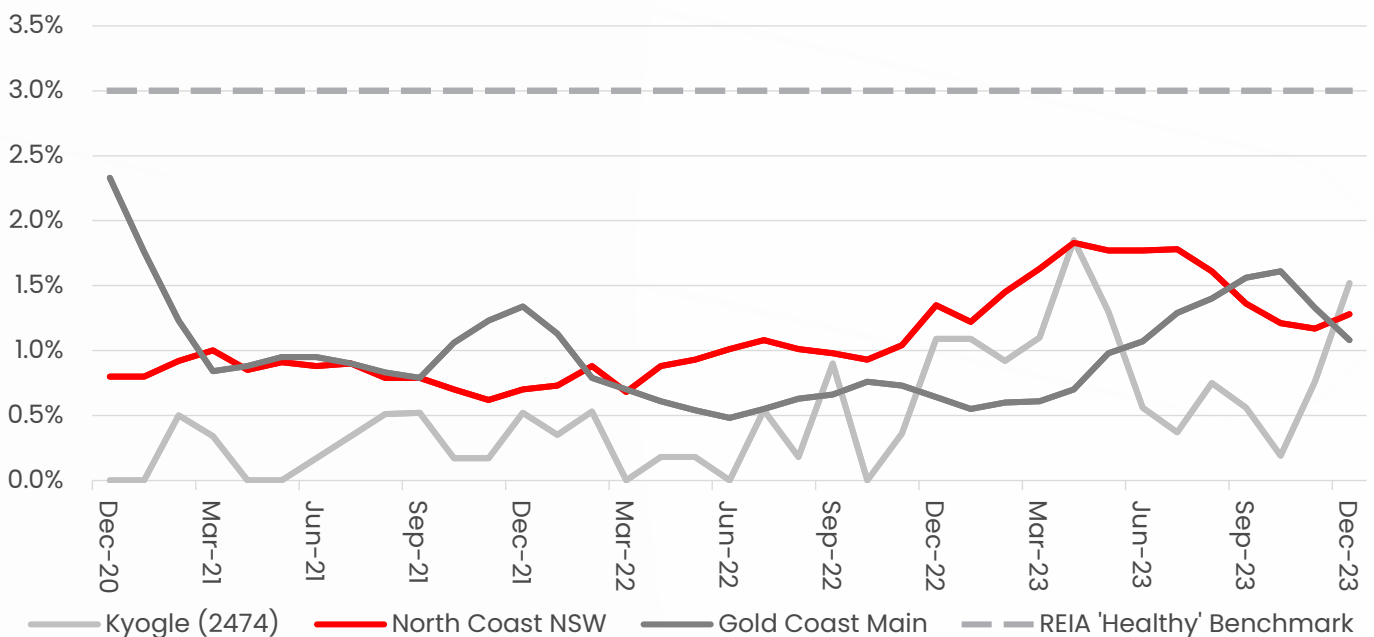
 3 BEDROOMS
+11.1%

Kyogle[¥] recorded a vacancy rate of 1.5% in December 2023, slightly above the NSW North Coast (1.3%) and Gold Coast Main (1.1%). Vacancy rates in Kyogle[¥] saw a slight spike in the past 12 months, due to investors coming back to the market and capitalising on a tight rental market. However, it is still well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, which suggests quicker occupancy of rental properties. This confirms there is still a healthy rental demand, and investors can be confident of a conducive investment environment in Kyogle[¥].

