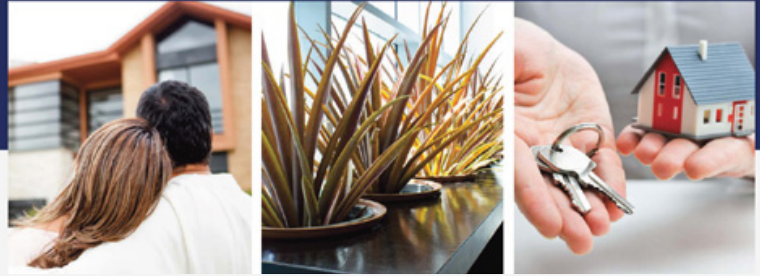


POSTCODE SNAPSHOT

FOR **2077**



**SQM**  
RESEARCH



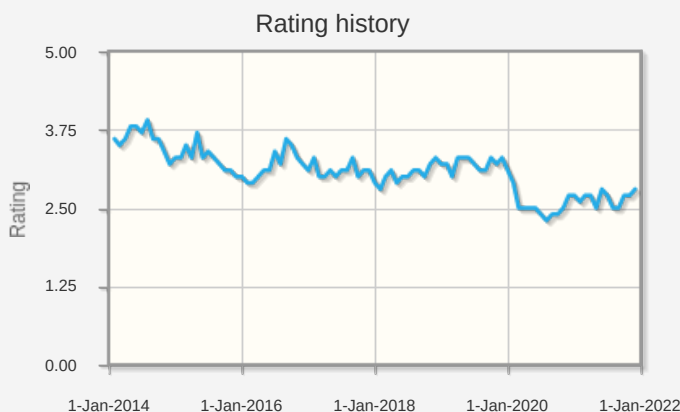
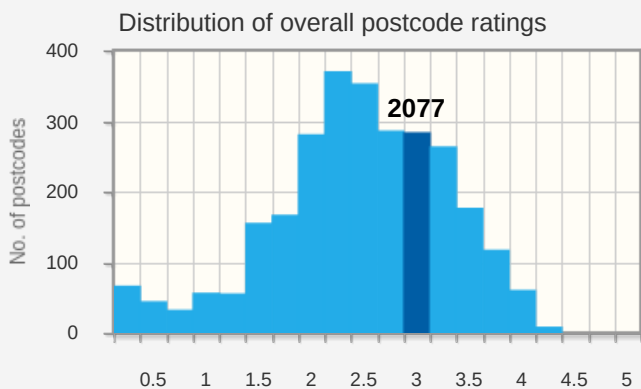
# 2077's

## OVERALL RATING



Stock on Market Score	★★★★★
Vacancy Rate Score	★★★★★
Days on Market Score	★★★★★
Mortgage Stress Score	★★★★★
Weekly Family Income Score	★★★★★
Yield Score	★★★★★
House Price Score	★★★★★
Rental Growth Score	★★★★★
Walkability Score	★★★★★
<b>Total</b>	<b>2.8 stars</b>

\* Rounded to the nearest quarter point



### 4½ stars and above - Outstanding

The locality most often outperforms most other suburbs Australia wide. It is rating very highly on every sub rating category including leading indicators, longer term indicators and demographics, therefore being in at least the top 10% of all localities Australia wide in all sub rating categories. Prices will tend to be more stable during downturns.

### 4 stars to 4¼ stars - Superior

The locality outperforms or is likely to outperform other suburbs the majority of the time. The locality rates very highly on most sub rating categories. Prices will tend to be more stable during downturns.

### 3.75 stars - Favourable

The locality may outperform all other localities the majority of the time or SQM believes this is a locality that has potential to be an outperforming area over the medium term.

### 3½ stars - Acceptable

There is some degree of additional risk attached to this locality. The locality may periodically underperform the national average from time to time. However there is good potential and/or the locality is still rating well on a number of metrics.

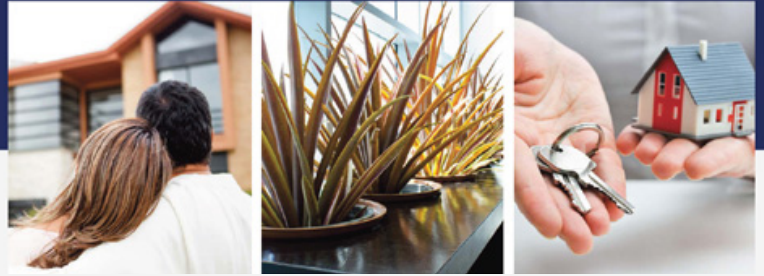
### 3¼ stars - Caution required

Performance of this suburb has been mixed. There is a greater than average risk of underperformance over the medium term. The locality maybe rating poorly on some sub categories such as demographics or price volatility. It may also still be rating reasonably well in some metrics.

### 2.5 star to 3 stars - Strong Caution Required

The locality has rated poorly in at least 2 sub categories or is only receiving average ratings across all categories. This implies there maybe better opportunities elsewhere and there maybe additional risk attached to this locality. The locality is unlikely to outperform other suburbs over the near term.

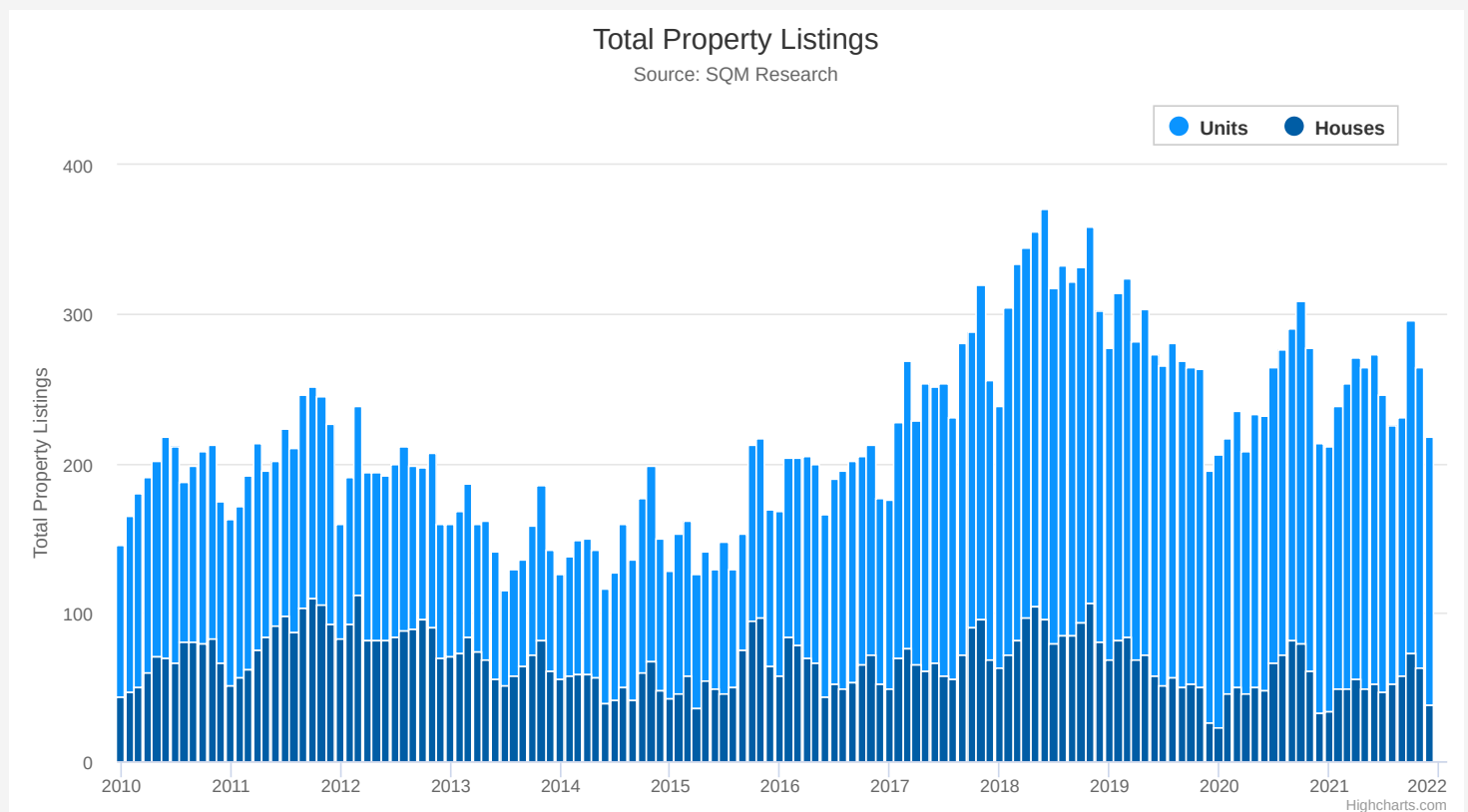
### Below 2.5 stars - Avoid

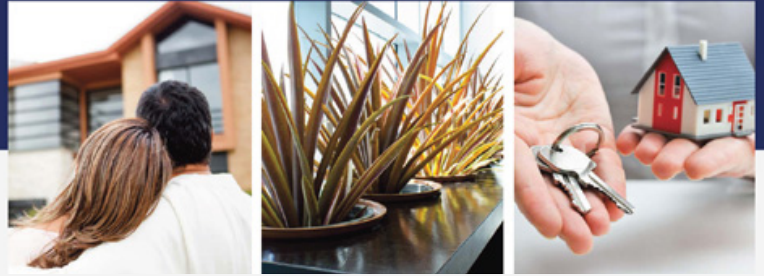


# 2077's

## STOCK ON MARKET

Stock on market levels for postcode 2077 currently sit at 38 for Houses and 180 for Units. How do stock on market levels relate to the market? Stock on market levels determine the amount of supply of sales stock on the market in each specific locality.

