



# QUEENSLAND MARKET MONITOR

YOUR SUBURB BY SUBURB PROPERTY GUIDE

SEPTEMBER 2019 | ISSUE 43  
*Reporting on the June Quarter 2019*

Proudly Supported by



SIGNS OF LIFE ON THE  
HORIZON FOR QUEENSLAND'S  
PROPERTY MARKET



REIQ

Editor: Nicole Madigan

## Buying a property?

Research which markets have the best opportunities and get a detailed property report from Residex, now part of **CoreLogic**.



[www.corelogic.com.au/rp-data-professional-signature-reports](http://www.corelogic.com.au/rp-data-professional-signature-reports)



# 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](http://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 of Brisbane City, Ipswich City, Logan City, Moreton Bay Regional and Redland City.

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

# Figures based upon the new council boundaries

^ Indicates acreage sales only (with land size greater than 2400m<sup>2</sup>). All other data is based upon sales with a land size of less than 2400m<sup>2</sup>

#<sup>1</sup> Smallest stock on market refers to all houses for the year to November 2018. The annual median house prices refer to houses <2400m<sup>2</sup> and for the year to December 2018.

## 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 CoreLogic 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 has been listed for sale over the past year.

The market trends data changed in November 2018 to improve the accuracy of the residential property universe. Recent changes have had an impact in the overall counts of properties and overall listing volumes. As such, an annual comparison of the stock on market may not necessarily provide an accurate representation of trends.

Source: REIQ, data supplied by CoreLogic

## 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 supplied by CoreLogic

## DEMOGRAPHICS INFOGRAPHICS

Population data has been sourced from the Australian Bureau of Statistics and refers to December 2017. Median age and ownership structure of the dwellings has been sourced from the 2016 Census data.

## EMPLOYMENT INFOGRAPHICS

The employment data for the SA4 region is sourced from the Australian Bureau of Statistics (ABS 6291.0.555.001). The data refers to the relevant QMM quarter.

## HOUSE AND UNIT MARKET INFOGRAPHICS

Arrows denote annual trend for the relevant indicator.

## 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.

L Listed localities (or suburbs) represent one on 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

## GROSS RENTAL YIELDS

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

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

Rental Yield Trend:

Steady = +/- 0 to 0.3%pts

Up = + 0.3%pts or more

Down = - 0.3%pts or more

## VACANCY RATES

All figures are based upon all residential rentals as at the end of each quarterly period, as submitted by real estate 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

2.6 - 3.5% = healthy

3.6% - plus = weak





# Table of Contents

<b>REIQ Explanatory Notes</b>	<b>2</b>	<b>Regional Market Updates</b>	
<b>Queensland Market Overview</b>	<b>4</b>	<b>Gold Coast</b>	<b>48</b>
<b>Capital City Comparison</b>	<b>10</b>	<b>Toowoomba</b>	<b>54</b>
<b>Sales Market Summary</b>	<b>14</b>	<b>Sunshine Coast</b>	<b>58</b>
<b>On The Market Indicators</b>	<b>18</b>	<b>Fraser Coast</b>	<b>66</b>
<b>Total Listings</b>		<b>Bundaberg</b>	<b>70</b>
<b>% Stock on Market</b>		<b>Gladstone</b>	<b>74</b>
<b>Median Vendor Discount</b>		<b>Rockhampton</b>	<b>78</b>
<b>Median Days on Market</b>		<b>Mackay</b>	<b>84</b>
<b>Rental Market Summary</b>	<b>20</b>	<b>Townsville</b>	<b>90</b>
<b>Greater Brisbane Market Updates</b>		<b>Cairns</b>	<b>94</b>
<b>Greater Brisbane</b>	<b>26</b>	<b>Other Regional</b>	<b>98</b>
<b>Brisbane LGA</b>	<b>40</b>		

**Editor:**  
Nicole Madigan  
T. 07 3249 7300  
E. [media@reiq.com.au](mailto:media@reiq.com.au)

**Data:** Taun Vos  
**Analysis:** Nicola McDougall and Kieran Clair  
**Graphic Designer:** Kristina Tindall

Source: REIQ, data supplied by CoreLogic

The Real Estate Institute of Queensland Ltd. Copyright 2018  
50 Southgate Ave, Cannon Hill Qld 4170  
PO Box 3447, Tingalpa DC Qld 4173  
Ph: (07) 3249 7347 Fax: (07) 3249 6211  
Email: [research@reiq.com.au](mailto:research@reiq.com.au)





## EMPLOYMENT MARKET



Unemployment Rate

**5.2%**



Participation Rate

**66.1%**

***Overall, the Queensland housing market remains sluggish, with sales volumes easing, although house prices are proving resilient.***

## Signs of life on the horizon for Queensland's property market

Editor Nicole Madigan

Data: Taun Vos

Analysis: Nicola McDougall and Kieran Clair

**Record low interest rates for the majority of the June quarter, followed by two subsequent cuts to the cash rate of 25 basis points each, have done little to boost the Queensland property market, though signs of an impending upward turn are evident.**

Despite interest rates being lowered to 1.00 per cent, housing demand continued to decline throughout the quarter, a trend that has persisted over the past few years. While interest rates have held since July, the true impact of the cuts, if any, will become evident over the next few quarters.

Overall, the Queensland housing market remains sluggish, with sales volumes easing, although house prices are proving resilient.

Reserve Bank of Australia Governor, Phillip Lowe, said while the outlook for the economy remained reasonable, the uncertainty generated by the trade and technology disputes was affecting investments, meaning that the risks to the global economy were tilted to the downside.

"Economic growth in Australia over the first half of this year has been lower than earlier expected, with household consumption weighed down by a protracted period of low income growth and declining housing prices and turnover," said Mr Lowe.

"Looking forward, growth in Australia is expected to strengthen gradually to be around trend over the next couple of years.

"The outlook is being supported by the low level of interest rates, recent tax cuts, ongoing spending on infrastructure, signs of stabilisation in some established housing markets and a brighter outlook for the resources sector."

While employment has seen consistent growth over recent years, with labour force participation at a record high, the unemployment rate has remained steady at 5.2 per cent, as at July 2019.

Agents continue to report that borrowers are struggling to access credit. This, combined with strong competition for borrowers of high credit quality, is putting further pressure on the market.

But there are signs of improvement in the Queensland residential market overall, which has historically delivered consistent growth, and continues to follow that trend.

Offering a unique lifestyle to its residents, along with relative housing affordability, it's little wonder Queensland's internal migration rates remain the strongest in the country.

