

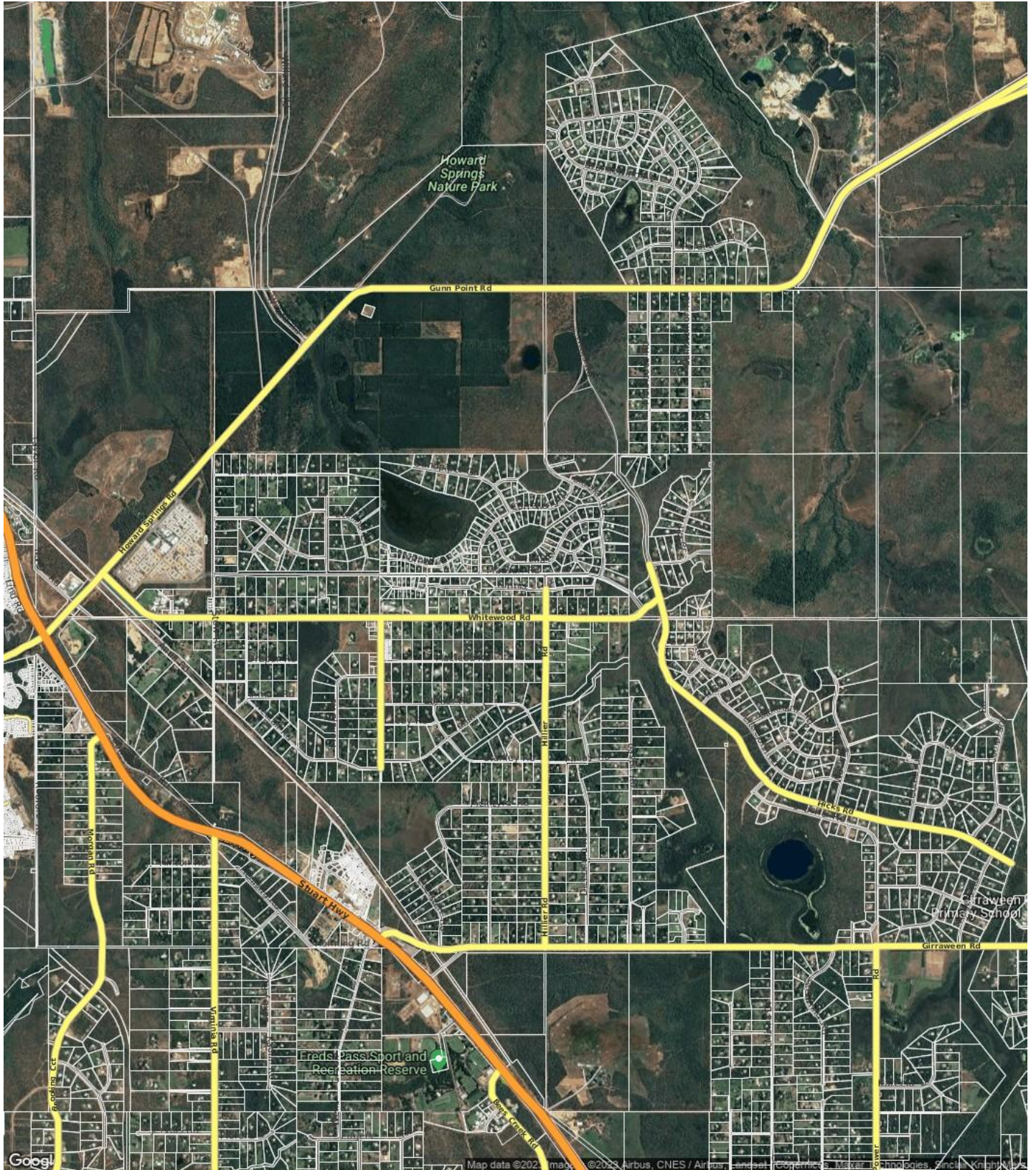
RayWhite.