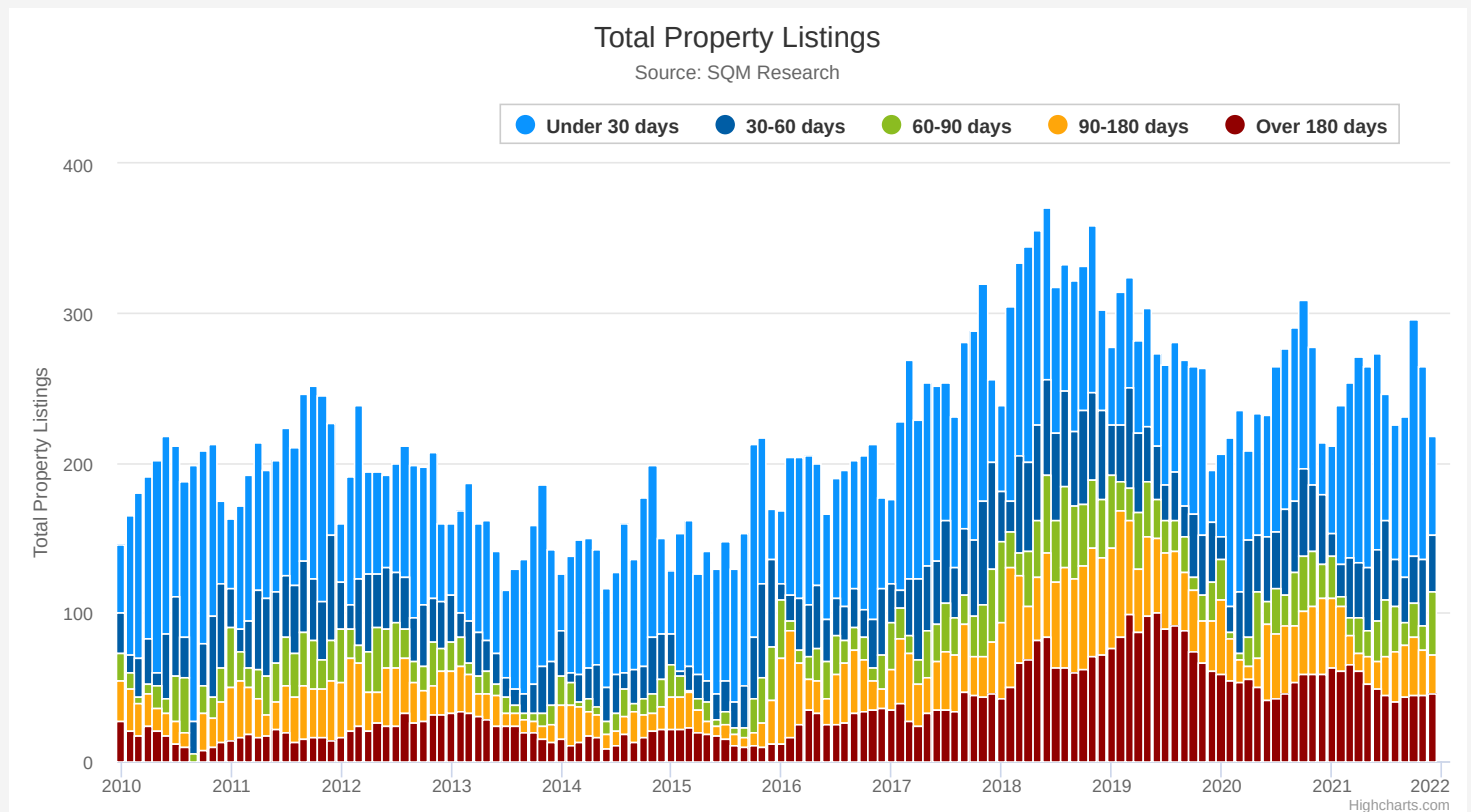


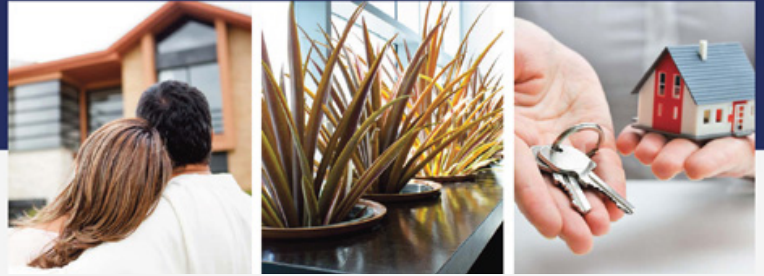


# 2077's

## STOCK ON MARKET BY DAYS ON MARKET

There are currently 66 properties in postcode 2077 that have been on the market for under 30 days and 45 properties that have been on the market for over 180 days.





# 2077's

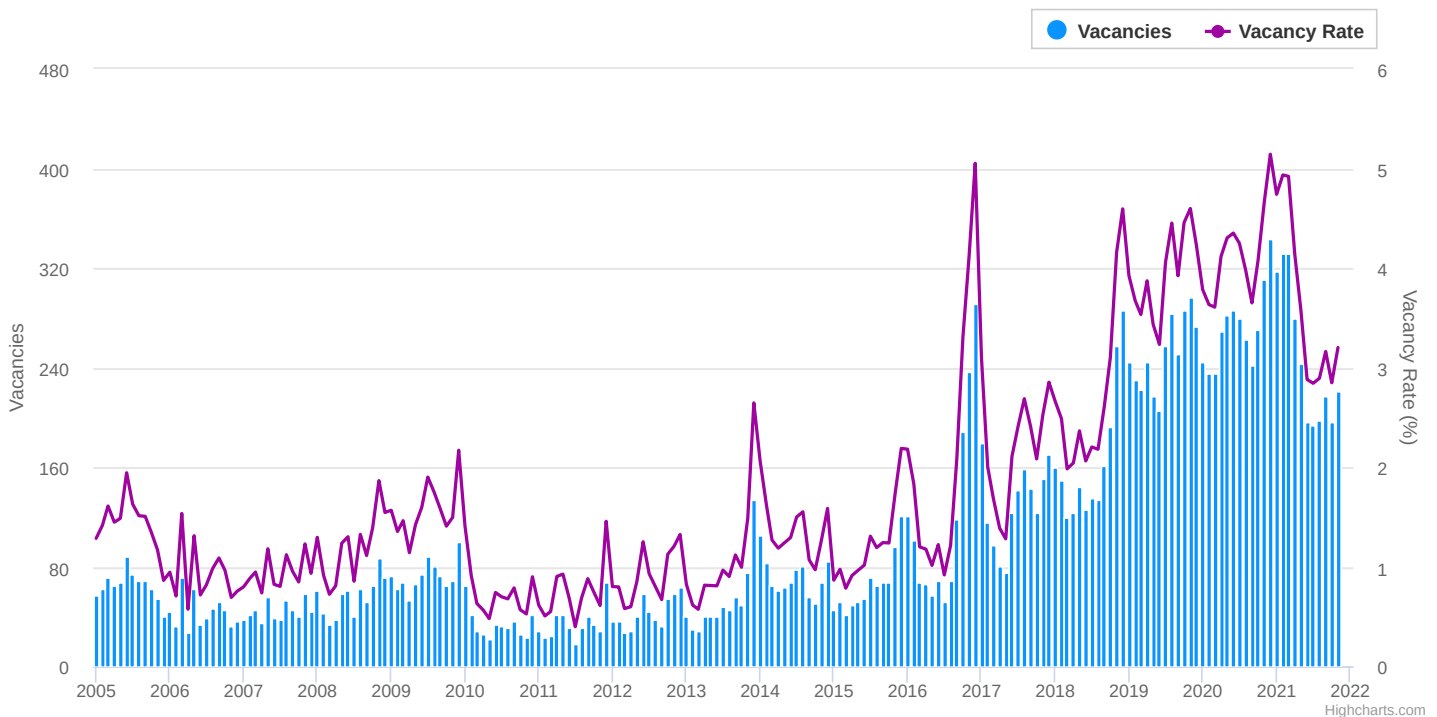
## VACANCY RATES

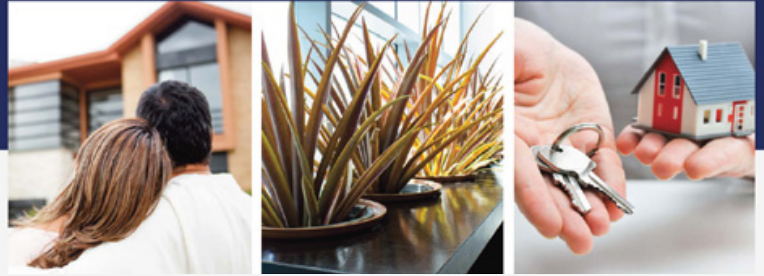
Vacancy Rates for postcode 2077 currently sit at 3.2%  
The number of vacancies is 221.

