

A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred house and trees. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

RayWhite.

Suburb
flyover
report

KARAMA (HOUSE)

PREPARED BY: DEMI LOLIAS , RAY WHITE NIGHTCLIFF

KARAMA - Suburb Map



KARAMA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	101	\$ 265,000	0.0 %	\$ 36,040	\$ 398,000
2006	90	\$ 328,750	24.1 %	\$ 51,840	\$ 445,000
2007	94	\$ 375,000	14.1 %	\$ 27,050	\$ 551,000
2008	66	\$ 387,000	3.2 %	\$ 62,000	\$ 569,000
2009	61	\$ 410,000	5.9 %	\$ 83,265	\$ 590,000
2010	51	\$ 481,000	17.3 %	\$ 110,300	\$ 670,000
2011	59	\$ 478,000	-0.6 %	\$ 9,200	\$ 670,000
2012	62	\$ 512,500	7.2 %	\$ 80,000	\$ 780,000
2013	54	\$ 530,000	3.4 %	\$ 130,000	\$ 745,000
2014	53	\$ 560,000	5.7 %	\$ 97,042	\$ 730,000
2015	35	\$ 525,000	-6.2 %	\$ 85,140	\$ 680,000
2016	38	\$ 481,750	-8.2 %	\$ 5,000	\$ 705,000
2017	53	\$ 430,000	-10.7 %	\$ 71,400	\$ 645,000
2018	43	\$ 375,000	-12.8 %	\$ 65,000	\$ 590,000
2019	41	\$ 380,000	1.3 %	\$ 17,000	\$ 610,000
2020	17	\$ 371,000	-2.4 %	\$ 69,420	\$ 525,000
2021	0				
2022	49	\$ 487,500	0.0 %	\$ 220,000	\$ 680,000
2023	33	\$ 475,000	-2.6 %	\$ 132,750	\$ 755,000

Median Sale Price

\$465k

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

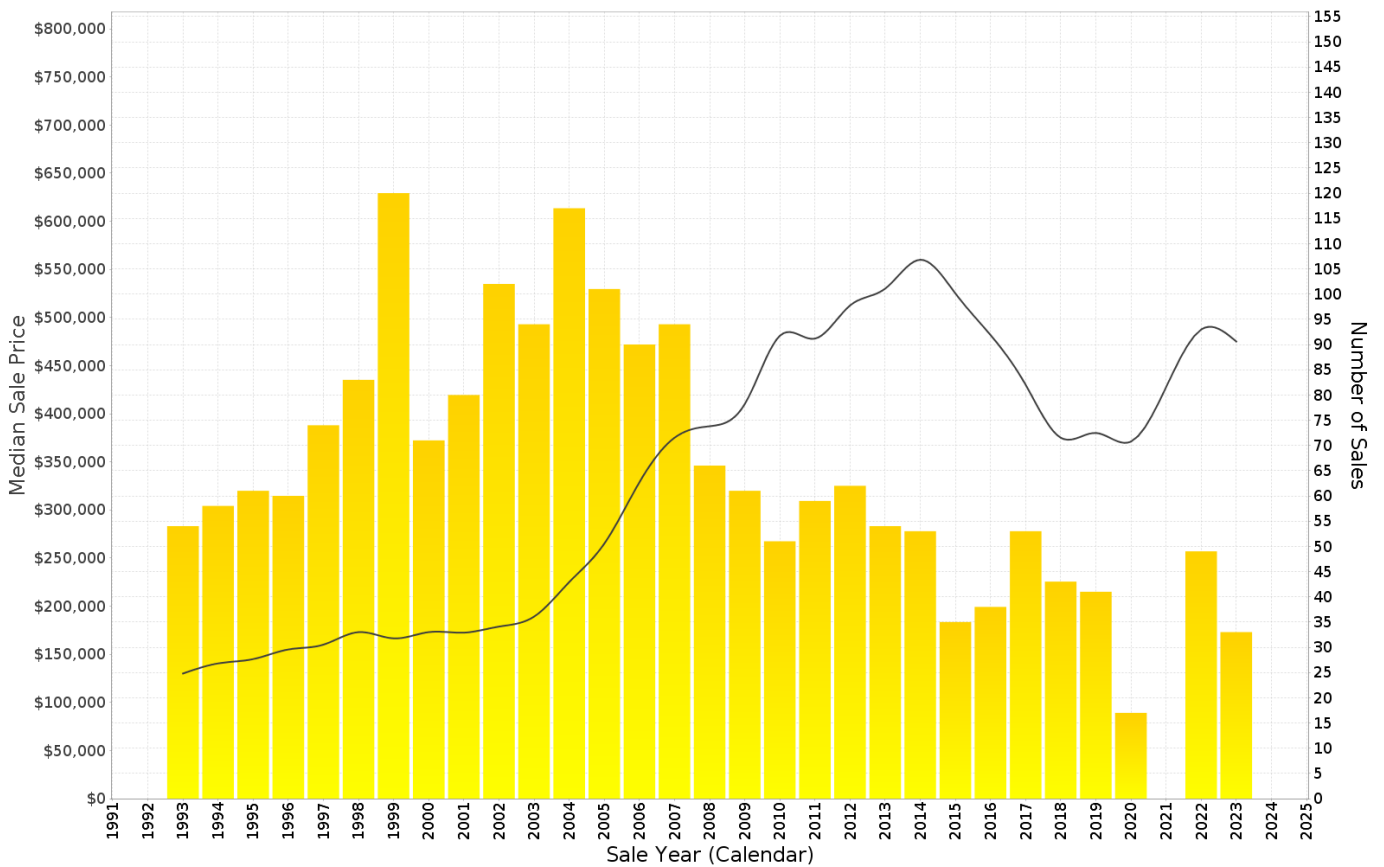
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