Consistently high numbers of residents relocating from the southern states to Queensland will see the local population rapidly increase, pushing down supply and in turn, driving prices upwards.

From an investor perspective, Queensland continues to offer ample opportunity, due to its strong rental demands, increase in rental population and steady rise in rental rates.

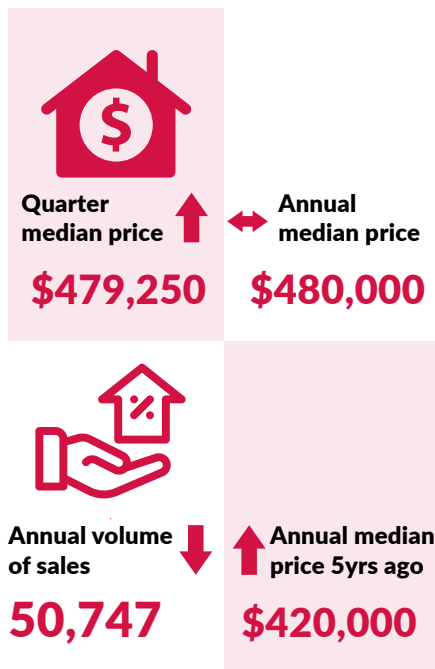
Investors are also attracted to Queensland's affordability and healthy returns on investment, which are generally more lucrative than in the southern states.





#### **Key Findings:**

- Demand continues to decline across housing, units and land sales markets, a downward trend that has persisted over the past few years.
- An increase in property listings year on year for both houses and units, alongside an increased number of days on market, as well as slightly increased vendor discounts indicates increased market pressure as supply rises while demand slows.
- Mackay and Rockhampton are standout performers again this quarter, with growth in Mackay at 1.5 per cent and Rockhampton at 2.3 per cent, compared to last quarter.
- Year on year, Sunshine Coast (SD and LGA), Noosa and Fraser Coast continue to be strong performers with Noosa topping the list at 2.6 per cent growth.

**HOUSE MARKET (<2400M<sup>2</sup>)****HOUSE MARKET <2400m<sup>2</sup>**

The Queensland property market performance has remained level, with 0 per cent annual growth across the year.

The weakest annual growth was experienced by Bundaberg, Rockhampton and Townsville, with the former recording the most significant decrease at 5.2 per cent

Supply indicators are trending upwards, with the total annual number of house listings increasing by 15.6 per cent, up from 95,538 in 2018 to 110,452 in 2019.

Conversely, demand indicators are trending downwards, with the annual number of sales decreasing by 17.5 per cent and the median days on market also increasing by 11 days.

Brisbane LGA was the fastest selling suburb for houses in the June quarter with 34 median days on market.

The *Queensland Market Monitor* reports that regional suburbs are experiencing the longest time on the market, with Rockhampton, Fraser Coast and Bundaberg recording the highest number of median days.

Rockhampton houses spent 14 days longer on the market, compared with the overall Queensland market.

Rockhampton also experienced the highest vendor discounts recorded for houses and units in the June quarter, at 9.1 per cent and 11.5 per cent respectively.

**GENERAL ACTIVITY**

Despite an increase in unit and apartment living among the Queensland population, a clear preference for single dwelling housing remains prevalent.

Across the state, the market for houses continued to outperform the unit market with a recorded growth in median sale price of 0.9 per cent compared with -1.3 per cent respectively, quarter on quarter.

Houses outperformed units by the greatest margin in Gladstone and Toowoomba, with Gladstone recording house growth 14.2 per cent higher than units.

The reverse was true in Bundaberg and Mackay though, with unit growth in the former 23.5 per cent higher than houses.

The Brisbane housing market has continued to remain quiet this year experiencing marginal annual growth of 0.7 per cent in terms of median sales price, increasing from \$675,000 to \$680,000.

The unit market has posted weaker results though, down by 2.2 per cent from \$450,000 to \$440,000.

Results recorded over a five year period indicate that median sales have seen a 21.9 per cent growth for houses, well ahead of the unit market, which increased by a more modest 2.3 per cent.

**UNIT MARKET**

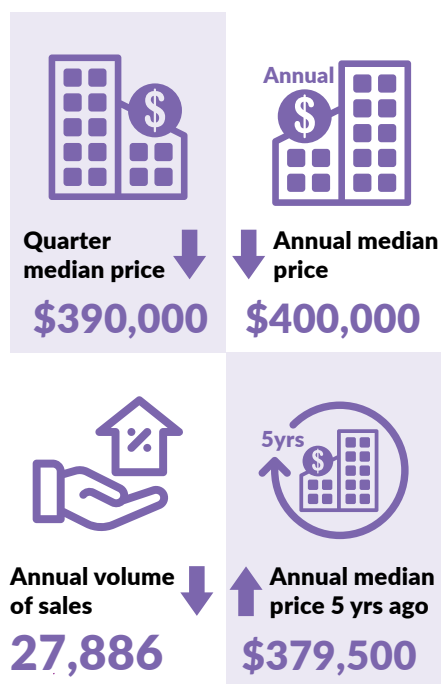
High numbers of unit and apartment developments has resulted in an oversupply within this space, with unit listing increasing by 18.5 per cent, up from 35,980 in 2018 to 42,650 in 2019.

As supply trends upwards, demand is doing the opposite, with the annual number of sales decreasing by 27.8 per cent resulting in weakened sales figures and an increase in the median number of days on the market, from 58 in 2018 to 67 in 2019.

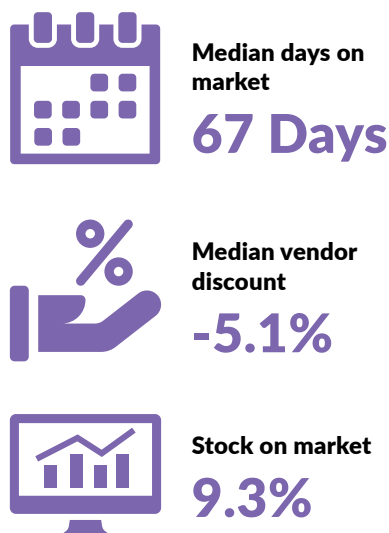
Quarter on quarter, the Queensland unit market has experienced a decline in growth of 1.3 per cent for units, and an annual growth decline of 2.1 per cent.

The Quarterly Market Monitor's analysis reveals that unit prices also declining.

## UNIT MARKET



## UNIT MARKET ALL



Sellers looking to offload their properties are struggling, as the number of listings continues to rise, and properties sit on the market for longer periods of time.

