

RayWhite.

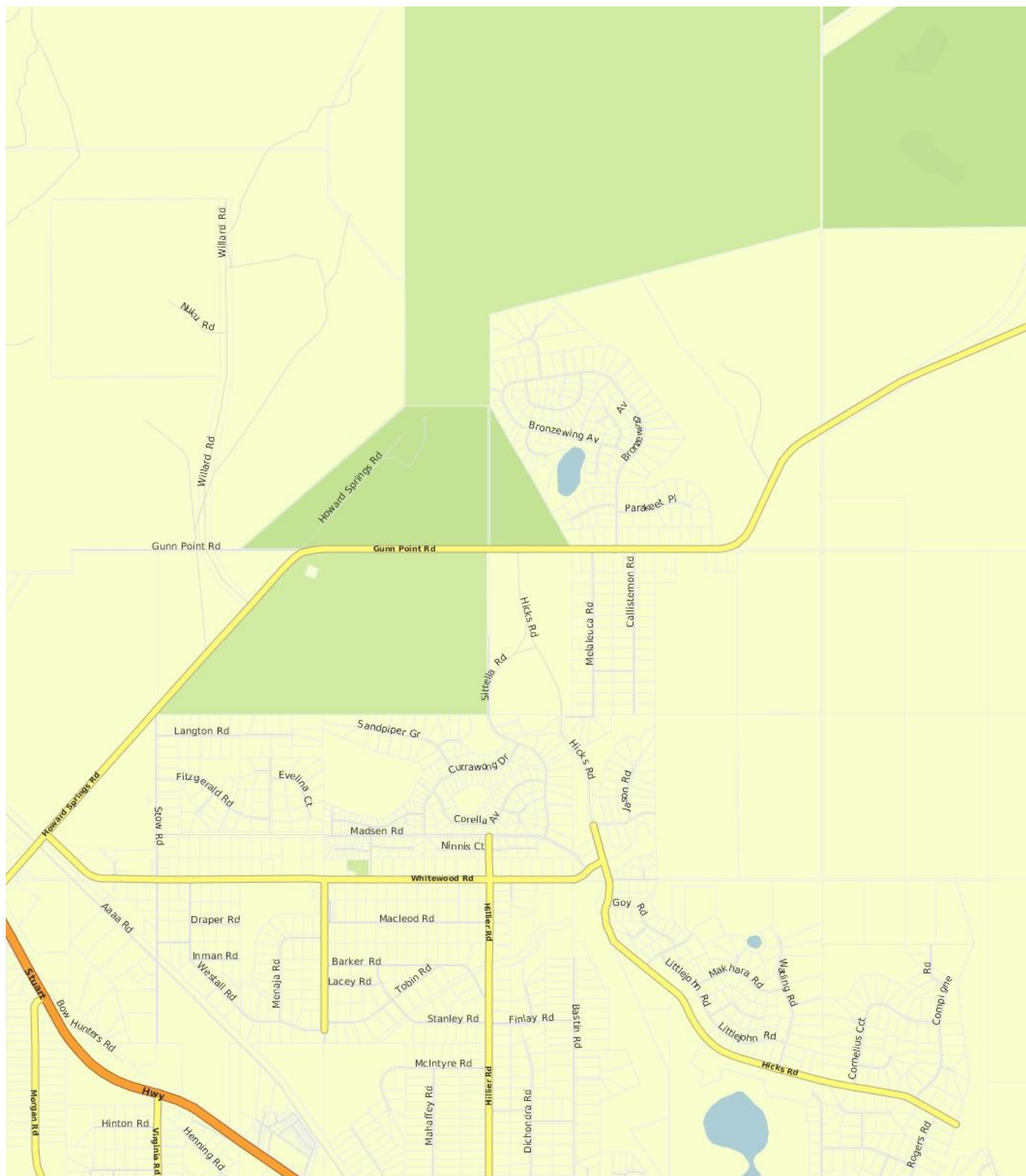
Suburb flyover report



HOWARD SPRINGS (HOUSE)

