

# Ray White **Manly** Winter Update



## From the Director's desk

**There are exciting times ahead for Manly and the Northern Beaches. This is my firm belief. No, I do not have a crystal ball but what I do have is 26 years experience in the local real estate property market.**

I have seen the highs and lows, the recessions that we "had to have" and the property market peaks and troughs and we are indeed at the bottom of the cycle. This only means one thing, a swing upwards and it will happen before people and the press can catch their breath and realise it.

Having been at the true coal face of the property market, our sales team can experience the pulse of the market first hand and we have recorded steady strong sales over the last 3 months in all price sectors. Astute buyers are taking advantage of the low interest rates, not just the first home buyer. Sales are being made in the low to mid \$1mil through to \$4mil range and volume is steadily on the increase.

This has been evident in over 10 sales in the new development "Latitude", corner of Whistler and Carlton Streets Manly where they have been snapped up ranging from \$1.3 mil to penthouses in the high \$2 mil range, just within the last 4 weeks. We have also

recently sold a penthouse on the beachfront for \$2.9 mil and another new main harbour property in Craig Avenue for \$2.360 mil.

With all the negativity being published by the media around the property market, we are aware some areas have been hit hard, however our beloved beaches district still remains resilient as always.

Manly is especially, and always has been in strong demand as an area of choice for families, retirees and young professionals resulting in a classic over-demand under-supply scenario.

The facts remain that it has never been more affordable to finance property with interest rates now lower than 30 years ago.

My advice is try not to wait till spring if you are thinking of selling, buying, retiring or investing. Call one of my professional sales people for properties currently available or a free appraisal property report for your neighbourhood.



Think selling. Think Winter. Think...

**Ray White**<sup>TM</sup>

Manly

RECENTLY SOLD

SOLD



6/41-42 East Esplanade, Manly



111 Frenchs Forest Road, Seaforth



4/77 Whistler Street, Manly



4/48a Queenscliff Road, Queenscliff



1B Edgecliffe Esplanade, Seaforth



7/76-78 North Steyne, Manly

RECENTLY LEASED

LEASED



301b/9-15 Central Avenue, Manly



441/25 Wentworth Street, Manly



3/7 Lauderdale Avenue, Fairlight



4/81 North Steyne, Manly



2/3 Craig Avenue, Manly



3/5 Oyama Avenue, Manly

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