Mackay experienced the greatest annual growth at 11.4 per cent, while Townsville experienced the weakest annual growth at -11.4 per cent. The overall Queensland unit market has experienced an annual growth of -2.1 per cent.

Regions with the fastest selling units include Noosa, Brisbane LGA and Sunshine Coast, with Noosa being the quickest at 47 days on the market - 20 days less than the Queensland market.

Units in Fraser and Rockhampton took the longest to sell, with the former recording a median number of days on market at 91.

## RENTAL MARKET

The Queensland rental market has further tightened across Queensland, with approximately 7 per cent of properties moving into the tight status quarter on quarter.

The percentage of regions with a healthy status, accounting for 22 per cent of all regions, has remained unchanged, with the majority of those regions having an upward vacancy trend.

Following a persistently tight rental market, the Gold Coast vacancy rate jumped to 2.8 per cent in the June quarter, moving the market into the healthy range for the first time in ten quarters.

Greater Brisbane's rental market remained in the upper end of the tight range for the fifth consecutive quarter, with a vacancy rate of 2.4 per cent, up from 2.2 per cent the previous quarter.

The Greater Brisbane area hasn't seen a healthy rental market since March, 2018. That market had been consistently healthy since December 2015, peaking in the September quarter of 2016 at 3.3 per cent and declining steadily ever since.

Maryborough became Queensland's tightest rental market with vacancy rates plummeting to 0.6 per cent over the quarter.

As a region, the Fraser Coast reported a vacancy rate of 1.0 per cent, pulled up slightly by Harvey Bay's 1.4 per cent vacancy rate - making things tough for would-be renters within the region.

The highest rate recorded for the June quarter was for Central Highlands at 4.7 per cent.

Overall, Queensland's rental market strengthened over the quarter, reporting more tight markets and less weak markets, compared to the previous quarter, highlighting an increase in rental demand.

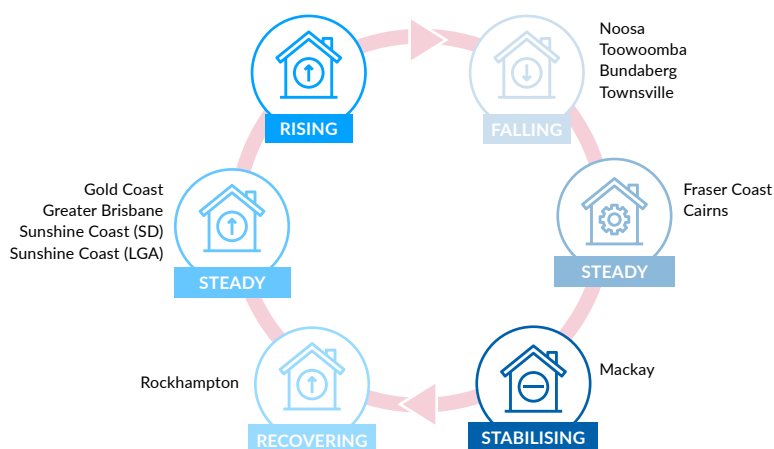


## Statewide Statistics

REGION	PROPERTY TYPE	QTRLY NUMBER OF SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NUMBER OF SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1 YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
Queensland	Houses	9100	\$479,250	0.9%	50747	\$480,000	\$480,000	0.0%	\$420,000	14.3%
Queensland	Houses ^	1306	\$530,000	-3.6%	8138	\$549,999	\$540,000	1.9%	\$477,000	15.3%
Queensland	Units	4639	\$390,000	-1.3%	27886	\$400,000	\$408,440	-2.1%	\$379,500	5.4%
Queensland	Land	1022	\$217,850	-4.0%	8305	\$227,000	\$230,000	-1.3%	\$200,000	13.5%
Queensland	Land ^	205	\$180,000	-16.3%	1565	\$230,000	\$249,000	-7.6%	\$210,000	9.5%

### QUEENSLAND HOUSE MARKETS

Jun Qtr 2019

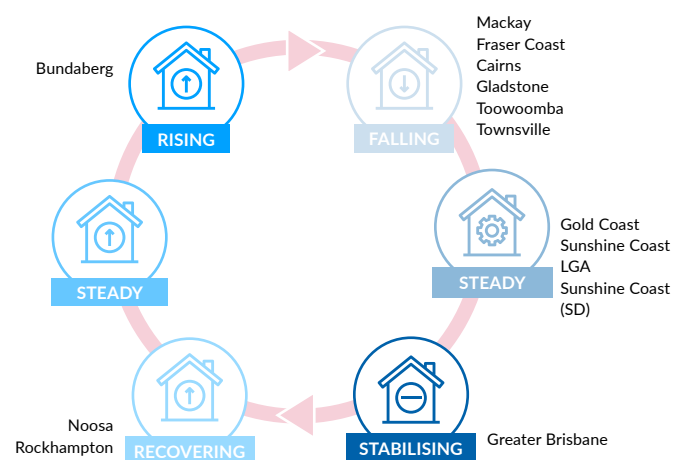


Source: REIQ

\* Based on the previous 4 quarters median sale price change and the annual change.  
Houses < 2400 m2

