

RayWhite.

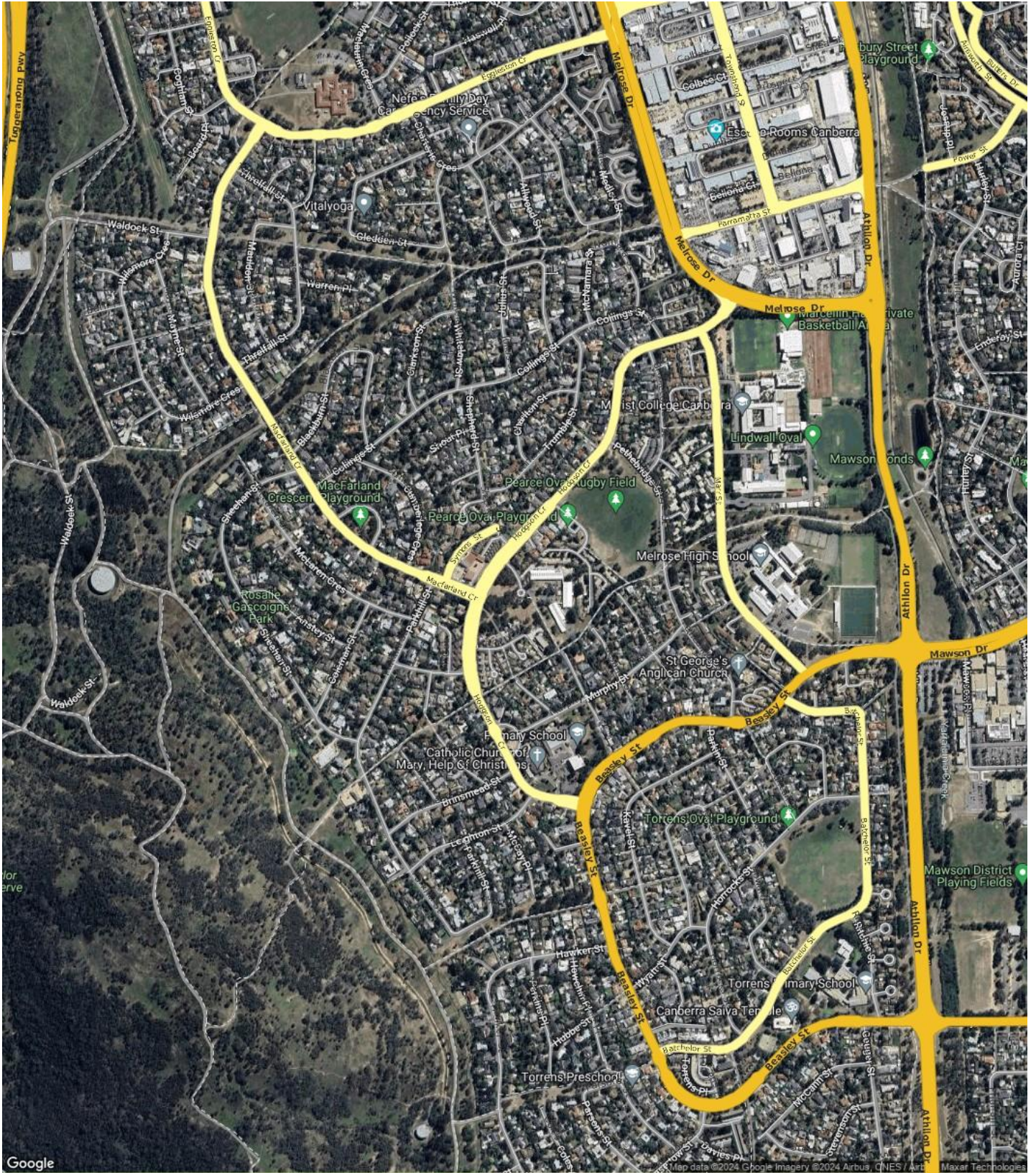
Suburb flyover report

PEARCE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



PEARCE - Suburb Map



PEARCE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	22	\$ 475,000	0.0 %	\$ 330,000	\$ 900,000
2007	37	\$ 560,000	17.9 %	\$ 140,000	\$ 1,275,000
2008	33	\$ 513,000	-8.4 %	\$ 215,000	\$ 885,000
2009	39	\$ 587,000	14.4 %	\$ 447,500	\$ 1,290,000
2010	26	\$ 660,000	12.4 %	\$ 525,000	\$ 1,205,000
2011	14	\$ 617,250	-6.5 %	\$ 300,000	\$ 1,080,000
2012	30	\$ 652,500	5.7 %	\$ 205,000	\$ 1,195,000
2013	24	\$ 627,500	-3.8 %	\$ 6,200	\$ 1,476,000
2014	27	\$ 729,500	16.3 %	\$ 520,000	\$ 2,300,000