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
2005	72	\$ 350,000	0.0 %	\$ 15,000	\$ 750,000
2006	52	\$ 425,000	21.4 %	\$ 30,000	\$ 738,000
2007	49	\$ 525,000	23.5 %	\$ 110,000	\$ 949,000
2008	53	\$ 475,000	-9.5 %	\$ 220,000	\$ 815,000
2009	45	\$ 570,000	20.0 %	\$ 95,000	\$ 1,075,000
2010	50	\$ 607,500	6.6 %	\$ 215,000	\$ 1,389,000
2011	37	\$ 600,000	-1.2 %	\$ 290,000	\$ 1,510,000
2012	34	\$ 610,000	1.7 %	\$ 70,000	\$ 975,000
2013	31	\$ 680,000	11.5 %	\$ 190,000	\$ 1,075,000
2014	36	\$ 662,500	-2.6 %	\$ 226,000	\$ 1,300,000
2015	37	\$ 700,000	5.7 %	\$ 200,700	\$ 1,675,000
2016	40	\$ 718,500	2.6 %	\$ 300,000	\$ 1,600,000
2017	39	\$ 620,000	-13.7 %	\$ 130,000	\$ 1,100,000
2018	49	\$ 600,000	-3.2 %	\$ 305,000	\$ 1,125,000
2019	33	\$ 580,000	-3.3 %	\$ 250,000	\$ 1,100,000
2020	30	\$ 650,000	12.1 %	\$ 63,333	\$ 1,150,000
2021	65	\$ 650,000	0.0 %	\$ 195,000	\$ 1,112,500
2022	63	\$ 713,500	9.8 %	\$ 8,400	\$ 1,300,000
2023	45	\$ 740,000	3.7 %	\$ 77,000	\$ 1,350,000

Median Sale Price
\$740k

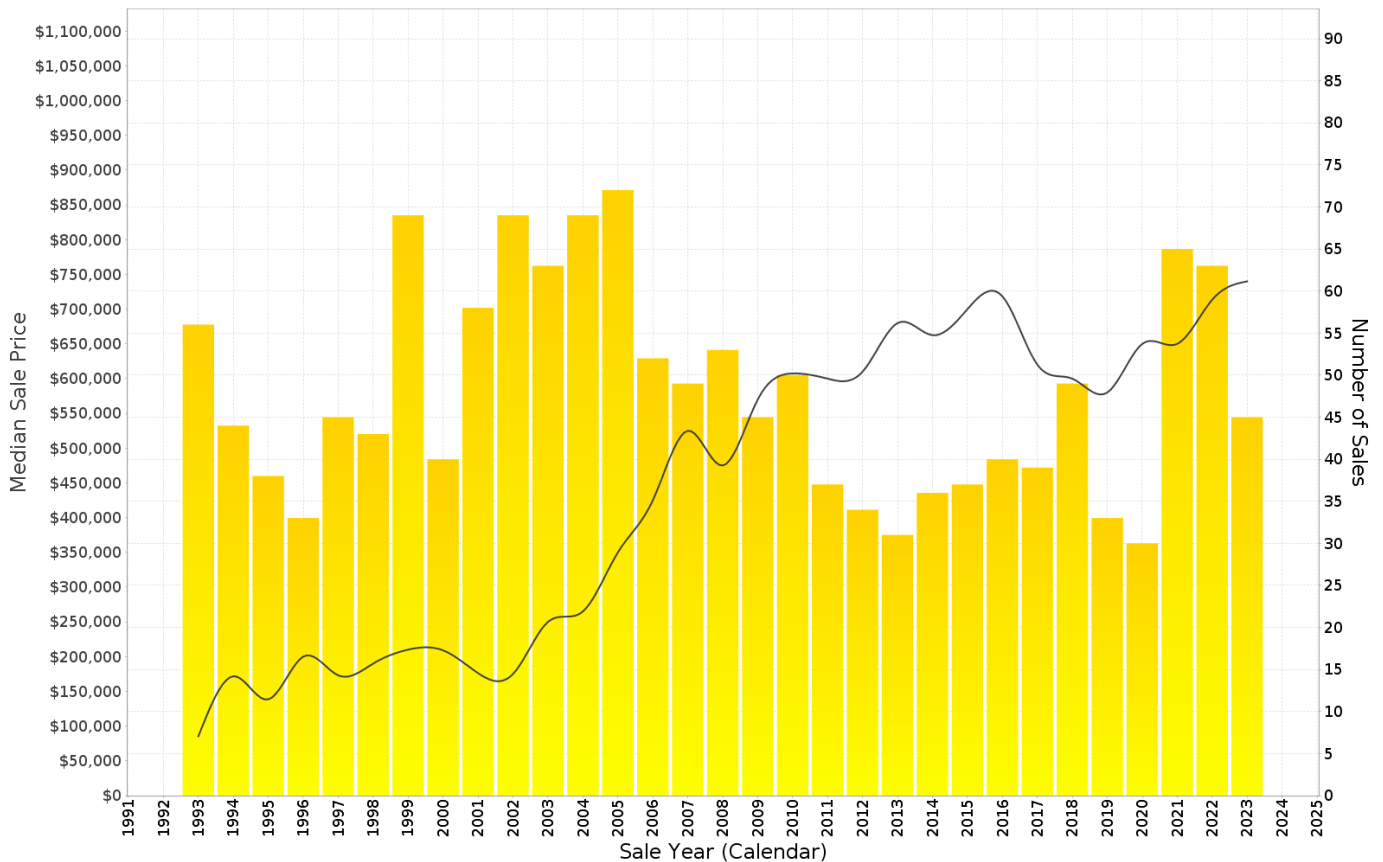
Based on 47 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

