

Maroubra Property Report

—
SPRING 2022

Courtesy of

Ray White Maroubra | South Coogee

RayWhite®



WHAT'S HAPPENING IN OUR MARKET?



If the last two years have taught us anything, it's that there really is no particular season, month or time of year that's better for selling. That said, there's still a long held belief that it's hard to beat selling in spring!

Our winter selling months were interesting. Interest rates and auction clearance rates both went in the opposite direction to what most would like, but there was also a lot to celebrate this winter. International travel was well and truly back on the cards and many of us chose to take advantage of the travel bug and escape the winter chill.

This has given us a post-vacation flurry of activity in the real estate sector in the past few weeks, and we're seeing an increase in new listings coming to market. It seems selling in spring is back on the agenda for many homeowners.

As our market reaches a more balanced state, we're seeing days on market growing - the number of days it takes from when it's launched on the market until the point it's unconditionally sold. The impact of this can mean that buyers start to see the listings that stay on the market for longer as 'stale', or become suspicious as to why it hasn't sold yet.

Our auction properties are selling on average 11 days sooner than private treaty, with an average of 28 days to sell an auction property and 39 days to sell by private treaty. We're also still seeing a premium of 11% being achieved on our auction properties against the highest offer presented before auction day.

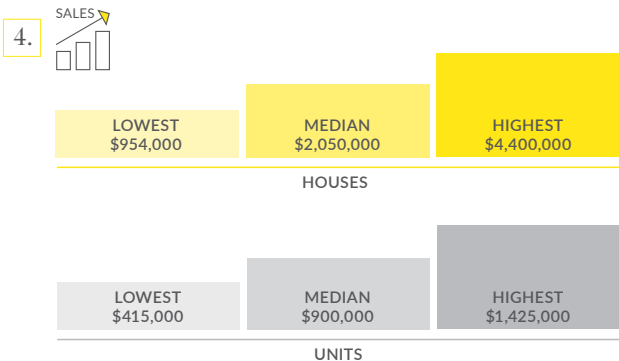
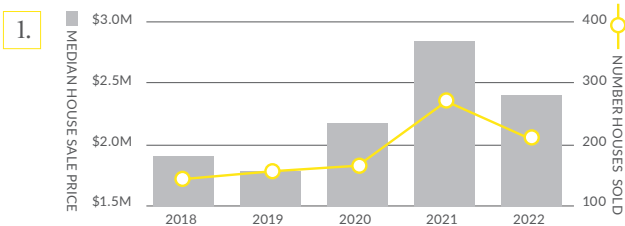
RECENT RESIDENTIAL SALES



FAST FACTS

MAROUBRA

Compared to five years ago, the median sales price for houses in Maroubra has increased 16.5% which equates to a compound annual growth rate of 3.1%.



RECENT COMMERCIAL ACTIVITY



SOLD
28-32 Mallett Street, Camperdown
Showroom



SOLD
520 King Street, Newtown
Retail



SOLD
58-60 Kings Cross Road, Rushcutters Bay
Retail



SOLD
Suite 802, 250 Pitt Street, Sydney
Offices



LEASED
Shop 1, 924 Anzac Parade, Maroubra
Retail



LEASED
2/11 Hunter Street, Waterloo
Offices



LEASED
Level 1, 724 Botany Road, Mascot
Offices



LEASED
1/219-223 Castlereagh Street, Sydney
Offices

YOUR RAY WHITE TEAM

DIRECTORS

Premier Business Leader 2020/2021 & 2021/2022



Phillip Elmowy
02 8347 6060
0425 285 444



Anthony Vella
02 8347 6085
0412 232 904



Alex Santelli
02 9101 8008
0403 104 146

RESIDENTIAL TEAM

No.1 NSW/ACT Property Management Business of the Year 2019/2020 & 2020/2021
No.3 NSW/ACT Property Management Business Development of the Year 2019/2020
No.9 Blue Office Settled Commission 2019/2020

Amber Halil
New Business Development

Amy Vella
Licensed Real Estate Agent

Dean Cassidy
Property Manager

Dennis Theodorou
Property Manager

Dianah Farhat
Sales Accounts

Eden Elmowy
Licensed Real Estate Agent

Faye Miao
Financial Controller

Helena Apostolatos
Property Manager

James Papachristou
Property Manager

Jason Malouf
Licensed Real Estate Agent

Joan Gannon
Property Management
Administration

Joanne McNamara
Receptionist

Karrisa Lisha
Property Manager

Katrina Vassiliadis
Receptionist

Kaye Lui
Property Management
Accounts

Koxan Oey
Leasing Consultant

Matt Skene
Property Manager

Michael Guirguis
Property Manager

Mona Piankerd
Property Management
Support

Natasha Arifin
Marketing Manager

Orazio Palazzolo
Property Manager

Sienna Elmowy
Reception/Administration

Sophie Sutinen
Sales Coordinator

Tim Psaltis
Property Manager

COMMERCIAL TEAM

Domenic Severino
Leasing Executive

Eddie Petro
Special Projects &
Capital Markets

John Skufris
Licensed Real Estate Agent

Kerrie Pelayias
Commercial Sales & Leasing

Mary Dudley
Commercial Administrator

Tamara Shakespeare
Operations Manager

Tina Dimarchos
Commercial Administrator

RAY WHITE MAROUBRA SOUTH COOGEE

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