PREPARED BY: DEMI LOLIAS , RAY WHITE NIGHTCLIFF

HOWARD SPRINGS - Suburb Map



HOWARD SPRINGS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	73	\$ 172,500	0.0 %	\$ 70,000	\$ 390,000
2002	83	\$ 202,000	17.1 %	\$ 35,000	\$ 761,763
2003	82	\$ 244,500	21.0 %	\$ 90,000	\$ 409,000
2004	82	\$ 265,000	8.4 %	\$ 1,200	\$ 505,000
2005	94	\$ 323,000	21.9 %	\$ 15,000	\$ 750,000
2006	66	\$ 420,000	30.0 %	\$ 30,000	\$ 738,000
2007	65	\$ 519,000	23.6 %	\$ 5,700	\$ 949,000
2008	61	\$ 485,000	-6.6 %	\$ 220,000	\$ 815,000
2009	60	\$ 557,500	14.9 %	\$ 95,000	\$ 1,150,000
2010	59	\$ 600,000	7.6 %	\$ 215,000	\$ 1,389,000
2011	42	\$ 600,000	0.0 %	\$ 290,000	\$ 1,510,000
2012	63	\$ 590,000	-1.7 %	\$ 70,000	\$ 975,000
2013	62	\$ 665,000	12.7 %	\$ 55,000	\$ 1,075,000
2014	57	\$ 677,000	1.8 %	\$ 226,000	\$ 1,300,000
2015	36	\$ 705,000	4.1 %	\$ 200,700	\$ 1,675,000
2016	41	\$ 710,000	0.7 %	\$ 300,000	\$ 1,600,000
2017	38	\$ 615,000	-13.4 %	\$ 130,000	\$ 860,000
2018	49	\$ 600,000	-2.4 %	\$ 305,000	\$ 1,125,000
2019	15	\$ 605,000	0.8 %	\$ 450,000	\$ 1,100,000

Median Sale Price

\$605k

Based on 39 recorded House sales within the last 12 months (Financial Year 2019)

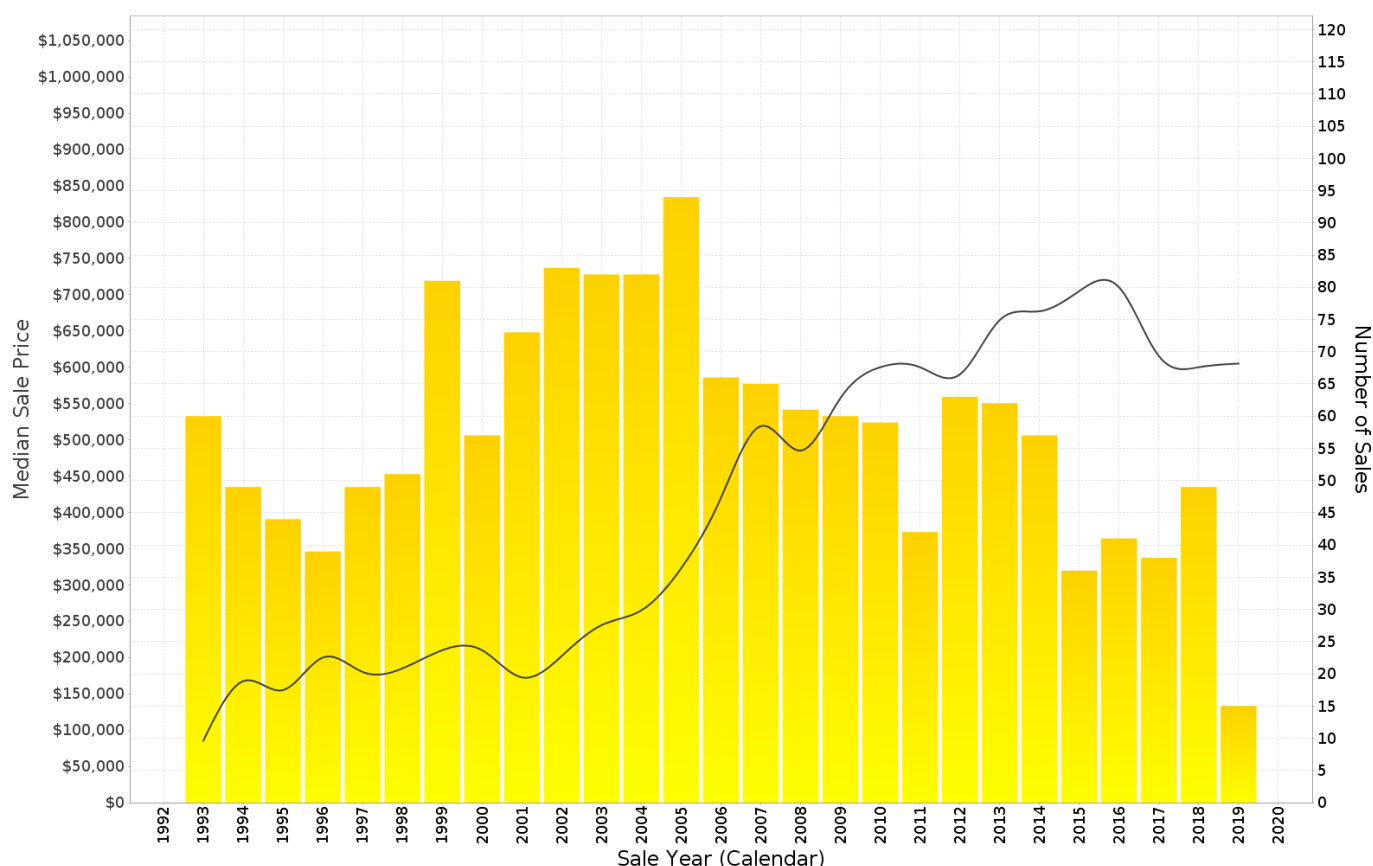
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

