

Penrith Market Update

2nd Half 2024



OVERVIEW

In Q3 2024, Penrith* recorded a median house price of \$1,000,000, and a median unit price of \$615,000. This represents annual (Q3 2023 – Q3 2024) price growth of 11.1% for houses and 6.0% for units. Comparing Q3 2023 – Q3 2024, sales declined by -19.6% for houses (to 578 sales in Q3 2024) and by -3.6% for units (to 349 sales in Q3 2024). An undersupply is evident, for houses and units, which created a buffer against higher interest rates; hence price growth. With prices continuing to rise, now is an ideal time for owners to capitalise on their investments. Most of the new incoming stock are units, which presents an opportunity for buyers.

CHANGE FROM LAST YEAR HALF YEAR



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

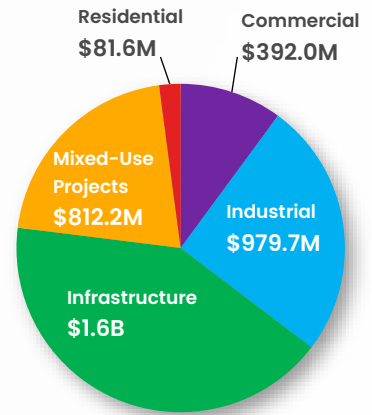


	YEAR	HALF YEAR
UNIT SALES	↓	↓
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↑



FUTURE DEVELOPMENTS

Penrith will see approximately **\$3.9B** of new projects commencing in 2024.



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

Across 2024 there are several projects that plans to bring more housing stock. These include:

- Mayfair Mixed Use Development (286 Apartments/Shops/Office)
- Mulgoa Road & Ransley Street Apartments & Retail Premises Stage 4 (171 Apartments/Retail). This project has attracted a high demand, with \$100M selling of the plan in 2024.
- Caddens Hill Quarter Dwelling and Residential Subdivision Stage 10 (35 Dwellings/35 Lots)



MARKET CONDITIONS

MEDIAN PRICE
Q3 2024



SALES



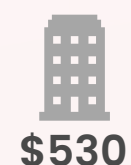
AVERAGE DAYS
ON MARKET Q3 2024



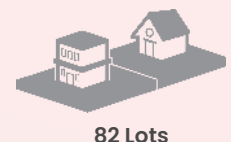
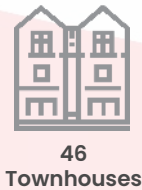
MEDIAN PRICE
Q3 2024



RENTALS



AVERAGE DAYS
ON MARKET Q3 2024

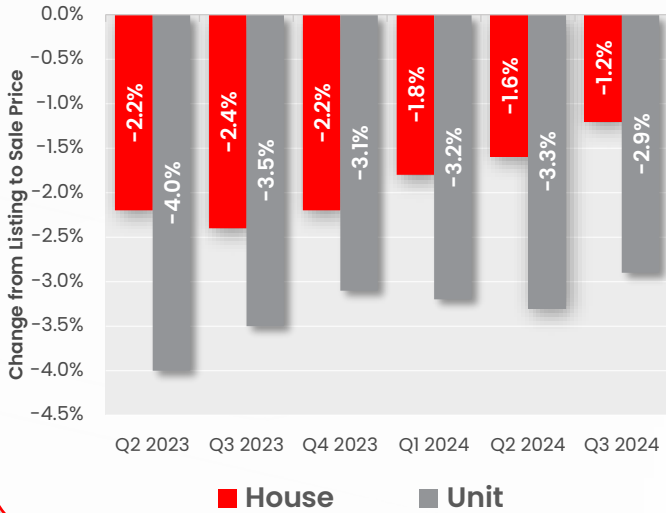




AVERAGE VENDOR DISCOUNT*

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.

In the past 12 months to Q3 2024 average vendor discounts have tightened, to a lesser discount of -1.2% for houses and -2.9% for units. Market conditions in Penrith* continue to favour buyers, as sellers are willing to accept below the first listed price. That said, with average vendor discounts continuing to tighten, buyers need to act fast.

