



DOWLING PROPERTY GROUP

PROPERTY REPORT

ISSUE 1



MARKET REPORT

What will happen to Property Prices in 2021?

According to the experts, lifestyle locations in our cities and regional areas will see strong buyer demand in 2021, as Australians continue to reevaluate their lifestyles after a turbulent year.

Outer suburbs and regional centres offering a better lifestyle at more affordable prices will be front and centre in buyers' minds this year, as the rise of remote working made the dream of moving further afield a reality.

The Covid pandemic has created the ideal opportunity for people to buy in into large Regional centres such as Newcastle and Wollongong where housing affordability is more in reach.

Cities and regional centres within an hour or two of the capitals will continue to see strong growth. In fact some commentators are forecasting between 5% and 9% for Newcastle.


There has been dramatic demand for places in the Central Coast and Newcastle from Sydney buyers. This is evident at Dowling Property Groups open homes.

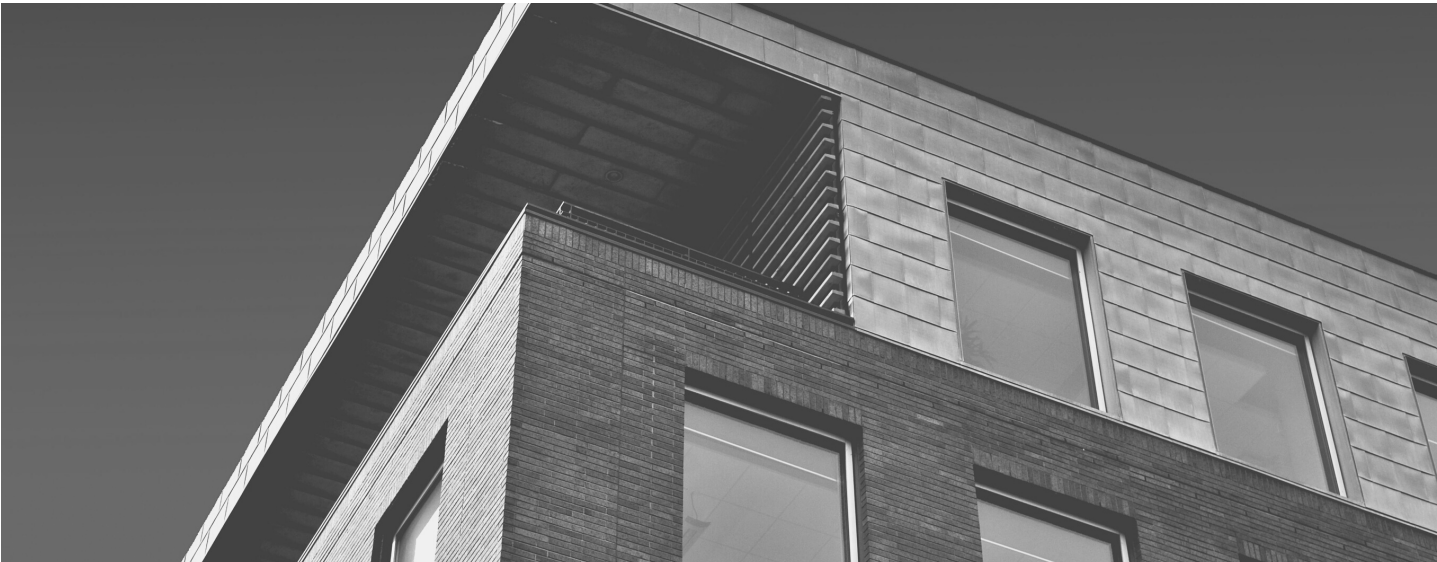
With interest rates at an all-time low and stamp duty relief for first home buyers, 2021 is shaping up to being a positive year in real-estate.

Investors

According to Gerv Tacadena from Your Investment Property Magazine, Investors looking for strong growth potential in Newcastle should consider checking out Waratah, a suburb in the north-western outskirts of the city.

Waratah is amongst the top 10 suburbs across the nation with strong median price-growth potential, according to an analysis by SuburbGrowth.com.au. The suburbs included in the list are those that have the best chance of "superior price growth" over the next three years. Based on projections, Waratah's median house price of \$494,000 is expected to balloon by as much as 27.4% over the next three years.





SUBURB STATISTICS

SUBURB PERCENTAGE INCREASE OVER THE LAST 12 MONTHS

SUBURB	% INCREASE	SUBURB	% INCREASE
MAYFIELD	11.66%	ISLINGTON	15.50%
MAYFIELD EAST	5.78%	MARYVILLE	11.83%
MAYFIELD WEST	14.83%	TIGHES HILL	12.60%
WARABROOK	14.64%	WICKHAM	9.01%
GEORGETOWN	9.26%	LAMBTON	15.53%
WARATAH	13.49%	NEW LAMBTON	17.00%
WARATAH WEST	12.93%	NORTH LAMBTON	14.48%
HAMILTON	9.90%	ADAMSTOWN	9.37%
HAMILTON NORTH	10.59%	KOTARA	13.62%
HAMILTON SOUTH	7.34%	BROADMEADOW	14.72%

*THIS INFORMATION HAS BEEN SOURCED FROM RP DATA CORE LOGIC. THE INFORMATION IS DEEMED RELIABLE BUT NOT GUARENTEED.

THE CURRENT RENTAL MARKET

Where 2020 has lead us

As we begin 2021, the rental market is strong . We have moved on from the uncertainty that the March 2020 & the COVID lockdown period created. Due to a strong sales market and the recent government incentives, many investors have decided to take advantage of the market and sell their properties, with the majority of purchasers being first home buyers. As a result, the rental market has become extremely competitive. We are currently finding that there is far higher demand and less available rental properties. Also, open for inspections have had extremely high numbers of attendees and there is much more enquiry on all of our properties than previously. Subsequently, the rental market is currently seeing rents increase and the vacancy rates decrease.

Vacancy Rates

SUBURB	% RATE
MAYFIELD	1.00%
WARABROOK	0.71%
TIGHERS HILL	1.02%
WARATAH	1.29%
HAMILTON	1.38%
ADAMSTOWN HEIGHTS	0.75%
NEW LAMBTON	1.00%
WALLSEND	0.92%
NEWCASTLE & SURROUNDS	1.27%

MEET OUR TEAM

CONTACT US TODAY TO FIND OUT HOW OUR
EXPERIENCED TEAM CAN HELP YOU

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SELLING SEASON(S)

Generally it is thought that the most popular time to sell is Spring. The flowers are in bloom, the weather is good and people are out and about, however the other seasons should be considered. There are other things to consider such as location, amenities and understanding how to present the property for each season. No matter the season, it's about showing the home in the best possible light and downplaying any potential negatives.

SUMMER

Summer is all about showcasing the lifestyle. It is a fantastic time to sell if you have a pool, make sure it is sparkling clean. The outdoor area should be dressed to impress. It can create an emotional response especially for a family buyer thinking about all the BBQs they could host around the pool. It is also a great time to sell if you are in a great location close to the beach or water.

Another thing to take into consideration when selling in summer is to utilise any air conditioners if available. If you are having an open house on a balmy 33c day make sure the house is nice and cool with the air conditioner turned on so it gives a sense of relief when people enter the home. If you do not have air conditioning consider holding the open home earlier in the morning before the heat really kicks in.

**We are here to help
Contact us today:**

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