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## Glenhaven hits median price record

Nestled quietly within the Hills, Glenhaven is a property market filled with soaring interest and prices.

Latest figures from RP Data suggest the once sleepy community is taking off and Hills' real estate agency Castlehaven is noticing the number of homes listed is significantly outstripping a growing interest among established families looking to upgrade.

Castlehaven General Manager Deb Newton said there was a lot of opportunity for retirees, downsizers and families looking to relocate to take advantage of this booming market.

"Glenhaven is the sort of community homeowners seem to stay in for many years but right now, there is excellent opportunity for those looking to sell their home," Ms Newton said.

"We're seeing very strong buyer interest and this creates a true sellers' market where homeowners benefit from very strong demand for properties in their area.

"This demand is having a strong impact on sale prices which are up significantly both annually and within the past three months."

RP Data shows the median sale price for homes in the area hit a new record in February.

The annual median sale price for a home in Glenhaven during 2012 was \$825,000 and by 2013 this had risen to \$918,000.

"However, in the past three months activity has strengthened and it's these monthly figures which show what a strong market Glenhaven is right now," Ms Newton said.

"We've been analysing RP Data on the suburb and it shows that since November 2013 monthly median house prices have risen from the early \$900,000s to around \$1.1million.

"This sets a new record for the area in terms of median house price and shows this is certainly the time for homeowners looking to sell to capitalise on the current market."

Call Castlehaven on 9634 5222 to talk with a residential sales specialist about selling your home.

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