

Local Market Report



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The final quarter numbers for 2015 from our Real Estate Institute reveal house sale numbers continued to slide throughout the Perth area with the amount of homes changing hands 33 per cent below that experienced in the same quarter a year ago.

Median house prices held ground, with Perth's median house price for the quarter marginally improving 0.5 per cent with apartments up 1.2 per cent. As I predicted, change within the composition of sales commenced with trade up activity in the \$700,000 – over \$1.5m bracket improving. Over 50 per cent of all sales occurred in the sub \$650,000 price range.



attributable to new developments now showing in the numbers.

Seller sentiment in and around Fremantle has held over the past twelve months with a 4 per cent gap between listing price and selling price; a 0.2 per cent improvement on 2014. 45.6 per cent of all sellers need to discount from their original list price to sell up from 32.1 per cent twelve months ago. Local stock levels are only up 5.7 per cent from last year comparing favourably to the metropolitan area which is up 17.5 per cent from December 2014. It takes an average of 59 days to sell in and around Fremantle up ten days on last year's numbers.

The residential rental market continues to be pressured but locally, Fremantle's rental market levelled off in the December quarter with rents actually improving by 3.2 per cent in the December quarter although rents remain 2 per cent per cent lower than last year. Given the December quarter is usually the busiest time for leasing it's concerning that the volume of property leased locally fell away in the December quarter by 10.1 per cent. On average it takes 42 days to find a tenant for a Fremantle property, 18 days longer than a year ago.

Overall, the stats suggest sales volumes will remain low and with supply plentiful 2016 is shaping up to be a good year to move up through the property market and upgrade.

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Fremantle's median house price held firm and was unchanged for the quarter across all suburbs. Postcode 6160 itself dropped by 2 per cent for the quarter. South Fremantle was the only local suburb to grow during the quarter up 2.6 per cent, now up 5.8 per cent over the past twelve months. For the year, Hilton sneaked up 0.3 per cent and East Fremantle improved 1.7 per cent to a median of \$1,200,000. Remaining suburbs fell.

Fremantle's 219 apartment sales for 2015 revealed an improvement in median price of 12.9 per cent suggesting the gentrification of Fremantle's apartment market continues with a median price now at \$655,000. East Fremantle apartments returned a yearly median of \$660,000, up 27.5 per cent on last year