

mckillop report

1st quarter
2018

bowral
berrima
burrawang
burradoo
colo vale
mittagong
robertson

mckillop
property

mckillopreport



What a difference 6 months can make

As we head into the 2nd part of 2018 we are starting to see an easing of purchasers within the market as compared to the first 6 months of 2017 and the highs of late 2017. Comparatively there was a total of 888 property transactions in the first half of 2017 and 481 for the first half of 2018 a difference of 407 transactions or reduction of 46%. Data as per RP Data Core logic

There is no doubt the external factors affecting this cooling can be strongly associated with the banking royal commission and the tightening of credit lenders, the forecast of a rate review within the next 12 months and the concern of sustained growth of property values, that aside there continues to be a trend of purchasers seeking the lifestyle on offer in the Highlands.

The average price has encountered an adjustment and is tracking lower, between 4% to 8% across the region with the exception of Bowral, which has flattened from the highs of August 2017.

The most active price point continues to be in the \$650,000 to \$1 million band.

"As has been the case historically there is emerging market volatility in the rural lifestyle/ acreage properties in the \$2.5 million plus sector, where purchasers tend to be more discriminating in their purchasing decisions," the Heron Todd White report suggests.

For the remainder of the calendar year, there is predicted some further easing in the market as the increasing number of vendors particularly in the vacant residential land market compete with a limited pool of purchasers.

Whereas existing housing stock located close to the main townships of Moss Vale, Bowral and Mittagong, with the benefit of being located close to retail, medical, school and transport infrastructure are going to remain attractive to the Sydney buyer market.

Particularly families in the up to \$1.5 million price point who continue to "discover" the Southern Highlands region as an affordable lifestyle alternative to an increasingly congested urban existence.

Historically we have found that the cool Winter months have become a popular time to sell in the Highlands as buyers remain motivated to find their special property.

As we lead into the 2nd half of 2018 and the Spring market looming, now is a good time to get in contact with our team to provide you with a head start on the higher influx of properties that are traditionally placed for sale. Consider listing your property now to provide you the opportunity to stand out from the rest.

Give one of our team a call and they will be happy to discuss in more detail how we can help you.

cameron mckillop principal

0417 253 635

cameron@mckillop

3 bold street, renwick
contact agent

5-7 burwan street, berrima
guide \$1,090,000 - \$1,195,000

27 shackleton street, robertson
price guide \$675,000

5 rotherwood road, wildes meadow
price guide \$2,300,000

13 darch place, mittagong
guide \$1,240,000 - \$1,340,000

70a lytton road, moss vale
\$715,000

total sales

sales statistics supplied by rpdata.com.au,
sales numbers reflect properties settled in the listed areas

bowral	number of sales	88		* 30 banksia street
	lowest price	\$420,000		
	highest price	\$2,942,500		
burradoo	number of sales	24		* 604 moss vale road
	lowest price	\$495,000		
	highest price	\$3,650,000*		
mittagong	number of sales	69		* 129 old hume h'way
	lowest price	\$222,000		
	highest price	\$1,300,000		
robertson	number of sales	11		* 240 pearsons lane
	lowest price	\$599,000		
	highest price	\$3,735,000		
burrawang	number of sales	4		* 1b hoddle street
	lowest price	\$350,000		
	highest price	not disclosed		
colo vale	number of sales	16		* 14 daphne street
	lowest price	\$370,000		
	highest price	\$1,800,000		
berrima	number of sales	12		* 53 greenhills road
	lowest price	\$685,000		
	highest price	\$4,800,000		
moss vale	number of sales	76		* 37 browley street
	lowest price	\$305,250		
	highest price	\$1,925,000		

You can contact us at
mckillopproperty a number of ways ...



by **phone**

office (bowral) 02 4861 6090
office (mittagong) 02 4872 4906
office (robertson) 02 4885 1515



mittagong

cameron 0417 253 635
bev 0417 400 551
jeremy 0417 871 471
anita 0409 367 678
kate 0404 841 662
peter 0419 239 618
sam 0413 996 971
katie 0434 379 580
george 0418 232 816



robertson

by **fax**

office (bowral) 02 4861 7477
office (mittagong) 02 4872 4062
office (robertson) 02 4885 2111

in **person**

26 wingecarribee street, **BOWRAL**
1 princess street, **MITTAGONG**
shop 1, 79-81 hoddle street, **ROBERTSON**
352-354 auburn street, **GOULBURN**
136 goulburn street, **CROOKWELL**

by **mail**

PO BOX 2725, BOWRAL NSW 2576

by **email**

sales@mckillopproperty.com.au
bowral@mckillopproperty.com.au
cameron@mckillopproperty.com.au
bev@mckillopproperty.com.au
jeremy@mckillopproperty.com.au
anita@mckillopproperty.com.au
kate@mckillopproperty.com.au
peter@mckillopproperty.com.au
sam@mckillopproperty.com.au
kn@mckillopproperty.com.au
rentals@mckillopproperty.com.au
inspect@mckillopproperty.com.au

via our **website**

www.mckillopproperty.com.au