

Queensland Market Monitor

March 2017 | Issue 34

State-Wide Commentary

Listings up, Brisbane welcomes first \$2M suburb

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Research by Karina Salas

The most dominant trend in Queensland's housing market this quarter was the significant rise in listings throughout most (although not all) markets.

Listings have jumped in some markets as much as 100 per cent. This has served to dilute demand in some areas where increasing buyer numbers were beginning to build some pressure.

More broadly, Queensland continues to run as a two-speed housing market, with regional Queensland facing continued challenges north of the Sunshine Coast – with the exception of Cairns, which is performing very well – while the southeast corner exhibits steady, sustainable growth.

Continued on page 4



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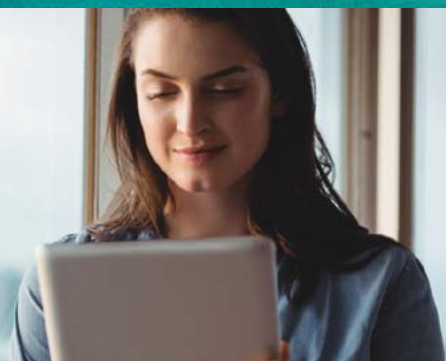


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REIQ Research Explanatory Notes

SALES MARKET DATA

All figures for the most recent quarterly and yearly periods are preliminary only and subject to further revision as additional sales records become available (see Research Methodology online at reiq.com).

As of the June quarter 2013, all sales data includes "Recent Sales" as advised by real estate agents as well as official records as advised by DNRM. As such comparisons with figures published prior to the June quarter 2013 should be done with caution.

A median sale price is derived by arranging a set of sale prices from lowest to highest and then selecting the middle value within this set (ie, the 50th percentile, where half of recorded sales were less and half were higher than the median).

Only suburbs and regions to record sufficient sales numbers (at least 20 sales for the quarter) at the time of reporting are published.

Median price changes are influenced by varying quality of properties sold.

N/A Due to insufficient sales numbers (as at the time of data extraction) no median sale price has been calculated.

N/D Not displayed due to price movements potentially driven by type of stock transacting.

(LGA) Local Government Area

(SD) Brisbane Statistical Division comprising the LGA's of Brisbane City, Ipswich City, Logan City, Moreton Bay Regional and Redland City.

Sunshine Coast (SD)
Sunshine Coast Region comprising the LGA's of Sunshine Coast Regional and Noosa.

Figures based upon the new council boundaries

^ Indicates acreage sales only (with land size greater than 2400m²). All other data is based upon sales with a land size of less than 2400m²

ON THE MARKET INDICATORS

At the time of publication, latest information available was for the 12 months ending the month prior to end of the quarter reporting period.

"Days on Market" is calculated as the median number of days it has taken to sell those properties sold by private treaty during the last 12 months. The calculation excludes auction listings and listings where an asking price is not advertised. The days on market calculation uses the contract date on the property compared with the first advertised date.

"Vendor Discount" is the median difference between the contract price on a property and the first advertised price. The figure is expressed as a percentage and is an average of all private treaty sales which sold for less than their initial asking price.

"Total Listings" is the total unique number of properties that have been advertised for sale and captured by RP Data over the 12 month period. To be included in the count, the listings have to be matched to an actual address.

"% Stock on Market" is the percentage of dwellings within the suburb or local government area that have been listed for sale over the past year.

Source: REIQ, data supplied by CoreLogic RP Data (www.corelogic.com.au)

PRICE POINT GRAPHS

Some data contained within these graphs represent preliminary sales numbers and are subject to revision as additional sales records become available.

The data excludes any recent sales transactions where the contract sale price was not disclosed.

The intention of these graphs is to gauge trends in sales activity between periods in lieu of actual final sales results and compare it with historical data.

Source: REIQ, data obtained from CoreLogic RPData

RENTAL MARKET DATA

All median weekly rents are published on a postcode basis, as calculated by the Residential Tenancies Authority, where sufficient data is available.

Caution should be exercised when interpreting any median rental price data based upon a relatively small number of new bond lodgements.

Figures for the new LGA's available for the current quarter only.

L Listed localities (or suburbs) represent one or potentially several that fall within that postcode.

N/A Due to insufficient new bond lodgements, no median rental price has been calculated

Source: Residential Tenancies Authority, Rental Bond lodgements (www.rta.qld.gov.au)

GROSS RENTAL YIELDS

House yields are based upon REIQ median house prices and RTA median weekly rent for three-bedroom houses.

Unit yields are based upon REIQ median unit & townhouse sale prices and RTA median weekly rent for two-bedroom units.

VACANCY RATES

All figures are based upon all residential rentals as at the end of each quarterly period, as submitted by REIQ accredited agents.

N/A Due to insufficient information received no vacancy rate has been calculated.

Source: REIQ Residential Rental Survey

The REIQ classes rental markets into three categories, weak, healthy, or tight. These markets are classified according to vacancy rates:

0 - 2.5% = tight
2.5 - 3.5% = healthy
3.5% + = weak



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Regional Queensland is also facing population issues as ABS and CoreLogic data reveals that almost 7000 people moved away from the central Queensland towns of Rockhampton (-3565) and Mackay (-3248) in the 2016 financial year.

SOUTHEAST QUEENSLAND

Affordability continues to be Queensland's strong selling point, especially when compared with southern states. Anecdotal evidence from agents in the southeast corner indicates we are seeing increased investment interest from south of the border, which will hopefully compensate for the falling levels of foreign investment, as recently reported by Urbis.

Looking at southeast areas where the market is performing well, the Gold Coast and Sunshine Coast were the two strongest performing markets in Queensland again this quarter, outperforming Brisbane (as they did last quarter). They offer unparalleled lifestyle opportunities within reasonable proximity to Australia's third-largest capital city.

The Gold Coast has benefited from the investment delivered for the 2018 Commonwealth Games and this has significantly improved the infrastructure in the region, transforming it into an international hub.

The Sunshine Coast continues to grow and, along with the Gold Coast, these centres formed the top two most popular migration destinations for people moving within Australia in 2016. More than 12,000 people moved to these two coastal destinations (excluding overseas immigration) last year, according to CoreLogic and ABS data.

Toowoomba has been a standout performer over the longer term, and that is especially evident in its unit market which has shown consistent growth over the past five years, with the median up by more than 20 per cent.

Brisbane LGA has grown 4 per cent, to \$650,000, which is consistent with this market's medium-term growth over the past five years. Migration data suggests population growth is at its highest level in at least a decade and this will maintain pressure on housing supply.

Brisbane LGA has recorded its highest number of million-dollar suburbs, with 15, and has also welcomed its first \$2 million-suburb with the sole entrant, Teneriffe, claiming the crown.

BROADER ECONOMIC PILLARS

The mining downturn has caused significant challenges in regional Queensland. Gladstone, Mackay, Rockhampton and Townsville have been the most-affected areas.

The coking coal price has been volatile over the past year, currently sitting at about US\$199 per tonne, which is significantly higher than the bottom price of US\$80 seen over the past few years.

The State Government has announced it will extend the First Home Buyer Grant boost of \$20,000 until December 31. Data from the Office of State Revenue from January 2012 to March 2016 reveals that 12,944 grants were paid in the southeast corner of Queensland over four years and just 4505 grants were paid throughout regional Queensland (Darling Downs-Maranoa, Wide Bay, Fitzroy/Rockhampton, Mackay, Townsville, Cairns, Outback). This supports the REIQ's position that the grant is successful in southeast Queensland and not at all successful in regional centres, where it is often cheaper to buy an established home than to build a new one.

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Source: REIQ, data obtained from CoreLogic RPData



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RED TAPE BURDEN

The State Government budget was released after the print deadline for this report, however, the REIQ has long advocated for an expansion of the first-home buyer grant to include established homes as a measure to drive buyers to the oversupplied housing market in regional Queensland.

We have also called on the State Government to abolish stamp duty.

The Federal Government budget was released in mid-May. The announcement on foreign resident capital gains withholding payments will have a huge impact on the residential property market.

The law now requires a purchaser to withhold 12.5 per cent of the purchase price of all property valued at \$750,000 or above unless the seller obtains a clearance certificate from the ATO declaring them not to be a “foreign person”.

This will dramatically increase the level of red tape around a property sale and will impact agents at the point of listing.

HOUSE MARKET

The March quarter throughout Queensland reported very modest results. The Queensland median house price increased slightly from \$467,000 to \$469,500 over the quarter.

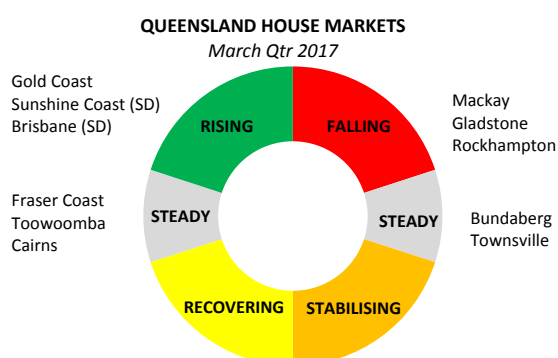
Looking at the annual data, Queensland's median grew 3.3 per cent, to reach an annual median sale price of \$465,000. The increases were largely driven by the Gold Coast and Sunshine Coast house markets which are the strongest growth powerhouses behind the Queensland property market.

Brisbane LGA is the most expensive house market with a March quarterly median price of \$642,000 and an annual median price of \$650,000.

Brisbane LGA also welcomed five additional suburbs into the million-dollar club this quarter, up from 10 suburbs in the December quarter. These new suburbs were: St Lucia, Chelmer, Fig Tree Pocket, Clayfield and Paddington.

This quarter is auspicious for Brisbane's first \$2 million suburb – Teneriffe – which grew 40 per cent over the past 12 months and 93 per cent in five years.

Noosa was the top annual median performer with an annual growth of 9.2 per cent compared with March 2016. This has positioned Noosa as the second-most expensive market with an annual median sale price of \$615,000.



Source: REIQ
Based on the previous 4 quarters' median sale price change and the annual change.

Greater Brisbane is an affordable housing market that delivers sustainable medium to long-term growth. Ipswich is the most affordable market in Greater Brisbane with a March median price and an annual median sale price below \$350,000.

The housing market in Fraser Coast, Bundaberg and Cairns held steady for the 12 months to March 2017. Toowoomba reported a minor reduction of 0.8 per cent on the annual median sale price for the past year.

Gladstone, Mackay, Rockhampton and Townsville reported a large contraction in the annual median house price for the past five years. These regions have suffered the largest negative impact from the mining downturn and remain very affordable with the March median sale price for these regions fluctuating between \$260,000 and \$330,000.

Gladstone experienced the largest fall in the median sale price for the quarter of 11.6 per cent, to reach a March median sale price of \$271,500. This positioned Gladstone as the second-most affordable market amongst the local government areas analysed in the Queensland Market Monitor.

Amongst the largest LGAs in Queensland, Rockhampton has become the most affordable house market with an annual median sale price of \$270,000 and a March quarterly median sale price of \$260,000.

UNIT MARKET

The unit market in Queensland has softened somewhat as supply and demand trends diverge, however, there are small pockets that have performed very well.

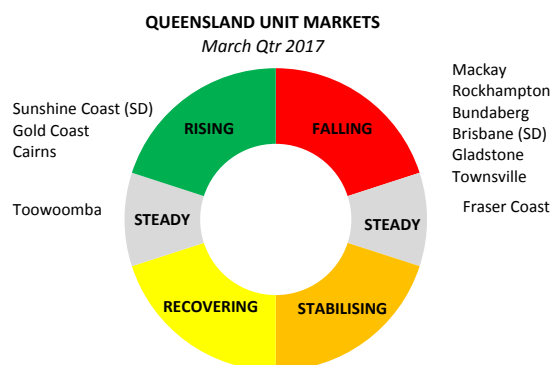
It's easy to think that units are not a sound investment based on headlines that focus on the 0-5km ring of apartments. However, the astute market watcher will see many suburbs in Brisbane's inner and middle rings that are performing consistently well over 12 months and five years.

Suburbs such as Mount Gravatt, Norman Park and Wynnum have all shown good growth in the apartment market, growing by 24.2%, 18.5% and 15.9% respectively over the past 12 months.

In Queensland, the March quarter median unit price fell by 1.03 per cent, to a quarterly median of \$386,000.

Compared with March 2016, the Queensland median unit price fell slightly from \$390,000 to \$389,000.

Noosa was the top performing unit market this quarter, reporting the largest March quarter growth of 8.2 per cent and the largest annual growth of 7.8 per cent. The annual median sale price of units in Noosa sits at about \$485,000, which positions Noosa as the most expensive unit market in Queensland.



Source: REIQ
Based on the previous 4 quarters' median sale price change and the annual change.

Over the medium term (five years), Toowoomba is the star performer with the annual median unit price growing 25.7 per cent, from \$245,000 in March 2012 to \$308,000 in March 2017.

Mackay delivered this quarter's weakest annual unit market performance with a fall of 14.6 per cent to its annual median unit price. This also positions Mackay as the most affordable unit market in the Queensland Market Monitor, with an annual median price of \$227,500.

Gladstone's unit market has fallen 33.3 per cent since 2012, which is the largest five-year fall for any unit market in the Queensland Market Monitor. The annual median unit price has fallen from \$420,000 in March 2012 to \$280,000 in March 2017.

RENTAL MARKET

Queensland's rental market performed at different paces over the March quarter. Brisbane LGA yielded to the pressure of strong supply, pushing vacancy rates up to 3.7 per cent. The inner-city lifted to a new high of 4.4 per cent.

However, it's a different situation in Outer Brisbane (those LGAs surrounding Brisbane LGA), where vacancies generally tightened over the March quarter.

The Moreton Bay rental market is the tightest in Greater Brisbane, with vacancies falling from 1.8 per cent in December to 1.6 per cent in March. Pine Rivers, in the Moreton Bay LGA, was the tightest rental market in Queensland with 1.3 per cent vacancy rate.

Ipswich is the most affordable rental region in the southeast corner and is a tight market with vacancies of 2 per cent.

Outer Brisbane is an affordable rental option for Greater Brisbane residents. A typical three-bedroom house in Ipswich, Logan, Moreton Bay and Redland is generally rented between \$310 to \$395 per week, which represents a discount between 9 and 30 per cent compared to Brisbane LGA.

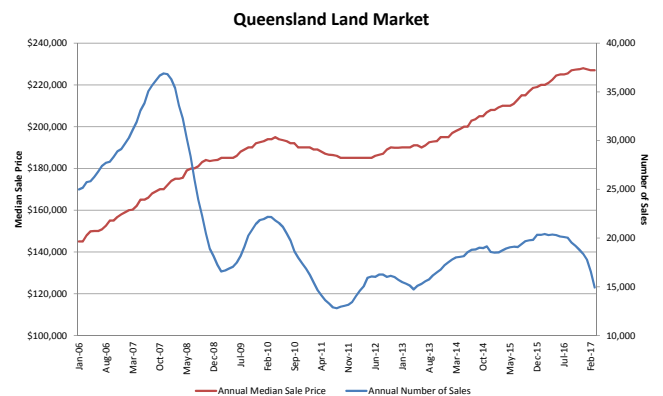
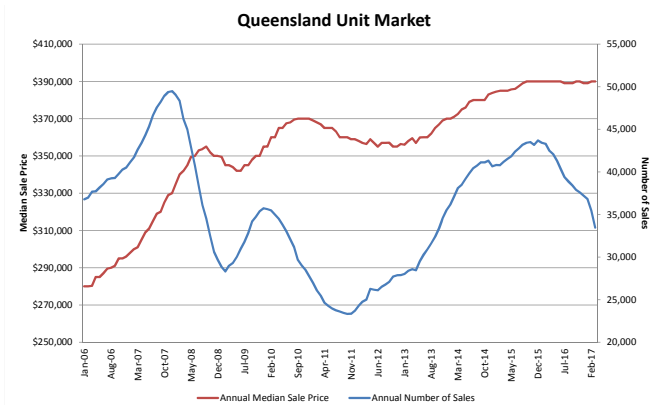
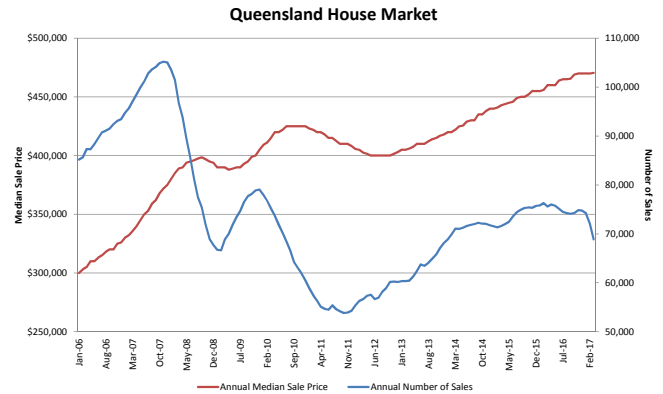
The Gold Coast, Cairns and the Sunshine Coast (except Noosa) rental markets are performing strongly and favour investors.

The Gold Coast is the most expensive rental market in Queensland with the median rent for three-bedroom houses about \$470 per week, \$30 a week more expensive than the same home in Brisbane LGA.

Noosa's rental market weakened substantially over the March quarter in light of the seasonality affecting this region, finishing the March quarter with 4 per cent vacancies. This is the first time in five years that the rental market has moved into weak territory.

The performance of the rental market in regional Queensland remained weak with vacancy rates still sitting in the weak range and generally above 6 per cent. The only exceptions were Toowoomba, Gympie, Scenic Rim and Southern Downs.

Investors in the Cairns unit rental market are achieving the highest indicative rental yield of all markets in the Queensland Market Monitor.



State-Wide Statistics

REGION	PROPERTY TYPE	QTRLY NUMBER OF SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NUMBER OF SALES	ANNUAL NUMBER OF SALES (PREV YEAR)	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
QUEENSLAND	HOUSES	10973	\$469,500	0.5%	59325	65166	\$465,000	3.3%	\$395,850	17.5%
QUEENSLAND	HOUSES ^	1463	\$519,000	-3.9%	9293	10268	\$527,000	1.3%	\$460,000	14.6%
QUEENSLAND	UNITS	5443	\$386,000	-1.0%	33567	42664	\$389,000	-0.3%	\$355,000	9.6%
QUEENSLAND	LAND	955	\$215,000	-4.4%	12797	17658	\$226,000	2.7%	\$185,000	22.2%
QUEENSLAND	LAND ^	239	\$185,000	-17.8%	2136	2681	\$239,950	-2.1%	\$185,000	29.7%

Capital City Comparison: Flight to Affordability Puts Pressure on Brisbane

Brisbane remains one of the most affordable capital cities in Australia, although with migration to the southeast corner of Queensland on the rise it's becoming a question of how long house prices can withstand the consistent upward pressure of rising demand.

Brisbane's median house price to February 2017 was \$514,000, making the river city the fourth-most affordable capital city in Australia behind Greater Hobart, Adelaide and Perth.

Capital cities ranked by house market affordability:

- Greater Hobart (\$381,000)
- Adelaide (\$450,000)
- Perth (\$506,000)
- Brisbane (\$514,000)
- Darwin (\$530,000)
- Canberra (\$635,000)
- Melbourne (\$650,000)
- Sydney (\$900,000)

Looking at population movements over the past 18 months, CoreLogic and ABS have revealed that net internal migration to Brisbane is the greatest it's been in at least 10 years. The Gold Coast and the Sunshine Coast are the top two most popular migration destinations from within Australia, adding more than 6000 new residents each in the 2015/16 financial year.

Much of that internal migration is coming from two key areas – regional Queensland and the inner-city suburbs of Sydney.

This migration pattern, or flight to affordability, will bring with it demand for housing and will potentially absorb excess supply currently found in the apartment market in pockets of Brisbane.

Brisbane's apartment market, with a median of \$405,000, is third behind Hobart (\$300,000) and Adelaide (\$360,000) on the list of most affordable units in a capital city, equal with Perth (\$405,000).

The State Government's First Home Buyer Grant has been boosted from \$15,000 to \$20,000 and was scheduled to end on June 30, but has now been extended to December 31. It has been a successful scheme only in the southeast corner and as already discussed earlier in this report (page 3), accounts for about 5 per cent of all Queensland property sold in the 12 months to March 2017.

With so much national focus on housing affordability it is worth noting that the median house price of four out of eight of our capital cities in Australia are affordably priced, that is, at around \$500,000 or below (including Brisbane at \$514,000).

Only two capital cities reported falling annual median house prices in this quarter's QMM. Darwin lost 9.4 per cent and Perth lost around 2.8 per cent, as at February 2017.

All other capital cities saw an increase in their annual median house price, with Melbourne leading the charge (growing 6.7 per cent, to \$640,000), followed by Canberra (4.8 per cent, to \$627,500) and Hobart (4.4 per cent, to \$375,000). Sydney's annual median house price grew 3.9 per cent, from \$866,340 to \$900,000.

The annual median unit price performance was positive for all capital cities except Darwin, Perth and Brisbane, where the annual median unit price fell 4.6 per cent, 3.4 per cent and 2.4 per cent respectively for the 12 months to February 2017. By contrast, Adelaide's median unit price grew 3.9 per cent, the largest annual median unit price growth of all the Australian capital cities.

HOUSE MARKET: STRONGER GROWTH THAN SYDNEY

Brisbane's annual median sale price grew 4.2 per cent to \$516,000 and this is the fourth-largest growth after Melbourne (6.7 per cent), Canberra (4.8 per cent) and Hobart (4.4 per cent). Sydney's annual median sale price grew by 3.9 per cent for the 12 months to February 2017. This compares to an annual growth of 15.3 per cent for the 12 months to February 2016.

Brisbane is the third-largest capital city house market in Australia with about 35,400 sales per year and is more affordable than Perth, Canberra and Darwin where the markets are significantly smaller.

Perth recorded 24,500, Canberra 4300, and Darwin just 1400 sales for the year to February 2017.

Melbourne is the largest residential house market with 57,400 sales annually, compared to Sydney's 51,247 sales a year.

Houses sell faster in Hobart than in any other capital city with median days on market of 26 days compared to the longest median days on market of 92 days in Darwin. Melbourne houses sell at an average of 27 days. Brisbane's days on market are 35.

In Canberra vendors offer the smallest discount, just 2.4 per cent. This compares to the largest vendor discount in Darwin of 6.7 per cent. Brisbane's vendor discount is now 4.1 per cent.

Brisbanites love their properties – although not as much as Sydney-siders and Melbournites – and hang onto them for the third-longest period, holding for 10.8 years, followed by Melbourne 11.9 years and Sydney 11.6 years.

Darwin's owners turn over their properties the fastest with an average hold period of 8.6 years.

UNIT MARKET

The annual median unit price fell in three capital cities, Darwin (-4.6 per cent), Perth (-3.4 per cent) and Brisbane (-2.4 per cent) for the 12 months to February 2017.

Brisbane's annual median unit price is \$410,000 and this is about 41 per cent more affordable than the country's most expensive apartment market, Sydney, where the median unit price is \$700,000. On the other hand, Brisbane is about 41 per cent more expensive than the country's cheapest apartment market, Hobart, where the annual median unit price is \$290,000.

Sydney is the country's largest unit market with annual sales of 38,275 units, followed by Melbourne with 27,563 sales and Brisbane with 15,391 unit sales.

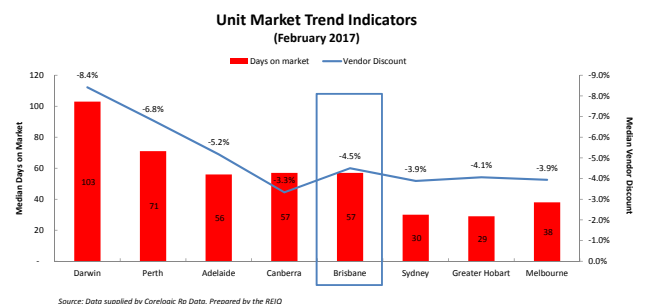
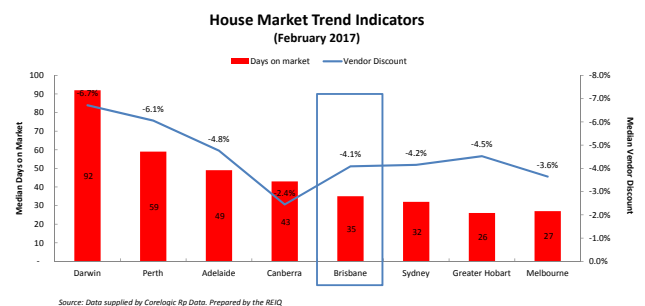
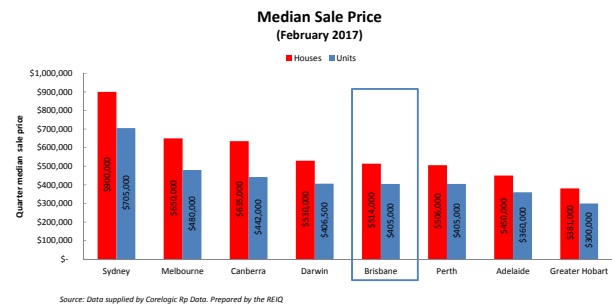
Compared to the house market, units consistently took longer to sell and required a higher vendor discount.

The slowest market for units was Darwin, which had median days on market of 103 days (close to two and a half months) and discounted, on average, 8.4 per cent.

Hobart was the fastest market for units, requiring 29 days to sell and a discount of 4.1 per cent.

Similar to the house market, Canberra's vendor discounting was the smallest for the unit market sitting at 3.3 per cent compared to 3.9 per cent in Melbourne and Sydney and 4.5 per cent in Brisbane.

Brisbane unit owners retained ownership of the property for about 8.9 years.



Capital cities comparison

HOUSES										UNITS								
CAPITAL CITIES*	MEDIAN SALES PRICE (QUARTER)	NUMBER OF SALES (QUARTER)	ANNUAL MEDIAN SALES PRICE	ANNUAL NUMBER OF SALES	ANNUAL CHANGE IN MEDIAN SALE PRICE	ANNUAL LISTINGS	MEDIAN DAYS ON MARKET (DAYS)	MEDIAN VENDOR DISCOUNT	AVERAGE HOLD PERIOD (YEARS)	MEDIAN SALES PRICE (QUARTER)	NUMBER OF SALES (QUARTER)	ANNUAL MEDIAN SALES PRICE	ANNUAL NUMBER OF SALES	ANNUAL CHANGE IN MEDIAN SALE PRICE	ANNUAL LISTINGS	MEDIAN DAYS ON MARKET (DAYS)	MEDIAN VENDOR DISCOUNT	AVERAGE HOLD PERIOD (YEARS)
12 MNTHS ENDING FEB	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017	2017
ADELAIDE	\$450,000	5,048	\$440,000	20,419	3.5%	19,398	49	-4.8%	8.9	\$360,000	1,553	\$357,500	6,986	3.9%	6,442	56	-5.2%	8.8
BRISBANE	\$514,000	6,892	\$516,000	35,427	4.2%	51,573	35	-4.1%	10.8	\$405,000	2,790	\$410,000	15,391	-2.4%	19,522	57	-4.5%	8.9
CANBERRA	\$635,000	963	\$627,500	4,357	4.8%	4,520	43	-2.4%	10.7	\$442,000	776	\$435,000	3,733	2.4%	2,647	57	-3.3%	9.1
DARWIN	\$530,000	324	\$516,690	1,337	-9.4%	1,762	92	-6.7%	8.6	\$406,500	143	\$435,000	698	-4.6%	1,158	103	-8.4%	7.5
GREATER HOBART	\$381,000	820	\$375,000	3,600	4.4%	4,011	26	-4.5%	10.0	\$300,000	246	\$290,000	1,136	1.4%	1,119	29	-4.1%	9.2
MELBOURNE	\$650,000	10,205	\$640,000	57,400	6.7%	61,494	27	-3.6%	11.9	\$480,000	4,879	\$491,000	27,563	0.6%	25,815	38	-3.9%	9.5
PERTH	\$506,000	5,442	\$520,000	24,563	-2.8%	34,472	59	-6.1%	9.9	\$405,000	1,276	\$410,500	5,231	-3.4%	8,734	71	-6.8%	9.5
SYDNEY	\$900,000	9,510	\$922,500	51,247	3.9%	58,600	32	-4.2%	11.6	\$705,000	7,079	\$700,000	38,275	3.7%	32,202	30	-3.9%	8.6

* All figures for 12 months, ending 28 February 2017

	HOUSES (<2400)			UNITS & TOWNHOUSES			VACANT LAND (<2400)		
LGA/REGION	QTRLY NO. SALES	QTRLY MEDIAN SALE PRICE	QTRLY CHANGE	QTRLY NO. SALES	QTRLY MEDIAN SALE PRICE	QTRLY CHANGE	QTRLY NO. SALES	QTRLY MEDIAN SALE PRICE	QTRLY CHANGE
QUEENSLAND									
QUEENSLAND	10,973	\$469,500	0.5%	5,443	\$386,000	-1.0%	955	\$215,000	-4.4%
GREATER BRISBANE									
BRISBANE SD	5,645	\$505,000	-1.9%	2,191	\$401,875	-2.0%	459	\$235,000	0.9%
BRISBANE	2,583	\$642,000	-2.9%	1,578	\$431,250	-2.7%	90	\$396,500	-5.5%
IPSWICH	639	\$344,500	4.4%	49	\$229,500	-30.5%	61	\$198,900	3.5%
LOGAN	739	\$380,000	-0.8%	158	\$247,500	-1.0%	87	\$221,000	5.2%
MORETON BAY	1,219	\$430,000	0.4%	295	\$314,000	-9.4%	113	\$250,000	-2.0%
REDLAND	465	\$500,000	-2.0%	111	\$370,000	-2.6%	108	N/D	N/D
TOURISM CENTRES									
GOLD COAST	1,373	\$615,000	4.2%	1,859	\$410,000	-1.2%	90	\$253,900	-0.4%
SUNSHINE COAST SD	964	\$560,000	1.8%	666	\$403,000	1.8%	72	\$266,750	0.7%
SUNSHINE COAST	801	\$555,000	2.8%	521	\$395,000	3.3%	59	\$247,000	-2.0%
NOOSA	163	\$592,500	-10.2%	145	\$499,900	8.2%	13	N/A	N/A
FRASER COAST	283	\$310,000	2.5%	56	\$230,000	-10.7%	58	\$125,500	-20.3%
CAIRNS	384	\$410,000	1.6%	237	\$207,000	-10.0%	33	\$225,000	5.1%
REGIONAL CENTRES									
BUNDABERG	188	\$280,000	-4.0%	31	\$225,000	-8.2%	27	\$150,000	0.8%
GLADSTONE	68	\$271,500	-11.6%	23	\$220,000	-30.2%	11	N/A	N/A
MACKAY	192	\$295,000	-8.4%	29	\$217,500	-5.4%	20	\$176,000	7.5%
ROCKHAMPTON	149	\$260,000	-3.7%	20	\$287,500	-6.5%	9	N/A	N/A
TOOWOOMBA	426	\$355,000	1.3%	83	\$309,500	2.0%	32	\$171,500	-2.0%
TOWNSVILLE	449	\$330,000	-4.4%	74	\$235,000	-6.9%	19	N/A	N/A

N/A: Not available due to insufficient sales numbers

N/D: Not displayed due to price movements potentially driven by type of stock transacting

ON THE MARKET"	HOUSES (ALL)				UNITS (ALL)			
LGA/REGION	TOTAL LISTINGS	STOCK ON MARKET	DAYS ON MARKET	VENDOR DISCOUNT	TOTAL LISTINGS	STOCK ON MARKET	DAYS ON MARKET	VENDOR DISCOUNT
QUEENSLAND								
QUEENSLAND	133,545	9.5%	45	-4.9%	50,459	11.3%	58	-4.7%
GREATER BRISBANE								
BRISBANE SD	51,573	8.0%	35	-4.1%	19,522	10.0%	57	-4.5%
BRISBANE	21,883	7.2%	30	-4.1%	13,451	9.1%	54	-4.6%
IPSWICH	5,525	8.5%	42	-4.6%	653	14.7%	79	-5.6%
LOGAN	7,840	8.6%	38	-4.3%	1,790	12.9%	63	-4.5%
MORETON BAY	11,296	8.5%	38	-3.8%	2,670	12.1%	67	-4.0%
REDLAND	5,029	9.9%	43	-4.1%	958	13.8%	61	-4.1%
TOURISM CENTRES								
GOLD COAST	11,514	8.8%	35	-4.2%	14,112	11.8%	50	-4.4%
SUNSHINE COAST SD	10,541	10.1%	49	-4.1%	5,924	12.2%	60	-4.1%
SUNSHINE COAST	8,286	9.8%	46	-3.9%	4,629	12.2%	58	-4.2%
NOOSA	2,255	11.5%	58	-4.8%	1,295	12.5%	67	-3.6%
FRASER COAST	5,107	13.5%	84	-5.9%	863	18.9%	87	-5.8%
CAIRNS	4,211	9.2%	59	-5.6%	2,687	12.5%	70	-6.3%
REGIONAL QLD								
BUNDABERG	4,102	12.2%	67	-6.5%	582	16.0%	123	-6.7%
GLADSTONE	2,085	9.3%	88	-10.7%	396	10.5%	115	-12.8%
MACKAY	3,332	8.6%	69	-9.8%	652	10.5%	133	-13.9%
ROCKHAMPTON	2,886	10.4%	82	-9.1%	300	12.5%	92	-5.8%
TOOWOOMBA	5,151	10.2%	54	-4.8%	845	10.8%	80	-5.1%
TOWNSVILLE	5,139	8.4%	69	-8.5%	1,500	12.2%	98	-10.2%

* Days on Market and Vendor Discount calculation methodology changed from a average calculation to a median calculation

" All figures are for the 12 months ending: Feb 2017

SD - Statistical Division: Brisbane SD (Brisbane, Ipswich, Logan, Moreton Bay & Redland); Sunshine Coast SD (Sunshine Coast & Noosa)

RENTAL TRENDS		MEDIAN WEEKLY RENT					GROSS RENTAL YIELDS				
LGA/REGION		3-BED HOUSE		2-BED FLAT		3-BED TOWNHOUSE		HOUSES		UNITS	
GREATER BRISBANE		QUARTERLY TREND	QUARTERLY TREND	QUARTERLY TREND	QUARTERLY TREND	QUARTERLY TREND	QUARTERLY TREND	QUARTERLY TREND	QUARTERLY TREND		
BRISBANE		\$440	UP	\$420	STEADY	\$420	UP	3.6%	STEADY	5.1%	STEADY
IPSWICH		\$310	STEADY	\$265	UP	\$325	UP	4.7%	STEADY	6.0%	UP*
LOGAN		\$350	STEADY	\$280	STEADY	\$340	UP	4.8%	STEADY	5.9%	STEADY
MORETON BAY		\$350	STEADY	\$290	UP	\$340	DOWN	4.2%	STEADY	4.8%	UP
REDLAND		\$395	DOWN	\$345	DOWN	\$400	STEADY	4.1%	STEADY	4.8%	DOWN
TOURISM CENTRES											
GOLD COAST		\$470	DOWN	\$420	UP*	\$420	STEADY	4.0%	STEADY	5.3%	STEADY
SUNSHINE COAST		\$440	STEADY	\$355	UP	\$420	UP	4.1%	STEADY	4.7%	STEADY
NOOSA		\$460	UP	\$385	DOWN	\$538	DOWN*	4.0%	STEADY	4.0%	STEADY
FRASER COAST		\$295	STEADY	\$255	UP	\$330	UP	4.9%	STEADY	5.8%	STEADY
CAIRNS		\$370	STEADY	\$300	UP	\$390	UP*	4.7%	STEADY	7.5%	UP
REGIONAL QLD											
BUNDABERG		\$285	UP	\$225	STEADY	\$300	UP	5.3%	STEADY	5.2%	STEADY
GLADSTONE		\$180	STEADY	\$145	UP	\$180	STEADY	3.4%	STEADY	3.4%	STEADY
MACKAY		\$280	UP	\$200	UP	\$270	STEADY	4.9%	UP	4.8%	STEADY
ROCKHAMPTON		\$280	UP	\$210	UP	\$305	UP*	5.6%	UP	3.8%	N/A
TOOWOOMBA		\$300	STEADY	\$250	UP	\$310	STEADY	4.4%	STEADY	4.2%	STEADY
TOWNSVILLE		\$300	UP	\$260	UP	\$310	UP	4.7%	UP	5.8%	UP*

* change greater than \$20 (rents) or 0.5 pts (yields)

N/A Not available

For full on-the-market and rental market statistics by Local Government Area, see pages 60 - 62

VACANCY RATES		
LGA/REGION	MAR-17	TREND
GREATER BRISBANE		
BRISBANE SD	3.0%	STEADY
BRISBANE CITY	3.7%	STEADY
IPSWICH CITY	2.0%	DOWN
LOGAN CITY	2.8%	DOWN
MORETON BAY	1.6%	STEADY
REDLAND CITY	2.5%	STEADY
TOURISM CENTRES		
GOLD COAST CITY	1.7%	DOWN
SUNSHINE COAST SD	2.0%	UP
SUNSHINE COAST	1.8%	UP
NOOSA	4.0%	UP
FRASER COAST	3.9%	UP
CAIRNS	1.8%	DOWN
REGIONAL QLD		
BUNDABERG	4.6%	UP
GLADSTONE	6.4%	DOWN
MACKAY	6.4%	DOWN
ROCKHAMPTON	8.6%	UP
TOOWOOMBA	2.9%	STEADY
TOWNSVILLE	6.2%	STEADY

See page 62 for full vacancy rate data

Greater Brisbane

Greater Brisbane includes the local government areas of Brisbane, Ipswich, Logan, Moreton Bay and Redland.

The Greater Brisbane median house price eased over the March quarter by 1.9 per cent, from \$515,000 in the December quarter to \$505,000.

Ipswich was the only market to grow in the March quarter, adding 4.4 per cent to reach a median sale price of \$344,500.

Moreton Bay and Logan remained relatively steady over the March quarter.

Brisbane LGA and Redland, the most expensive house markets in Greater Brisbane, fell by 2.9 per cent and 2 per cent, respectively.

The unit markets in all the local government areas in Greater Brisbane eased this quarter. Looking at the consolidated unit market across all of Greater Brisbane, the median sale price fell 2 per cent, from \$410,000 in December to \$401,875 in March.

Moving away from the quarterly data (which tends to be more volatile and less meaningful in terms of trend-spotting) the annual figures also showed some easing.

The unit market in Moreton Bay, Brisbane LGA and Redland contracted between 1.3 per cent and 2 per cent. Ipswich and Logan's unit markets held relatively steady for the past year.

There is no doubt that Brisbane is undergoing dramatic transformation. Key projects in Outer Brisbane are improving road infrastructure and driving better connectivity with the CBD.

Ipswich is an affordable market that offers a reasonable commute to Brisbane's CBD (under 50 minutes). The largest infrastructure project in the region is the \$400 million upgrade of the Ipswich motorway. This will, in effect, bring Ipswich closer to Brisbane for commuters and give added uplift to property demand.

The largest infrastructure project in Logan is the Logan Enhancement Project, with a budget in the vicinity of half a billion dollars. The project will inject economic growth to the region as well facilitate economic integration between Brisbane and Logan.

The proposed Moreton Bay University Campus has recently secured funding from the Federal Government and will bring tertiary education services to the region.

The rental market throughout Greater Brisbane is one of the strongest in Queensland with vacancy rates sitting in the tight to healthy range, with the exception of Brisbane LGA.



HOUSE MARKET

Ipswich was the only local government area in Greater Brisbane to grow its median house price this quarter. The Ipswich median house price grew 4.4 per cent to reach \$344,500.

Once again, looking at the annual trends, the house market throughout Greater Brisbane performed well. Brisbane LGA was the strongest performer and the least affordable market, growing a robust 4 per cent to a median house price of \$650,000.

Logan's annual median house price increased 3.3 per cent to \$380,000, followed by Redland's increase in the annual median sale price of 3.1 per cent, to \$505,000.

Ipswich grew 2.8 per cent and Moreton Bay grew 1.7 per cent, with the Ipswich house market the most affordable market in Greater Brisbane.

Looking at the five-year trends, Brisbane LGA led the pack with 27.5 per cent growth to its annual median house price, followed by Redland, which grew 16.6 per cent, and Moreton Bay, which grew 14.1 per cent. Logan has added 11.8 per cent to its annual median house price, compared with five years ago and Ipswich has grown 7.5 per cent.

The volume of sales for the December quarter in Outer Brisbane (Ipswich, Logan, Moreton Bay and Redland) fell by 3.3 per cent, from 4634 in the September quarter to 4482 in the December quarter.

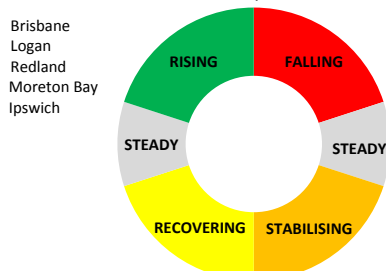
In contrast, the volume of listings followed an upward trend throughout Greater Brisbane, reporting an annual increase between 16 per cent and 30 per cent for the 12 months to February 2017.

Housing demand, measured by sales volume, seems to be contracting and housing supply, measured by the volume of listings, seems to be increasing. There are some early signs that the market dynamics are changing.

The housing market throughout Greater Brisbane is a rising market with the median days on market holding steady at 35 days and the median vendor discounting falling slightly to 4.1 per cent for the 12 months February 2017.

Logan and Moreton Bay reported the shortest median days on market in Outer Brisbane (38 days for both markets) while the longest median days on market were seen in Redland at 43 days.

GREATER BRISBANE HOUSE MARKETS
March Qtr 2017



Source: REIQ
Based on the previous 4 quarters' median sale price change and the annual change

UNIT MARKET

Over the past six months, the unit market has undergone a very public easing, with news headlines dominated by fears of dramatic price softening. The March quarter has delivered some price contractions across all Greater Brisbane markets, however, the market is still higher than it was five years ago, except for Logan.

The Ipswich unit market fell sharply over the March quarter from a December median sale price of \$330,000 to a March median sale price of \$229,500 (about \$100,000 reduction in the quarterly median sale price in Ipswich).

The volume of sales also revealed a contraction in demand over the December quarter, falling 16.5 per cent from 1271 sales in September to 1061 sales in December in Outer Brisbane.

The Greater Brisbane annual median sale price fell 2.3 per cent, to \$410,000 for March 2017 from \$419,800 the previous year.

Over the medium term (five-year trends), the Greater Brisbane annual median unit price showed a modest increase of 8.6 per cent, from \$377,500 for March 2012, to \$410,000 for March 2017.

Based on the annual median sale price, Logan was the most affordable unit market in Greater Brisbane with an annual median sale price of \$255,000 for March 2017.

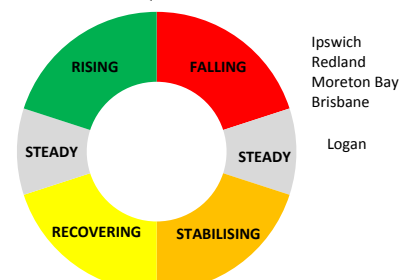
Logan is also the only unit market in Greater Brisbane reporting a five-year contraction on the annual median sale price of 17.1 per cent, falling from an annual median sale price of \$307,500 in March 2012.

The supply of units in Greater Brisbane showed an upward trend, with the annual number of listings increasing by 38.3 per cent, from 14,117 in February 2016 to 19,522 in February 2017. This is a concern considering the downward trend on unit prices already seen throughout Greater Brisbane prior to the market statistics showing unit supply increases.

Median days on market and median vendor discounting are showing an upward trend aligning with the typical performance of an oversupplied market. A unit in Greater Brisbane requires 57 days to sell and a median vendor discounting of 4.5 per cent for the 12 months to February 2017.

Ipswich is the slowest market for units as it requires about 79 days to sell and a median vendor discounting of 5.6 per cent.

GREATER BRISBANE UNIT MARKETS
March Qtr 2017



Source: REIQ
Based on the previous 4 quarters' median sale price change and the annual change

“The rental market in Outer Brisbane (all the markets of Greater Brisbane, excluding Brisbane LGA) generally tightened over the March quarter. The Brisbane Surrounds vacancy rate fell from 2.4 per cent for the previous quarter to 2.2 per cent this quarter.”

RENTAL MARKET

The rental market in Outer Brisbane (all the markets of Greater Brisbane, excluding Brisbane LGA) generally tightened over the March quarter. The Brisbane Surrounds vacancy rate fell from 2.4 per cent for the previous quarter to 2.2 per cent this quarter.

