

Hurstville Market Update 1st Half 2024



OVERVIEW

In Q4 2023, Hurstville* recorded a median house price of \$1,740,000, and a median unit price of \$710,000. This represents an annual (Q4 2022 – Q4 2023) softening of -5.1% for houses and growth of 7.9% for units. Total sales increased during this time, by 38.7% (to 43 sales) for houses and by 42.7% (to 117 sales) for units. Confidence has returned to Hurstville*, with properties in high demand – particularly for units. This suggests real returns on investment, making now a good time to transact units. There is now a more affordable house market, which is good news for buyers. However, time is limited, due to an absence of new houses being built.

CHANGE FROM LAST YEAR HALF YEAR



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

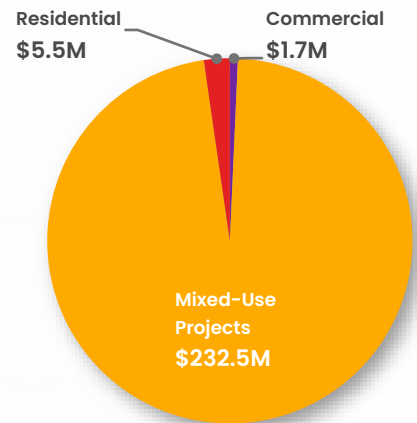


	YEAR	HALF YEAR
UNIT SALES	↑	↑
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↑



FUTURE DEVELOPMENTS

Hurstville is set to see approximately **\$239.7M worth of new projects commencing in the 1st half of 2024.**



These projects will stimulate economic growth and job opportunities in Hurstville. This can have a spill-over impact on the real estate market, in the form of higher demand for housing stock.

A key mixed used project in the 1st half of 2024 is the Lotus Hurstville Units (\$120.0M), adding 116 units and 10 commercial units. Others include:

- 124 Forest Road Apartments & Retail (219 Units)
- 1 Butler Road Apartments & Retail (23 Units)

Railway Parade Apartments (\$5.5M) is the only pure residential project planned, adding 19 units.

New units will assist with demand, thus creating a more sustainable price growth. There is no new stand-alone houses planned, thus houses will remain in an undersupply. This puts pressure on prices, thus current softer market may be temporary.



377 Units



MARKET CONDITIONS

MEDIAN PRICE
Q4 2023



\$1.74M



\$710K

SALES

AVERAGE DAYS
ON MARKET Q4 2023



HOUSE



UNIT

MEDIAN PRICE
Q4 2023



\$850



\$700

RENTALS

AVERAGE DAYS
ON MARKET Q4 2023



HOUSE



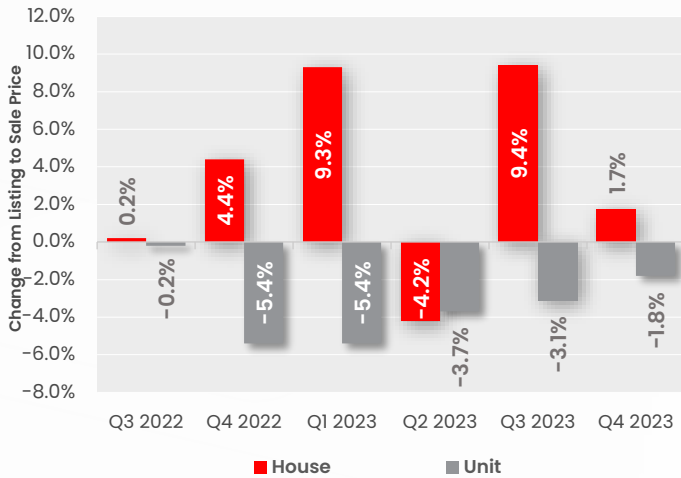
UNIT



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 house vendor discounts between Q4 2022 and Q4 2023 have remained at a premium, but at a lower rate of 1.7%. Average vendor discounts for units have tightened to -1.8%. This suggests unique opportunities. Sellers can benefit from a final price that is either close to or above the first list price. Buyers also benefit, either a discount or a lower premium than prior. Now is the time to transact.

