

# MTNS STATS

SUMMER 2022/23

## HAVE PROPERTY PRICES FALLEN SINCE THE PEAK EARLIER THIS YEAR?

Absolutely, but our local market place has now settled quite nicely.

In reality, we had an unprecedented four year boom commencing 2013 after a 10 year hiatus due to the GFC. The market values then began dropping, only to be given a reprieve when the dreaded Covid virus became our forced way of life. This bizarre period created two more false booms and lifted local values by up to 70% higher. There were numerous reasons this happened, but all were temporary and transient in nature.

For this 70% to come back off the median values, we would have to pull back approx 42%. A decent proportion of that has occurred, and we may find that the market has now settled.

We are simply at the mercy of inflation. The USA had good news recently as the latest CPI inflation rate was not as bad as predicted, and gave their stock market a shot in the arm.

It is impossible to know if the worst is over, as the economic environment can change on a daily basis. There is at least some sun shining through dark clouds. Continuing the metaphor, up until April, sellers were enjoying the sunshine, drinking cocktails whilst enjoying a sumptuous massage. Sellers then found the weather quickly became a monsoon.

For at least a little while the storm feels over, possibly permanently and the sun is currently shining. Today the market has settled and feels stable. For more market insights, give us a call.