The Moreton Bay rental market is the tightest market in Greater Brisbane. Its vacancy rate tightened from 1.8 per cent in December to 1.6 per cent in March.

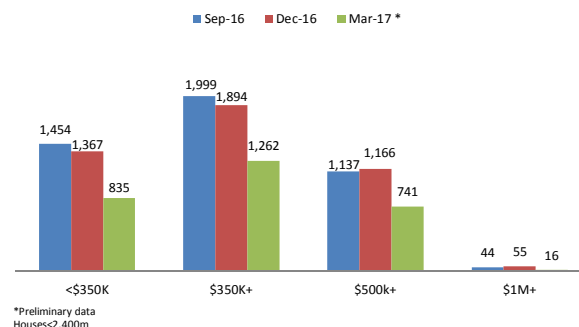
Pine Rivers in Moreton Bay was the tightest rental market in Queensland (1.3 per cent vacancy rate).

The weekly median rent for a Logan three-bedroom house and two-bedroom apartment remained steady, while the rent for three-bedroom townhouses increased by \$5 to \$340 over the March quarter.

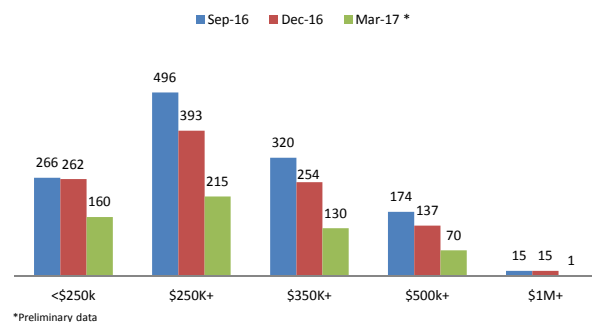
Redland's vacancy rates tightened from 2.7 per cent to 2.5 per cent over the March quarter. The weekly median rent generally experienced a small reduction or held steady.

The weekly rent for three-bedroom houses held steady for Ipswich, Logan and Moreton Bay. A typical three-bedroom house in these regions is generally rented between \$310 to \$350 per week, which represents a discount between 20 and 30 per cent compared to Brisbane LGA.

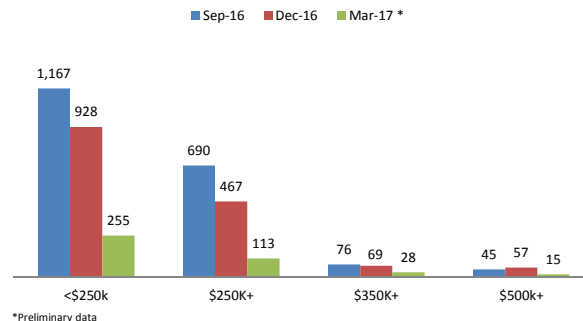
BRISBANE SURROUNDS HOUSE SALES



BRISBANE SURROUNDS UNIT SALES



BRISBANE SURROUNDS LAND SALES



SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
BRISBANE (SD)	5645	\$505,000	-1.9%	\$505,000	4.1%	17.7%	\$429,000
BRISBANE (SD) ^	405	\$621,250	0.0%	\$630,000	4.1%	16.7%	\$540,000
IPSWICH (LGA)	639	\$344,500	4.4%	\$330,000	2.8%	7.5%	\$307,000
IPSWICH (LGA) ^	44	\$550,000	0.6%	\$525,000	6.1%	19.6%	\$439,000
AUGUSTINE HEIGHTS	14	N/A	N/A	\$529,500	2.5%	9.0%	\$486,000
BELLBIRD PARK	15	N/A	N/A	\$359,500	9.3%	21.9%	\$295,000
BASIN POCKET	5	N/A	N/A	\$235,000	3.3%	0.0%	\$235,000
BOOVAL	12	N/A	N/A	\$286,750	2.6%	2.0%	\$281,000
BRASSALL	33	\$340,000	0.7%	\$338,000	3.8%	9.6%	\$308,500
BUNDAMBA	20	\$289,000	-7.2%	\$288,500	1.9%	8.9%	\$265,000
CAMIRA	24	\$367,000	-4.7%	\$381,000	8.2%	17.2%	\$325,050
COALFALLS	7	N/A	N/A	\$335,000	11.9%	26.4%	\$265,000
COLLINGWOOD PARK	30	\$327,250	-4.5%	\$330,000	3.9%	3.4%	\$319,000
DEEBING HEIGHTS	12	N/A	N/A	\$415,000	9.2%	-0.6%	\$417,500
EAST IPSWICH	9	N/A	N/A	\$267,500	-6.0%	18.9%	\$225,000
EASTERN HEIGHTS	16	N/A	N/A	\$289,000	5.1%	2.8%	\$281,000
FLINDERS VIEW	14	N/A	N/A	\$351,000	-3.0%	4.4%	\$336,250
GAILES	5	N/A	N/A	\$261,275	4.5%	32.6%	\$197,000
GOODNA	23	\$332,500	16.1%	\$315,000	6.8%	19.3%	\$264,000
IPSWICH	6	N/A	N/A	\$349,500	16.3%	4.6%	\$334,000
KARALEE ^	11	N/A	N/A	\$575,000	6.5%	22.3%	\$470,000
LEICHHARDT	12	N/A	N/A	\$235,000	5.9%	4.4%	\$225,000
NEWTOWN	5	N/A	N/A	\$340,000	15.3%	21.9%	\$279,000
NORTH BOOVAL	13	N/A	N/A	\$266,000	-3.3%	72.7%	\$154,000
NORTH IPSWICH	23	\$280,000	3.7%	\$275,000	0.0%	7.8%	\$255,000
ONE MILE	8	N/A	N/A	\$250,000	6.4%	7.3%	\$233,000
RACEVIEW	35	\$350,000	13.3%	\$317,500	3.1%	9.9%	\$289,000
REDBANK	7	N/A	N/A	\$320,000	6.3%	16.6%	\$274,500
REDBANK PLAINS	58	\$340,000	4.6%	\$326,500	2.5%	15.4%	\$283,000
RIPLEY	9	N/A	N/A	\$374,500	9.8%	21.3%	\$308,750
RIVERVIEW	11	N/A	N/A	\$242,500	1.0%	4.1%	\$233,000
ROSEWOOD	5	N/A	N/A	\$275,000	5.8%	14.6%	\$240,000
SADLIERS CROSSING	5	N/A	N/A	\$385,000	18.5%	24.2%	\$310,000
SILKSTONE	15	N/A	N/A	\$294,500	2.1%	12.0%	\$263,000
SPRINGFIELD	23	\$432,000	-3.6%	\$427,000	5.4%	15.4%	\$370,000
SPRINGFIELD LAKES	82	\$437,350	4.2%	\$430,000	3.6%	15.6%	\$372,000
WOODEND	5	N/A	N/A	\$350,000	25.0%	24.3%	\$281,500
WULKURAKA	2	N/A	N/A	\$290,000	-7.9%	-9.8%	\$321,500
YAMANTO	20	\$369,500	3.2%	\$355,000	-9.4%	2.9%	\$345,000
LOGAN (LGA)	739	\$380,000	-0.8%	\$380,000	3.3%	11.8%	\$340,000
LOGAN (LGA) ^	122	\$565,000	-0.9%	\$570,000	4.6%	18.8%	\$480,000
BEENLEIGH	24	\$345,000	3.0%	\$332,750	7.0%	16.3%	\$286,000
BETHANIA	14	N/A	N/A	\$329,500	5.4%	11.7%	\$295,000
BORONIA HEIGHTS	29	\$336,500	-1.0%	\$340,000	6.3%	16.2%	\$292,500
BROWNS PLAINS	16	N/A	N/A	\$353,000	8.6%	26.1%	\$280,000
CEDAR GROVE ^	6	N/A	N/A	\$455,000	4.6%	19.7%	\$380,000
CEDAR VALE ^	8	N/A	N/A	\$460,000	2.2%	7.6%	\$427,500
CHAMBERS FLAT ^	2	N/A	N/A	\$615,000	9.3%	25.9%	\$488,500
CORNUBIA ^	8	N/A	N/A	\$865,000	13.3%	22.1%	\$708,250
CORNUBIA	17	N/A	N/A	\$539,500	10.1%	23.8%	\$435,950
CRESTMEAD	43	\$340,000	7.4%	\$320,000	2.9%	14.5%	\$279,500
DAISY HILL	19	N/A	N/A	\$481,000	5.9%	22.1%	\$394,000
EAGLEBY	41	\$315,000	3.3%	\$305,000	7.6%	19.6%	\$255,000
EDENS LANDING	24	\$380,000	2.4%	\$376,000	7.7%	10.3%	\$341,000
FORESTDALE ^	4	N/A	N/A	\$735,000	-4.5%	14.6%	\$641,250
GREENBANK ^	11	N/A	N/A	\$571,625	2.2%	17.9%	\$485,000
HERITAGE PARK	6	N/A	N/A	\$464,500	8.3%	23.5%	\$376,000
HILLCREST	29	\$397,000	7.3%	\$372,250	6.4%	13.1%	\$329,000
HOLMVIEW	11	N/A	N/A	\$395,000	10.5%	16.2%	\$340,000
JIMBOOMBA	14	N/A	N/A	\$415,000	9.1%	12.5%	\$369,000
JIMBOOMBA ^	16	N/A	N/A	\$510,000	8.5%	16.6%	\$437,500
KINGSTON	23	\$297,500	-0.8%	\$307,500	4.1%	23.0%	\$250,000
LOGAN CENTRAL	13	N/A	N/A	\$310,000	3.3%	21.6%	\$255,000
LOGAN RESERVE	6	N/A	N/A	\$359,000	-5.5%	12.2%	\$320,000
LOGAN VILLAGE ^	7	N/A	N/A	\$551,500	8.1%	16.1%	\$475,000

SALES MARKET - HOUSES (CONT'D)

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
LOGANHOLME	29	\$391,000	-4.9%	\$397,500	0.9%	19.5%	\$332,500
LOGANLEA	25	\$385,000	15.5%	\$359,000	4.1%	30.5%	\$275,000
MARSDEN	38	\$351,500	-6.3%	\$365,000	6.4%	17.7%	\$310,000
MEADOWBROOK	7	N/A	N/A	\$417,638	9.0%	19.3%	\$350,000
MOUNT WARREN PARK	16	N/A	N/A	\$380,000	4.3%	10.1%	\$345,000
MUNRUBEN ^	2	N/A	N/A	\$560,500	6.6%	18.0%	\$475,000
NEW BEITH ^	5	N/A	N/A	\$576,000	1.9%	10.8%	\$520,000
REGENTS PARK	31	\$377,000	-4.6%	\$396,000	5.6%	17.2%	\$337,750
ROCHEDALE SOUTH	42	\$514,000	1.7%	\$495,000	4.2%	23.8%	\$400,000
SHAILER PARK	41	\$525,000	-1.1%	\$527,000	1.3%	18.4%	\$445,000
SLACKS CREEK	24	\$358,500	13.8%	\$333,000	4.1%	21.1%	\$275,000
SPRINGWOOD	29	\$482,500	-7.5%	\$490,000	4.2%	24.7%	\$393,000
TANAH MERAH	14	N/A	N/A	\$422,000	2.9%	16.1%	\$363,500
UNDERWOOD	17	N/A	N/A	\$538,900	7.8%	14.9%	\$469,000
WATERFORD	11	N/A	N/A	\$420,000	1.4%	8.5%	\$387,000
WATERFORD WEST	21	\$372,500	8.0%	\$350,000	2.9%	18.2%	\$296,000
WINDAROO	7	N/A	N/A	\$445,000	5.0%	11.3%	\$400,000
WOODRIDGE	28	\$298,500	-0.5%	\$295,000	-1.7%	20.4%	\$245,000
YARRABILBA	20	\$362,450	-6.3%	\$385,980	-2.3%	N/A	N/A
MORETON BAY (LGA)	1219	\$430,000	0.4%	\$422,000	1.7%	14.1%	\$370,000
MORETON BAY (LGA) ^	145	\$605,000	0.0%	\$625,000	1.6%	14.3%	\$547,000
ALBANY CREEK	46	\$561,500	-8.2%	\$579,000	2.7%	24.0%	\$467,000
ARANA HILLS	29	\$537,500	1.4%	\$530,000	7.0%	19.4%	\$444,000
BANKSIA BEACH	24	\$458,500	-21.9%	\$539,500	2.8%	17.8%	\$458,000
BEACHMERE	17	N/A	N/A	\$335,500	5.7%	-1.0%	\$339,000
BELLARA	10	N/A	N/A	\$358,500	12.2%	17.5%	\$305,000
BELLMERE	25	\$335,000	-5.9%	\$342,625	0.7%	7.6%	\$318,500
BONGAREE	31	\$435,000	15.4%	\$395,000	-3.7%	7.5%	\$367,500
BRAY PARK	34	\$392,500	0.6%	\$399,000	2.3%	14.0%	\$350,000
BUNYA ^	2	N/A	N/A	\$850,000	5.3%	4.0%	\$817,500
BURPENGARY	24	\$397,000	2.9%	\$385,000	-1.3%	13.2%	\$340,000
BURPENGARY ^	9	N/A	N/A	\$615,000	11.8%	16.0%	\$530,000
BURPENGARY EAST	5	N/A	N/A	\$465,000	9.0%	-14.7%	\$545,000
BURPENGARY EAST ^	10	N/A	N/A	\$580,000	0.3%	22.1%	\$475,000
CABOOLTURE	80	\$334,500	4.5%	\$329,500	5.9%	17.5%	\$280,500
CABOOLTURE ^	16	N/A	N/A	\$532,000	4.3%	19.6%	\$445,000
CABOOLTURE SOUTH	16	N/A	N/A	\$290,000	3.9%	16.0%	\$250,000
CASHMERE	3	N/A	N/A	\$585,000	-6.9%	7.0%	\$546,500
CLONTARF	33	\$464,500	10.6%	\$420,000	1.2%	25.9%	\$333,500
DAKABIN	9	N/A	N/A	\$455,000	1.1%	18.5%	\$384,000
DECEPTION BAY	82	\$341,500	4.1%	\$337,750	2.3%	16.5%	\$290,000
EATONS HILL	23	\$543,000	-6.4%	\$582,500	6.9%	12.1%	\$519,750
ELIMBAH ^	7	N/A	N/A	\$571,250	12.9%	20.6%	\$473,525
EVERTON HILLS	11	N/A	N/A	\$550,000	5.2%	23.5%	\$445,500
FERTON HILLS	34	\$555,000	4.2%	\$534,500	4.3%	27.3%	\$420,000
GRIFFIN	20	\$463,750	1.9%	\$455,000	2.9%	14.9%	\$396,000
JOYNER	9	N/A	N/A	\$552,500	17.6%	10.5%	\$500,000
KALLANGUR	84	\$385,000	5.4%	\$373,500	3.2%	14.2%	\$327,000
KIPPA-RING	28	\$415,000	-4.6%	\$415,000	5.1%	18.7%	\$349,500
LAWNTON	8	N/A	N/A	\$379,000	4.0%	19.2%	\$318,000
MANGO HILL	31	\$520,000	0.6%	\$512,900	11.3%	19.3%	\$430,000
MARGATE	26	\$440,000	-2.4%	\$433,250	5.4%	27.6%	\$339,500
MORAYFIELD	69	\$333,500	-3.0%	\$340,000	1.6%	11.5%	\$305,000
MORAYFIELD ^	16	N/A	N/A	\$590,000	4.2%	22.3%	\$482,500
MURRUMBA DOWNS	28	\$489,000	-2.2%	\$480,000	0.5%	21.5%	\$395,000
NARANGBA	49	\$483,000	11.0%	\$440,000	-1.1%	12.2%	\$392,000
NARANGBA ^	4	N/A	N/A	\$654,500	-1.6%	12.4%	\$582,500
NEWPORT	13	N/A	N/A	\$900,000	3.8%	23.0%	\$732,000
NINGI	12	N/A	N/A	\$385,000	3.4%	33.7%	\$288,000
NINGI ^	9	N/A	N/A	\$542,500	3.8%	24.7%	\$435,000
NORTH LAKES	64	\$542,500	14.8%	\$475,500	3.4%	10.6%	\$430,000
PETRIE	16	N/A	N/A	\$410,000	2.5%	16.1%	\$353,000
REDCLIFFE	24	\$425,000	-2.3%	\$425,000	6.3%	30.8%	\$325,000
ROTHWELL	14	N/A	N/A	\$410,000	2.5%	16.5%	\$352,000
SAMFORD VALLEY ^	5	N/A	N/A	\$925,000	4.7%	14.8%	\$805,500
SANDSTONE POINT	17	N/A	N/A	\$410,000	3.8%	12.9%	\$363,000
SCARBOROUGH	31	\$570,000	3.6%	\$540,000	11.3%	36.7%	\$395,000

SALES MARKET - HOUSES (CONT'D)

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
STRATHPINE	21	\$387,000	-0.8%	\$387,500	7.3%	22.4%	\$316,000
TOORBUL	6	N/A	N/A	\$323,000	6.3%	-17.2%	\$390,000
UPPER CABOOLTURE	7	N/A	N/A	\$339,000	-0.3%	9.7%	\$309,000
UPPER CABOOLTURE ^	3	N/A	N/A	\$540,000	-0.9%	11.2%	\$485,500
WAMURAN ^	6	N/A	N/A	\$575,000	3.6%	9.0%	\$527,500
WARNER	55	\$499,000	5.1%	\$496,000	2.2%	7.8%	\$460,000
WARNER ^	3	N/A	N/A	\$810,000	2.5%	15.4%	\$702,000
WOODY POINT	20	\$487,500	6.0%	\$455,000	-4.2%	23.8%	\$367,500

REDLAND (LGA)	465	\$500,000	-2.0%	\$505,000	3.1%	16.6%	\$433,000
REDLAND (LGA) ^	23	\$917,000	-4.0%	\$900,000	3.9%	20.0%	\$750,000
ALEXANDRA HILLS	50	\$461,000	4.8%	\$445,000	3.5%	18.7%	\$375,000
BIRKDALE	40	\$502,500	-2.2%	\$520,000	2.0%	18.2%	\$440,000
CAPALABA	46	\$440,000	-4.8%	\$451,000	2.5%	15.9%	\$389,000
CAPALABA ^	5	N/A	N/A	\$905,000	6.2%	20.7%	\$750,000
CLEVELAND	29	\$520,000	-7.1%	\$570,000	-1.7%	16.3%	\$490,000
MACLEAY ISLAND	14	N/A	N/A	\$235,000	2.2%	6.8%	\$220,000
MOUNT COTTON	13	N/A	N/A	\$517,500	6.7%	11.5%	\$463,950
ORMISTON	13	N/A	N/A	\$630,000	-3.4%	11.0%	\$567,500
REDLAND BAY	71	\$548,000	4.9%	\$525,000	1.0%	16.7%	\$450,000
RUSSELL ISLAND	31	\$235,000	18.4%	\$195,000	11.1%	2.6%	\$190,000
THORNESIDE	18	N/A	N/A	\$513,500	7.5%	33.2%	\$385,500
THORNLANDS	42	\$605,000	6.1%	\$580,000	5.5%	13.7%	\$510,000
THORNLANDS ^	4	N/A	N/A	\$1,000,000	5.3%	2.0%	\$980,000
VICTORIA POINT	46	\$511,500	-3.5%	\$518,000	0.6%	17.2%	\$442,000
WELLINGTON POINT	33	\$600,000	-3.2%	\$608,000	7.1%	16.9%	\$520,000

SURROUNDS

LOCKYER VALLEY (LGA)	37	\$260,000	6.7%	\$252,500	1.0%	5.2%	\$240,000
LOCKYER VALLEY (LGA) ^	59	\$365,000	2.0%	\$362,500	3.6%	10.9%	\$327,000
GATTON	19	N/A	N/A	\$260,000	0.2%	-1.9%	\$265,000
KENSINGTON GROVE ^	3	N/A	N/A	\$370,000	4.2%	3.9%	\$356,000
LAIDLEY	9	N/A	N/A	\$235,000	2.2%	1.3%	\$232,000
LAIDLEY HEIGHTS ^	5	N/A	N/A	\$338,250	22.2%	-4.1%	\$352,750
REGENCY DOWNS ^	9	N/A	N/A	\$335,000	11.7%	3.9%	\$322,500

SCENIC RIM (LGA)	66	\$423,750	16.1%	\$378,000	5.0%	8.0%	\$350,000
SCENIC RIM (LGA) ^	47	\$512,500	-4.2%	\$520,000	3.8%	15.6%	\$450,000
BEAUCESERT	14	N/A	N/A	\$318,000	-1.9%	-0.6%	\$320,000
BOONAH	8	N/A	N/A	\$260,000	-5.5%	8.3%	\$240,000
KOORALBYN ^	5	N/A	N/A	\$339,000	-1.7%	10.2%	\$307,500
TAMBORINE ^	11	N/A	N/A	\$585,000	11.4%	27.3%	\$459,500
TAMBORINE MOUNTAIN	34	\$484,000	-1.2%	\$470,000	2.8%	15.2%	\$408,000
TAMBORINE MOUNTAIN ^	5	N/A	N/A	\$785,000	4.9%	30.5%	\$601,500

SOMERSET (LGA)	34	\$265,000	10.4%	\$245,000	0.2%	2.1%	\$240,000
SOMERSET (LGA) ^	32	\$377,500	-3.8%	\$370,000	2.8%	8.8%	\$340,000
FERNVALE	8	N/A	N/A	\$319,000	-4.8%	-6.2%	\$340,000
KILCOY	4	N/A	N/A	\$225,500	3.9%	-8.4%	\$246,250
LOWOOD	5	N/A	N/A	\$233,000	-6.8%	-3.9%	\$242,500

SALES MARKET - UNITS & TOWNHOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
BRISBANE (SD)	2191	\$401,875	-2.0%	\$410,000	-2.3%	8.6%	\$377,500
IPSWICH (LGA)	49	\$229,500	-30.5%	\$308,500	0.2%	8.2%	\$285,000
BRASSALL	8	N/A	N/A	\$269,000	-1.3%	-14.3%	\$314,000
BROOKWATER	0	N/A	N/A	\$529,500	39.0%	62.9%	\$325,000
BUNDAMBA	0	N/A	N/A	\$299,500	-2.4%	8.9%	\$275,000
GOODNA	4	N/A	N/A	\$210,500	-32.1%	20.3%	\$175,000
REDBANK PLAINS	4	N/A	N/A	\$289,950	21.1%	0.0%	\$289,900
SPRINGFIELD LAKES	3	N/A	N/A	\$421,500	9.5%	30.1%	\$323,900

LOGAN (LGA)	158	\$247,500	-1.0%	\$255,000	0.5%	-17.1%	\$307,500
BEENLEIGH	11	N/A	N/A	\$275,000	31.0%	20.1%	\$229,000
BORONIA HEIGHTS	2	N/A	N/A	\$266,500	4.5%	8.8%	\$245,000
DAISY HILL	2	N/A	N/A	\$315,000	-0.8%	9.0%	\$289,000
EAGLEBY	16	N/A	N/A	\$235,000	10.3%	-25.2%	\$314,000
EDENS LANDING	8	N/A	N/A	\$225,500	3.3%	8.8%	\$207,250
HILLCREST	7	N/A	N/A	\$260,000	13.5%	-21.9%	\$333,000
KINGSTON	4	N/A	N/A	\$250,000	-9.1%	-25.9%	\$337,500
LOGAN CENTRAL	3	N/A	N/A	\$190,000	0.0%	17.6%	\$161,500
MARSDEN	3	N/A	N/A	\$273,000	-17.8%	-16.0%	\$325,000
MEADOWBROOK	3	N/A	N/A	\$259,000	0.8%	-3.2%	\$267,500
MOUNT WARREN PARK	6	N/A	N/A	\$193,000	-10.2%	-8.1%	\$210,000
ROCHEDALE SOUTH	4	N/A	N/A	\$289,500	3.4%	5.3%	\$275,000
SHAILER PARK	6	N/A	N/A	\$310,000	12.7%	8.0%	\$287,000
SLACKS CREEK	14	N/A	N/A	\$216,500	-3.8%	-0.5%	\$217,500
SPRINGWOOD	11	N/A	N/A	\$283,000	5.7%	8.0%	\$262,000
UNDERWOOD	2	N/A	N/A	\$315,000	-16.6%	-17.9%	\$383,900
WATERFORD WEST	6	N/A	N/A	\$225,000	5.9%	18.7%	\$189,500
WOODBRIDGE	13	N/A	N/A	\$202,500	3.8%	9.5%	\$185,000

MORETON BAY (LGA)	295	\$314,000	-9.4%	\$347,950	-2.0%	4.3%	\$333,500
ALBANY CREEK	3	N/A	N/A	\$412,000	-3.1%	14.8%	\$359,000
BELLARA	8	N/A	N/A	\$295,000	3.9%	152.8%	\$116,697
BONGAREE	20	\$357,000	16.1%	\$320,000	4.9%	6.7%	\$300,000
BRENDALE	21	\$266,000	-26.1%	\$360,000	25.9%	42.0%	\$253,500
BURPENGARY	7	N/A	N/A	\$236,250	-12.8%	-22.5%	\$305,000
CABOOLTURE	20	\$190,000	4.3%	\$207,000	6.2%	-33.1%	\$309,500
CLONTARF	10	N/A	N/A	\$338,000	0.9%	-4.5%	\$353,750
DECEPTION BAY	14	N/A	N/A	\$240,000	-0.8%	-7.7%	\$260,000
KALLANGUR	14	N/A	N/A	\$305,000	-1.6%	-6.2%	\$325,000
KIPPA-RING	8	N/A	N/A	\$290,000	3.4%	-14.7%	\$339,950
LAWNTON	3	N/A	N/A	\$275,000	19.6%	4.2%	\$264,000
MANGO HILL	7	N/A	N/A	\$360,000	-0.7%	1.4%	\$355,000
MARGATE	8	N/A	N/A	\$392,250	3.2%	24.5%	\$315,000
MORAYFIELD	9	N/A	N/A	\$317,000	31.5%	8.9%	\$291,000
MURRUMBA DOWNS	9	N/A	N/A	\$315,000	-8.7%	-10.0%	\$350,000
NORTH LAKES	10	N/A	N/A	\$395,000	-0.1%	12.2%	\$352,000
PETRIE	7	N/A	N/A	\$336,050	1.5%	1.8%	\$330,000
REDCLIFFE	37	\$401,000	3.2%	\$400,500	7.7%	2.7%	\$390,000
SCARBOROUGH	17	N/A	N/A	\$487,500	6.0%	35.4%	\$360,000
STRATHPINE	3	N/A	N/A	\$342,900	19.1%	38.5%	\$247,500
WOODY POINT	14	N/A	N/A	\$512,500	29.7%	60.2%	\$320,000
WOORIM	11	N/A	N/A	\$347,500	8.6%	9.4%	\$317,500

REDLAND (LGA)	111	\$370,000	-2.6%	\$389,000	-1.3%	11.9%	\$347,500
BIRKDALE	8	N/A	N/A	\$357,500	-10.6%	11.5%	\$320,750
CAPALABA	24	\$382,500	-8.7%	\$426,400	11.5%	53.7%	\$277,500
CLEVELAND	37	\$425,000	5.6%	\$405,000	4.7%	9.5%	\$370,000
ORMISTON	7	N/A	N/A	\$390,000	2.9%	-15.2%	\$460,000
THORNESIDE	7	N/A	N/A	\$312,250	-2.7%	8.8%	\$287,000
THORNLANDS	1	N/A	N/A	\$150,000	-62.0%	-62.9%	\$404,000
VICTORIA POINT	7	N/A	N/A	\$355,000	-1.4%	6.4%	\$333,750
WELLINGTON POINT	8	N/A	N/A	\$369,750	-18.7%	-6.8%	\$396,750

SALES MARKET - VACANT LAND

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (\$YRS AGO)
BRISBANE (SD)	459	\$235,000	0.9%	\$233,250	3.7%	8.7%	\$214,500
BRISBANE (SD) ^	47	\$289,000	-0.3%	\$289,000	4.7%	6.8%	\$270,500

IPSWICH (LGA)	61	\$198,900	3.5%	\$191,500	2.4%	7.0%	\$179,000
IPSWICH (LGA) ^	7	N/A	N/A	\$250,000	0.4%	6.4%	\$235,000
BELLBIRD PARK	1	N/A	N/A	\$218,500	-0.7%	-0.7%	\$220,000
BRASSALL	1	N/A	N/A	\$185,000	2.9%	3.8%	\$178,250
DEEBING HEIGHTS	2	N/A	N/A	\$180,950	-0.6%	5.2%	\$172,000
KARALEE ^	0	N/A	N/A	\$265,000	-2.8%	6.0%	\$250,000
LEICHHARDT	0	N/A	N/A	\$163,750	9.2%	-7.2%	\$176,450
REDBANK PLAINS	5	N/A	N/A	\$166,200	-0.5%	-1.3%	\$168,339
SPRINGFIELD LAKES	6	N/A	N/A	\$228,000	2.5%	27.4%	\$179,000

LOGAN (LGA)	87	\$221,000	5.2%	\$208,287	10.6%	1.6%	\$205,000
LOGAN (LGA) ^	17	N/A	N/A	\$285,000	3.6%	16.1%	\$245,500
CURCUBA ^	1	N/A	N/A	\$305,000	3.4%	-4.7%	\$320,000
NOONBIA	3	N/A	N/A	\$370,000	1.4%	82.4%	\$202,829
CRESTMead	0	N/A	N/A	\$220,000	4.8%	10.6%	\$199,000
HOLMVIEW	24	\$220,000	2.8%	\$213,600	9.1%	4.7%	\$204,000
JIMBOOMBA	0	N/A	N/A	\$169,000	3.0%	-3.7%	\$175,500
JIMBOOMBA ^	3	N/A	N/A	\$280,500	5.6%	27.5%	\$220,000
LOGAN VILLAGE	0	N/A	N/A	\$262,000	2.7%	5.3%	\$248,750
LOGANLEA	0	N/A	N/A	\$219,363	4.7%	10.8%	\$198,000
MARSDEN	3	N/A	N/A	\$220,850	2.3%	11.5%	\$198,000
NEW BEITH ^	4	N/A	N/A	\$280,000	-3.4%	10.6%	\$253,250
WATERFORD	2	N/A	N/A	\$175,000	-12.3%	-9.8%	\$194,000
YARRABILBA	20	\$195,175	10.1%	\$176,750	3.1%	20.2%	\$147,000

MORETON BAY (LGA)	113	\$250,000	-2.0%	\$255,000	6.3%	25.6%	\$203,000
MORETON BAY (LGA) ^	17	N/A	N/A	\$289,500	5.3%	-8.1%	\$315,000
BANKSIA BEACH	3	N/A	N/A	\$337,500	-0.6%	-28.6%	\$472,500
BURPENGARY	0	N/A	N/A	\$249,000	8.3%	29.7%	\$192,000
CABOOLTURE	8	N/A	N/A	\$186,000	-1.6%	-2.1%	\$190,000
CABOOLTURE ^	2	N/A	N/A	\$280,000	5.7%	21.0%	\$231,500
DAKABIN	1	N/A	N/A	\$235,000	4.4%	20.5%	\$194,950
GRIFFIN	14	N/A	N/A	\$265,000	6.9%	27.8%	\$207,400
KALLANGUR	2	N/A	N/A	\$245,000	4.3%	28.3%	\$191,000
MANGO HILL	7	N/A	N/A	\$256,000	-2.3%	-10.2%	\$285,000
MORAYFIELD	3	N/A	N/A	\$195,000	6.3%	2.8%	\$189,750
NARANGBA	6	N/A	N/A	\$230,900	7.4%	16.1%	\$198,900
NORTH LAKES	8	N/A	N/A	\$285,000	0.1%	39.0%	\$205,000
WARNER	1	N/A	N/A	\$280,000	8.7%	20.2%	\$233,000

REDLAND (LGA)	108	N/D	N/D	\$100,000	-59.2%	-59.2%	\$245,000
BIRKDALE	4	N/A	N/A	\$350,000	7.7%	22.8%	\$285,000
MACLEAY ISLAND	15	N/A	N/A	\$35,000	16.7%	-19.5%	\$43,500
MOUNT COTTON	0	N/A	N/A	\$245,000	-6.8%	-5.0%	\$258,000
REDLAND BAY	3	N/A	N/A	\$279,000	-5.4%	5.3%	\$265,000
RUSSELL ISLAND	55	\$21,500	-3.4%	\$20,500	8.4%	-22.6%	\$26,500
THORNLANDS	21	\$328,000	2.7%	\$320,500	3.4%	22.6%	\$261,500
WELLINGTON POINT	0	N/A	N/A	\$415,000	4.4%	27.7%	\$325,000

SURROUNDS							
LOCKYER VALLEY (LGA)	1	N/A	N/A	\$125,000	0.8%	8.7%	\$115,000
LOCKYER VALLEY (LGA) ^	8	N/A	N/A	\$140,750	0.9%	30.9%	\$107,500
KENSINGTON GROVE ^	2	N/A	N/A	\$158,000	3.0%	26.4%	\$125,000
SCENIC RIM (LGA)	5	N/A	N/A	\$179,900	-1.4%	3.7%	\$173,500
SCENIC RIM (LGA) ^	7	N/A	N/A	\$230,750	11.2%	15.4%	\$200,000
GLENEAGLE	1	N/A	N/A	\$183,000	-0.5%	11.1%	\$164,750
SOMERSET (LGA)	6	N/A	N/A	\$140,000	0.0%	6.1%	\$132,000
FERNVALE	2	N/A	N/A	\$156,000	2.6%	4.7%	\$149,000

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	IPSWICH CITY	\$310	835	\$310	717
4300	GOODNA/ BELLBIRD PK/ CAMIRA/ SPRINGFIELD	\$350	214	\$350	176
4301	REDBANK/ REDBANK PLNS/ COLLINGWOOD PK	\$320	121	\$320	100
4303	DINMORE/ RIVERVIEW	\$275	22	\$275	17
4304	BOOVAL/ BLACKSTONE/ BUNDAMBA/ EBBW VALE/ SILKSTONE	\$300	85	\$290	86
4305	IPSWICH/ BRASSALL/ BREMER/ CHURCHILL/ FLINDERS VIEW/ LEICHHARDT/ RACEVIEW/ TIVOLI/ YAMANTO	\$295	300	\$295	269
4306	AMBERLEY/ FERNVALE/ KARANA DOWNS/ MT CROSBY/ PEAK CROSSING/ SWANBANK/ WILLOWBANK	\$345	74	\$340	42
4340	ROSEWOOD/ ASHWELL/ CALVERT/ EBENEZER/ GRANDCHESTER/ MOORANG/ MT FORBES/ ROSEVALE	\$295	19	\$290	24
	LOGAN CITY	\$350	1002	\$340	865
4114	KINGSTON/ LOGAN CITY/ TRINDER PK/ WOODRIDGE	\$320	163	\$320	172
4118	BROWNS PLAINS/BROWNSLEIGH/ FORESTDALE/ HERITAGE PK/ HILLCREST/ REGENTS PK	\$350	96	\$350	71
4119	UNDERWOOD	\$400	11	\$380	14
4123	PRIESTS GULLY/ ROCHEDALE	\$405	57	\$385	32
4124	BORONIA HTS/ GREENBANK/ NEW BEITH	\$345	40	\$340	47
4125	MUNRUBEN/ PARK RIDGE	\$370	7	\$420	5
4127	CHATSWOOD HILLS/ DAISY HILL/ PREISTDALE/ SLACKS CK/ SPRINGWOOD	\$383	94	\$360	89
4128	KIMBERLEY PK/ LOGAN HYPERDOME/ SHAILER PK/ TANAH MERAH	\$388	30	\$375	28
4129	LOGANDALE/ LOGANHOLME	\$370	32	\$360	13
4130	CARBROOK/ CORNUBIA	\$395	14	\$400	8
4131	LOGANLEA/ MEADOWBROOK	\$350	41	\$350	28
4132	CRESTMead/ MARSDEN	\$338	104	\$335	98
4133	CHAMBERS FLAT/ LOGAN RESERVE/ WATERFORD	\$365	46	\$360	49
4205	BETHANIA	\$330	25	\$330	20
4207	BEENLEIGH/EAGLBY/MT WARREN PK	\$345	213	\$340	175
	MORETON BAY REGIONAL	\$350	1122	\$350	976
	REDCLIFFE REGION	\$360	216	\$360	206
4019	CLONTARF/ HUMPYBONG/ MARGATE/ SCOTTS PT/ WOODY PT	\$360	75	\$360	88
4020	REDCLIFFE/ SCARBOROUGH/ NEWPORT WATERS/ SUTTONS BCH	\$370	84	\$355	69
4021	KIPPA-RING	\$370	35	\$375	29
4022	ROTHWELL	\$335	22	\$350	20
	PINE RIVERS REGION	\$380	479	\$370	367
4035	ALBANY CK/ BRIDGEMAN DOWNS/ CASHS CROSSING	\$435	30	\$430	33
4037	EATONS HILL	\$445	6	\$450	5
4055	BUNYA/ FERNY GROVE/ FERNY HILLS/ KEDRON UPPER	\$450	51	\$410	32
4500	BRAY PK/ BRENDALE/ CASHMERE/ CLEAR MOUNTAIN/ JOYNER/ STRATHPINE/ WARNER	\$370	94	\$370	71
4501	LAWNTON	\$350	15	\$345	19
4502	FRENCHS FOREST/ PETRIE	\$373	30	\$335	19
4503	DAKABIN/ DOHLES ROCKS/ GRIFFIN/ KALLANGUR/ KURWONGBAH	\$358	126	\$350	104
4509	MANGO HILL	\$380	110	\$385	71
4520	CAMP MOUNTAIN/ CEDAR CK/ MT GLORIOUS/ MT NEBO/ MT SAMSON/ SAMFORD/ YUGAR	\$535	10	\$460	6
4521	DAYBORO/ MT MEE/ MT PLEASANT/ OCEAN VIEW/ RUSH CK	\$410	7	\$375	7
	CABOOLTURE REGION	\$320	427	\$320	403
4504	NARANGBA	\$353	22	\$360	20
4505	BURPENGARY	\$360	27	\$350	25
4506	MORAYFIELD/ MOORINA	\$310	52	\$320	59
4507	BANKSIA BEACH/ BELLARA/ BONGAREE/ BRIBIE IS/ WOORIM	\$370	42	\$350	44
4508	DECEPTION BAY	\$320	98	\$320	81
4510	CABOOLTURE/ BEACHMERE/ DONNYBROOK/ BALINGOOL/ BELLMERE/ MELEDALE/ MOODLU/ ROCKSBERG/ TOORBUL	\$300	148	\$300	145
4511	GODWIN BEACH/ NINGI/ SANDSTONE PT/ TOORBUL PT	\$355	18	\$335	16
	REDLAND CITY	\$395	370	\$390	308
4157	CAPALABA/ SHELDON	\$400	52	\$400	33
4158	THORN SIDE	\$420	11	\$395	8

RENTAL MARKET - 3 BED HOUSES (CONT'D)					
POST CODE	LOCALITY ¹	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
4159	BIRKDALE/ AQUATIC PARADISE/ MERIDIAN PT	\$418	32	\$370	25
4160	ORMISTON/ WELLINGTON PT/ EROBIN	\$410	32	\$410	34
4161	ALEXANDRA HILLS/ BURWOOD HTS	\$390	43	\$390	38
4163	CLEVELAND/ RABY BAY	\$400	35	\$420	31
4164	THORNLANDS/ PINKLANDS	\$415	22	\$420	17
4165	MT COTTON/ PT HALLORAN/ PT TALBURPIN/ REDLAND BAY/ VICTORIA PT	\$400	67	\$400	43
4184	COOCHIEMUDLO IS/ KARRAGARRA IS/ LAMB IS/ MACLEAY IS/ PEEL IS/ RUSSELL IS	\$263	72	\$250	70
	LOCKYER VALLEY REGIONAL	\$285	106	\$290	88
4341	BLENHEIM	\$283	36	\$285	31
4342	CROWLEY VALE	\$283	14	\$280	17
4343	ADARE	\$290	54	\$300	36
	SOMERSET REGIONAL	\$293	48	\$285	62
4311	ATKINSONS DAM	\$285	22	\$300	29
4312	BRYDEN	\$260	6	\$260	10
4313	BIARRA	\$253	6	\$230	8
4515	GLENFERN	\$305	14	\$285	15

RENTAL MARKET - 2 BED UNITS					
	IPSWICH CITY	\$265	211	\$260	187
4300	GOODNA/ BELLBIRD PK/ CAMIRA/ SPRINGFIELD	\$318	54	\$270	39
4301	REDBANK/ REDBANK PLNS/ COLLINGWOOD PK	\$268	28	\$265	40
4304	BOOVAL/ BLACKSTONE/ BUNDAMBA/ EBBW VALE/ SILKSTONE	\$255	35	\$250	21
4305	IPSWICH/ BRASSALL/ BREMER/ CHURCHILL/ FLINDERS VIEW/ LEICHAARD/ RACEVIEW/ TIVOLI/ YAMANTO ETC	\$260	84	\$260	77
4306	AMBERLEY/ FERNVALE/ KARANA DOWNS/ MT CROSBY/ PEAK CROSSING/ SWANBANK/ WILLOWBANK ETC	\$265	7	\$265	8
	LOGAN CITY	\$280	309	\$270	207
4114	KINGSTON/ LOGAN CITY/ TRINDER PK/ WOODRIDGE	\$260	87	\$255	76
4123	PRIESTS GULLY/ ROCHEDALE	\$320	7	\$295	7
4127	CHATSWOOD HILLS/ DAISY HILL/ PREISTDALE/ SLACKS CK/ SPRINGWOOD	\$290	29	\$330	20
4128	KIMBERLEY PK/ LOGAN HYPERDOME/ SHAILER PK/ TANAH MERAH	\$300	13	\$300	5
4131	LOGANLEA/ MEADOWBROOK	\$280	13	\$290	13
4132	CRESTMED/ MARSDEN	\$288	12	\$300	9
4133	CHAMBERS FLAT/ LOGAN RESERVE/ WATERFORD	\$202	11	\$265	13
4207	BEENLEIGH/EAGLBY/MT WARREN PK	\$290	113	\$260	53
	MORETON BAY REGIONAL	\$290	514	\$285	432
	REDCLIFFE REGION	\$295	165	\$290	157
4019	CLONTARF/ HUMPYBONG/ MARGATE/ SCOTTS PT/ WOODY PT	\$290	74	\$275	74
4020	REDCLIFFE/ SCARBOROUGH/ NEWPORT WATERS/ SUTTONS BCH	\$300	85	\$300	78
	PINE RIVERS REGION	\$300	168	\$295	113
4500	BRAY PK/ BRENDAL/ CASHMERE/ CLEAR MOUNTAIN/ JOYNER/ STRATHPINE/ WARNER	\$300	22	\$300	24
4501	LAWNTON	\$275	9	\$280	5
4502	FRENCHS FOREST/ PETRIE	\$335	16	\$285	5
4503	DAKABIN/ DOHLES ROCKS/ GRIFFIN/ KALLANGUR/ KURWONGBAH	\$280	61	\$280	40
4509	MANGO HILL	\$330	59	\$330	35
	CABOOLTURE REGION	\$265	181	\$270	162
4505	BURPENGARY	\$280	11	\$275	11
4506	MORAYFIELD/ MOORINA	\$265	19	\$270	23
4507	BANKSIA BEACH/ BELLARA/ BONGAREE/ BRIBIE IS/ WOORIM	\$310	34	\$280	31
4508	DECEPTION BAY	\$255	15	\$285	9
4510	CABOOLTURE/ BEACHMERE/ DONNYBROOK/ BALINGOOL/ BELLMERE/ MELEDALE/ MOODLU/ ROCKSBERG/ TOORBUL	\$260	93	\$260	87
	REDLAND CITY	\$345	95	\$350	65
4157	CAPALABA/ SHELDON	\$340	11	\$340	14
4160	ORMISTON/ WELLINGTON PT/ EROBIN	\$323	12	\$245	5
4163	CLEVELAND/ RABY BAY	\$350	27	\$365	33
	LOCKYER VALLEY REGIONAL	\$235	21	\$225	18
4343	ADARE	\$240	17	\$225	16

RENTAL MARKET - 3 BED TOWNHOUSES					
POST CODE	LOCALITY ¹	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	IPSWICH CITY	\$325	196	\$320	193
4300	GOODNA/ BELLBIRD PK/ CAMIRA/ SPRINGFIELD	\$340	65	\$345	76
4301	REDBANK/ REDBANK PLNS/ COLLINGWOOD PK	\$335	56	\$320	32
4304	BOOVAL/ BLACKSTONE/ BUNDAMBA/ EBBW VALE/ SILKSTONE	\$303	30	\$305	58
4305	IPSWICH/ BRASSALL/ BREMER/ CHURCHILL/ FLINDERS VIEW/ LEICHAARD/ RACEVIEW/ TIVOLI/ YAMANTO	\$310	40	\$300	27
	LOGAN CITY	\$340	439	\$340	363
4114	KINGSTON/ LOGAN CITY/ TRINDER PK/ WOODRIDGE	\$323	60	\$310	37
4118	BROWNS PLAINS/BROWNSLEIGH/ FORESTDALE/ HERITAGE PK/ HILLCREST/ REGENTS PK	\$350	57	\$350	53
4119	UNDERWOOD	\$410	14	\$350	12
4123	PRIESTS GULLY/ ROCHEDALE	\$475	8	\$330	5
4124	BORONIA HTS/ GREENBANK/ NEW BEITH	\$350	12	\$345	6
4127	CHATSWOOD HILLS/ DAISY HILL/ PREISTDALE/ SLACKS CK/ SPRINGWOOD	\$330	49	\$330	36
4128	KIMBERLEY PK/ LOGAN HYPERDOME/ SHAILER PK/ TANAH MERAH	\$380	6	\$365	14
4131	LOGANLEA/ MEADOWBROOK	\$350	38	\$350	24
4132	CRESTMED/ MARSDEN	\$340	47	\$340	55
4133	CHAMBERS FLAT/ LOGAN RESERVE/ WATERFORD	\$330	17	\$330	18
4205	BETHANIA	\$345	26	\$345	12
4207	BEENLEIGH/EAGLBY/MT WARREN PK	\$325	98	\$330	86
	MORETON BAY REGIONAL	\$340	805	\$345	627
	CABOOLTURE REGION	\$315	152	\$315	145
4504	NARANGBA	\$360	5	\$350	7
4505	BURPENGARY	\$325	28	\$315	26
4506	MORAYFIELD/ MOORINA	\$330	53	\$310	9
4507	BANKSIA BEACH/ BELLARA/ BONGAREE/ BRIBIE IS/ WOORIM	\$340	6	\$345	6
4508	DECEPTION BAY	\$310	39	\$310	63
4510	CABOOLTURE/ BEACHMERE/ DONNYBROOK/ BALINGOOL/ BELLMERE/ MELEDALE/ MOODLU/ ROCKSBERG/ TOORBUL	\$298	18	\$300	20
4511	GODWIN BEACH/ NINGI/ SANDSTONE PT/ TOORBUL PT	N/A	3	\$350	13
	PINE RIVERS REGION	\$350	593	\$350	411
4035	ALBANY CK/ BRIDGEMAN DOWNS/ CASHS CROSSING	\$420	51	\$390	36
4500	BRAY PK/ BRENDAL/ CASHMERE/ CLEAR MOUNTAIN/ JOYNER/ STRATHPINE/ WARNER	\$350	60	\$355	74
4501	LAWNTON	\$345	28	\$350	19
4502	FRENCHS FOREST/ PETRIE	\$340	11	\$335	13
4503	DAKABIN/ DOHLES ROCKS/ GRIFFIN/ KALLANGUR/ KURWONGBAH	\$340	325	\$340	168
4509	MANGO HILL	\$355	116	\$355	100
	REDCLIFFE REGION	\$340	60	\$335	71
4019	CLONTARF/ HUMPYBONG/ MARGATE/ SCOTTS PT/ WOODY PT	\$395	9	\$355	9
4020	REDCLIFFE/ SCARBOROUGH/ NEWPORT WATERS/ SUTTONS BCH	\$380	14	\$370	15
4021	KIPPA-RING	\$335	34	\$330	45
	REDLAND CITY	\$400	144	\$395	164
4157	CAPALABA/ SHELDON	\$400	13	\$390	12
4158	THORNSIDE	\$380	16	\$380	12
4160	ORMISTON/ WELLINGTON PT/ EROBIN	\$410	32	\$435	43
4163	CLEVELAND/ RABY BAY	\$400	41	\$395	41
4164	THORNLANDS/ PINKLANDS	\$405	15	\$395	37
4165	MT COTTON/ PT HALLORAN/ PT TALBURPIN/ REDLAND BAY/ VICTORIA PT	\$400	19	\$390	13



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Brisbane LGA

The Brisbane housing market has delivered steady, sustainable growth with strong demand from owner-occupiers underpinning growth over the past year and five years.

