

# Inner City

We look at the inner city property market in numbers – highs, lows, and averages.

*“With over 3 billion dollars worth of property sold in Sydney’s inner city this past 12 months, it’s been another huge year for the property market. Potts Point has taken out the most expensive sale, while the CBD had the cheapest one to offer.”*

Overall the inner city market continues to thrive, and while it’s never been so expensive to live in the city, it’s also good to see you can still enter the investment market in the late \$200K mark. The rental market is still very strong with the July-August period being the quietest for enquiry and the January period being the busiest for leasing.

## Sydney 2000

**Properties Sold** 424

**Average Price** \$1,253,910

**Median Price** \$950,000

There was a total of just over \$420M of property sold, which included a few small developments

### **Cheapest Apartment Sold**

\$241K, 2-8 Dixon St

### **Most Expensive Residential Sold**

\$9.35M, The Quay, 2 Phillip St

## Woolloomooloo 2011

**Properties Sold** 152

**Average Price** \$1,413,088

**Median Price** \$1,100,000

There was a total of just over \$220M of property sold, which included a couple of small developments

### **Cheapest Apartment Sold**

\$279K, 19-17 Forbes St

### **Most Expensive Residential Sold**

\$5.15M, 65-67 Cowper Wharf Rd

## Darlinghurst 2010

**Properties Sold** 366

**Average Price** \$1,462,551

**Median Price** \$1,010,500

There was a total of just over \$488M of property sold, which included a couple of small developments

### **Cheapest Apartment Sold**

\$305K, 302-308 Crown St

### **Most Expensive Residential Sold**

\$8.8M, The Residence, 18 College St

## Surry Hills 2010

**Properties Sold** 443

**Average Price** \$1,153,084

**Median Price** \$895,000

There was a total of just over \$228M of property sold, which included a couple of small commercial/retail buildings

### **Cheapest Apartment Sold**

\$265K, 13 Waine St

### **Most Expensive Residential Sold**

\$2.7M, Reservoir St

# Statistics

## Potts Point & Kings Cross 2011

**Properties Sold** 324

**Average Price** \$1,534,871

**Median Price** \$725,000

There was a total of just over \$455M of property sold, which included a couple of small buildings

**Cheapest Apartment Sold**

\$270K, 19-35 Bayswater Rd

**Most Expensive Residential Sold**

\$13M, 29 Challis Ave

*“The highest residential sale was surprisingly low for Surry Hills. However there were a few sales in the Retail/Commerical market around \$5-7M mark.”*

## Elizabeth Bay 2011

**Properties Sold** 186

**Average Price** \$1,415,949

**Median Price** \$820,000

There was a total of just over \$250M of property sold

**Cheapest Apartment Sold**

\$297.5K, 28 Macleay St

**Most Expensive Residential Sold**

\$8.55M, Billyard Ave

## Darling Point 2027

**Properties Sold** 130

**Average Price** \$2,159,517

**Median Price** \$1,830,000

There was a total of just over \$252M of property sold

**Cheapest Apartment Sold**

\$340K, 2B Mona Rd

**Most Expensive Residential Sold**

\$10M, 1 Yarranabbe Rd

## Millers Point & Walsh Bay 2000

**Properties Sold** 129

**Average Price** \$2,490,693

**Median Price** \$2,300,000

There was a total of just over \$286,429,750 of property sold

**Cheapest Apartment Sold**

\$542,250, 187 Kent St

**Most Expensive Residential Sold**

\$7,220,000, 85 Kent St

## Pymont 2009

**Properties Sold** 324

**Average Price** \$1,788,396

**Median Price** \$989,000

There was a total of just over \$527M of property sold, which included some development sites

**Cheapest Apartment Sold**

\$283,500, 224 Harris St

**Most Expensive Residential Sold**

\$12M, 56 Pirrama Rd

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\* all statistics sourced from RPM PriceFinder for the period Sep 2015- Sep 2016.