2015	33	\$ 747,000	2.4 %	\$ 300,000	\$ 1,500,000
2016	22	\$ 770,000	3.1 %	\$ 325,000	\$ 1,440,000
2017	32	\$ 827,500	7.5 %	\$ 665,000	\$ 1,536,000
2018	30	\$ 826,000	-0.2 %	\$ 650,000	\$ 1,375,000
2019	26	\$ 776,250	-6.0 %	\$ 10,500	\$ 1,818,000
2020	30	\$ 1,030,000	32.7 %	\$ 447,500	\$ 3,050,000
2021	34	\$ 1,415,000	37.4 %	\$ 702,000	\$ 2,400,000
2022	35	\$ 1,365,000	-3.5 %	\$ 850,000	\$ 2,550,000
2023	18	\$ 1,250,000	-8.4 %	\$ 850,000	\$ 2,000,000
2024	5	\$ 1,040,000	-16.8 %	\$ 1,035,000	\$ 1,580,000

Median Sale Price
\$1.16m

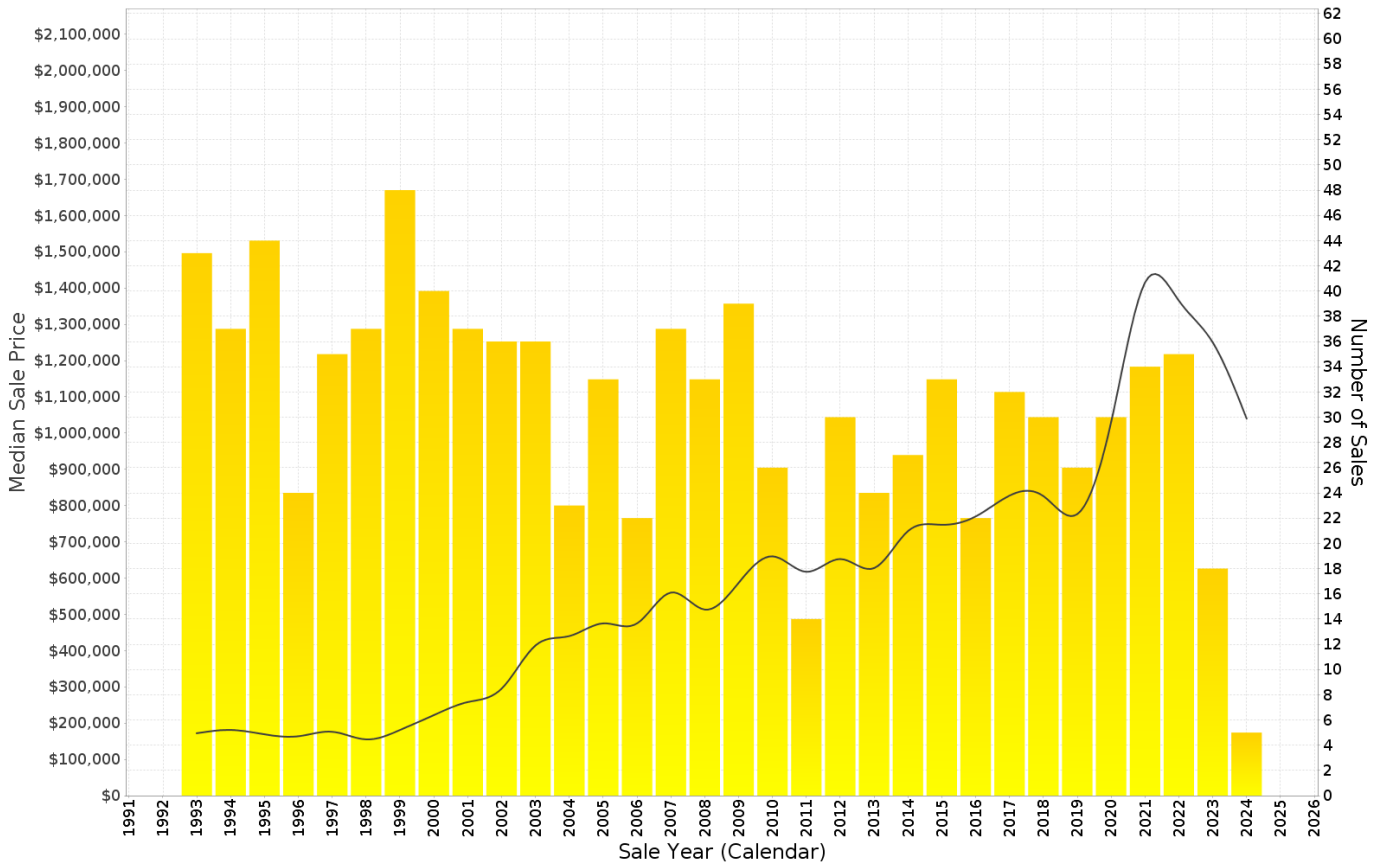
Based on 16 recorded House sales within the last 12 months (Financial Year 2024)

