



March 2022 - Current Statistics



11

AVERAGE DAYS ON SALES MARKET



43%

INCREASE OF GROSS SETTLED SALES



8

AVERAGE DAYS ON RENTAL MARKET



\$295

AVERAGE WEEKLY RESIDENTIAL RENT

Hello, and welcome to the first edition of our new look newsletter. We are dedicated to providing our clients and community a twice yearly market update, summary of our highlights and promotions. Please note, all our statistics unless stated otherwise are from March 2022 to current to give you an accurate representation of our current market.

On Friday the 25th of March 2022, our team attended Adelaide Oval for Elders SA annual awards. We feel privileged to be part of an industry leading real estate community. On an amazing fun filled evening we were lucky enough to bring home some accolades representing our 2021 success.

- Property Management Team of the Year – Naracoorte
- No.3 Settled Sales – Naracoorte
- Team Culture – Naracoorte
- Excellence in Marketing – Naracoorte
- Game Changer of the Year – Naracoorte
- Administrator of the Year – Kate Schubert
- Elite Sales Agent – Sally Logan
- No.1 Rural Sales Person SA (#2 Nationally) – Grant Schubert

With the help of Sol Media, we have been able to create our first educational video where our property managers bust some myths and common misconceptions that changing managing agents is too hard. We welcome you to check it out by visiting our website <https://naracoorte.eldersrealestate.com.au/changing-agencies-video/>

Our commercial property management portfolio is at 100% occupancy. In an effort to expand, we are offering any new commercial management from 1st July 2022 **FOUR MONTHS FEE FREE!** To find out more contact our commercial manager Aimee Hoyle on 0488 522 435 or email aimee.hoyle@elders.com.au. T&C's apply.

We pride ourselves on ensuring we provide our clients the highest standard of service and this includes taking away any stress of end of financial year preparation.

On Thursday, 30th of June 2022 we will supply our landlords with an end of month statement and additionally an end of financial year (EOFY) statement on Friday, 1st July 2022. Within the EOFY statement they receive an overview and trend analysis of income and expenditure relating to their property or properties for the financial year.





BL: Sara Fletcher, Lee Curnow, Grant Schubert, Sally Logan.
 FL: Demmi Pretlove, Aimee Hoyle, Kate Schubert, Stacey McBain.

We're Popping Up in Edenhope!

Our real estate team will be in Edenhope every Wednesday and Thursday across July 2022! We are excited to have the opportunity to service our Victorian clients from 55 Elizabeth Street, Edenhope VIC 3318.

We will be open for business from 9:30am - 4:30pm (VIC time) each day offering residential and rural sales, residential and commercial property management, water licencing, real estate support and complimentary market appraisals.

Our team of friendly professionals are available to assist in all areas of real estate and look forward to seeing you in Edenhope.

Often you see a new listing advertised and then a few weeks later find out it has sold but there isn't a lot of data showing how the end result is achieved. Below is a small snapshot and case study on a range of properties from recent sales we have experienced here in Naracoorte.

STATS THAT MATTER

23 Gilbert Drive, Naracoorte

3 2 2

Off market sale at vendors request Groups Inspected 8

Offers Received 4 Property Value Increase of 17.5%

Elders Real Estate Naracoorte

STATS THAT MATTER

32 Arthur Street, Naracoorte

1 1 1

Realestate.com Web Views 853 Offer accepted above asking price

Days on Market 7 Return on Investment 6.2%

Elders Real Estate Naracoorte

STATS THAT MATTER

25 Fourth Avenue, Naracoorte

3 1 3

Realestate.com Web Views 1,064 Groups Inspected 5

Days on Market 4 Highest & Best Offers Resulted in Quick Sale

Elders Real Estate Naracoorte



DID YOU KNOW? Naracoorte's gross median house price has increased 14% since the first quarter of 2021/2022 financial year.

The current median rent price in Naracoorte is \$275 per week, our current rent roll median price is \$295 per week which is a 6.77% increase on the average weekly rent for the suburb.

INVEST NOW! Our rent roll is at 100% occupancy with pre approved tenants waiting for a home.

WANT TO KNOW WHAT YOUR PROPERTY IS WORTH?

Arrange an appraisal on your home or investment property and go in the draw to win a \$150 voucher to any local business of your choice. A winner is drawn every 2 weeks.

Elders Real Estate Naracoorte
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*Terms and conditions apply, visit our website <https://naracoorte.eldersrealestate.com.au/>

Win a \$150 local business voucher