How do Vacancy Rates relate to the market? Vacancy rates determine the level of excess supply of rental dwellings in a specific area. SQM Research considers 3% to be the level of equilibrium when it comes to vacancy rates, therefore a vacancy rate beneath this would allude a strong demand for rental dwellings, and a vacancy rate above this would allude to an excess of supply of rental dwellings.

Residential Vacancy Rates

Source: SQM Research

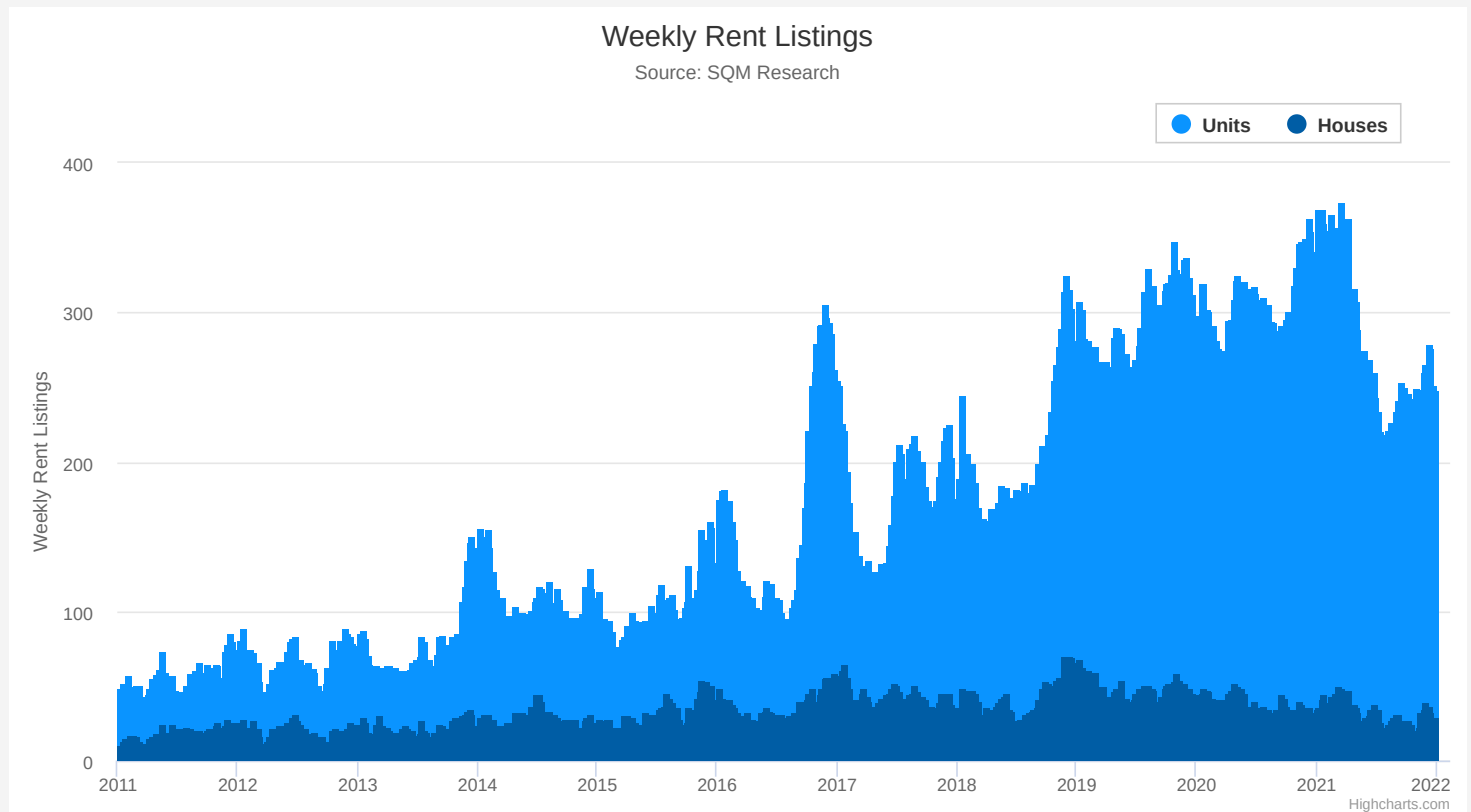


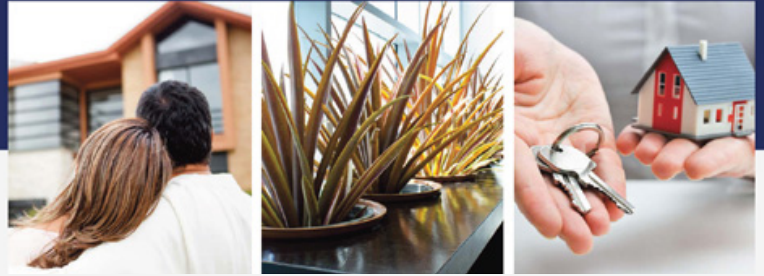


# 2077's

## WEEKLY RENT LISTINGS

There are currently 29 houses in for rent in postcode 2077 and 219 units in for rent.

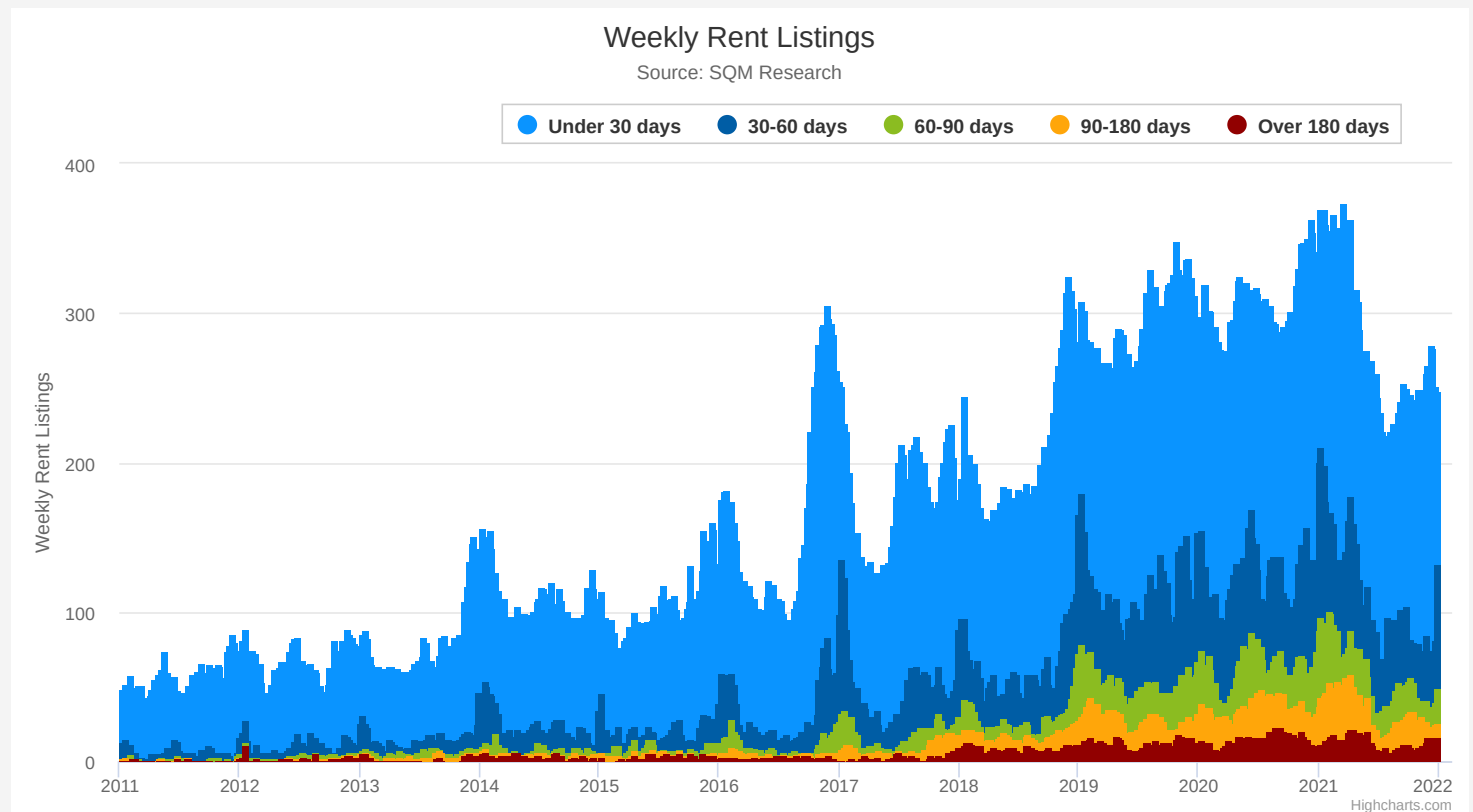


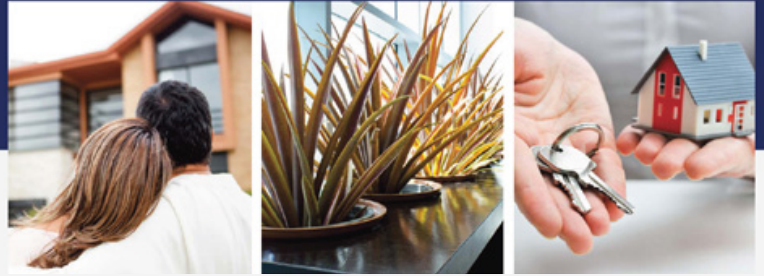


# 2077's

## WEEKLY RENT LISTINGS BY DAYS ON MARKET

There are currently 116 properties in postcode 2077 that have been on the market for under 30 days and 16 properties that have been on the market for over 180 days.