 4 BEDROOMS
+7.5%



RENTAL VACANCY RATES 2023



RENTAL YIELD 2023[§]



3.3%

Kyogle[¥]



3.8%

NSW North Coast



4.0%

Gold Coast Main



5.0%

Kyogle[¥]



5.3%

NSW North Coast



4.9%

Gold Coast Main

CHANGE FROM LAST

12 Months

- × Kyogle* Large Dwelling Sales
- × Kyogle* Large Dwelling Median Price
- × Kyogle* Rural Land Sales
- × Kyogle* Rural Land Median Price



KEY COMMENTS

In the past 12 months to 2023[^], Kyogle* continued to experience median price growth in large rural residential dwellings, up by 1.9% to \$820,000. However, median price softened for rural land, by -21.1%, to \$420,000. Supply is very limited for both types, with only 27 large dwelling sales and 9 rural land sales in 2023[^]. This suggests an undersupplied market, more so for large rural residential dwellings, which can act as a buffer in current high cash rate environment.

In 2023[#] the dominant proportion of large dwelling sales was the premium price segment of \$1.0M and above, which accounts for 42.9% of sales. On the other hand, rural land sales show dominant activity in the middle price point of between \$350,000-\$449,999 (57.1%). This suggests that large residential dwellings have become premium stock. However, buyers looking for affordable options can still find their home, as 28.6% of sales were in the less than \$699,999 price point. However, this is not the case with rural lands. Moreover, time is limited, due to the low supply in both markets.



