

Kingsgrove Market Update

1st Half 2024



OVERVIEW

In Q1 2024, Kingsgrove* recorded a median house price of \$1,792,500 and a median unit price of \$637,250. This represents annual (Q1 2023 – Q1 2024) median price growth of 20.3% for houses and a minor price softening of -0.4% for units. During this time total sales increased, by 0.7% (to 150 sales) for houses and by 30.4% (to 90 sales) for units. The market shows a return in confidence, with properties in high demand. Houses suggest real returns on investment, with price growth making now an ideal time to sell. Comparatively, the unit market is now slightly more affordable, thus an ideal time for buyers to enter the market.

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	↑	↑



MARKET CONDITIONS

MEDIAN PRICE
Q1 2024



\$1.79M

SALES



\$637K

AVERAGE DAYS
ON MARKET Q1 2024



48
HOUSE



74
UNIT

MEDIAN PRICE
Q1 2024



\$850

RENTALS



\$592

AVERAGE DAYS
ON MARKET Q1 2024



21
HOUSE

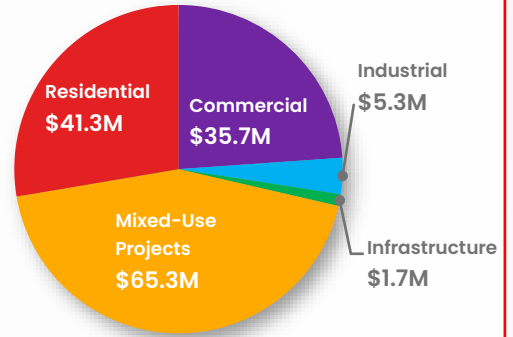


16
UNIT



FUTURE DEVELOPMENTS

Kingsgrove is set to see approximately **\$149.3M worth of new projects commencing in 2024.**



These projects will stimulate economic growth and create large employment opportunities in Kingsgrove. This has a positive spill-over impact on the real estate market, in the form of more people being able to rent or buy, thus higher demand for housing stock.

The key mixed used development in 2024 is the Homer Street & Wardell Road Development (\$20.0M), which will add 64 units to the area.

The largest residential development in 2024 is the Canterbury Road Units (\$16.4M), adding 59 units. Others are:

- 47-51 Chapel St – 10 townhouses
- 754-774 Canterbury Rd – 59 units
- 82 Riverview Rd – 11 units

With a high level of ready-to-sell units planned, the potential for a more affordable market is high. That said there are no new houses in the pipeline, thus the potential for house prices to increase is also high.



**335 Units/
Apartments**

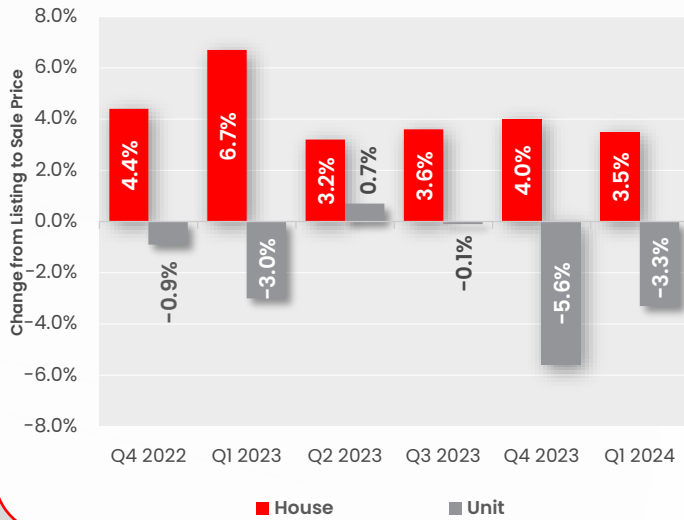


**10
Townhouses**



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.