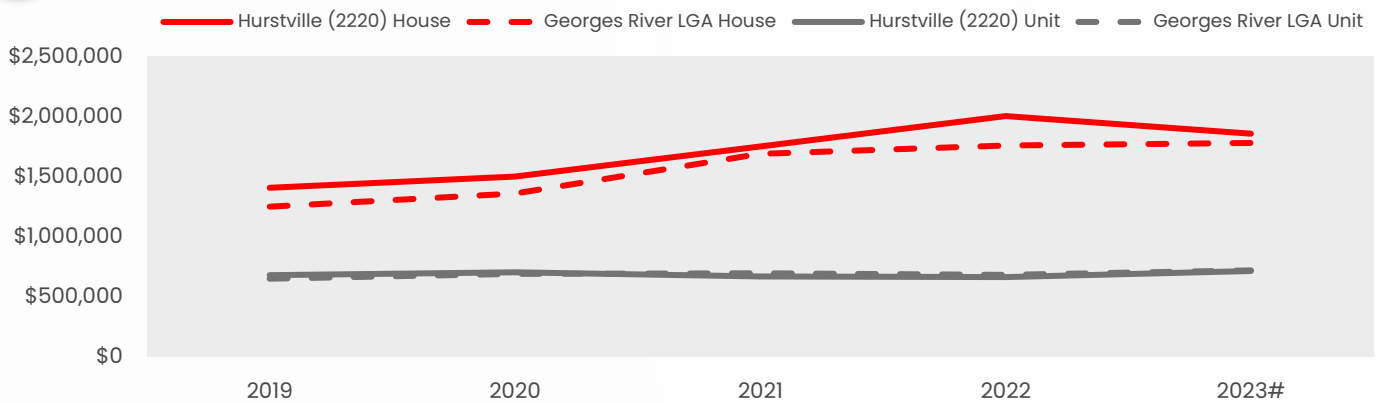


The suburb of Hurstville has tracked on par with the wider Georges River Local Government Area (LGA) in both house and land median prices for the past 5 years. This said, houses became a premium compared to the LGA in 2022 but have trended down in 2023; now on par with the LGA.

The dominant proportion of homes sold in Hurstville* across 2023# were in the premium price point of above \$1,900,001 (47.4%), while units recorded a dominant mid-price point between \$650,000 - \$749,999 (24.4%). There is affordably priced stock available, with 30.6% of houses sold for less than \$1,600,000. This is good news for buyers. The unit premium market is growing, with 16.6% of sales being \$850,000 and above, in good news for owners.



MARKET COMPARISON

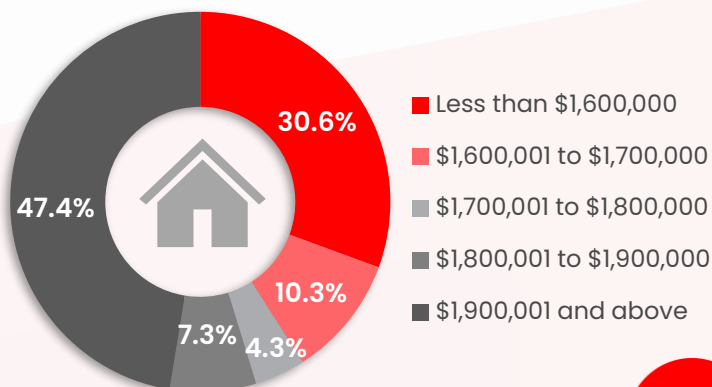


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Hurstville.

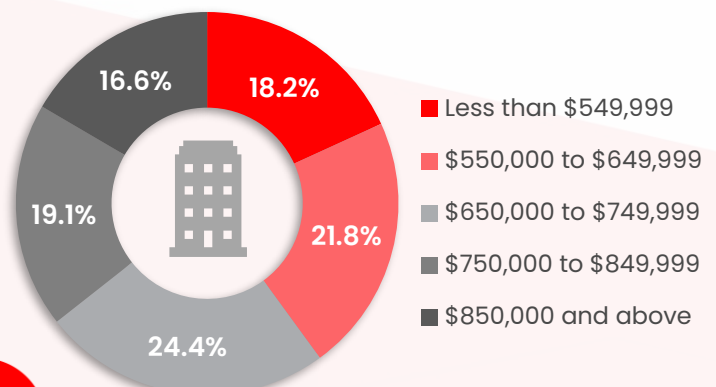


PRICE BREAKDOWN 2023#

HOUSES SOLD



VACANT UNITS SOLD





RENTAL GROWTH 2023€

House rental yields in Hurstville* was 2.5% in December 2023, slightly lower than Sydney Metro (2.8%). However median house rent increased by 26.9% in the past 12 months to Q4 2023, to \$850 per week, and the number of houses rented declined by -14.8% (46 rentals). There is an undersupplied rental house market, which is beneficial for investors. The unit rental market is highly demanded, with a 20.7% increase in median rents, to \$700 per week.