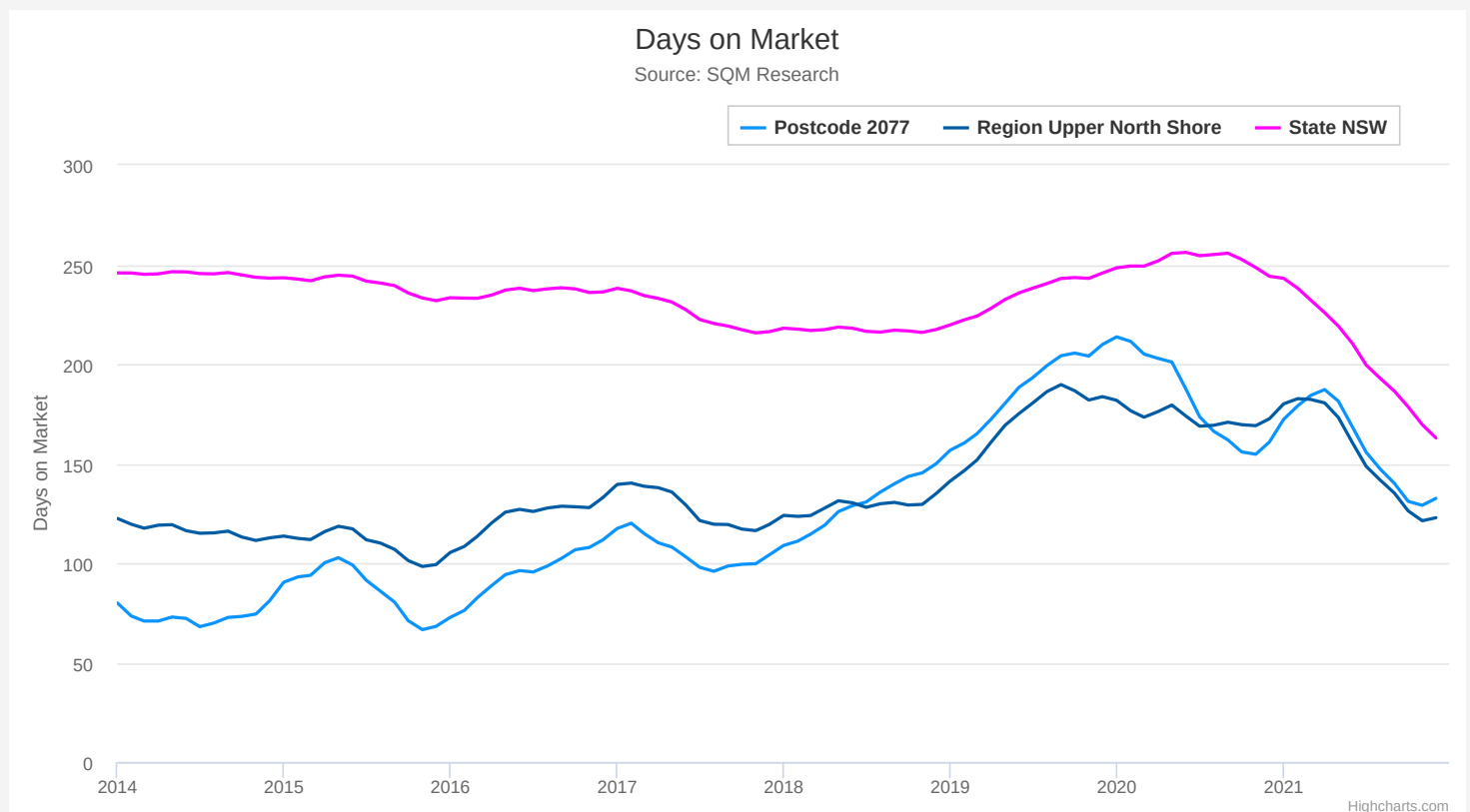




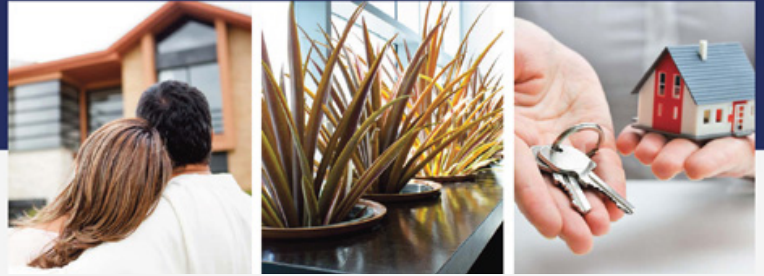
# 2077's

## DAYS ON MARKET

Days on market measures how long properties have been listed for on average. SQM's measure of Days on Market takes into account current properties listed as well as those properties that were sold/withdrawn during the month. The lower the days on market the stronger the marketplace while a large days on market suggests properties are struggling to sell. A days on market of less than 90 days is regarded as being a buoyant market while areas where days on market are over 150 days is regarded as being weak. However, this is dependent upon the regions, with country regions tending to have longer days on market and city regions shorter days on market.







# 2077's

## ASKING PRICES

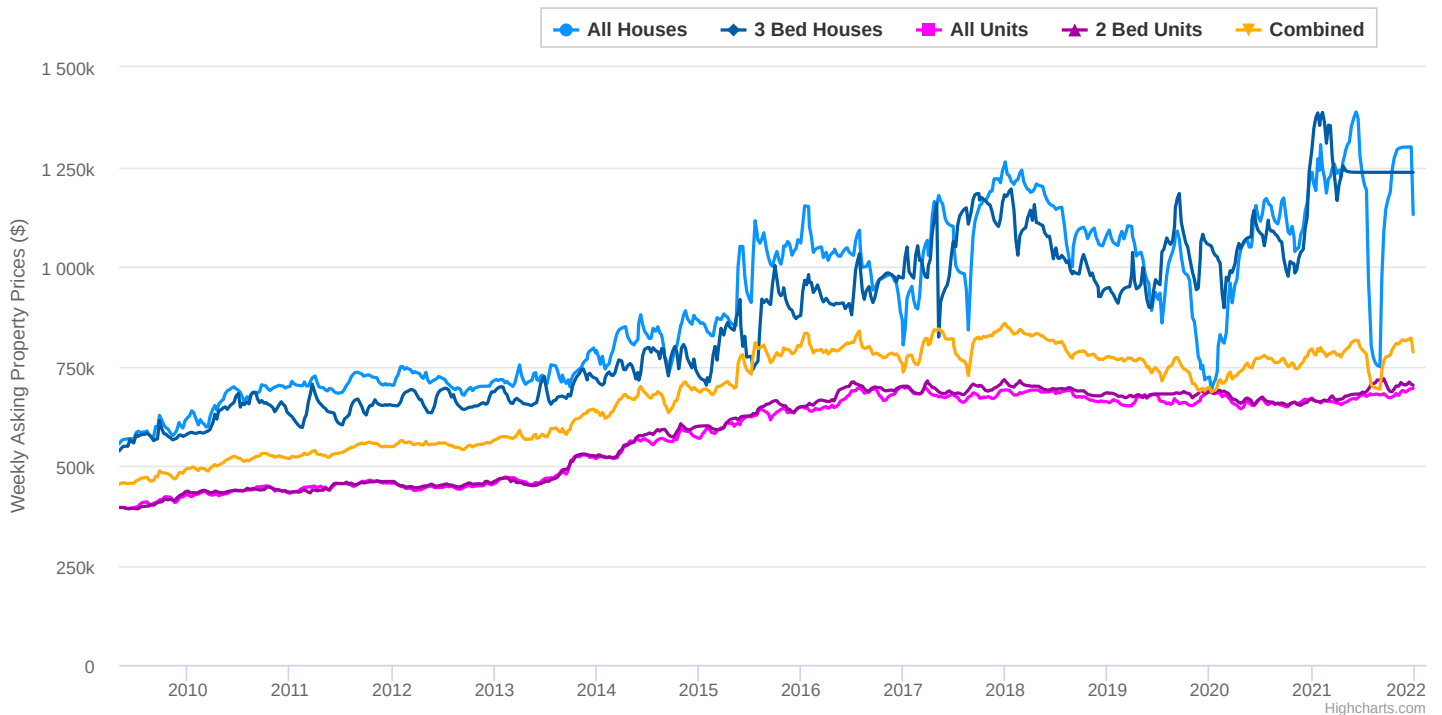
The current asking sales price for houses in postcode 2077 is \$1130361.

The current asking sales price of units in postcode 2077 is \$693071.

How do asking prices relate to the market? Asking prices measure the vendor sentiment in a specific locality within the sales market.

