



RayWhite

Cherrybrook

Market Report | Summer 2023-2024

Ray White Castle Hill



RAY WHITE CASTLE HILL - KNOWS HAPPINESS



Summer 2023 - 2024

Welcome to Summer 2023/2024. As the Director of Ray White Castle Hill, I am delighted to usher in the vibrant hues of Summer with our latest Market Review. The season brings with it a transformative wave in the real estate landscape, characterised by the significant impact of homeowners emerging from fixed-rate mortgages. This shift not only amplifies the choices for buyers, but also sets the stage for a dynamic market in The Hills.

In tandem with the changing mortgage landscape, we observe a noteworthy surge in available housing stock, providing diverse opportunities for both buyers and investors. Our dedicated team has once again delivered strong results, showcasing high auction clearance rates and successful transactions. The achievements underscore our commitment to excellence and the satisfaction of our valued clients.

Navigating the recent results, we must acknowledge that, despite the latest interest rate rises, average prices for dwellings have increased in aggregate value across all the state capitals, which highlights the strength of the market. At Ray White Castle Hill, we remain vigilant in providing insights to our clients, helping them make informed decisions in the face of evolving economic conditions. Concurrently, the challenge of soaring rents and low vacancy rates persists, highlighting the sustained demand for housing in our thriving community.

Beyond real estate, we take immense pride in our continued support for charities such as Ronald McDonald House, the Cancer Council and various local schools and organisations that do important and much-needed work in our community. As we celebrate the warmth of Summer, we are equally passionate about making a positive impact on the lives of those in need. This Market Review not only reflects the trends in our dynamic property market, but also underscores our commitment to community engagement and philanthropy.

As we embark on this exciting season, the team at Ray White Castle Hill is ready to assist you in achieving your real estate goals, be it buying, selling, leasing or investing. Thank you for trusting us as your real estate partner in The Hills.

Our Castle Hill office is open Monday to Saturday from 9:00am to 5:00pm and we can be reached on 02 9680 2255.



Philip Kelly
Director



David Dowling
Director



RECENT SALES

Cherrybrook



5 Duer Place, Cherrybrook
5 Beds / 3 Baths / 2 Cars \$2,601,000



4 Scarborough Way, Cherrybrook
4 Beds / 3 Baths / 2 Cars \$2,200,000



30 Franklin Road, Cherrybrook
4 Beds / 2 Baths / 2 Cars \$2,560,000



46 Hancock Drive, Cherrybrook
5 Beds / 3 Baths / 4 Cars \$2,250,000



3 Beahan Place, Cherrybrook
4 Beds / 2 Baths / 2 Cars \$1,890,000



30A Gumnut Road, Cherrybrook
5 Beds / 3 Baths / 2 Cars \$3,290,000

RECENT SALES

Cherrybrook



9 Wiltshire Court, Cherrybrook

4 Beds / 2 Baths / 2 Cars

\$1,800,000



10 Isabel Close, Cherrybrook

4 Beds / 2 Baths / 2 Cars

\$2,400,000



27 Franklin Road, Cherrybrook

4 Beds / 2 Baths / 2 Cars

\$2,780,000



44 John Road, Cherrybrook

3 Beds / 1 Bath / 2 Cars

\$1,535,000



32 Carob Place, Cherrybrook

4 Beds / 2 Baths / 3 Cars

\$2,510,000



30 Torrens Place, Cherrybrook

4 Beds / 2 Baths / 2 Cars

\$2,230,000

Market Snapshot | Cherrybrook

Total Sales by Quarter

	2024/23	2023/22	2022/21
Dec - Feb	—	55	52
Sep - Nov	58	51	58
Jun - Aug	51	41	45
Mar - May	59	60	74