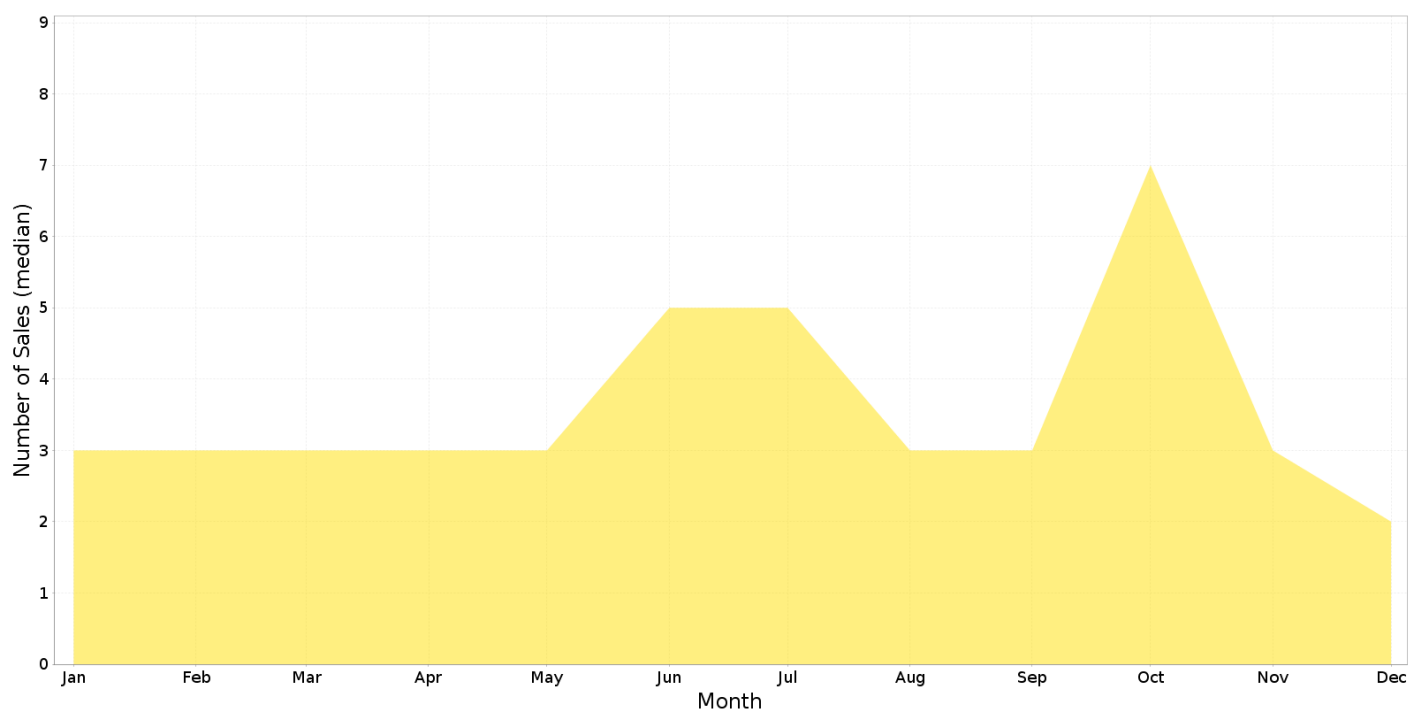
-3.2%

Current Median Price: \$605,000
Previous Median Price: \$625,000