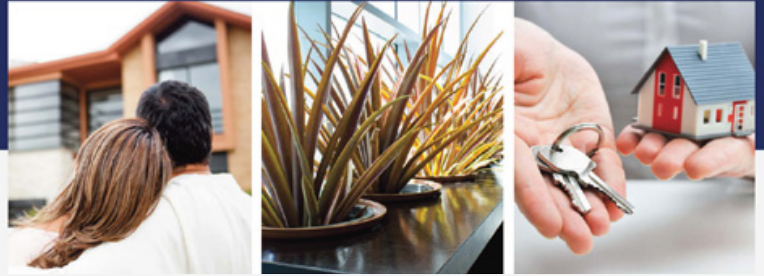
Weekly Asking Property Prices

Source: SQM Research



SQM Research Weekly Asking Prices Index

Week ending 4 Jan 2022		Change on prev week	Rolling month % change	Rolling quarter % change	12 month % change	3 year % change	7 year % change	10 year % change	
Postcode 2077	All Houses	1,130.4	-169.6 ▼	-13.0% ▼	-3.5% ▼	-8.6% ▼	1.4% ▲	3.9% ▲	4.9% ▲
	3 br Houses	1,236.3	0.0 ▼	0.0% ▼	0.0% ▼	-4.4% ▼	9.3% ▲	7.9% ▲	6.6% ▲
	All Units	694.0	1.0 ▲	1.4% ▲	3.5% ▲	3.6% ▲	1.7% ▲	2.9% ▲	4.3% ▲
	2 br Units	701.7	-2.7 ▼	-0.1% ▼	1.4% ▲	5.2% ▲	0.9% ▲	2.3% ▲	4.3% ▲
	Combined	785.3	-34.7 ▼	-3.4% ▼	1.3% ▲	-1.0% ▼	0.5% ▲	1.9% ▲	3.7% ▲



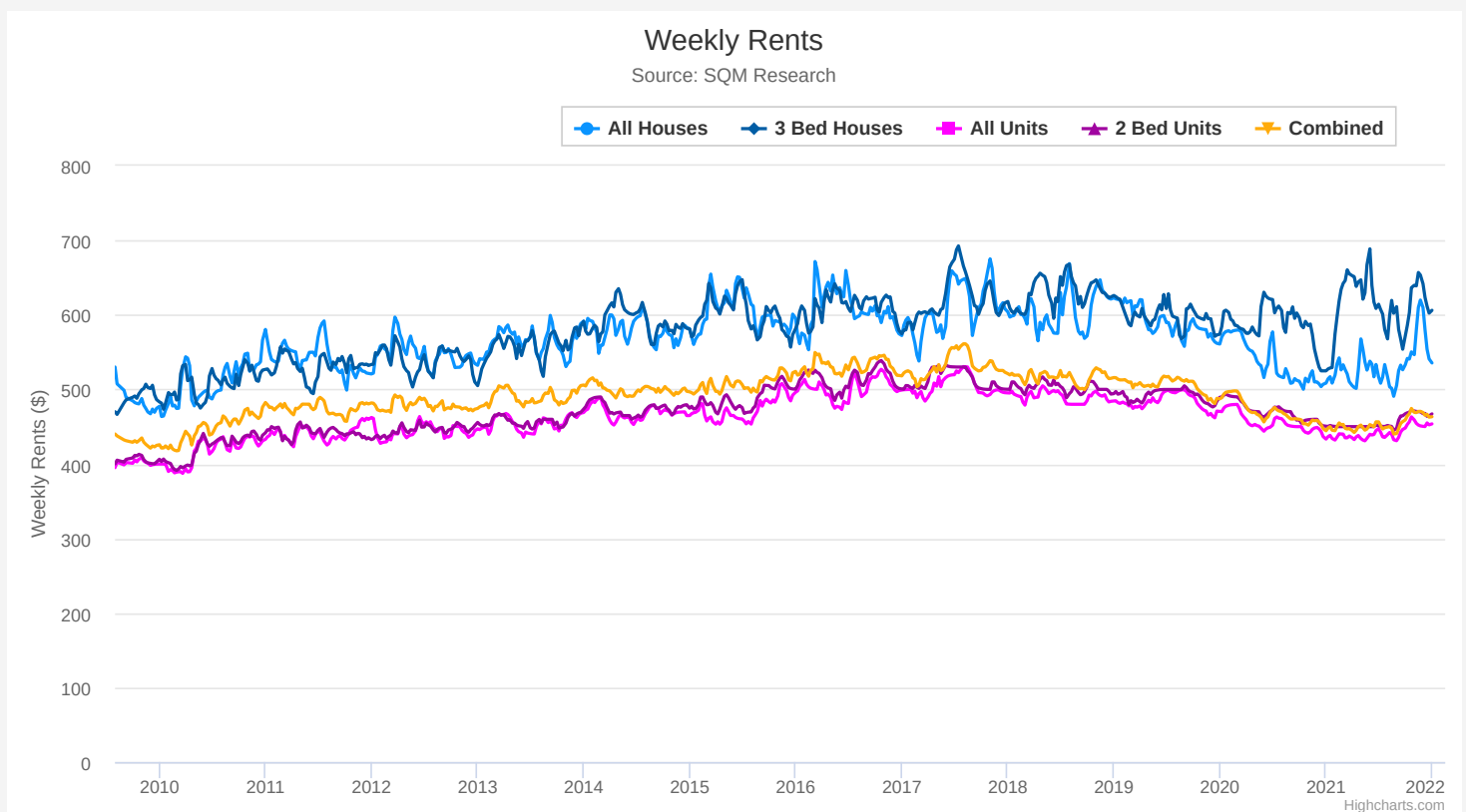
# 2077's

## ASKING RENTS

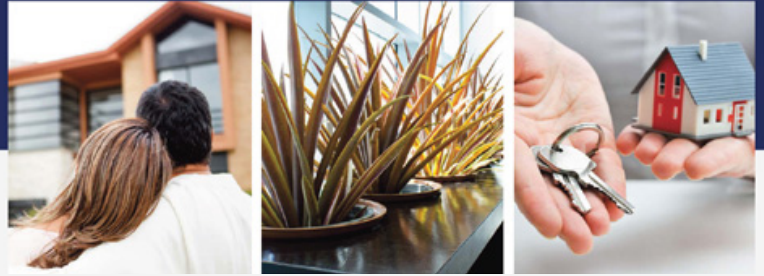
The current asking rental price for houses in postcode 2077 is \$541.

The current asking rental price for units in postcode 2077 is \$453.

How do asking rents relate to the market? Asking rents measure landlords' sentiment in a specific locality within the sales market.



SQM Research Weekly Rents Index		Change on prev week		Rolling month % change		Rolling quarter % 12 month change		3 year % (pa) change		7 year % (pa) change		10 year % (pa) change	
<b>Week ending 4 Jan 2022</b>													
<b>Postcode 2077</b>	All Houses	535.5	-5.5 ▼	-12.2% ▼	0.4% ▲	5.3% ▲	-4.9% ▼	-1.2% ▼	0.3% ▲				
	3 br Houses	606.2	3.8 ▲	-5.5% ▼	6.0% ▲	15.5% ▲	-1.1% ▼	0.6% ▲	1.3% ▲				
	All Units	453.8	1.2 ▲	0.7% ▲	1.2% ▲	4.7% ▲	-2.2% ▼	-0.3% ▼	-0.2% ▼				
	2 br Units	467.2	2.8 ▲	-0.1% ▼	0.0% ▼	3.7% ▲	-1.9% ▼	-0.2% ▼	0.8% ▲				
	Combined	463.3	0.5 ▲	-1.2% ▼	0.9% ▲	4.2% ▲	-3.5% ▼	-1.0% ▼	-0.4% ▼				



