

mckillop report

3rd quarter

2016

bowral
berrima
burrawang
burradoo
colo vale
mittagong
robertson

mckillop
property

mckillopreport



The numbers tell the story

It has been another very healthy quarter for residential property sales across The Highlands which is great news, but to be very honest I anticipate the best is yet to come.

Regular readers of this magazine will notice I have changed the layout of the statistics accompanying this report. I have done so because I think the numbers alone showcase the strength and consistency that is the true story of the Southern Highlands market.

It is clearly evident the number of sales achieved each quarter remain strong. It comes on the back of recent research which showed the Wingecarribee Shire had the highest percentage turnover of residential property across the country. The data revealed 8% of dwellings in the Shire changed hands over the last twelve months.

I find that figure fascinating because even with such significant turnover I can report we continue to experience very high buyer demand. We still are not seeing enough listings to satisfy buyer interest which means there is real potential for further growth which represents a great opportunity for anyone considering listing their property.

And I should point out that good turnover has been matched by value growth with significant increases delivered across the region. Again, the numbers tell the story.

The average capital gain achieved for residential property across NSW over the last twelve months has been 8.99%. Compare that to the 14.39% median house price growth for Bowral over the last twelve months! Indeed Burradoo delivered a 16.13% increase in value, Mittagong an 18.9% increase and an extraordinary 18.97% increase in median value for homes in Colo Vale.

That is why I like to include the highest price achieved in each area as an indication of the potential value being achieved, and also because I recognise most people like to follow the top end of the market.

So as we speed towards the end of the year the numbers show 2016 has already delivered healthy results for vendors and with Quarter 4 traditionally very strong I believe the next couple of months are going to be very exciting.

Give our team a call if you would like to discuss how you can capitalise on the market potential.

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91a bendooley street, bowral



6 old south road, alpine

\$895,000



82 wildes meadow road, wildes meadow

\$895,000



"touchdowns" 331 tugalong road, canyonleigh
\$975,000



10a henderson avenue, mittagong
\$680,000 - \$695,000



20 shackleton street, robertson
\$695,000

total sales

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

bowral

number of sales	89
lowest price	\$110,000
highest price	\$5,300,000



* 12 aitken rd

burradoo

number of sales	23
lowest price	\$790,000
highest price	\$2,600,000*



* 13 werrington st

mittagong

number of sales	81
lowest price	\$260,000
highest price	\$3,700,000



* 35 arthur st

robertson

number of sales	9
lowest price	\$390,000
highest price	\$1,250,000*



* 127 wallaby hill rd

burrawang

number of sales	4
lowest price	not known
highest price	\$880,000 *



* 8 burrawang station rd

colo vale

number of sales	17
lowest price	\$305,000
highest price	\$1,300,000



* 54 ebony cl

berrima

number of sales	11
lowest price	\$290,000
highest price	\$1,450,000



* 44 oxley st

moss vale

number of sales	82
lowest price	\$165,000
highest price	\$1,750,000*



* 54 bulwer rd

You can contact us at
mckillopproperty a number of ways ...



bowral



mittagong



robertson

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