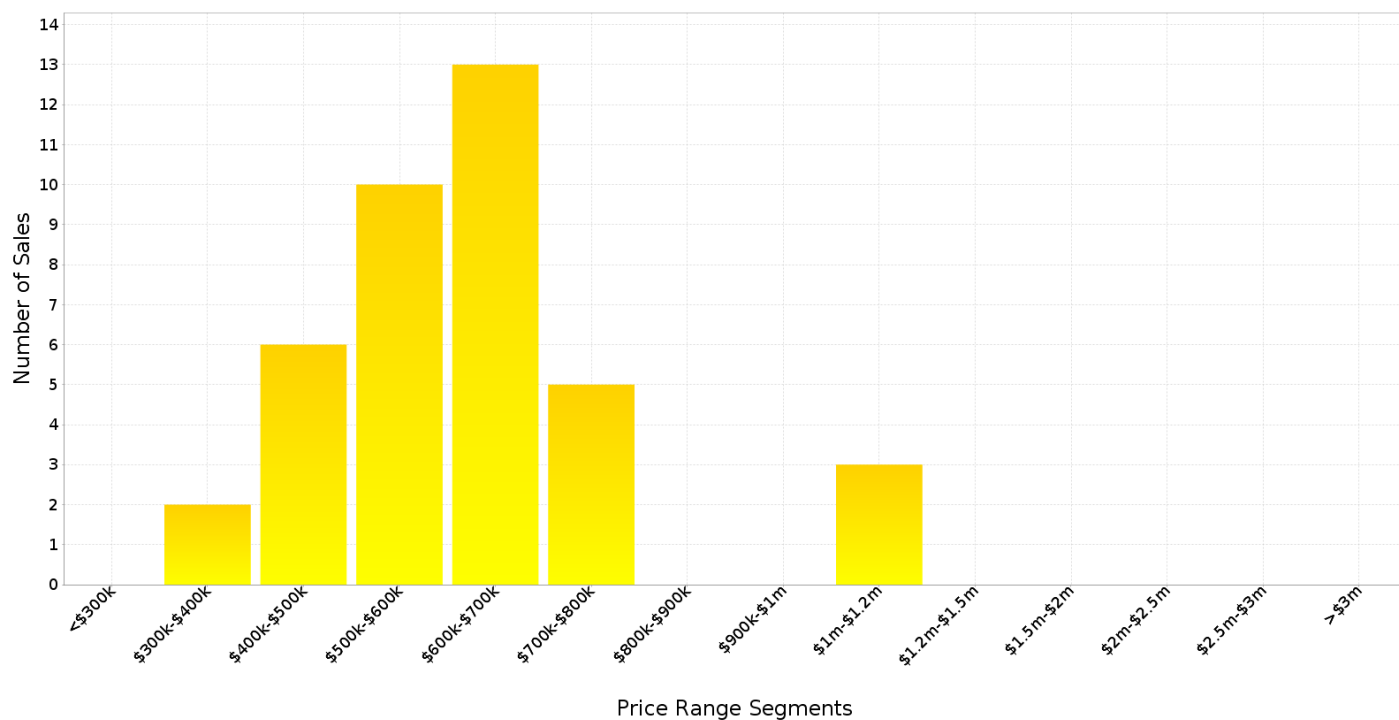
Based on 87 recorded House sales compared over the last two rolling 12 month periods



