



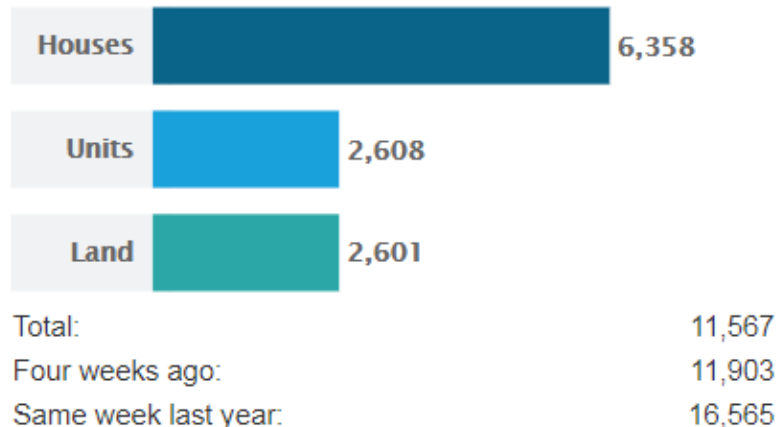
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Welcome to our monthly Newsletter where you will get the latest news on real estate, what's happening in the local community - PLUS see who our Tenant of the Month is! You are most welcome to contact our office should you ever need any real estate advice or assistance.

Perth Market Snapshot

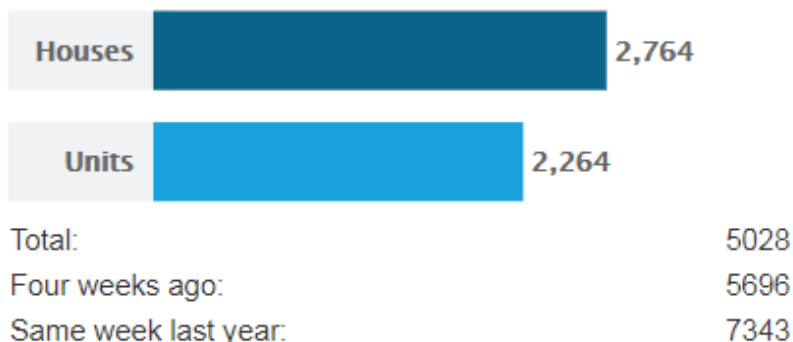
Properties listed for sale



A closer look at listing stock levels shows house listings decreased by 3.9%, listings for units decreased by 0.2% and vacant land listings decreased by 0.4%.

This week's total figure for properties listed for sale is 2.9% lower than levels seen four weeks ago and is 30% lower than levels seen a year ago.

Properties available for rent



There were 4,676 properties for rent in Perth at the end of this week, which is 7% less than last week.

This week's rental listings figure is 16.5% lower than levels seen four weeks ago and is 35.4% lower than levels seen a year ago.

Leasing activity increased 2.4% in Perth this week, with a reported 964 properties leased.

We are OPEN!



As of Tuesday June the 2nd, our office doors will be unlocked and all Property Managers will be back in the office. We will also be reopening on Saturdays from 9am to 12pm. The team is excited to get back into action!

Staff Anniversary



With all else that is going on in the world we thought we would look at the good! Our Senior Property Manager Emma Simmonds has been with us here for 10 years! Thank you for all your time, hard work and dedication Emma - we appreciate everything you do!

COVID-19 vs Real Estate Market



While restrictions are starting to ease, many are still trying to understand what the long-term impacts COVID-19 will have on our way of living and the Western Australian economy.

From a real estate perspective, Western Australia is currently in a better position than many people would have expected.

Agents on the ground have reported there is increased interest from buyers, but there's not enough properties for the demand, as sellers are not yet returning to the market in sufficient numbers.

A positive is that Perth is the most affordable city in Australia. The median house price is currently sitting at \$477,000 and with our state's average income higher than most other capital cities – including Melbourne and Sydney – it is still more affordable for West Aussies to achieve their dream of owning their own home.

From a rental perspective, Perth did see listings and leasing activity decline in April however in the first two weeks in May after the restrictions were eased and home opens were allowed for up to 10 people, Perth saw leasing activity performing better than the entire month of April.

Feature Property Proudly Presented by Stuart Bennett



Premium Family Entertainer

3B Tahiti Cove, Beckenham

If you are looking for a big, beautiful home in a premium location then this property will impress!

This stunning home is not only large on the outside but also generous on the inside! Offering big formal and informal living areas, a games room downstairs, another teen retreat upstairs, as well as 3 spacious bedrooms, plus a separate study.

This home is all ready for its new owners to embrace fantastic fun times and loving memories with your family and friends all year-round. This property has been lovingly designed maintained with loads of extras, far too many to list.

Call Stuart on 0415 825 415 for a chat to discuss in further detail everything that is on offer here. It is a truly exceptional home and opportunity representing unbelievable value.

<http://www.bwbackhouse.com.au/real-estate/property/1125704/3b-tahiti-cove-beckenham-wa-6107/>