Quarterly data is volatile and not necessarily indicative of long-term trends, so the quarterly slip of 2.9 per cent to \$642,000 is not given much weight. The annual median house price is a more meaningful figure for trend-spotting and this figure increased by 4.0 per cent to an annual median sale price of \$650,000.

Property is influenced by consumer confidence and apartment buyers have developed the jitters around investing in Brisbane's inner city apartment market, despite strong indicators to suggest the long-term demand will absorb this temporary oversupply in the market.

The quarterly and annual median unit price fell by 2.7 per cent and 1.9 per cent, respectively. The March median price was \$431,250 compared to \$443,000 in the December quarter.

The city-changing Queen's Wharf project has broken ground with a construction spectrum of about five years, scheduled for completion by 2022. The single largest development application in Queensland's history (10,000 pages long) was submitted to Brisbane City Council in early June with the development expected to occupy about 27 hectares of land and water in the Brisbane CBD, including about one km of Brisbane River frontage.

The Cross River Rail project remains as a key priority for the State Government with about \$850 million required for planning stages. The Federal budget allocated limited funding of \$600 million but it won't be available until 2020 and 2021, which adds a level of uncertainty to the forecast timeline.

The winning contractor for the Ipswich Motorway upgrade from Rocklea to Darra stage 1 was awarded to the Bielby Hull Albem Joint Venture in late April 2017. This is a jointly funded project with the Commonwealth Government and the Queensland Government each committing \$200 million.

The prognosis of the residential property market in Brisbane LGA is positive, especially considering the moderate price growth over the past few years and the significant infrastructure projects supporting a transformation of the city.

The unit market is facing challenges, including settlement risk. However property market performance is cyclical and a number of developers are already holding back the commencement of new projects in the attempt to control market supply.

In the March quarter of 2015 about 2300 apartments came online in the inner-city (0-5km ring). In March quarter of 2017 around 260 apartments came online in this inner ring, with about 300 apartment sales registered in preliminary data for the quarter, according to research firm Urbis.

This is a good indicator that the market is self-correcting and also that demand is still stronger than supply.

HOUSE MARKET

The Brisbane housing market continues to offer the twin benefits of affordability and sustainable medium to long-term performance.

The annual median house price grew 4 per cent, from \$625,000 in March 2016 to \$650,000 in March 2017. This compares to a five-year cumulative growth of 27.5 per cent from \$509,999 in March 2012. This is the equivalent to an annual growth of 4.9 per cent, which is a consistent level for this market over recent years.

Teneriffe is Brisbane's first \$2 million suburb. This suburb has experienced a spectacular growth of 40.7 per cent over the past 12 months which has lifted the annual median sale price from \$1.475 million in March 2016 to \$2.075 million this quarter.

Teneriffe is also the best-medium term growth suburb in Brisbane, with the median house price increasing about 93 per cent or \$1 million from \$1.075 million in March 2012 to \$2.075 million in March 2017.

Million-dollar club: House prices in inner-Brisbane increased significantly over the past 15 months due to an increase in demand from owner-occupiers. Brisbane has at least 15 suburbs with an annual median sale price above \$1 million for houses (land size <2400m²) compared to only 10 suburbs in December 2016 and seven suburbs in March 2016.

The volume of sales activity increased slightly from 3926 sales for the September quarter to 3983 for the December quarter. Preliminary data shows a reduction in the volume of sales to 2583 for March 2017. This is still subject to adjustment and hopefully the drop will reduce when we reassess the June 2017 data.

The most popular price range is from \$500,000 to \$750,000.

For 12 months to February 2017, the median days on market and median vendor discounting have held steady. A house in Brisbane LGA sells in around 30 days, with a discount of about 4.1 per cent.

Supply is growing, with the number of listings increasing by 16.4 per cent from 18,792 in February 2016 to 21,883 listings in February 2017. This increase has triggered a lift of one percentage point in the stock on market from 6.2 per cent for February 2016 to 7.2 per cent for February 2017.

UNIT MARKET

Similar to 2016, in early 2017 the Brisbane LGA house market is outperforming the unit market.

Apartments have delivered a weak quarterly result and this market has also softened over the past 12 months. This is largely due to strong supply (40 per cent more listings in February 2017 compared with February 2016).

The annual median sale price fell 1.9 per cent, to \$445,000 in the year to March 2017. Over the medium term, the annual median sale price increased by 10.4 per cent, from \$403,000 in March 2012, so there is still a positive story around the apartment market.

Teneriffe, Newstead, Norman Park, Bulimba and Hendra are the most expensive apartment suburbs with an annual median sale price from \$578,000 to \$600,000.

Despite the increase in supply, the volume of quarterly sales fell by 12.6 per cent, from 3061 sales for September to 2676 for December. Preliminary data for March shows a reduction to 1578 sales.

The most popular price range for units in Brisbane LGA is from \$350,000 to \$500,000.

Market trend data indicates a contraction in demand and an increase in supply. It takes about 54 days to sell an apartment, compared to 40 days for the previous year. The median vendor discounting has also increased to 4.6 per cent in February 2017 compared to 3.8 per cent in February 2016. Stock on market increased 2.5 percentage points from 6.6 per cent in February 2016 to 9.1 per cent in February 2017.

RENTAL MARKET

Brisbane LGA vacancy rate weakened from 3.4 per cent in December to 3.7 per cent for March, edging the market into the weak range. This is the second quarter in the past 12 months where the Brisbane rental market was classed as weak.

Brisbane inner-city vacancy rate reached a record high of 4.4 per cent this quarter, the highest in the region. The main driver was the increase in supply of medium to high density dwellings.

Local agents operating in Brisbane's middle ring indicate that properties are vacant from two to four weeks. Vacancy rates in the middle ring remained healthy in the March quarter, falling from 3.3 per cent for December to 3.1 per cent for March.

Despite the increasing vacancies, the median rent for three-bedroom houses and three-bedroom townhouses increased by \$15 and \$10 to \$440 and \$420 per week. This shows that investors prefer to hold a vacant investment property for longer rather than reducing the weekly rental income.

Two-bedroom apartments are recording a weekly median rent similar to three-bedroom townhouses, which indicates that the quality of two-bedroom apartments is generally better as this stock is newer than three-bedroom townhouses.

The indicative gross rental yields for units held steady at 5.1 per cent over the quarter. On the other hand, the yield for houses increased slightly from 3.4 per cent to 3.6 per cent for the March quarter due to the increase in the median weekly rent and the contraction in the quarterly median sale price.

“Teneriffe is Brisbane's first \$2 million suburb. This suburb has experienced a spectacular growth of 40.7 per cent over the past 12 months which has lifted the annual median sale price from \$1.475 million in March 2016 to \$2.075 million this quarter.”

MOST EXPENSIVE SUBURBS - HOUSES

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
TENERIFFE	\$2,075,000	40.7%
NEW FARM	\$1,615,000	16.4%
ASCOT	\$1,412,500	12.1%
HAWTHORNE	\$1,200,000	14.3%
ST LUCIA	\$1,185,000	12.9%

MOST AFFORDABLE SUBURBS - HOUSES

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
INALA	\$350,966	3.2%
ROCKLEA	\$385,000	-0.2%
ACACIA RIDGE	\$394,000	6.5%
DURACK	\$410,000	3.8%
KARANA DOWNS	\$417,500	0.5%

MOST EXPENSIVE SUBURBS - UNITS

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
TENERIFFE	\$600,000	1.2%
NEWSTEAD	\$597,200	-0.5%
BULIMBA	\$592,500	-2.1%
NORMAN PARK	\$590,000	18.5%
HENDRA	\$578,000	1.0%

MOST AFFORDABLE SUBURBS - UNITS

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
ALGESTER	\$313,000	-0.6%
TAIGUM	\$325,000	-3.4%
ROCKLEA	\$335,500	-22.8%
BRACKEN RIDGE	\$340,000	-2.9%
WYNNUM WEST	\$345,000	0.9%

SALES MARKET - HOUSES							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
BRISBANE (LGA)	2583	\$642,000	-2.9%	\$650,000	4.0%	27.5%	\$509,999
BRISBANE (LGA) ^	71	\$941,500	-17.3%	\$1,100,000	10.0%	23.8%	\$888,750
ACACIA RIDGE	24	\$400,000	-0.9%	\$394,000	6.5%	25.1%	\$315,000
ALBION	7	N/A	N/A	\$710,000	-1.5%	19.3%	\$595,000
ALDERLEY	16	N/A	N/A	\$757,500	4.5%	31.1%	\$578,000
ALGESTER	24	\$499,500	3.5%	\$490,000	0.0%	23.3%	\$397,500
ANNERLEY	18	N/A	N/A	\$720,000	8.9%	32.1%	\$545,000
ASCOT	16	N/A	N/A	\$1,412,500	12.1%	62.7%	\$868,000
ASHGROVE	34	\$777,500	-19.0%	\$853,750	1.8%	27.2%	\$671,000
ASPLEY	32	\$630,000	9.0%	\$590,000	5.0%	25.8%	\$469,000
AUCHENFLOWER	7	N/A	N/A	\$940,000	6.2%	14.8%	\$818,750
BALD HILLS	19	N/A	N/A	\$422,500	4.3%	22.1%	\$346,000
BALMORAL	17	N/A	N/A	\$925,000	-2.1%	15.6%	\$800,000
BANYO	15	N/A	N/A	\$530,000	4.4%	33.1%	\$398,250
BARDON	20	\$850,000	-9.3%	\$901,000	7.2%	21.8%	\$740,000
BELLBOWRIE	15	N/A	N/A	\$500,000	-1.0%	8.1%	\$462,500
BELMONT	11	N/A	N/A	\$620,000	-0.8%	14.8%	\$540,000
BOONDALL	20	\$540,000	9.8%	\$494,000	7.4%	22.6%	\$403,000
BRACKEN RIDGE	49	\$494,000	4.7%	\$480,000	5.1%	21.7%	\$394,500
BRIDGEMAN DOWNS	19	N/A	N/A	\$752,500	0.6%	13.2%	\$665,000
BRIGHTON	35	\$500,000	-8.3%	\$500,000	6.4%	27.6%	\$392,000
BROOKFIELD ^	3	N/A	N/A	\$1,340,000	11.7%	21.8%	\$1,100,000
BULIMBA	20	\$1,305,000	22.5%	\$1,150,000	-6.1%	38.2%	\$832,000
CALAMVALE	35	\$652,500	2.3%	\$647,500	2.3%	33.5%	\$485,000
CAMP HILL	53	\$982,500	15.6%	\$852,500	11.4%	42.1%	\$600,000
CANNON HILL	17	N/A	N/A	\$745,000	3.8%	27.4%	\$585,000
CARINA	25	\$681,000	4.8%	\$656,000	5.8%	36.7%	\$480,000
CARINA HEIGHTS	13	N/A	N/A	\$675,000	6.6%	38.9%	\$486,000
CARINDALE	37	\$800,000	-5.9%	\$818,750	-0.2%	25.5%	\$652,500
CARSELDINE	13	N/A	N/A	\$622,750	7.4%	23.1%	\$506,000
CHAPEL HILL	31	\$762,500	-1.6%	\$755,000	1.6%	24.7%	\$605,300
CHELMER	6	N/A	N/A	\$1,053,000	5.8%	43.3%	\$735,000
CHERMSIDE	12	N/A	N/A	\$587,500	8.3%	39.9%	\$420,000
CHERMSIDE WEST	19	N/A	N/A	\$564,000	6.4%	26.7%	\$445,000
CLAYFIELD	24	\$948,750	-14.5%	\$1,050,000	5.0%	19.6%	\$878,000
COOPERS PLAINS	9	N/A	N/A	\$590,000	14.5%	43.0%	\$412,500
COORPAROO	25	\$814,250	-6.9%	\$848,000	4.7%	35.7%	\$625,000
CORINDA	8	N/A	N/A	\$738,000	14.2%	17.0%	\$630,500
DARRA	10	N/A	N/A	\$439,000	2.1%	21.9%	\$360,000
DEAGON	9	N/A	N/A	\$440,000	0.9%	29.2%	\$340,500
DOOLANDELLA	14	N/A	N/A	\$452,846	3.4%	26.1%	\$359,000
DREWVALE	14	N/A	N/A	\$577,500	6.0%	27.5%	\$453,000
DURACK	21	\$430,000	8.9%	\$410,000	3.8%	27.1%	\$322,500
EAST BRISBANE	15	N/A	N/A	\$889,000	14.0%	46.9%	\$605,000
EIGHT MILE PLAINS	16	N/A	N/A	\$780,000	6.5%	35.7%	\$575,000
ENOGBERA	18	N/A	N/A	\$685,000	8.7%	33.9%	\$511,500
EVERTON PARK	27	\$601,000	-1.6%	\$610,250	9.2%	33.0%	\$459,000
FAIRFIELD	3	N/A	N/A	\$672,500	9.3%	29.0%	\$521,125
FERNY GROVE	10	N/A	N/A	\$566,500	5.3%	16.5%	\$486,250
FIG TREE POCKET	12	N/A	N/A	\$1,050,000	19.3%	40.0%	\$750,000
FITZGIBBON	9	N/A	N/A	\$470,000	8.0%	21.1%	\$388,000
FOREST LAKE	76	\$424,550	0.4%	\$425,199	0.2%	13.5%	\$374,500
GAYTHORNE	8	N/A	N/A	\$795,000	28.2%	52.3%	\$522,000
GEEBUNG	13	N/A	N/A	\$515,000	4.0%	28.8%	\$400,000
GORDON PARK	11	N/A	N/A	\$744,000	1.2%	22.8%	\$606,000
GRACEVILLE	14	N/A	N/A	\$880,000	10.3%	34.0%	\$656,500
GRANGE	15	N/A	N/A	\$912,500	3.2%	35.7%	\$672,500
GREENSLOPES	14	N/A	N/A	\$736,250	4.0%	30.3%	\$565,000
HAMILTON	7	N/A	N/A	\$1,165,000	1.5%	32.4%	\$880,000
HAWTHORNE	19	N/A	N/A	\$1,200,000	14.3%	44.1%	\$832,500
HEATHWOOD	7	N/A	N/A	\$553,000	0.5%	8.9%	\$508,000
HEMMANT	10	N/A	N/A	\$479,500	9.9%	26.2%	\$380,000
HENDRA	21	\$855,500	-16.1%	\$942,000	-0.8%	22.3%	\$770,000
HIGHGATE HILL	10	N/A	N/A	\$1,162,500	14.0%	55.0%	\$750,000
HOLLAND PARK	24	\$695,000	-2.1%	\$726,000	11.4%	43.8%	\$505,000
HOLLAND PARK WEST	13	N/A	N/A	\$690,000	3.0%	32.7%	\$520,000
INALA	30	\$350,000	-0.5%	\$350,966	3.2%	25.3%	\$280,000
INDOOROOPILLY	33	\$759,619	-5.1%	\$830,000	-1.2%	12.9%	\$735,000

SALES MARKET - HOUSES (CONT'D)							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
JAMBOREE HEIGHTS	7	N/A	N/A	\$490,000	10.9%	20.9%	\$405,175
JINDALEE	20	\$555,000	2.8%	\$560,000	6.7%	19.1%	\$470,000
KALINGA	5	N/A	N/A	\$918,750	0.3%	17.9%	\$779,000
KANGAROO POINT	3	N/A	N/A	\$845,000	-6.6%	20.7%	\$700,000
KARANA DOWNS	7	N/A	N/A	\$417,500	0.5%	9.1%	\$382,750
KARANA DOWNS ^	3	N/A	N/A	\$515,000	-1.4%	15.1%	\$447,500
KEDRON	18	N/A	N/A	\$683,500	12.0%	33.4%	\$512,500
KELVIN GROVE	7	N/A	N/A	\$865,000	18.9%	48.8%	\$581,500
KENMORE	32	\$649,000	0.9%	\$662,000	6.8%	25.5%	\$527,500
KENMORE HILLS	3	N/A	N/A	\$835,000	10.2%	24.2%	\$672,500
KEPERRA	24	\$546,500	-0.2%	\$522,000	9.7%	27.3%	\$410,000
KURABY	19	N/A	N/A	\$685,000	9.6%	25.7%	\$545,000
LOTA	13	N/A	N/A	\$605,000	-1.1%	18.6%	\$510,000
LUTWYCHE	8	N/A	N/A	\$743,268	-3.2%	15.7%	\$642,500
MACGREGOR	9	N/A	N/A	\$765,000	0.6%	42.6%	\$536,500
MACKENZIE	6	N/A	N/A	\$770,750	1.3%	23.7%	\$623,000
MANLY	6	N/A	N/A	\$800,000	4.2%	42.1%	\$563,000
MANLY WEST	36	\$590,084	-4.1%	\$590,000	4.6%	25.8%	\$469,000
MANSFIELD	21	\$650,000	3.2%	\$630,000	3.3%	37.0%	\$460,000
MCDOWALL	14	N/A	N/A	\$629,250	1.7%	17.6%	\$535,000
MIDDLE PARK	15	N/A	N/A	\$576,250	-1.5%	20.7%	\$477,500
MILTON	4	N/A	N/A	\$951,000	14.6%	48.0%	\$642,500
MITCHELTON	31	\$651,000	3.3%	\$626,000	1.0%	30.4%	\$480,000
MOGGILL	10	N/A	N/A	\$560,000	6.4%	20.6%	\$464,500
MOOROOKA	33	\$625,000	5.0%	\$595,000	2.4%	25.3%	\$475,000
MORNINGSIDE	19	N/A	N/A	\$773,500	10.7%	35.7%	\$570,000
MOUNT GRAVATT	8	N/A	N/A	\$634,000	-0.9%	32.1%	\$480,000
MOUNT GRAVATT EAST	29	\$645,000	10.2%	\$600,000	1.7%	30.4%	\$460,000
MOUNT OMMANEY	4	N/A	N/A	\$815,000	-1.2%	12.3%	\$726,000
MURARRIE	13	N/A	N/A	\$599,000	-3.1%	25.4%	\$477,500
NEW FARM	12	N/A	N/A	\$1,615,000	16.4%	38.0%	\$1,170,000
NEWMARKET	9	N/A	N/A	\$810,000	2.2%	25.4%	\$646,000
NORMAN PARK	15	N/A	N/A	\$826,000	3.3%	30.6%	\$632,500
NORTHGATE	12	N/A	N/A	\$630,000	-1.3%	41.1%	\$446,500
NUDGEE	12	N/A	N/A	\$645,000	9.7%	24.6%	\$517,500
NUNDAH	18	N/A	N/A	\$670,000	-4.3%	23.4%	\$543,000
OXLEY	29	\$545,000	11.2%	\$532,000	3.3%	27.1%	\$418,500
PADDINGTON	20	\$1,211,000	24.2%	\$1,005,000	6.3%	33.9%	\$750,500
PARKINSON	20	\$610,000	-3.9%	\$635,000	2.1%	28.9%	\$492,500
PULLENVALE ^	6	N/A	N/A	\$1,150,000	16.2%	11.7%	\$1,030,000
RED HILL	13	N/A	N/A	\$850,000	2.4%	23.6%	\$687,500
RICHLANDS	7	N/A	N/A	\$445,000	2.3%	16.3%	\$382,500
RIVERHILLS	9	N/A	N/A	\$467,500	2.7%	15.0%	\$406,500
ROBERTSON	5	N/A	N/A	\$1,077,000	17.3%	68.3%	\$640,000
ROCHEDALE	7	N/A	N/A	\$923,000	3.4%	21.8%	\$758,000
ROCKLEA	4	N/A	N/A	\$385,000	-0.2%	59.7%	\$241,017
RUNCORN	31	\$550,000	5.3%	\$550,000	2.8%	30.2%	\$422,500
SALISBURY	22	\$565,000	2.7%	\$550,000	2.1%	33.0%	\$413,500
SANDGATE	12	N/A	N/A	\$600,000	-2.7%	13.4%	\$529,250
SEVEN HILLS	7	N/A	N/A	\$772,500	4.0%	35.5%	\$570,000
SEVENTEEN MILE ROCKS	8	N/A	N/A	\$725,000	12.8%	18.9%	\$610,000
SHERWOOD	16	N/A	N/A	\$903,000	4.0%	27.2%	\$710,000
SHORNCLIFFE	7	N/A	N/A	\$720,000	6.3%	13.8%	\$632,500
SINNAMON PARK	9	N/A	N/A	\$696,500	13.3%	20.1%	\$580,000
SPRING HILL	5	N/A	N/A	\$915,500	2.3%	13.7%	\$805,000
ST LUCIA	9	N/A	N/A	\$1,185,000	12.9%	27.7%	\$927,750
STAFFORD	17	N/A	N/A	\$580,000	1.8%	33.3%	\$435,000
STAFFORD HEIGHTS	24	\$584,250	6.2%	\$577,500	2.9%	33.7%	\$432,000
STRETTON	13	N/A	N/A	\$810,000	-0.5%	20.0%	\$675,000
SUNNYBANK	20	\$735,000	6.4%	\$714,750	-1.1%	44.7%	\$494,000
SUNNYBANK HILLS	28	\$590,000	-10.6%	\$650,000	-1.8%	35.4%	\$480,000
TAIGUM	12	N/A	N/A	\$505,000	7.3%	23.9%	\$407,500
TARINGA	3	N/A	N/A	\$950,000	6.7%	41.8%	\$670,000
TARRAGINDI	37	\$812,500	11.2%	\$732,000	3.9%	35.6%	\$540,000
TENERIFFE	4	N/A	N/A	\$2,075,000	40.7%	93.0%	\$1,075,000
TENNYSON	2	N/A	N/A	\$681,250	17.2%	32.3%	\$515,000
THE GAP	45	\$665,000	-0.1%	\$645,000	4.0%	20.6%	\$535,000
TINGALPA	29	\$515,000	-0.2%	\$515,500	7.4%	28.2%	\$402,000

SALES MARKET - HOUSES (CONT'D)

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
TOOWONG	20	\$821,500	2.7%	\$808,000	4.3%	22.0%	\$662,500
UPPER KEDRON	8	N/A	N/A	\$630,500	4.2%	17.9%	\$534,750
UPPER MOUNT GRAVATT	34	\$600,000	-5.0%	\$612,500	0.4%	30.3%	\$470,000
VIRGINIA	12	N/A	N/A	\$550,000	2.4%	25.7%	\$437,500
WAKERLEY	24	\$670,000	-8.2%	\$730,000	2.1%	16.6%	\$626,000
WAVELL HEIGHTS	33	\$635,000	-2.3%	\$650,000	3.2%	24.5%	\$522,000
WEST END	9	N/A	N/A	\$1,080,000	0.5%	51.9%	\$711,000
WESTLAKE	18	N/A	N/A	\$711,500	12.0%	21.6%	\$585,000
WILSTON	8	N/A	N/A	\$1,150,000	17.0%	59.4%	\$721,500
WINDSOR	15	N/A	N/A	\$807,500	6.3%	32.4%	\$610,000
WISHART	11	N/A	N/A	\$710,000	3.9%	35.2%	\$525,000
WOOLLOONGABBA	4	N/A	N/A	\$775,250	0.4%	34.8%	\$575,000
WOOLLOOWIN	11	N/A	N/A	\$755,000	-4.4%	20.1%	\$628,500
WYNNUM	36	\$650,000	-1.4%	\$610,000	1.7%	28.4%	\$475,000
WYNNUM WEST	37	\$525,000	-4.6%	\$520,000	5.3%	27.8%	\$407,000
YEERONGPILLY	3	N/A	N/A	\$731,190	17.9%	11.2%	\$657,500
YERONGA	11	N/A	N/A	\$892,500	19.0%	51.3%	\$590,000
ZILLMERE	22	\$460,000	-0.3%	\$470,000	5.3%	30.6%	\$360,000

SALES MARKET - UNITS & TOWNHOUSES

BRISBANE (LGA)	1578	\$431,250	-2.7%	\$445,000	-1.9%	10.4%	\$403,000
ACACIA RIDGE	1	N/A	N/A	\$348,000	0.0%	24.1%	\$280,500
ALBION	23	\$536,500	5.0%	\$465,000	-2.4%	9.4%	\$425,000
ALDERLEY	14	N/A	N/A	\$470,000	-2.1%	22.9%	\$382,500
ALGESTER	5	N/A	N/A	\$313,000	-0.6%	2.8%	\$304,500
ANNERLEY	21	\$375,000	-23.5%	\$432,500	4.2%	9.5%	\$395,000
ASCOT	13	N/A	N/A	\$438,500	-1.7%	7.4%	\$408,250
ASHGROVE	5	N/A	N/A	\$440,000	-3.8%	12.8%	\$390,000
ASPLEY	11	N/A	N/A	\$387,000	-0.8%	15.5%	\$335,000
AUCHENFLOWER	19	N/A	N/A	\$450,000	-2.7%	10.0%	\$409,000
BALMORAL	8	N/A	N/A	\$542,000	3.0%	21.8%	\$445,000
BANYO	0	N/A	N/A	\$478,500	9.4%	-28.7%	\$671,000
BARDON	6	N/A	N/A	\$575,500	-2.5%	16.3%	\$495,000
BOWEN HILLS	8	N/A	N/A	\$428,500	-4.8%	3.3%	\$415,000
BRACKEN RIDGE	2	N/A	N/A	\$340,000	-2.9%	-6.1%	\$362,250
BRIDGEMAN DOWNS	5	N/A	N/A	\$471,000	4.7%	33.4%	\$353,000
BRISBANE CITY	80	\$455,000	-6.0%	\$490,000	0.0%	7.5%	\$456,000
BULIMBA	21	\$653,000	26.8%	\$592,500	-2.1%	10.1%	\$538,000
CALAMVALE	20	\$373,500	-2.7%	\$385,000	-3.2%	2.7%	\$375,000
CAMP HILL	5	N/A	N/A	\$560,000	3.9%	43.6%	\$390,000
CANNON HILL	3	N/A	N/A	\$456,500	0.3%	-6.1%	\$486,065
CARINA	25	\$457,750	1.2%	\$468,500	-0.3%	13.3%	\$413,500
CARINA HEIGHTS	23	\$435,085	-7.5%	\$447,500	-5.5%	4.1%	\$430,000
CARINDALE	3	N/A	N/A	\$529,000	-2.9%	22.3%	\$432,500
CARSELDINE	16	N/A	N/A	\$392,750	-2.5%	1.0%	\$389,000
CHEKMSIDE	29	\$387,500	-7.6%	\$420,000	-6.9%	2.9%	\$408,000
CLAYFIELD	30	\$352,500	-7.0%	\$385,000	1.3%	4.1%	\$370,000
COOPERS PLAINS	1	N/A	N/A	\$442,500	12.9%	8.2%	\$408,965
COORPAROO	44	\$373,000	-9.6%	\$438,250	3.1%	20.7%	\$363,000
CORINDA	8	N/A	N/A	\$450,000	2.5%	2.9%	\$437,500
DARRA	5	N/A	N/A	\$410,000	2.8%	43.9%	\$285,000
DOOLANDELLA	8	N/A	N/A	\$349,350	-0.1%	1.0%	\$346,000
EAST BRISBANE	11	N/A	N/A	\$430,000	3.6%	0.2%	\$429,000
EIGHT MILE PLAINS	15	N/A	N/A	\$400,000	-10.1%	9.6%	\$365,000
ELLEN GROVE	2	N/A	N/A	\$347,500	-1.6%	4.4%	\$333,000
ENOGERA	2	N/A	N/A	\$403,250	2.0%	0.8%	\$400,000
EVERTON PARK	23	\$435,000	-1.1%	\$435,000	-4.4%	17.3%	\$370,750
FAIRFIELD	2	N/A	N/A	\$420,000	-5.6%	5.8%	\$397,000
FITZGIBBON	5	N/A	N/A	\$370,000	3.4%	-0.3%	\$371,250
FORTITUDE VALLEY	20	\$400,000	-1.2%	\$421,500	-7.4%	-2.0%	\$430,000
GAYTHORNE	12	N/A	N/A	\$431,000	-2.4%	3.8%	\$415,250
GORDON PARK	5	N/A	N/A	\$346,250	-10.1%	-2.8%	\$356,350
GREENSLOPES	20	\$429,000	-1.7%	\$477,000	15.8%	37.5%	\$347,000
HAMILTON	32	\$550,000	4.6%	\$550,000	-5.2%	12.2%	\$490,000
HAWTHORNE	7	N/A	N/A	\$540,000	-4.1%	22.4%	\$441,000
HENDRA	1	N/A	N/A	\$578,000	1.0%	14.7%	\$504,000
HIGHGATE HILL	6	N/A	N/A	\$566,900	2.4%	25.4%	\$452,000

SALES MARKET - UNITS & TOWNHOUSES (CONT'D)

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
HOLLAND PARK WEST	6	N/A	N/A	\$420,000	-1.2%	9.1%	\$385,000
INDOOROOPIILY	24	\$520,000	18.5%	\$490,000	-7.5%	8.9%	\$450,000
KANGAROO POINT	49	\$510,000	-3.8%	\$515,000	-1.9%	17.7%	\$437,500
KEDRON	17	N/A	N/A	\$448,500	-1.3%	19.8%	\$374,250
KELVIN GROVE	21	\$420,500	1.3%	\$438,000	-9.7%	-7.2%	\$472,000
LUTWYCHE	29	\$473,750	-1.3%	\$484,000	0.0%	32.6%	\$365,000
MANLY	1	N/A	N/A	\$487,500	4.2%	13.4%	\$430,000
MANLY WEST	9	N/A	N/A	\$432,500	8.7%	7.3%	\$403,000
MCDOWALL	5	N/A	N/A	\$374,000	-20.4%	6.9%	\$350,000
MILTON	15	N/A	N/A	\$516,250	-10.8%	4.3%	\$495,000
MITCHELTON	8	N/A	N/A	\$439,000	2.1%	29.3%	\$339,500
MOOROOKA	18	N/A	N/A	\$400,000	-5.9%	3.9%	\$385,000
MORNINGSIDE	29	\$490,000	-3.9%	\$488,500	-0.8%	13.9%	\$429,000
MOUNT GRAVATT	10	N/A	N/A	\$469,000	24.2%	18.7%	\$395,000
MOUNT GRAVATT EAST	16	N/A	N/A	\$458,000	0.7%	14.5%	\$400,000
MURARIE	5	N/A	N/A	\$527,250	-7.8%	-4.1%	\$550,000
NEW FARM	47	\$635,000	7.5%	\$577,000	0.2%	14.5%	\$503,750
NEWMARKET	4	N/A	N/A	\$435,000	1.0%	16.2%	\$374,500
NEWSTEAD	25	\$604,500	6.4%	\$597,200	-0.5%	12.7%	\$530,000
NORMAN PARK	8	N/A	N/A	\$590,000	18.5%	32.1%	\$446,750
NORTHGATE	4	N/A	N/A	\$370,000	-6.9%	-1.2%	\$374,500
NUNDAH	44	\$405,500	-5.2%	\$420,000	-2.3%	16.3%	\$361,000
OXLEY	3	N/A	N/A	\$361,000	-1.6%	1.7%	\$355,000
PADDINGTON	17	N/A	N/A	\$526,250	-3.0%	15.7%	\$455,000
RED HILL	4	N/A	N/A	\$512,500	15.2%	14.9%	\$446,125
RICHLANDS	5	N/A	N/A	\$367,900	5.9%	9.2%	\$337,000
ROCHEDALE	20	\$347,500	21.1%	\$480,000	3.2%	24.7%	\$385,000
ROCKLEA	2	N/A	N/A	\$335,500	-22.8%	-54.3%	\$733,975
RUNCORN	18	N/A	N/A	\$360,000	0.0%	11.8%	\$322,000
SALISBURY	2	N/A	N/A	\$395,000	-8.7%	1.5%	\$389,000
SHERWOOD	6	N/A	N/A	\$450,000	-2.0%	6.3%	\$423,500
SOUTH BRISBANE	33	\$467,500	-6.1%	\$480,000	-4.8%	8.1%	\$444,000
SPRING HILL	18	N/A	N/A	\$415,000	-6.7%	7.1%	\$387,500
ST LUCIA	29	\$432,500	-4.5%	\$450,000	-3.2%	-8.2%	\$490,000
STAFFORD	2	N/A	N/A	\$440,000	-0.2%	20.6%	\$364,920
SUNNYBANK HILLS	4	N/A	N/A	\$370,000	2.8%	4.2%	\$355,000
TAIGUM	18	N/A	N/A	\$325,000	-3.4%	5.7%	\$307,500
TARINGA	26	\$425,000	4.8%	\$425,000	-1.2%	6.5%	\$399,000
TENERIFFE	30	\$530,000	-9.9%	\$600,000	1.2%	10.6%	\$542,500
THE GAP	0	N/A	N/A	\$455,000	-9.0%	3.4%	\$440,000
TINGALPA	5	N/A	N/A	\$365,000	0.0%	10.6%	\$330,000
TOOWONG	48	\$472,500	3.2%	\$480,000	3.2%	11.6%	\$430,000
UPPER MOUNT GRAVATT	19	N/A	N/A	\$461,500	0.4%	10.1%	\$419,000
WAKERLEY	7	N/A	N/A	\$440,000	3.5%	6.4%	\$413,500
WEST END	36	\$480,175	4.4%	\$520,000	-8.0%	-1.9%	\$530,000
WINDSOR	9	N/A	N/A	\$437,500	-8.9%	23.2%	\$355,000
WISHART	8	N/A	N/A	\$415,000	-1.8%	19.5%	\$347,250
WOOLLOONGABBA	19	N/A	N/A	\$457,000	-9.8%	5.4%	\$433,500
WYNNUM	16	N/A	N/A	\$460,000	15.9%	24.3%	\$370,000
WYNNUM WEST	12	N/A	N/A	\$345,000	0.9%	11.3%	\$310,000
YERONGA	5	N/A	N/A	\$464,000	-5.1%	13.2%	\$410,000
YEERONGPILLY	6	N/A	N/A	\$445,750	-2.0%	17.8%	\$378,500
ZILLMERE	16	N/A	N/A	\$365,000	0.6%	-1.6%	\$371,000

SALES MARKET - VACANT LAND

BRISBANE (LGA)	90	\$396,500	-5.5%	\$385,000	2.7%	38.5%	\$278,000
BRISBANE (LGA) ^	5	N/A	N/A	\$950,000	-3.6%	65.2%	\$575,000
BRIDGEMAN DOWNS	3	N/A	N/A	\$405,000	7.5%	17.7%	\$344,000
CARINDALE	0	N/A	N/A	\$542,500	8.4%	9.6%	\$495,000
FITZGIBBON	2	N/A	N/A	\$185,500	5.4%	-1.8%	\$188,950
HEATHWOOD	5	N/A	N/A	\$294,000	5.0%	10.9%	\$265,000
KENMORE	5	N/A	N/A	\$535,000	16.3%	72.6%	\$310,000
KURABY	0	N/A	N/A	\$437,000	17.3%	21.4%	\$360,000
ROCHEDALE	2	N/A	N/A	\$450,000	1.6%	13.4%	\$397,000
UPPER KEDRON	0	N/A	N/A	\$410,000	18.8%	22.4%	\$335,000

RENTAL MARKET - 3 BED HOUSES					
POST CODE	LOCALITY ¹	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	BRISBANE CITY	\$440	3543	\$435	3221
	BAYSIDE	\$420	165	\$420	140
4178	LINDUM/LYTTON/WYNNUM	\$420	108	\$425	79
4179	LOTA/MANLY	\$420	57	\$410	61
	CITY - INNER	\$540	364	\$560	320
4000	BRISBANE CITY/SPRING HILL	\$550	21	\$580	23
4005	NEW FARM/TENERIFFE	\$650	22	\$595	16
4006	BOWEN HILLS/VALLEY/HERSTON/NEWSTEAD	\$495	13	\$540	20
4064	MILTON/PADDINGTON/ROSALIE	\$565	87	\$575	83
4066	AUCHENFLOWER/MTCOOTH/TOOWONG	\$500	67	\$540	49
4067	IRONSIDE/ST LUCIA	\$495	27	\$560	15
4101	HIGHGATE HILL/SOUTH BRIS/WEST END	\$580	47	\$625	41
4102	BURANDA/DUTTON PARK/WOOLONGABBA	\$475	41	\$490	31
4169	EAST BRIS/KANGAROO POINT	\$530	39	\$540	42
	NORTH - INNER	\$470	368	\$480	360
4007	ASCOT/HAMILTON	\$550	21	\$575	21
4010	ALBION/BREAKFAST CREEK	\$600	7	\$485	8
4011	CLAYFIELD/HENDRA	\$500	37	\$500	39
4012	NUNDAH/TOOMBUL/WAVELL HEIGHTS	\$450	73	\$450	68
4030	LUTWYCHE/WINDSOR/WOOLOWIN	\$465	57	\$500	77
4031	GORDON PARK/KEDRON	\$450	69	\$450	53
4051	ALDERLEY/ENOGERRA/GAYTHORNE/GRANGE/NEWMARKET/WILSTON	\$480	102	\$460	93
	NORTH - OUTER	\$400	445	\$400	432
4013	NORTHGATE	\$430	11	\$400	14
4014	BANYO/NUDGE/VIRGINIA	\$420	31	\$400	42
4017	BRACKEN RIDGE/BRIGHTON/DEAGON/SANDGATE	\$400	106	\$390	126
4018	FITZGIBBON/TAIGUM	\$405	38	\$400	33
4032	CHERMSIDE/CRAIGSLEA	\$400	69	\$420	67
4034	ASPLEY/BOONDAL/GEEBUNG/ZILLMERE	\$400	166	\$400	128
4036	BAID HILLS	\$383	24	\$365	22
	NORTH WEST - INNER	\$520	173	\$525	155
4059	BALLYMORE/ITHACA/KELVIN GROVE/RED HILL	\$560	74	\$540	77
4060	ASHGROVE/DORRINGTON/ST JOHNS WOOD	\$470	55	\$475	38
4065	BARDON/JUBILEE/RAINWORTH	\$510	44	\$550	40
	NORTH WEST - OUTER	\$440	314	\$430	262
4053	BROOKSIDE/EVERTON PARK/MCDOWALL/STAFFORD	\$440	182	\$430	174
4054	ARANA HILLS/KEPERRA	\$420	83	\$420	54
4061	THE GAP	\$450	49	\$430	34
	SOUTH - INNER	\$440	447	\$440	396
4103	ANERLEY/FAIRFIELD	\$480	65	\$450	56
4104	YERONGA	\$420	22	\$490	18
4105	CLIFTON HILL/MOOROOKA/TENNYSON	\$440	49	\$430	48
4120	GREENSLOPES/STONES CORNER	\$495	29	\$500	25
4121	EKIBIN/HOLLAND PARK/TARRAGINDI/WELLERS HILL	\$440	114	\$450	91
4122	MANSFIELD/MT GRAVATT/WISHART	\$420	162	\$415	157
	SOUTH - OUTER	\$390	353	\$390	327
4106	BRISBANE MARKET/ROCKLEA	\$375	10	\$400	9
4107	SALISBURY	\$400	35	\$390	26
4108	ARCHERFIELD/COOPERS PLAINS	\$380	29	\$380	33
4109	ALTANDI/MACGREGOR/ROBERTSON/SUNNYBANK	\$400	111	\$410	97
4110	ACACIA RIDGE/LARAPINTA/WILLAWONG	\$355	43	\$350	50
4113	EIGHT MILES PLAINS/RUNCORN	\$395	74	\$390	71
4115	ALGESTER/PARKINSON	\$390	21	\$400	17
4116	CALAMVALE/DREWVALE/STRETTON	\$420	21	\$420	13
	SOUTH EAST - INNER	\$470	372	\$470	317
4151	COORPAROO	\$480	50	\$460	32
4152	CAMP HILL/CARINA/CARINDALE	\$460	139	\$450	130
4170	CANNON HILL/MORNINGSIDE/NORMAN PARK	\$480	108	\$470	100
4171	BALMORAL/BULIMBA/HAWTHORNE	\$538	46	\$530	45
4172	MURARRIE	\$400	29	\$410	10
	SOUTH EAST - OUTER	\$445	54	\$410	37
4154	GUNDALE/RANSOME/WAKERLEY	\$488	14	\$400	8
4173	TINGALPA	\$440	21	\$410	19
4174	DOBOY/HEMANT	\$390	6	\$395	6
	SOUTH WEST - INNER	\$470	165	\$450	150
4068	CHELMER/INDOOROOPILLY/TARINGA	\$490	71	\$480	74
4075	CORINDA/GRACEVILLE/OXLEY/SHERWOOD	\$448	94	\$430	76