4+ bedroom houses have provided investors with +22.2% rental growth annually, achieving a median rent of \$1,100 per week.

Hurstville* recorded a vacancy rate of 2.1% in December 2023, slightly above Sydney Metro's 1.7% average. Vacancy rates in Hurstville* have held relatively steady in the past 12 months, with slight fluctuations due to investor and cash rate movements. However a 2.1% vacancy rate is still below the Real Estate Institute of Australia's 'Healthy' Benchmark of 3.0%, thus a quicker occupancy of rental properties. This suggest a conducive investment condition for investors, especially with a more affordable house market in the past 12 months.

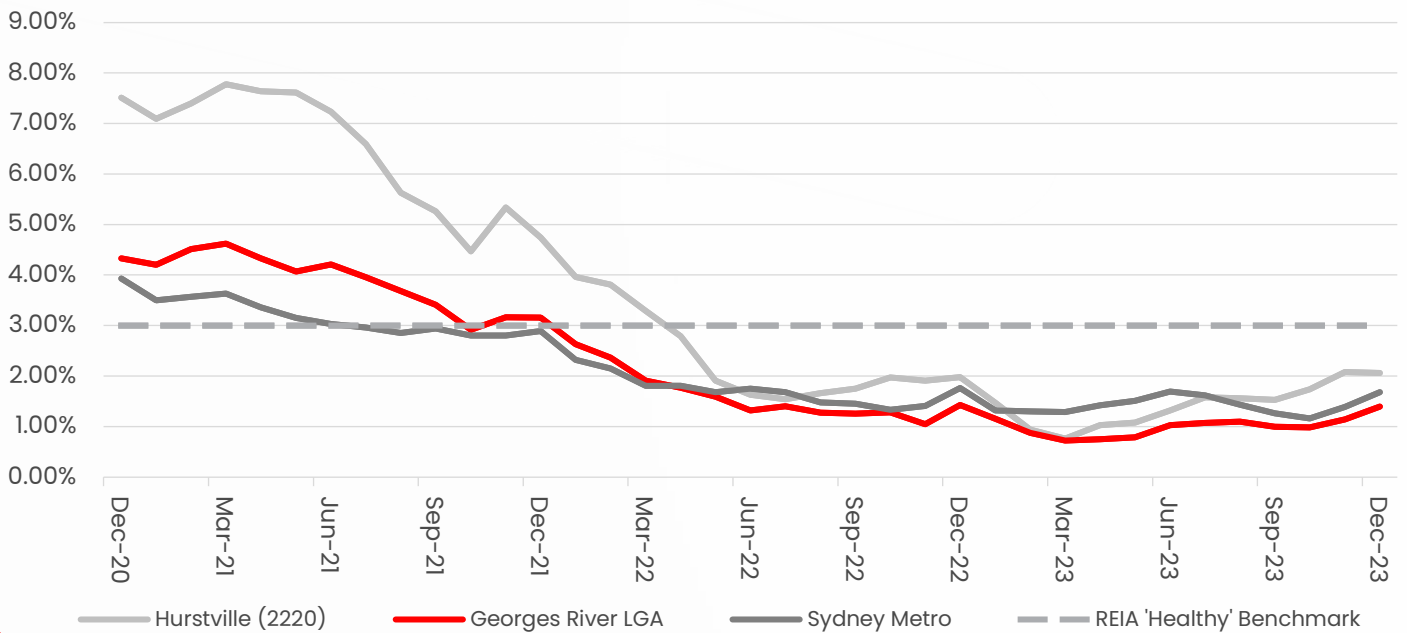
2 BEDROOMS
+21.6%

3 BEDROOMS
+7.7%

4 BEDROOMS
+22.2%



RENTAL VACANCY RATES 2023



RENTAL YIELD 2023§



2.5%

Hurstville*



2.6%

Georges River LGA



2.8%

Sydney Metro



5.1%

Hurstville*



5.0%

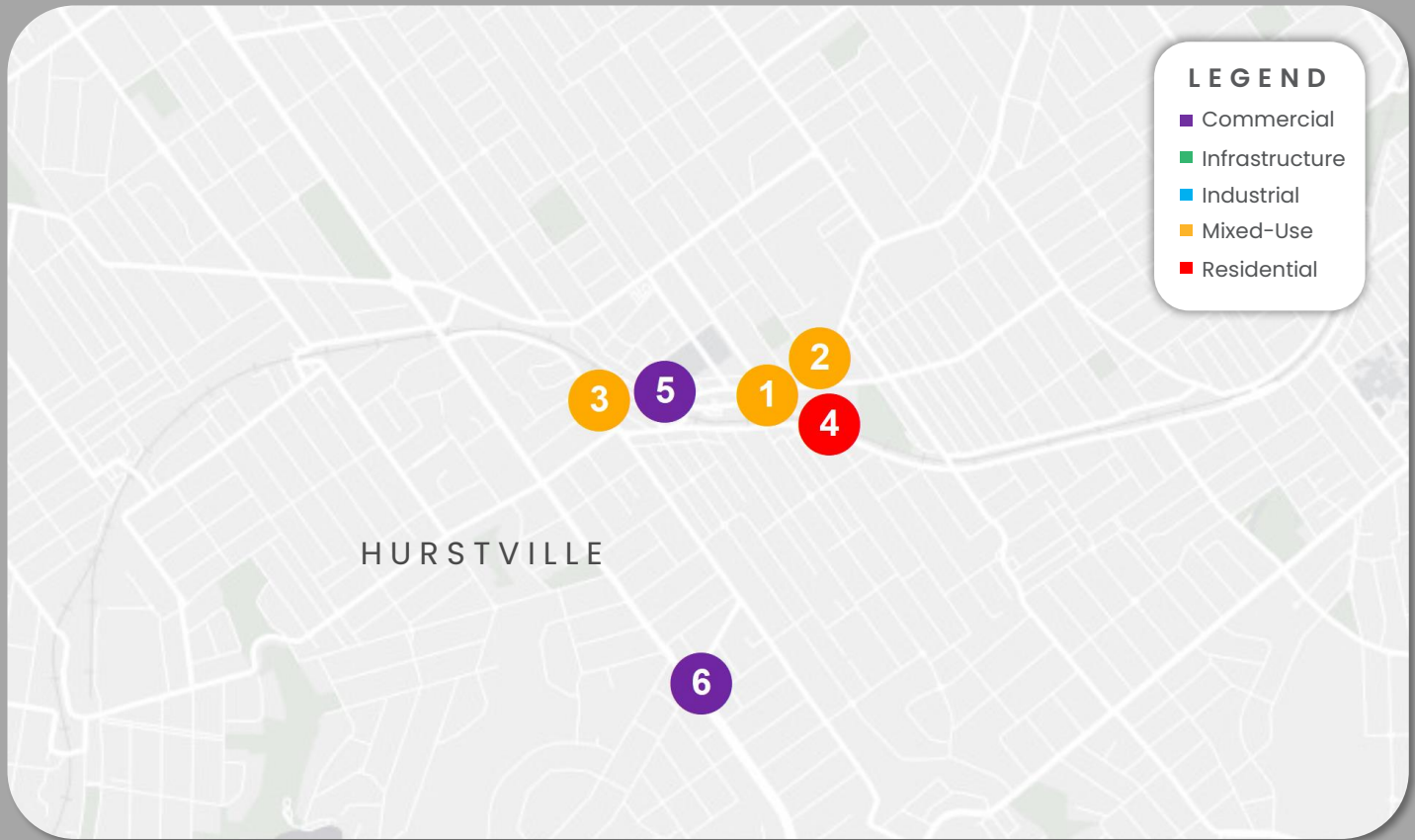
Georges River LGA



4.5%

Sydney Metro

PROJECT DEVELOPMENT 1st HALF MAP 2024^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Lotus Hurstville Units (116 Units)	Mixed-use	\$120,000,000	04/04/2024
2	124 Forest Road Apartments & Retail (219 Units)	Mixed-use	\$95,029,939	04/03/2024
3	1 Butler Road Apartments & Retail (23 Units)	Mixed-use	\$17,459,000	22/04/2024
4	506-508 Railway Parade Apartments (19 Units)	Residential	\$5,464,000	09/06/2024
5	NAB Hurstville Bank Fit Out	Commercial	\$1,350,000	24/06/2024
6	840A King Georges Road Dental Surgery Conversion	Commercial	\$350,000	07/02/2024

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.



Mele Gong

 +61 411 506 608


 mele.gong@prd.com.au


GET IN TOUCH WITH US TODAY >




PRD Hurstville

Your trusted local real estate agency

 +61 2 9570 3084

 mele.gong@prd.com.au

 PRD.com.au/hurstville

 10 Ormonde Parade
Hurstville, NSW, 2220

REFERENCES

* Hurstville market data and key indicators encapsulates aggregate property market conditions within the suburbs of Hurstville.

** 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 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.

¥ Hurstville market data encapsulates aggregate property conditions within the postcode of 2220.

§ 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 suburbs of Hurstville.

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.