\$820K

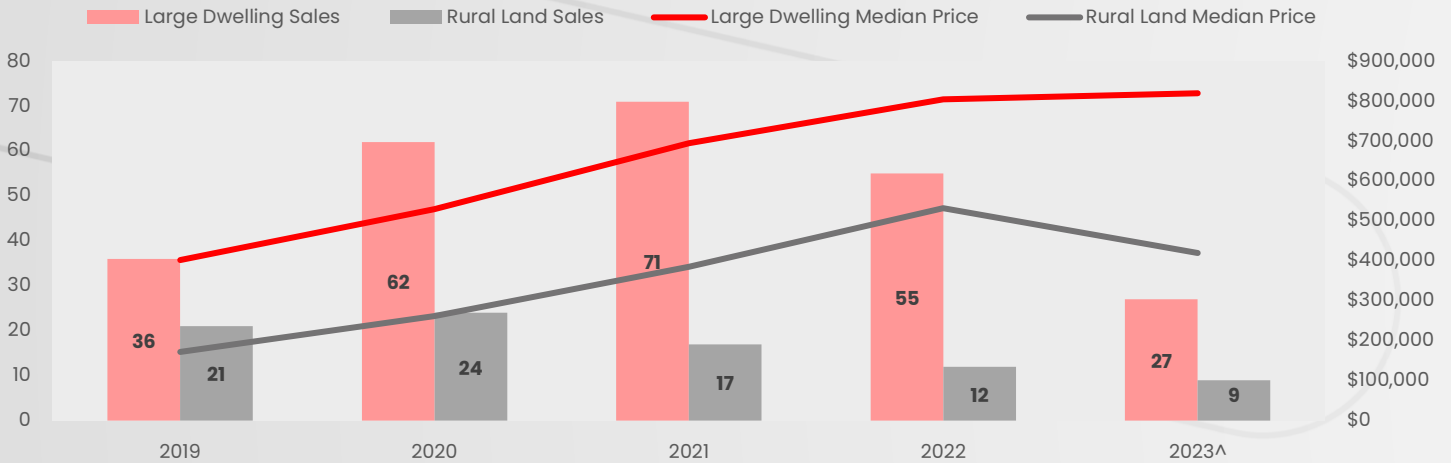
LARGE DWELLING[^]
MEDIAN PRICE



\$420K

RURAL LAND[^]
MEDIAN PRICE

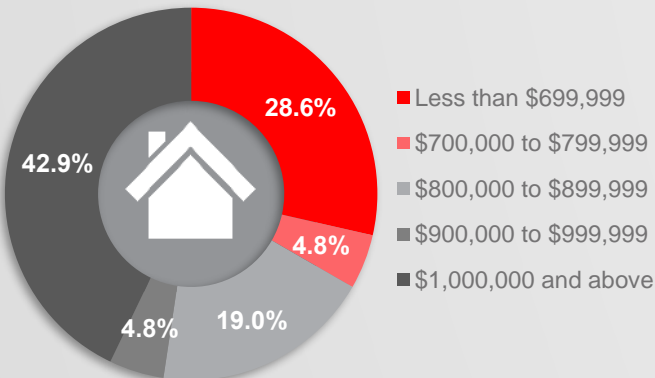
MARKET COMPARISON



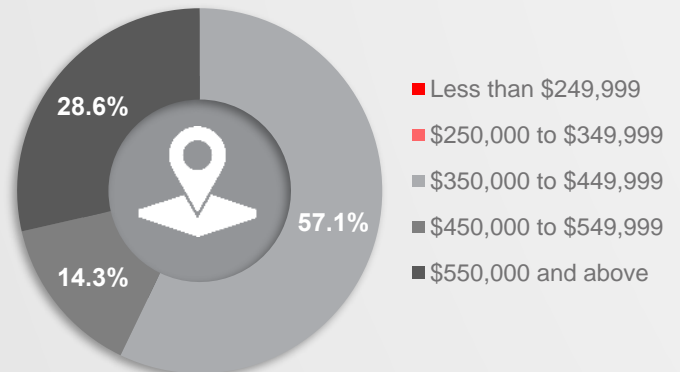
The market comparison graph provides a comparative trend for large dwelling and rural land median prices (over 2 hectares) over the past 5 years in Kyogle*.