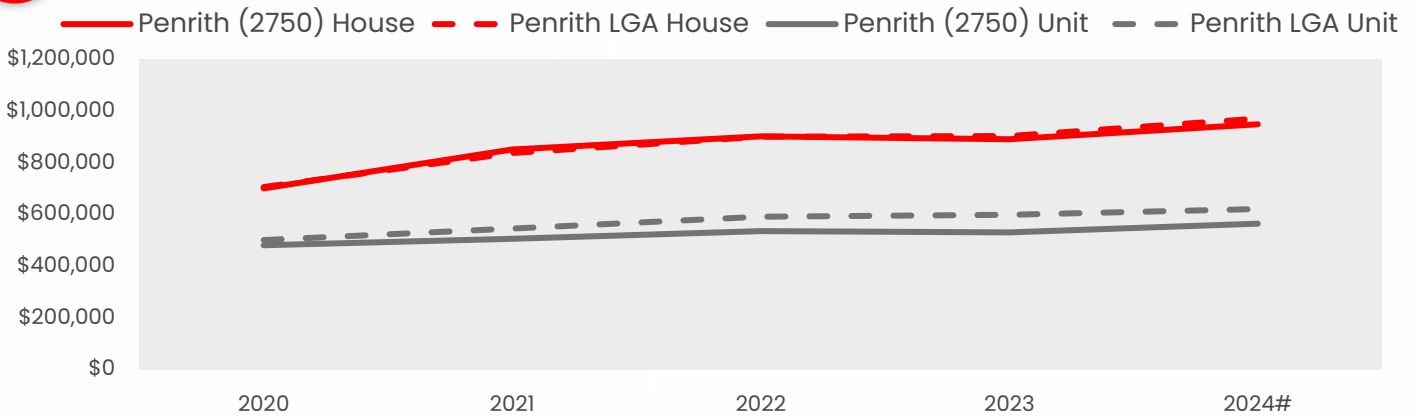


The suburb of Penrith has historically performed on par with the wider Penrith Local Government Area (LGA), more so for houses; whilst units in the suburb trended slightly more affordable. In 2024# this trend has continued, with the unit market providing more opportunities for buyers.

The dominant proportion of homes sold in Penrith* across 2024# were equally split between the more affordable price bracket of \$850,000 and \$949,999 (27.5%) and the premium price point of \$1,150,000 and above (27.3%). This indicates a mixed house market, creating an opportunity for buyers with various budgets. Most of the units sold were in the most affordable price point of less than \$549,999 (35.8%). This is good news for anyone looking to enter the market. 27.7% of units were sold in the premium market of \$700,000 and above, which is beneficial for owners.



MARKET COMPARISON

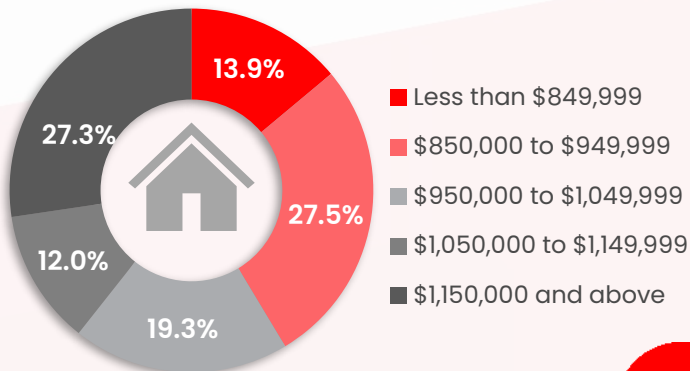


The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Penrith.