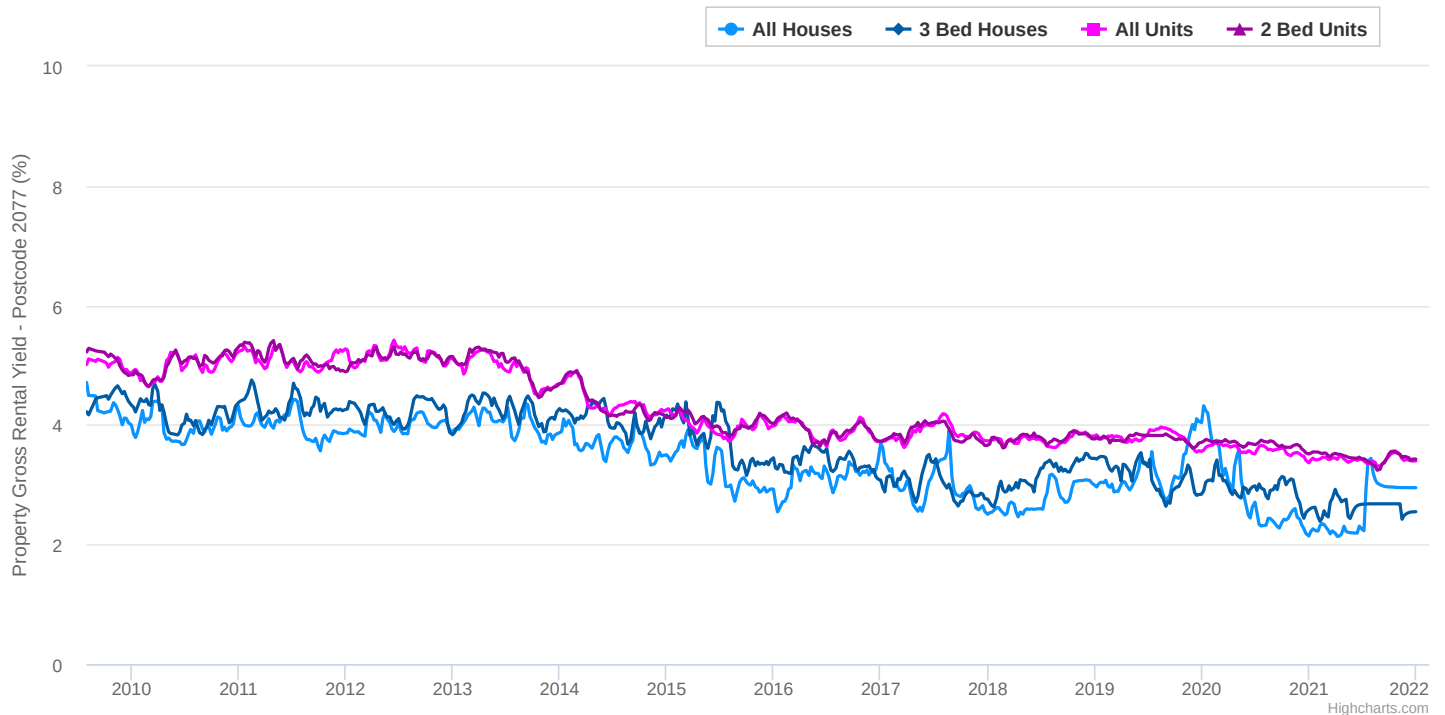
# 2077's

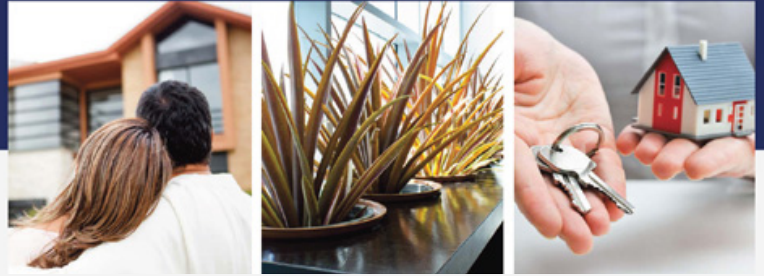
## GROSS IMPLIED RENTAL YIELD

The current gross implied rental yield for postcode 2077 is 3% for houses and 3.4% for units. How do gross implied rental yields relate the market? Gross implied rental yields measure the rental return of a specific area in percentage terms.

Property Gross Rental Yield - Postcode 2077

Source: SQM Research

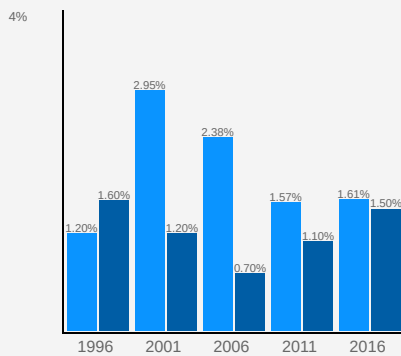




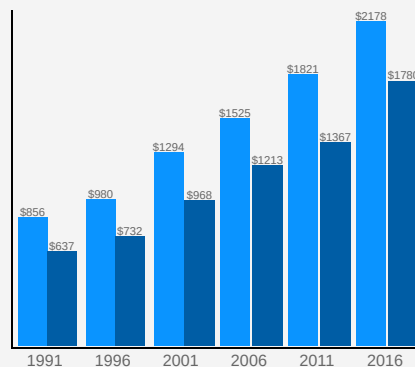
# 2077's

## DEMOGRAPHICS

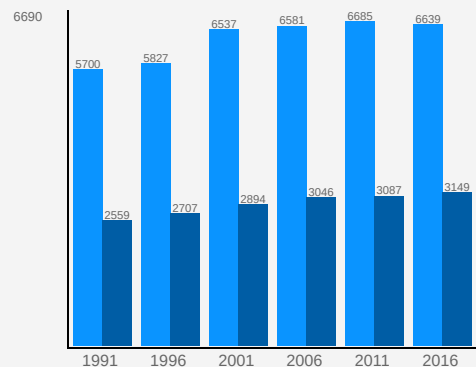
Demographics such as Annualised Population Change, Weekly Family Income and Count of Established Properties are useful in establishing long term trends in the housing market. SQM Research sources our demographics from the ABS Census data, provided every five years.





Annualised Population Change

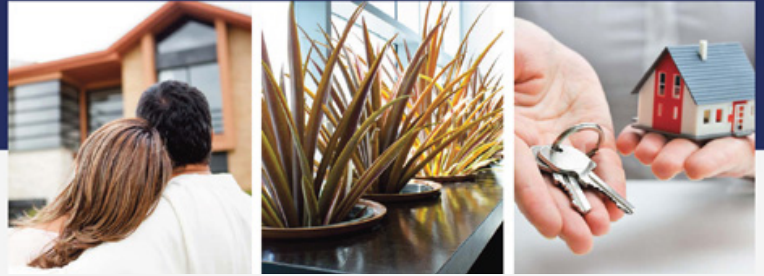


Weekly Family Income



Count of Established Properties: Houses

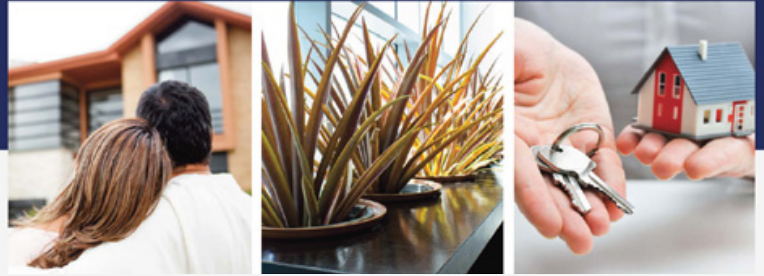
 postcode 2077  
 NSW



# 2077's

## SALES SUMMARY

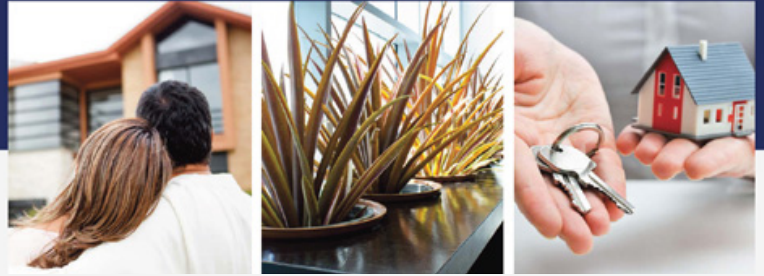
Year	Number of sales	Number of sales withheld	Median	Growth	Low	High	Median m <sup>2</sup>
1979	34	0	\$53,500	0%	\$23,750	\$215,000	929
1980	32	0	\$67,000	+25.2%	\$29,000	\$176,000	921
1981	26	0	\$89,750	+34%	\$42,000	\$230,000	841
1982	32	0	\$81,000	-9.7%	\$59,000	\$158,000	983
1983	52	0	\$75,000	-7.4%	\$35,000	\$555,000	926
1984	63	0	\$88,500	+18%	\$43,000	\$775,000	871
1985	57	0	\$91,500	+3.4%	\$22,000	\$322,000	876
1986	65	0	\$93,000	+1.6%	\$42,000	\$1,000,000	784
1987	68	0	\$113,900	+22.5%	\$37,000	\$345,000	958
1988	51	0	\$159,000	+39.6%	\$40,000	\$1,000,000	930
1989	47	0	\$189,000	+18.9%	\$118,000	\$10,000,000	895
1990	110	9	\$183,000	-3.2%	\$36,000	\$2,080,000	918
1991	117	6	\$178,500	-2.5%	\$20,833	\$5,550,000	963
1992	119	6	\$195,000	+9.2%	\$50,000	\$800,000	942
1993	141	2	\$198,500	+1.8%	\$50,000	\$2,900,000	972
1994	180	0	\$215,000	+8.3%	\$23,500	\$3,180,000	911
1995	195	0	\$215,000	0%	\$66,250	\$3,120,000	980
1996	243	0	\$220,000	+2.3%	\$24,500	\$1,544,249	974
1997	295	1	\$241,000	+9.5%	\$70,500	\$3,300,000	991
1998	282	0	\$252,000	+4.6%	\$10,300	\$6,000,000	1312
1999	352	6	\$282,500	+12.1%	\$30,000	\$2,500,000	1012
2000	366	3	\$290,000	+2.7%	\$20,000	\$4,030,000	1312
2001	316	10	\$340,000	+17.2%	\$28,000	\$3,100,000	1069
2002	356	0	\$394,250	+16%	\$20,000	\$3,250,000	1109
2003	357	3	\$427,000	+8.3%	\$18,000	\$4,200,000	1274
2004	362	1	\$415,000	-2.8%	\$12,500	\$10,500,000	1204
2005	292	0	\$442,500	+6.6%	\$110,000	\$8,800,000	1239
2006	341	0	\$430,000	-2.8%	\$24,000	\$4,900,000	1090
2007	519	3	\$420,000	-2.3%	\$93,000	\$2,095,344	1612
2008	410	15	\$440,000	+4.8%	\$92,000	\$4,480,000	1229
2009	466	7	\$415,000	-5.7%	\$10,000	\$5,435,000	1457
2010	515	14	\$480,000	+15.7%	\$44,410	\$4,300,000	1300
2011	505	13	\$492,250	+2.6%	\$26,000	\$10,650,000	1315
2012	538	7	\$530,000	+7.7%	\$20,000	\$4,275,000	1025
2013	771	60	\$560,000	+5.7%	\$10,395	\$6,050,000	1113
2014	971	13	\$635,000	+13.4%	\$35,000	\$5,600,000	822
2015	995	8	\$698,000	+9.9%	\$15,000	\$12,150,000	1011
2016	1026	20	\$695,000	-0.4%	\$15,000	\$13,750,000	957
2017	1086	8	\$717,500	+3.2%	\$11,500	\$18,200,000	764
2018	683	13	\$715,500	-0.3%	\$20,000	\$3,700,000	809
2019	807	16	\$682,000	-4.7%	\$91,775	\$12,500,000	768
2020	818	31	\$724,000	+6.2%	\$20,000	\$11,970,000	860
2021	988	36	\$761,500	+5.2%	\$32,500	\$18,000,000	863