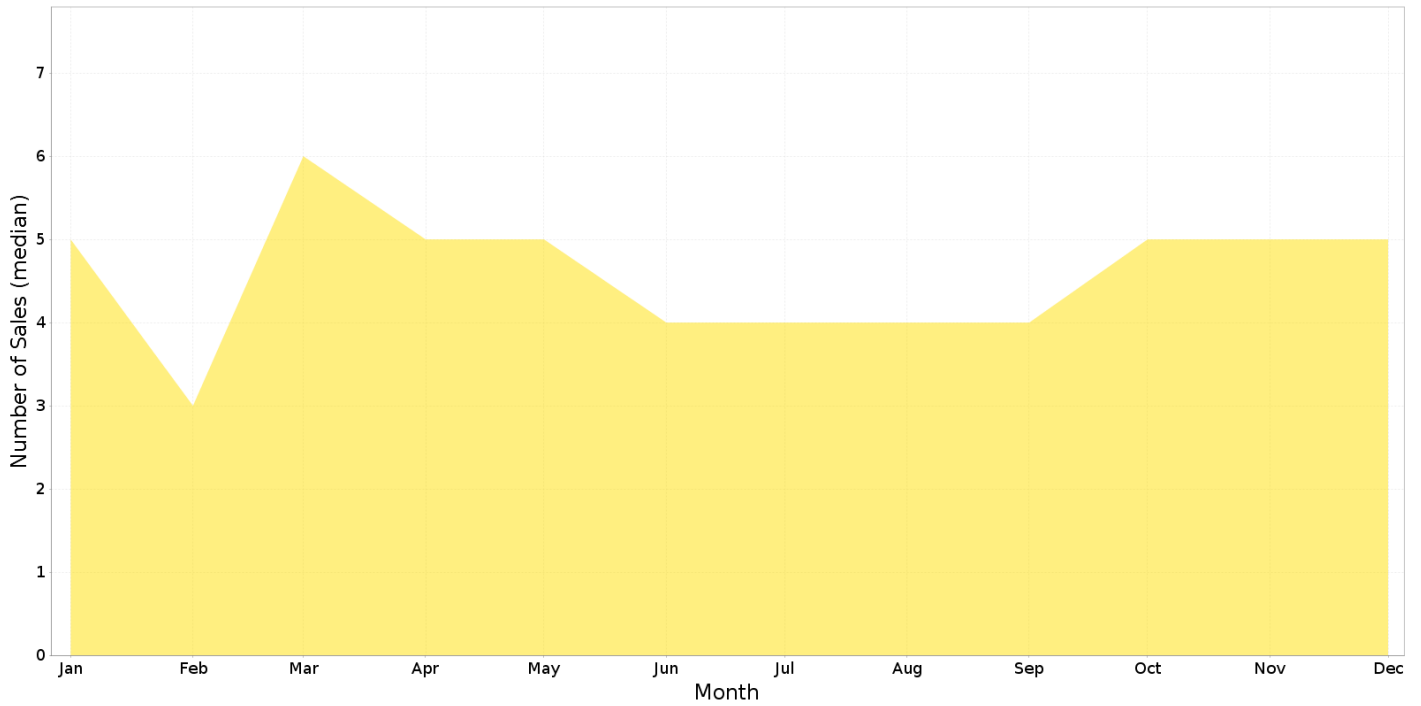
Suburb Growth
+10.4%

Current Median Price: \$740,000
Previous Median Price: \$670,000