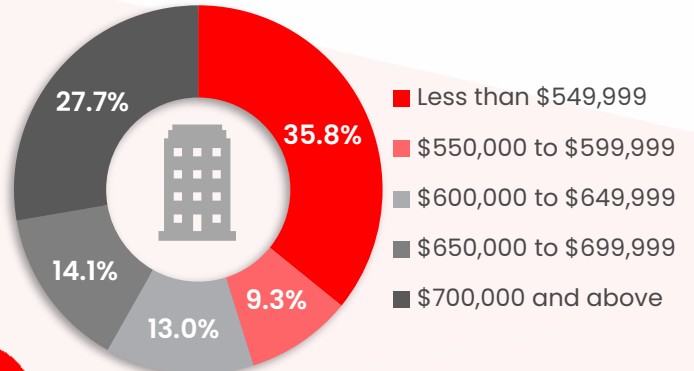


PRICE BREAKDOWN 2024#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2024€

House rental yields in Penrith[‡] was 3.3% in September, slightly higher than Sydney Metro (2.8%). This was paired with a 7.7% increase in median house rent price in the past 12 months to Q3 2024, at \$700 per week. The number of houses rented increase dramatically, by 199.1% in the past 12 months, to 1,705 rentals in Q3 2024. The same pattern, of higher rents and higher properties rented, can be seen in the unit market. This suggests a highly demanded rental market, in good news for investors looking for a more affordable option to Sydney Metro.

3-bedroom houses have provided investors with +5.3% rental growth annually, achieving a median rent of \$600 per week.

Penrith[‡] recorded a vacancy rate of 0.4% in September 2024, lower than Penrith LGA's 1.0% and below Sydney Metro's 1.6%. Vacancy rates in Penrith[‡] have declined in the past 12 months, signalling an even tighter rental market. Further, 0.4% vacancy rate is significantly below the Real Estate Institution of Australia's healthy benchmark of 3.0%, suggesting quicker occupancy of rental homes. This creates a conducive environment for investors.

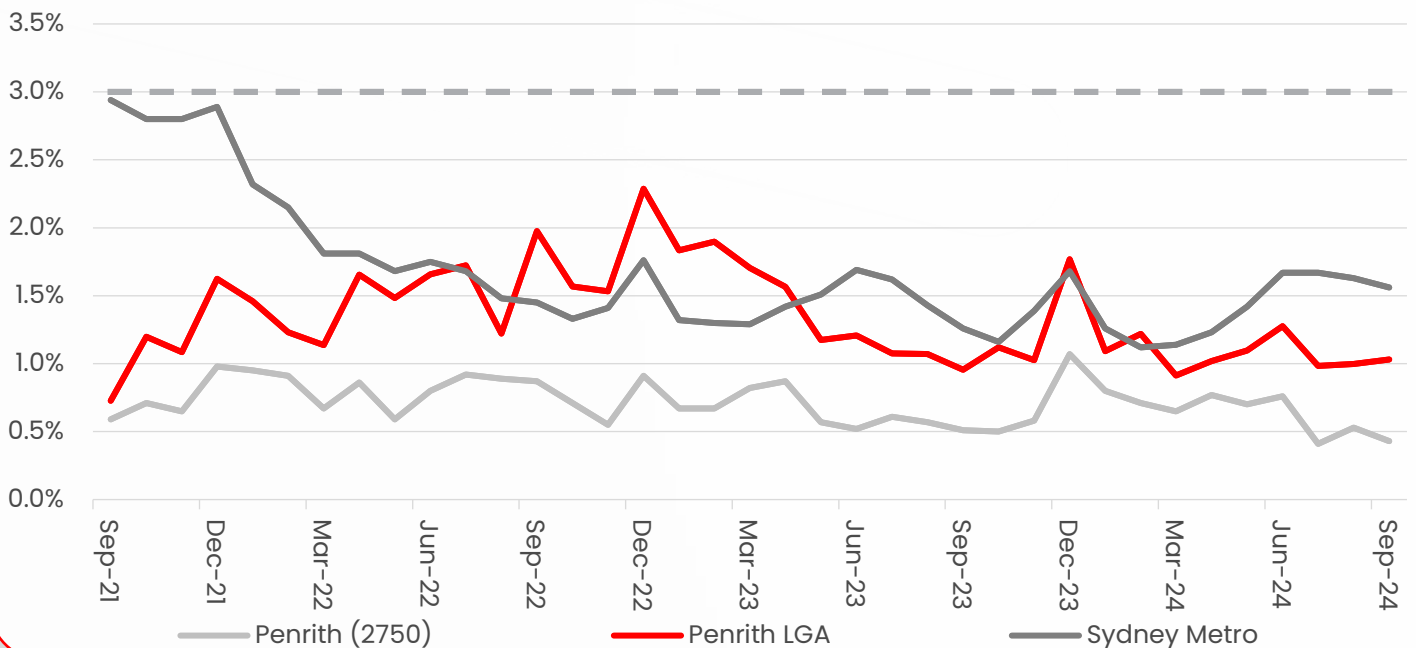
 2 BEDROOMS
+2.2%

 3 BEDROOMS
+5.3%


 4 BEDROOMS
+4.0%




RENTAL VACANCY RATES 2024




RENTAL YIELD 2024§



3.3%
Penrith (2750)[‡]