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

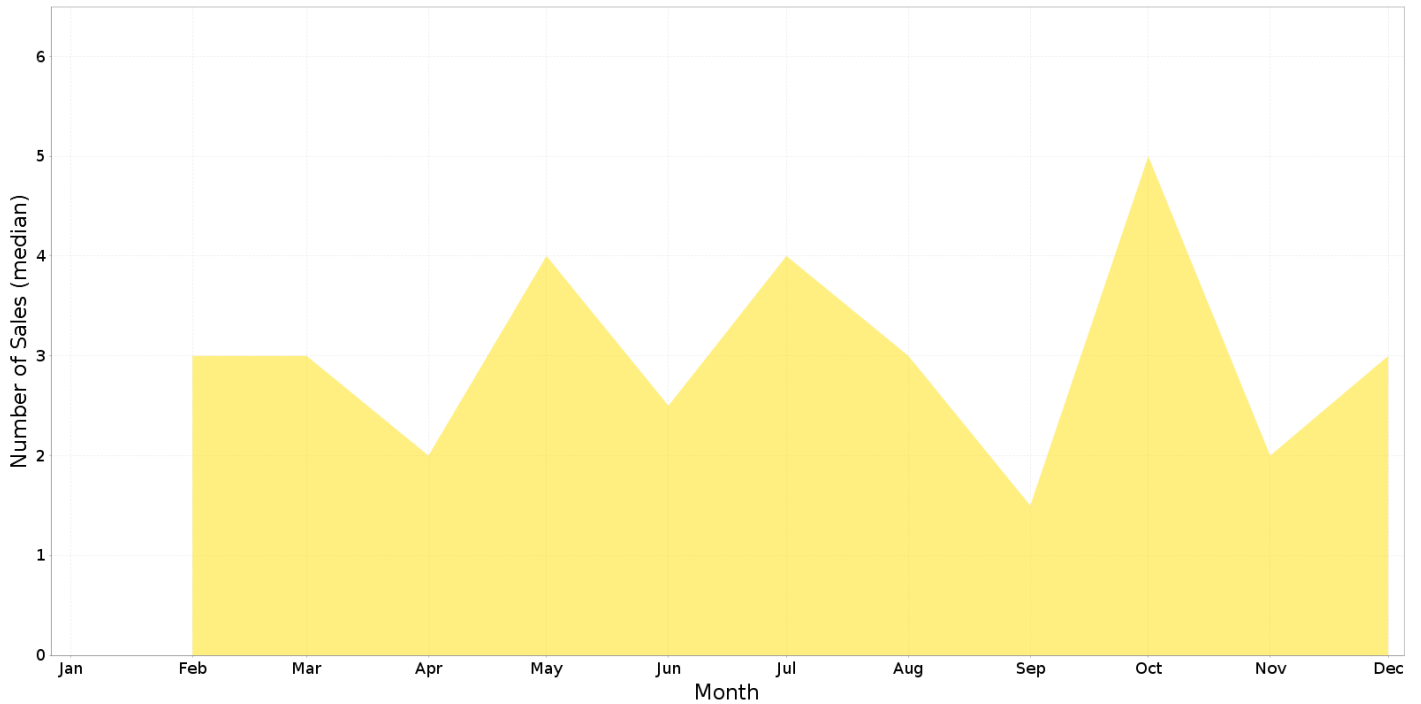
Suburb Growth
-13.2%

Current Median Price: \$1,162,500
