

Canning Vale Market Update Report

Paul Short

| Your Local Expert

| Selling Locally

| December 2017



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REAL ESTATE



Turn Over Doubles From A Year Ago

Over the last 6 months we've been speculating that Perth had hit the bottom of its market and we are seeing evidence supporting this in the increased number of buyers through our Home Opens.

Another indicator is property turnover and sales have doubled compared to a year ago, where sales turnover was sitting around 300 sales on average per week, to now, over 600 sales per week. This represents more of the "normal" selling market for the Perth Metro area.

The number of homes on the market is steadily decreasing, even with the traditional influx of new spring listings which generally spike at this time of year.

We even have people like media magnate Kerry Stokes saying if you don't get in and buy in Perth now "you're nuts".

I would tend to agree with him. I've also said to my family and friends it's a great time to buy because in the years to come there will be some good capital growth in the market, especially down the south east corridor because of its proximity to the CBD.

Other factors include Iron Ore and commodity prices in general, along with employment are all sitting at levels that we haven't seen since 2007.

So go buy with confidence and make the most of the current market place.

With only a few weeks to go, it's hard to believe that another year has now passed. On behalf of all of us here at Naked Real Estate we would like to **wish everyone a very safe and happy Christmas and New Year.**

As always, if there is anything I can do for you please feel free to contact me, your Canning Vale specialist, **Paul Short** on 0403 124 439 or email paul@nakedrealestate.com.au, any time.



Recent Canning Vale Statistics

Number of homes sold in the past six months	112
Number of homes for sale today	233
Average days on market	104
Highest sales price in the past six months	\$1,175,000
Lowest sales price in the past six months	\$385,000
Median sales price in the past six months	\$571,500
Agency total home sales in the last 15 years	1101
Agency total home sales by value in the last 15 years	\$487 million +

Recent Sales In The Canning Vale Area

All care is taken to provide accurate data. All information is sourced from Corelogic RPData and REIWA.

Address	Sale Price	Sale Date				Land Size
9 Goodwood Way	\$540,000	21/10/2017	4	2	2	700 m ²
62C Clontarf Terrace	\$495,000	11/10/2017	4	2	2	394 m ²
7 Granada Loop	\$632,000	09/10/2017	4	2	2	579 m ²
168 Southacre Drive	\$580,500	29/09/2017	4	2	2	622 m ²
21 Bramdean Crescent	\$619,000	29/09/2017	4	2	2	640 m ²
119 Southacre Drive	\$1,175,000	29/09/2017	6	3	2	2,000 m ²
54 Morton Loop	\$510,000	27/09/2017	4	2	2	664 m ²
6 Caladenia Place	\$615,000	19/09/2017	4	2	2	809 m ²
24 Geranium Place	\$622,500	18/09/2017	5	2	2	804 m ²
6 Tipperary Bend	\$680,000	18/09/2017	4	2	2	581 m ²
9 St Michaels Green	\$485,000	12/09/2017	3	2	2	496 m ²
1F St Albans Promenade	\$590,000	10/09/2017	4	2	2	277 m ²
2 Greenwich Parade	\$600,000	10/09/2017	4	2	2	631 m ²
2 Bromus Way	\$580,000	14/08/2017	4	2	3	663 m ²
30 Mclean Road	\$385,000	04/08/2017	4	2	2	544 m ²



For Sale

From \$1,250,000 | 10,015 m²

8 Melaleuca Court, Canning Vale



For Sale

From \$649,000 | 731 m²

85 Eucalyptus Boulevard, Canning Vale

Thinking of Selling?

When experience counts, you can count on Naked Real Estate.

In **15** years, over **1100** homeowners just like you have trusted Naked Real Estate with the sale of their biggest asset - the family home. This many people can't be wrong.

"Using Paul for our services ensured everything ran smoothly, nothing was too much trouble for him and it continued as an after service. We will only use Paul for our investment purchases in the future and would definitely recommend him to family and friends."

- Mr & Mrs Cooper

"Paul was great, offering essential advice on how to market the property which saved time and money as we achieved the asking price. Paul was realistic, honest and upfront and communicated regularly to ensure we were kept informed of the progress and developments of the sale. Thank you."

- Mr & Mrs Lloyd

"We were extremely impressed with Paul Short's professionalism and his work ethics. We would definitely recommend him to others."

- Mr & Mrs Scott

"Paul Short was our knight in shining armour. We had been unsuccessfully trying to sell for a long time with other agents and were very disheartened. Paul came to our rescue with the greatest of patience and respect, always acknowledging our feelings but gently helping us to understand a difficult market so that we could achieve success. We can't thank him enough and we will always be grateful for the gracious and patient way he handled our sale. We thoroughly recommend Paul as the best agent you could ask for."

- Mr D & Mrs F Jensen

"I would recommend Paul Short anytime, he handled us & our tenant with great respect & honesty."

- Mr & Mrs Hunter

"Paul just didn't give up during this hard time of property marketing and always stated he would sell our house in which he did, it was a pleasure working with Paul."

- Mr J & Mrs R Mathlin

"Paul Short has an excellent history with assisting us in buying and selling homes over many years. He consistently brings constructive knowledge to the table in regards with the market trends at the time of purchase or sales, which definitely helps with understanding house prices when buying or selling your home or investment."

- Mr C & Mrs K Hubon

"I found Paul Short to be professional, honest and efficient with the sale of my home. I would highly recommend Paul Short to look after you."

- Ms C Di Toro

"Purchasing a property as a first home buyer is daunting, but Paul Short from Naked Real Estate was extremely accommodating, and answered my never-ending questions with complete transparency. I could not have asked for a better Real Estate Agent, and will definitely be recommending him to all my friends and family. Thank you so much for all your efforts Paul."

- Mr M Tay

Paul Short
Sales Associate - Your Canning Vale Specialist

0403 124 439

6254 6333

paul@nakedrealestate.com.au

nakedrealestate.com.au

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