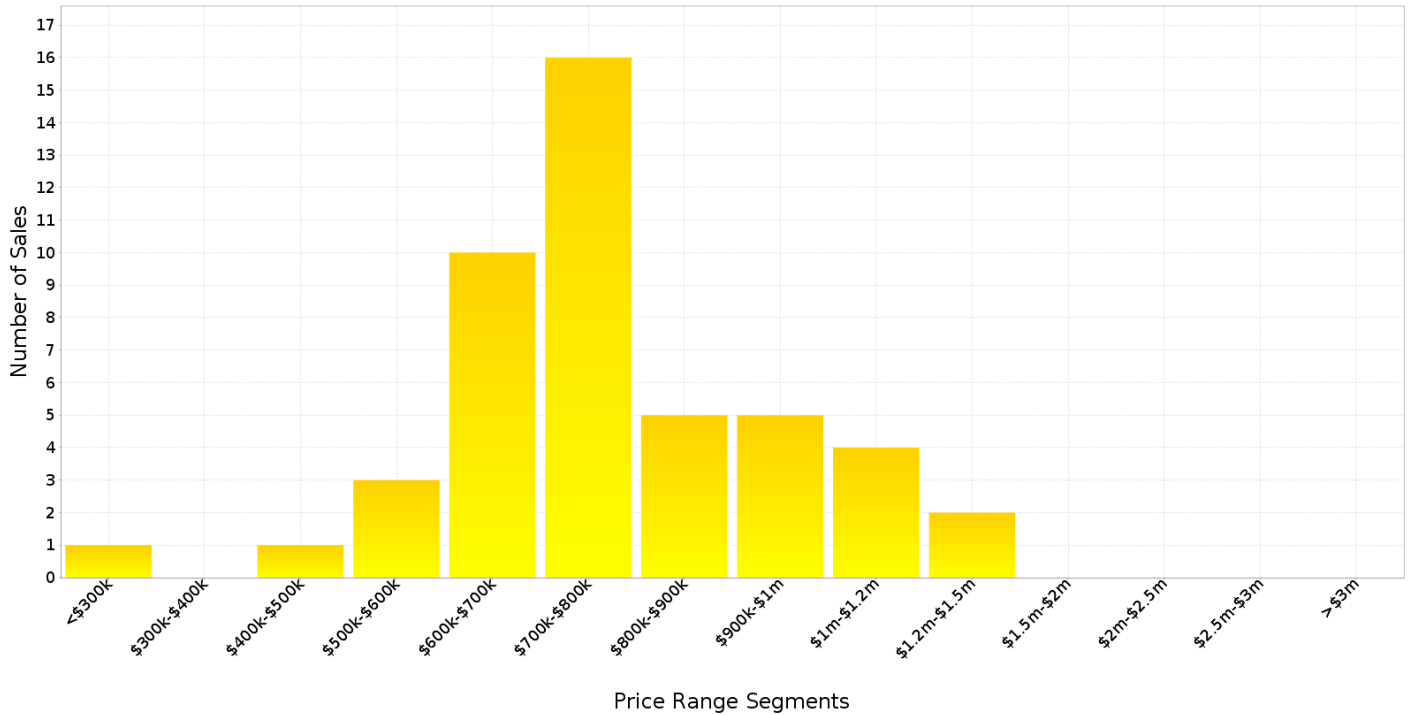
Based on 124 recorded House sales compared over the last two rolling 12 month periods