Previous Median Price: \$1,340,000

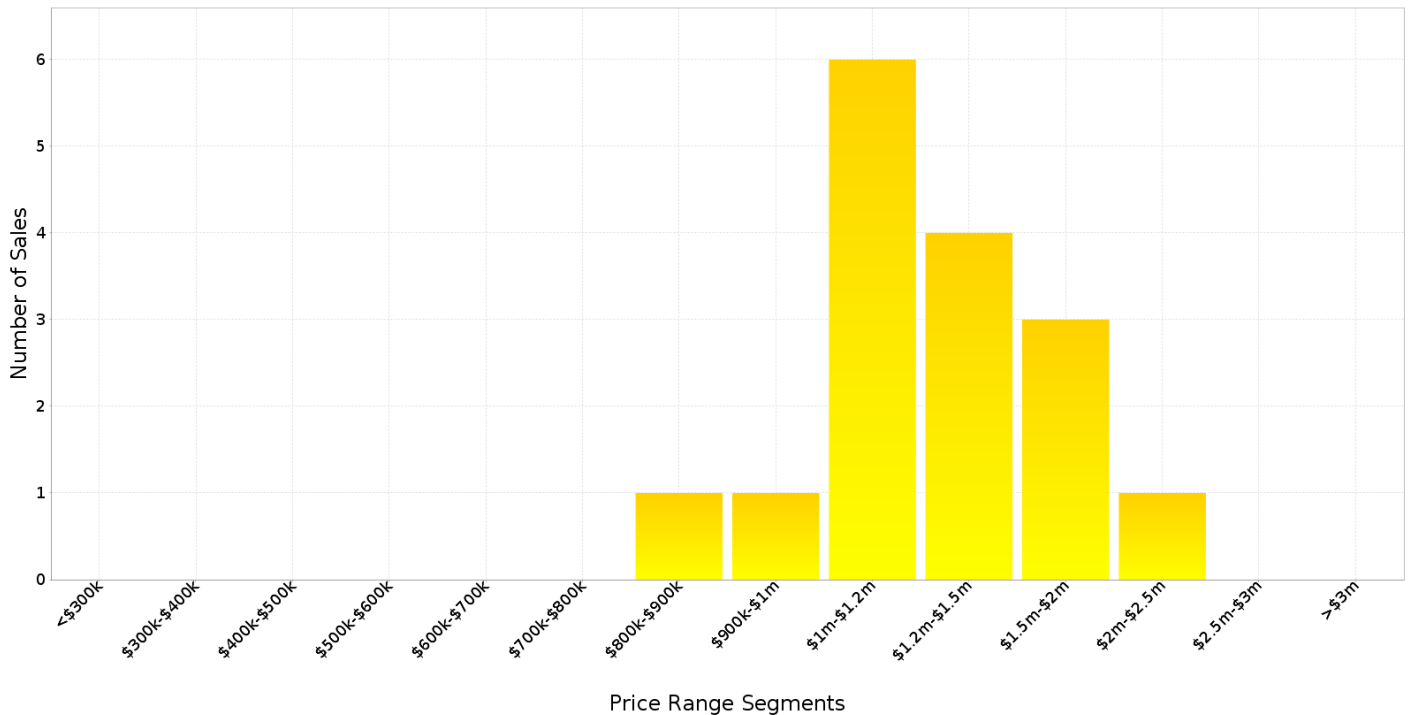
Based on 41 recorded House sales compared over the last two rolling 12 month periods



