

## A WORD ON THE MARKET FROM STEVE

**SPRING HAS SPRUNG!** Amazing weather presents amazing opportunities for those looking to move in the very near future.

Doom and Gloom seems to be presenting itself in the media everywhere you look. Is this true? Depends which way you view the market. The market has seen an adjustment in the Median sales figures and an increase in days on market. But what does this really mean?

The median is simply the middle of all sales, in a street, and area, or for the broader spectrum - the State as a whole. But is it a true indicator of how successful your time in market could be if you choose to take the leap and move onto the market as a seller?

**A quick snapshot on the Perth Median as at 29th September 2015.**

### PERTH METRO MEDIAN FIGURES:

Total properties on market:	15,198
Same time last year:	10,595
Total Sales for the week:	565
Same week last year:	708
Average Selling Days:	70
Same week last year:	58

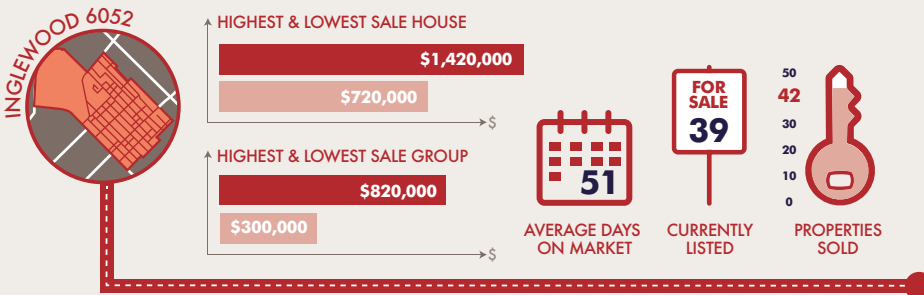
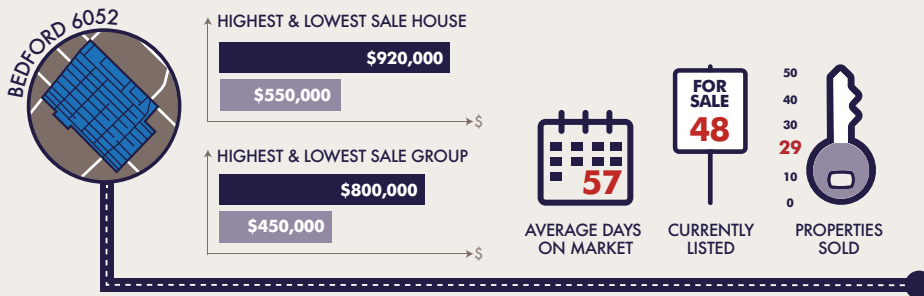
There have still been many exceptional outcomes for countless people looking to buy and sell with some quality properties moving from on the market to SOLD, resulting with many happy buyers and sellers. The largest difference in market we have seen, is many more buyers are back in market that are looking to upgrade or downsize and as a result are making offers, conditional upon them selling their own home so they can purchase the next. This in turn, can mean longer days on market until the secondary property has sold. However this is an opportune time for these buyers, as they seem to have a little more time to secure a sale on their home, rather than being pipped at the post by another buyer that is not subject to sale. There hasn't been a better time to take the plunge and decide to upgrade or relocate for many years.

**If you are considering moving but are unsure of how your property may perform in the current market and would like to have a confidential chat about the market value of your property, please feel free to contact us on either 9275 2945 or 0411 755 788. We look forward to being of assistance in helping you move.**

## Market Snapshot

April 2015 – September 2015

Here's our round up of statistics of house buying in the areas of Bedford and Inglewood...



Correct as of printing 09/10/15

SEE WHAT'S LEASING in your area over the page

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*Steve Radi*





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**MONDAY NIGHT MARKETS**

STARTS MONDAY 3RD AUGUST  
TO THE LAST WEEK IN MARCH 2016

6.00PM - 9.30PM



# RADIESTATES news

From The Property Management  
Department

## A WORD FROM TAMARA...



The September figures released by REIWA.com show median rents have closed out the month at \$410 per week and vacancy rates at 5.4%, down from averages of \$450 per week and 4.0% vacancy at the same time last year.

The key to low vacancy and having choice of good tenants, is a well presented, maintained and well promoted property.

Tenants now have choice and unlike the past few years, where those little maintenance items didn't seem to bother them, the expectations of tenants in the current market, is they want the **BEST VALUE** for money (and they will take their time to secure it!).

If you require assistance in leasing your investment property, please feel free to contact me on 0402 668 855.

*Tamara*



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*Living and selling in our community*

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