

LJ Hooker

localmarket

This report covers your local suburbs of Clagiraba, Gaven, Guanaba, Maudsland and Mount Nathan

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What's happening in our **local property market**



Strongest growth



Gaven
42.5%



Most traded



Maudsland
171 sales



Fastest sellers



Maudsland
13 days

Across our area, there were 287 listings advertised in the past 12 months compared to the rolling 12 month listings of 310 reported last quarter. Let's take a look at the rest of the data for our local market.

Across our local market, we have seen 287 properties listed for sale, over the past 12 months, which is lower than the same time last year. This has impacted sales with 262 taking place over the past 12 months. Looking at the house market, the best performing suburb, over the past 12 months, has been Gaven which has seen its median sales price grow by 42.5%. The median sales price of a home in Gaven is now \$1,300,000. Clagiraba saw its median house sales price grow by 25.5% with the median price now sitting at \$1,380,000 and Maudsland grew 24.3% across 171 individual sales with a median of \$876,000.

The most traded suburb for houses in our area has been Maudsland with 171 homes sold over the past 12 months and it also had the most unit sales with 4 transactions. House prices in Maudsland have performed strongly with growth of 24.3% and now have a median price of \$876,000.

Over the past month, about \$682,500 in units and \$14.93m in houses has been sold in Maudsland with \$4,415,750 and \$177.21m respectively sold over the past 12 months.

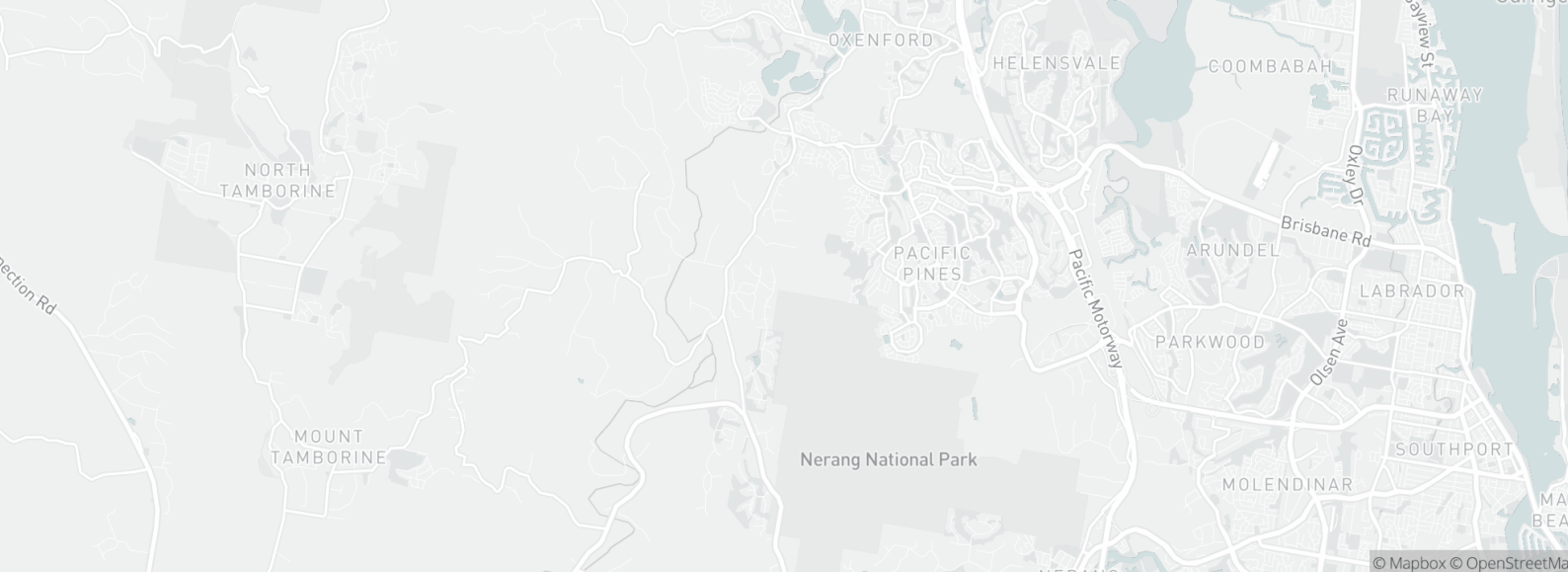
Housing rental yields in Maudsland are currently 4.0% which might be suitable for investors.

Top performing local suburbs




			\$		
Houses	Gaven	28	\$1,300,000	42.5%	10.6%
	Clagiraba	20	\$1,380,000	25.5%	16.1%
	Maudsland	171	\$876,000	24.3%	8.0%
	Guanaba	13	\$1,500,000	17.2%	18.8%

Number sold (12 months) Median Price Median Growth 12 months Annual Change over 10 years




This month it's all about **Maudsland**

- One of the most popular suburbs in our region is Maudsland where 183 houses were listed for sale over the past year. Houses in Maudsland have an average land size of 1,229 square metres.
- The suburb also has a small apartment market with 2 units listed for sale over the past year.
- The suburb is tightly held with residents typically holding their house for 7.9 years.
- The median value of houses in Maudsland is \$921,046. This is higher than the median sales price which is currently \$876,000.
- Over the past 12 months, buyer interest has eased with 171 houses sold this year compared to 178 sales last year.
- Houses are typically selling within 13 days.
- Sales prices have grown by 24.3% over the past 12 months and vendors are typically discounting by -7.1% to secure a sale.
- All of this means it is now a good time to buy in Maudsland.

Suburb snapshot		 Houses
Number Sold		171
Median Sale Price		\$876,000
Annual Change in Median Price		24.3%
Median Asking Rent		\$725
Indicative Gross Rental Yield		4.0%
Total Listings		183
Average Days on Market		13
Total Value of Sales		\$177.21m

Over 12-month period
(1 Aug 2021 to 31 Jul 2022)

Highest yielding suburbs in our area

	Suburb	Number Sold	Median Sale Price	Change in Median Price	Median Asking Rent	Indicative Gross Rental Yield
 Houses	Maudsland	171	\$876,000	24.3%	\$725	4.0%

Over 12-month period
(1 Aug 2021 to 31 Jul 2022)



“Real estate is not about houses, it’s about people.”

– Sir Leslie Hooker



For 90 years people have been at the core of our business. We’re extremely proud to be the winner of the prestigious Canstar award for the Most Satisfied Real Estate Customers. You’ll always be at the centre of everything we do.

Know what your property is worth in today’s market.

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