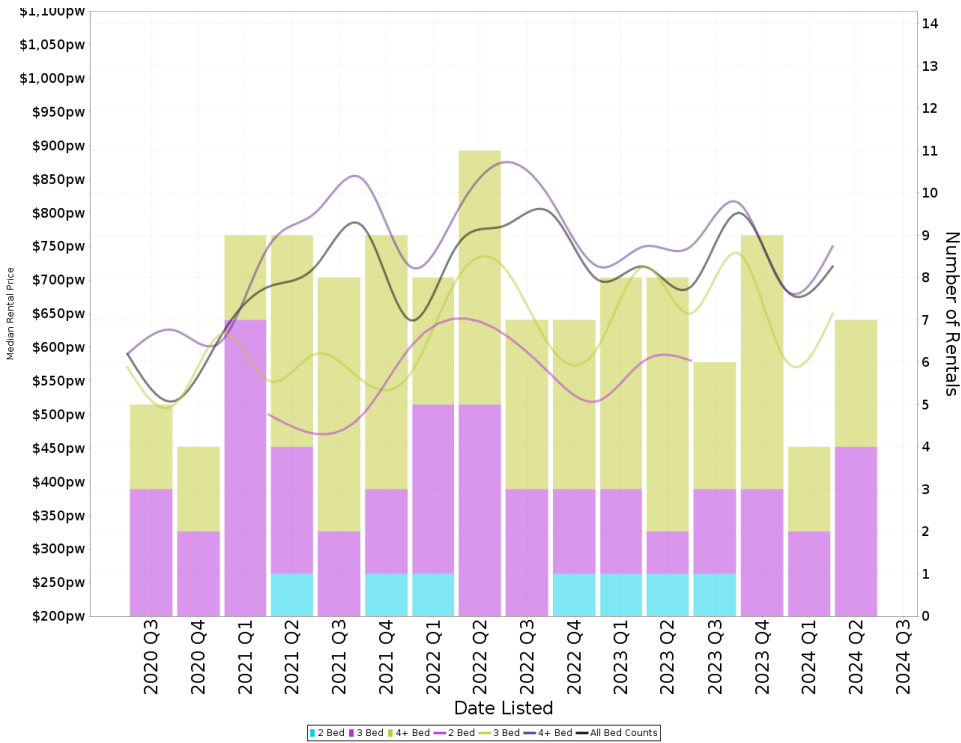
PEARCE - Peak Selling Periods (3 years)



PEARCE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-13.2%

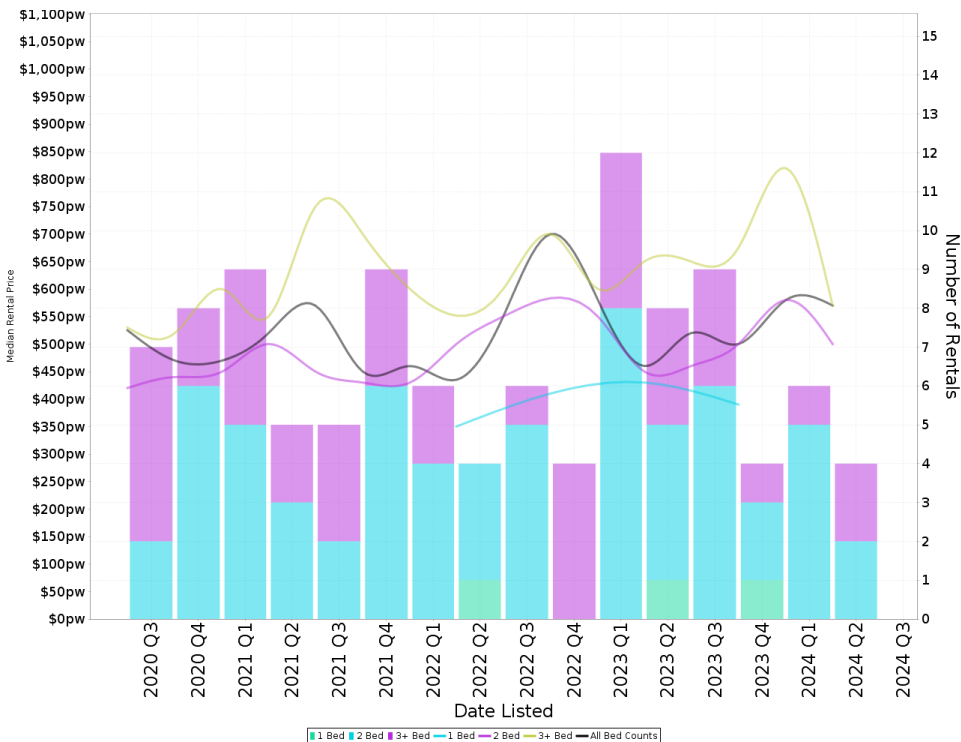
Current Median Price: \$1,162,500
Previous Median Price: \$1,340,000
Based on 41 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$1,162,500
Current Median Rent: \$725
Based on 26 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+27.6%

