



Southern Highlands



Market Summary

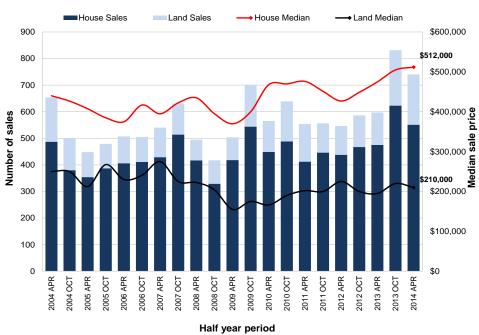
The Southern Highlands housing market is currently in a phase of growth which commenced in 2013.

Over 12 months to April 2014 the region recorded a rise of in median prices of 7.8 per cent for houses and 7.7 per cent for land.

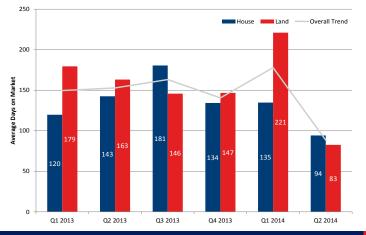
Over the same period vacant land sales increased by an astounding 54.9 per cent while house sales increased by 16 per cent

Average days on market has decreased by 40 per cent over the past 12 months while average vendor discounting has decreased by 20 per cent.

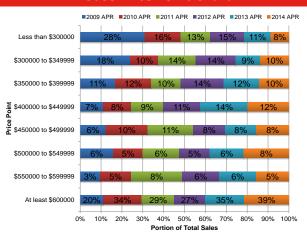
Growth can be attributed to a flow on effect from the strong metro Sydney market and general increases in demand.



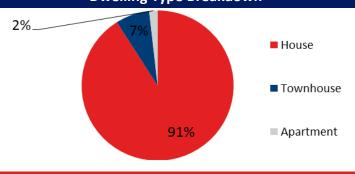
Average Days on Market



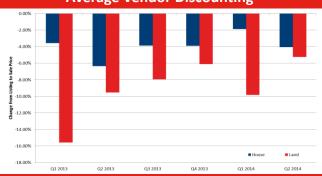
House Price Point Chart



Dwelling Type Breakdown



Average Vendor Discounting



PRDnationwide 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. PRDnationwide 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 PRDnationwide Research @ All medians and volumes are calculated by PRDnationwide Research. Use with written permission only. All other responsibilities disclaimed. © 2014

Graphs and tables prepared by PRDnationwide Research. Source: PriceFinder, Cordell, ABS

Southern Highlands



Investment Analysis

Investment opportunities in the Southern Highlands remain strong.

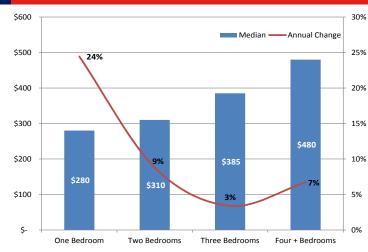
Rent growth has been bullish over the 12 months to June 2014. The region recorded average rental growth of 10.75 per cent.

Current returns indicate a yield of 4.1 per cent for houses and 4 per cent for units.

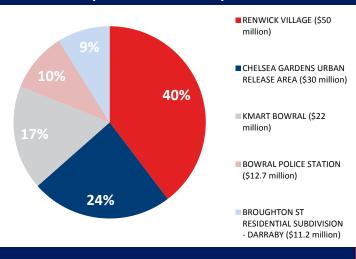
There is a strong development pipeline in the region which should help to fuel job growth and increases in property values. It is expected land developments will continue in popularity with a number of new subdivision projects planned.

The population is expected to grow 10.8 per cent by 2031 which will see a total population of 51,000.

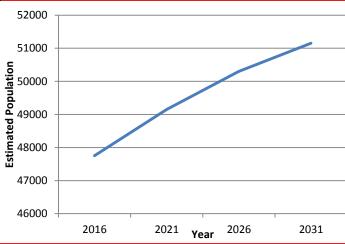
House Price Point Chart



Top 5 Planned Developments



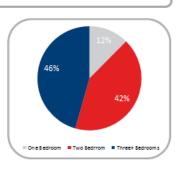
Population Projections



Yield & Bedroom Breakdown

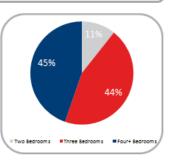
Southern Highlands Houses

Yield Based on 1147 registered house sales over 12 months to June 2014 with a median price of \$510,000 and a median rent of \$400 per week



Southern Highlands Units

Yield Based on 143 registered unit sales over 12 months to June 2014 with a median price of \$450,000 and a median rent of \$350 per week



Prepared by PRDnationwide Research. For further details contact:

David Stranger

Principal
PRDnationwide Moss Vale
02 4868 3777
E sales@prdmossvale.com.au

Harrison Hall

Property Research Analyst
PRDnationwide National Franchise Services
P 07 3026 3374
E harrisonhall@prd.com.au