RENTAL MARKET - 3 BED HOUSES (CONT'D)					
POST CODE	LOCALITY ¹	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	SOUTH WEST - OUTER	\$370	323	\$365	325
4069	BROOKFIELD/CHAPEL HILL/KENMORE	\$460	39	\$460	52
4070	ANSTEAD/BELLBOWRIE/MOGGILL	\$395	14	\$480	5
4073	SEVENTEEN MILE ROCKS/SINNAMON PARK	\$430	15	\$420	12
4074	JINDALEE/MTOMMANEY/SUMNER/WESTLAKE	\$420	66	\$400	69
4076	DARRA/WACOL	\$330	31	\$340	28
4077	DOOLANDELLA/DURACK/INALA/RICHLANDS	\$330	69	\$330	64
4078	FOREST LAKE/CAROLE PARK	\$360	89	\$355	95

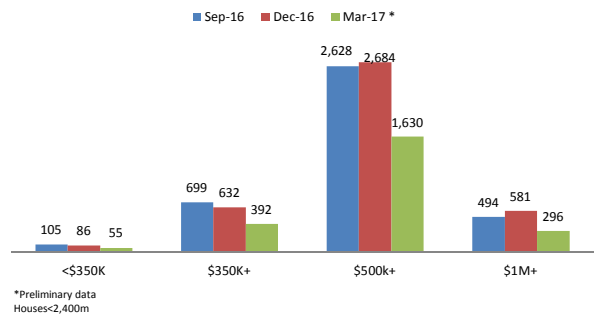
RENTAL MARKET - 2 BED UNITS					
	BRISBANE CITY	\$420	8094	\$410	5849
	BAYSIDE	\$350	57	\$350	48
4178	LINDUM/LYTTON/WYNNUM	\$363	42	\$350	34
4179	LOTA/MANLY	\$320	15	\$330	14
	CITY - INNER	\$480	3652	\$485	2361
4000	BRISBANE CITY/SPRING HILL	\$530	490	\$550	344
4005	NEW FARM/TENERIFFE	\$500	401	\$520	249
4006	BOWEN HILLS/VALLEY/HERSTON/NEWSTEAD	\$460	668	\$480	352
4064	MILTON/PADDINGTON/ROSALIE	\$460	153	\$410	89
4066	AUCHENFLOWER/MTCOOTH/TOOWONG	\$450	505	\$400	336
4067	IRONSIDE/ST LUCIA	\$420	270	\$420	200
4101	HIGHGATE HILL/SOUTH BRIS/WEST END	\$530	724	\$510	462
4102	BURANDA/DUTTON PARK/WOOLONGABBA	\$450	181	\$460	81
4169	EAST BRIS/KANGAROO POINT	\$470	258	\$480	248
	NORTH - INNER	\$385	1485	\$375	1115
4007	ASCOT/HAMILTON	\$445	281	\$410	189
4010	ALBION/BREAKFAST CREEK	\$460	105	\$395	36
4011	CLAYFIELD/HENDRA	\$340	181	\$350	152
4012	NUNDAH/TOOMBUL/WAVELL HEIGHTS	\$380	265	\$380	226
4030	LUTWYCHE/WINDSOR/WOOLOWIN	\$400	315	\$390	236
4031	GORDON PARK/KEDRON	\$370	142	\$350	120
4051	ALDERLEY/ENOGERRA/GAYTHORNE/GRANGE/NEWMARKET/WILSTON	\$350	195	\$370	156
	NORTH - OUTER	\$360	402	\$360	326
4013	NORTHGATE	\$350	33	\$360	34
4014	BANYO/NUDGE/VIRGINIA	N/A	4	\$290	6
4017	BRACKEN RIDGE/BRIGHTON/DEAGON/SANDGATE	\$298	16	\$340	22
4018	FITZGIBBON/TAIGUM	\$338	12	\$340	9
4032	CHERMSIDE/CRAIGSLEA	\$390	233	\$380	157
4034	ASPLEY/BOONDAL/GEEBUNG/ZILLMERE	\$350	103	\$350	97
	NORTH WEST - INNER	\$450	363	\$440	303
4059	BALLYMORE/ITHACA/KELVIN GROVE/RED HILL	\$480	273	\$470	212
4060	ASHGROVE/DORRINGTON/ST JOHNS WOOD	\$405	64	\$410	69
4065	BARDON/JUBILEE/RAINWORTH	\$370	26	\$450	22
	NORTH WEST - OUTER	\$380	175	\$385	138
4053	BROOKSIDE/EVERTON PARK/MCDOWALL/STAFFORD	\$375	149	\$385	137
	SOUTH - INNER	\$370	683	\$375	579
4103	ANERLEY/FAIRFIELD	\$345	137	\$350	144
4104	YERONGA	\$363	50	\$353	50
4105	CLIFTON HILL/MOOROOKA/TENNYSON	\$375	89	\$380	71
4120	GREENSLOPES/STONES CORNER	\$360	144	\$360	127
4121	EKIBIN/HOLLAND PARK/TARRAGINDI/WELLERS HILL	\$350	72	\$350	41
4122	MANSFIELD/MT GRAVATT/WISHART	\$425	186	\$430	142
	SOUTH - OUTER	\$380	81	\$335	61
4106	BRISBANE MARKET/ROCKLEA	\$285	7	\$290	5
4108	ARCHERFIELD/COOPERS PLAINS	\$415	9	\$290	7
4109	ALTANDI/MACGREGOR/ROBERTSON/SUNNYBANK	\$380	31	\$400	30
4113	EIGHT MILES PLAINS/RUNCORN	\$445	22	\$390	6
	SOUTH EAST - INNER	\$390	664	\$385	479
4151	COORPAROO	\$360	234	\$365	187
4152	CAMP HILL/CARINA/CARINDALE	\$365	70	\$370	59
4170	CANNON HILL/MORNINGSIDE/NORMAN PARK	\$420	224	\$395	115
4171	BALMORAL/BULIMBA/HAWTHORNE	\$410	128	\$425	110
	SOUTH EAST - OUTER	\$343	12	\$290	6
4173	TINGALPA	\$330	7	\$290	6

RENTAL MARKET - 2 BED UNITS (CONT'D)					
POST CODE	LOCALITY ¹	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	SOUTH WEST - INNER	\$390	499	\$395	402
4068	CHELMER/INDOOROPILLY/TARINGA	\$389	385	\$400	338
4075	CORINDA/GRACEVILLE/OXLEY/SHERWOOD	\$390	114	\$360	64
	SOUTH WEST - OUTER	\$300	21	\$325	31
4069	BROOKFIELD/CHAPEL HILL/KENMORE	N/A	3	\$310	6
4074	JINDALEE/MTOMMANEY/SUMNER/WESTLAKE	N/A	2	\$350	5
4076	DARRA/WACOL	N/A	4	\$275	7
4078	FOREST LAKE/CAROLE PARK	\$335	6	\$330	8

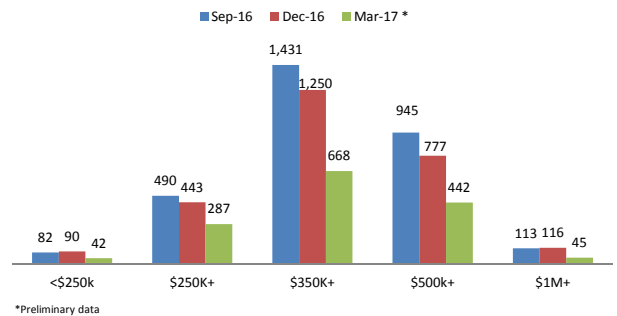
RENTAL MARKET - 3 BED TOWNHOUSES					
	BRISBANE CITY	\$420	2409	\$425	1947
	BAYSIDE	\$410	83	\$410	68
4178	LINDUM/LYTTON/WYNNUM	\$410	51	\$410	44
4179	LOTA/MANLY	\$420	32	\$415	24
	CITY - INNER	\$600	124	\$570	111
4000	BRISBANE CITY/SPRING HILL	\$675	5	\$705	5
4005	NEW FARM/TENERIFFE	\$745	7	\$595	5
4006	BOWEN HILLS/VALLEY/HERSTON/NEWTSEAD	\$530	13	\$520	19
4064	MILTON/PADDINGTON/ROSALIE	\$600	19	\$570	17
4066	AUCHENFLOWER/MTCOOTHA/TOOWONG	\$563	26	\$540	25
4067	IRONSIDE/ST LUCIA	\$590	23	\$590	20
4101	HIGHGATE HILL/SOUTH BRIS/WEST END	\$650	15	\$630	14
4169	EAST BRIS/KANGAROO POINT	\$585	14	\$495	5
	NORTH - INNER	\$480	160	\$495	147
4007	ASCOT/HAMILTON	\$560	18	\$600	10
4011	CLAYFIELD/HENDRA	\$580	14	\$540	16
4012	NUNDAH/TOOMBUL/WAVELL HEIGHTS	\$455	27	\$470	24
4030	LUTWYCHE/WINDSOR/WOOLLOOWIN	\$495	12	\$540	24
4031	GORDON PARK/KEDRON	\$460	29	\$480	25
4051	ALDERLEY/ENOGERRA/GAYTHORNE/GRANGE/NEWMARKET/WILSTON	\$475	53	\$480	44
	NORTH - OUTER	\$395	298	\$395	230
4013	NORTHGATE	\$425	8	\$460	8
4017	BRACKEN RIDGE/BRIGHTON/DEAGON/SANDGATE	\$375	42	\$375	41
4018	FITZGIBBON/TAIGUM	\$390	53	\$395	50
4032	CHERMSIDE/CRAIGSLEA	\$420	47	\$445	44
4034	ASPLEY/BOONDAL/GEEBUNG/ZILLMERE	\$388	84	\$390	71
4036	BALD HILLS	\$365	22	\$365	15
	NORTH WEST - INNER	\$520	29	\$510	21
4059	BALLYMORE/ITHACA/KELVIN GROVE/RED HILL	\$498	16	\$500	10
4060	ASHGROVE/DORRINGTON/ST JOHNS WOOD	\$520	5	\$450	6
4065	BARDON/JUBILEE/RAINWORTH	\$578	8	\$530	5
	NORTH WEST - OUTER	\$445	120	\$440	95
4053	BROOKSIDE/EVERTON PARK/MCDOWALL/STAFFORD	\$445	105	\$440	75
4054	ARANA HILLS/KEPERRA	\$490	11	\$385	5
4061	THE GAP	N/A	4	\$530	15
	SOUTH - INNER	\$450	251	\$450	199
4103	ANERLEY/FAIRFIELD	\$495	45	\$500	38
4104	YERONGA	\$480	25	\$500	21
4105	CLIFTON HILL/MOOROOKA/TENNYSON	\$450	37	\$465	35
4120	GREENSLOPES/STONES CORNER	\$498	26	\$490	24
4121	EKIBIN/HOLLAND PARK/TARRAGINDI/WELLERS HILL	\$550	12	\$430	17
4122	MANSFIELD/MT GRAVATT/WISHART	\$435	106	\$425	64
	SOUTH - OUTER	\$400	473	\$400	390
4107	SALISBURY	\$450	13	\$440	8
4109	ALTANDI/MACGREGOR/ROBERTSON/SUNNYBANK	\$405	74	\$420	66
4110	ACACIA RIDGE/LARAPINTA/WILLAWONG	\$360	24	\$350	17
4112	KURABY	\$385	19	\$375	23
4113	EIGHT MILES PLAINS/RUNCORN	\$415	164	\$420	129
4115	ALGESTER/PARKINSON	\$385	41	\$375	27
4116	CALAMVALE/DREWVALE/STRETTON	\$390	135	\$390	118
	SOUTH EAST - INNER	\$500	340	\$485	293
4151	COORPAROO	\$523	22	\$520	31
4152	CAMP HILL/CARINA/CARINDALE	\$475	129	\$450	136
4170	CANNON HILL/MORNINGSIDE/NORMAN PARK	\$500	108	\$495	83
4171	BALMORAL/BULIMBA/HAWTHORNE	\$590	43	\$600	31
4172	MURARREE	\$585	38	\$490	12

RENTAL MARKET - 3 BED TOWNHOUSES (CONT'D)					
POST CODE	LOCALITY ¹	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	SOUTH EAST - OUTER	\$415	74	\$420	58
4153	BELMONT	\$420	11	\$430	11
4154	GUMDALE/RANSOME/WAKERLEY	\$420	32	\$420	24
4173	TINGALPA	\$393	26	\$395	20
	SOUTH WEST - INNER	\$475	91	\$470	98
4068	CHELMER/INDOOROPILLY/TARINGA	\$530	43	\$520	46
4075	CORINDA/GRACEVILLE/OXLEY/SHERWOOD	\$400	48	\$400	52
	SOUTH WEST - OUTER	\$350	366	\$360	237
4069	BROOKFIELD/CHAPEL HILL/KENMORE	\$498	10	\$550	5
4073	SEVENTEEN MILE ROCKS/SINNAMON PARK	\$410	11	\$410	16
4074	JINDALEE/MTOMMANEY/SUMNER/WESTLAKE	\$395	19	\$405	15
4076	DARRA/WACOL	\$385	23	\$385	22
4077	DOOLANDILLA/DURACK/INALA/RICHLANDS	\$350	212	\$350	152
4078	FOREST LAKE/CAROLE PARK	\$349	91	\$365	26

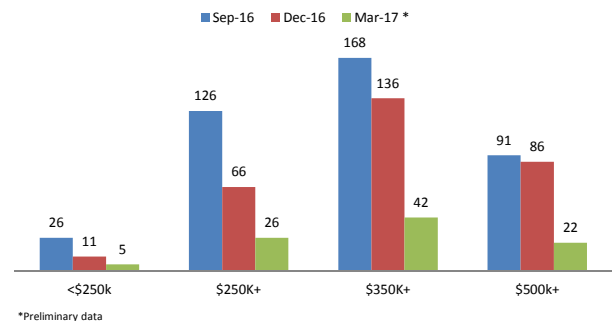
BRISBANE HOUSE SALES



BRISBANE UNIT SALES



BRISBANE LAND SALES



Gold Coast

The Gold Coast housing market is the juggernaut of the southeast, reaching a new high median house price of \$615,000 for the March quarter.

The unit market, on the other hand, slipped 1.2 per cent to a March quarter median of \$410,000 compared to \$415,000 for December 2016.

Looking at annual data, (which is less volatile than quarterly data) the Gold Coast has been one of the state's best performers for the house and unit markets, reaching an annual growth of 6.4 per cent for houses and 5.2 per cent for units to March 2017.

The Commonwealth Games \$160 million Roads package fully funded by the State Government has been one of the key drivers of economic development in the region. This investment is still in progress and will deliver a significant road upgrade to Southport – Burleigh Roads, Labrador – Carrara Roads, Olsen Avenue and Nerang – Broadbeach Road.

In addition to the numerous Commonwealth Games projects, the \$70 million Gold Coast cruise ship terminal proposal is getting closer to become a reality. Environmental approval from the Federal Government, potentially the biggest hurdle for the project, was granted in mid-May 2017.

The economic fundamentals supporting the property market in the region are solid and driven by a large infrastructure investment program.

Local agents are very positive about the future of the residential property market. However, in the post-Games period, the Gold Coast economy may require concerted efforts from all levels of government to ensure a jobs program is in place to shore up employment in the region.

“The housing market performed strongly over the March quarter, with the quarterly price growing 4.2 per cent to a new high of \$615,000.”

HOUSE MARKET

The housing market performed strongly over the March quarter, with the quarterly price growing 4.2 per cent to a new high of \$615,000.

The annual median house price increased 6.4 per cent to \$585,000 for the 12 months to March. This increase positioned the region as the second-best annual performer for the house market to March 2017 (following Noosa).

Over the medium term (five years), the Gold Coast median house price grew 26.5 per cent, which equates to 4.8 per cent per annum (from a median price of \$462,500 in March 2012). This makes the Gold Coast the strongest performing house market in the state over five years.

The Gold Coast has five suburbs with an annual median house price above \$1 million, compared to only three suburbs for the March quarter 2016. Paradise Point has entered the million-dollar club in this March quarter with an annual median sale price of \$1.09 million.

Affordable houses in the region are still available primarily in the suburbs of Lower Beechmont, Jacobs Well, Neerang, Ormeau and Upper Coomera; which reported annual median sale price in the range of \$385,000 to \$468,000.

The volume of activity reduced 5.6 per cent from 1892 in September 2016 to 1786 in December 2016. Preliminary data for March indicates a reduction of about 23.1 per cent to 1373 sales. This data will have to be reassessed in the June 2017 Queensland Market Monitor to confirm whether the number of sales in the region is experiencing a downward trend or just quarterly volatility.

The most active price point for the house market has been the \$500,000 to \$750,000.

For the 12 months to February 2017, the median days on market and median vendor discounting reported minor changes. A house in the Gold Coast takes approximately 35 days to sell and requires a discount of about 4.2 per cent.

Housing supply increased 16.3 per cent to 11,514 listings for the 12 months to February, triggering an increase in the stock on market from 7.6 per cent in February 2016 to 8.8 per cent in February 2017.

UNIT MARKET

The Gold Coast unit market slipped 1.2 per cent to a March quarter median of \$410,000, but it was still the busiest apartment market in Queensland, with preliminary sales of 1859 compared to Brisbane LGA of 1578 for the March quarter.

The annual median unit price increased 5.2 per cent to \$405,000 for March. Similar to the house market, the Gold Coast is one of the best annual performer for the 12 months to March 2017.

Over a five-year period, the unit market increased by 12.5 per cent, from an annual median sale price of \$360,000 in March 2012 to \$405,000 in March 2017, which is equivalent to moderate annual growth of 2.4 per cent.

Based on annualised data to February 2017, units sell in about 50 days with a discount of 4.4 per cent.

The annual number of listings to February 2017 increased 27.2 per cent to 14,112. This triggered a lift on the stock on market from 9.3 per cent in February 2016 to 11.8 per cent in February 2017.

RENTAL MARKET

The Gold Coast's rental market has operated within the tight to healthy range for the past 19 quarters.

Vacancy rates returned to the tight range, reaching 1.7 per cent over the March quarter. Local real estate agents operating in the region indicated that generally properties remained vacant between 1 to 2 weeks and the market has performed well and reasonably steady over the past two to three years.

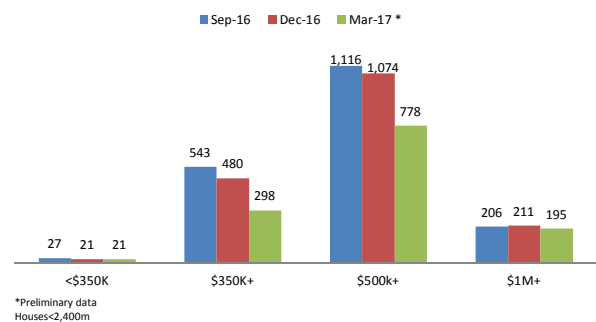
The Gold Coast's rental market is the most expensive in Queensland with the median rent for a three-bedroom house at \$470 per week, which is \$30 a week more expensive than the same house in Brisbane LGA.

The median rent for a two-bedroom unit, at \$420 per week, increased by \$20 or about 5 per cent over the March quarter. This increase has positioned the Gold Coast two-bedroom unit rental market as one of the most expensive in Queensland, along with Brisbane LGA.

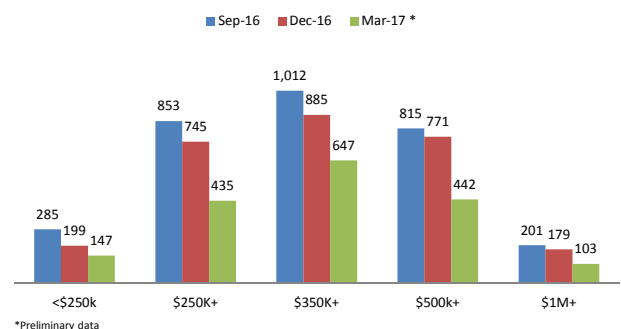
The weekly median rent of three-bedroom townhouses held steady at \$420 for March.

The indicative gross rental yields for houses weakened by 0.2 percentage points to 4 per cent for March due to the upward trend of the median sale price. In contrast, the gross rental yields for units increased 0.2 percentage points to 5.3 per cent due to the reduction on the quarterly median unit price.

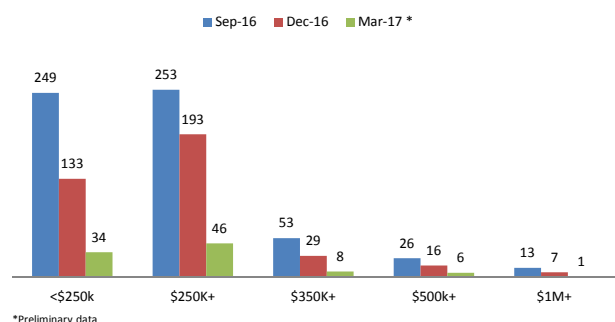
GOLD COAST HOUSE SALES



GOLD COAST UNIT SALES



GOLD COAST LAND SALES



SALES MARKET - HOUSES							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
GOLD COAST (LGA)	1373	\$615,000	4.2%	\$585,000	6.4%	26.5%	\$462,500
GOLD COAST (LGA) ^	123	\$770,000	-0.7%	\$780,000	5.4%	23.8%	\$630,000
ARUNDEL	31	\$576,000	5.4%	\$570,000	7.5%	31.0%	\$435,000
ASHMORE	42	\$615,000	1.7%	\$588,000	11.2%	38.4%	\$425,000
BENOWA	30	\$880,500	7.2%	\$870,000	16.0%	40.3%	\$620,000
BIGGERA WATERS	6	N/A	N/A	\$640,000	-3.0%	28.9%	\$496,500
BONOGIN ^	16	N/A	N/A	\$750,000	7.1%	27.1%	\$590,000
BROADBEACH WATERS	34	\$1,200,000	22.5%	\$1,075,000	19.4%	56.9%	\$685,000
BUNDALL	31	\$1,037,500	4.8%	\$980,000	5.7%	41.5%	\$692,500
BURLEIGH HEADS	27	\$749,500	7.8%	\$736,750	4.7%	37.2%	\$537,000
BURLEIGH WATERS	39	\$766,500	0.5%	\$719,000	4.2%	41.0%	\$510,000
CARRARA	38	\$540,000	-4.4%	\$540,000	5.9%	35.6%	\$398,250
CLEAR ISLAND WATERS	11	N/A	N/A	\$1,200,000	22.4%	54.5%	\$776,750
COOLANGATTA	5	N/A	N/A	\$682,750	-10.4%	37.9%	\$495,000
COOMBABAH	27	\$520,000	19.0%	\$477,500	8.8%	27.3%	\$375,000
COOMERA	22	\$462,000	2.7%	\$476,000	3.7%	28.6%	\$370,000
CURRUMBIN	4	N/A	N/A	\$813,000	4.2%	22.3%	\$665,000
CURRUMBIN VALLEY ^	3	N/A	N/A	\$920,000	19.8%	35.3%	\$680,000
CURRUMBIN WATERS	12	N/A	N/A	\$619,500	8.7%	37.1%	\$451,750
ELANORA	38	\$648,750	2.2%	\$636,000	10.6%	36.8%	\$465,000
GILSTON	4	N/A	N/A	\$570,500	5.6%	32.7%	\$430,000
HELENSVALE	53	\$640,000	15.3%	\$580,000	4.5%	30.6%	\$444,000
HIGHLAND PARK	17	N/A	N/A	\$495,000	3.7%	30.0%	\$380,750
HOLLYWELL	9	N/A	N/A	\$621,000	1.8%	11.9%	\$555,000
HOPE ISLAND	29	\$811,500	39.9%	\$665,000	10.8%	46.2%	\$455,000
JACOBS WELL	7	N/A	N/A	\$427,000	3.5%	9.6%	\$389,500
LABRADOR	23	\$508,000	-11.6%	\$499,500	4.1%	30.1%	\$384,015
LOWER BEECHMONT	2	N/A	N/A	\$385,000	1.3%	14.9%	\$335,000
MAUDSLAND	10	N/A	N/A	\$520,000	11.8%	22.7%	\$423,750
MERMAID BEACH	10	N/A	N/A	\$1,435,000	14.8%	36.3%	\$1,052,500
MERMAID WATERS	32	\$930,000	9.4%	\$809,250	6.5%	36.8%	\$591,750
MERRIMAC	19	N/A	N/A	\$506,286	8.1%	33.2%	\$380,000
MIAMI	19	N/A	N/A	\$730,000	12.7%	60.4%	\$455,000
MOLENDINAR	20	\$585,000	1.7%	\$567,250	-0.1%	17.2%	\$484,000
MUDGEERABA	24	\$565,000	3.9%	\$542,000	6.5%	27.5%	\$425,000
MUDGEERABA ^	6	N/A	N/A	\$770,000	9.1%	30.5%	\$590,000
NERANG	39	\$431,250	0.3%	\$430,000	6.8%	26.5%	\$340,000
NERANG ^	2	N/A	N/A	\$835,000	9.2%	18.4%	\$705,000
ORMEAU	37	\$451,500	-1.9%	\$460,000	3.4%	13.0%	\$407,250
ORMEAU HILLS	23	\$470,000	-4.1%	\$480,500	-0.9%	5.2%	\$456,729
OXENFORD	36	\$512,500	-1.7%	\$499,000	7.3%	17.4%	\$425,000
PACIFIC PINES	54	\$545,000	5.4%	\$520,000	6.1%	16.1%	\$448,000
PALM BEACH	43	\$820,000	17.1%	\$720,000	5.9%	41.9%	\$507,500
PARADISE POINT	25	\$1,250,000	9.2%	\$1,090,000	17.8%	24.2%	\$877,500
PARKWOOD	32	\$645,000	11.1%	\$577,000	6.4%	31.1%	\$440,000
PIMPAMA	32	\$462,000	-5.5%	\$475,000	9.2%	31.9%	\$360,000
REEDY CREEK	24	\$785,000	3.7%	\$750,000	4.9%	21.5%	\$617,500
ROBINA	63	\$682,000	-0.4%	\$655,000	8.5%	28.4%	\$510,000
RUNAWAY BAY	18	N/A	N/A	\$957,500	3.0%	33.0%	\$720,000
SOUTHPORT	67	\$546,000	2.5%	\$537,750	-0.2%	41.5%	\$380,000
SURFERS PARADISE	26	\$1,315,000	4.2%	\$1,295,000	-1.5%	-1.9%	\$1,320,000
TALLAI ^	9	N/A	N/A	\$910,000	5.0%	36.1%	\$668,750
TALLEBUDGERA ^	8	N/A	N/A	\$800,000	-3.6%	21.2%	\$660,000
TALLEBUDGERA VALLEY ^	3	N/A	N/A	\$800,000	6.0%	25.0%	\$640,000
TUGUN	15	N/A	N/A	\$586,000	12.3%	42.9%	\$410,000
UPPER COOMERA	104	\$508,000	9.0%	\$467,500	7.0%	23.4%	\$379,000
VARSLITY LAKES	33	\$567,000	-7.1%	\$600,000	8.6%	37.9%	\$435,000
WONGAWALLAN ^	5	N/A	N/A	\$723,500	15.8%	1.2%	\$715,000
WORONGARY	10	N/A	N/A	\$470,000	9.0%	32.0%	\$356,000
WORONGARY ^	13	N/A	N/A	\$751,000	2.9%	34.1%	\$560,000

SALES MARKET - UNITS & TOWNHOUSES							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
GOLD COAST (LGA)	1859	\$410,000	-1.2%	\$405,000	5.2%	12.5%	\$360,000
ARUNDEL	26	\$356,500	15.9%	\$335,000	1.5%	9.8%	\$305,000
ASHMORE	23	\$335,000	-3.5%	\$329,000	4.4%	19.6%	\$275,000
BENOWA	13	N/A	N/A	\$529,000	-2.8%	-9.2%	\$582,500
BIGGERA WATERS	67	\$460,250	2.5%	\$445,000	0.9%	50.8%	\$295,000
BILINGA	9	N/A	N/A	\$500,000	3.1%	21.4%	\$412,000
BROADBEACH	83	\$525,000	11.7%	\$495,000	11.2%	-4.8%	\$520,000
BROADBEACH WATERS	12	N/A	N/A	\$500,000	11.1%	37.9%	\$362,500
BUNDALL	17	N/A	N/A	\$435,000	21.5%	44.0%	\$302,000
BURLEIGH HEADS	65	\$459,500	4.8%	\$460,000	10.6%	21.1%	\$380,000
BURLEIGH WATERS	21	\$450,000	5.4%	\$420,000	11.7%	27.3%	\$330,000
CARRARA	36	\$463,750	0.8%	\$459,900	3.3%	17.0%	\$393,000
CLEAR ISLAND WATERS	14	N/A	N/A	\$419,500	-6.8%	10.4%	\$380,000
COOLANGATTA	70	\$447,500	-4.2%	\$485,000	4.3%	-4.4%	\$507,500
COOMBABAH	36	\$355,000	-4.3%	\$351,350	4.9%	13.3%	\$310,000
COOMERA	43	\$399,000	15.7%	\$374,700	6.6%	6.3%	\$352,392
CURRUMBIN	15	N/A	N/A	\$468,500	-0.5%	-16.0%	\$558,000
CURRUMBIN WATERS	13	N/A	N/A	\$405,000	11.6%	30.6%	\$310,000
ELANORA	11	N/A	N/A	\$361,000	1.7%	18.4%	\$305,000
HELENSVALE	14	N/A	N/A	\$425,000	3.0%	28.8%	\$330,000
HIGHLAND PARK	9	N/A	N/A	\$302,000	9.8%	16.2%	\$260,000
HOLLYWELL	7	N/A	N/A	\$715,000	9.1%	13.3%	\$631,000
HOPE ISLAND	72	\$585,000	-3.3%	\$605,000	3.4%	46.5%	\$413,000
LABRADOR	108	\$352,500	-0.8%	\$351,500	6.5%	22.4%	\$287,250
MAIN BEACH	47	\$662,500	20.5%	\$637,500	1.2%	3.7%	\$615,000
MERMAID BEACH	74	\$410,000	-3.5%	\$410,000	16.3%	14.8%	\$357,250
MERMAID WATERS	29	\$355,500	5.7%	\$357,000	-2.2%	24.1%	\$287,750
MERRIMAC	16	N/A	N/A	\$335,000	-8.2%	-19.7%	\$417,000
MIAMI	31	\$460,000	-3.2%	\$449,000	9.5%	36.1%	\$330,000
MUDGEERABA	25	\$337,000	-16.8%	\$380,000	8.2%	15.2%	\$330,000
NERANG	37	\$332,500	7.3%	\$305,000	0.4%	7.0%	\$285,000
ORMEAU	2	N/A	N/A	\$355,000	1.4%	4.0%	\$341,275
OXENFORD	23	\$306,000	-2.9%	\$318,000	7.8%	10.0%	\$289,000
PACIFIC PINES	10	N/A	N/A	\$369,500	4.7%	-7.4%	\$399,000
PALM BEACH	58	\$389,100	2.4%	\$387,500	8.5%	15.7%	\$335,000
PARADISE POINT	19	N/A	N/A	\$650,000	5.7%	31.3%	\$495,000
PARKWOOD	4	N/A	N/A	\$355,000	9.2%	2.0%	\$348,000
PIMPAMA	6	N/A	N/A	\$369,000	25.5%	-0.2%	\$369,900
REEDY CREEK	13	N/A	N/A	\$335,000	8.2%	15.3%	\$290,500
ROBINA	77	\$447,000	0.9%	\$445,000	3.7%	2.3%	\$435,000
RUNAWAY BAY	27	\$460,000	4.6%	\$480,000	0.0%	5.5%	\$455,000
SOUTHPORT	147	\$377,000	3.3%	\$387,250	0.1%	21.2%	\$319,500
SURFERS PARADISE	301	\$393,000	7.7%	\$380,000	6.4%	7.0%	\$355,000
TUGUN	20	\$460,000	4.8%	\$429,000	8.6%	25.0%	\$343,250
UPPER COOMERA	19	N/A	N/A	\$361,000	9.1%	-1.5%	\$366,500
VARSLITY LAKES	48	\$425,500	-1.1%	\$415,000	2.0%	12.2%	\$370,000

SALES MARKET - VACANT LAND							
GOLD COAST (LGA)	90	\$253,900	-0.4%	\$249,025	3.8%	8.6%	\$229,274
GOLD COAST (LGA) ^	5	N/A	N/A	\$407,500	8.7%	1.2%	\$402,500
COOMERA	16	N/A	N/A	\$244,000	2.3%	15.6%	\$211,000
ELANORA	0	N/A	N/A	\$-	-100.0%	-100.0%	\$205,000
GILSTON	1	N/A	N/A	\$345,000	21.1%	50.0%	\$230,000
HELENSVALE	1	N/A	N/A	\$349,900	-35.2%	-7.9%	\$380,000
HOPE ISLAND	0	N/A	N/A	\$350,000	3.2%	8.5%	\$322,500
MAUDSLAND	0	N/A	N/A	\$251,700	5.1%	5.8%	\$238,000
ORMEAU	1	N/A	N/A	\$240,000	4.1%	-5.5%	\$254,000
ORMEAU HILLS	5	N/A	N/A	\$241,075	8.4%	11.1%	\$217,000
PACIFIC PINES	0	N/A	N/A	\$326,000	47.2%	27.4%	\$255,900
PIMPAMA	54	\$250,000	-2.0%	\$247,400	3.1%	10.0%	\$225,000
REEDY CREEK	1	N/A	N/A	\$385,000	9.2%	15.7%	\$332,825
UPPER COOMERA	3	N/A	N/A	\$256,900	5.7%	13.0%	\$227,295

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	GOLD COAST CITY	\$470	1001	\$460	849
4208	GILBERTON/JACOBS WELL/ORMEAU	\$400	22	\$400	14
4209	CANOWINDRA/COOMERA/ PIMPAMA/ WILLOW VALE/ YAWALPAH	\$390	166	\$395	103
4210	OXENFORD/STUDIO VILLAGE/WONGAWALLAN	\$430	14	\$420	13
4211	ADVANCETOWN/BEECHMONT/ BINNA BURRA/ CARRARA/ GAVEN/ NERANG	\$438	100	\$410	105
4212	BOYKAMBIL/HELENSVALE/HOPE ISLAND/ SANCTUARY COVE	\$513	54	\$460	47
4213	AUSTINVILLE/MUDGEERABA/SPRINGBROOK/ TALLAI/ WORONGARY	\$483	30	\$490	42
4214	ARUNDEL/ASHMORE/ERNEST/ PARKWOOD	\$450	86	\$450	67
4215	CHIRN PK/SOUTHPORT/LABRADOR/KEEBRA PK	\$450	114	\$450	97
4216	BIGGERA WTRS/ COOMBABAH/HOLLYWELL/ PARADISE PT/ RUNAWAY BAY	\$468	58	\$450	55
4217	BENOWA/BUNDALL/MAIN BCH/ SORRENTO/ SURFERS PARADISE	\$593	50	\$550	50
4218	BROADBEACH/MERMAID BCH/ NOBBY BCH/ RIALTO	\$608	64	\$595	43
4220	ANDREWS/BURLEIGH/MIAMI/TALLY VALLEY	\$580	65	\$490	51
4221	ELANORA/PALM BCH	\$550	53	\$545	44
4223	CURRUMBIN/CURRUMBIN VALLEY	\$540	27	\$480	18
4224	TUGUN	\$550	7	\$485	10
4226	KERRYDALE/MERRIMAC/ROBINA	\$523	56	\$490	52
4227	REEDY CK/STEPHENS/VARSITY LAKES	\$493	32	\$490	34
	SCENIC RIM REGIONAL	\$350	117	\$350	134
4270	TAMBORINE/ BIDDADDABA/ BOYLAND/ MUNDOLUN/ WONGLEPONG	\$480	8	\$400	8
4272	MT TAMBORINE	\$438	26	\$420	38
4285	BEAUDESERT/ CEDAR VALE/ INNISPLAIN/ KOORALBYN/ LAMINGTON	\$320	42	\$310	44
4309	ARATULA/ KALBAR	\$295	11	\$285	7
4310	BOONAH/ DUGANDEN/ MT ALFORD	\$275	15	\$280	23

RENTAL MARKET - 2 BED UNITS

	GOLD COAST CITY	\$420	2629	\$395	2340
4209	CANOWINDRA/COOMERA/ PIMPAMA/ WILLOW VALE/ YAWALPAH	\$330	14	\$305	8
4210	OXENFORD/STUDIO VILLAGE/WONGAWALLAN	\$320	18	\$305	17
4211	ADVANCETOWN/BEECHMONT/ BINNA BURRA/ CARRARA/ GAVEN/ NERANG	\$340	37	\$320	46
4212	BOYKAMBIL/HELENSVALE/HOPE ISLAND/ SANCTUARY COVE	\$410	45	\$420	40
4214	ARUNDEL/ASHMORE/ERNEST/ PARKWOOD	\$330	27	\$330	15
4215	CHIRN PK/SOUTHPORT/LABRADOR/KEEBRA PK	\$410	738	\$370	560
4216	BIGGERA WTRS/ COOMBABAH/HOLLYWELL/ PARADISE PT/ RUNAWAY BAY	\$420	247	\$410	237
4217	BENOWA/BUNDALL/MAIN BCH/ SORRENTO/ SURFERS PARADISE	\$450	588	\$450	527
4218	BROADBEACH/MERMAID BCH/ NOBBY BCH/ RIALTO	\$420	275	\$400	263
4220	ANDREWS/BURLEIGH/MIAMI/TALLY VALLEY	\$430	168	\$400	171
4221	ELANORA/PALM BCH	\$380	119	\$350	121
4223	CURRUMBIN/CURRUMBIN VALLEY	\$430	35	\$395	31
4224	TUGUN	\$380	36	\$355	35
4225	BILINGA/COOLANGATTA/GREENMOUNT/ KIRRA/ RAINBOW BAY	\$400	101	\$370	103
4226	KERRYDALE/MERRIMAC/ROBINA	\$438	66	\$425	49
4227	REEDY CK/STEPHENS/VARSITY LAKES	\$405	110	\$300	111
	SCENIC RIM REGIONAL	\$250	32	\$250	28
4285	BEAUDESERT/ CEDAR VALE/ INNISPLAIN/ KOORALBYN/ LAMINGTON/ ETC	\$250	29	\$235	24

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	GOLD COAST CITY	\$420	1096	\$405	1035
4208	GILBERTON/JACOBS WELL/ORMEAU	\$385	7	\$390	9
4209	CANOWINDRA/COOMERA/ PIMPAMA/ WILLOW VALE/ YAWALPAH	\$375	180	\$375	163
4210	OXENFORD/STUDIO VILLAGE/WONGAWALLAN	\$375	17	\$360	7
4211	ADVANCETOWN/BEECHMONT/ BINNA BURRA/ CARRARA/ GAVEN/ NERANG	\$400	186	\$395	164
4212	BOYKAMBIL/HELENSVALE/HOPE ISLAND/ SANCTUARY COVE	\$470	56	\$460	59
4213	AUSTINVILLE/MUDGEERABA/SPRINGBROOK/ TALLAI/ WORONGARY	\$420	34	\$390	31
4214	ARUNDEL/ASHMORE/ERNEST/ PARKWOOD	\$400	58	\$390	36
4215	CHIRN PK/SOUTHPORT/LABRADOR/KEEBRA PK	\$430	126	\$420	104
4216	BIGGERA WTRS/ COOMBABAH/HOLLYWELL/ PARADISE PT/ RUNAWAY BAY	\$398	60	\$390	83
4217	BENOWA/BUNDALL/MAIN BCH/ SORRENTO/ SURFERS PARADISE	\$495	38	\$460	46
4218	BROADBEACH/MERMAID BCH/ NOBBY BCH/ RIALTO	\$510	27	\$480	27
4220	ANDREWS/BURLEIGH/MIAMI/TALLY VALLEY	\$540	32	\$470	21
4221	ELANORA/PALM BCH	\$480	27	\$420	34
4223	CURRUMBIN/CURRUMBIN VALLEY	\$465	29	\$440	11
4224	TUGUN	\$460	15	\$440	16
4226	KERRYDALE/MERRIMAC/ROBINA	\$488	134	\$465	149
4227	REEDY CK/STEPHENS/VARSITY LAKES	\$470	66	\$450	72

MOST EXPENSIVE SUBURBS - HOUSES

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
MERMAID BEACH	\$1,435,000	14.8%
SURFERS PARADISE	\$1,295,000	-1.5%
CLEAR ISLAND WATERS	\$1,200,000	22.4%
PARADISE POINT	\$1,090,000	17.8%
BROADBEACH WATERS	\$1,075,000	19.4%

MOST AFFORDABLE SUBURBS - HOUSES

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
LOWER BEECHMONT	\$385,000	1.3%
JACOBS WELL	\$427,000	3.5%
NERANG	\$430,000	6.8%
ORMEAU	\$460,000	3.4%
UPPER COOMERA	\$467,500	7.0%

MOST EXPENSIVE SUBURBS - UNITS

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
HOLLYWELL	\$715,000	9.1%
PARADISE POINT	\$650,000	5.7%
MAIN BEACH	\$637,500	1.2%
HOPE ISLAND	\$605,000	3.4%
BENOWA	\$529,000	-2.8%

MOST AFFORDABLE SUBURBS - UNITS

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
HIGHLAND PARK	\$302,000	9.8%
NERANG	\$305,000	0.4%
OXENFORD	\$318,000	7.8%
ASHMORE	\$329,000	4.4%
ARUNDEL	\$335,000	1.5%



Toowoomba

Over the medium term, Toowoomba has been a strong regional performer with the annual median sale price growing 21.1 per cent for houses and 25.7 per cent for units. This ranks Toowoomba as the third-strongest performing regional market for housing and the best performing regional market for units in the state.

In a climate where regional residential markets have been severely challenged, this is a noteworthy result.

The March quarter delivered positive results with the median house price growing 1.3 per cent to \$355,000 and the median unit price grew a solid 2 per cent to \$309,500.

Toowoomba is one of the few regions in Queensland favoured with large infrastructure investment. The \$1.6 billion Toowoomba Second Range Crossing, the Gore Highway Interchange construction, the Murphys Creek Road and Postmans Ridge Road realignment, commencing this year.

Toowoomba is a steady market for both houses and units with a solid pipeline of projects in the region. However, there is an increase in the supply of houses and units to this market which could affect the equilibrium of the market and its positive outlook over the coming months.

HOUSE MARKET

Toowoomba's house market slipped of 0.8 per cent over the past 12 months, to an annual median house price of \$350,000 for March.

Over the medium term (five years), the housing market increased 21.1 per cent or the equivalent of 3.9 per cent per annum, from the annual median of \$289,000 in March 2012.

There are some signs that demand is slowing. The number of quarterly sales fell 2.4 per cent from 551 in September to 538 in December. Preliminary data shows a reduction to 426 transactions for the March quarter.

The most-active sale price for houses sits in transactions below \$350,000. Toowoomba is the second-most affordable local government area in the southeast corner, following Ipswich.

The median days on market increased 10 days from 44 days in February 2016 to 54 days in February 2017. The median vendor discounting, on the other hand, remained steady at 4.8 per cent.

The number of listings increased significantly by 31.9 per cent from 3906 listings in February 2016 to 5151 in February 2017. This increase is just a reflection of the growing supply of housing in the region. The impact of the increasing supply on the market dynamics and median sale price will be monitored.

UNIT MARKET

The unit market performed well this quarter reaching a quarterly growth of 2 per cent to a median price of \$309,500.

This growth partially compensated previous quarterly losses and helped control the dip on the annual median sale price of 0.6 per cent with the annual median sale price falling to \$308,000 for March 2017 from \$310,000 for March 2016.

Over the medium term, Toowoomba remains the star performer for the unit market with the annual median sale price increasing from \$245,000 in March 2012 to \$308,000 in March 2017.

The size of the Toowoomba unit market is small, only about 500-600 sales per year. A comparison between the volume of sales in September and December 2016 demonstrates that demand remains steady with quarterly sales.