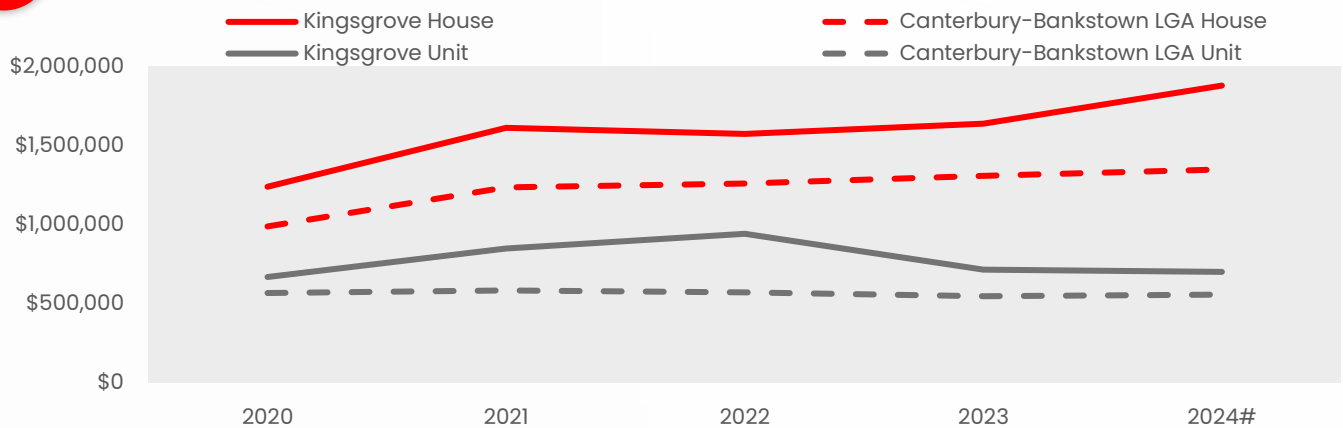
Between Q1 2023 and Q1 2024 average vendor house discount have remained at a premium, although lower, of 3.5%. Average vendor discount for units have remained relatively stable, at -3.3%. House market conditions in Kingsgrove* continue to favour sellers, where must offer above the first list price. Unit buyers can still benefit from further discounts, thus an ideal opportunity to act.

The suburb of Kingsgrove has historically outperformed the wider Canterbury-Bankstown Local Government Area (LGA) in both house and unit median prices. 2024# saw a return to parity for unit's prices in Kingsgrove with the LGA, while houses continue to present a premium market.

The dominant proportion of homes sold in Kingsgrove* in 2023-2024# were in the most affordable price point of less than \$1,650,000 (51.8%), indicating hope for buyers. That said the premium market of \$1,950,001 and above is still growing, at 25.8%, in good news for owners. Similarly most of the units sold were equally spread between the more affordable price points of less than \$599,999 (47.3%) and the premium market of \$800,000 and above (22.9%).



MARKET COMPARISON

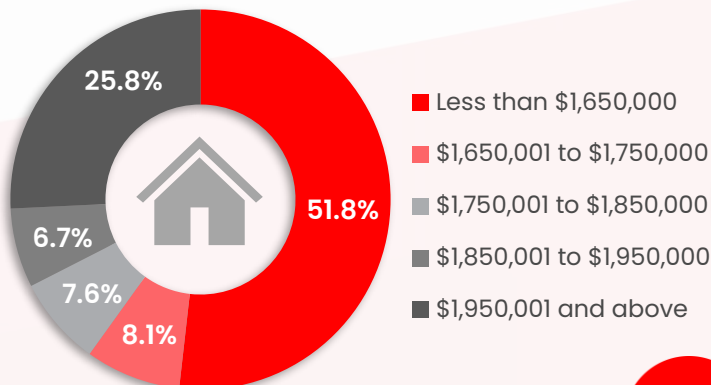


The market comparison graph provides a comparative trend for the median price of houses and unit over the past 5 years. The LGA chosen was based on their proximity to the main suburb analysed, which is Kingsgrove*.