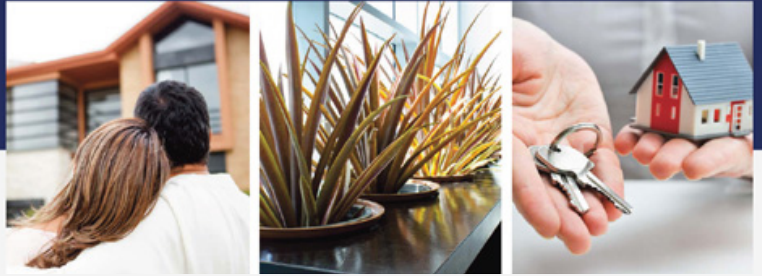
# 2077's

## RECENT SALES

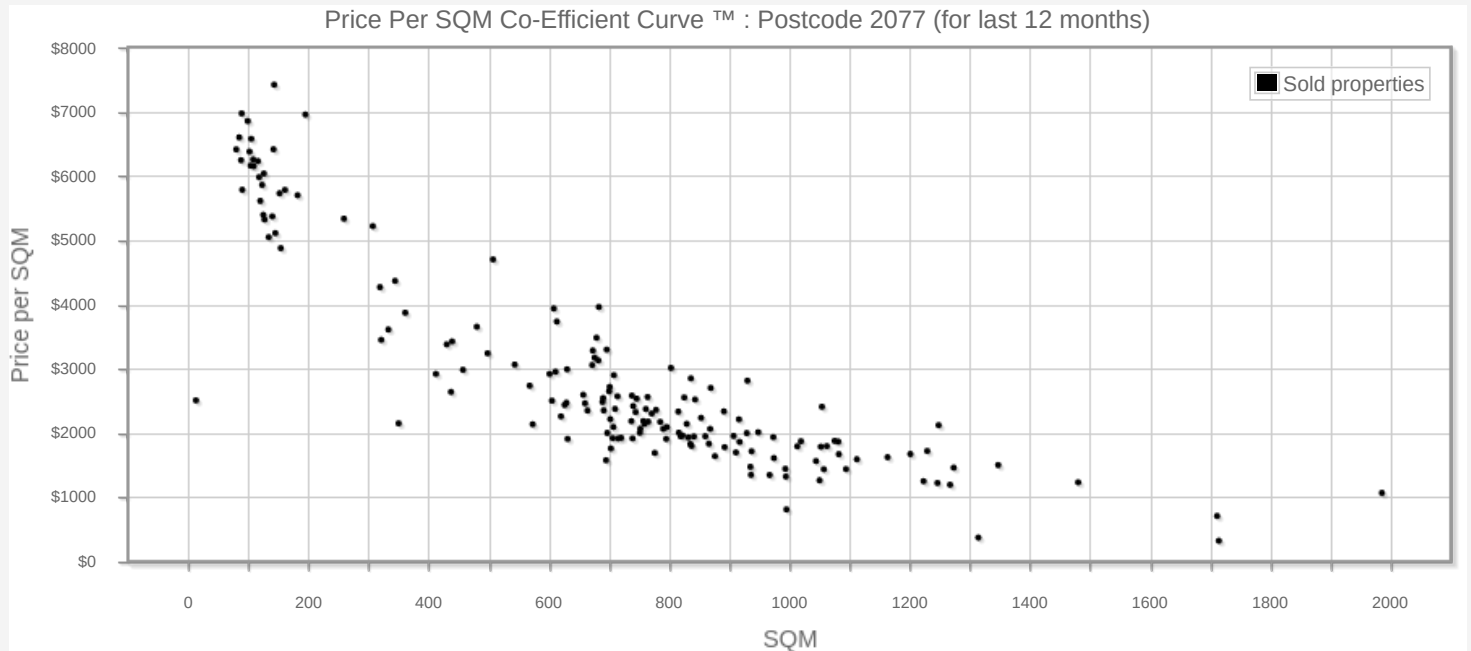
Address	Suburb	Land size	Beds	Baths	Cars	Sold for	Date
81/4-10 Pound Rd	Hornsby	2746m <sup>2</sup>	2	2	1	\$640,000	24/12/2021
10/447-451 Pacific Hwy	Asquith	102m <sup>2</sup>	2	2	1	\$670,000	23/12/2021
1405/88-90 George St	Hornsby	5202m <sup>2</sup>	2	2	1	\$810,000	23/12/2021
14/15-21 Webb Av	Hornsby	4054m <sup>2</sup>	3	2	1	Withheld	20/12/2021
98 Somerville Rd	Hornsby Heights	696m <sup>2</sup>	3	1	1	Withheld	18/12/2021
9 Somerville Rd	Hornsby Heights	503m <sup>2</sup>	2	1	1	Withheld	18/12/2021
3 Bundanoon Pl	Hornsby Heights	740m <sup>2</sup>	4	2	2	Withheld	18/12/2021
6 Marine Cr	Hornsby Heights	797m <sup>2</sup>	4	2	1	Withheld	17/12/2021
16/58-60 Hunter St	Hornsby	1594m <sup>2</sup>	2	1	1	\$638,000	17/12/2021
40/2a Yardley Av	Waitara	4310m <sup>2</sup>	2	1	1	\$665,000	17/12/2021
102 Clarke Rd	Hornsby	740m <sup>2</sup>	5	2	2	\$1,410,000	17/12/2021
28/40-44 Edgeworth David Av	Waitara	89m <sup>2</sup>	2	1	1	\$620,000	15/12/2021
37/309-311 Peats Ferry Rd	Asquith	94m <sup>2</sup>	1	1	1	Withheld	14/12/2021
1505/41-45 Waitara Av	Waitara		1	1	1	\$502,000	14/12/2021
3/346 Peats Ferry Rd	Hornsby		4	3	2	\$1,273,000	14/12/2021
147c Galston Rd	Hornsby Heights	1248m <sup>2</sup>	5	3	4	\$2,638,000	13/12/2021
8a Silvia St	Hornsby	793m <sup>2</sup>	4	3	2	Withheld	11/12/2021
408/442 Peats Ferry Rd	Asquith		2	2	2	\$835,000	11/12/2021
6/16-18 May St	Hornsby	1574m <sup>2</sup>	3	2	2	\$899,500	11/12/2021
16a Mittabah Rd	Hornsby	307m <sup>2</sup>	4	2	2	\$1,600,000	11/12/2021
11 Dudley St	Asquith	928m <sup>2</sup>	3	2	1	Withheld	10/12/2021
26/14 Pound Rd	Hornsby	121m <sup>2</sup>	2	2	1	\$730,000	10/12/2021
167 Somerville Rd	Hornsby Heights	930m <sup>2</sup>	4	2	2	\$1,850,000	10/12/2021
131a Pretoria Pde	Hornsby	744m <sup>2</sup>	3	1	2	\$1,725,000	09/12/2021
49 Galston Rd	Hornsby	942m <sup>2</sup>	4	2	1	\$1,900,000	09/12/2021
23/127 Jersey St N	Asquith		2	2	1	Withheld	08/12/2021
511/21 Waitara Av	Waitara		2	2	1	\$800,000	08/12/2021
87/107-115 Pacific Hwy	Hornsby	7255m <sup>2</sup>	2	1	1	\$638,000	07/12/2021
606/3-11 Orara St	Waitara		2	2	1	\$700,000	07/12/2021
13/8-10 Bellbrook Av	Hornsby	1514m <sup>2</sup>	2	2	1	\$750,000	07/12/2021
2/65 King Rd	Hornsby	8830m <sup>2</sup>	3	2	2	\$1,150,000	07/12/2021
87 King Rd	Hornsby	696m <sup>2</sup>	4	2	1	\$1,810,000	06/12/2021
23 Evans Rd	Hornsby Heights	697m <sup>2</sup>	3	2	2	Withheld	03/12/2021
611/3-11 Orara St	Waitara	84m <sup>2</sup>	1	1	1	\$540,000	03/12/2021
2/42 Bridge Rd	Hornsby	980m <sup>2</sup>	2	2	2	\$722,000	03/12/2021
1419/1c Burdett St	Hornsby		2	2	1	Withheld	02/12/2021
97a Pretoria Pde	Hornsby	1273m <sup>2</sup>	4	1	4	\$1,850,000	02/12/2021
5/127-129 Jersey St N	Asquith	109m <sup>2</sup>	2	2	1	Withheld	01/12/2021
34 Ethel St	Hornsby	727m <sup>2</sup>	4	1	1	Withheld	01/12/2021
106/21 Waitara Av	Waitara		2	2	1	\$720,000	01/12/2021
7 Lansdowne Cl	Hornsby Heights	1052m <sup>2</sup>	6	4	2	\$1,872,000	01/12/2021
17 Homewood Av	Hornsby	696m <sup>2</sup>	3	3	2	\$2,290,000	28/11/2021
25 Meredith Av	Hornsby Heights	790m <sup>2</sup>	3	2	2	Withheld	27/11/2021
5/42 Burdett St	Hornsby	87m <sup>2</sup>	2	1	1	\$703,000	27/11/2021
608/21 Waitara Av	Waitara		2	2	1	\$795,000	27/11/2021