### QUEENSLAND UNIT MARKETS

Jun Qtr 2019

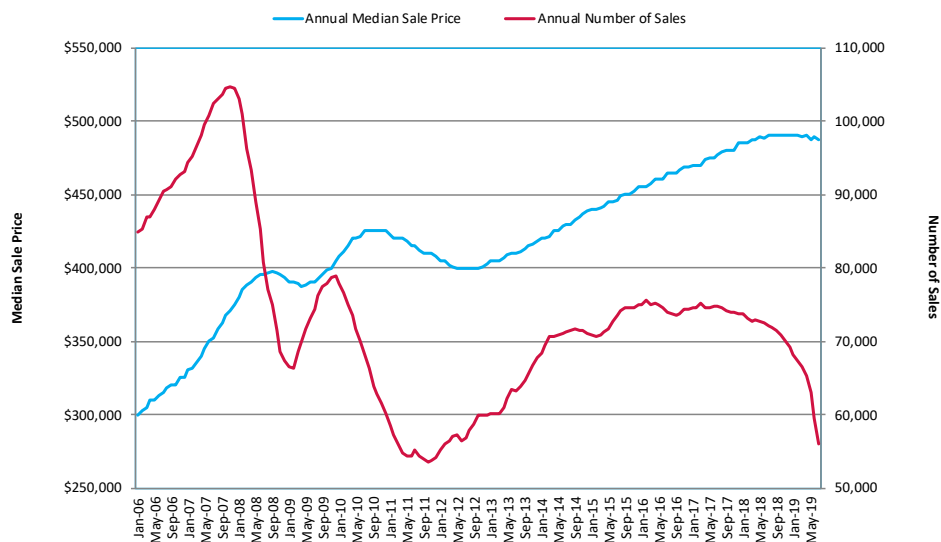


Source: REIQ

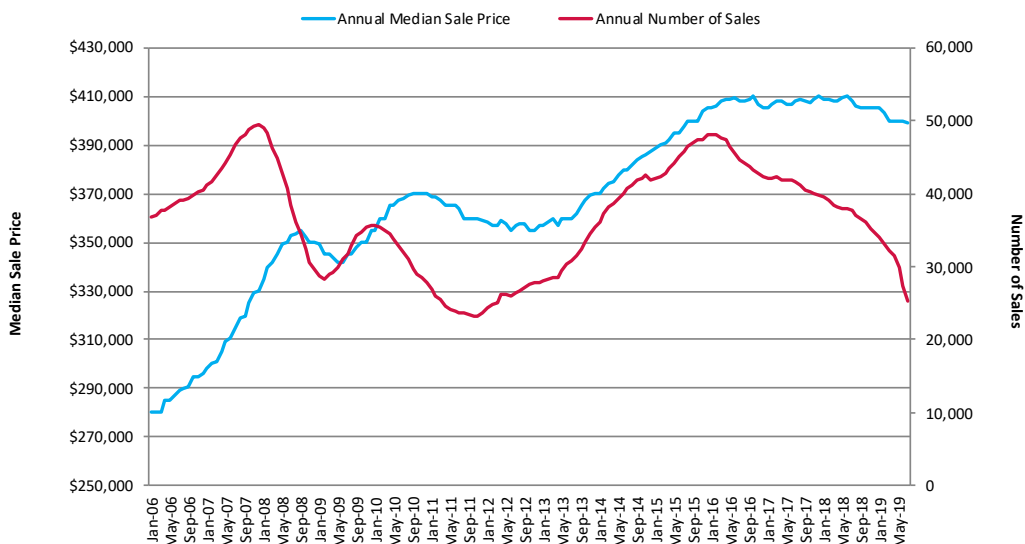
Based on the previous 4 quarters median sale price change and the annual change.



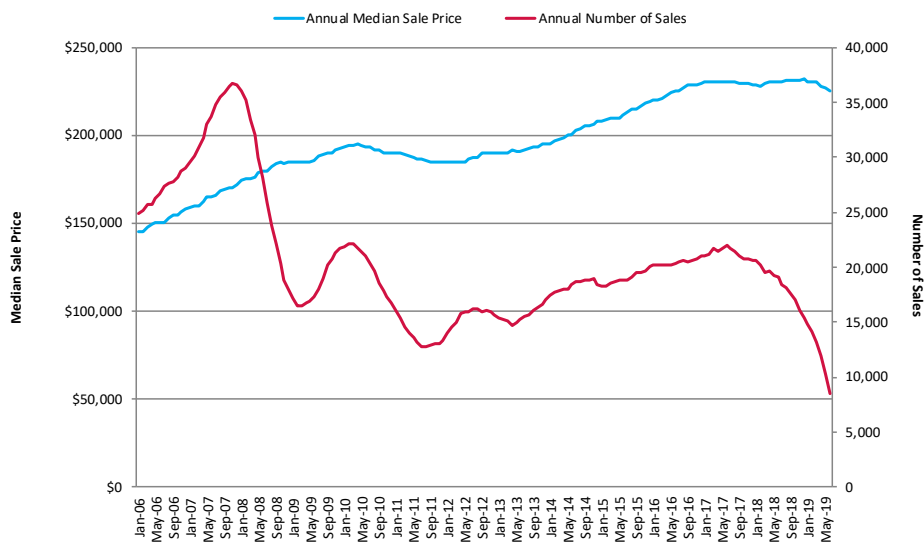
## QUEENSLAND HOUSE MARKET



## QUEENSLAND UNIT MARKET



## QUEENSLAND LAND MARKET





### HOUSE MARKET COMPARISON



**Best performer for the year**

**Greater Hobart**  
**8.5%**



**Fastest selling capital city**

**Greater Hobart**  
**14 Days**



**Smallest discount capital city**

**Canberra**  
**-2.4%**

***Brisbane ranked fourth, behind Sydney, Melbourne and Canberra, in terms of quarterly median sale price, with a recorded median of \$555,000 for houses. For units, Brisbane ranked fifth, with a recorded median of \$385,000 for units. As of May 2019.***

### Brisbane retains market affordability amid slow and steady growth

**Despite record low interest rates, strict lending conditions and limited economic growth have seen the Australian housing market remain slow, however positive signs of imminent long-term growth are emerging across all states.**

Brisbane ranked fourth, behind Sydney, Melbourne and Canberra, in terms of quarterly median sale price, with a recorded median of \$555,000 for houses. For units, Brisbane ranked fifth, with a recorded median of \$385,000 for units. As of May 2019.

Darwin posted the largest median vendor discounts for both houses and units, with a 6.9 per cent discount for houses and 9 per cent for units.

Sydney and Melbourne also recorded large median vendor discounts for both houses and units, with Sydney recording a median vendor discount for houses of 6.9 per cent, and 6.5 per cent for units.

In Brisbane, the median vendor discount for houses was 0.7 per cent lower than the market average, while units were recorded at 0.6 per cent lower than the market average with all capital city median vendor discounts considered.

Brisbane recorded a median number of days on the market 5 days less than the market average for houses and 4 days more for units when considering all capital cities.

#### HOUSE MARKET

Once again, Hobart has outperformed the rest of the country's capital cities, with an annual growth of 8.5 per cent.

Despite recording the third highest levels of growth for an Australian capital city, Brisbane trails behind, with a 2.7 per cent growth rate.

Adelaide recorded the second highest growth rate, at 3.2 per cent, with Canberra and Darwin sitting behind Brisbane, with growth rates of 2.3 per cent and 1.4 per cent respectively.

Perth, Melbourne and Sydney all recorded negative annual price growth rates.

#### ANNUAL PERFORMANCE

Capital city annual price growth (12 months to May 2019)

- Hobart 8.5%
- Adelaide 3.2%
- Brisbane 2.7%
- Canberra 2.3%
- Darwin 1.4%
- Perth -1.9%
- Melbourne -5.8%
- Sydney -6.6%

Sydney remained the most expensive city to live, recording a median sales price of \$885,314 for the June quarter, with Melbourne next in line at \$738,000.