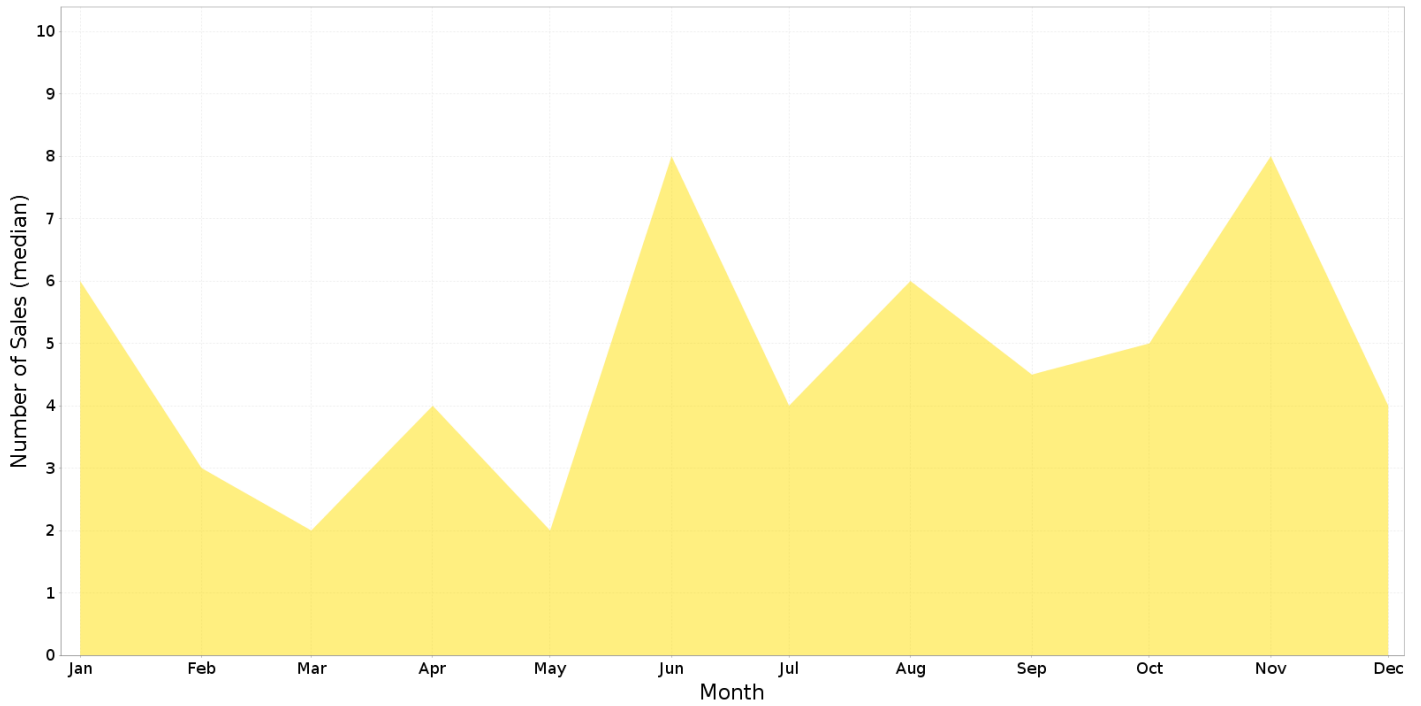
-6.9%

Current Median Price: \$465,000
Previous Median Price: \$499,500