Current Median Price: \$797,250
Previous Median Price: \$625,000
Based on 33 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$797,250
Current Median Rent: \$570
Based on 23 registered Unit rentals compared over the last 12 months.

PEARCE - Recently Sold Properties

Median Sale Price
\$1.16m

Based on 16 recorded House sales within the last 12 months (Financial Year 2024)

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

Suburb Growth
-13.2%

Current Median Price: \$1,162,500
Previous Median Price: \$1,340,000


Based on 41 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
16

Based on recorded House sales within the 12 months (Financial Year 2024)

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

31 SHEPHERD ST



\$1,200,000

SOLD Jul 2024 23 Days

757 m² 3 2 2

8 COLLINGS ST




\$1,290,000

SOLD Jul 2024

OFF-MARKET

976 m² 3 2 2

45 BLACKBURN ST



\$1,010,000

SOLD Jun 2024 67 Days

790 m² 4 2 2

106 HODGSON CRES



\$1,175,000

SOLD Jun 2024 14 Days

885 m² 4 2 3

56 PETHEBRIDGE ST




\$1,100,000

SOLD May 2024 495 Days

916 m² 6 1 5

14 TRUMBLE ST

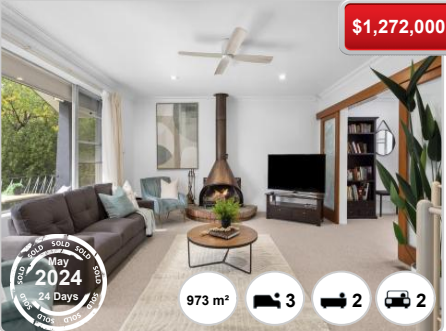


\$1,170,000

SOLD May 2024 16 Days

755 m² 3 2 2

88 MACFARLAND CRES




\$1,272,000

SOLD May 2024 24 Days

973 m² 3 2 2

6/6 KEMSLEY PL



\$640,000

SOLD May 2024 54 Days

2 1 1

13 CHARLTON ST



\$1,035,000

SOLD Apr 2024 2 Days

921 m² 3 1 1

12 CHARLTON ST



65 COLLINGS ST



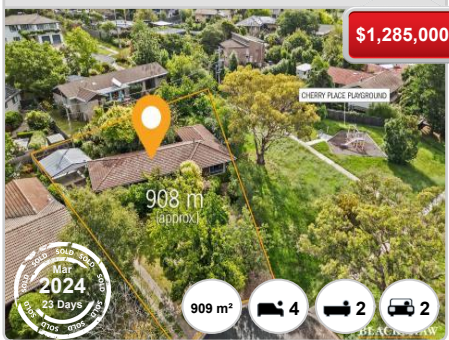
24 BEASLEY ST



28 BLACKBURN ST



11 WHITHAM PL



7/14 MARR ST



39 COLLINGS ST

