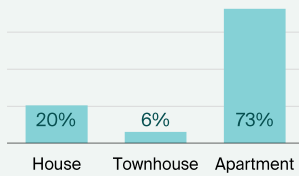


Focus on: Cronulla

Research Q2 2022

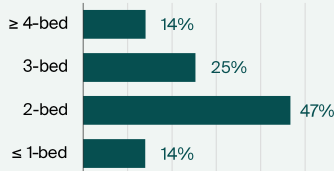
**CRONULLA
FACT SHEET**

Stock by Property Type



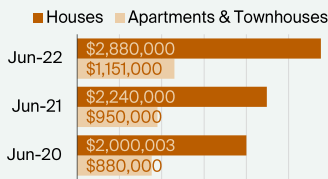
Source: Knight Frank Research, ABS

Stock by No. of Bedrooms



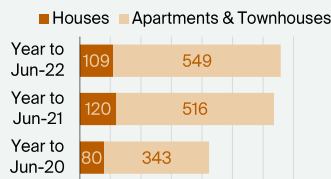
Source: Knight Frank Research, ABS

Residential Median Value



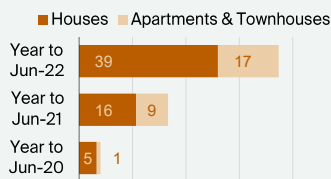
Source: Knight Frank Research, APM

Total Residential Sales



Source: Knight Frank Research

Prime Sales (\$3m+)



Source: Knight Frank Research

**CRONULLA
MARKET INSIGHT**

Cronulla provides an idyllic beachside lifestyle for those active in the outdoors for both families and downsizers alike.

Market Update

Residential property prices in Cronulla have increased by 24% in the year ending June 2022. This strong growth is complementing a trend of outperformance in pricing currently being reported across prime suburbs along the Southern Beaches of Sydney.

Pricing in Cronulla has been underpinned by rising demand for homes. Sales volume has grown by 4% in the year to June 2022, following above average sales recorded with the relaxation of pandemic lockdowns.

The prime market has been a particularly strong performer, with the number of transactions for homes worth \$3 million, or more, rising by 124% over the same timeframe.

This trend reflects the Knight Frank [Global Buyer Survey 2021](#) which saw 51% of Australian respondents more inclined to next move to a waterfront residence as a result of the pandemic.

When asked of location features more important in their next purchase, 63% of Australians stated proximity to green space, good air quality (56%) and good views of the ocean, mountains or skyline (51%).

Knight Frank Research forecasts residential price growth across the [Sydney prime](#) market of 4% in 2022, moderating to 0% in 2023, before price growth of 3% in 2024. Sydney’s Southern Beaches are likely to follow a similar trend.

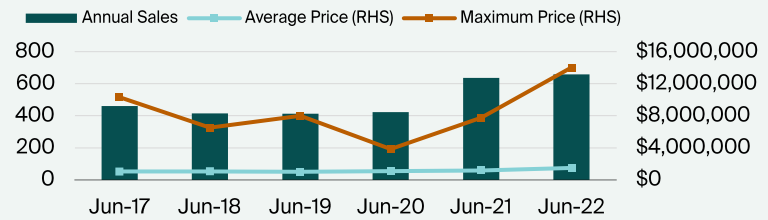
**The
Inside
View**

Speaking with **Luke Hayes, Knight Frank Director of Project Sales**, “Cronulla tends to be a tightly held residential market, especially in the luxury space. Active buyers tend to be broken into three groups. There are the families who have lived in the Sutherland Shire for generations, have recently sold the large family home and wish to downsize close to the water. We then have their children who commute to the city or across Sydney in a specialised trade and are seeking a low maintenance home so they can enjoy a surf or paddle after work. The third group love Cronulla as holiday destination and they come from any direction— from the lower north shore, semi-rural western Sydney and down in the Southern Highlands.”

RESIDENTIAL SALES VOLUME & VALUES

Cronulla averaged 469 annual sales in the past five years. The year to June 2021 was significantly above this, with 636 annual sales, following the strict pandemic lockdowns throughout the year. A year later, 658 properties transacted in 2022. At this time, the average price in Cronulla was \$1,478,000, compared to \$1,040,500 in June 2017. Cronulla's prestige homes have seen exceptional growth with the highest price of \$10,300,000 in 2017, to be \$14,000,000 in the year to June 2022.

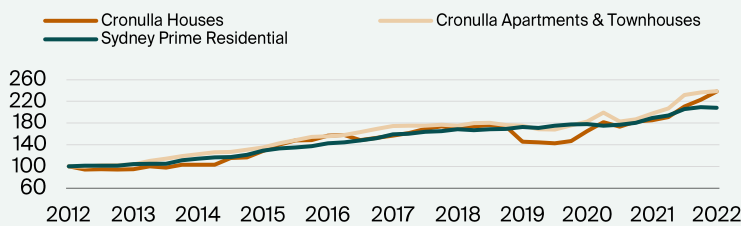
Cronulla Residential Sales Volume & Prices
Settled sales only



Source: Knight Frank Research

RESIDENTIAL PRICE PERFORMANCE

Residential Price Performance
Indexed 100=Jun-12



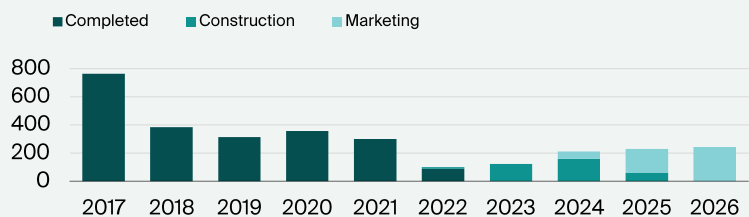
Source: Knight Frank Research

Over the past decade, established apartment and townhouse prices in Cronulla have grown by 139%, close to houses in Cronulla with a rate of 138%. There has been gradual price growth over this time, although a significant uptick took place from 2021 as a limited new supply pipeline was delivered despite increasing demand. Overall, this outpaced the Sydney prime luxury market of 108% over this time, despite a similar upward trajectory recorded.

RESIDENTIAL DEVELOPMENT PIPELINE

There have been 2,122 apartments and townhouses in low-rise projects complete construction in the Southern Beaches of Sydney over the past five years, with an average of 424 homes being delivered per year. There are 445 apartments and townhouses currently under construction and due for completion by the end of 2025. A further 463 homes are currently being actively marketed and expected to be built by the end of 2026.

Southern Beaches Prime Residential Pipeline
Number of Apartments and Townhouses due for completion each year



Source: Knight Frank Research



Source: Knight Frank Research, APM

DATA DIGEST

Sydney's prime region known as **Southern Beaches** is defined as postcodes 2219, 2221, 2224, 2229 & 2230.

We like questions, if you've got one about our research, or would like some property advice, we would love to hear from you.



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