



GLENNDIAS
REAL ESTATE

Monthly Newsletter

REAL ESTATE NEWS

NOVEMBER 2016

It is often said that where the Eastern states go, South Australia usually follows. While we admit that this is a subjective comment, in this issue we would like to throw a thought out there – is it possible Adelaide face an Apartment oversupply as is being predicted for the Eastern states?

The Reserve Bank (RBA) recently commented on the fact that in the next two years almost 40,000 inner-city apartments will be completed in Melbourne, Brisbane and Sydney¹. Aside from the obvious risks of defaults and price falls what else should an investor consider regarding Apartments?

Adelaide is coming off a low base of Apartment supply, yet with record numbers of projects in the pipeline investors should prepare for a period of low growth and potentially increased vacancy periods. Over time, as local residents and investors increasingly accept the idea of Apartment living, any potential oversupply stands to get mopped up. We can't say it enough, don't get distracted by the hype and the advertising, do your research, know where you stand, set your goals and go in with your eyes wide open.

¹ The Australian 15/10/2016 P.1 "RBA Warning on Units"

FOR SALE

[For Sale: 3/2 Elm St, Hampstead Gdns.](#)



Click on the link above for details or call 8266 0888.

Agency Update

Whilst we are careful to conduct ourselves and our business with due care, it is important that we keep evaluating our processes with relevance to external benchmarks. The world today is characterised by fast and frequent change relating to the way things are done as well as changes to relevant laws and regulations.

We keep updated on new developments by both formal and informal learning. From time to time you will find us attending information updates,

professional development and sometimes even night school. We are always ready and willing to share this knowledge, so if you have any burning questions relating to Real Estate, don't hesitate to get in touch with us.

Fast Facts

Adelaide Metro, second quarter of 2016:
Median value increase over the same quarter last year 5.42% (houses) and 2.09% (units/apartments)
Median value \$450k (houses) and \$343k (units)
Largest growth last 12 months: Semaphore, Nailsworth and St. Peters
Top selling suburbs (recorded sales) Morphett Vale, Parafield Gardens and Mawson Lakes.
Other big movers Evanston, Largs Bay and Glenelg North

Source: REISA Market Update, Sales Results June Quarter 2016

CAN WE HELP YOU?

Would you cope if your rental income was interrupted due to an insurable event?
Insurance goes a long way towards helping you meet your needs. Already have a policy?
It might be worth checking whether you are getting the best value for money. Call us today and find out. **Ring 8266 0888**

IMPORTANT: This newsletter is issued by Glenn Dias Real Estate to their clients for their private information and the contents are of a general nature only. Nothing herein above should be taken as advice per se and clients should not act solely on the basis of the material contained in this newsletter. Whilst every effort is made to ensure that the contents are accurate we take no responsibility for any errors or omissions and any subsequent action that may arise from the use of this newsletter. Please email "Unsubscribe" if you do not wish to receive the newsletter.

Glenn Dias Real Estate | 307 North East Road Hampstead Gardens SA 5086 | P 08 8266 0888 | E info@glenndias.com | www.glenndias.com | RLA 206174