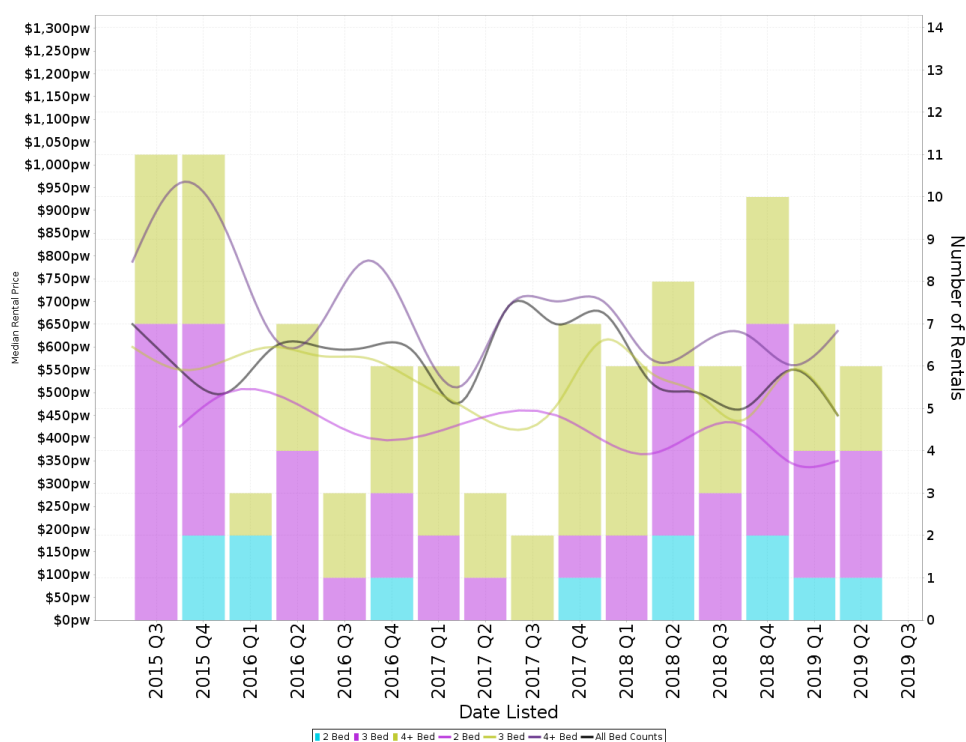
HOWARD SPRINGS - Peak Selling Periods



HOWARD SPRINGS - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.2%

Current Median Price: \$605,000
Previous Median Price: \$625,000

Based on 87 registered House sales compared over the last two rolling 12 month periods.