Median House Sale Price

\$2,250,000

▲ 6.0% change vs. last year

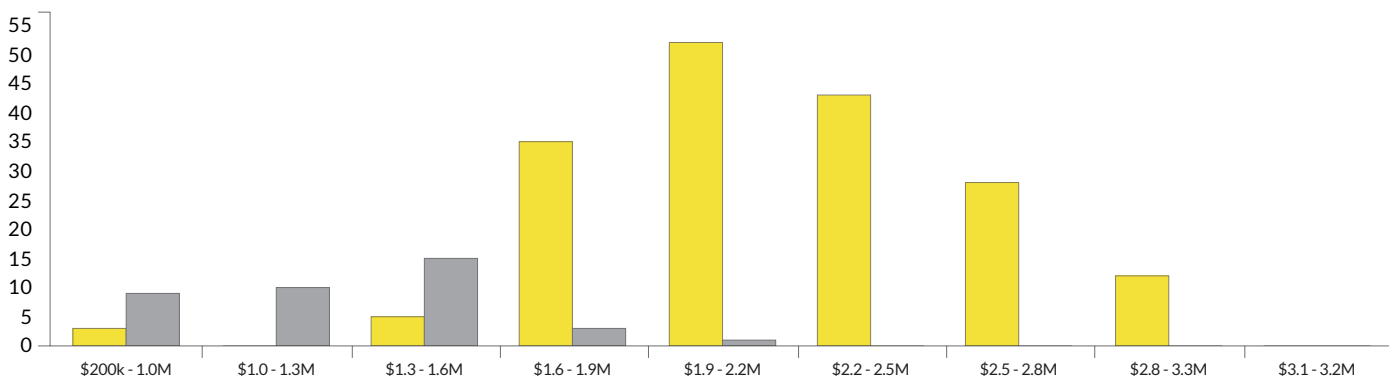
Median Unit Sale Price

\$1,379,000

▲ 9.4% change vs. last year

Sales By Price Range (Sep 2022 – Aug 2023)

■ Houses ■ Units





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Tips for a Healthy Summer

1

Move More, Sit Less!

Get at least 150 minutes of aerobic physical activity every week.



TIP

Physical activity has immediate benefits for your health: better sleep and reduced anxiety are two.

2

Wear Sunscreen & Insect Repellent

Use shade, wide-brimmed hats, clothing that covers, and broad-spectrum sunscreen with at least SPF 15 for sun protection. Use insect repellent and wear long-sleeved shirts and long pants to prevent mosquito bites and ticks.



TIP



Apply sunscreen before insect repellent. After you come indoors, check your clothing, body, and pets for ticks. Reapply sunscreen after 2 hours and after swimming, sweating, or toweling off.

3

Keep Cool in Extreme Heat

Extreme heat can be dangerous for everyone, but it may be especially dangerous for people with chronic medical conditions.



Stay cool.



Stay hydrated.



Stay informed

4

Eat Healthy Food

Delicious fruits and veggies make any summer meal healthier.



TIP

Healthy eating supports muscles, strengthens bones, and boosts immunity.

5

Choose Your Drinks Wisely.

Drink water (fluoridated tap or unsweetened bottled or sparkling) instead of sugary or alcoholic drinks to reduce calories and stay safe.



TIP

Add slices of fruit to water for a refreshing, low-calorie drink.

WHO ARE WE

Local experts, working for you.



Philip Kelly
Director



Kieron Stedman
New Developments / Project Mkg



Brendan Jackson
New Developments / Project Mkg



Paul Conti
Sales Executive



Peter Iann
Sales Executive



Daniel Llamas
Sales Executive



Joel Simpson
Sales Executive



Kael Sharp
Sales Executive



Karl Anthony
Sales Executive



Matthew Langdon
Sales Executive



Saby Arora
Sales Executive



Sara Perry
Sales Executive



Craig Robinson
Sales Executive



Yong Park
Korean Sales Consultant

WHO ARE WE

Local experts, working for you.



Odette Roach
Business Manager



Elaine Keenan
Sales Systems Manager



Elisa Khamo
Business Support Manager



Lisa Jia
PA to Kael Sharp



Jennifer Walkom
Property Management
Department Head



Ken Zeng
Property Management
Team Leader



Jessica Prior
Property Management
Property Officer



Charley Russell-Jones
Property Management
Leasing Officer



Ana Bujak
Sales Assistant



Angela Xu
Sales Assistant



Ben Cowley
Sales Assistant



Christian Fogarty
Sales Assistant



Ellen Woodward
Sales Assistant



Selena Aleman
Sales Support Administrator



Stephanie Trojko
Sales Support Administrator



Anna Baker
Administration

The RayWhite logo consists of the word "RayWhite" in a bold, italicized, black sans-serif font, centered on a solid yellow rectangular background.

RayWhite

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