## UNIT MARKET COMPARISON



**Best performer for the year**

**Greater Hobart**

**10.1%**



**Fastest selling capital city**

**Greater Hobart**

**12 Days**



**Smallest discount capital city**

**Canberra**

**-3.0%**

Adelaide is Australia's most affordable capital city to live, with a median sales price of \$490,000, followed closely by Hobart at \$491,500, then Darwin at the slightly higher price of \$499,000 for the June quarter.

Perth's median price moves into the next bracket, with a median sale price of \$507,750, making the Western Australia capital city a more affordable option than Brisbane, which sits at \$555,000, and Canberra which jumps to \$683,000 for the June quarter.

### ON THE MARKET TRENDS

Along with achieving the highest levels of growth, Hobart was also the fastest selling capital city for the fifth consecutive quarter, with a median number of days on the market of 14.

This result is in stark contrast to Darwin, where homes remained on the market for 70 days.

Brisbane's median number of days on the market was 37 for 2019, 23 days longer than Hobart, and the same number of days required for a Melbourne home to achieve a contract of sale.

Adelaide, Sydney and Perth recorded similar results, with the average house remaining on the market for 45, 49 and 52 days respectively.

Canberra sits behind Hobart as the second-fastest selling capital city, requiring 35 days on the market prior to contract.

While Canberra's price growth was modest, it offered the smallest median vendor discount at 2.4 per cent, with Darwin and Sydney offering the largest, both at 6.9 per cent.

Brisbane's median vendor discount for the June quarter was 4.6 per cent.

### HOLD PERIODS

Home owners in Australia are holding onto their homes for longer than they were ten years ago, with most retaining their properties for eight to 14 years, around four years longer than a decade ago.

Once again, Melbourne homeowners are living in their homes the longest, with an average hold period of 13.74 years.

Brisbane's homeownership period increased marginally over the quarter, averaging 12.14 years, up from 12 years last quarter.

Adelaide, Canberra, Hobart and Perth homeowners are holding onto their homes for between 10 and 12 years, with Sydney homeowners holding on for slightly longer, averaging 12.69 years.

Things are moving more quickly in Darwin, with hold periods at just 8.99 years.

### UNIT MARKET

Hobart's unit market tells a similar story to its housing market, outperforming the rest of Australia's capital cities in terms of annual growth, recording an increase of 10.1 per cent, well ahead of Brisbane's -3.1 per cent negative growth.

However, the Tasmanian capital came in at fourth place in terms of affordability, with a median sales price of \$387,500 for the June quarter, behind Canberra and Melbourne's \$433,000 and \$560,000 respectively.

There was a similar trend in terms of margin between Sydney and Melbourne for median unit prices as there were for houses, with Sydney units proving the most expensive at \$680,000, followed by Melbourne with a median sales price of \$560,000.

### ON THE MARKET TRENDS

Across Australia, the number of days on the market for units varied significantly among the capital cities, ranging from 12 days to 77 days.

The fastest selling capital city was Hobart, requiring just 12 days on the market prior to sale, while Darwin units took the longest at 77.





Perth was another weak performer for the June quarter, taking more than 70 days for units to sell, while the rest of the country's capital city units sold in less than 55 days.

Following Hobart, the second-fastest selling capital city for units was Melbourne, with its median number of days on the market sitting at 38.

At 54 days, Brisbane units took 42 days longer than the best performing capital city to achieve a contract of sale.

While Canberra's median number of days on the market sat centrally when compared with the rest, unit owners offered the smallest median vendor discount to achieve a sale, at 3 per cent.

Darwin's median vendor discount for units was the highest at 9 per cent, while Brisbane's sat at 5.1 per cent.

#### **HOLD PERIODS**

The average hold period for unit owners increased slightly this quarter, ranging from 9.69 to 11.31 years.

Perth unit owners continue to hold onto their units for the longest period, while Canberra owners are turning theirs over the quickest - a change from the previous quarter which saw Sydney unit-owners holding their properties for the shortest period, at 9.1 years.

Sydney's unit hold period jumped to 10.11 for the June quarter, ahead of Darwin, Hobart, Melbourne and Adelaide.

Brisbane unit owners held onto their properties for the second-longest period, waiting 10.27 years before listing for sale.



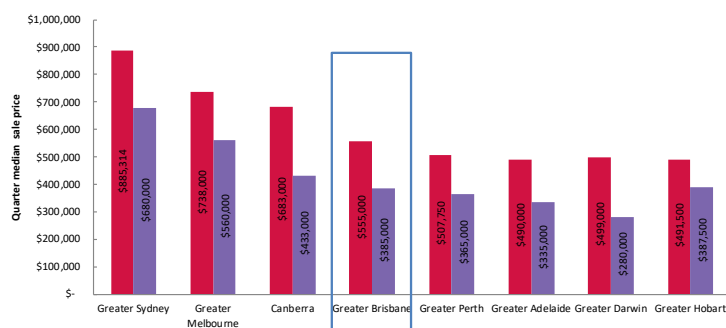
# Capital Cities Comparison

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 MONTHS ENDING MAY	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019
Greater Adelaide	\$490,000	3,751	\$480,000	14,135	3.2%	18,518	45	-5.0%	10.3	\$335,000	822	\$335,000	2,839	1.5%	4,385	51	-5.8%	10.0
Greater Brisbane	\$555,000	5,301	\$560,000	23,631	2.7%	38,090	37	-4.6%	12.1	\$385,000	1,351	\$380,000	6,164	-3.1%	10,467	54	-5.1%	10.3
Canberra	\$683,000	992	\$660,000	3,687	2.3%	4,176	35	-2.4%	11.6	\$433,000	443	\$440,000	1,622	0.7%	2,103	48	-3.0%	9.7
Greater Darwin	\$499,000	245	\$490,000	983	1.4%	1,561	70	-6.9%	9.0	\$280,000	113	\$312,000	415	-9.6%	941	77	-9.0%	9.8
Greater Hobart	\$491,500	766	\$462,000	3,154	8.5%	3,630	14	-4.0%	11.2	\$387,500	203	\$360,000	927	10.1%	816	12	-3.8%	10.0
Greater Melbourne	\$738,000	9,568	\$750,000	38,468	-5.8%	51,134	37	-6.3%	13.7	\$560,000	3,982	\$550,500	12,636	-0.7%	24,276	38	-5.3%	10.0
Greater Perth	\$507,750	4,537	\$515,000	17,737	-1.9%	30,036	52	-6.5%	11.9	\$365,000	1,035	\$380,000	4,128	-4.1%	9,130	71	-7.6%	11.3
Greater Sydney	\$885,314	9,389	\$915,000	34,308	-6.6%	46,383	49	-6.9%	12.7	\$680,000	5,438	\$698,500	19,968	-2.9%	24,431	49	-6.5%	10.1

