



Ray White Wagga Wagga

Rental Market Report - June 2017



Market Summary

Winter is here and so is the traditional quiet winter leasing period. While listing numbers have reduced slightly this past month, we are still experiencing a substantial oversupply in the rental market. This oversupply has been consistent for the past several months. Some contributing factors are low interest rates, additional university accommodation and a reduction in labour jobs being completed in the area. We expect these market conditions to continue for the foreseeable future, which will continue to see a softening of rent values.

Investors can be assured that our Team are working diligently to ensure vacancies remain at a minimum. A fast inspection and application process is a priority in a competitive market and this a major focus of our team. Rest assured though, we would never jeopardise our reputation by recommending tenants that do not meet our strict standards.

Meet our Team



Ailsa found her passion for people and property at a young age, beginning her career with Ray White Wagga as a Sales Cadet at 17.

After a period working both in Property Management and Sales roles for a prominent Melbourne Agency, Ailsa returned home in 2015 and re-joined Ray White, now as our Senior Property Manager.

Now with 10 years industry experience, Ailsa has a reputation for providing friendly, professional and honest service to her Landlords and Tenants.

A valuable member of the Ray White Wagga team, Ailsa is available to discuss and provide advice on any Property Management related matter.

Ailsa Nixon
Senior Property Manager

June Stats

	17	Leases Signed this month May-14
	1.5%	Vacancy Rate % of properties under our management that are vacant
	25	Our Average days on Market Market average - 46
	374	Tenant Database Number of prospective tenants currently on our database
	2.7%	Arrears Percentage of our Tenants who are behind in rent
	151	Total Properties leased in Wagga market in June
	361	Rental Properties on the Market May-383

Stats courtesy of realestate.com.au

Landlord Protection Insurance

is a must in todays market. While we do our best to ensure the tenants renting your home will meet all of their obligations, circumstances can change which may affect a tenants ability to pay rent. Landlord Insurance gives you the peace of mind to know that you are covered if something unforeseeable does occur. Talk to our Property Management team about the best cover available.

