



RayWhite

Baulkham Hills

Market Report | Autumn 2024

Ray White Castle Hill



RAY WHITE CASTLE HILL - KNOWS HAPPINESS



Autumn - 2024

Dear Valued Clients,

I'm thrilled to present our Autumn Market Review Document, providing invaluable insights into the ever-evolving real estate landscape of the vibrant Hills District. Over the past 12 months, we've witnessed a consistent rise in median price growth for house sales, with Kellyville experiencing an impressive increase of 13.4%, Castle Hill up by 8.8%, and surrounding suburbs following suit with similarly robust numbers.

Despite recent fluctuations, our local market has displayed remarkable resilience, characterised by steady activity and promising opportunities for both buyers and sellers. The recent decision to maintain interest rates at a stable level has further bolstered confidence and stability in the market. Coupled with our unwavering commitment to providing expert guidance and support, we're well-equipped to navigate any market changes effectively on your behalf.

At Ray White Castle Hill, our dedication extends beyond real estate transactions. We're deeply rooted in our community and proud to partner with esteemed organisations such as Ronald McDonald House Charities and Cancer Council, actively contributing to initiatives that make a meaningful impact in the lives of those in need. As we embrace the autumn season, we stand ready to adapt to evolving market dynamics, ensuring that we continue to deliver exceptional service and results for you, our valued clients.

Thank you for entrusting us with your real estate needs. We look forward to assisting you in achieving your goals in the upcoming months.

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

Baulkham Hills



50 Rockley Avenue, Baulkham Hills
4 Beds / 3 Baths / 2 Cars \$2,200,000



38 Cross Street, Baulkham Hills
5 Beds / 2 Baths / 2 Cars \$2,189,888



37 Cross Street, Baulkham Hills
3 Beds / 1 Bath / 2 Cars \$1,832,000



8 Manuka Avenue, Baulkham Hills
5 Beds / 3 Baths / 2 Cars \$2,000,000



7 Doyle Place, Baulkham Hills
4 Beds / 2 Baths / 2 Cars \$1,915,000



10 Sarah Crescent, Baulkham Hills
4 Beds / 2 Baths / 2 Cars \$1,800,000

RECENT SALES

Baulkham Hills



20/13-19 Railway Street, Baulkham Hills
2 Beds / 2 Baths / 1 Car \$762,500



10/1 Woodlands Street, Baulkham Hills
2 Beds / 1 Bath / 1 Car \$615,000



12/13-19 Railway Street, Baulkham Hills
2 Beds / 2 Baths / 1 Car \$732,000



309/41 Yattenden Crescent, Baulkham Hills
1 Bed / 1 Bath / 1 Car \$555,000



307/41 Yattenden Crescent, Baulkham Hills
2 Beds / 2 Baths / 1 Car \$765,000



43/1 Russell Street, Baulkham Hills
1 Bed / 1 Bath / 1 Car \$472,000

Market Snapshot - Baulkham Hills

Total Sales by Quarter

	2024/23	2023/22	2022/21
Mar - May	—	134	136
Jun - Aug	132	116	148
Sep - Nov	165	128	174
Dec - Feb	115	105	127

Median House Sale Price

\$1,810,000

▲ 10.8% change vs. last year

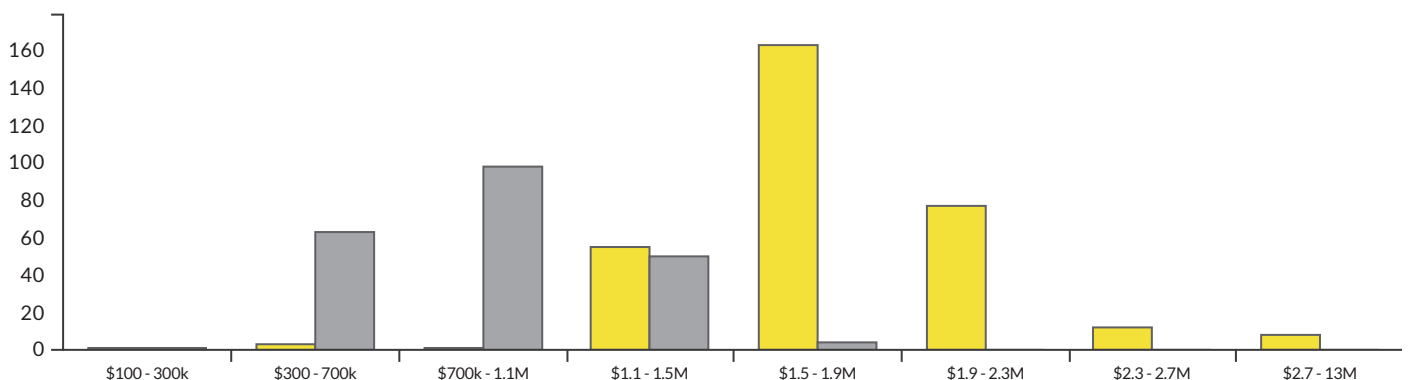
Median Unit Sale Price

\$877,500

▲ 13.2% change vs. last year

Sales By Price Range (Dec 2022 – Nov 2023)

■ Houses ■ Units





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Fun Family

OUTINGS

TO DO IN AUTUMN

VIVID SYDNEY

Between 24 May - 15 June 2024, Sydney will once again host their award winning festival. See the program of Light, Music, Ideas and Food, brought together by this year's artistic direction, "Vivid Sydney, Humanity".



BLUE MOUNTAINS

The Blue Mountains, approximately 40 mins west of Sydney, boasts multiple tourist attractions and nature reserves. Take a walk and see the Three Sisters, ride the railway at Scenic World, or even book a tour through the must see Jenolan Caves.



SYDNEY ROYAL EASTER SHOW

Hosted between 22 March - 02 April 2024 at Sydney Showground at Sydney Olympic Park. Attend the Royal Dog Show, hop on a ride or grab lunch from one of the many food trucks available. Tickets are available to purchase online.





Welcome AUTUMN

2024

HAWKESBURY SHOW

Hosted across the 19th, 20th and 21st of April this year, the Hawkesbury Show boasts many attractions/rides, show bags, animal petting zoos and food stalls to entertain all during this season. If the Royal Easter Show is too crowded for you, this is a great alternative.



SYDNEY ZOO

This brand-new zoo located in Eastern Creek is the only combined zoo and aquarium in NSW! With tickets available to purchase online, you can see the 4000+ animals the zoo provides a home to. Every half hour, there are a huge range of free keeper talks and feeds to see.

MACQUARIE CENTRE ICE SKATING

Test your skills at the ice skating rink in Macquarie Centre for some family fun. After, grab a bite to eat from the wide variety of dine in and take away restaurants in the huge shopping centre above.



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



Matthew Langdon
Sales Executive



Saby Arora
Sales Executive



Craig Robinson
Sales Executive



Shafeel Haq
Sales Executive



Angela McKinnon
Sales



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



Selena Aleman
Business Support Manager 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



Ellen Woodward
Sales Assistant



Angela Xu
Sales Assistant



Jack Khamu
Sales Assistant



Sophie Tindale
Sales Assistant



Stephanie Trojko
Sales Support Administrator



Chelsea Knowles
Sales Support Administrator



Anna Baker
Administration

The RayWhite logo consists of the word "RayWhite" in a bold, black, sans-serif font, with a registered trademark symbol (®) to the right. The text is centered on a solid yellow rectangular background.

RayWhite®

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