\* All figures for 12 months, ending May 2019

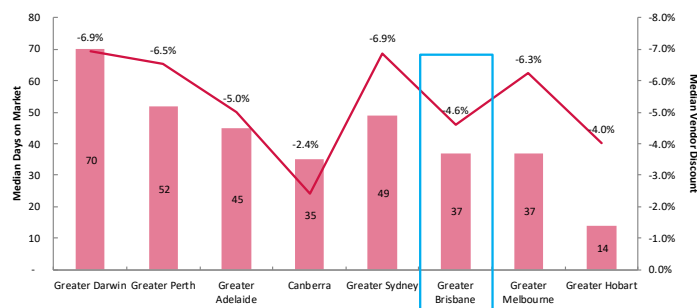
Median Sale Price  
(May 2019)

■ Houses ■ Units



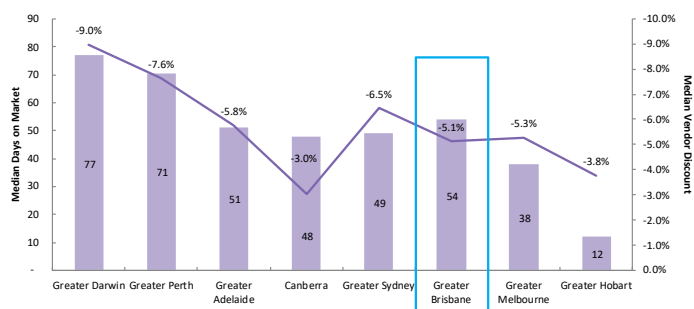
House Market Trend Indicators  
(May 2019)

■ Days on market ■ Vendor Discount



Unit Market Trend Indicators  
(May 2019)

■ Days on market ■ Vendor Discount





# SALES MARKET SUMMARY

## QUARTER STATISTICS SUMMARY

HOUSES (<2400m²)				UNITS & TOWNHOUSES			VACANT LAND (<2400m²)		
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	9,100	\$479,250	0.9%	4,639	\$390,000	-1.3%	1,022	\$217,850	-4.0%
GREATER BRISBANE									
GREATER BRISBANE	4,656	\$530,000	0.6%	1,852	\$402,500	0.0%	496	\$226,500	-4.4%
BRISBANE LGA	2,289	\$667,000	-0.5%	1,369	\$430,000	-0.6%	107	\$390,000	-2.5%
IPSWICH	460	\$348,500	-0.3%	47	\$310,000	-5.3%	84	\$199,000	-1.0%
LOGAN	540	\$380,000	-5.0%	136	\$231,250	-11.1%	97	\$215,000	-5.3%
MORETON BAY	947	\$445,000	-0.2%	217	\$320,000	-2.7%	114	\$240,900	0.0%
REDLAND	420	\$518,500	-1.6%	83	\$358,250	-8.1%	94	N/D	N/D
TOURISM CENTRES									
GOLD COAST	1,035	\$615,000	-1.6%	1,458	\$430,000	1.2%	80	\$279,500	-5.3%
SUNSHINE COAST SD	785	\$580,000	-3.3%	595	\$420,000	-2.3%	142	\$274,500	0.0%
SUNSHINE COAST	662	\$572,500	-2.1%	492	\$404,000	-3.0%	132	\$273,800	3.9%
NOOSA	123	\$677,000	-6.0%	103	\$563,500	-0.3%	10	N/A	N/A
FRASER COAST	273	\$320,000	-1.5%	65	\$255,000	-8.9%	51	\$150,000	-4.5%
CAIRNS	315	\$406,250	-0.9%	219	\$220,000	-7.4%	40	\$167,500	-27.2%
REGIONAL CENTRES									
BUNDABERG	157	\$269,500	-3.8%	32	\$287,500	19.8%	19	N/A	N/A
GLADSTONE	96	\$261,000	-3.2%	31	\$162,000	-17.4%	6	N/A	N/A
MACKAY	200	\$340,000	1.5%	35	\$280,000	24.7%	21	\$185,000	12.1%
ROCKHAMPTON	156	\$265,000	2.3%	15	N/A	N/A	8	N/A	N/A
TOOWOOMBA	319	\$338,000	-3.4%	77	\$260,000	-11.9%	22	\$188,000	5.2%
TOWNSVILLE	322	\$305,000	-4.7%	88	\$230,000	-8.0%	28	\$163,000	2.2%

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

## QUARTER STATISTICS SUMMARY

STRONGEST PERFORMER FOR THE QUARTER					
HOUSES <2400m <sup>2</sup>		UNITS		LAND <2400m <sup>2</sup>	
QTRLY CHANGE	LGA/REGION	QTRLY CHANGE	LGA/REGION	QTRLY CHANGE	LGA/REGION
2.3%	ROCKHAMPTON	24.7%	MACKAY	12.1%	MACKAY
1.5%	MACKAY	19.8%	BUNDABERG	5.2%	TOOWOOMBA
0.9%	QUEENSLAND	1.2%	GOLD COAST	3.9%	SUNSHINE COAST