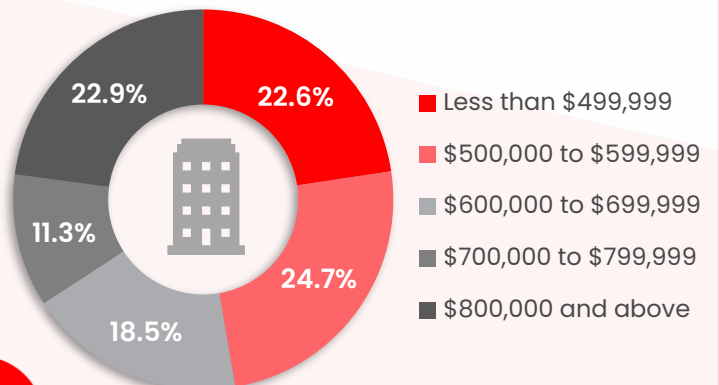


PRICE BREAKDOWN 2023-2024#

HOUSES SOLD



UNITS SOLD






RENTAL GROWTH 2024€

House rental yields in Kingsgrove[€] was 3.1% in April 2024, slightly higher than Sydney Metro (2.9%). This was paired with a 9.0% increase in median house rental price in the past 12 months to Q1 2024, at \$850 per week. During this time the number of houses rented declined by -5.9% to 159 rentals, which indicates an undersupply. This is beneficial for investors, as Kingsgrove[€] is a premium market when compared to Sydney Metro.

2 bedroom houses have provided investors with +23.6% rental growth annually, achieving a median rent of \$655 per week.

Kingsgrove[€] recorded a vacancy rate of 1.0% in April 2024, slightly below Sydney Metro's 1.1% average. Vacancy rates in Kingsgrove[€] fluctuated in the past 12 months, due to investors entering/exiting the market alongside cash rate changes. That said a 1.0% vacancy rates is still significantly below the Real Estate Institute of Australia's 'Healthy' Benchmark of 3.0%, indicating quicker occupancy of rental properties. Overall this creates a conducive market for investors, especially with a more affordable unit market in the past 12 months to Q1 2024.