The most active price range for units is for transactions between \$250,000 and \$350,000, which aligns with the median sale price range.

Market trend indicators for the 12 months to February 2017 show a slower market for units with the median days on market increasing to 80 days and the median vendor discounting reaching 5.1 per cent for February 2017.

The number of listings reported a significant increase of 36.5 per cent from 619 listings for February 2016 to 845 listings for February 2017. The impact on the market equilibrium and pricing is still unknown and will be assessed when data for the June quarter is available.

RENTAL MARKET

Toowoomba's vacancy rates have followed an upward trend over the past two quarters, reaching 2.9 per cent in March 2017. Despite the increase, this market continues to operate in the healthy range.

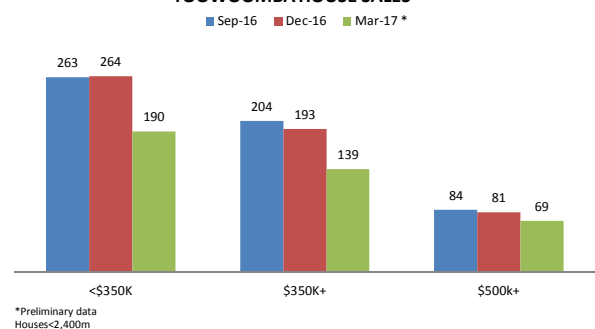
Local real estate agents indicate that there is an oversupply of medium to high density dwellings in the region, which is pushing vacancy rates up. The oversupply does not seem to have had a negative impact on rents yet. Over the March quarter, the weekly median rent of two-bedroom units increased by \$5 to \$250 per week.

The median rents for three-bedroom houses has held steady at \$300 per week since June 2015. This demonstrates that the rental house market has performed steadily for the past two years.

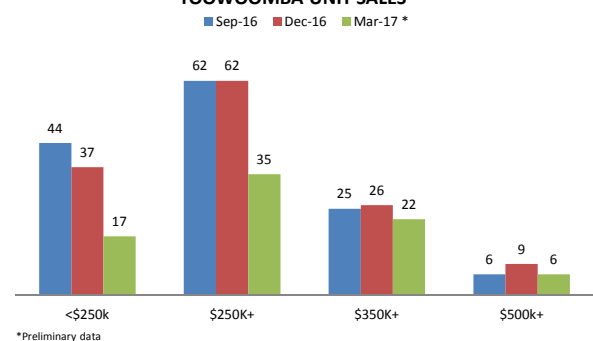
In contrast, the median rent of three-bedroom townhouses have been very volatile over the past 12 months reaching a peak of \$340 per week in June 2016 and falling to \$310 per week in March 2017.

The indicative gross rental yields for houses remained steady at 4.4 per cent this quarter. In contrast, the indicative gross rental yields for units reduced to 4.2 per cent (below houses) due to an increase in the quarter median sale price in March.

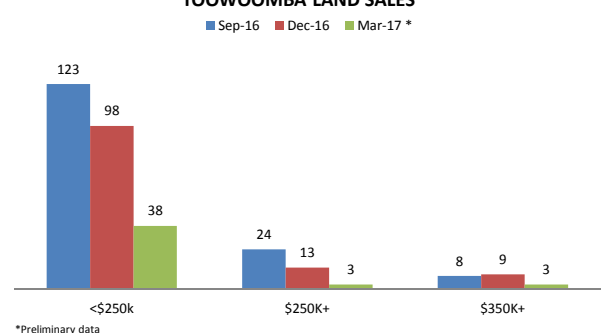
TOOWOOMBA HOUSE SALES



TOOWOOMBA UNIT SALES



TOOWOOMBA LAND SALES



SALES MARKET - HOUSES							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
TOOWOOMBA (LGA)	426	\$355,000	1.3%	\$350,000	-0.8%	21.1%	\$289,000
TOOWOOMBA (LGA) ^	79	\$500,000	-2.0%	\$500,000	0.0%	17.6%	\$425,000
CENTENARY HEIGHTS	18	N/A	N/A	\$362,500	-1.0%	21.6%	\$298,000
CROWS NEST	1	N/A	N/A	\$280,000	7.7%	23.9%	\$226,000
DARLING HEIGHTS	15	N/A	N/A	\$328,000	-6.7%	13.5%	\$289,000
EAST TOOWOOMBA	29	\$525,000	5.0%	\$450,000	1.1%	16.1%	\$387,500
GLENVALE	14	N/A	N/A	\$358,000	-0.6%	9.5%	\$327,000
GLENVALE ^	5	N/A	N/A	\$552,000	8.0%	22.9%	\$449,000
HARLAXTON	13	N/A	N/A	\$260,000	-7.0%	13.5%	\$229,000
HARRISTOWN	30	\$308,915	-5.0%	\$310,000	-3.1%	17.1%	\$264,750
HIGHFIELDS	12	N/A	N/A	\$465,000	1.1%	9.4%	\$425,000
HIGHFIELDS ^	17	N/A	N/A	\$521,000	-0.8%	12.0%	\$465,000
KEARNEYS SPRING	20	\$373,750	-4.8%	\$386,000	3.8%	17.0%	\$330,000
KINGSTHORPE	4	N/A	N/A	\$325,000	11.1%	27.5%	\$255,000
KLEINTON	10	N/A	N/A	\$520,000	1.8%	32.7%	\$392,000
MERINGANDAN WEST ^	5	N/A	N/A	\$389,000	3.5%	14.4%	\$340,000
MIDDLE RIDGE	28	\$525,000	-1.6%	\$532,000	7.2%	23.1%	\$432,000
MOUNT LOFTY	22	\$440,000	2.1%	\$445,000	-4.3%	40.0%	\$317,750
NEWTOWN	37	\$304,000	-3.5%	\$310,000	0.0%	27.4%	\$243,250
NORTH TOOWOOMBA	19	N/A	N/A	\$305,000	-5.0%	23.0%	\$248,000
OAKY	4	N/A	N/A	\$213,500	-9.1%	-3.0%	\$220,000
PITTSWORTH	9	N/A	N/A	\$293,000	1.0%	17.2%	\$250,000
RANGEVILLE	37	\$432,000	6.0%	\$425,000	0.0%	26.9%	\$335,000
ROCKVILLE	6	N/A	N/A	\$269,675	-0.7%	13.8%	\$237,000
SOUTH TOOWOOMBA	13	N/A	N/A	\$326,000	-6.9%	20.2%	\$271,250
TOOWOOMBA CITY	7	N/A	N/A	\$360,000	4.0%	30.9%	\$275,000
WESTBROOK	13	N/A	N/A	\$469,500	6.9%	18.0%	\$398,000
WILSONTON	25	\$307,000	1.3%	\$304,000	-4.1%	20.2%	\$253,000
WILSONTON HEIGHTS	5	N/A	N/A	\$290,000	-1.4%	15.3%	\$251,500
WYREEMA	4	N/A	N/A	\$315,000	-9.2%	10.5%	\$285,000

SURROUNDS							
GOONDIWINDI (LGA)	10	N/A	N/A	\$288,750	24.2%	27.2%	\$227,000
GOONDIWINDI	8	N/A	N/A	\$310,000	12.7%	14.8%	\$270,000
SOUTHERN DOWNS (LGA)	59	\$250,625	2.3%	\$245,000	4.3%	7.0%	\$229,000
SOUTHERN DOWNS (LGA) ^	23	\$340,000	-4.9%	\$334,000	1.2%	7.9%	\$309,500
STANTHORPE	16	N/A	N/A	\$240,000	3.0%	11.0%	\$216,250
WARWICK	31	\$252,125	0.9%	\$250,000	3.1%	4.2%	\$240,000

WESTERN DOWNS (LGA)	36	\$155,000	-19.6%	\$190,000	-13.6%	-33.3%	\$285,000
WESTERN DOWNS (LGA) ^	10	N/A	N/A	\$346,500	-0.7%	-11.2%	\$390,000
CHINCHILLA	8	N/A	N/A	\$200,000	-18.7%	-37.5%	\$320,000
DALBY	18	N/A	N/A	\$222,000	-1.3%	-14.6%	\$260,000
DALBY ^	6	N/A	N/A	\$377,000	-3.7%	-8.5%	\$412,000

SALES MARKET - UNITS & TOWNHOUSES							
TOOWOOMBA (LGA)	83	\$309,500	2.0%	\$308,000	-0.6%	25.7%	\$245,000
CENTENARY HEIGHTS	9	N/A	N/A	\$370,000	12.5%	37.0%	\$270,000
EAST TOOWOOMBA	6	N/A	N/A	\$340,000	-3.5%	38.8%	\$245,000
HARRISTOWN	4	N/A	N/A	\$301,950	23.1%	56.9%	\$192,500
HIGHFIELDS	2	N/A	N/A	\$365,000	12.3%	13.6%	\$321,250
KEARNEYS SPRING	9	N/A	N/A	\$295,000	-6.2%	21.4%	\$243,000
NEWTOWN	4	N/A	N/A	\$292,000	6.2%	20.2%	\$243,000
RANGEVILLE	8	N/A	N/A	\$347,500	-4.4%	12.6%	\$308,500
SOUTH TOOWOOMBA	4	N/A	N/A	\$311,000	-6.1%	50.2%	\$207,000
WILSONTON	7	N/A	N/A	\$283,000	20.4%	25.8%	\$225,000

SALES MARKET - VACANT LAND							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
TOOWOOMBA (LGA)	32	\$171,500	-2.0%	\$180,000	6.0%	29.0%	\$139,500
TOOWOOMBA (LGA) ^	12	N/A	N/A	\$220,000	16.4%	44.3%	\$152,500
CRANLEY	1	N/A	N/A	\$184,750	10.0%	27.4%	\$145,000
GLENVALE	13	N/A	N/A	\$168,000	-1.2%	9.4%	\$153,500
KEARNEYS SPRING	0	N/A	N/A	\$184,000	1.1%	13.3%	\$162,465
KLEINTON	5	N/A	N/A	\$196,250	4.4%	40.9%	\$139,250
MIDDLE RIDGE	1	N/A	N/A	\$260,000	7.9%	35.8%	\$191,500
WESTBROOK	0	N/A	N/A	\$203,688	21.6%	40.5%	\$145,000
WYREEMA	0	N/A	N/A	\$160,000	0.0%	17.3%	\$136,400

SURROUNDS							
SOUTHERN DOWNS (LGA)	6	N/A	N/A	\$72,000	-19.1%	-20.0%	\$90,000

RENTAL MARKET - 3 BED HOUSES					
POST CODE	LOCALITY:-	MAR-17 \$/WEEK	NEW BONDS	MAR-16 \$/WEEK	NEW BONDS
	TOOWOOMBA REGIONAL	\$300	755	\$300	654
4350	CENTENARY HEIGHTS/DARLING HEIGHTS/ DRAYTON/GLENVALE/HARLAXTON/HARRISTOWN/ KEARNEY SPRINGS/MIDDLE RIDGE/MOUNT LOFTY/NEWTOWN/RANGEVILLE/ROCKVILLE/ TOOWOOMBA/WESTBROOK/WILSONTON	\$305	585	\$304	508
4352	CABARLAH/GOWRIE JUNCTION/HAMPTON/ HIGHFIELDS/HODGSON VALE/KLEINTON/ MERINGANDAN/RAVENSBOURNE/WITHCOTT/ WYREEMA	\$330	31	\$325	33
4355	CROWS NEST/EMU CREEK	\$265	18	\$250	17
4356	PITTSWORTH/MOUNT TYSON	\$288	18	\$270	18
4357	MILLMERRAN	\$265	12	\$250	10
4361	CLIFTON	\$248	8	\$260	10
4400	KINGSTHORPE	\$320	5	\$275	5
4401	OAKY	\$270	49	\$270	30
	GOONDIWINDI REGIONAL	\$280	41	\$280	27
4390	GOONDIWINDI	\$285	39	\$280	21
	SOUTHERN DOWNS REGIONAL	\$265	145	\$260	123
4362	ALLORA/HENDON/TALGAI/BERAT/DEUCHAR	\$250	9	\$250	7
4370	WARWICK/ROSENTHAL HEIGHTS/WOMINA/ FREESTONE/MARYVALE	\$265	98	\$260	75
4380	STANTHORPE/BROADWATER/MOUNT TULLY/ SEVERNLEA/SUGARLOAF/GREENLANDS/ PIKEDALE/EUKEY	\$293	22	\$255	33
	WESTERN DOWNS REGIONAL	\$220	167	\$220	142
4405	DALBY	\$240	86	\$240	83
4413	CHINCHILLA	\$190	51	\$200	36
4415	MILES	\$188	14	\$190	7

RENTAL MARKET - 2 BED UNITS					
	TOOWOOMBA REGIONAL	\$250	562	\$250	493
4350	CENTENARY HEIGHTS/DARLING HEIGHTS/ DRAYTON/GLENVALE/HARLAXTON/HARRISTOWN/ KEARNEY SPRINGS/MIDDLE RIDGE/MOUNT LOFTY/NEWTOWN/RANGEVILLE/ROCKVILLE/ TOOWOOMBA/WESTBROOK/WILSONTON	\$250	516	\$255	458
4352	CABARLAH/GOWRIE JUNCTION/HAMPTON/ HIGHFIELDS/HODGSON VALE/KLEINTON/ MERINGANDAN/RAVENSBOURNE/WITHCOTT/ WYREEMA	\$275	15	\$300	9
4401	OAKY	\$220	11	\$215	8
4614	YARRAMAN	N/A	1	\$140	5
	GOONDIWINDI REGIONAL	\$203	40	\$200	22
4390	GOONDIWINDI	\$200	39	\$200	21
	SOUTHERN DOWNS REGIONAL	\$210	70	\$220	43
4370	WARWICK/ROSENTHAL HEIGHTS/WOMINA/ FREESTONE/MARYVALE	\$215	50	\$200	34
4380	STANTHORPE/BROADWATER/MOUNT TULLY/ SEVERNLEA/SUGARLOAF/GREENLANDS/ PIKEDALE/EUKEY	\$208	18	\$230	8
	WESTERN DOWNS REGIONAL	\$160	55	\$165	55
4405	DALBY	\$185	31	\$200	23
4413	CHINCHILLA	\$150	19	\$160	28

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY*	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	TOOWOOMBA REGIONAL	\$310	35	\$330	40
4350	CENTENARY HEIGHTS/DARLING HEIGHTS/ DRAYTON/GLENVALE/HARLAXTON/HARRISTOWN/ KEARNEY SPRINGS/MIDDLE RIDGE/MOUNT LOFTY/NEWTOWN/RANGEVILLE/ROCKVILLE/ TOOWOOMBA/WESTBROOK/WILSONTON	\$310	34	\$330	38
	SOUTHERN DOWNS REGIONAL	N/A	4	\$250	10
4370	WARWICK/ROSENTHAL HEIGHTS/WOMINA/ FREESTONE/MARYVALE	N/A	3	\$250	8
	WESTERN DOWNS REGIONAL	\$180	16	\$240	23
4405	DALBY	N/A	N/A	\$230	6
4413	CHINCHILLA	\$180	15	\$240	12

“Toowoomba is one of the few regions in Queensland favoured with large infrastructure investment. The \$1.6 billion Toowoomba Second Range Crossing, the Gore Highway Interchange construction, the Murphys Creek Road and Postmans Ridge Road realignment, commencing this year.”



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Sunshine Coast SD

The Sunshine Coast statistical division (SD) (incorporating the Sunshine Coast LGA and Noosa LGA) housing market grew 1.8 per cent over the March quarter, reaching a new record quarterly median of \$560,000.

The unit market also performed well in the March quarter, growing 1.8 per cent, to \$403,000. This was one of only a few markets in Queensland to report a positive result for its apartment market this quarter.

Confidence in the market, from both vendors and buyers, has remained high over the past year. Local agents indicate that demand from owner-occupiers is solid and there is increasing demand from interstate investors.

House and unit supply increased over the past year to February 2017. The resilience of the residential property market will be tested over the upcoming quarters once the impact from the increasing supply materialises.

Noosa LGA maintained its exclusivity across both houses and units, with prices generally more expensive than elsewhere in the Sunshine Coast SD.

Major construction has commenced on the \$929.3 million Bruce Highway Upgrade – Caloundra Road to Sunshine Motorway project, which will increase safety and ease congestion for around 40,000 motorists who use the route daily.

The upgrade is expected to create almost 700 jobs and project works include transforming the Caloundra Road Interchange to a Diverging Diamond Interchange, which will be the first for Australia.

The rental market is also strong with very low vacancies, creating a market that favours landlords/investors.

Prospects for the Sunshine Coast's residential property market are very good and are supported by a broad plank of infrastructure and development projects in the region. The job market is also performing reasonably well with unemployment dropping to 5 per cent in March, below the state average of 6.3 per cent and the national average of 5.9 per cent.

HOUSE MARKET

Noosa LGA was the top performing market in Queensland for the 12 months to March 2017.

The annual median house price grew 9.2 per cent, from \$563,000 in March 2016 to \$615,000 in March 2017. This has positioned Noosa as the second-most expensive market in Queensland with an annual median sale price of \$615,000 compared to \$650,000 in Brisbane LGA for March 2017.

Over the medium term (five years), Noosa LGA was the second-top performer with a cumulative median sale price growth of 25.5 per cent, following the Gold Coast's cumulative annual median sale price growth of 26.5 per cent.

The Sunshine Coast LGA residential property market was also a

strong performer for the past year and the past five years. The annual median sale price increased 6.6 per cent, from \$501,750 in March 2016 to \$535,000 in March 2017. This compares with the annual median sale price of \$430,000 in March 2012.

The volume of sales over the December quarter remained steady in Noosa LGA, however it contracted in the Sunshine Coast LGA.

Housing supply, measured by listings volume, increased 20.2 per cent in Noosa LGA and 18.2 per cent in Sunshine Coast LGA for the 12 months to February 2017. This recent trend in combination with a potential slight contraction in demand may test the market resilience and its sustainability.

Based on the annual median sale price, the three most expensive suburbs:

- Sunshine Beach (\$1,150,000)
- Noosaville (\$980,000)
- Noosa Heads (\$930,000).

The three most affordable suburbs are:

- Nambour (\$365,000)
- Landsborough (\$381,500)
- Yandina (\$390,500)

Median days on market and median vendor discounting for houses improved for the 12 months to February 2017 for Sunshine Coast SD. A house in the Sunshine Coast SD needs about 49 days to sell with a discount of 4.1 per cent.

UNIT MARKET

Noosa LGA was the top performing market in Queensland for the 12 months to March 2017. The annual median sale price increased 7.8 per cent, from \$450,000 in March 2016 to \$485,000 in March 2017. This makes Noosa the most expensive unit market in Queensland.

Over the medium term (five years), the Noosa LGA apartment market grew 16.9 per cent with the annual median sale price increasing, from \$415,000 in March 2012 to \$485,000 in March 2017.

The Sunshine Coast LGA unit market also reported a positive performance for the past year and for the past five years. The annual median unit price increased 2.1 per cent, to \$382,750 in March 2017. This compares to a cumulative five-year growth of 14.3 per cent, from an annual median sale price of \$335,000 in March 2012.

The most expensive suburbs for units:

- Noosa Heads (\$640,000)
- Sunshine Beach (\$640,000)
- Twin Waters (\$569,000)

The volume of sales over the December quarter held steady for the Sunshine Coast LGA at about 868 sales for the quarter. Noosa LGA showed more positive results with the volume of sales increasing from 254 sales in September to 291 sales in December.

Preliminary data for March shows a large contraction (between 39 per cent and 51 per cent) in the number of sales for both, Sunshine Coast LGA and Noosa LGA. These are early figures and will be confirmed when CoreLogic finalises its data.

The supply of units in both, Noosa LGA and Sunshine Coast LGA increased 28.5 per cent and 31.4 per cent for the 12 months to February 2017. The total number of listings for the

Sunshine Coast statistical division reached 5924 for February 2017 compared to 4532 in February 2016.

Median days on market and median vendor discounting for units improved for the 12 months to February for the Sunshine Coast SD. A unit in the Sunshine Coast statistical division needs about 60 days to sell with a discount of 4.1 per cent.

RENTAL MARKET

The Sunshine Coast SD's rental market weakened fractionally over the March quarter, with vacancies rising from a very tight 1.4 per cent to 2 per cent for March. Despite the increase in vacancy rates, the rental market remained strong and generally operated within the tight range.

Local agents speculate that the increase in vacancy rates may be a consequence of the increase in the weekly median rents. The median rent for two-bedroom apartments and three-

bedroom townhouses increased by \$5 to \$355 and \$420 per week for the Sunshine Coast local government area. No change was recorded in the weekly median rent of three-bedroom houses.

The Noosa's rental market weakened substantially over the March quarter largely due to seasonal population moves. This market finished the March quarter with vacancy rates of 4 per cent. This is the first time in five years where the rental market moved into weak territory.

Local agents in Noosa suspect demand is slowing, however rents remain high. The median rent for a three-bedroom house increased from \$450 to \$460 per week this quarter.

Noosa's tourism economy impacts the rental market significantly. A fall in demand for holiday accommodation has triggered a fall in weekly rents for three-bedroom townhouses of nearly \$60, from \$595 to \$538.

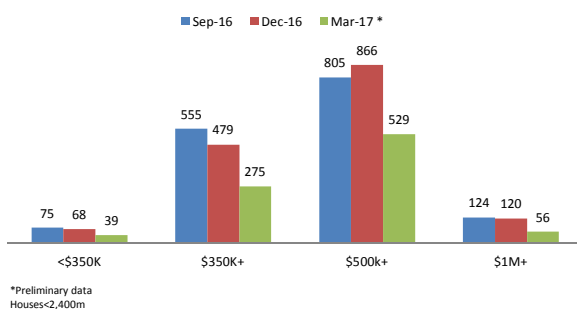
MOST EXPENSIVE SUBURBS - HOUSES

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
SUNSHINE BEACH	\$1,150,000	9.0%
NOOSAVILLE	\$980,000	21.0%
NOOSA HEADS	\$930,000	20.9%
ALEXANDRA HEADLAND	\$885,000	-5.9%
MINYAMA	\$865,000	-8.9%

MOST AFFORDABLE SUBURBS - HOUSES

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
NAMBOUR	\$365,000	4.3%
LANDSBOURGH	\$381,500	3.8%
YANDINA	\$390,500	2.8%
COES CREEK	\$394,750	4.7%
BURNSIDE	\$417,500	0.6%

SUNSHINE COAST & NOOSA HOUSE SALES



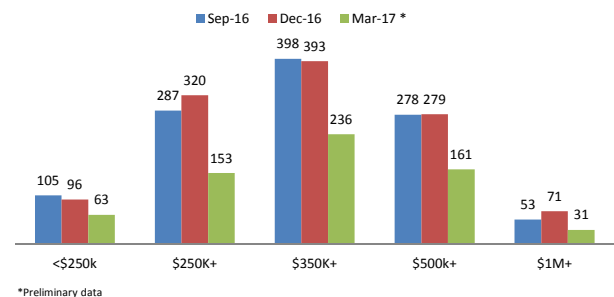
MOST EXPENSIVE SUBURBS - UNITS

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
NOOSA HEADS	\$640,000	5.3%
SUNSHINE BEACH	\$640,000	21.9%
TWIN WATERS	\$569,000	6.4%
BIRTINYA	\$541,000	23.0%
PARREARRA	\$475,000	9.2%

MOST AFFORDABLE SUBURBS - UNITS

SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
BATTERY HILL	\$257,500	-1.7%
COOROY	\$290,500	-10.1%
NAMBOUR	\$295,000	13.5%
MARCOOLA	\$307,000	-1.0%
TEWANTIN	\$325,000	7.4%

SUNSHINE COAST & NOOSA UNIT SALES



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SALES MARKET - HOUSES							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
SUNSHINE COAST (SD)	964	\$560,000	1.8%	\$540,750	6.0%	24.3%	\$435,000
SUNSHINE COAST (SD) ^	196	\$641,500	1.4%	\$623,750	2.3%	15.5%	\$540,000
SUNSHINE COAST (LGA)	801	\$555,000	2.8%	\$535,000	6.6%	24.4%	\$430,000
SUNSHINE COAST (LGA) ^	133	\$640,000	0.8%	\$630,000	2.4%	16.1%	\$542,750
ALEXANDRA HEADLAND	4	N/A	N/A	\$885,000	-5.9%	67.8%	\$527,500
AROONA	11	N/A	N/A	\$517,500	3.5%	22.3%	\$423,000
BATTERY HILL	10	N/A	N/A	\$478,000	1.9%	27.6%	\$374,750
BEERWAH	20	\$419,000	-1.4%	\$425,000	6.9%	12.7%	\$377,250
BIRTINYA	5	N/A	N/A	\$599,900	2.2%	-4.8%	\$629,990
BLI BLI	20	\$487,500	-3.0%	\$482,500	4.9%	29.8%	\$371,750
BOKARINA	1	N/A	N/A	\$804,000	36.3%	78.7%	\$450,000
BUDDINA	13	N/A	N/A	\$720,000	17.1%	30.2%	\$553,000
BUDERIM	97	\$615,000	0.8%	\$600,000	7.1%	27.7%	\$470,000
BUDERIM ^	6	N/A	N/A	\$858,750	-3.6%	6.5%	\$806,250
BURNSIDE	13	N/A	N/A	\$417,500	0.6%	12.8%	\$370,000
CALOUNDRA WEST	29	\$475,000	3.9%	\$458,000	1.7%	22.1%	\$375,000
COES CREEK	4	N/A	N/A	\$394,750	4.7%	1.2%	\$390,000
COOLUM BEACH	40	\$589,000	-6.8%	\$578,000	7.0%	31.1%	\$441,000
CURRIMUNDI	18	N/A	N/A	\$490,000	3.7%	25.6%	\$390,000
DICKY BEACH	7	N/A	N/A	\$686,000	-9.9%	20.4%	\$570,000
EUMUNDI	4	N/A	N/A	\$507,000	-2.0%	16.0%	\$437,000
EUMUNDI ^	9	N/A	N/A	\$792,500	12.0%	27.8%	\$620,000
GLASS HOUSE MOUNTAINS	9	N/A	N/A	\$445,000	4.6%	11.3%	\$400,000
GLASS HOUSE MOUNTAINS ^	4	N/A	N/A	\$542,500	2.8%	21.9%	\$445,000
GOLDEN BEACH	29	\$545,000	-4.4%	\$550,000	13.4%	40.5%	\$391,500
KULUIN	7	N/A	N/A	\$456,500	2.6%	34.3%	\$340,000
LANDSBOROUGH	6	N/A	N/A	\$381,500	3.8%	12.2%	\$340,000
LITTLE MOUNTAIN	35	\$515,000	-6.6%	\$522,500	-0.9%	21.5%	\$430,000
MALENY	7	N/A	N/A	\$534,000	16.1%	26.8%	\$421,000
MALENY ^	2	N/A	N/A	\$673,000	16.5%	9.4%	\$615,000
MARCOOLA	3	N/A	N/A	\$555,000	5.0%	28.3%	\$432,500
MAROOCHYDORE	29	\$557,500	-3.6%	\$568,500	8.3%	32.8%	\$428,000
MERIDAN PLAINS	8	N/A	N/A	\$534,500	24.3%	37.1%	\$390,000
MINYAMA	11	N/A	N/A	\$865,000	-8.9%	16.9%	\$740,000
MOFFAT BEACH	5	N/A	N/A	\$735,000	13.1%	32.4%	\$555,000
MOOLOOLABA	17	N/A	N/A	\$665,000	1.5%	27.9%	\$520,000
MOOLOOLAH VALLEY	6	N/A	N/A	\$426,000	0.7%	7.8%	\$395,000
MOOLOOLAH VALLEY ^	3	N/A	N/A	\$590,000	7.3%	13.5%	\$520,000
MOUNT COOLUM	16	N/A	N/A	\$550,000	-5.2%	19.6%	\$460,000
MOUNTAIN CREEK	46	\$552,000	1.2%	\$540,000	0.0%	19.6%	\$451,500
MUDJIMBA	3	N/A	N/A	\$602,500	-5.1%	21.7%	\$495,000
NAMBOUR	42	\$380,000	5.6%	\$365,000	4.3%	18.8%	\$307,250
NINDERRY ^	4	N/A	N/A	\$720,000	25.0%	44.6%	\$498,000
PACIFIC PARADISE	11	N/A	N/A	\$425,000	3.2%	24.1%	\$342,500
PALMWOODS	8	N/A	N/A	\$465,000	4.5%	15.5%	\$402,500
PARREARRA	18	N/A	N/A	\$657,500	7.1%	23.0%	\$534,500
PELICAN WATERS	52	\$668,000	5.7%	\$661,000	-1.3%	17.1%	\$564,500
PEREGIAN SPRINGS	25	\$600,000	-7.2%	\$610,000	6.3%	20.0%	\$508,500
SIPPY DOWNS	26	\$479,000	-2.2%	\$475,000	1.7%	17.3%	\$405,000
TANAWHA ^	2	N/A	N/A	\$780,000	-13.3%	1.3%	\$770,000
TWIN WATERS	10	N/A	N/A	\$735,000	1.4%	13.1%	\$650,000
WARANA	11	N/A	N/A	\$637,500	15.8%	30.1%	\$490,000
WOOMBYE	8	N/A	N/A	\$455,000	4.0%	21.3%	\$375,000
WURTULLA	17	N/A	N/A	\$533,000	-0.4%	28.1%	\$416,000
YANDINA	5	N/A	N/A	\$390,500	2.8%	13.8%	\$343,000
YAROOMBA	11	N/A	N/A	\$632,000	12.6%	22.7%	\$515,000
SURROUNDS							
NOOSA (LGA)	163	\$592,500	-10.2%	\$615,000	9.2%	25.5%	\$490,000
NOOSA (LGA) ^	63	\$643,000	1.7%	\$605,000	0.8%	12.0%	\$540,000
BLACK MOUNTAIN ^	7	N/A	N/A	\$573,000	1.0%	10.2%	\$520,000
COORAN ^	9	N/A	N/A	\$467,500	12.7%	8.7%	\$430,000
COOROI/BAH ^	3	N/A	N/A	\$660,000	10.0%	24.5%	\$530,000
COOROY	10	N/A	N/A	\$452,500	3.7%	16.0%	\$390,000
DOONAN ^	15	N/A	N/A	\$765,000	11.3%	21.4%	\$630,000
NOOSA HEADS	14	N/A	N/A	\$930,000	20.9%	20.0%	\$775,000
NOOSAVILLE	24	\$870,000	-25.4%	\$980,000	21.0%	32.4%	\$740,000

SALES MARKET - HOUSES (CONT'D)							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
PEREGIAN BEACH	20	\$720,000	-4.0%	\$727,500	-2.3%	38.0%	\$527,000
POMONA	5	N/A	N/A	\$420,000	7.7%	20.0%	\$350,000
POMONA ^	6	N/A	N/A	\$523,000	0.6%	7.0%	\$489,000
SUNRISE BEACH	14	N/A	N/A	\$723,750	11.3%	23.7%	\$585,000
SUNSHINE BEACH	10	N/A	N/A	\$1,150,000	9.0%	-3.6%	\$1,192,500
TEWANTIN	48	\$488,500	-7.0%	\$500,000	8.7%	28.2%	\$390,000

SALES MARKET - UNITS & TOWNHOUSES							
SUNSHINE COAST (SD)	666	\$403,000	1.8%	\$395,000	2.9%	14.5%	\$345,000
SUNSHINE COAST (LGA)	521	\$395,000	3.3%	\$382,750	2.1%	14.3%	\$335,000
ALEXANDRA HEADLAND	36	\$356,000	6.6%	\$375,000	2.7%	21.0%	\$310,000
BATTERY HILL	7	N/A	N/A	\$257,500	-1.7%	7.3%	\$240,000
BIRTINYA	5	N/A	N/A	\$541,000	23.0%	8.9%	\$497,000
BUDDINA	2	N/A	N/A	\$412,500	-4.1%	0.6%	\$410,000
BUDERIM	35	\$405,000	1.9%	\$385,000	-0.1%	11.6%	\$345,000
CALOUNDRA	30	\$385,000	1.3%	\$375,000	-1.3%	2.0%	\$367,500
CALOUNDRA WEST	7	N/A	N/A	\$377,500	-0.7%	18.4%	\$318,750
COOLUM BEACH	33	\$385,000	2.1%	\$370,000	5.7%	12.1%	\$330,000
CURRIMUNDI	8	N/A	N/A	\$385,500	2.3%	15.9%	\$332,500
GOLDEN BEACH	25	\$400,000	0.6%	\$395,000	-3.7%	55.2%	\$254,500
KINGS BEACH	35	\$450,000	15.4%	\$387,500	-2.5%	4.1%	\$372,250
LITTLE MOUNTAIN	4	N/A	N/A	\$381,000	16.2%	18.7%	\$321,000
MARCOOLA	11	N/A	N/A	\$307,000	-1.0%	-8.4%	\$335,000
MAROOCHYDORE	69	\$420,000	11.4%	\$400,000	11.1%	15.3%	\$347,000
MINYAMA	6	N/A	N/A	\$326,000	-5.6%	15.0%	\$283,500
MOFFAT BEACH	2	N/A	N/A	\$450,000	-4.2%	19.2%	\$377,500
MOOLOOLABA	63	\$430,000	0.2%	\$415,000	8.1%	22.1%	\$340,000
MOUNT COOLUM	20	\$370,000	-5.1%	\$392,000	3.3%	22.5%	\$320,000
MOUNTAIN CREEK	8	N/A	N/A	\$375,000	0.0%	7.1%	\$350,000
NAMBOUR	22	\$325,000	17.8%	\$295,000	13.5%	20.4%	\$245,000
PARREARRA	16	N/A	N/A	\$475,000	9.2%	15.9%	\$410,000
PELICAN WATERS	5	N/A	N/A	\$468,000	-9.6%	21.6%	\$385,000
PEREGIAN SPRINGS	15	N/A	N/A	\$395,000	25.4%	-1.0%	\$398,950
TWIN WATERS	4	N/A	N/A	\$569,000	6.4%	20.6%	\$472,000
WARANA	3	N/A	N/A	\$340,000	-6.8%	18.9%	\$286,000
WURTULLA	7	N/A	N/A	\$340,000	-11.2%	24.1%	\$274,000

SURROUNDS							
NOOSA (LGA)	145	\$499,900	8.2%	\$485,000	7.8%	16.9%	\$415,000
COOROY	1	N/A	N/A	\$290,500	-10.1%	6.0%	\$274,000
NOOSA HEADS	48	\$570,000	-6.8%	\$640,000	5.3%	7.1%	\$597,500
NOOSAVILLE	45	\$386,500	-3.4%	\$400,000	-3.6%	19.4%	\$335,000
PEREGIAN BEACH	6	N/A	N/A	\$446,000	11.6%	17.4%	\$380,000
SUNRISE BEACH	12	N/A	N/A	\$425,000	13.3%	21.0%	\$351,250
SUNSHINE BEACH	21	\$587,250	-8.2%	\$640,000	21.9%	30.6%	\$490,000
TEWANTIN	10	N/A	N/A	\$325,000	7.4%	11.2%	\$292,250

SALES MARKET - VACANT LAND							
SUNSHINE COAST (SD)	72	\$266,750	0.7%	\$260,000	4.0%	8.3%	\$240,000
SUNSHINE COAST (SD) ^	39	\$339,000	-3.1%	\$345,000	5.5%	4.5%	\$330,000
SUNSHINE COAST (LGA)	59	\$247,000	-2.0%	\$252,000	1.7%	5.7%	\$238,500
SUNSHINE COAST (LGA) ^	28	\$312,500	-10.7%	\$345,000	6.2%	1.5%	\$340,000
BEERWAH	10	N/A	N/A	\$229,000	6.5%	21.2%	\$189,000
BIRTINYA	0	N/A	N/A	\$268,000	-11.6%	-16.0%	\$319,000
BLI BLI	6	N/A	N/A	\$265,500	1.9%	26.7%	\$209,500
CALOUNDRA WEST	0	N/A	N/A	\$222,500	0.7%	25.3%	\$177,510
FOREST GLEN	0	N/A	N/A	\$285,000	9.0%	23.9%	\$230,000
GLASS HOUSE MOUNTAINS	1	N/A	N/A	\$229,000	15.7%	32.4%	\$173,000
LITTLE MOUNTAIN	1	N/A	N/A	\$245,000	2.1%	7.9%	\$227,000
MALENY	0	N/A	N/A	\$254,000	5.8%	23.9%	\$205,000
MAROOCHYDORE	6	N/A	N/A	\$199,250	-15.2%	-22.2%	\$256,200
MERIDAN PLAINS	0	N/A	N/A	\$190,950	-22.2%	-14.2%	\$222,500
MOUNTAIN CREEK	0	N/A	N/A	\$370,000	22.5%	40.4%	\$263,500
NAMBOUR	0	N/A	N/A	\$197,750	6.9%	18.1%	\$167,500
PELICAN WATERS	4	N/A	N/A	\$295,000	8.5%	-4.5%	\$308,750

SALES MARKET - VACANT LAND (CONT'D)

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
PEREGIAN SPRINGS	1	N/A	N/A	\$385,000	11.6%	79.1%	\$215,000
SIPPY DOWNS	0	N/A	N/A	\$236,000	7.3%	1.6%	\$232,250
YAROOMBA	0	N/A	N/A	\$343,000	5.5%	-7.3%	\$370,000

SURROUNDS

NOOSA (LGA)	13	N/A	N/A	\$275,000	-1.8%	10.0%	\$250,000
NOOSAVILLE	1	N/A	N/A	\$565,000	66.7%	126.0%	\$250,000
PEREGIAN BEACH	4	N/A	N/A	\$282,500	10.8%	-22.6%	\$365,000

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	SUNSHINE COAST REGIONAL	\$440	899	\$430	703
4518	GLASS HOUSE MOUNTAINS	\$395	10	\$370	12
4519	BEERWAH/ PEACHESTER	\$380	26	\$370	15
4550	LANDSBOROUGH/ MT MELLUM	\$390	16	\$390	8
4551	AROONA/ BATTERY HILL/ CALOUNDRA/ CURRIMUNDI/ DIAMOND HEAD/ DICKY BCH/ GOLDEN BCH/ KINGS BCH/ LITTLE MTN/ MERIDAN PLNS/ MOFFAT BCH/ PELICAN WATERS/ SHELLY BCH	\$425	193	\$420	149
4552	BALD KNOB/ BAROON POCKET/ BOOROOBIN/ CONONDALE/ MALENY/ MOUNTAIN VIEW/ REESVILLE/ WITTA	\$370	21	\$365	14
4553	GLENVIEW/ MOOLOOLAH/ MOOLOOLAH VALLEY/ PALMVIEW	N/A	4	\$380	9
4555	CHEVALLUM/ HUNCHY/ LANDERS SHOOT/ PALMWOODS	\$408	6	\$395	7
4556	BUDERIM/ FOREST GLEN/ KUNDA PK/ MONS/ SIPPY DOWNS/ TANAWHA	\$450	100	\$440	85
4557	BUNDILLS/ KAWANA IS/ MOOLOOLABA/ MOUNTAIN CK	\$465	61	\$460	35
4558	COTTON TREE/ KULUIN/ MAROOCHYDORE/ SUNSHINE PLAZA	\$470	84	\$460	48
4560	BLI BLI/ BURNSIDE/ COES CK/ COOLOOLABIN/ DULONG/ FLAXTON/ HIGHWORTH/ IMAGE FLAT/ KIAMBA/ KULANGOOR/ KUREELPA/ MAPLETON/ MONTVILLE/ NAMBOUR/ PARKLANDS/ PERWILLOWEN/ ROSEMONT/ TOWEN MTN	\$395	98	\$390	81
4561	BRIDGES/ MAROOCHY RIVER/ NINDERRY/ NTH ARM/ VALDORA/ YANDINA/ YANDINA CK	\$390	14	\$400	10
4562	BELLI PK/ DOONAN/ EERWAH VALE/ EUMUNDI/ VERRIERDALE/ WEBB DOWNS	\$480	18	\$440	7
4564	MARCOOLA/ MUDJIMBA/ PACIFIC PARADISE	\$480	38	\$430	28
4572	ALEXANDRA HEADLAND	\$480	7	\$450	5
4573	CENTENARY HEIGHTS/ COOLUM BCH/ MARCUS BCH/ MT COOLUM/ PEREGIAN BCH/ PT ARKWRIGHT/ YAROOMBA	\$458	88	\$450	77
4575	BIRTINYA/ BOKARINA/ BUDDINA/ KAWANA WATERS/ MINYAMA/ PARREARRA/ WARANA/ WURTULLA	\$460	99	\$450	105
	NOOSA SHIRE	\$460	129	\$450	114
4563	BLACK MOUNTAIN/ CARTERS RIDGE/ COOROV/ TINBEERWAH	\$430	16	\$440	10
4565	BOREEN PT/ COOTHARABA/ LAKE COOTHARABA/ NOOSA PARKLANDS/ TEEWAH/ TEWANTIN	\$450	40	\$430	40
4566	MUNNA PT/ NOOSAVILLE	\$473	18	\$550	15
4567	CASTAWAYS BCH/ LITTLE COVE/ NOOSA HEADS/ SUNRISE BCH/ SUNSHINE BCH	\$550	41	\$530	33
4568	POMONA	\$400	9	\$430	5
4569	COORAN	N/A	4	\$320	9

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	SUNSHINE COAST REGIONAL	\$355	1053	\$340	762
4519	BEERWAH/ PEACHESTER	\$298	10	\$300	9
4551	AROONA/ BATTERY HILL/ CALOUNDRA/ CURRIMUNDI/ DIAMOND HEAD/ DICKY BCH/ GOLDEN BCH/ KINGS BCH/ LITTLE MTN/ MERIDAN PLNS/ MOFFAT BCH/ PELICAN WATERS/ SHELLY BCH	\$350	170	\$330	140
4556	BUDERIM/ FOREST GLEN/ KUNDA PK/ MONS/ SIPPY DOWNS/ TANAWHA	\$350	112	\$340	60
4557	BUNDILLS/ KAWANA IS/ MOOLOOLABA/ MOUNTAIN CK	\$350	128	\$340	120
4558	COTTON TREE/ KULUIN/ MAROOCHYDORE/ SUNSHINE PLAZA	\$370	196	\$360	151
4560	BLI BLI/ BURNSIDE/ COES CK/ COOLOOLABIN/ DULONG/ FLAXTON/ HIGHWORTH/ IMAGE FLAT/ KIAMBA/ KULANGOOR/ KUREELPA/ MAPLETON/ MONTVILLE/ NAMBOUR/ PARKLANDS/ PERWILLOWEN/ ROSEMONT/ TOWEN MTN	\$283	54	\$270	36
4564	MARCOOLA/ MUDJIMBA/ PACIFIC PARADISE	\$383	56	\$365	33
4572	ALEXANDRA HEADLAND	\$360	57	\$360	37
4573	CENTENARY HEIGHTS/ COOLUM BCH/ MARCUS BCH/ MT COOLUM/ PEREGIAN BCH/ PT ARKWRIGHT/ YAROOMBA	\$350	89	\$350	62
4575	BIRTINYA/ BOKARINA/ BUDDINA/ KAWANA WATERS/ MINYAMA/ PARREARRA/ WARANA/ WURTULLA	\$420	148	\$395	96
	NOOSA SHIRE	\$385	101	\$390	84
4565	BOREEN PT/ COOTHARABA/ LAKE COOTHARABA/ NOOSA PARKLANDS/ TEEWAH/ TEWANTIN	\$335	13	N/A	4
4566	MUNNA PT/ NOOSAVILLE	\$400	41	\$370	36
4567	CASTAWAYS BCH/ LITTLE COVE/ NOOSA HEADS/ SUNRISE BCH/ SUNSHINE BCH	\$410	42	\$400	43

RENTAL MARKET - 3 BED TOWNHOUSES

	SUNSHINE COAST REGIONAL	\$420	257	\$410	204
4519	BEERWAH/ PEACHESTER	N/A	3	\$320	10
4551	AROONA/ BATTERY HILL/ CALOUNDRA/ CURRIMUNDI/ DIAMOND HEAD/ DICKY BCH/ GOLDEN BCH/ KINGS BCH/ LITTLE MTN/ MERIDAN PLNS/ MOFFAT BCH/ PELICAN WATERS/ SHELLY BCH	\$410	30	\$420	27
4556	BUDERIM/ FOREST GLEN/ KUNDA PK/ MONS/ SIPPY DOWNS/ TANAWHA	\$410	71	\$405	51
4557	BUNDILLS/ KAWANA IS/ MOOLOOLABA/ MOUNTAIN CK	\$450	39	\$430	32
4558	COTTON TREE/ KULUIN/ MAROOCHYDORE/ SUNSHINE PLAZA	\$420	36	\$400	26
4560	BLI BLI/ BURNSIDE/ COES CK/ COOLOOLABIN/ DULONG/ FLAXTON/ HIGHWORTH/ IMAGE FLAT/ KIAMBA/ KULANGOOR/ KUREELPA/ MAPLETON/ MONTVILLE/ NAMBOUR/ PARKLANDS/ PERWILLOWEN/ ROSEMONT/ TOWEN MTN	\$385	14	\$385	11
4564	MARCOOLA/ MUDJIMBA/ PACIFIC PARADISE	\$430	13	\$385	14
4573	CENTENARY HEIGHTS/ COOLUM BCH/ MARCUS BCH/ MT COOLUM/ PEREGIAN BCH/ PT ARKWRIGHT/ YAROOMBA	\$470	39	\$440	24
4575	BIRTINYA/ BOKARINA/ BUDDINA/ KAWANA WATERS/ MINYAMA/ PARREARRA/ WARANA/ WURTULLA	\$510	7	\$390	6
	NOOSA SHIRE	\$538	28	\$520	21
4566	MUNNA PT/ NOOSAVILLE	\$550	11	\$520	6
4567	CASTAWAYS BCH/ LITTLE COVE/ NOOSA HEADS/ SUNRISE BCH/ SUNSHINE BCH	\$580	13	\$520	12

Fraser Coast

The quarterly median house prices are typically more volatile than annual median data and this is true of the Fraser Coast market, which revealed a quarterly growth figure this quarter of 2.5 per cent, compared with a fall of 2.3 per cent in the December quarter last year.

