Your Trusted Property Partner

Thinking Of Selling? The Time Is Now!

With interested rates set to rise again in the coming months, I am constantly being asked if now is a good time to sell? My simple response to this would be, YES, for the following reasons:

- Rates will most likely keep rising. With every interest rate rise buyers will become less confident and naturally their borrowing capacity will decrease
- Supply and demand. We should see more stock available in the coming months, which typically happens around spring, year on year. This will give buyers more choice

According to Domain, Sydney's auction clearance rates stood at 55% on 6th August, way down on the 72% rate on 26th February.

Selling your property now would be a wise decision, because all signs are pointing to the market getting worse before getting better.

If you would like to discuss selling further, feel free to call me on 0401 058 865 to arrange a meeting to assess your situation.

Suburb Snapshot

Below shows a snapshot of units sales over the last few months as sourced from RP Data. As you can see listings are on the rise.

Northmead Houses

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS
May 2022	11	\$1,430,500	2.2%	29	27
Apr 2022	8	\$1,400,000	-0.4%	29	24
Mar 2022	8	\$1,405,000	1.3%	24	24

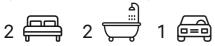
Northmead Units

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS
May 2022	18	\$640,000	0.8%	25	38
Apr 2022	14	\$635,000	-0.8%	21	42
Mar 2022	9	\$640,000	-1.5%	19	36

Recently Listed

Rare & Refreshed Townhouse 1/123 Victoria Road, Parramatta \$700,000 - \$730,000











My Recent Sales

PROPERTY	ON MARKET	SOLD PRICE
10/45 -51 Balmoral Road, Northmead	21 days	\$705,000
2/45-51 Balmoral Road, Northmead 2	20 days	\$580,000
48/45-51 Balmoral Road, Northmead	22 days	\$695,000
16/5-7 Kleins Road, Northmead	22 days	\$482,000
13/37-43 Balmoral Road, Northmead	10 days	\$635,000



To find out the value of your home, call me today!

DIMITRI YIAMARELOS

Sales Specialist



**** 0401 058 865



✓ dimitriy@open-re.com