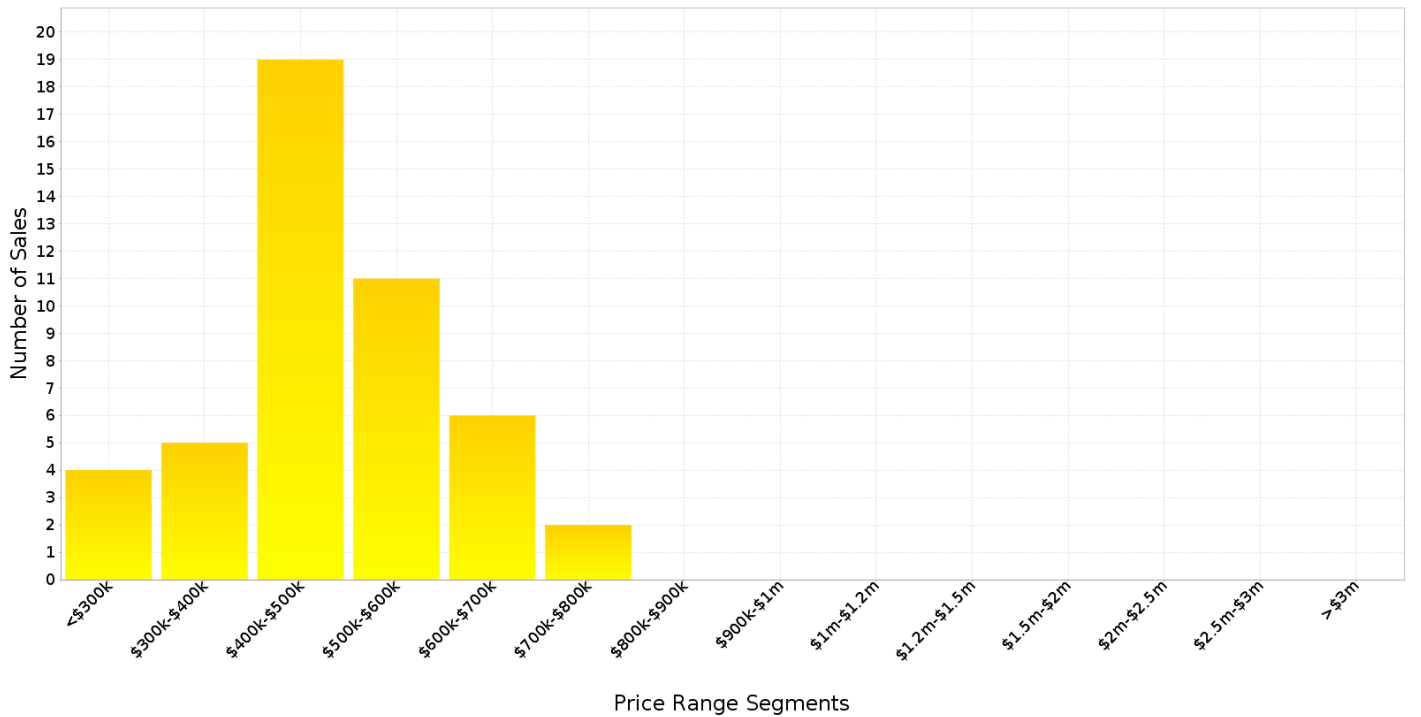
Based on 79 recorded House sales compared over the last two rolling 12 month periods



