

PRD Newcastle Market Update 1st Half 2020

Key Findings

1. In Q1 2020, Newcastle recorded a median house price of \$750,000, with growth of 2.0% annually (Q1 2019 – Q1 2020). This indicates that the Newcastle property market is resilient, with potential for capital growth.
2. Average vendor discounts between Q1 2019 and Q1 2020 have tightened to -1.4% for houses and -3.3% for units. Market conditions in Newcastle offers unique opportunities for both buyers and sellers, as sellers can now achieve final sale prices closer to their first list price whilst buyers can benefit from a discount.
3. A total of \$175.7M in project development is scheduled for the 1st half of 2020, mainly focusing on the commercial sector.
4. Vacancy rates in Newcastle were a very low 1.4% in December 2019, indicating strong rental demand.
5. 2 bedroom houses have provided investors with +1.2% rental growth annually, achieving a median rent of \$415 per week.