Address	Suburb	Land size	Beds	Baths	Cars	Sold for	Date
15b Warandoo St	Hornsby	682m <sup>2</sup>	4	2	1	\$2,130,000	27/11/2021
17 Baldwin Av	Asquith	674m <sup>2</sup>	3	1	1	\$2,205,000	27/11/2021
21 Pitman Av	Hornsby Heights	930m <sup>2</sup>	2	2	2	Withheld	26/11/2021
4/26-28 Burdett St	Hornsby	1780m <sup>2</sup>	2	1	1	\$665,000	26/11/2021
5/8 Albert St	Hornsby	972m <sup>2</sup>	2	1	1	\$682,500	26/11/2021
7/41 Sherbrook Rd	Hornsby	1421m <sup>2</sup>	2	1	1	\$900,000	26/11/2021
45/4 Bouvardia St	Asquith		1	1	1	\$625,000	25/11/2021
31 Ronald St	Hornsby	696m <sup>2</sup>	3	1	2	\$1,550,000	24/11/2021
9 Hall Rd	Hornsby	724m <sup>2</sup>	3	2	1	\$2,280,000	24/11/2021
21 Silvia St	Hornsby	696m <sup>2</sup>	4	2	4	\$2,050,000	23/11/2021
23 Wentworth Av	Waitara	1144m <sup>2</sup>	5	2	1	\$2,399,000	23/11/2021
23/68 Hunter St	Hornsby	108m <sup>2</sup>	2	1	1	\$675,000	20/11/2021
26/4-10 Pound Rd	Hornsby	2746m <sup>2</sup>	2	2	1	\$680,000	20/11/2021
15/1-9 Yardley Av	Waitara	8358m <sup>2</sup>	3	2	2	\$976,000	20/11/2021
46 Old Berowra Rd	Hornsby	1010m <sup>2</sup>	4	1	2	\$1,396,000	20/11/2021
135 Galston Rd	Hornsby Heights	1113m <sup>2</sup>	5	2	2	\$1,761,888	20/11/2021
7/51 Balmoral St	Waitara	107m <sup>2</sup>	2	2	1	\$790,000	19/11/2021
1 Laurel Cl	Hornsby	430m <sup>2</sup>	3	1	1	\$1,450,000	19/11/2021
10 Heath St	Asquith	828m <sup>2</sup>	3	1	2	\$1,770,000	19/11/2021
51 Arthur St	Hornsby	708m <sup>2</sup>	3	2	2	\$2,048,000	19/11/2021
3/2 Lodge St	Hornsby	90m <sup>2</sup>	2	2	1	\$540,000	18/11/2021
8/4-8 Bouvardia St	Asquith		3	2	2	\$870,000	18/11/2021
105/450 Peats Ferry Rd	Asquith	112m <sup>2</sup>	2	2	1	\$630,000	17/11/2021
1/5 Muriel St	Hornsby		2	1	1	\$680,000	17/11/2021
34/2 Bouvardia St	Asquith	76m <sup>2</sup>	1	1	1	\$576,000	16/11/2021
30 Greenvale Gr	Hornsby	1062m <sup>2</sup>	4	2	1	Withheld	15/11/2021
1/450 Peats Ferry Rd	Asquith		2	2	1	\$570,000	15/11/2021
9 Brushwood Pl	Hornsby	762m <sup>2</sup>	3	2	1	\$1,415,000	15/11/2021
6/29 Forbes St	Hornsby		2	2	1	\$980,000	13/11/2021
264/27-31 Leonard St	Waitara	14351m <sup>2</sup>	1	1	1	\$538,000	12/11/2021
24/14 Pound Rd	Hornsby		2	2	1	\$750,000	12/11/2021
58 Hyacinth St	Asquith	740m <sup>2</sup>	3	1		Withheld	11/11/2021
610e/11 Waitara Av	Waitara		2	2	1	\$720,000	11/11/2021
18/1-3 Bellbrook Av	Hornsby	1872m <sup>2</sup>	2	2	1	\$725,000	11/11/2021
63/208-226 Pacific Hwy	Hornsby	7073m <sup>2</sup>	3	2	3	\$943,500	11/11/2021
27 Mckay Rd	Hornsby Heights	1347m <sup>2</sup>	4	2	2	\$2,011,000	11/11/2021
20 Simon Pl	Hornsby Heights	778m <sup>2</sup>	3	1	2	Withheld	10/11/2021
3/17 Burdett St	Hornsby	764m <sup>2</sup>	1	1	1	\$470,000	10/11/2021
9/15-21 Webb Av	Hornsby	4054m <sup>2</sup>	4	2	2	\$1,430,000	10/11/2021
27/1 Citrus Av	Hornsby		2	2	1	\$690,000	09/11/2021
405/36-40 Romsey St	Waitara		2	2	1	\$775,000	09/11/2021
15/21 Waitara Av	Waitara	175m <sup>2</sup>	3	2	2	\$1,100,000	09/11/2021
4 Tanglewood Way	Hornsby Heights	738m <sup>2</sup>	5	3	2	\$1,720,000	09/11/2021
45 Denison St	Hornsby	1018m <sup>2</sup>	3	1	2	\$1,950,000	09/11/2021
151/121-133 Pacific Hwy	Hornsby		2	2	1	\$680,000	08/11/2021
4/3-5 Forbes St	Hornsby	1854m <sup>2</sup>	3	2	2	\$1,380,000	08/11/2021
133 Somerville Rd	Hornsby Heights	892m <sup>2</sup>	3	1	1	\$1,580,000	07/11/2021
45/121-133 Pacific Hwy	Hornsby	4083m <sup>2</sup>	2	2	1	\$720,000	06/11/2021
404/1a Mills Av	Asquith	172m <sup>2</sup>	2	2	1	\$975,000	06/11/2021
5 Altona St	Hornsby Heights	437m <sup>2</sup>	3	1	1	\$1,461,000	06/11/2021
25 Somerville Rd	Hornsby Heights	797m <sup>2</sup>	3	1	2	\$1,660,000	06/11/2021
16/44-46 Florence St	Hornsby	1727m <sup>2</sup>	2	1	1	\$720,000	05/11/2021
26/4 Park Av	Waitara		2	2	1	\$745,000	05/11/2021
43 Orana Av	Hornsby	904m <sup>2</sup>	6	2	2	\$1,785,000	05/11/2021
70 Sherbrook Rd	Hornsby	715m <sup>2</sup>	4	2	2	\$1,820,000	05/11/2021

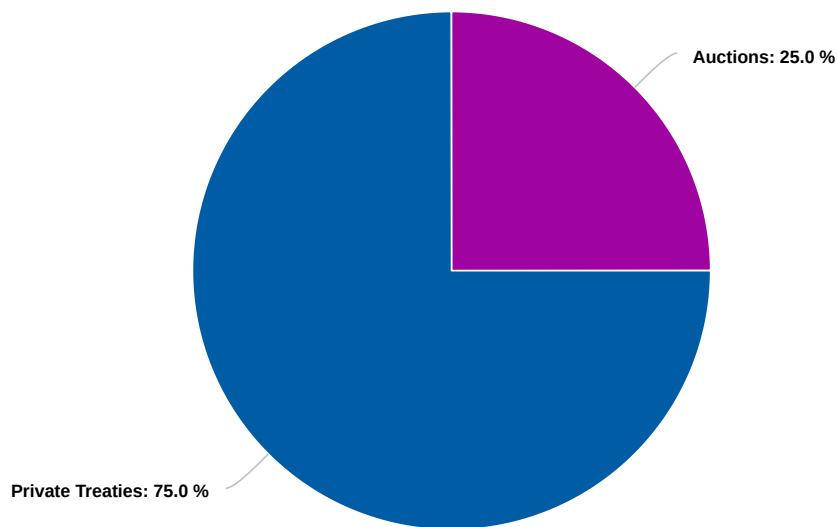


## PRICE PER SQM CURVE



## AUCTIONS TO PRIVATE TREATIES

Ratio of auctions to private treaties in last three months



Highcharts.com





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