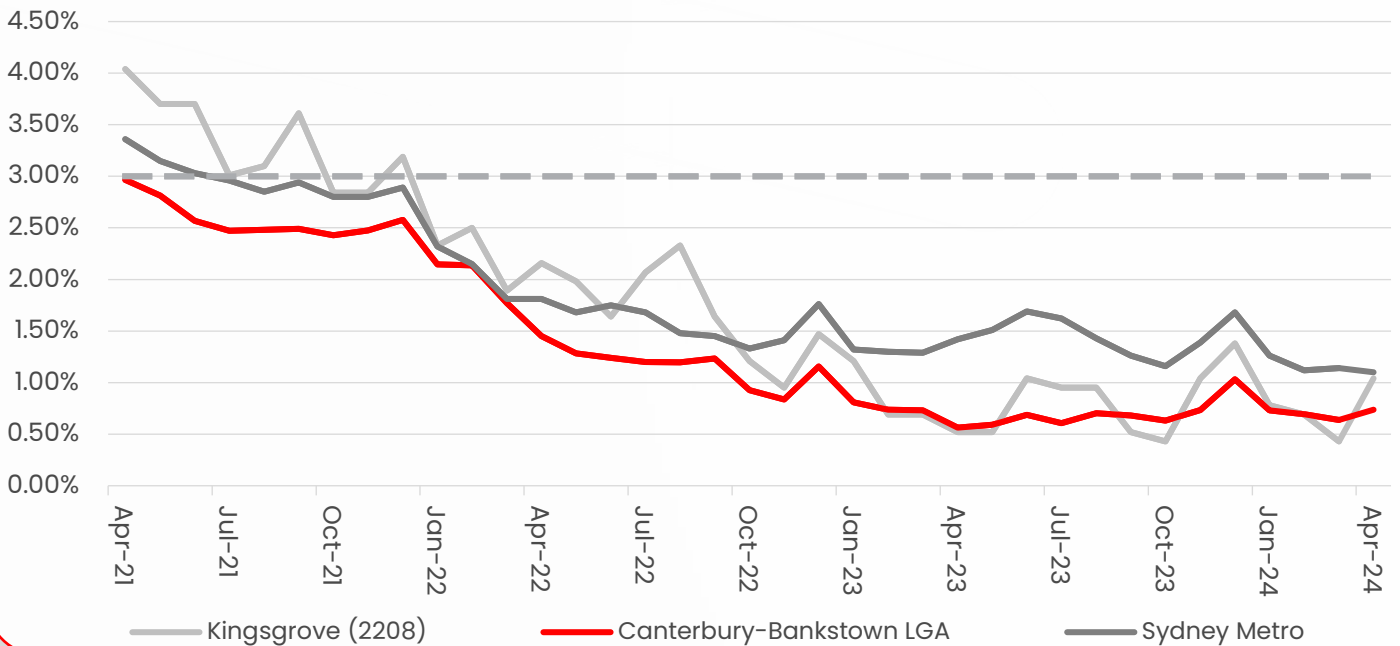
 2 BEDROOMS
+23.6%

 3 BEDROOMS
+16.9%

 4 BEDROOMS
+12.1%



RENTAL VACANCY RATES 2024



RENTAL YIELD 2024§



3.1%

Kingsgrove[€]



3.3%

Canterbury-Bankstown LGA



2.9%

Sydney Metro



4.8%

Kingsgrove[€]