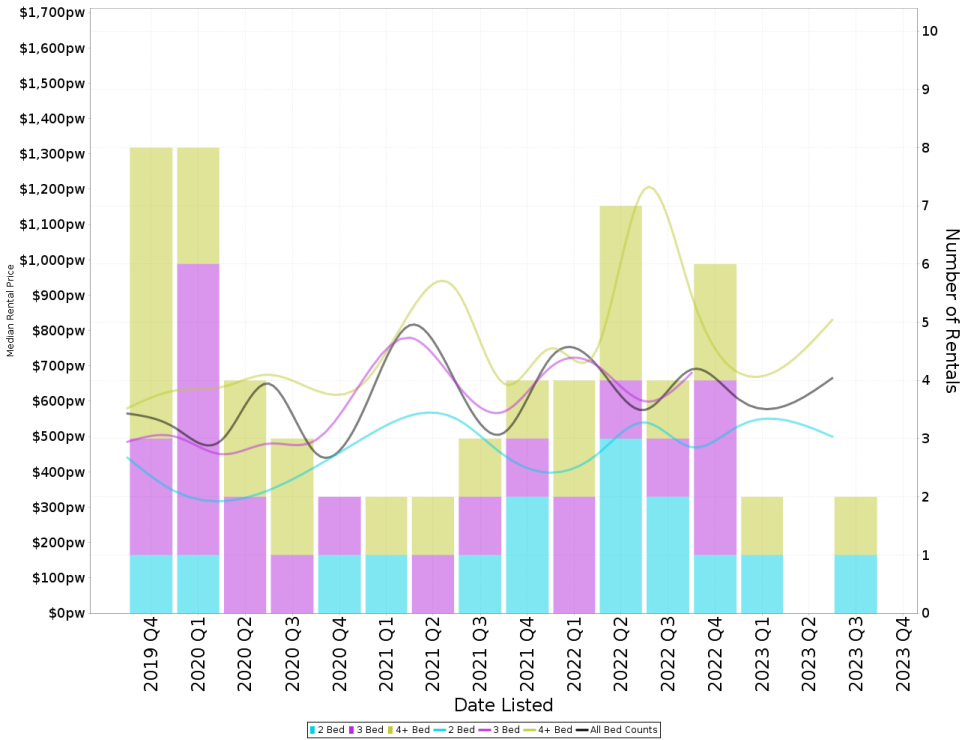
HOWARD SPRINGS - Peak Selling Periods (3 years)



HOWARD SPRINGS - Price Range Segments (12)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.4%