PRICE BREAKDOWN

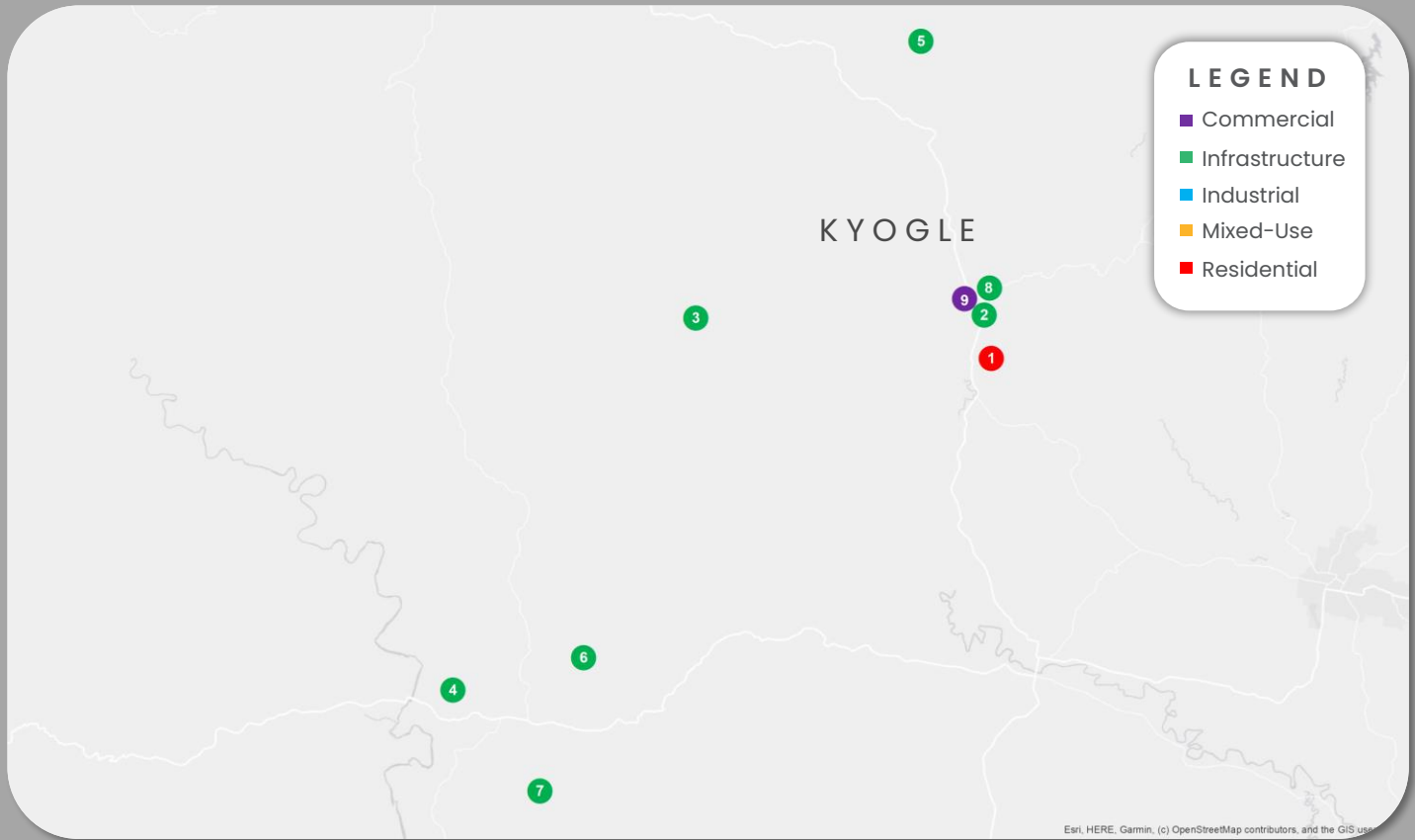
LARGE DWELLINGS SOLD



RURAL VACANT LAND SOLD



PROJECT DEVELOPMENT MAP 2023^A TO 2025^A



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	180 Runnymede Road Residential Subdivision (33 Lots)	Residential	\$1,485,000	2024-12-09
2	Kyogle Council Rock Filled Gabion & Mattresses (Local Government)	Infrastructure	\$850,000	2023-07-14
3	Iron Pot Creek Road 2 & RF Oreillys Bridges (Local Government)	Infrastructure	\$623,000	2023-04-01
4	Wintertons Bridge (Local Government)	Infrastructure	\$557,000	2023-04-01
5	Kyogle Council Concrete Works (Local Government)	Infrastructure	\$500,000	2023-07-01
6	Larsson Road Bridge (Local Government)	Infrastructure	\$421,000	2023-02-03
7	Old Lawrence Road No.2 Bridge (Local Government)	Infrastructure	\$421,000	2023-02-04
8	Kyogle Town Centre (Local Government)	Infrastructure	\$250,000	2023-06-04
9	43 Roxy Lane Vehicle Repair Station Conversion	Commercial	\$120,000	2024-12-06

Your home of the latest property market insights.

RESEARCH SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products, and 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.



Robert Horder

 +61 439 135 125


 roberthorder@prd.com.au

GET IN TOUCH WITH US TODAY >




PRD Northern Rivers

Your trusted local real estate agency

 +61 2 6632 3380

 PRDnorthernrivers@prd.com.au

 PRD.com.au/northernrivers/

 81 Summerland Way
Kyogle, NSW, 2474

REFERENCES

* Kyogle sales market data and key indicators encapsulates aggregate property market conditions within the postcode of 2474, general residential properties only.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

*** Kyogle large dwelling and rural residential data encapsulates aggregate property conditions within the postcode of 2474 for General Residential + Large Lot Residential over 20,000 sqm.

2023 encapsulates sales transactions for all of 2023 (01/01/2023 – 31/12/2023).

€ Annual rental growth is a comparison between Q4 2022 (01/10/2022 – 31/12/2022) and Q4 2023 (01/10/2023 – 31/12/2023) house median rent figures.

× Data encapsulates for Rural land and Large Dwellings with over 2 hectares in square metreage measurement only.

¥ Kyogle rental market data encapsulates aggregate property conditions within the postcode of 2474.

§ Rental yields shown are as reported as of December 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 suburb of Kyogle.

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 2024.