Looking at the more consistent 12-month median house price data, the Fraser Coast has held steady for the 12 months to March 2017. This is consistent with the 12 months to December also, where no change was recorded.

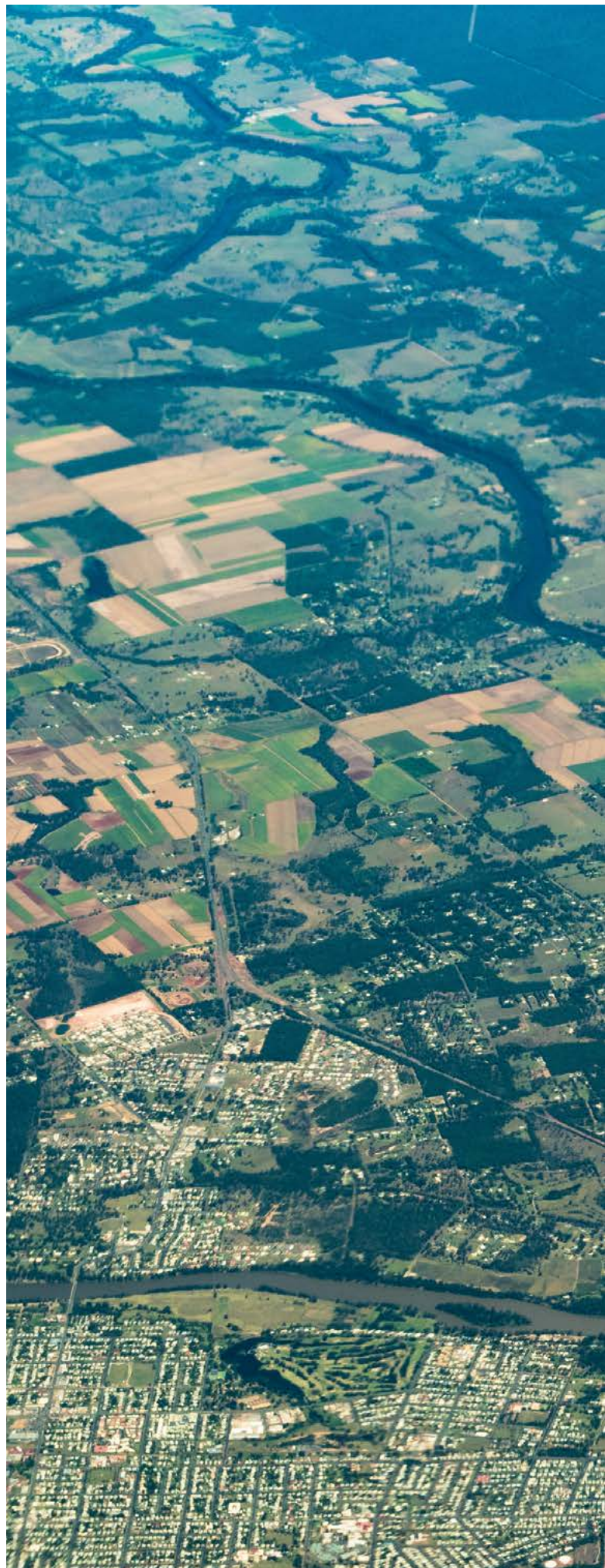
And like the house market, the unit market also experienced volatile growth on a quarterly basis, with a fall of 10.7 per cent from December to March. However, looking at the more reliable annual data the Fraser Coast unit market grew 1.2 per cent, from \$247,000 in March 2016 to \$250,000 in March 2017.

The Fraser Coast has become the region with the largest percentage of houses (13.5 per cent stock of market) and units (18.9 per cent stock of market) listed for sale for the 12 months to February 2017.

This region is suffering from a dearth of funded infrastructure and investment projects that proliferate throughout other regions in Queensland.

Good news on the horizon, however, with the proposed \$300 million Colton Coal mine near Maryborough, which was granted three mining leases in early May. Once the mine reaches operational stage, it is expected to create about 120 jobs for the region and boost economic development.

The Fraser Coast could also become the renewable energy capital of Queensland over the next five years. The Eco Energy World Australia project proposes to build a \$280 million renewable energy facility at Aramara. This project is expected to generate 150 jobs during construction and 11 part-time jobs when operational.



HOUSE MARKET

The house market has remained steady over the past 12 months, reporting an annual median sale price of \$307,500 for the March quarter.

Over the medium term, the annual median sale price recorded a modest growth of 7.9 per cent from \$285,000 for March 2012 to \$307,500 for March 2017.

The largest volume of transactions was below \$350,000. The volume of sales remained relative steady in the September and December quarters. Preliminary data shows a reduction in the number of sales over the March quarter. However, this is still subject to review to reach a meaningful conclusion.

Following the state-wide trend, listings increased in the Fraser Coast, up by 52.4 per cent from 3352 in February 2016 to 5107 in February 2017. This resulted in a rise in the volume of stock on the market, up 4.6 percentage points to 13.5 per cent.

Median days on market and median vendor discounting recorded a modest improvement. A house takes about 84 days to sell with a discount of 5.9 per cent for the 12 months to February 2017.

UNIT MARKET

The annual median unit price increased 1.2 per cent, from \$247,000 in March 2016 to \$250,000 in March 2017.

Over the medium term (five years), the unit market has fallen 11.1 per cent with the annual median price dropping from \$281,150 in March 2012 to \$250,000 in March 2017.

The most active price range is for transactions below \$250,000. The volume of sales increased 12.2 per cent over the December quarter, from 82 sales in September to 92 sales in December.

The listings volume jumped 73.6 per cent, from 497 to 863 for the past 12 months. The amount of stock on the market rose to 18.9 per cent. This positions the Fraser Coast as the region with the largest percentage of units for sale in Queensland.

Median days on market and median vendor discounting fell slightly over the past 12 months, reaching 87 days and 5.8 per cent in February 2017.

RENTAL MARKET

Fraser Coast vacancies have been somewhat volatile over the past 18 months. In March 2016 the vacancy rate was 3.2 per cent, it then jumped to 4.1 per cent, then fell to 2.9 per cent and lifted marginally to 3.3 per cent, and then another fractional increase to 3.9 per cent in March this year.

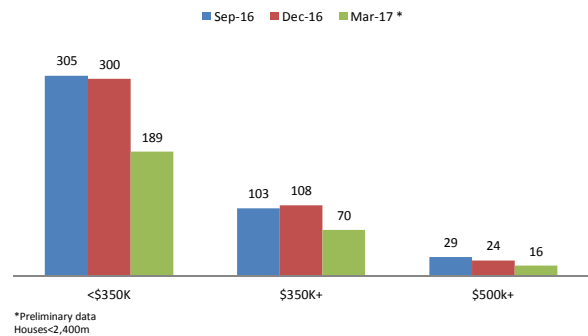
Maryborough's vacancy rates showed an improvement, falling from 5.6 per cent for December to 3.7 per cent for March. In contrast, Hervey Bay's vacancy rates almost doubled, reaching 4.2 per cent for March.

Despite the increase in vacancy rates, the median rent for two-bedroom units and three-bedroom townhouses increased by \$5 and \$15 per week, respectively. The median rent for three-bedroom houses held steady at \$295 per week over the March quarter.

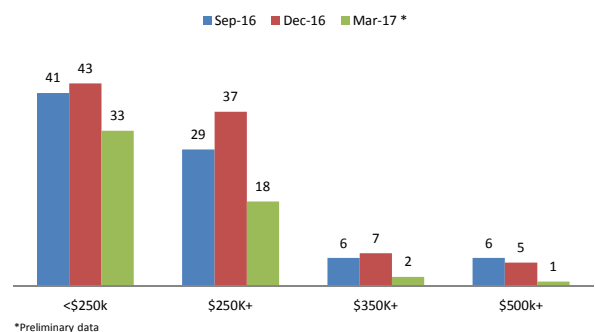
Local real estate agents indicated that the level of investor confidence remained stable. However, there is an oversupply of new builds which is reaching the market at discounted rent and increasing the period a property is held vacant for up to four weeks (in some instances).

“Despite the increase in vacancy rates, the median rent for two-bedroom units and three-bedroom townhouses increased by \$5 and \$15 per week, respectively. The median rent for three-bedroom houses held steady at \$295 per week over the March quarter.”

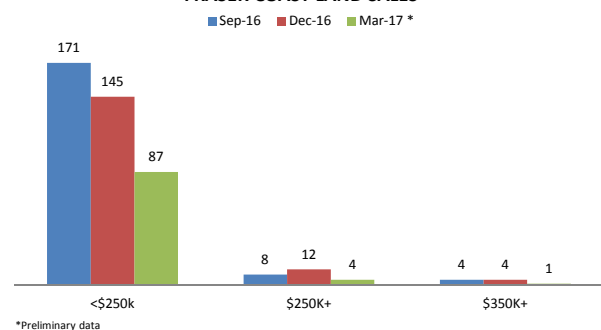
FRASER COAST HOUSE SALES



FRASER COAST UNIT SALES



FRASER COAST LAND SALES



SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
FRASER COAST (LGA)	283	\$310,000	2.5%	\$307,500	0.0%	7.9%	\$285,000
FRASER COAST (LGA) ^	69	\$408,000	-0.5%	\$395,000	3.9%	11.3%	\$355,000
BOORAL ^	5	N/A	N/A	\$430,000	15.6%	22.4%	\$351,250
BURRUM HEADS	8	N/A	N/A	\$352,500	1.4%	5.2%	\$335,000
DUNDOWRAN BEACH ^	6	N/A	N/A	\$517,500	-5.0%	-0.5%	\$520,000
ELI WATERS	21	\$315,000	-3.1%	\$325,000	-0.5%	4.0%	\$312,500
GLENWOOD ^	8	N/A	N/A	\$215,000	10.3%	7.5%	\$200,000
GRANVILLE	3	N/A	N/A	\$208,000	-1.0%	-12.1%	\$236,500
KAWUNGAN	19	N/A	N/A	\$339,000	1.2%	5.3%	\$322,000
MARYBOROUGH	46	\$191,250	-8.9%	\$197,150	2.5%	-8.3%	\$215,000
PIALBA	9	N/A	N/A	\$282,500	-1.9%	5.6%	\$267,500
POINT VERNON	25	\$299,000	-2.0%	\$305,000	-2.9%	4.6%	\$291,665
RIVER HEADS	10	N/A	N/A	\$331,000	4.1%	10.3%	\$300,000
SCARNESS	21	\$290,000	3.6%	\$280,000	3.7%	1.8%	\$275,000
TINANA	7	N/A	N/A	\$287,500	-4.2%	-7.6%	\$311,000
TOOGOOM	12	N/A	N/A	\$318,250	2.7%	14.1%	\$279,000
TORQUAY	17	N/A	N/A	\$330,000	3.1%	10.3%	\$299,250
URANGAN	36	\$292,000	-5.0%	\$311,000	0.0%	1.3%	\$307,000
URRAWEEEN	26	\$328,000	-12.5%	\$360,000	2.6%	9.5%	\$328,900

SURROUNDS

GYMPIE (LGA)	100	\$272,500	-2.5%	\$275,000	2.9%	4.6%	\$263,000
GYMPIE (LGA) ^	56	\$370,000	2.8%	\$355,000	0.4%	6.5%	\$333,314
CHATSWORTH ^	5	N/A	N/A	\$360,000	-2.7%	16.1%	\$310,000
COOLOOLA COVE	11	N/A	N/A	\$281,750	0.4%	-4.5%	\$295,000
CURRA ^	3	N/A	N/A	\$273,000	3.0%	-1.6%	\$277,500
GYMPIE	41	\$248,000	3.3%	\$245,500	4.5%	3.0%	\$238,410
SOUTHSIDE	21	\$325,000	-3.0%	\$326,250	1.2%	3.6%	\$315,000
TIN CAN BAY	16	N/A	N/A	\$321,250	11.2%	-8.2%	\$350,000

SOUTH BURNETT (LGA)	44	\$180,000	-6.5%	\$195,000	2.6%	-9.3%	\$215,000
SOUTH BURNETT (LGA) ^	32	\$244,500	-16.3%	\$255,000	6.3%	-7.3%	\$275,000
KINGAROY	20	\$213,750	-6.0%	\$222,000	-3.7%	-11.2%	\$250,000
KINGAROY ^	3	N/A	N/A	\$325,750	-4.3%	-23.4%	\$425,000
MURGON	6	N/A	N/A	\$162,500	25.5%	-11.0%	\$182,500
NANANGO	6	N/A	N/A	\$182,500	2.2%	-12.3%	\$208,000

SALES MARKET - UNITS & TOWNHOUSES

FRASER COAST (LGA)	56	\$230,000	-10.7%	\$250,000	1.2%	-11.1%	\$281,150
PIALBA	6	N/A	N/A	\$275,000	7.2%	-21.0%	\$348,000
SCARNESS	11	N/A	N/A	\$270,000	0.9%	3.8%	\$260,000
TORQUAY	13	N/A	N/A	\$224,500	2.0%	-4.5%	\$235,000
URANGAN	17	N/A	N/A	\$255,000	-1.9%	-9.5%	\$281,900

SURROUNDS

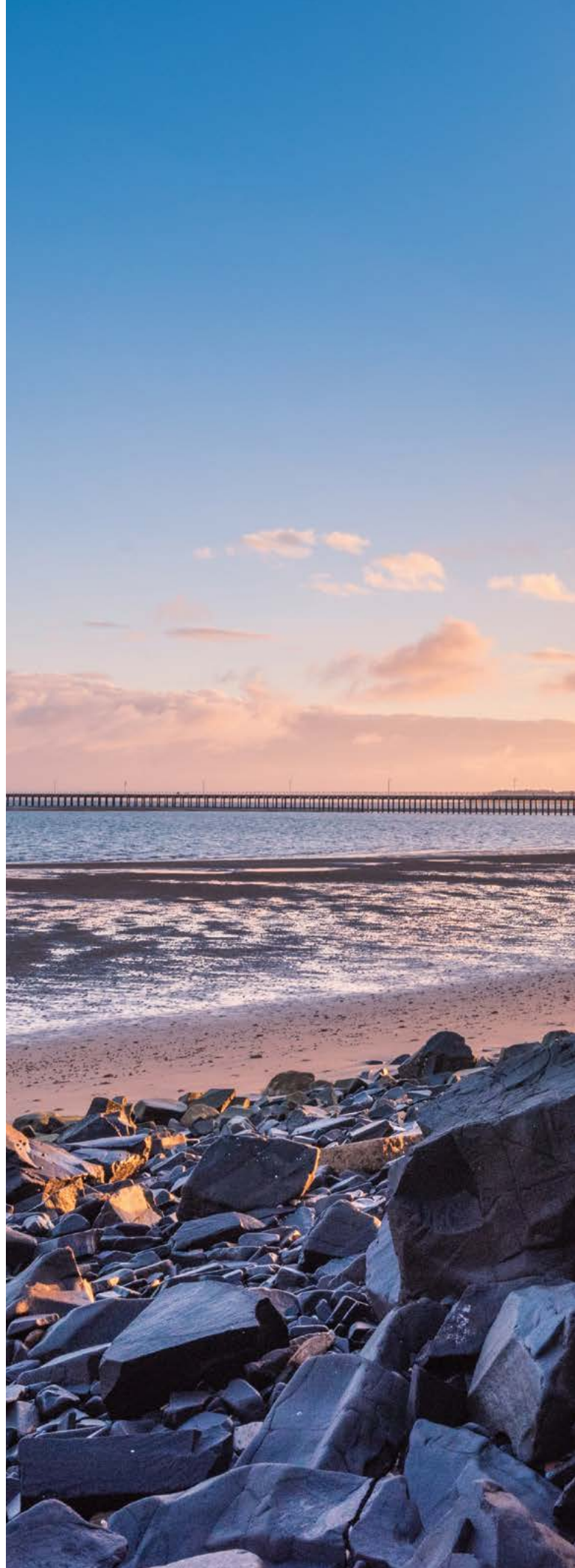
GYMPIE (LGA)	12	N/A	N/A	\$264,000	3.5%	35.4%	\$195,000
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SALES MARKET - VACANT LAND

FRASER COAST (LGA)	58	\$125,500	-20.3%	\$152,000	1.3%	1.3%	\$150,000
FRASER COAST (LGA) ^	34	\$76,500	-30.5%	\$85,000	18.1%	-3.4%	\$88,000
BURRUM HEADS	10	N/A	N/A	\$110,000	-3.5%	-21.4%	\$140,000
GLENWOOD ^	14	N/A	N/A	\$66,000	0.0%	-12.0%	\$75,000
RIVER HEADS	10	N/A	N/A	\$110,000	-4.3%	-4.3%	\$115,000
TOOGOOM	5	N/A	N/A	\$124,000	3.3%	-8.1%	\$135,000
WONDUNNA	4	N/A	N/A	\$155,000	-0.6%	-11.0%	\$174,250

SURROUNDS

GYMPIE (LGA)	22	\$97,500	-20.4%	\$118,000	-7.5%	-9.2%	\$130,000
GYMPIE (LGA) ^	22	\$112,500	-10.0%	\$125,000	4.2%	-3.8%	\$130,000
GYMPIE	2	N/A	N/A	\$135,000	-0.7%	3.8%	\$130,000





RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	FRASER COAST REGIONAL	\$295	345	\$290	342
4650	MARYBOROUGH REGION	\$270	129	\$260	133
4655	HERVEY BAY/PIALBA/SCARNESS/URANGAN	\$315	197	\$300	192
4659	BURRUM/BURRUM HEADS/HOWARD	\$280	15	\$265	16
	GYMPIE REGIONAL	\$280	163	\$275	152
4570	GYMPIE/AMAMOO/CURRA/IMBIL/KANDANGA/MONKLAND/SOUTHSIDE/VICTORY HEIGHTS	\$280	123	\$270	122
4580	COOLOOLA/TIN CAN BAY	\$278	22	\$280	22
	SOUTH BURNETT REGIONAL	\$240	131	\$250	131
4605	BARLIL	\$210	25	\$200	24
4606	MP CREEK	\$220	15	\$245	13
4610	ALICE CREEK	\$250	67	\$255	63
4615	BARKER CREEK FLAT	\$240	19	\$250	23

RENTAL MARKET - 2 BED UNITS

	FRASER COAST REGIONAL	\$255	194	\$250	162
4650	ALDRSHOT	\$195	41	\$190	40
4655	HERVEY BAY/PIALBA/SCARNESS/URANGAN	\$280	151	\$260	120
	GYMPIE REGIONAL	\$225	53	\$210	40
4570	GYMPIE/AMAMOO/CURRA/IMBIL/KANDANGA/MONKLAND/SOUTHSIDE/VICTORY HEIGHTS	\$220	41	\$205	27
4580	COOLOOLA/TIN CAN BAY	N/A	3	N/A	4
4581	RAINBOW BEACH/INSKIP	\$260	8	\$250	7
	SOUTH BURNETT REGIONAL	\$200	56	\$195	64
4605	BARLIL	N/A	3	\$165	8
4610	ALICE CREEK	\$200	46	\$200	46

RENTAL MARKET - 3 BED TOWNHOUSES

	FRASER COAST REGIONAL	\$330	62	\$310	46
4655	HERVEY BAY/PIALBA/SCARNESS/URANGAN	\$330	60	\$320	41
	GYMPIE REGIONAL	\$280	10	\$305	13
4570	GYMPIE/AMAMOO/CURRA/IMBIL/KANDANGA/MONKLAND/SOUTHSIDE/VICTORY HEIGHTS	\$280	8	\$330	10

Bundaberg

The Bundaberg house market remained steady for the 12 months to March 2017 with an annual median sale price of \$280,000.

Despite the annual results, the market experienced large volatility throughout the past 12 months with the quarterly median sale price fluctuating up and down from quarter to quarter. This is an indicator of patchy supply and demand levels.

Over the March quarter Bundaberg remained the third-most affordable region for houses in Queensland, following Rockhampton and Gladstone.

The unit market continued struggling and following a downward trend, with the annual median sale price falling 4.3 per cent and the March quarter median sale price falling 8.2 per cent.

The construction of a \$20 million gas pipeline was commissioned in March this year. The pipeline is set to boost Bundaberg's economy as it has the capacity to meet demand from new businesses and industry in the region.

There are some early signs that businesses in the Bundaberg region are performing well. Bundaberg Brewed Drinks has a deal in place to supply 1000 stores in the US with Bundaberg Ginger Beer becoming the top-selling ginger beer in California and the third overall seller in United States.

Bundaberg is also the capital of macadamia production, producing the largest share of Australia's macadamia crop in 2016. Pacific Gold Macadamias is the biggest macadamia processor in the state and has recently commissioned a state-of-the-art drying facility creating four new supervisor roles.

Over the coming years the region may also benefit from a number of potential projects sponsored by the public sector.

The State Government has called for expressions of interest for a \$10.25 million project to prepare the ex-HMAS Tobruk to be sunk as a dive wreck off Burrum Heads. The project is an initiative of the Fraser Coast Regional Council and Bundaberg Regional Council and is projected to support 50 local jobs when completed.

The State Development Area (SDA) around the Port of Bundaberg was created in February 2017. The 6000 hectare industrial precinct will allow business and industry to speed up government approvals and promote industrial development and economic growth in the Wide Bay area.

Along with the SDA, there is a plan to develop a tourism hub at the Port of Bundaberg, which may transform the area to become a similar attraction to South Bank in Brisbane. This project is still in the initial planning stage so no funding and approvals have been granted.

Two Bundaberg projects have been shortlisted under the Building Our Regions Program. The \$1.2 million Bundaberg and Aviation Precinct and the \$2.9 million Burnett Heads Town Centre Redevelopment are in final stages for consideration.

Bundaberg is diversifying its economy with investment commitment from the public and private sectors flowing to the region. Despite the pipeline of projects supporting economic development, the residential property market has not yet seen an increase in demand.

The prognosis of the market is generally stable. Although the unit market may continue struggling if supply continues to come to market, exceeding demand.

HOUSE MARKET

Bundaberg is the third-most affordable house market in Queensland (behind Rockhampton and Gladstone) with a quarterly median sale price of \$280,000.

The annual median sale price remained relatively steady at \$280,000. Over the medium term (five years), the house market increased a modest 1.5 per cent, up from \$275,750. It is likely this market will soon enter recovery phase, although precisely when is harder to forecast.

Most sales activity in the region occurs below \$350,000. The volume of sales increased 16.3 per cent from 258 sales in September to 300 sales in December. This may be an early sign that demand is stabilising.

Preliminary March quarterly data shows a fall in sales to 188 transactions. (This preliminary data will be reassessed in the June Queensland Market Monitor).

Market trend indicators for the 12 months to February 2017 showed a large increase in the number of listings – up by 53.2 per cent – from 2678 listings in February 2016 to 4102 listings in February 2017.

Median days on market and median vendor discounts remained relatively steady for the past 12 months to February. A house takes about 67 days to sell with a discount of about 6.5 per cent.

UNIT MARKET

The median unit price fell by 8.2 per cent, from \$245,000 in the December quarter to \$225,000 for the March quarter.

On an annual basis, the median sale price has fallen 4.3 per cent, from \$261,250 in March 2016 to \$250,000 in March 2017.

Over the medium-term, the unit market trended downwards with the annual median sale price falling by 6.9 per cent, from \$268,500 in March 2012 to \$250,000 in March 2017.

The number of sales contracted in the December quarter from 59 sales in September to 43 sales in December. Preliminary data for March reports just 31 sales for the quarter.

Similar to other regions in Queensland, listings increased significantly, up from 390 in February 2016 to 582 in February 2017.

Bundaberg has the second-longest median days on market for units in Queensland, taking about 123 days to negotiate a sale in February 2017 compared to 92 days in February 2016.

The median vendor discounting has risen slightly from 6.4 per cent for February 2016 to 6.7 per cent for February 2017.

RENTAL MARKET

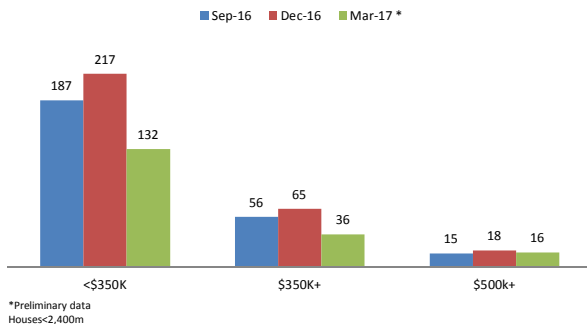
Over the past 14 quarters, the Bundaberg rental market has been generally weak with supply exceeding demand. Vacancies increased from 3.8 per cent to 4.6 per cent in the March quarter.

Local agents have indicated the rental market is stable with some potential for improvement when the Knauf plasterboard plant and the new sewerage treatment plant begin hiring.

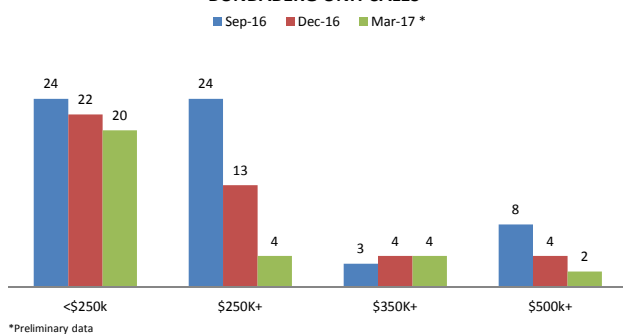
The median rent for three-bedroom houses and three-bedroom townhouses increased by \$5 and \$10 per week over the March quarter. The median rent for two-bedroom units held steady at \$225 per week.

The indicative gross rental yields increased slightly to 5.3 per cent for houses and 5.2 per cent for units this quarter. The increase was driven by the reduction on the quarterly median sale price, for both houses and units, and the increase in the weekly median rent for 3-bedroom houses.

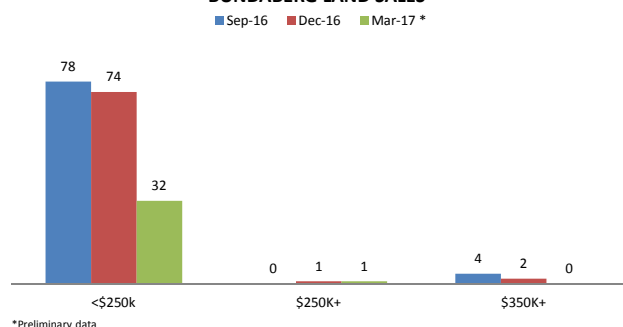
BUNDABERG HOUSE SALES



BUNDABERG UNIT SALES



BUNDABERG LAND SALES



SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
BUNDABERG (LGA)	188	\$280,000	-4.0%	\$280,000	0.4%	1.5%	\$275,750
BUNDABERG (LGA) ^	52	\$335,000	-7.2%	\$344,500	2.4%	2.6%	\$335,750
AVENELL HEIGHTS	12	N/A	N/A	\$253,000	-9.6%	-6.4%	\$270,250
AVOCA	8	N/A	N/A	\$312,143	6.4%	4.0%	\$300,000
BARGARA	25	\$399,000	19.6%	\$371,000	-2.8%	6.3%	\$349,000
BRANYAN ^	4	N/A	N/A	\$403,500	16.7%	18.4%	\$340,750
BUNDABERG EAST	1	N/A	N/A	\$292,500	13.6%	5.3%	\$277,750
BUNDABERG NORTH	9	N/A	N/A	\$208,500	-4.8%	-15.9%	\$248,000
BUNDABERG SOUTH	6	N/A	N/A	\$225,000	-7.4%	-2.2%	\$230,000
BUNDABERG WEST	4	N/A	N/A	\$260,000	7.2%	6.6%	\$244,000
BURNETT HEADS	7	N/A	N/A	\$275,000	-5.4%	-1.8%	\$280,000
CORAL COVE	5	N/A	N/A	\$415,000	-2.8%	0.0%	\$415,000
KALKIE	10	N/A	N/A	\$345,000	-6.2%	0.0%	\$345,000
KEPNOCK	21	\$263,000	1.9%	\$261,500	4.6%	2.5%	\$255,000
MILLBANK	11	N/A	N/A	\$237,000	-3.7%	3.0%	\$230,000
NORVILLE	10	N/A	N/A	\$235,000	10.6%	-2.9%	\$242,000
SVENSSON HEIGHTS	7	N/A	N/A	\$232,500	-7.4%	-5.3%	\$245,500
THABEBAN	3	N/A	N/A	\$251,000	-4.4%	-8.7%	\$275,000
WALKERVALE	8	N/A	N/A	\$213,000	-6.6%	0.9%	\$211,000
WOODGATE	2	N/A	N/A	\$372,500	-5.1%	-12.4%	\$425,000

SURROUNDS

NORTH BURNETT (LGA)	9	N/A	N/A	\$134,128	-8.8%	-7.5%	\$145,000
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SALES MARKET - UNITS & TOWNHOUSES

BUNDABERG (LGA)	31	\$225,000	-8.2%	\$250,000	-4.3%	-6.9%	\$268,500
AVENELL HEIGHTS	1	N/A	N/A	\$242,250	2.0%	13.2%	\$214,000
BARGARA	11	N/A	N/A	\$345,000	14.6%	-1.4%	\$350,000

SALES MARKET - VACANT LAND

BUNDABERG (LGA)	27	\$150,000	0.8%	\$148,900	3.0%	4.1%	\$143,000
BUNDABERG (LGA) ^	6	N/A	N/A	\$146,500	-3.1%	8.5%	\$135,000
BRANYAN	1	N/A	N/A	\$145,000	-0.3%	6.6%	\$136,000

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY^	MAR-17 \$/WEEK	MAR-17 NEW BONDS	MAR-16 \$/WEEK	MAR-16 NEW BONDS
BUNDABERG REGIONAL		\$285	362	\$280	328
4660	APPLE TREE CREEK/CHILDERS/WOODGATE	\$280	38	\$290	20
4670	BUNDABERG/AVOCA/BARGARA/BURNETT HEADS/INNES PARK/KEPNOCK/MILLBANK/THABEBAN	\$290	293	\$280	285
4671	GIN GIN/MOUNT PERRY	\$250	29	\$250	21
NORTH BURNETT REGIONAL		\$240	53	\$230	41
4625	ARANBANGA	N/A	2	\$245	20
4626	BEERON	\$240	23	\$250	11
4630	BANCROFT	\$250	16	\$200	5

RENTAL MARKET - 2 BED UNITS

BUNDABERG REGIONAL		\$225	229	\$230	160
4670	BUNDABERG, AVOCA, BARGARA, BURNETT HEADS, INNES PARK, KEPNOCK, MILLBANK, THABEBAN	\$225	218	\$230	157

RENTAL MARKET - 3 BED TOWNHOUSES

BUNDABERG REGIONAL		\$300	17	\$285	21
4670	BUNDABERG/AVOCA/BARGARA/BURNETT HEADS/INNES PARK/KEPNOCK/MILLBANK/THABEBAN	\$300	17	\$285	20

Gladstone

The prospects for Gladstone's housing market are difficult to forecast as much of the region's economy, including the housing market, rely so heavily on the resources sector. The recovering coal price is bringing some junior miners to the fore, ramping up production and hiring again. This is good news for the Gladstone economy.

Even though the Adani mine will have no direct correlation to the Gladstone market (jobs are being sourced further north) it's likely that the uplift to the state's economy will have positive consequences for the Gladstone market.

While it's not obvious that there is any good news in being declared at the bottom of the market, it does present a good buying opportunity for those looking to get into the market. The REIQ is optimistic the bottom has been met. In its recent residential report Herron Todd White has also positioned the Gladstone housing market at 6 o'clock on the property clock.

Over the medium term (five years), Gladstone has experienced the largest median house and unit price fall of all Queensland's markets. The five-year median house price fell by 33.6 per cent to \$305,000 and the five-year median sale price for units fell by 33.3 per cent to \$280,000.

Similarly, the quarterly data on both the house and unit markets was very weak, with a fall of 11.6 per cent for houses and 30.2 per cent for units.

Gladstone houses are the longest on the market, 88 days, and need the highest vendor discounting, 10.7 per cent.

The December quarter delivered an uptick in demand for houses and units, however, the March quarter has delivered an increase of stock on the market in the form of a rise in the number of listings.

Over the past 12 months, the coking coal price has been volatile, which limits the recovery of the mining industry.

Immediately following the Tropical Cyclone Debbie and due to concerns of availability of supply, the coking coal price increased above the US\$300 per tonne, which was a big jump from the US\$150 a tonne trading price in mid-March.

Since the coking coal supply correction in late April / early May, the price has fallen to about US\$199 a tonne, which is still significantly higher than the bottom of the market at US\$80.

The Baralaba Coal mine continued with infrastructure works associated with restarting the mine later in 2017. The \$35.5 million investment is expected to lower the company's coal haulage costs and improve the road safety for all users.

The \$1.76b joint venture Byerwen Coal project is currently under construction. There is no timeframe for its opening as it is awaiting final government approvals. Once operational, it is expected to produce 10 million tonnes of coal a year and create 545 jobs.

The region's economic fundamentals are weak with some high-profile closures eg, two Brumby's stores at Gladstone Valley and Kin Kora Gladstone. This will impact consumer and business confidence.

HOUSE MARKET

The house market is trending downwards, with the March quarterly median falling by 11.6 per cent, to \$271,500.

Looking at the annual figures, March 2017 of \$305,000 was 14.6 per cent down on the March 2016 median of \$357,000. This compares to the highest median sale price in the region of about \$475,000 over the second semester in 2012.

Over the medium term (five years), Gladstone recorded the single largest fall in annual median house prices for all markets in the Queensland Market Monitor. The annual median sale price dropped to \$305,000 in March 2017 compared to \$459,000 reached in March 2012.

The volume of quarterly sales increased from 107 sales in the September quarter to 142 in December quarter, showing signs that demand may be on the rise.

Market trend indicators for the 12 months to February 2017 showed a sharp increase of 51.7 per cent in listings, from 1374 in February 2016 to 2085 in February 2017. This resulted in a rise of 3.1 percentage points of stock on market to 9.3 per cent.

Median days on market and median vendor discounting continued to ease over the 12 months to February 2017, showing typical characteristics of a buyers' market.

Houses in Gladstone take around 88 days to sell, with a discount of about 10.7 per cent, which positions the region as the most challenged market with the longest days on market and highest vendor discounting in Queensland.

UNIT MARKET

Gladstone remains as one of the smallest and most affordable unit market in Queensland.

The March quarter median sale fell by 30.2 per cent, from \$315,000 in December to \$220,000 in March.

Over the past 12 months, the annual median sale price increased by 2.8 per cent, from \$272,500 in March 2016, to \$280,000 in March 2017.

This improvement was eliminated over the medium term, when the performance of the unit market deteriorated significantly, reporting the largest annual median sale price drop of 33.3 per cent for a five-year period.

The most active price range remains for transactions below \$250,000. The volume of unit sales increased from 24 in the September quarter to 38 in the December quarter, showing a potential increase in demand.

The number of unit listings nearly doubled for the 12 months to February 2017, reaching 396 in February 2017 compared to 205 in February 2016.

A unit in Gladstone usually needs 115 days to achieve a sale and a discount of 12.8 per cent, which is considered very high compared to other areas in regional Queensland.

Gladstone is now the region with the second-highest vendor discounting (of 12.8 per cent) in Queensland for units.

RENTAL MARKET

The rental reduction strategy implemented by investors over the previous quarter brought positive results this quarter. Vacancy rates in Gladstone tightened from 9.9 per cent for December to 6.4 per cent for March. However, the rental market remains weak with local agents consistently noting an oversupply of rental properties in the market.

Local real estate agents also noted a recent influx of people moving to the region under the Newstart allowance. The level of investor confidence could generally be characterised as pessimistic.

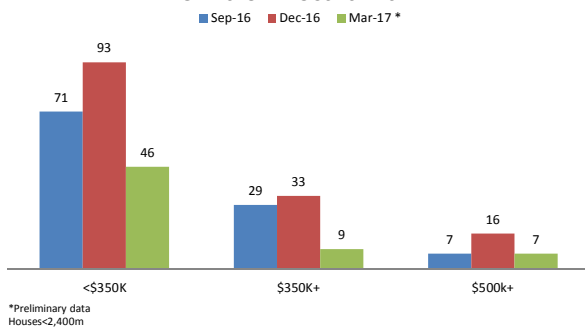
One of the largest regions in Queensland, Gladstone is the most affordable rental market and also one of the most challenged rental markets for investors as vacancy rates indicate that rental properties are generally vacant for at least two to four weeks.

The weekly median rent for three-bedroom houses and three-bedroom townhouses remained steady this quarter.

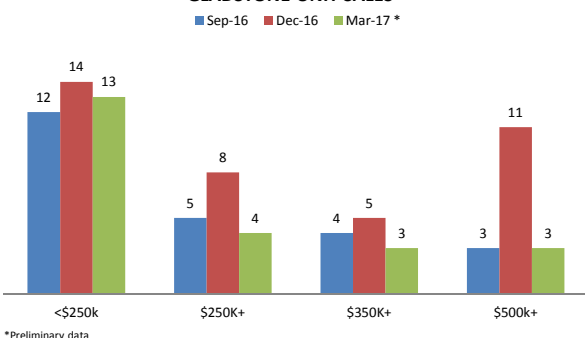
On the other hand, the weekly median rent of two-bedroom units increased from \$130 for December to \$145 for March. Despite the increase, the March 2017 weekly median rent for two-bedroom units remained significantly below the March 2016 weekly median rent of \$190.

The indicative gross rental yields are one of the lowest in regional Queensland, sitting at 3.4 per cent for houses and units. This is a consequence of the sharp reduction in the weekly rent for three-bedroom houses (28 per cent) and two-bedroom units (24 per cent) over the past year.

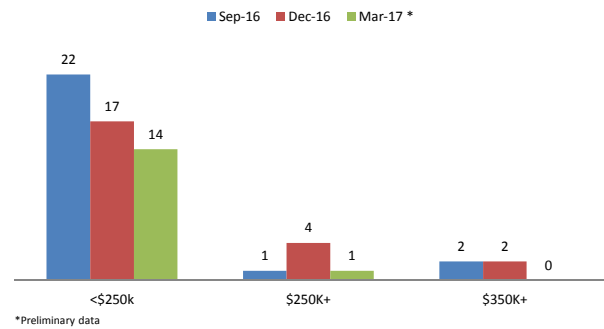
GLADSTONE HOUSE SALES



GLADSTONE UNIT SALES



GLADSTONE LAND SALES



SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
GLADSTONE (LGA)	68	\$271,500	-11.6%	\$305,000	-14.6%	-33.6%	\$459,000
GLADSTONE (LGA) ^	19	N/A	N/A	\$348,750	-9.4%	-31.1%	\$506,250
AGNES WATER ^	1	N/A	N/A	\$348,750	8.1%	-0.4%	\$350,000
BOYNE ISLAND	8	N/A	N/A	\$300,000	-21.1%	-37.8%	\$482,000
CALLIOPE	3	N/A	N/A	\$269,000	-21.8%	-40.2%	\$450,000
CLINTON	4	N/A	N/A	\$294,000	-13.5%	-37.8%	\$472,500
GLEN EDEN	2	N/A	N/A	\$330,000	-8.3%	-30.2%	\$473,000
KIN KORA	4	N/A	N/A	\$290,000	-12.0%	-36.4%	\$455,750
KIRKWOOD	3	N/A	N/A	\$362,000	-13.8%	-38.3%	\$586,250
NEW AUCKLAND	5	N/A	N/A	\$337,000	-11.3%	-28.8%	\$473,000
SOUTH GLADSTONE	5	N/A	N/A	\$260,000	-27.8%	-40.9%	\$440,000
TANNUM SANDS	7	N/A	N/A	\$367,500	-14.5%	-27.2%	\$505,000
TELINA	3	N/A	N/A	\$310,000	-23.5%	-36.0%	\$484,750
WEST GLADSTONE	8	N/A	N/A	\$225,000	-11.9%	-46.4%	\$420,000

SURROUNDS

BANANA (LGA)	13	N/A	N/A	\$152,500	-36.3%	-42.5%	\$265,000
BILOELA	9	N/A	N/A	\$235,000	-13.8%	-16.4%	\$281,000

SALES MARKET - UNITS & TOWNHOUSES

GLADSTONE (LGA)	23	\$220,000	-30.2%	\$280,000	2.8%	-33.3%	\$420,000
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SALES MARKET - VACANT LAND

GLADSTONE (LGA)	11	N/A	N/A	\$140,000	-24.3%	-41.4%	\$239,000
KIRKWOOD	0	N/A	N/A	\$161,000	-16.8%	-35.9%	\$251,000

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY:	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
GLADSTONE REGIONAL					
4677	AGNES WATER/MIRIAM VALE	\$180	281	\$250	284
		\$300	19	\$330	23
4680	GLADSTONE/BOYNE ISLAND/CLINTON/NEW AUCKLAND/KIN KORA/ TANNUM SANDS	\$180	260	\$240	250
BANANA SHIRE					
4715	BILOELA	\$290	29	\$310	22
4718	BAUHINIA	\$210	18	\$225	11

RENTAL MARKET - 2 BED UNITS

GLADSTONE REGIONAL		\$145	273	\$190	216
4677	AGNES WATER/MIRIAM VALE	\$260	8	\$250	10
4680	GLADSTONE/BOYNE ISLAND/CLINTON/NEW AUCKLAND/KIN KORA/ TANNUM SANDS	\$140	264	\$180	206
BANANA SHIRE		\$250	37	\$220	14
4715	BILOELA	\$250	33	\$250	12

RENTAL MARKET - 3 BED TOWNHOUSES

GLADSTONE REGIONAL		\$180	124	\$250	72
4677	AGNES WATER/MIRIAM VALE	N/A	1	\$300	5
4680	GLADSTONE/BOYNE ISLAND/CLINTON/NEW AUCKLAND/KIN KORA/ TANNUM SANDS	\$180	123	\$250	67

Rockhampton

From time to time a strange quirk in the market will deliver an out-of-the-box result and this quarter the Rockhampton house market repeats a quirk that last happened in the Bundaberg market last year – the median price for apartments is more expensive than the median price for houses.

The unit market has been very quiet, with fewer than 20 sales each quarter for the previous three quarters. As a result, the Queensland Market Monitor has not reported these sales because they are not a meaningful sample size. However, in the March quarter the market reached the 20 transactions threshold and delivered a March median unit price of \$287,500.

Compare this with the house market, which, in the March quarter, experienced a sharp fall in demand resulting in a marked contraction in the median house price, falling 3.7 per cent from the December quarter to reach \$260,000.

In late March, the coking coal price increased above the US\$300 per tonne due to the supply concerns triggered by Tropical Cyclone Debbie. Since the coking coal supply corrected post-Cyclone Debbie, the price fell to about US\$199 a tonne, which is still significantly higher than the bottom of the market at US\$80.