3.0%
Penrith LGA

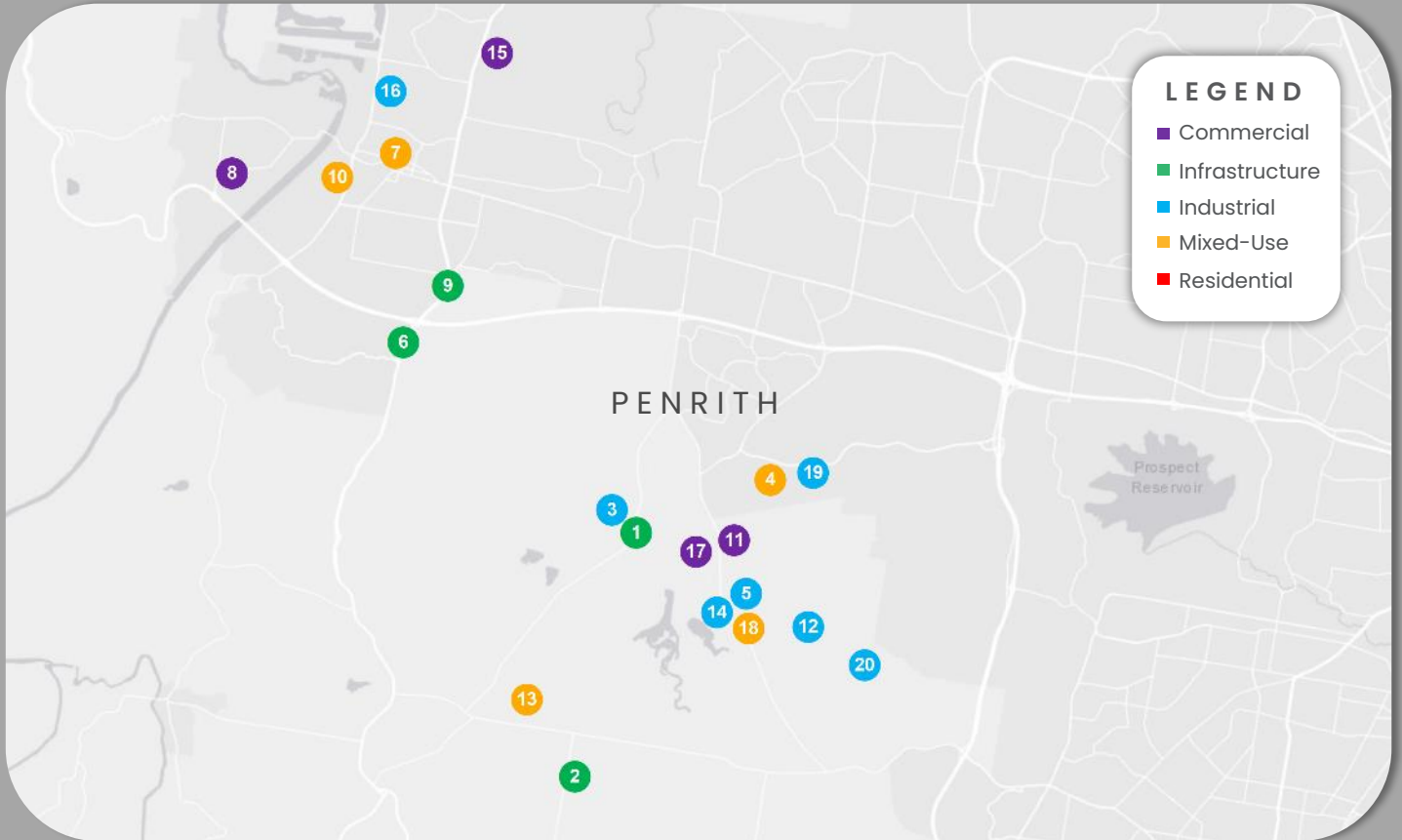

2.8%
Sydney Metro


5.3%
Penrith (2750)[‡]