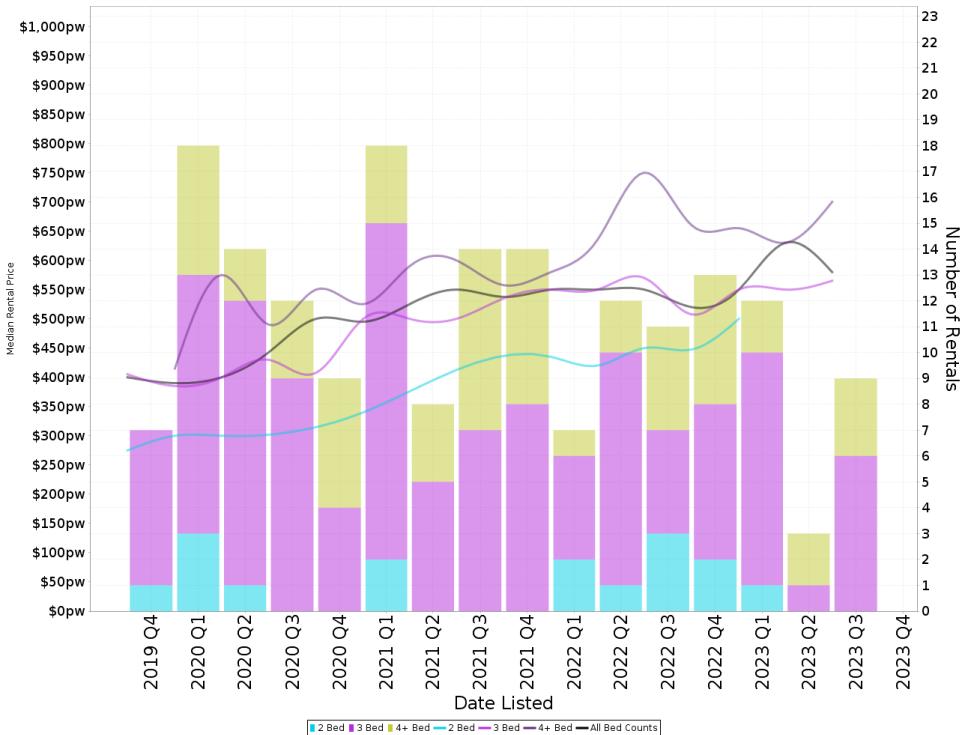
KARAMA - Peak Selling Periods (3 years)



KARAMA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.9%

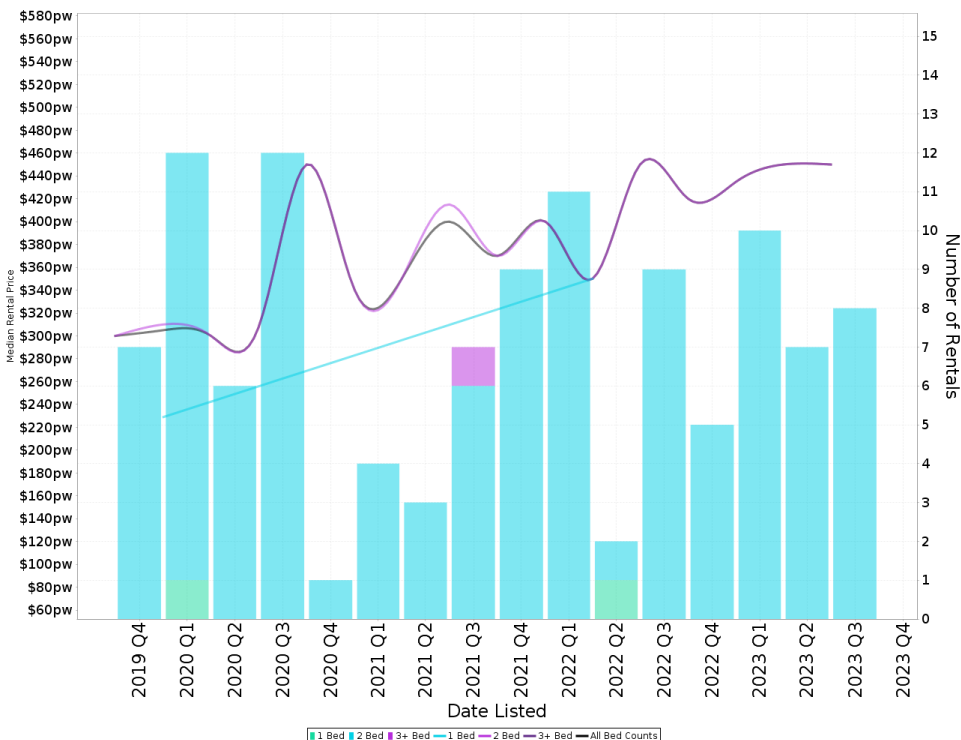
Current Median Price: \$465,000
Previous Median Price: \$499,500
Based on 79 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.2%

Current Median Price: \$465,000
Current Median Rent: \$550
Based on 37 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+19.5%

Current Median Price: \$263,000
Previous Median Price: \$220,000
Based on 17 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.9%

Current Median Price: \$263,000
Current Median Rent: \$450
Based on 30 registered Unit rentals compared over the last 12 months.