Mining companies are now starting to consider new investment projects. However, material benefits from the price increase have not yet eventuated and local residents and agents are reporting a migration of unemployed workers to the southeast corner of the state.

Volatility in the coking coal price along with environmental concerns and finance uncertainty around the Adani coal mine are a real concern for the region. That notwithstanding, so far 2017 is more positive for the mining sector than 2016.

Adani has announced that it will contract Austrak from Rockhampton to supply more than \$82 million in concrete sleepers. This would require Austrak to triple its workforce to more than 80 and generate up to 30 supply chain jobs.

One of the key projects of the region is the \$8.7 billion Bruce Highway upgrade program, which is projected to inject investment from the Sunshine Coast to northern Queensland.

The key Bruce Highway upgrade projects in the Rockhampton region are:

- \$121 million Bruce Highway – Rockhampton Northern Access upgrade – Stage 1 (with a projected commencement completion date in mid-2018), and
- \$65 million Bruce Highway – Rockhampton Ring Road – Plan and Preserve Corridor (with an expected completion date of mid-2020).

Considering the current economic position of the region, the prognosis of the residential property market remains weak and heavily dependent on the performance of the mining industry worldwide.

HOUSE MARKET

The house market remains weak with the quarterly median sale price falling 3.7 per cent, from \$270,000 for December 2016 to \$260,000 for March 2017.

The annual median fell by 3.6 per cent from \$280,000 in March 2016 to \$270,000 in March 2017. This compares to an annual median sale price of \$300,000 five years ago, which represents a fall of 10 per cent over the medium-term.

The most active price bracket was for transactions below \$350,000. The volume of sales increased slightly over the December quarter from 213 sales in September to 225 sales in December. Preliminary data shows a fall to 149 sales in March, which will be reassessed in the June quarter.

Market trend indicators show a sharp increase in the number of listings of 52 per cent for the 12 months to February 2017. House listings reached 2886 in February 2017 compared to 1899 listings in February 2016.

Rockhampton's housing market remains a buyers' market. Indicators show a contraction in demand. The median days on market have lengthened to about 82 days compared to 71 days 12 months ago. The median vendor discounting has increased to 9.1 per cent for February 2017 compared to 8 per cent for February 2016.

Listings are increasing and this is putting downward pressure on the median price, as well as increasing the days on market and pushing vendor discounting up.

UNIT MARKET

Rocky's unit market is the least active in Queensland, reporting only 20 preliminary sales over the March quarter and a median sale price of \$287,500.

Compared to 12 months ago the annual median unit price has fallen 9.2 per cent, from \$330,000 to \$299,500. The five year view, however, has the median unit price 10.9 per cent higher today than in 2012, when the annual median was \$270,000.

The sharp increase in listings has created downward pressure on the median unit price. Listings and stock on market have doubled for the 12 months to February 2017, reaching 300 listings and 12.5 per cent of stock on market.

Market trend indicators showed an increase in vendor discounting to 5.8 per cent and the median days on market to 92 days.

RENTAL MARKET

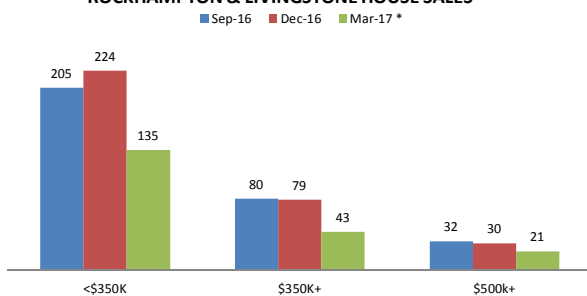
Rockhampton's rental market weakened over the March quarter with vacancies rising by 4.3 percentage points, reaching 8.6 per cent and rents falling over the past 12 months. The increase in vacancies was sharp and has been attributed to the oversupply of rental properties and unemployment in the region.

Local agents indicate that supply has been added to the rental pool in areas such as Gracemere. New developments are being sold interstate with a "guaranteed rental return" to investors with little understanding or knowledge of the Rockhampton market.

When comparing rents from March 2017 with March 2016, we identified a softening, with rents for three-bedroom houses falling from \$295 a week to \$280 a week, three-bedroom townhouses falling from \$340 a week to \$305 a week, and two-bedroom units dropping from \$220 a week to \$210 a week.

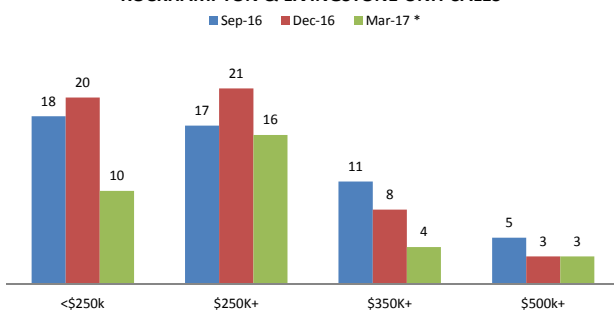
The increases in the March median rent compared to the previous quarter were just the reflection of the seasonality of the rental market wherein the March quarter is usually the peak of the market.

ROCKHAMPTON & LIVINGSTONE HOUSE SALES



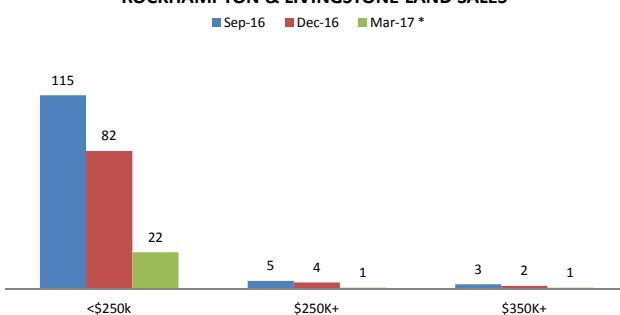
*Preliminary data
Houses < 2,400m

ROCKHAMPTON & LIVINGSTONE UNIT SALES



*Preliminary data

ROCKHAMPTON & LIVINGSTONE LAND SALES



*Preliminary data

“Adani has announced that it will contract Austrak from Rockhampton to supply more than \$82 million in concrete sleepers. This would require Austrak to triple its workforce to more than 80 and generate up to 30 supply chain jobs.”



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SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
ROCKHAMPTON (LGA)	149	\$260,000	-3.7%	\$270,000	-3.6%	-10.0%	\$300,000
ROCKHAMPTON (LGA) ^	10	N/A	N/A	\$400,000	5.3%	-6.4%	\$427,500
ALLENSTOWN	6	N/A	N/A	\$226,000	-14.7%	-22.6%	\$292,000
BERSERKER	13	N/A	N/A	\$190,000	-13.6%	-20.2%	\$238,000
FRENCHVILLE	23	\$330,000	6.8%	\$319,250	0.4%	-5.5%	\$338,000
GRACEMERE	21	\$263,750	-7.5%	\$282,000	-9.0%	-17.1%	\$340,000
KAWANA	3	N/A	N/A	\$277,500	-4.3%	-10.5%	\$310,000
KOONGAL	4	N/A	N/A	\$230,000	-3.2%	-8.9%	\$252,500
MOUNT MORGAN	8	N/A	N/A	\$105,000	5.0%	-15.0%	\$123,500
NORMAN GARDENS	24	\$444,000	21.2%	\$390,000	1.3%	-7.1%	\$420,000
PARK AVENUE	8	N/A	N/A	\$210,000	-12.5%	-19.2%	\$260,000
THE RANGE	15	N/A	N/A	\$337,500	-6.4%	0.7%	\$335,000
WANDAL	11	N/A	N/A	\$248,000	-17.1%	-14.5%	\$290,000

SURROUNDS

CENTRAL HIGHLANDS (LGA)	53	\$160,000	-23.8%	\$175,000	-12.5%	-55.1%	\$390,000
BLACKWATER	13	N/A	N/A	\$92,500	-28.8%	-75.3%	\$375,000
EMERALD	35	\$215,000	-14.0%	\$220,000	-10.8%	-48.2%	\$425,000

LIVINGSTONE (LGA)	71	\$347,500	-9.7%	\$362,000	-3.5%	-4.7%	\$380,000
LIVINGSTONE (LGA) ^	30	\$460,000	-12.0%	\$487,000	3.6%	3.6%	\$470,000
EMU PARK	5	N/A	N/A	\$295,000	-7.1%	-16.9%	\$355,000
LAMMERMOOR	7	N/A	N/A	\$432,500	-0.7%	5.5%	\$410,000
YEPPON	16	N/A	N/A	\$359,000	1.1%	-6.8%	\$385,000
ZILZIE	8	N/A	N/A	\$350,000	-10.0%	-5.7%	\$371,250

SALES MARKET - UNITS & TOWNHOUSES

ROCKHAMPTON (LGA)	20	\$287,500	-6.5%	\$299,500	-9.2%	10.9%	\$270,000
ROCKHAMPTON CITY	4	N/A	N/A	\$367,500	-19.7%	6.5%	\$345,000

SURROUNDS

LIVINGSTONE (LGA)	17	N/A	N/A	\$266,250	-23.4%	-10.9%	\$298,750
YEPPON	5	N/A	N/A	\$256,750	-25.6%	-25.6%	\$345,000

SALES MARKET - VACANT LAND

ROCKHAMPTON (LGA)	9	N/A	N/A	\$144,250	-9.8%	4.9%	\$137,500
GRACEMERE	3	N/A	N/A	\$140,500	-5.4%	2.6%	\$137,000
NORMAN GARDENS	2	N/A	N/A	\$167,900	-1.5%	-0.7%	\$169,000

SURROUNDS

LIVINGSTONE (LGA)	12	N/A	N/A	\$170,000	0.0%	4.3%	\$163,000
PARKHURST	2	N/A	N/A	\$169,900	3.0%	-14.2%	\$198,000
ZILZIE	1	N/A	N/A	\$122,500	-23.0%	-31.9%	\$180,000

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	ROCKHAMPTON REGIONAL	\$280	323	\$295	261
4700	ALLENSTOWN/DEPOT HILL/GREAT KEPPEL IS/ROCKHAMPTON/WANDAL	\$280	102	\$290	94
4701	CENTRAL QLD UNI/ FRENCHVILLE/ KALKA/KOONGAL/ LAKES CK/ NERIMBERA/ NTH ROCKHAMPTON/ OASIS GARDENS/ PK AVENUE PO/ROCKHAMPTON	\$280	212	\$300	157
	LIVINGSTONE SHIRE	\$283	166	\$300	155
4702	AMBROSE/BANANA/BARALABA/GINDIE/ GRACEMERE/JERICO/KEPPEL SANDS/ SAPHIRESTANWELL/RUBYVALE/WESTWOOD/ WOORABINDA/WOWAN/YARAKA	\$260	80	\$280	67
4703	BAYFIELD/BUNGUNDARRA/BYFIELD/COOEE BAY/FARNBOROUGH/KEMP BCH/KINKA BCH/LAMMERMOOR BCH/STATUTE BAY/ TARANGANBA/WOODBURY/YEPPON	\$308	72	\$320	73
4710	EMU PARK/ZILZIE	\$250	14	\$300	13
4714	MOUNT MORGAN	\$220	9	\$220	10
	CENTRAL HIGHLANDS REGIONAL	\$200	125	\$220	103
4717	BLACKWATER	\$200	58	\$200	51
4720	EMERALD	\$230	57	\$250	45

RENTAL MARKET - 2 BED UNITS

	ROCKHAMPTON REGIONAL	\$210	226	\$220	203
4700	ALLENSTOWN/DEPOT HILL/GREAT KEPPEL IS/ROCKHAMPTON/WANDAL	\$220	64	\$230	62
4701	CENTRAL QLD UNI/ FRENCHVILLE/ KALKA/KOONGAL/ LAKES CK/ NERIMBERA/ NTH ROCKHAMPTON/ OASIS GARDENS/ PK AVENUE PO/ROCKHAMPTON	\$208	160	\$220	141
	LIVINGSTONE SHIRE	\$255	78	\$275	68
4702	AMBROSE/BANANA/BARALABA/GINDIE/ GRACEMERE/JERICO/KEPPEL SANDS/ SAPHIRESTANWELL/RUBYVALE/WESTWOOD/ WOORABINDA/WOWAN/YARAKA	\$220	9	\$200	8
4703	BAYFIELD/BUNGUNDARRA/BYFIELD/COOEE BAY/FARNBOROUGH/KEMP BCH/KINKA BCH/LAMMERMOOR BCH/STATUTE BAY/ TARANGANBA/WOODBURY/YEPPON	\$265	69	\$300	58
	CENTRAL HIGHLANDS REGIONAL	\$180	71	\$156	79
4717	BLACKWATER	\$180	7	\$150	9
4720	EMERALD	\$180	64	\$160	60
4722	SPRINGSURE	N/A	N/A	\$143	8

RENTAL MARKET - 3 BED TOWNHOUSES

	ROCKHAMPTON REGIONAL	\$305	14	\$340	7
4701	CENTRAL QLD UNI, FRENCHVILLE, KALKA, KOONGAL, LAKES CK, NERIMBERA, NTH ROCKHAMPTON, OASIS GARDENS, PK AVENUE PO, ROCKHAMPTON	\$275	6	\$330	6
	LIVINGSTONE SHIRE	\$340	21	\$320	18
4702	AMBROSE/BANANA/BARALABA/GINDIE/ GRACEMERE/JERICO/KEPPEL SANDS/ SAPHIRESTANWELL/RUBYVALE/WESTWOOD/ WOORABINDA/WOWAN/YARAKA	\$380	11	\$350	7
4703	BAYFIELD/BUNGUNDARRA/BYFIELD/COOEE BAY/FARNBOROUGH/KEMP BCH/KINKA BCH/LAMMERMOOR BCH/STATUTE BAY/ TARANGANBA/WOODBURY/YEPPON	\$353	8	\$285	10
	CENTRAL HIGHLANDS REGIONAL	\$213	10	\$210	8
4720	EMERALD	\$213	10	\$210	8

Mackay

A state-wide spike in listings has impacted regional markets, including Mackay, with a softening of the median house and unit price.

In Mackay, an incremental lift in demand in December has been outstripped by a significant rise in listings. The median house price fell 8.4 per cent to \$295,000 in March compared to \$322,000 in December.

Units performed similarly poorly, with the median sale price falling 5.4 per cent from \$230,000 in December to \$217,500 in March.

The annual median unit price also fell, down 14.6 per cent on this time last year, to \$227,500. This was the largest annual median price fall in Queensland.

The year has begun with positive news for the mining sector. Post-Cyclone Debbie delivered a boost to the coking coal price and the price per tonne is sitting at about \$199, which is still significantly higher than the bottom price of \$80 per tonne.

BHP, one of the largest players in the coal industry, has made a \$200 million investment commitment in a conveyor belt linking the Peak Downs mine and the Caval Ridge processing plant. The investment is expected to increase the production by approximately 2 million tonnes a year and will allow the Caval Ridge plant to operate at 100 per cent capacity, creating up to 400 construction jobs.

The future of the \$21 billion Adani coal mine is a step closer to reality, with the board recently approving the investment to go ahead. The Government still has to approve changes to the Native Title Act but all signs point to a likely yes before the end of the year.

The largest infrastructure project in the region is the \$437 million Bruce Highway – Mackay Ring Road Stage 1 project. The project includes the construction of a ring road in Mackay between Stockroute Road and the intersection of the Bruce Highway and Bald Hill Road. The project is expected to commence mid-2017 with an expected completion date of 2020.

Another key project for the region is the \$11.64 million package of infrastructure improvements for the Port of Mackay. The project's goal is to increase the Port's capability to attract new trade and larger vessels to the region, as well as to improve safety, efficiency and flexibility.

Mackay was one of the regions affected by the Tropical Cyclone Debbie and has benefited from the \$20 million funding package in assistance paid to affected Queenslanders.

Mackay is a falling market for both houses and units. The future of the residential property market is largely correlated with the performance of the mining sector. However, market affordability is supporting a recent increase in demand with has been partially diluted by the increasing number of listings.

HOUSE MARKET

Mackay reported the second-largest fall in the state's annual median price, falling 8.7 per cent from \$345,000 in March 2016 to \$315,000 this quarter. Over five years the fall has been 24.6 per cent, from \$418,000 in 2012.

Sales volumes increased from 256 over the September quarter to 311 over the December quarter.

Listings have also increased, up by 40.5 per cent, effectively preventing rising demand from putting upward pressure on prices. Listings bumped up from 2372 listings in February 2016 to 3332 listings in February 2017. The increasing number of listings has eliminated the benefits from the increasing demand of housing.

In contrast to other areas in regional Queensland, median days on market and median vendor discounting improved for the 12 months to February 2017.

Median days on market reduced from 81 days in February 2016 to 69 days on February 2017, and, median vendor discounting reduced from 10.7 per cent to 9.8 per cent for the 12 months to February 2017. This is a clear indication that demand is increasing and vendors are having more realistic price expectations.

UNIT MARKET

For a fourth consecutive quarter, the median sale price for units followed a downward trend triggering a reduction in the annual median sale price of 14.6 per cent, from \$266,500 in March 2016 to \$217,500 for March 2017. This compared with the median sale price of \$325,000 five years ago in March 2012.

The most active price range for units is for transactions below \$250,000.

The volume of transactions in Mackay has increased by 75.8 per cent from 33 sales in September to 58 sales in December. The size of the unit market remains very small, which adds a level of complexity and challenges to a market where the number of listings increased by 57.5 per cent for the 12 months to February 2017.

The market trend indicators to February 2017 position Mackay as the region with the longest median days on market (133 days or more than four months) and the highest vendor discounting (13.9 per cent).

RENTAL MARKET

The rental market in Mackay is weak, although the vacancy rate tightened from 7.9 per cent to 6.4 per cent in March.

Local agents indicated that vacant properties usually receive only one rental application and tenants have their choice of available properties.

The weekly median rent over the March quarter held steady or increased for three-bedroom houses, three-bedroom townhouses and two-bedroom units. This was just the reflection of a stronger rental demand over the first quarter of the year.

When assessing the 12-month trend for weekly median rents, three-bedroom houses and three-bedroom townhouses have followed a downward trend while two-bedroom units remained steady. This demonstrates the long-term challenges experienced by the rental market in Mackay.



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Top Predictions Report

For investors looking for the best growth areas the **Top Predictions Report** provides detailed market information and predictions on the Top suburbs which are predicted to have annual capital growth in excess of four per cent over the next eight years.

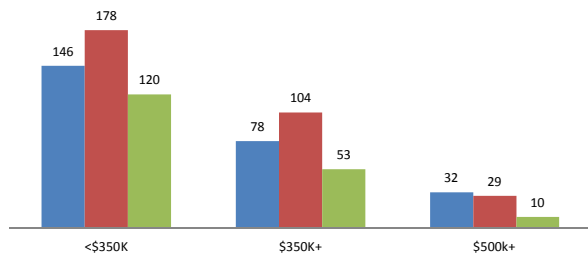


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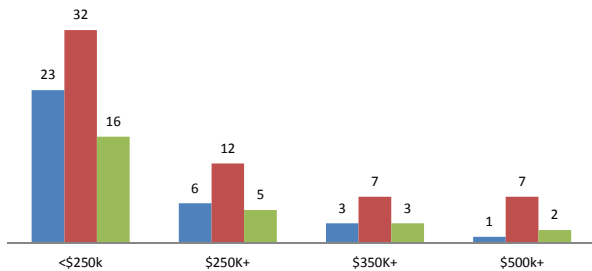
MACKAY HOUSE SALES

■ Sep-16 ■ Dec-16 ■ Mar-17 *

*Preliminary data
Houses<2,400m

MACKAY UNIT SALES

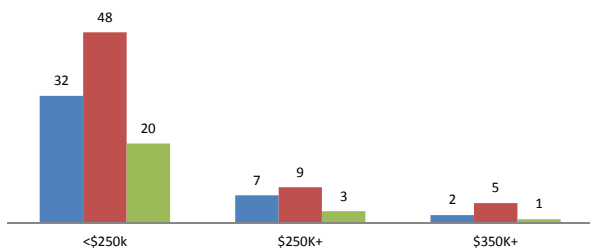
■ Sep-16 ■ Dec-16 ■ Mar-17 *



*Preliminary data

MACKAY LAND SALES

■ Sep-16 ■ Dec-16 ■ Mar-17 *



*Preliminary data

SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
MACKAY (LGA)	192	\$295,000	-8.4%	\$315,000	-8.7%	-24.6%	\$418,000
MACKAY (LGA) ^	35	\$430,000	3.6%	\$431,000	-1.1%	-11.1%	\$485,000
ANDERGROVE	19	N/A	N/A	\$287,500	-5.0%	-29.9%	\$410,000
BEACONSFIELD	12	N/A	N/A	\$325,000	-5.2%	-20.7%	\$410,000
BLACKS BEACH	3	N/A	N/A	\$325,000	-8.5%	-35.0%	\$500,000
BUCASIA	9	N/A	N/A	\$307,500	-9.6%	-31.7%	\$450,000
EAST MACKAY	4	N/A	N/A	\$352,250	-10.3%	-14.1%	\$410,000
EIMEO	9	N/A	N/A	\$340,000	-4.2%	-24.4%	\$449,500
GLENELLA	5	N/A	N/A	\$440,000	-9.3%	-18.1%	\$537,500
MARIAN	5	N/A	N/A	\$399,000	-5.0%	-12.0%	\$453,500
MOUNT PLEASANT	8	N/A	N/A	\$326,000	-11.9%	-24.2%	\$430,000
NORTH MACKAY	21	\$242,500	11.0%	\$238,500	-12.5%	-31.9%	\$350,000
OORALEA	2	N/A	N/A	\$418,500	-0.4%	-14.6%	\$490,000
RURAL VIEW	12	N/A	N/A	\$380,000	2.7%	-22.4%	\$490,000
SARINA	11	N/A	N/A	\$247,500	12.5%	-27.2%	\$340,000
SLADE POINT	8	N/A	N/A	\$271,000	-16.6%	-28.5%	\$379,000
SOUTH MACKAY	15	N/A	N/A	\$256,500	-8.4%	-29.7%	\$365,000
WALKERSTON	2	N/A	N/A	\$370,000	4.2%	-14.7%	\$434,000
WEST MACKAY	12	N/A	N/A	\$290,000	-9.4%	-21.1%	\$367,500

SURROUNDS

ISAAC (LGA)	23	\$157,500	1.6%	\$140,000	-10.3%	-75.0%	\$560,000
MORANBAH	13	N/A	N/A	\$160,000	-13.5%	-76.5%	\$680,000
WHITSUNDAY (LGA)	60	\$315,000	3.3%	\$315,000	-13.7%	-3.1%	\$325,000
WHITSUNDAY (LGA) ^	13	N/A	N/A	\$423,000	-2.8%	-10.5%	\$472,500
BOWEN	13	N/A	N/A	\$270,000	-3.6%	-22.9%	\$350,000
CANNONVALE	15	N/A	N/A	\$423,000	-1.4%	-1.5%	\$429,250
PROSERPINE	11	N/A	N/A	\$277,500	8.3%	-4.5%	\$290,500

SALES MARKET - UNITS & TOWNHOUSES

MACKAY (LGA)	29	\$217,500	-5.4%	\$227,500	-14.6%	-30.0%	\$325,000
MACKAY	11	N/A	N/A	\$285,000	-4.7%	-1.7%	\$290,000

SURROUNDS

WHITSUNDAY (LGA)	34	\$227,500	-19.5%	\$255,000	-8.1%	2.0%	\$250,000
AIRLIE BEACH	11	N/A	N/A	\$320,000	-11.3%	15.3%	\$277,500
CANNONVALE	13	N/A	N/A	\$240,000	-5.9%	-2.0%	\$245,000

SALES MARKET - VACANT LAND

MACKAY (LGA)	20	\$176,000	7.5%	\$165,000	-4.2%	-10.8%	\$184,900
RURAL VIEW	2	N/A	N/A	\$132,500	-11.7%	-34.4%	\$202,000

SURROUNDS

WHITSUNDAY (LGA)	22	\$110,250	-11.1%	\$128,750	-25.1%	-8.0%	\$140,000
CANNONVALE	10	N/A	N/A	\$139,500	-19.4%	-0.4%	\$140,000

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ^a	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	MACKAY REGIONAL	\$280	435	\$285	375
4737	SARINA/SARINA BEACH/ARMSTRONG BEACH	\$255	32	\$280	33
4740	MACKAY	\$280	359	\$290	296
4741	VARIOUS ISLANDS/CLAIRVIEW/ETON/FARLEIGH/FLAGGY ROCK/GARGETT/MT CHRISTIAN/MT OSSA/OAKENDEN/PINNACLE/PLEYSTOWE/SEAFORTH/YALBOROO	\$240	7	\$320	6
4750	BUCASIA/SEAVIEW HEIGHTS/SOAL PT	\$260	13	\$290	16
4751	PALMYRA/WALKERSTON	\$298	12	\$295	9
	ISAAC REGIONAL	\$210	142	\$220	140
4721	CLERMONT	\$260	15	\$240	11
4742	NEBO	N/A	3	\$150	10
4744	MORANBAH	\$220	83	\$230	70
4745	DYSART	\$150	33	\$150	29
	WHITSUNDAY REGIONAL	\$310	142	\$300	135
4800	CANNON VALLEY/CONWAY/DINGO BCH/ERLANDO BCH/MT JULIAN/MT MARLOW/NTH GREGORY/PROSERPINE/RIORDANVALE/STRATHDICKIE/WILSON BCH	\$300	26	\$300	28
4802	AIRLIE BCH/CANNONVALE/JUBILEE/SHUTE HARBOUR/SHUTEHAVEN/WHITSUNDAY	\$395	55	\$380	52
4804	COLLINSVILLE	\$180	14	\$200	6
4805	BOWEN	\$250	47	\$260	49

RENTAL MARKET - 2 BED UNITS

	MACKAY REGIONAL	\$200	367	\$200	308
4737	SARINA/SARINA BEACH/ARMSTRONG BEACH	\$180	11	\$175	17
4740	MACKAY	\$200	341	\$210	278
4750	BUCASIA/SEAVIEW HEIGHTS/SOAL PT	\$200	5	\$200	6
	ISAAC REGIONAL	\$200	38	\$180	25
4721	CLERMONT	\$170	7	\$175	5
4744	MORANBAH	\$210	14	\$260	11
4746	MIDDLEMOUNT	\$200	7	\$200	5
	WHITSUNDAY REGIONAL	\$260	193	\$255	131
4800	CANNON VALLEY/CONWAY/DINGO BCH/ERLANDO BCH/MT JULIAN/MT MARLOW/NTH GREGORY/PROSERPINE/RIORDANVALE/STRATHDICKIE/WILSON BCH	\$191	12	\$180	10
4802	AIRLIE BCH/CANNONVALE/JUBILEE/SHUTE HARBOUR/SHUTEHAVEN/WHITSUNDAY	\$290	134	\$280	92
4805	BOWEN	\$200	45	\$190	26

RENTAL MARKET - 3 BED TOWNHOUSES

	MACKAY REGIONAL	\$270	53	\$300	30
4740	MACKAY	\$270	48	\$300	30
	ISAAC REGIONAL	\$270	30	\$250	28
4744	MORANBAH	\$295	18	\$300	16
4745	DYSART	N/A	2	\$175	7
	WHITSUNDAY REGIONAL	\$355	28	\$280	30
4802	AIRLIE BCH/CANNONVALE/JUBILEE/SHUTE HARBOUR/SHUTEHAVEN/WHITSUNDAY	\$355	16	\$280	18
4805	BOWEN	\$350	8	\$280	11





Townsville

The Townsville economy has faced some challenges in the wake of the resources downturn and the closure of the nickel refinery.

Unemployment has risen from 10.6 per cent in October 2016 to 11.3 per cent in March 2017, making it one of the highest unemployment regions in Queensland.

In light of the weak economic environment, the residential property market fell in the March quarter of 4.4 per cent for houses and 6.9 per cent for units with the median house price falling to \$330,000 and the median unit price falling to \$235,000.

Early signs indicate the house market may be stabilising, however, it is too early to make a definitive call. The unit market continued its downward trend, similar to unit markets throughout Queensland.

The construction of the \$515 million Bruce Highway – Haughton River Floodplain upgrade project has been brought forward nine months ahead of schedule. The Federal Government is investing \$412 million in this project as part of the Australian Government's \$50 billion infrastructure investment program. The Queensland Government is investing \$103 million to complete the funding requirements. The project is expected to upgrade one of the worst the flooding spots on the Bruce Highway.

The construction of the \$250 million North Queensland Stadium is on track with more than three quarters of the work to be completed by local businesses. The development application is also scheduled to be submitted to Townsville City Council by late May/early June.

The \$167 million Ravenswood Mine expansion project reached the final stages of environmental approval over the March quarter. The expansion project will extend Ravenswood's gold mine operations by 13 years to 2029 and will also increase annual gold production from around 100,000 ounces to more than 120,000 ounces.

About 1000 jobs are projected to be added to the Queensland economy by the fourth quarter of 2017 flowing from the North Queensland stadium and the Ravenswood Mine expansion.

The Adani Coal Mine's board recently gave the green light for the project implementation. However, there is still project finance uncertainty. The preliminary construction is expected to start in early September with the required changes to Native Title Act on the way. The successful implementation of the mine will potentially add up to 4000 jobs to the region.

As a pre-budget announcement, the State Government has announced \$70 million funding for the Port of Townsville's channel widening project. This project is considered the first stage of the \$1.64 billion Townsville Port Expansion project and is expected to last up to four-and-a-half years.

Works on the \$10 million Townsville airport upgrade have commenced. The project is expected to increase the airport's ability to facilitate jet aircraft by 33 per cent at peak times, and provide the overflow parking for the airport services precinct.

Townsville is a region with significant infrastructure investment in the horizon, which will potentially add value to the residential property market in the long term.

HOUSE MARKET

The housing market slipped over the March quarter, falling 4.4 per cent, from \$345,000 in December 2016 to \$330,000 in March 2017.

However, the annual figures reveal only a small dip of 2.9 per cent, from \$345,000 for March 2016 to \$335,000 in March 2017. The five-year trend reveals a fall, 8.2 per cent, from \$365,000 in March 2012.

Townsville is the state's largest regional housing market, with about 450-550 transactions per quarter. The most active price bracket is for transactions below \$350,000.

Similar to other regional markets, listings have increased, up by 33.9 per cent, from 3839 in February 2016 to 5139 in February 2017. There is now about 8.4 per cent of stock on the market.

A typical house in Townsville takes about 69 days to sell with a discount of 8.5 per cent. Townsville's market trend indicators are sitting in the middle range for regional Queensland.

UNIT MARKET

Following a steady December quarter, the March median unit sale price slipped by 6.9 per cent, reaching \$235,000 compared to \$252,500 in December.

The annual median unit price followed a similar downward trend, falling from \$285,000 in March 2016 to \$260,000 in March 2017.

Over the medium term (five years), the annual median sale price slipped by 17.6 per cent from \$315,500 in March 2012 to \$260,000 in March 2017.

Listings jumped 51.8 per cent for the 12 months to February to about 1500 annual listings. The number of sales reduced slightly in the December quarter from 123 in September to 116 in December. Preliminary data for March showed a similar trend on demand, which will be reassessed over the June quarter.

Market trend indicators reveal this is a buyers' market. Days on market increased about 20 days, from 79 days in February 2016 to 98 days in February 2017.

Median vendor discounting lifted from a 7.8 per cent discount in February 2016 to a 10.2 per cent discount in February 2017. This is the third largest median vendor discounting throughout the largest local government areas in regional Queensland.

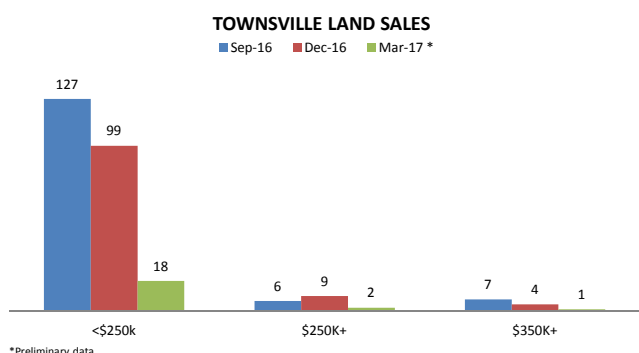
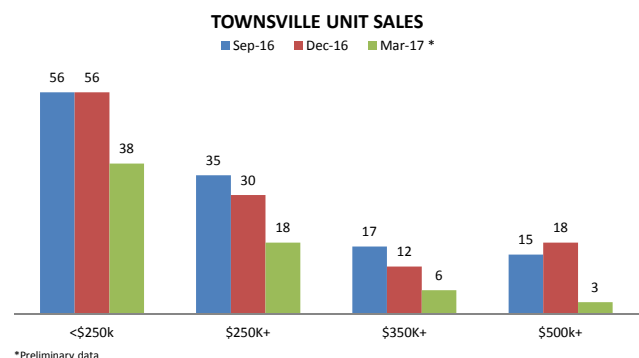
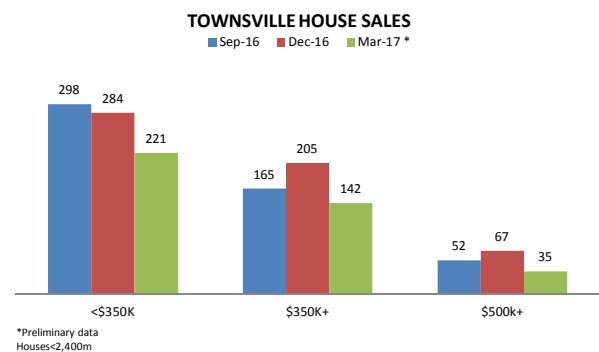
RENTAL MARKET

Townsville's vacancy rate continued tightening over the March quarter, reducing from 6.4 per cent in the previous quarter to 6.2 per cent for March.

Despite the falling vacancies, local agents characterised it as a tenants' market with no signs of improvement on the horizon. The market is facing an oversupply of NRAS properties (which are usually in high demand as they are more affordable and newer) and the migration of locals to southeast Queensland in search of work.

Following the rental adjustment in the previous quarter, the weekly median rent of three-bedroom houses, two-bedroom units and three-bedroom townhouses increased over the March quarter.

On an annual basis, the weekly median rent of three-bedroom houses and three-bedroom townhouses followed a downward trend which demonstrates the challenges faced by the rental market in the region.



SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
TOWNSVILLE (LGA)	449	\$330,000	-4.4%	\$335,000	-2.9%	-8.2%	\$365,000
TOWNSVILLE (LGA) ^	38	\$397,500	-10.7%	\$415,000	-0.5%	-2.6%	\$426,250
AITKENVALE	11	N/A	N/A	\$295,000	-7.8%	-10.1%	\$328,000
ALICE RIVER ^	5	N/A	N/A	\$431,000	-13.8%	-5.3%	\$455,000
ANNANDALE	27	\$379,000	-7.6%	\$380,000	-8.9%	-13.6%	\$440,000
BOHLE PLAINS	8	N/A	N/A	\$395,000	-6.0%	-6.0%	\$420,000
BURDELL	13	N/A	N/A	\$368,000	-10.5%	-10.5%	\$411,250
BUSHLAND BEACH	27	\$378,000	-5.5%	\$379,000	-1.6%	-8.0%	\$412,000
CONDON	8	N/A	N/A	\$265,000	-11.1%	-13.1%	\$305,000
COSGROVE	2	N/A	N/A	\$446,250	17.4%	N/A	N/A
CRANBROOK	7	N/A	N/A	\$267,000	-7.1%	-13.9%	\$310,000
CURRAJONG	8	N/A	N/A	\$253,000	-12.8%	-10.8%	\$283,750
DEERAGUN	11	N/A	N/A	\$275,000	-12.1%	-26.5%	\$374,350
DOUGLAS	25	\$352,000	-2.8%	\$363,750	-6.7%	-8.3%	\$380,000
GULLIVER	12	N/A	N/A	\$283,500	2.9%	-3.9%	\$295,000
HEATLEY	10	N/A	N/A	\$240,000	-4.0%	-14.4%	\$280,500
HERMIT PARK	5	N/A	N/A	\$340,000	-1.0%	-5.6%	\$360,000
HYDE PARK	3	N/A	N/A	\$400,000	1.3%	8.1%	\$370,000
IDALIA	11	N/A	N/A	\$425,000	-16.3%	-13.7%	\$492,500
KELSO	12	N/A	N/A	\$270,000	5.9%	-12.9%	\$310,000
KIRWAN	66	\$320,000	3.0%	\$320,000	-4.5%	-8.6%	\$350,000
MOUNT LOUISA	35	\$380,000	5.6%	\$380,000	-4.7%	-5.0%	\$400,000
MUNDINGBURRA	8	N/A	N/A	\$340,750	2.5%	-10.3%	\$380,000
NORTH WARD	4	N/A	N/A	\$550,000	-20.3%	0.9%	\$545,000
OONoonBA	3	N/A	N/A	\$270,000	12.5%	-8.0%	\$293,500
RAILWAY ESTATE	10	N/A	N/A	\$282,250	-15.7%	-13.6%	\$326,500
RANGEWOOD ^	3	N/A	N/A	\$502,500	8.1%	19.6%	\$420,000
RASMUSSEN	17	N/A	N/A	\$305,000	-16.4%	0.0%	\$305,000
SOUTH TOWNSVILLE	5	N/A	N/A	\$327,500	-6.2%	1.9%	\$321,500
THURINGOWA CENTRAL	4	N/A	N/A	\$275,000	-6.3%	-13.2%	\$317,000
VINCENT	4	N/A	N/A	\$265,000	7.1%	-5.0%	\$279,000
WEST END	12	N/A	N/A	\$330,000	-12.5%	-0.8%	\$332,500
WULGURU	14	N/A	N/A	\$259,000	-11.4%	-13.7%	\$300,000

SURROUNDS

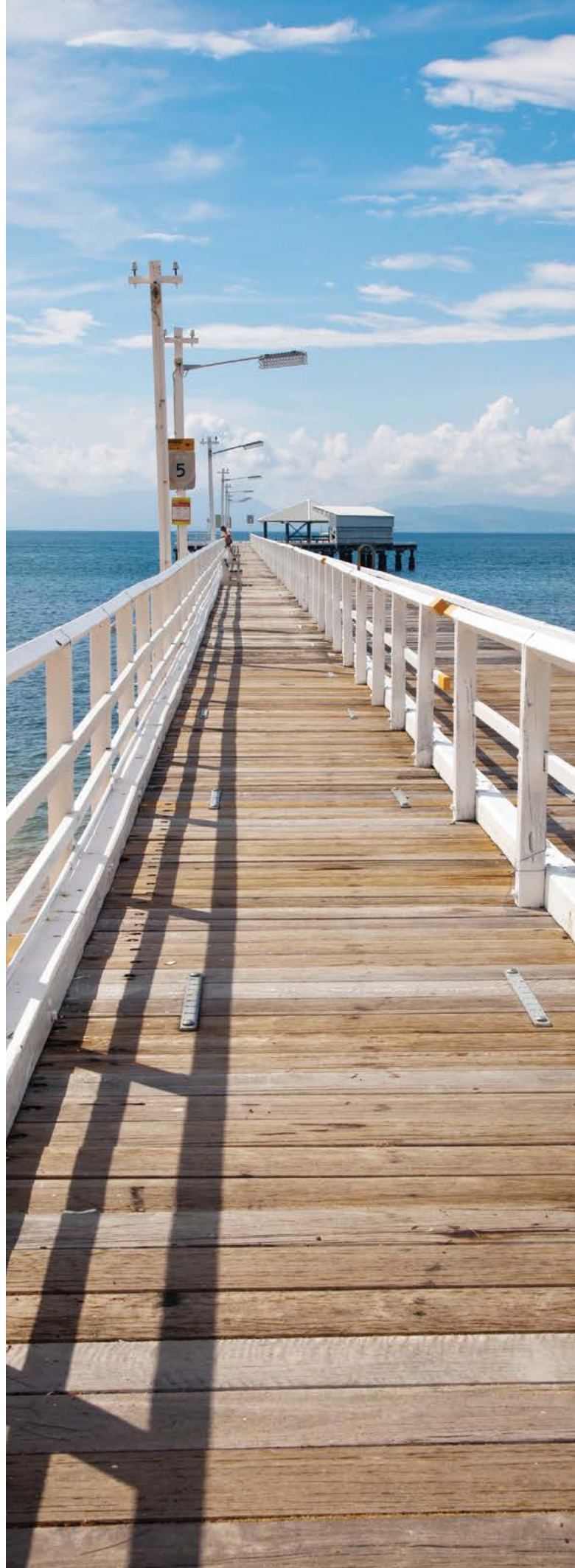
BURDEKIN (LGA)	29	\$152,500	-16.0%	\$162,500	-9.7%	-27.0%	\$222,500
AYR	12	N/A	N/A	\$180,000	-12.2%	-29.4%	\$255,000
CHARTERS TOWERS (LGA)	19	N/A	N/A	\$175,000	-2.2%	-23.9%	\$230,000
CHARTERS TOWERS CITY	7	N/A	N/A	\$125,000	-16.7%	-36.7%	\$197,500
HINCHINBROOK (LGA)	17	N/A	N/A	\$200,000	-7.0%	-20.0%	\$250,000
INGHAM	9	N/A	N/A	\$184,500	-8.9%	-11.1%	\$207,500

SALES MARKET - UNITS & TOWNHOUSES

TOWNSVILLE (LGA)	74	\$235,000	-6.9%	\$260,000	-8.8%	-17.6%	\$315,500
BELGIAN GARDENS	0	N/A	N/A	\$350,000	7.7%	-5.4%	\$370,000
DOUGLAS	6	N/A	N/A	\$245,500	-19.5%	-27.8%	\$340,000
NORTH WARD	18	N/A	N/A	\$257,500	-19.5%	-17.6%	\$312,500
PIMLICO	2	N/A	N/A	\$217,750	6.2%	-11.1%	\$245,000
SOUTH TOWNSVILLE	1	N/A	N/A	\$317,600	-21.6%	-14.8%	\$372,584
TOWNSVILLE CITY	7	N/A	N/A	\$350,000	-6.7%	-6.7%	\$375,000
WEST END	3	N/A	N/A	\$195,000	8.6%	-25.0%	\$260,000

SALES MARKET - VACANT LAND

TOWNSVILLE (LGA)	19	N/A	N/A	\$154,000	-3.8%	-4.3%	\$161,000
TOWNSVILLE (LGA) ^	2	N/A	N/A	\$203,000	1.5%	8.3%	\$187,500
BOHLE PLAINS	0	N/A	N/A	\$164,000	0.6%	3.1%	\$159,000
BURDELL	1	N/A	N/A	\$151,375	-2.1%	-7.3%	\$163,250
BUSHLAND BEACH	2	N/A	N/A	\$155,000	0.0%	-0.6%	\$156,000
KELSO	1	N/A	N/A	\$115,000	-14.8%	-22.8%	\$148,900
MOUNT LOUISA	0	N/A	N/A	\$166,000	-3.2%	-7.8%	\$180,000
MOUNT LOW	3	N/A	N/A	\$155,500	-3.4%	-1.6%	\$157,950
OONoonBA	1	N/A	N/A	\$124,500	-12.2%	-42.3%	\$215,900
SHAW	0	N/A	N/A	\$159,500	0.0%	5.0%	\$151,875



RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	TOWNSVILLE CITY	\$300	880	\$310	803
4810	BELGIAN GARDENS/CAPE CLEVELAND/CASTLE HILL/NTH WARD/PALLARENDA/RAILWAY ESTATE/ROWES BAY/TOWNSVILLE/WEST END/YARRAWONGA	\$340	90	\$335	68
4811	CLUDEN/IDALIA/JAMES COOK UN/MT STUART/OAK VALLEY/OONOONBA/PARTINGTON/ROSENEATH/SERENE VALLEY/STUART/WULGURU	\$340	57	\$325	46
4812	CURRAJONG/GULLIVER/HERMIT PK/HYDE PK/HYDE PK CASTLETOWN/MUNDINGBURRA/MYSTERTON/PILMICO/RISING SUN/ROSSLEA	\$300	59	\$320	82
4814	AITKENVALE/CRANBROOK/DOUGLAS, GARBUTT/HEATLEY/MT ELLIOT/MT LOUISA/MURRAY/VINCENT	\$300	255	\$320	232
4815	CONDON/KELSO/PINNACLES/RASMUSSEN	\$263	124	\$280	117
4816	ALLIGATOR CK/DUNK IS/GREENVALE/HIDDEN VALLEY/HOMESTEAD/JULAGO/MACROSSAN/MAJORS CK/MINGELA/MUTARNEE/NELIA/NOME/PALM IS/PALUMA/PENTLAND/PRAIRE/RAVENSWOOD/ROLLINGSTONE/SELLHEIM/TOONPAN/TORRENS CK/WOODSTOCK	\$310	16	\$250	10
4817	ALICE RIVER/BOHLE PLNS/KIRWAN/RANGEWOOD/RUPERTSWOOD/STABLEFORD/\THURINGOWA CENTRAL	\$300	122	\$320	136
4818	BEACH HOLM/BLACK RIVER/BLUE HILLS/BLUEWATER/BOHLE/BURDELL/BUSHLAND BCH/CARINYA/CORDELIA/DEERAGUN/INNES/JENSEN/LYNAM/MT LOW/PURONO PK/SAUNDERS BCH/SHAW/TOOLAKEA/YABULU	\$300	150	\$300	102
4819	ARCADIA/ARCADIA BAY/HORSESHOE BAY/MAGNETIC IS/NELLY BAY/PICNIS BAY	\$280	7	\$290	10
	BURDEKIN SHIRE	\$258	50	\$260	48
4806	ARKENDEITH	\$240	12	\$250	14
4807	AIRVILLE	\$265	32	\$265	30
	CHARTERS TOWERS REGIONAL	\$250	45	\$250	61
4820	RICHMOND HILL	\$250	45	\$250	61
	HINCHINBROOK SHIRE	\$250	38	\$250	35
4850	ABERGOWRIE	\$250	38	\$250	35

RENTAL MARKET - 2 BED UNITS

TOWNSVILLE CITY		\$260	934	\$260	809
4810	BELGIAN GARDENS/CAPE CLEVELAND/CASTLE HILL/NTH WARD/PALLARENDA/RAILWAY ESTATE/ROWES BAY/TOWNSVILLE/WEST END/YARRAWONGA	\$275	423	\$285	381
4811	CLUDEN/IDALIA/JAMES COOK UNI/MT STUART/OAK VALLEY/OONOONBA/PARTINGTON/ROSENEATH/SERENE VALLEY/STUART/WULGURU	\$300	100	\$340	48
4812	CURRAJONG/GULLIVER/HERMIT PK/HYDE PK/HYDE PK CASTLETOWN/MUNDINGBURRA/MYSTERTON/PILMICO/RISING SUN/ROSSLEA	\$200	195	\$230	174
4814	AITKENVALE/CRANBROOK/DOUGLAS, GARBUTT/HEATLEY/MT ELLIOT/MT LOUISA/MURRAY/VINCENT	\$270	120	\$285	120
4815	CONDON/KELSO/PINNACLES/RASMUSSEN	\$275	39	\$265	19
4817	ALICE RIVER/BOHLE PLNS/KIRWAN/RANGEWOOD/RUPERTSWOOD/STABLEFORD/\THURINGOWA CENTRAL	\$250	37	\$265	39
4818	BEACH HOLM/BLACK RIVER/BLUE HILLS/BLUEWATER/BOHLE/BURDELL/BUSHLAND BCH/CARINYA/CORDELIA/DEERAGUN/INNES/JENSEN/LYNAM/MT LOW/PURONO PK/SAUNDERS BCH/SHAW/TOOLAKEA/YABULU	\$200	7	\$230	16
4819	ARCADIA/ARCADIA BAY/HORSESHOE BAY/MAGNETIC IS/NELLY BAY/PICNIS BAY	\$365	13	\$280	12
BURDEKIN SHIRE		\$220	33	\$210	40
4807	AIRVILLE	\$225	29	\$220	35
CHARTERS TOWERS REGIONAL		\$188	14	\$200	15
4820	RICHMOND HILL	\$188	14	\$200	15
HINCHINBROOK SHIRE		\$180	28	\$180	14
4850	ABERGOWRIE	\$180	28	\$180	14

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	TOWNSVILLE CITY	\$310	50	\$340	46
4810	BELGIAN GARDENS/CAPE CLEVELAND/CASTLE HILL/NTH WARD/PALLARENDA/RAILWAY ESTATE/ROWES BAY/TOWNSVILLE/WEST END/YARRAWONGA	\$440	10	\$375	11
4812	CURRAJONG/GULLIVER/HERMIT PK/HYDE PK/HYDE PK CASTLETOWN/MUNDINGBURRA/MYSTERTON/PILMICO/RISING SUN/ROSSLEA	\$310	10	\$340	13
4814	AITKENVALE/CRANBROOK/DOUGLAS, GARBUTT/HEATLEY/MT ELLIOT/MT LOUISA/MURRAY/VINCENT	\$320	7	\$350	7
4817	ALICE RIVER/BOHLE PLNS/KIRWAN/RANGEWOOD/RUPERTSWOOD/STABLEFORD/\THURINGOWA CENTRAL	\$300	9	\$310	8
4818	BEACH HOLM/BLACK RIVER/BLUE HILLS/BLUEWATER/BOHLE/BURDELL/BUSHLAND BCH/CARINYA/CORDELIA/DEERAGUN/INNES/JENSEN/LYNAM/MT LOW/PURONO PK/SAUNDERS BCH/SHAW/TOOLAKEA/YABULU	N/A	4	\$330	5

“The construction of the \$250 million North Queensland Stadium is on track with more than three quarters of the work to be completed by local businesses. The development application is also scheduled to be submitted to Townsville City Council by late May/early June.”