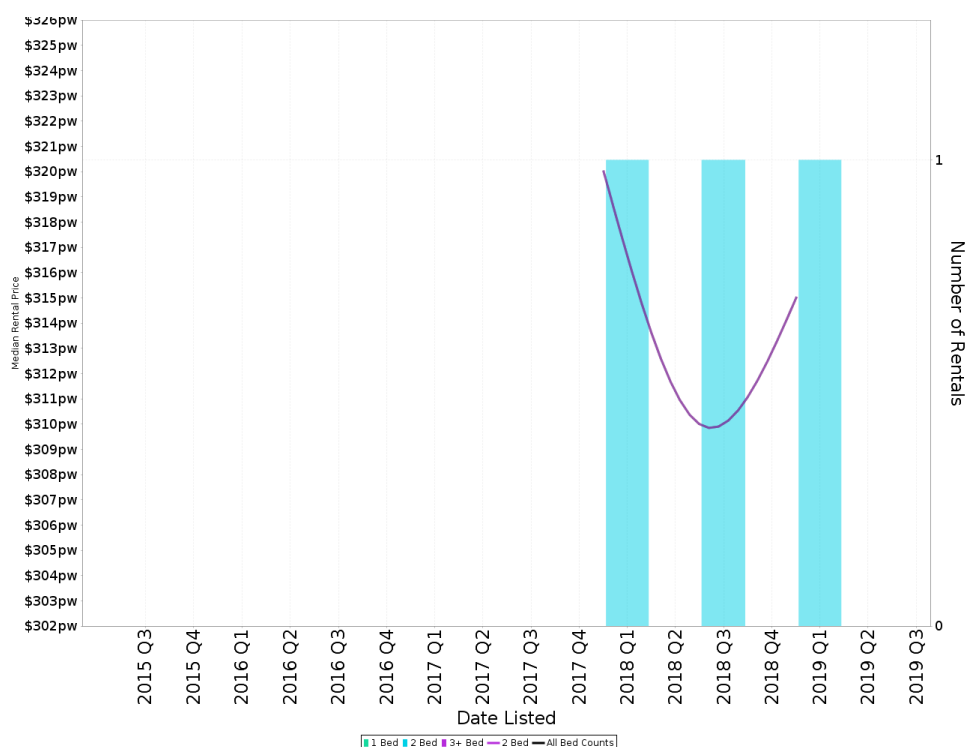
Suburb Rental Yield

+5.2%

Current Median Price: \$605,000
Current Median Rent: \$600

Based on 32 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

HOWARD SPRINGS - Recently Sold Properties

Median Sale Price

\$605k

Based on 39 recorded House sales within the last 12 months (Financial Year 2019)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-3.2%

Current Median Price: \$605,000
Previous Median Price: \$625,000

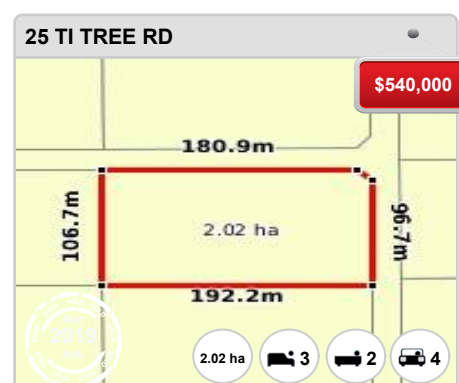
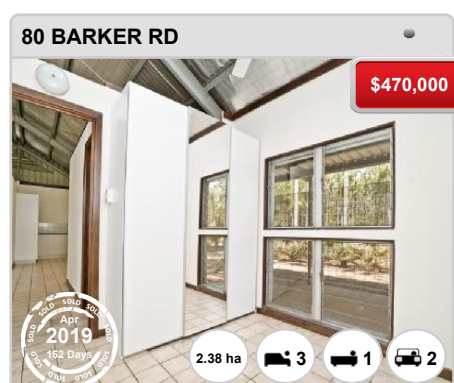
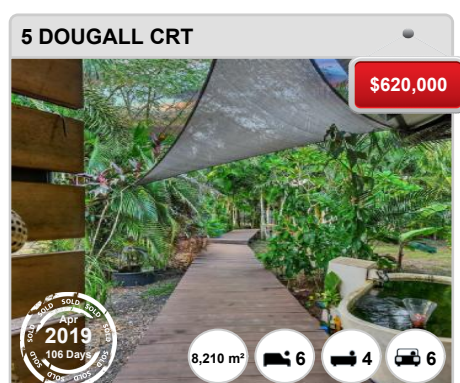
Based on 87 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

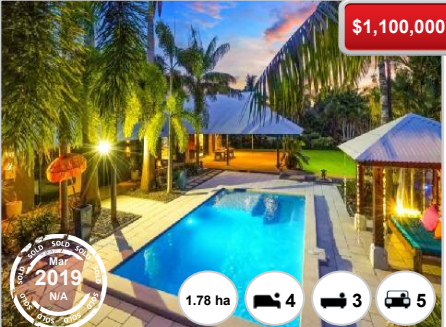
39

Based on recorded House sales within the 12 months (Financial Year 2019)

Based on a rolling 12 month period and may differ from calendar year statistics



6 CARROLL RD



\$1,100,000

SOLD
Mar 2019
N/A

1.78 ha 4 3 5

115 HILLIER RD



\$650,000

SOLD
Mar 2019
58 Days

2.06 ha 5 1 8

HOWARD SPRINGS - Properties For Rent

Median Rental Price

\$600 /w

Based on 32 recorded House rentals within the last 12 months (Financial Year 2019)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+5.2%

Current Median Price: \$605,000
Current Median Rent: \$600

Based on 39 recorded House sales and 32 House rentals compared over the last 12 months

Number of Rentals

32

Based on recorded House rentals within the last 12 months (Financial Year 2019)

Based on a rolling 12 month period and may differ from calendar year statistics

43 EVELINA COURT



35 GEODORUN STREET



105 BASTIN ROAD



11 GANLEY COURT



16 GANLEY COURT



50 WILLIAMS ROAD