4.8%
Penrith LGA


4.4%
Sydney Metro

PROJECT DEVELOPMENT 2024^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Sydney Metro - Western Sydney Airport Stations (State Government)	Infrastructure	\$750,000,000	1/07/2024
2	Sydney Metro - Western Sydney Airport (State Government)	Infrastructure	\$538,500,000	6/11/2024
3	Alspec Industrial Business Park (Warehouse/Factories)	Industrial	\$500,000,000	19/04/2024
4	Bluescope Erskine Park Metal Coating Line 7 (Metal Coating Line/Office/Laboratory/Warehouse)	Mixed Use	\$320,000,000	15/07/2024
5	Lineage Logistics Warehouse Aspect Industrial Estate	Industrial	\$250,000,000	27/08/2024
6	Defence Establishment Orchard Hills - Guided Weapons Explosive Ordnance Storage (Federal Government)	Infrastructure	\$170,000,000	16/09/2024
7	Mayfair Mixed Use Development (286 Apartments/Shops/Office)	Mixed Use	\$114,000,000	1/11/2024
8	Uniting Edinglassie Emu Plains	Commercial	\$100,650,000	2/12/2024
9	Orchard Hills North - Overall Project (Local Government)	Infrastructure	\$100,000,000	9/05/2024
10	123 Mulgoa Road & Ransley Street Apartments & Retail Premises Stage 4 - East Side Quarter Penrith - Perle (171 Apartments/Retail)	Mixed Use	\$93,826,494	9/12/2024
11	Dexus Kemps Creek - 113-153 Aldington Road	Commercial	\$91,575,000	25/11/2024
12	Fife Industrial Estate Stage 1 - Fkc Estate - 200 Aldington Road (Warehouse/Office)	Industrial	\$80,385,419	23/12/2024
13	Burra Park Precinct 2 (Warehouse/Office)	Mixed Use	\$75,570,670	19/06/2024
14	Aspect Industrial Estate (Warehouse 9/Distribution Centre)	Industrial	\$75,421,000	22/07/2024
15	Jordan Springs Retirement Village Stage 2	Commercial	\$73,910,000	5/03/2024
16	2115-2131 Castlereagh Road Industrial Buildings Alterations & Additions Stages 1-5 (Industrial Buildings/Car Parks)	Industrial	\$73,857,651	1/12/2024
17	Symbion Distribution Facility	Commercial	\$70,000,000	16/10/2024
18	Access Logistics Park (Warehouse/Office/Roads/Bulk Earthworks)	Mixed Use	\$51,656,434	16/12/2024
19	Fitzpatrick Erskine Park Warehouses (Warehouse/Office)	Industrial	\$36,795,000	2/01/2024
20	Bisley Workwear Australia (Warehouse/Office)	Industrial	\$28,000,000	2/12/2024

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.



Darren Latty

Principal

 +61 414 620 532


 darren@prd.com.au


GET IN TOUCH WITH US TODAY >





PRD Penrith

Your trusted local real estate agency

 +61 2 4732 3711

 reception@prd.com.au

 [PRD.com.au/penrith](https://www.prd.com.au/penrith)

 1/27 Lawson Street
Penrith, NSW, 2750

REFERENCES

* Penrith sales market data and key indicators encapsulates aggregate property market conditions within the Penrith LGA.

** 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 – Q3 2024 (01/01/2024 – 30/09/2024) 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 Q3 2023 (01/07/2023 – 30/09/2023) and Q3 2024 (01/07/2024 – 30/09/2024) house median rent figures.

¥ Penrith rental market data encapsulates aggregate property conditions within the postcode of 2750.

§ Rental yields shown are as reported as of September 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 Penrith LGA.

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.