

mckillop report

3rd quarter

2015

bowral
berrima
burrawang
burradoo
colo vale
mittagong
robertson

mckillop
property

mckillopreport



Growing Prestige

Latest reports out of Sydney are claiming that high volumes are testing the market with clearance rates in metropolitan areas dropping and prices 'flat-lining'. Well I can report that is certainly NOT a problem we are facing in this area. Across the Southern Highlands there continues to be a shortage of listings.

It means as you look at the figures outlined in these pages for the third quarter of the year (July – September 2015) keep in mind the numbers could actually have been even higher if more properties were available to sell.

And as you can see the figures reflect the continuing strength of the local market. Sure the top prices achieved did not match those secured in the extraordinarily hot market that was in place in the first quarter of 2015, but if you compare the numbers to those in Winter for the last couple of years there is clear evidence of price growth and price strength.

What I also think is interesting to note is the growing strength of the villages beyond the traditional Southern Highlands strongholds of Bowral and Burradoo.

Mittagong and Moss Vale are thriving property markets. The turnover and demand for property in and around Robertson is higher than I have ever seen. Burrawang is also booming. Colo Vale is increasing in popularity and Berrima is defying the odds.

It isn't just the number of sales taking place across those areas. Also take a look at the steady increase in the highest prices achieved. It reflects the growing awareness, property prestige and gentrification of these villages that also offer local community charm.

Of course that's something locals have long known, but we are now seeing people looking to relocate from Sydney as well as expat and overseas buyers prepared to inspect and recognise value and quality of properties, in and around those outlying Southern Highlands villages.

Together with strong local demand it presents exciting opportunities for the local market in the future.

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220 diamonds field road, Mittagong
offers over \$2,650,000



380 old coowong road, Canyonleigh
\$1,235,000



6 darch place, Mittagong
offers over \$490,000



8 swan street, Robertson
\$455,000



shops 2, 3, 4, 5/23 Boolwey street, Bowral
\$2,380,000



15 Langley Avenue, Renwick
offers over \$595,000

total sales

sales statistics supplied by rpdata.com.au,
sales numbers reflect properties settled in the listed areas

bowral

number of sales	94
lowest price	\$125,000
highest price	\$3,000,000



* 2 hopewood place

burradoo

number of sales	29
lowest price	\$380,000
highest price	\$2,550,000



* 97 burradoo road

mittagong

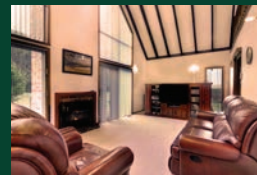
number of sales	65
lowest price	\$102,500
highest price	\$2,750,000*



* 20 brewster street

robertson

number of sales	21
lowest price	\$285,000
highest price	\$1,130,000



* 23 may street

burrawang

number of sales	14
lowest price	\$310,000
highest price	\$1,900,000*



* 2 hoddle street

colo vale

number of sales	17
lowest price	\$385,000
highest price	\$1,050,000



* 4 flora street

berrima

number of sales	17
lowest price	\$155,000
highest price	\$1,450,000



* 33 oxley street

moss vale

number of sales	81
lowest price	\$145,000
highest price	\$1,400,000*



* 36 valetta street

contacts

please feel free to contact us for a market report on your immediate area, we'd be delighted to assist.

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