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Terry's View

Reality in real estate is often very different from media perceptions. There are constant headlines about an affordability crisis and young people doomed to a lifetime of renting, yet the lending figures show that first-home-buyer activity is the highest it's been in five years.

Media constantly discusses Australia as a single market yet there are multiple scenarios in play in the different cities and regional areas across the nation. Reporters write that "the boom" is over, but markets are rising in many of our capital cities and some of our major regional centres, while some of the resources-impacted markets that were previously in decline are now showing strong signs of recovery.

One of the central messages is worth repeating: success with property investment in 2018 will be achieved by those who understand that there are many different markets in Australia and some of them are just beginning their run of growth.



Terry Ryder

Australia's Leading Independent
Property Researcher



Local Economy Drives City Market Prospects

The strong economies in the ACT, Tasmania and South Australia suggest property markets will rise in Canberra, Hobart and Adelaide.

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Stamp Duty Rises Faster Than Prices

The HIA claims that stamp duty bills have increased almost three times faster than house prices since the 1980s.

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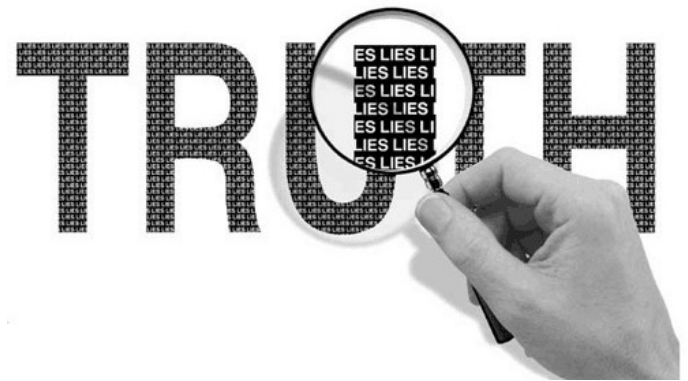


New Markets Rise, Big Cities Fade

The reality that Australia has many different markets is made starkly evident from a new report which charts residential sales across the nation.

The Price Predictor Index shows that Australia has multi-speed markets, with previous boom markets starting to fade, new boom markets starting to emerge, others showing only moderate growth and some entering recovery phases after recent downturns.

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Media Misleads On Monthly Data

Headlines such as “Melbourne home values drop” appeared in major newspapers recently, based on weak evidence.

The claim that Melbourne values were falling was false, in my view, and the inference this marked the end of the property boom was unreasonable and not supported by the facts. It was yet another case of non-experts misinterpreting minor month-to-month changes in house price indexes.

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Consumers Misled by Generalised Analysis

Predictions for real estate in 2018 are flowing in – and most of them are misleading consumers through shallow, generalised commentary.

Headlines claiming that “Price growth will slow in 2018” or “House prices may drop” are misleading because they treat Australia as a single market moving in one direction.

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Labor Should Scrap Its Negative Gearing Policy

There’s been considerable media coverage in the past 24 hours about negative gearing policy – which I think has somewhat missed the point.

At the last federal election, the Labor Party ran strongly on a policy of scrapping negative gearing tax benefits for property investors.

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