5.2%

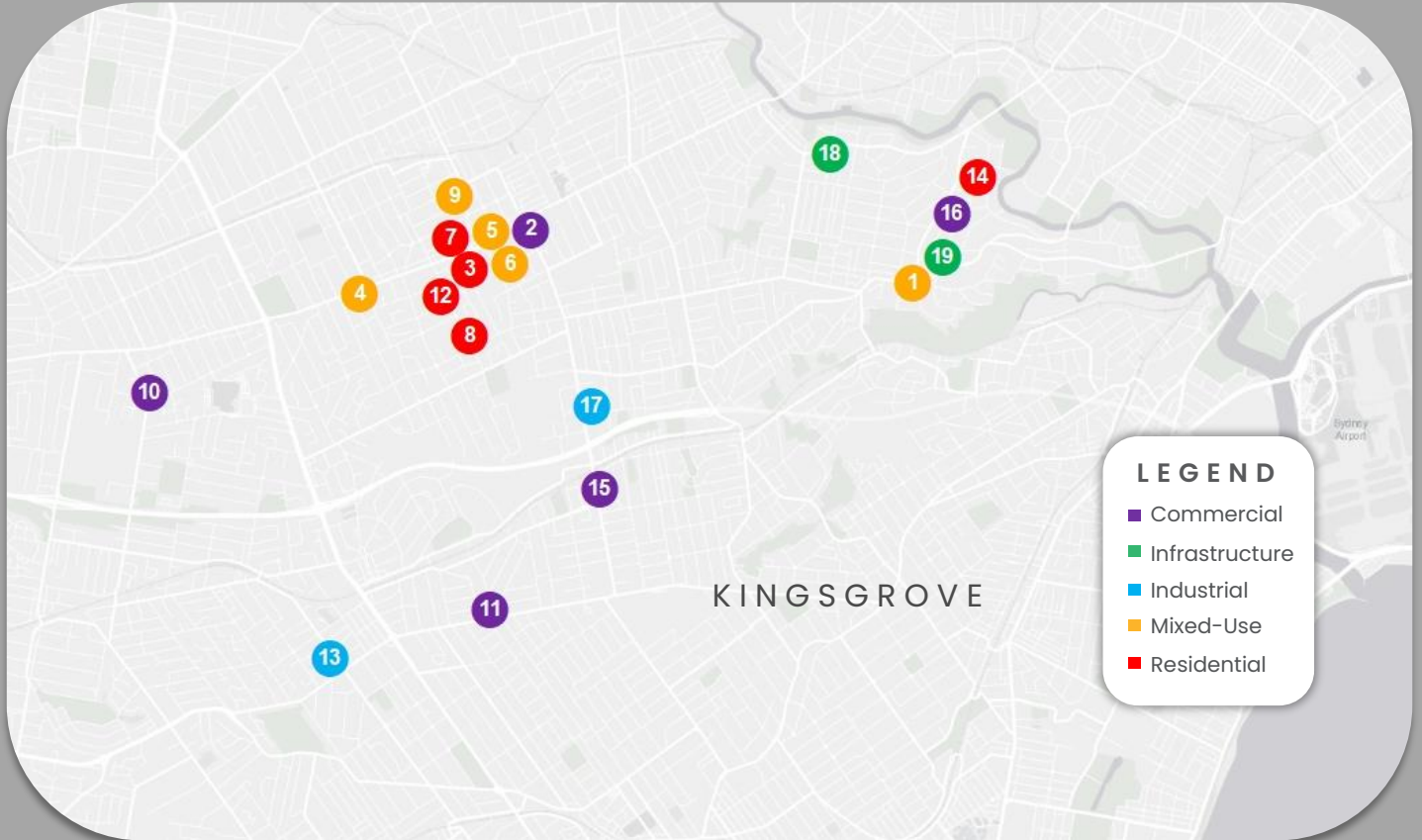
Canterbury-Bankstown LGA



4.6%

Sydney Metro

PROJECT DEVELOPMENT MAP 2024^A



LEGEND

- Commercial
- Infrastructure
- Industrial
- Mixed-Use
- Residential

#	Project [§]	Type	Estimated Value [¶]	Commence Date ^ψ
1	221-235 & 241-247A Homer Street & Wardell Road Mixed Use Development (64 Units + shops / supermarket / warehouse)	Mixed-Use	\$20,000,000	18/06/2024
2	Rosemore Aged Care Belmore	Commercial	\$20,000,000	15/04/2024
3	754-774 Canterbury Road Units (59 Units)	Residential	\$16,487,000	06/10/2024
4	892-906 Canterbury Road Units & Shop (50 Units)	Mixed-Use	\$15,000,000	12/12/2024
5	684-700 Canterbury Road Units & Commercial (42 Units)	Mixed-Use	\$13,000,000	07/02/2024
6	670-676 Canterbury Road Units & Commercial Tenancy (28 Units)	Mixed-Use	\$10,000,000	04/11/2024
7	773-777 Canterbury Road Units (39 Units)	Residential	\$9,000,000	01/12/2024
8	84-88 Chapel Street Belmore Units (20 Units)	Residential	\$8,540,000	04/03/2024
9	6-8 Kent Street Units & Retail (22 Units)	Mixed-Use	\$7,300,000	06/11/2024
10	Roselands Therapy Centre	Commercial	\$5,700,000	10/07/2024
11	61-65 Kingsway Boarding House	Commercial	\$5,112,800	19/10/2024
12	47-51 Chapel Street Townhouses (10 Townhouses)	Residential	\$4,000,000	10/06/2024
13	169B, 171 & 173 Penshurst Street Industrial Buildings	Industrial	\$3,835,462	09/09/2024
14	82 Riverview Road Units (11 Units)	Residential	\$3,300,000	01/12/2024
15	264 Kingsgrove Road Pub	Commercial	\$3,230,037	10/05/2024
16	22 Bass Road Boarding House	Commercial	\$1,637,000	04/11/2024
17	186-190 Kingsgrove Road Self Storage Facility Alterations & Additions	Industrial	\$1,500,000	09/02/2024
18	Karool Avenue Pedestrian Bridge Replacement Stage1 (Local Government)	Infrastructure	\$1,000,000	24/06/2024
19	Earlwood Town Centre High Pedestrian Activity Area (Local Government)	Infrastructure	\$700,000	09/07/2024

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RESEARCH SERVICES

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- Geographic information mapping
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REFERENCES

* Kingsgrove sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Kingsgrove, Roselands, Earlwood, Beverly Hills, Belmore and Clemton Park.

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

2024 encapsulates sales transactions for Q1 2024 (01/01/2024 – 31/03/2024) only, other years encapsulates sales transactions for the full year (i.e 01/01 to 31/12 of the relevant year).

€ Annual rental growth is a comparison between Q1 2023 (01/01/2023 – 31/03/2023) and Q1 2024 (01/01/2024 – 31/03/2024) house median rent figures.

¥ Kingsgrove rental market data encapsulates aggregate property conditions within the postcode of 2208.

§ Rental yields shown are as reported as of April 2024.

▲ 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 Kingsgrove, Roselands, Earlwood, Beverly Hills, Belmore and Clemton Park.

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.

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