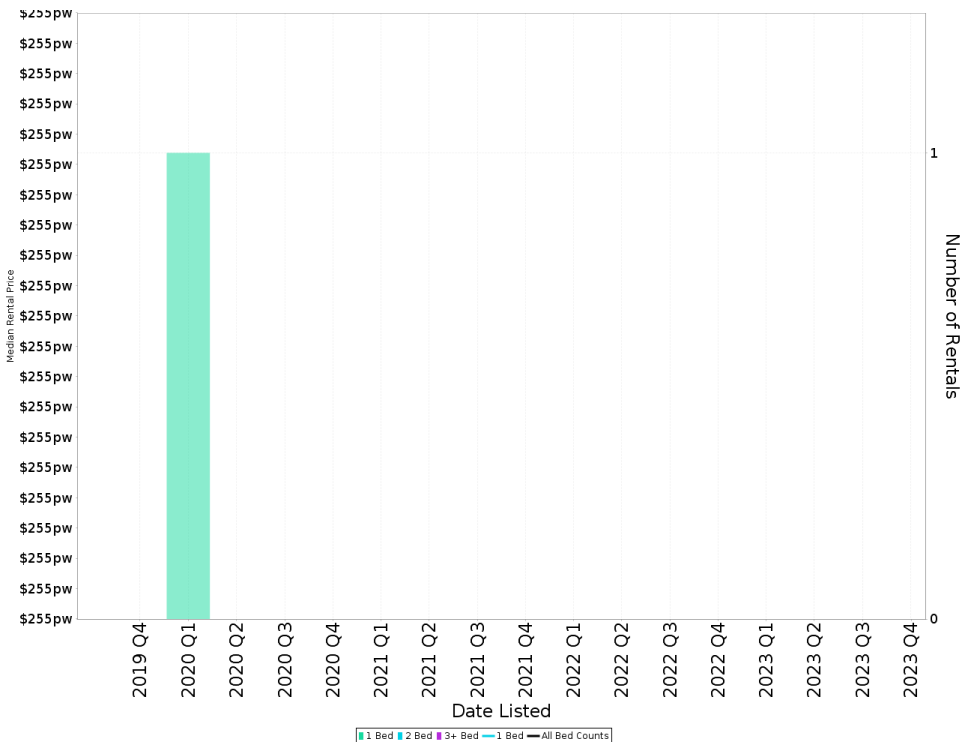
Current Median Price: \$740,000
 Previous Median Price: \$670,000
 Based on 124 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$740,000
 Current Median Rent: \$680
 Based on 10 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
\$740k

Based on 47 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth
+10.4%

Current Median Price: \$740,000
Previous Median Price: \$670,000

Based on 124 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
47

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

5 PARDALOTE WAY

\$765,000

Oct 2023
N/A

1.05 ha | 4 | 2 | 5

156 BRONZEWING AVE

\$770,000

Oct 2023
110 Days

2 ha | 4 | 2 | 4

250 HILLIER RD

\$850,000

Oct 2023
254 Days

8.11 ha | - | - | -

20 FRIARBIRD CRES

\$630,000

Oct 2023
57 Days

1 ha | 3 | 1 | 5

6 FELLOWS RD

\$500,000

Oct 2023
N/A

1,660 m² | - | - | -

15 WHISTLER CRT

\$765,000

Oct 2023
51 Days

2.26 ha | 4 | 2 | 4

25 JASON RD

\$1,090,000

Oct 2023
30 Days

2 ha | 6 | 2 | 2

105 BRONZEWING AVE

\$580,000

Oct 2023
47 Days

1.01 ha | 3 | 2 | 3

25 THORNBILL CRES

\$670,000

Oct 2023
N/A

4,020 m² | 4 | 3 | 3

45 INMAN RD

\$1,350,000

Sep 2023
108 Days

1.86 ha 7 3 6

30 BARKER RD

\$950,000

Sep 2023
6 Days

4 2 4

130 SITTELLA RD

\$740,000

Sep 2023
89 Days

2.24 ha 4 2 4

55 STUCKEY CRT

\$850,000

Aug 2023
125 Days

8,150 m² 4 2 4

20 EVELINA CRT

\$705,000

Aug 2023
121 Days

2.01 ha 3 1 1

110 MAHAFFEY RD

\$900,000

Aug 2023
N/A

2.11 ha - - -

15 AKEN RD

\$595,000

Aug 2023
124 Days

2.02 ha 1 1 6

10 NIEL CT

\$850,000

Jul 2023
N/A

2.08 ha - - -

46 COCKATOO WAY

\$1,000,000

Jul 2023
N/A

4.89 ha 6 3 -

7 RADFORD RD

\$665,000

Jul 2023
58 Days

1,990 m² 3 2 3

64 THORNBILL CRES

\$750,000

Jul 2023
N/A

4,740 m² 4 2 4

15 HERON CRT

\$735,000

Jun 2023
62 Days

8,560 m² 4 3 2