KARAMA - Recently Sold Properties

Median Sale Price

\$465k

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

-6.9%

Current Median Price: \$465,000
Previous Median Price: \$499,500

Based on 79 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 EUCLA CRT




\$456,000

Nov 2023
19 Days

866 m² 3 2 4

6 BLOODWOOD CCT




\$500,000

Nov 2023
274 Days

877 m² 3 1 3

40 KARAMA CRES




\$395,000

Nov 2023
10 Days

802 m² - - -

14 MCPHERSON ST



\$706,750

Oct 2023
90 Days

810 m² 6 3 4

28 MANUNDA TCE




\$420,000

Sep 2023
N/A

864 m² 3 1 2

14 APPLÉGUM DR

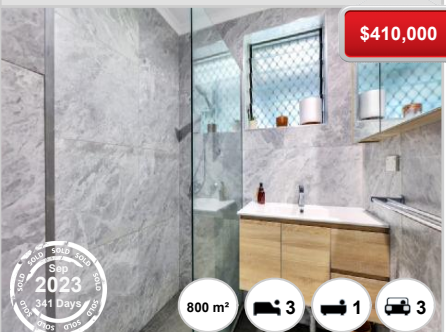


\$400,000

Nov 2022
N/A

829 m² - - -

12 MAHOGANY CRES

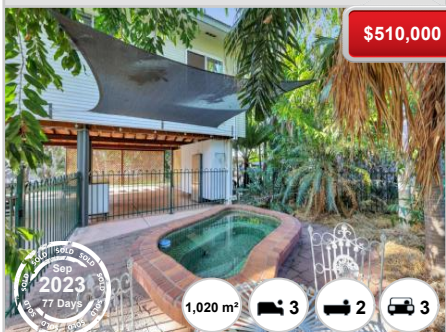


\$410,000

Sep 2023
341 Days

800 m² 3 1 3

35 BLOODWOOD CCT




\$510,000

Sep 2023
77 Days

1,020 m² 3 2 3

12 MORETON PL



\$390,000

Aug 2023
196 Days

809 m² 3 1 2

16 MUELLER RD

\$397,500

2023
254 Days

802 m² 3 1 2

14 MORETON PL

\$570,000

Aug 2023
110 Days

822 m² 4 2 2

38 MULLAMULLA CCT

\$345,000

Aug 2023
55 Days

824 m² 2 1 2

9 FIG CRT

\$132,750

2023
N/A

805 m² 3 1 3

19 DULVERTON CRT

\$430,000

Aug 2023
195 Days

848 m² 3 1 2

33 KARAMA CRES

\$755,000

2023
N/A

800 m² 5 3 2

28 MANUNDA TCE

\$420,000

Aug 2023
20 Days

3 1 2

15 LIPPIA CRT

\$530,000

Jul 2023
97 Days

847 m² 5 2 2

57 MISTLETOE CCT

\$560,000

Jul 2023
45 Days

1,680 m² 4 2 2

14 APPLGUM DR

\$400,000

Jul 2023
125 Days

829 m² 3 1 6

20 MORETON PL

\$440,000

Jul 2023
93 Days

800 m² 3 1 2

35 EATON PL

\$600,000

Jul 2023
N/A

822 m² - - -

KARAMA - Properties For Rent

Median Rental Price

\$550 /w

Based on 37 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield

+6.2%

Current Median Price: \$465,000
Current Median Rent: \$550

Based on 47 recorded House sales and 37 House rentals compared over the last 12 months

Number of Rentals

37

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

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

29 DORRIGO CRESCENT

\$560 per week

923 m² 4 1 2

Nov 2023 5 Days

16 MCPHERSON STREET

\$520 per week

815 m² 3 1 2

Nov 2023 19 Days

13 KARAMA CRESCENT

\$590

802 m² 3 1 2

Nov 2023 26 Days

25 WEARING CRESCENT

\$525

1,180 m² 3 1 4

Oct 2023 29 Days

32 LIVISTONA ROAD

\$750 per week

932 m² 6 3 -

Oct 2023 39 Days

12 BAUER CRESCENT

\$650 per week

939 m² 4 2 2

Oct 2023 50 Days

21 MORETON PLACE

\$600

800 m² 3 1 2

Oct 2023 50 Days

14 APPLGUM DRIVE

\$565 pw

3 1 4

Oct 2023 54 Days