## ANNUAL STATISTICS SUMMARY

HOUSES (<2400m <sup>2</sup> )				UNITS & TOWNHOUSES			VACANT LAND (<2400m <sup>2</sup> )		
LGA/REGION	ANNUAL NO. SALES	ANNUAL MEDIAN SALE PRICE	ANNUAL CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE PRICE	ANNUAL CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE PRICE	ANNUAL CHANGE
QUEENSLAND									
QUEENSLAND	50,747	\$480,000	0.0%	27,886	\$400,000	-2.1%	8,305	\$227,000	-1.3%
GREATER BRISBANE									
GREATER BRISBANE	25,651	\$530,000	1.5%	11,896	\$409,500	-1.3%	4,414	\$234,900	0.4%
BRISBANE LGA	12,178	\$680,000	0.7%	8,564	\$440,000	-2.2%	938	\$410,000	0.1%
IPSWICH	2,656	\$347,000	0.9%	399	\$320,000	0.0%	815	\$199,800	1.9%
LOGAN	3,029	\$395,550	-1.1%	823	\$270,000	-7.9%	982	\$222,000	2.8%
MORETON BAY	5,555	\$448,500	1.2%	1,608	\$335,000	-5.6%	1,062	\$245,000	-0.8%
REDLAND	2,233	\$530,000	-0.9%	502	\$390,000	-7.0%	617	N/D	N/D
TOURISM CENTRES									
GOLD COAST	5,327	\$622,000	-0.5%	8,556	\$434,000	-0.8%	723	\$287,000	2.5%
SUNSHINE COAST SD	4,556	\$600,000	1.7%	3,269	\$430,000	0.0%	936	\$274,500	5.2%
SUNSHINE COAST (LGA)	3,814	\$585,000	1.7%	2,603	\$415,000	-0.7%	850	\$272,200	5.6%
NOOSA	742	\$733,750	2.6%	666	\$575,000	6.2%	86	\$340,000	4.6%
FRASER COAST	1,649	\$325,000	2.2%	344	\$270,000	5.9%	363	\$160,000	3.2%
CAIRNS	1,870	\$407,000	-0.7%	1,299	\$228,500	-1.6%	267	\$230,000	7.9%
REGIONAL CENTRES									
BUNDABERG	956	\$275,000	-5.2%	186	\$260,000	2.0%	185	\$145,000	-3.3%
GLADSTONE	527	\$270,000	-2.5%	128	\$179,000	3.4%	48	\$128,750	-4.6%
MACKAY	1,158	\$340,000	1.5%	219	\$245,000	11.4%	145	\$170,000	0.6%
ROCKHAMPTON	822	\$252,000	-4.9%	90	\$286,250	-3.0%	34	\$159,500	10.0%
TOOWOOMBA	1,789	\$350,000	-1.4%	424	\$298,000	-2.3%	168	\$169,000	-3.4%
TOWNSVILLE	1,724	\$316,000	-2.8%	500	\$245,000	-11.4%	215	\$160,000	-1.8%

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

### STRONGEST PERFORMER FOR THE PAST 12 MONTHS

HOUSES <2400m <sup>2</sup>		UNITS		LAND <2400m <sup>2</sup>	
ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION
2.6%	NOOSA	11.4%	MACKAY	10.0%	ROCKHAMPTON
2.2%	FRASER COAST	6.2%	NOOSA	7.9%	CAIRNS
1.7%	SUNSHINE COAST	5.9%	FRASER COAST	5.6%	SUNSHINE COAST

# DIRECT CONNECT

MAKES MOVING EASY

Direct Connect makes moving easy for your customers by arranging their utility connections and other moving solutions. We invite you to experience the difference with us today.

CALL US ON 1300 664 715  
or visit [agents.directconnect.com.au](https://agents.directconnect.com.au)