Cairns

The Cairns residential property market is a solid regional performer, an outlier among regional markets in Queensland, with both sales and rentals holding steady and apartment investors in Cairns getting among the highest yields in the state for their properties.

After three consecutive quarters of no movement, the quarterly median house price grew 1.6 per cent in March to \$410,000.

The annual median remained steady at \$400,000, despite a slight fall in demand and rise in supply.

In the unit market, the quarterly median fell for the third consecutive quarter, losing 10 per cent, to \$207,000. The annual median unit price grew 2.2 per cent this quarter despite the demand dip and the increasing supply.

Economic development in the region is heavily dependent on tourism. In 2016, international visitors increased by about 15 per cent to 900,000. International visitors spent \$1.1 billion in the region, supporting 23,500 jobs and contributing more than \$4.7 billion to the local economy, according to State Government data.

With the tourism industry uplift, unemployment fell from 8.1 per cent in October 2016 to 7.3 in March 2017. Despite this improvement, unemployment remains a challenge for the region.

The Bruce Highway to Cairns Southern Access Corridor Stage 3 and Stage 4 are the largest road infrastructure projects in the region.

Stage 3 is a 10km-Bruce Highway duplication from Edmonton to Gordonvale with an estimated project investment of \$481 million.

Stage 4 of the project is being planned and has an estimated cost of \$135 million. The goal is to upgrade the Bruce Highway to six lanes in that section and replace Chinaman Creek bridges.

Key regional projects will complete soon, including the \$54 million Cairns Aquarium, which is expected to open in mid-June.

The Cairns Airport redevelopment project is facing uncertainty as the core business may be refocused to grow airline capacity.

Considering the pipeline of public and private investment projects, the outlook for the residential property market is positive. Tourism can be volatile, extremely sensitive to foreign exchange rates and the delivery of expensive marketing campaigns. However, the outlook for the Cairns industry is positive. The lower Aussie dollar and additional infrastructure to develop the tourism market should grow the economy and, in turn, drive housing demand.

HOUSE MARKET

The March quarterly median grew 1.6 per cent, from \$403,750 in December to \$410,000 in March. Cairns is the most expensive regional market outside the southeast corner.

The annual median house price remained steady at \$400,000 from March 2016 to March 2017. And this is a growth of 14.3 per cent over five years, when the median was \$350,000 in March 2012.

Looking at the historical data, the volume of sales fell from 601 in September to 586 in December last year. Preliminary March data reveals 384 sales for the quarter, however, this will be re-assessed in June when CoreLogic has finalised its March quarter data.

The busiest price range for houses in Cairns is from \$350,000 to \$500,000, similar to Logan and Moreton Bay in Greater Brisbane.

The state-wide trend this quarter has been a lift in listings, and in Cairns listings increased 21.6 per cent, from 3463 in February 2016 to 4211 in February 2017.

Market trend indicators reveal a slowing market with median days on market lengthening from 47 days in February 2016 to 59 days in February 2017. Similarly, median vendor discounting increased slightly, from 5.2 per cent in February 2016 to 5.6 per cent in February 2017.

UNIT MARKET

The unit market fell for a third consecutive quarter, losing 10 per cent over the March quarter, from \$230,000 to \$207,000.

Similar to the house market, in the December quarter the volume of sales fell more than 15 per cent with the number of quarterly transactions reaching 363 for the December quarter.

Preliminary data indicates that the March sales activity may have contracted with the number of sales falling to 237 transactions. This will be reassessed over the June 2017 quarter.

Despite the three consecutive quarterly falls in the median sale price, the annual median unit price grew 2.2 per cent, from \$228,000 in March 2016 to \$233,000 in March 2017. This compares to the annual median unit price of \$217,000 in March 2012.

Listings increased sharply, by 42.2 per cent, for the 12 months to February 2017. This increased the stock on market, from 8.8 per cent in February 2016 to 12.5 per cent in February 2017.

Days on market and vendor discounting were congruous with contracting demand. Days on market increased by 11 days to 70 days and vendor discounting increased from 5.5 per cent to 6.3 per cent for February 2017.

RENTAL MARKET

The Cairns rental market is the only large regional rental market that is classed as a tight market. Cairns vacancies tightened further in the March quarter, falling from 2.4 per cent in the previous quarter to 1.8 per cent for March.

The Cairns unit rental market is giving investors the highest indicative rental yield of all markets included in the Queensland Market Monitor.

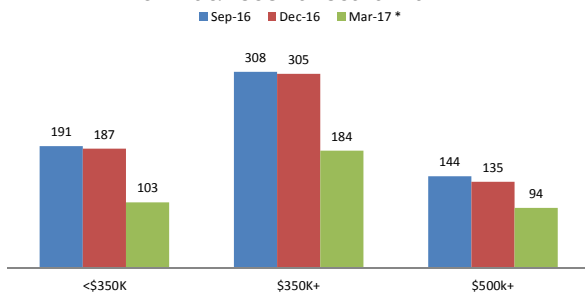
Indicative gross rental yields increased for units over the March quarter, from 6.7 per cent to 7.5 per cent. The increase was supported by the reduction on the March median sale price (by 10 per cent) and the increase in the median weekly rent of two-bedroom units (by \$10).

Local agents generally describe the market as a stable market, favouring investors. Rental properties usually attract two to five applications and are rented in fewer than two weeks.

The weekly median rent for three-bedroom houses, three-bedroom townhouses and two-bedroom units have been pushing up over the past 12 months. The largest increase was for weekly rents of three-bedroom townhouses, of \$40 from \$350 for March 2016 to \$390 for March 2017.

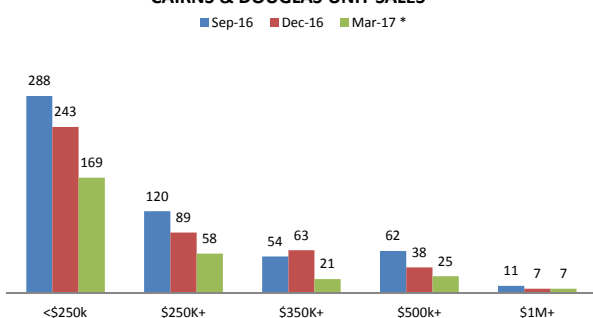
Yields for houses reduced, from 4.9 per cent in December to 4.7 per cent in March, due to the increase in the March median house price.

CAIRNS & DOUGLAS HOUSE SALES



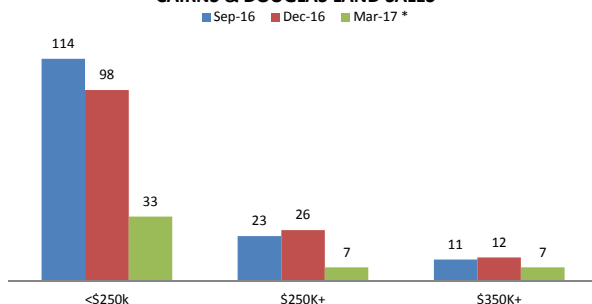
*Preliminary data
Houses <2,400m

CAIRNS & DOUGLAS UNIT SALES



*Preliminary data

CAIRNS & DOUGLAS LAND SALES



*Preliminary data

SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
CAIRNS (LGA)	384	\$410,000	1.6%	\$400,000	0.0%	14.3%	\$350,000
CAIRNS (LGA) ^	14	N/A	N/A	\$630,000	-1.6%	2.9%	\$612,500
BAYVIEW HEIGHTS	12	N/A	N/A	\$380,000	-1.3%	7.0%	\$355,000
BENTLEY PARK	25	\$352,750	6.9%	\$340,500	-5.4%	3.8%	\$328,000
BRINSMEAD	19	N/A	N/A	\$446,000	-0.9%	14.4%	\$390,000
BUNGALOW	0	N/A	N/A	\$325,000	-12.8%	20.4%	\$270,000
CARAVONICA	9	N/A	N/A	\$417,000	13.8%	15.8%	\$360,000
CLIFTON BEACH	6	N/A	N/A	\$462,750	-11.0%	10.2%	\$420,000
EARLVILLE	6	N/A	N/A	\$380,000	2.7%	22.6%	\$310,000
EDGE HILL	10	N/A	N/A	\$502,000	4.6%	22.1%	\$411,000
EDMONTON	39	\$349,000	-0.3%	\$349,000	3.6%	10.4%	\$316,000
FRESHWATER	6	N/A	N/A	\$523,750	2.3%	12.0%	\$467,500
GOLDSBOROUGH ^	2	N/A	N/A	\$505,000	4.4%	16.0%	\$435,500
GORDONVALE	11	N/A	N/A	\$320,000	2.6%	21.2%	\$264,000
GORDONVALE ^	2	N/A	N/A	\$610,000	-4.1%	18.4%	\$515,000
HOLLOWAYS BEACH	3	N/A	N/A	\$385,000	-3.8%	15.8%	\$332,500
KANIMBLA	5	N/A	N/A	\$472,500	-11.0%	4.4%	\$452,500
KEWARA BEACH	17	N/A	N/A	\$447,500	6.7%	17.8%	\$380,000
MANOORA	3	N/A	N/A	\$297,500	-4.3%	24.0%	\$240,000
MANUNDA	3	N/A	N/A	\$350,000	11.1%	27.9%	\$273,750
MOOROOBOOL	24	\$356,250	-9.1%	\$358,750	-5.0%	10.1%	\$325,750
MOUNT SHERIDAN	35	\$430,000	25.5%	\$366,000	-1.1%	12.6%	\$325,000
PALM COVE	7	N/A	N/A	\$558,000	-14.8%	15.1%	\$485,000
PARRAMATTA PARK	8	N/A	N/A	\$471,250	8.3%	20.8%	\$390,000
REDLYNCH	26	\$480,000	7.6%	\$460,000	-1.1%	19.5%	\$385,000
SMITHFIELD	26	\$433,000	3.1%	\$416,500	0.4%	21.6%	\$342,500
TRINITY BEACH	17	N/A	N/A	\$478,250	-2.4%	32.8%	\$360,000
TRINITY PARK	8	N/A	N/A	\$440,000	1.1%	15.8%	\$380,000
WESTCOURT	7	N/A	N/A	\$345,000	-2.8%	14.2%	\$302,000
WHITE ROCK	13	N/A	N/A	\$295,000	-10.6%	3.5%	\$285,000
WHITFIELD	15	N/A	N/A	\$485,000	0.5%	16.9%	\$415,000
WOREE	4	N/A	N/A	\$315,000	-11.9%	9.6%	\$287,500

SURROUNDS

CASSOWARY COAST (LGA)	22	\$212,500	-1.2%	\$220,000	-5.4%	0.0%	\$220,000
CASSOWARY COAST (LGA) ^	14	N/A	N/A	\$330,000	-5.7%	7.7%	\$306,500
DOUGLAS (LGA)	32	\$435,000	-1.7%	\$400,000	-8.8%	0.6%	\$397,500
PORT DOUGLAS	9	N/A	N/A	\$587,250	14.0%	21.7%	\$482,500
MAREEBA (LGA)	23	\$267,500	7.0%	\$270,000	-1.8%	3.3%	\$261,500
MAREEBA (LGA) ^	18	N/A	N/A	\$427,500	-5.0%	6.9%	\$400,000
KURANDA ^	7	N/A	N/A	\$454,000	-3.2%	24.4%	\$365,000
MAREEBA	17	N/A	N/A	\$280,000	1.8%	7.1%	\$261,500
TABLELANDS (LGA)	39	\$291,500	1.6%	\$285,000	-7.5%	9.6%	\$260,000
TABLELANDS (LGA) ^	31	\$383,500	-1.4%	\$385,000	-7.2%	2.0%	\$377,500
ATHERTON	26	\$295,000	-7.8%	\$300,000	-5.5%	10.1%	\$272,500
TOLGA ^	5	N/A	N/A	\$465,000	10.7%	1.6%	\$457,500

SALES MARKET - UNITS & TOWNHOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
CAIRNS (LGA)	237	\$207,000	-10.0%	\$233,000	2.2%	7.4%	\$217,000
BUNGALOW	3	N/A	N/A	\$183,000	10.9%	18.1%	\$155,000
CAIRNS CITY	21	\$292,000	12.3%	\$320,000	-12.6%	-15.8%	\$380,000
CAIRNS NORTH	34	\$192,500	-24.7%	\$225,000	-6.3%	-0.8%	\$226,750
EARLVILLE	6	N/A	N/A	\$201,000	-9.5%	-18.6%	\$247,000
EDGE HILL	13	N/A	N/A	\$150,000	-25.9%	0.3%	\$149,500
EDMONTON	2	N/A	N/A	\$205,000	11.4%	28.1%	\$160,000
FRESHWATER	3	N/A	N/A	\$310,000	-1.6%	29.2%	\$240,000
MANOORA	9	N/A	N/A	\$154,000	-5.8%	-9.4%	\$170,000
MANUNDA	10	N/A	N/A	\$172,500	16.9%	3.9%	\$166,000
MOOROOLBOOL	15	N/A	N/A	\$207,000	3.6%	8.9%	\$190,000
PALM COVE	12	N/A	N/A	\$285,000	2.7%	14.0%	\$250,000
PARRAMATTA PARK	9	N/A	N/A	\$242,500	-3.0%	28.0%	\$189,438
TRINITY BEACH	27	\$269,000	-2.2%	\$273,000	-1.3%	8.1%	\$252,500
WESTCOURT	9	N/A	N/A	\$210,000	-6.7%	29.2%	\$162,500
WOREE	9	N/A	N/A	\$153,500	22.3%	5.9%	\$145,000
YORKEYS KNOB	12	N/A	N/A	\$200,500	-4.8%	10.8%	\$181,000

SURROUNDS

DOUGLAS (LGA)	53	\$225,000	-2.2%	\$242,500	10.7%	17.4%	\$206,500
PORT DOUGLAS	49	\$225,000	-2.2%	\$235,000	7.6%	14.1%	\$206,000
ATHERTON	4	N/A	N/A	\$220,000	0.9%	-9.5%	\$243,000

SALES MARKET - VACANT LAND

CAIRNS (LGA)	33	\$225,000	5.1%	\$215,000	3.0%	26.5%	\$170,000
EDMONTON	2	N/A	N/A	\$195,000	24.4%	77.3%	\$110,000
GORDONVALE	3	N/A	N/A	\$144,000	2.1%	20.0%	\$120,000
KANIMBLA	1	N/A	N/A	\$280,000	12.0%	30.2%	\$215,000
KEWARRA BEACH	1	N/A	N/A	\$271,000	9.5%	44.1%	\$188,000
REDLYNCH	5	N/A	N/A	\$240,500	-0.9%	33.2%	\$180,500
SMITHFIELD	4	N/A	N/A	\$215,000	0.0%	49.3%	\$144,000
TRINITY PARK	6	N/A	N/A	\$209,750	-4.4%	15.6%	\$181,500

SURROUNDS

CASSOWARY COAST (LGA)	7	N/A	N/A	\$89,000	0.6%	-15.2%	\$105,000
MISSION BEACH	3	N/A	N/A	\$89,000	-1.1%	-24.6%	\$118,000

DOUGLAS (LGA)	8	N/A	N/A	\$177,500	19.5%	46.7%	\$121,000
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MAREEBA (LGA)	3	N/A	N/A	\$101,500	6.8%	19.4%	\$85,000
MAREEBA	2	N/A	N/A	\$101,500	6.8%	16.0%	\$87,500

TABLELANDS (LGA)	6	N/A	N/A	\$107,000	1.9%	18.9%	\$90,000
ATHERTON	3	N/A	N/A	\$108,000	6.7%	-4.9%	\$113,602

“Economic development in the region is heavily dependent on tourism. In 2016, international visitors increased by about 15 per cent to 900,000. International visitors spent \$1.1 billion in the region, supporting 23,500 jobs and contributing more than \$4.7 billion to the local economy, according to State Government data.”

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	CAIRNS REGIONAL	\$370	468	\$360	454
4865	GORDONVALE	\$323	18	\$320	15
4868	MT SHERIDAN/BAYVIEW HTS/TARRAWARRA/WHITE ROCK/WOREE	\$360	93	\$350	94
4869	CENTENARY HTS/CENTENARY PK/EDMONTON/TAMARIND GARDENS	\$350	56	\$335	52
4870	CAIRNS & SUBURBS OF CAIRNS	\$380	160	\$370	160
4878	CARAVONICA/HOLLOWAYS BCH/LAKE PLACID/MACHANS BCH/MCGREGOR/SMITHFIELD/SMITHFIELD HTS/YORKEYS KNOB	\$390	56	\$380	55
4879	BUCHAN PT/CLIFTON BCH/ELLIS BCH/KEWARRA BCH/PALM COVE/TRINITY BCH/TRINITY PK	\$400	82	\$395	75
	DOUGLAS SHIRE	\$388	28	\$350	33
4873	MOSSMAN/COOYA BEACH/COW BAY/MIALLO/NEWELL/WONGA	\$330	19	\$320	20
4877	PORT DOUGLAS/CRAIGLIE/MOWBRAY/OAK BEACH	\$495	9	\$420	13
	CASSOWARY COAST REGIONAL	\$295	97	\$295	102
4849	CARDWELL	\$275	7	\$250	8
4852	BINGIL BAY	\$350	17	\$320	18
4854	BILYANA	\$288	20	\$300	19
4860	BAMBOO CREEK	\$290	47	\$280	44
	TABLELANDS REGIONAL	\$300	96	\$295	93
4872	DIAMBULAH/KAIRI/MT GARNETT/TINAROO/WALKAMIN	\$288	8	\$280	12
4883	ATHERTON/UPPER BARON	\$330	43	\$300	37
4884	YUNGABURRA/LAKE EACHAM	\$320	10	\$280	6
4885	MALANDA/TARZAL/JAGGAN	\$280	12	\$280	11
4888	RAVENSHOE/EVELYN/MILLSTREAM	\$270	13	\$250	12
	MAREEBA SHIRE	\$318	60	\$305	56
4880	MAREEBA/BIBOOHRA	\$315	55	\$300	38
4881	KURANDA/KOAH/SPEEWAH	\$390	5	\$320	18

RENTAL MARKET - 2 BED UNITS

	CAIRNS REGIONAL	\$300	830	\$290	847
4868	MT SHERIDAN/BAYVIEW HTS/TARRAWARRA/WHITE ROCK/WOREE	\$260	70	\$265	76
4869	CENTENARY HTS/CENTENARY PK/EDMONTON/TAMARIND GARDENS	\$255	15	\$240	14
4870	CAIRNS & SUBURBS OF CAIRNS	\$300	540	\$290	562
4878	CARAVONICA/HOLLOWAYS BCH/LAKE PLACID/MACHANS BCH/MCGREGOR/SMITHFIELD/SMITHFIELD HTS/YORKEYS KNOB	\$290	89	\$290	92
4879	BUCHAN PT/CLIFTON BCH/ELLIS BCH/KEWARRA BCH/PALM COVE/TRINITY BCH/TRINITY PK	\$320	112	\$300	99
	DOUGLAS SHIRE	\$300	62	\$290	57
4873	MOSSMAN/COOYA BEACH/COW BAY/MIALLO/NEWELL/WONGA	\$230	12	\$200	7
4877	PORT DOUGLAS/CRAIGLIE/MOWBRAY/OAK BEACH	\$310	50	\$290	50
	CASSOWARY COAST REGIONAL	\$210	115	\$220	99
4849	CARDWELL	\$205	12	\$195	8
4852	BINGIL BAY	\$240	30	\$250	25
4854	BILYANA	\$150	38	\$145	27
4860	BAMBOO CREEK	\$200	35	\$230	38
	TABLELANDS REGIONAL	\$230	47	\$210	28
4883	ATHERTON/UPPER BARON	\$230	41	\$220	20
	MAREEBA SHIRE	\$245	57	\$250	27
4880	MAREEBA/BIBOOHRA	\$230	49	\$250	25

RENTAL MARKET - 3 BED TOWNHOUSES

	CAIRNS REGIONAL	\$390	16	\$350	20
4870	CAIRNS & SUBURBS OF CAIRNS	\$395	7	\$350	13
	DOUGLAS SHIRE	N/A	2	\$385	10
4877	PORT DOUGLAS/CRAIGLIE/MOWBRAY/OAK BEACH	N/A	2	\$385	10

Other Regional

SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
SOUTH-WEST							
MARANOA (LGA)	10	N/A	N/A	\$198,000	-18.5%	-28.0%	\$275,000
ROMA	9	N/A	N/A	\$219,000	-15.8%	-24.5%	\$290,000
CHARLEVILLE	2	N/A	N/A	\$120,000	9.1%	-18.2%	\$146,750
NORTH-WEST							
MOUNT ISA (LGA)	18	N/A	N/A	\$278,000	-14.5%	-20.6%	\$350,000
COOKTOWN	2	N/A	N/A	\$265,000	-1.9%	12.8%	\$235,000

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY*	MAR-17		MAR-16	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
SOUTH WEST					
	BALONNE SHIRE	\$248	16	\$250	17
4487	ST GEORGE	\$250	15	\$250	14
	MARANOA REGIONAL	\$200	53	\$230	72
4455	ROMA	\$220	47	\$250	60
	MURWEH SHIRE	\$220	17	\$215	17
4470	CHARLEVILLE	\$220	17	\$215	16
CENTRAL WEST					
	LONGREACH REGIONAL	\$250	21	\$225	17
4730	BRIXTON	\$250	21	\$230	15
	BLACKALL-TAMBO REGIONAL	\$150	12	\$200	6
4472	BLACKWALL	\$150	12	\$200	6
NORTH WEST					
	CLONCURRY SHIRE	\$300	19	\$300	8
4824	CLONCURRY	\$300	19	\$300	8
	MOUNT ISA CITY	\$350	101	\$380	105
4825	ALEXANDRIA	\$350	101	\$380	105
FAR NORTH					
	COOK SHIRE	\$280	33	\$300	26
4871	ALMADEN	\$280	27	\$300	18
4895	BLOOMFIELD	\$350	6	\$350	7

RENTAL MARKET - 2 BED UNITS

SOUTH WEST					
	BALONNE SHIRE	\$170	7	\$160	6
4487	ST GEORGE	\$190	5	N/A	4
	MARANOA REGIONAL	\$180	27	\$185	29
4455	ROMA	\$180	26	\$185	26
CENTRAL WEST					
NORTH WEST					
	CLONCURRY SHIRE	\$250	8	\$250	8
4824	CLONCURRY	\$250	8	\$250	8
	MOUNT ISA CITY	\$220	76	\$250	74
4825	ALEXANDRIA	\$220	76	\$250	74
FAR NORTH					
	COOK SHIRE	N/A	3	\$270	8
4895	BLOOMFIELD	N/A	2	N/A	3

On The Market Indicators

LGA / REGION	HOUSES								CHANGE OVER YEAR			
	TOTAL LISTINGS		STOCK ON MARKET		MEDIAN DAYS ON MARKET**		MEDIAN VENDOR DISCOUNT**		TOTAL LISTINGS	STOCK ON MARKET	DAYS ON MARKET	VENDOR DISCOUNT
	2017*	2016	2017*	2016	2017*	2016	2017*	2016	% PTS	% PTS	% PTS	% PTS
QUEENSLAND	133,545	101,578	9.5%	7.3%	45	45	-4.9%	-4.9%	31.5%	2.3%	0	0.0%
BRISBANE SD	51,573	43,369	8.0%	6.7%	35	35	-4.1%	-4.2%	18.9%	1.3%	0	-0.1%
BRISBANE	21,883	18,792	7.2%	6.2%	30	29	-4.1%	-4.2%	16.4%	1.0%	1	-0.1%
IPSWICH	5,525	4,493	8.5%	6.9%	42	50	-4.6%	-4.8%	23.0%	1.6%	-8	-0.2%
LOGAN	7,840	6,495	8.6%	7.2%	38	39	-4.3%	-4.1%	20.7%	1.5%	-1	0.2%
MORETON BAY	11,296	9,692	8.5%	7.3%	38	40	-3.8%	-4.0%	16.5%	1.2%	-2	-0.3%
REDLAND	5,029	3,897	9.9%	7.7%	43	43	-4.1%	-4.1%	29.0%	2.2%	0	0.1%
GOLD COAST	11,514	9,899	8.8%	7.6%	35	38	-4.2%	-4.3%	16.3%	1.2%	-3	-0.0%
SUNSHINE COAST SD	10,541	8,887	10.1%	8.5%	49	56	-4.1%	-4.4%	18.6%	1.6%	-7	-0.3%
SUNSHINE COAST	8,286	7,011	9.8%	8.3%	46	52	-3.9%	-4.3%	18.2%	1.5%	-6	-0.3%
NOOSA	2,255	1,876	11.5%	9.6%	58	75	-4.8%	-5.1%	20.2%	1.9%	-17	-0.3%
FRASER COAST	5,107	3,352	13.5%	8.9%	84	87	-5.9%	-6.5%	52.4%	4.6%	-3	-0.6%
CAIRNS	4,211	3,463	9.2%	7.6%	59	47	-5.6%	-5.2%	21.6%	1.6%	12	0.4%
BUNDABERG	4,102	2,678	12.2%	8.0%	67	68	-6.5%	-6.6%	53.2%	4.2%	-1	-0.1%
GLADSTONE	2,085	1,374	9.3%	6.2%	88	74	-10.7%	-8.6%	51.7%	3.2%	14	2.1%
MACKAY	3,332	2,372	8.6%	6.2%	69	81	-9.8%	-10.7%	40.5%	2.5%	-12	-0.9%
ROCKHAMPTON	2,886	1,899	10.4%	6.8%	82	71	-9.1%	-8.0%	52.0%	3.6%	11	1.2%
TOOWOOMBA	5,151	3,906	10.2%	7.8%	54	44	-4.8%	-4.8%	31.9%	2.5%	10	0.1%
TOWNSVILLE	5,139	3,839	8.4%	6.3%	69	67	-8.5%	-8.0%	33.9%	2.1%	2	0.5%

* Figures are preliminary

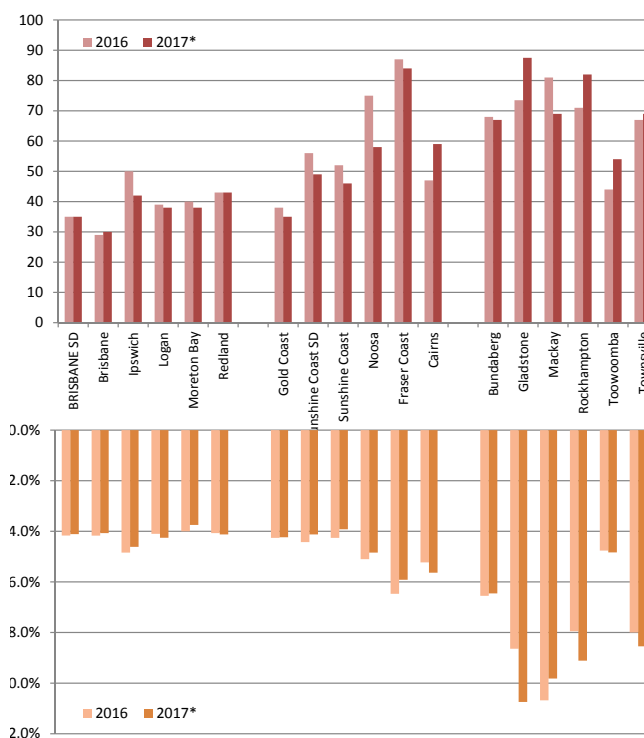
** Days on Market and Vendor Discount calculation methodology changed from a average calculation to a median calculation

Source: REIQ. Data supplied by CoreLogic RP Data Market Trends

Median Days On Market - HOUSES

*12mths to the end of February

Source: REIQ, data supplied by CoreLogic RP Data



Median Vendor Discounting - HOUSES

LGA / REGION	UNITS & TOWNHOUSES								CHANGE OVER YEAR			
	TOTAL LISTINGS		STOCK ON MARKET		MEDIAN DAYS ON MARKET**		MEDIAN VENDOR DISCOUNT**		TOTAL LISTINGS	STOCK ON MARKET	DAYS ON MARKET	VENDOR DISCOUNT
	2017*	2016	2017*	2016	2017*	2016	2017*	2016	% PTS		% PTS	
12MTHS ENDING FEB												
QUEENSLAND	50,459	36,686	11.3%	8.2%	58	54	-4.7%	-4.4%	37.5%	3.1%	4	0.2%
BRISBANE SD	19,522	14,117	10.0%	7.3%	57	46	-4.5%	-4.0%	38.3%	2.8%	11	0.5%
BRISBANE	13,451	9,631	9.1%	6.6%	54	40	-4.6%	-3.8%	39.7%	2.6%	14	0.9%
IPSWICH	653	451	14.7%	10.1%	79	80	-5.6%	-5.3%	44.8%	4.5%	-1	0.4%
LOGAN	1,790	1,386	12.9%	10.0%	63	54	-4.5%	-4.1%	29.1%	2.9%	9	0.4%
MORETON BAY	2,670	1,971	12.1%	8.9%	67	71	-4.0%	-4.5%	35.5%	3.2%	-4	-0.5%
REDLAND	958	678	13.8%	9.8%	61	57	-4.1%	-4.4%	41.3%	4.0%	4	-0.2%
GOLD COAST	14,112	11,097	11.8%	9.3%	50	54	-4.4%	-4.5%	27.2%	2.5%	-4	-0.1%
SUNSHINE COAST SD	5,924	4,532	12.2%	9.4%	60	70	-4.1%	-4.8%	30.7%	2.9%	-10	-0.8%
SUNSHINE COAST	4,629	3,524	12.2%	9.3%	58	68	-4.2%	-4.7%	31.4%	2.9%	-10	-0.5%
NOOSA	1,295	1,008	12.5%	9.7%	67	86	-3.6%	-5.6%	28.5%	2.8%	-19	-2.0%
FRASER COAST	863	497	18.9%	10.9%	87	94	-5.8%	-6.4%	73.6%	8.0%	-7	-0.6%
CAIRNS	2,687	1,889	12.5%	8.8%	70	61	-6.3%	-5.5%	42.2%	3.7%	9	0.8%
BUNDABERG	582	390	16.0%	10.7%	123	92	-6.7%	-6.4%	49.2%	5.3%	31	0.4%
GLADSTONE	396	205	10.5%	5.4%	115	87	-12.8%	-9.6%	93.2%	5.1%	28	3.3%
MACKAY	652	414	10.5%	6.6%	133	99	-13.9%	-15.4%	57.5%	3.8%	35	-1.5%
ROCKHAMPTON	300	143	12.5%	6.0%	92	83	-5.8%	-5.3%	109.8%	6.5%	9	0.5%
TOOWOOMBA	845	619	10.8%	7.9%	80	63	-5.1%	-3.9%	36.5%	2.9%	18	1.1%
TOWNSVILLE	1,500	988	12.2%	8.0%	98	79	-10.2%	-7.8%	51.8%	4.1%	19	2.4%

* Figures are preliminary

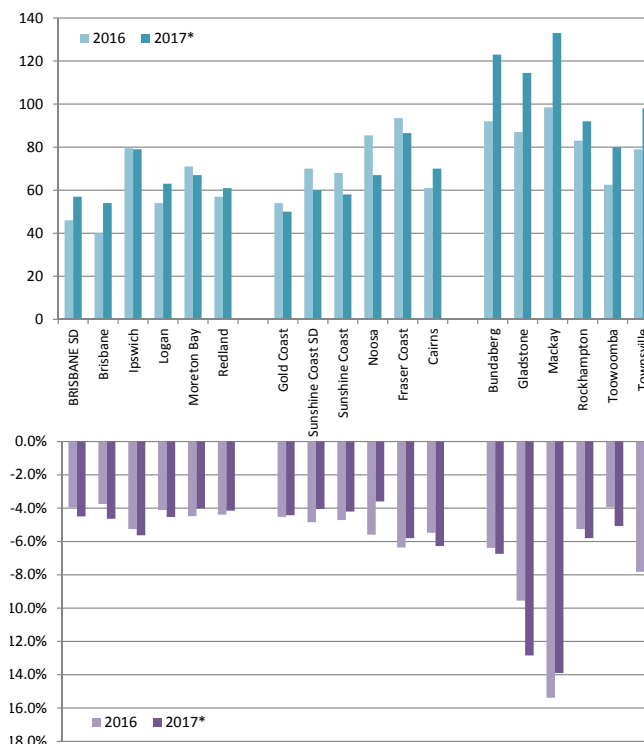
** Days on Market and Vendor Discount calculation methodology changed from a average calculation to a median calculation

Source: REIQ. Data supplied by CoreLogic RP Data Market Trends

Median Days On Market - UNITS

*12mths to the end of February

Source: REIQ, data supplied by CoreLogic RP Data



Median Vendor Discounting - UNITS

Rental Market Indicators

GROSS YIELDS	HOUSES ¹		UNITS ²	
LOCAL GOVERNMENT AREA	MAR-17	DEC-16	MAR-17	DEC-16
GREATER BRISBANE				
BRISBANE	3.6%	3.4%	5.1%	5.1%
IPSWICH	4.7%	4.8%	6.0%	5.0%
LOGAN	4.8%	4.7%	5.9%	5.8%
MORETON BAY	4.2%	4.3%	4.8%	4.5%
REDLAND	4.1%	4.1%	4.8%	5.2%
TOURISM CENTRES				
GOLD COAST	4.0%	4.2%	5.3%	5.1%
SUNSHINE COAST	4.1%	4.2%	4.7%	4.8%
NOOSA	4.0%	3.9%	4.0%	4.2%
FRASER COAST	4.9%	5.1%	5.8%	5.7%
CAIRNS	4.7%	4.9%	7.5%	6.7%
REGIONAL/RESOURCE AREAS				
BUNDABERG	5.3%	5.0%	5.2%	5.0%
GLADSTONE	3.4%	3.2%	3.4%	3.7%
MACKAY	4.9%	4.5%	4.8%	4.9%
ROCKHAMPTON	5.6%	5.3%	3.8%	N/A
TOOWOOMBA	4.4%	4.4%	4.2%	4.4%
TOWNSVILLE	4.7%	4.4%	5.8%	4.9%
OTHER REGIONAL AREAS				
BURDEKIN	8.8%	6.7%	N/A	N/A
CASSOWARY COAST	7.2%	7.3%	N/A	N/A
CENTRAL HIGHLANDS	6.5%	4.6%	N/A	N/A
DOUGLAS	4.6%	4.4%	6.9%	9.8%
GYMPIE	5.3%	5.3%	N/A	N/A
ISAAC	6.9%	7.4%	N/A	N/A
LIVINGSTONE	4.2%	4.1%	N/A	N/A
LOCKYER VALLEY	5.7%	6.7%	N/A	N/A
MAREEBA	6.2%	N/A	N/A	N/A
SCENIC RIM	4.3%	4.3%	N/A	N/A
SOMERSET	5.7%	5.9%	N/A	N/A
SOUTH BURNETT	6.9%	6.8%	N/A	N/A
SOUTHERN DOWNS	5.5%	6.1%	N/A	N/A
TABLELANDS	5.4%	5.5%	N/A	N/A
WESTERN DOWNS	7.4%	6.6%	N/A	N/A
WHITSUNDAY	5.1%	4.9%	5.9%	5.4%

Yields comparison based on preliminary data for Mar -2017

N/A: Any region with less than 20 transactions is not included in yield calculations

¹ Based upon rents for 3-bedroom houses ; source: Residential Tenancies Authority, Bond Lodgements

² Based upon rents for 2-bedroom flats ; source: Residential Tenancies Authority, Bond Lodgements

RESIDENTIAL VACANCY RATES					
COUNCIL / REGION	MAR-17	DEC-16	"CHANGE (% PTS)"	TREND	STATUS
BRISBANE SD	3.0%	3.0%	0.1	STEADY	HEALTHY
BRISBANE LGA	3.7%	3.4%	0.2	STEADY	WEAK
BRISBANE INNER (0-5KM)	4.4%	3.6%	0.8	UP	WEAK
BRISBANE BAL (5-20KM)	3.1%	3.3%	-0.2	STEADY	HEALTHY
BRISBANE SURROUNDS	2.2%	2.4%	-0.3	STEADY	TIGHT
IPSWICH CITY	2.0%	2.4%	-0.4	DOWN	TIGHT
LOGAN CITY	2.8%	3.3%	-0.5	DOWN	HEALTHY
MORETON BAY	1.6%	1.8%	-0.1	STEADY	TIGHT
CABOOLTURE	2.1%	2.2%	-0.1	STEADY	TIGHT
PINE RIVERS	1.3%	1.6%	-0.3	STEADY	TIGHT
REDCLIFFE	1.7%	1.6%	0.1	STEADY	TIGHT
REDLAND CITY	2.5%	2.7%	-0.1	STEADY	HEALTHY
MAINLAND	2.7%	2.7%	0.1	STEADY	HEALTHY
BAY ISLANDS	2.0%	2.4%	-0.5	DOWN	TIGHT
GOLD COAST CITY	1.7%	2.5%	-0.8	DOWN	TIGHT
SUNSHINE COAST SD	2.0%	1.4%	0.6	UP	TIGHT
SUNSHINE COAST	1.8%	1.4%	0.4	UP	TIGHT
CALOUNDRA COAST	2.0%	2.0%	0.0	STEADY	TIGHT
MAROOCHY COAST	1.4%	1.1%	0.3	STEADY	TIGHT
HINTERLAND*	2.7%	1.5%	1.1	UP	HEALTHY
NOOSA	4.0%	1.4%	2.6	UP	WEAK
FRASER COAST	3.9%	3.3%	0.7	UP	WEAK
HERVEY BAY	4.2%	2.3%	1.9	UP	WEAK
MARYBOROUGH	3.7%	5.6%	-1.9	DOWN	WEAK
CAIRNS	1.8%	2.4%	-0.6	DOWN	TIGHT
BUNDABERG	4.6%	3.8%	0.8	UP	WEAK
GLADSTONE	6.4%	9.9%	-3.4	DOWN	WEAK
MACKAY	6.4%	7.9%	-1.5	DOWN	WEAK
ROCKHAMPTON	8.6%	4.3%	4.3	UP	WEAK
TOOWOOMBA	2.9%	2.8%	0.1	STEADY	HEALTHY
TOWNSVILLE	6.2%	6.4%	-0.2	STEADY	WEAK
BURDEKIN	9.7%	10.2%	-0.5	DOWN	WEAK
GYMPIE	2.2%	2.1%	0.1	STEADY	TIGHT
LIVINGSTONE	6.6%	10.1%	-3.4	DOWN	WEAK
SCENIC RIM	2.5%	2.6%	-0.1	STEADY	HEALTHY
SOUTHERN DOWNS	3.1%	3.1%	0.0	STEADY	HEALTHY
TABLELANDS	6.4%	2.9%	3.5	UP	WEAK
WESTERN DOWNS	5.8%	N/A	N/A	N/A	WEAK

*Noosa Hinterland included in Sunshine Coast Hinterland

Vacancy Trend:
Steady = + / - 0 to 0.3%pts
Up = +0.3% pts or more
Down = -0.3% pts or more

Market Status:
Tight <2.5%
Healthy 2.5-3.5%
Weak >3.5%

Source: REIQ Residential Rental Survey

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