

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

2  2  1 



My Recent Sales


| PROPERTY | ON MARKET | SOLD PRICE |
|---|-----------|------------|
| 10/45 -51 Balmoral Road, Northmead 3  2  2  | 21 days | \$705,000 |
| 2/45-51 Balmoral Road, Northmead 2  2  1  | 20 days | \$580,000 |
| 48/45-51 Balmoral Road, Northmead 3  2  2  | 22 days | \$695,000 |
| 16/5-7 Kleins Road, Northmead 2  2  1  | 22 days | \$482,000 |
| 13/37-43 Balmoral Road, Northmead 3  2  2  | 10 days | \$635,000 |



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

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