## QUEENSLAND ALL LGAs ANNUAL STATISTICS

PERFORMANCE BY LGA*	HOUSES (<2400m <sup>2</sup> )			HOUSES (>2400m <sup>2</sup> )			UNITS			LAND (<2400m <sup>2</sup> )			LAND (>2400m <sup>2</sup> )		
SUBURB/LGA	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE
BALONNE (LGA)	23	\$175,000	16.7%	7	N/A	N/A	1	N/A	N/A	7	N/A	N/A	0	N/A	N/A
BANANA (LGA)	101	\$150,000	-16.7%	24	\$335,000	-15.2%	0	N/A	N/A	3	N/A	N/A	2	N/A	N/A
BARCALDINE (LGA)	14	N/A	N/A	8	N/A	N/A	0	N/A	N/A	2	N/A	N/A	2	N/A	N/A
BARCOO (LGA)	5	N/A	N/A	0	N/A	N/A	0	N/A	N/A	2	N/A	N/A	0	N/A	N/A
BLACKALL TAMBO (LGA)	18	N/A	N/A	9	N/A	N/A	0	N/A	N/A	2	N/A	N/A	2	N/A	N/A
BOULIA (LGA)	3	N/A	N/A	1	N/A	N/A	0	N/A	N/A	1	N/A	N/A	0	N/A	N/A
BRISBANE (LGA)	12,178	\$680,000	0.7%	340	\$1,260,000	4.4%	8,564	\$440,000	-2.2%	938	\$410,000	0.1%	35	\$1,112,925	42.7%
BULLOO (LGA)	2	N/A	N/A	0	N/A	N/A	0	N/A	N/A	3	N/A	N/A	0	N/A	N/A
BUNDABERG (LGA)	956	\$275,000	-5.2%	275	\$348,750	-4.5%	186	\$260,000	2.0%	185	\$145,000	-3.3%	58	\$147,250	-1.8%
BURDEKIN (LGA)	96	\$162,500	-6.6%	16	N/A	N/A	11	N/A	N/A	21	\$65,000	-35.0%	4	N/A	N/A
BURKE (LGA)	1	N/A	N/A	1	N/A	N/A	0	N/A	N/A	1	N/A	N/A	0	N/A	N/A
CAIRNS (LGA)	1,870	\$407,000	-0.7%	104	\$640,000	2.4%	1,299	\$228,500	-1.6%	267	\$230,000	7.9%	44	\$229,500	-19.3%
CARPENTARIA (LGA)	7	N/A	N/A	0	N/A	N/A	1	N/A	N/A	2	N/A	N/A	0	N/A	N/A
CASSOWARY COAST (LGA)	187	\$210,000	-12.5%	70	\$329,250	-3.2%	55	\$165,000	-15.4%	50	\$77,000	-1.3%	20	\$135,000	50.0%
CENTRAL HIGHLANDS (LGA)	224	\$215,000	43.3%	54	\$487,500	15.5%	38	\$181,000	-2.2%	11	N/A	N/A	12	N/A	N/A
CHARTERS TOWERS (LGA)	63	\$141,500	-5.7%	45	\$350,000	6.1%	5	N/A	N/A	0	N/A	N/A	4	N/A	N/A
CLONCURRY (LGA)	22	\$110,050	0.1%	6	N/A	N/A	2	N/A	N/A	3	N/A	N/A	0	N/A	N/A
COOK (LGA)	34	\$277,500	-4.3%	17	N/A	N/A	2	N/A	N/A	5	N/A	N/A	2	N/A	N/A
CROYDON (LGA)	1	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A
DIAMANTINA (LGA)	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A
DOUGLAS (LGA)	114	\$452,500	2.8%	39	\$470,000	27.0%	242	\$241,000	4.8%	13	N/A	N/A	11	N/A	N/A
ETHERIDGE (LGA)	2	N/A	N/A	2	N/A	N/A	0	N/A	N/A	1	N/A	N/A	4	N/A	N/A
FLINDERS (LGA)	16	N/A	N/A	3	N/A	N/A	0	N/A	N/A	5	N/A	N/A	1	N/A	N/A
FRASER COAST (LGA)	1,649	\$325,000	2.2%	381	\$398,000	4.7%	344	\$270,000	5.9%	363	\$160,000	3.2%	169	\$78,000	4.0%
GLADSTONE (LGA)	527	\$270,000	-2.5%	133	\$387,500	2.0%	128	\$179,000	3.4%	48	\$128,750	-4.6%	20	\$164,000	4.5%
GOLD COAST (LGA)	5,327	\$622,000	-0.5%	566	\$855,500	-0.2%	8,556	\$434,000	-0.8%	723	\$287,000	2.5%	80	\$485,000	4.9%
GOONDIWINDI (LGA)	70	\$290,000	8.4%	22	\$348,500	-5.2%	13	N/A	N/A	23	\$90,000	7.8%	2	N/A	N/A
GYMPIE (LGA)	567	\$293,000	1.9%	416	\$390,000	0.0%	73	\$275,000	11.8%	109	\$125,000	-1.2%	97	\$165,000	13.8%
HINCHINBROOK (LGA)	95	\$198,000	7.0%	16	N/A	N/A	10	N/A	N/A	13	N/A	N/A	6	N/A	N/A
IPSWICH (LGA)	2,656	\$347,000	0.9%	186	\$520,000	-2.8%	399	\$320,000	0.0%	815	\$199,800	1.9%	67	\$325,000	-0.5%
ISAAC (LGA)	139	\$170,000	25.9%	15	N/A	N/A	15	N/A	N/A	9	N/A	N/A	1	N/A	N/A
LIVINGSTONE (LGA)	408	\$367,500	2.1%	168	\$450,500	-9.0%	104	\$284,000	2.3%	114	\$174,000	-3.3%	27	\$215,000	-2.3%
LOCKYER VALLEY (LGA)	186	\$248,000	-0.8%	328	\$390,000	4.0%	14	N/A	N/A	34	\$121,490	-2.8%	53	\$150,000	-3.2%
LOGAN (LGA)	3,029	\$395,550	-1.1%	698	\$615,000	1.7%	823	\$270,000	-7.9%	982	\$222,000	2.8%	134	\$320,000	4.9%
LONGREACH (LGA)	29	\$170,000	44.7%	4	N/A	N/A	3	N/A	N/A	0	N/A	N/A	2	N/A	N/A
MACKAY (LGA)	1,158	\$340,000	1.5%	173	\$470,000	17.5%	219	\$245,000	11.4%	145	\$170,000	0.6%	44	\$162,000	-1.8%
MARANOA (LGA)	72	\$182,500	-6.4%	24	\$285,000	-39.4%	1	N/A	N/A	4	N/A	N/A	1	N/A	N/A
MAREEBA (LGA)	101	\$293,500	8.7%	115	\$450,000	-4.3%	11	N/A	N/A	27	\$112,500	1.1%	28	\$126,950	-12.5%
MCKINLAY (LGA)	6	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A
MORETON BAY (LGA)	5,555	\$448,500	1.2%	831	\$670,000	0.0%	1,608	\$335,000	-5.6%	1062	\$245,000	-0.8%	153	\$304,900	1.6%
MOUNT ISA (LGA)	114	\$250,000	0.0%	6	N/A	N/A	10	N/A	N/A	3	N/A	N/A	1	N/A	N/A
MURWEIH (LGA)	34	\$95,000	-20.8%	7	N/A	N/A	0	N/A	N/A	5	N/A	N/A	1	N/A	N/A
NOOSA (LGA)	742	\$733,750	2.6%	322	\$720,000	3.6%	666	\$575,000	6.2%	86	\$340,000	4.6%	14	N/A	N/A
NORTH BURNETT (LGA)	71	\$125,000	-7.4%	31	\$250,000	12.4%	0	N/A	N/A	15	N/A	N/A	1	N/A	N/A
PAROO (LGA)	17	N/A	N/A	5	N/A	N/A	0	N/A	N/A	2	N/A	N/A	2	N/A	N/A

QUEENSLAND ALL LGAs ANNUAL STATISTICS (CONT'D)

PERFORMANCE BY LGA*	HOUSES (<2400m²)			HOUSES (>2400m²)			UNITS			LAND (<2400m²)			LAND (>2400m²)		
SUBURB/LGA	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE
QUILPIE (LGA)	3	N/A	N/A	0	N/A	N/A	0	N/A	N/A	2	N/A	N/A	0	N/A	N/A
REDLAND (LGA)	2,233	\$530,000	-0.9%	124	\$995,000	5.3%	502	\$390,000	-7.0%	617	\$27,000	-83.1%	4	N/A	N/A
RICHMOND (LGA)	5	N/A	N/A	3	N/A	N/A	0	N/A	N/A	0	N/A	N/A	2	N/A	N/A
ROCKHAMPTON (LGA)	822	\$252,000	-4.9%	67	\$360,000	3.3%	90	\$286,250	-3.0%	34	\$159,500	10.0%	15	N/A	N/A
SCENIC RIM (LGA)	350	\$409,750	-0.1%	304	\$586,000	6.7%	57	\$310,000	-2.0%	37	\$188,000	-1.1%	41	\$195,000	-13.7%
SOMERSET (LGA)	195	\$252,500	0.2%	187	\$420,000	7.7%	14	N/A	N/A	35	\$100,000	-28.6%	27	\$153,000	-15.0%
SOUTH BURNETT (LGA)	260	\$210,000	7.7%	196	\$265,000	3.1%	23	\$185,000	-1.3%	40	\$36,000	2.9%	28	\$69,000	27.8%
SOUTHERN DOWNS (LGA)	312	\$245,000	-3.9%	168	\$355,000	-1.4%	27	\$224,000	0.7%	42	\$95,250	-1.8%	38	\$67,500	-3.6%
SUNSHINE COAST (LGA)	3,814	\$585,000	1.7%	687	\$730,000	6.1%	2,603	\$415,000	-0.7%	850	\$272,200	5.6%	109	\$410,000	6.5%
TABLELANDS (LGA)	182	\$289,000	-2.0%	139	\$410,000	3.8%	34	\$259,000	7.9%	46	\$123,750	10.5%	37	\$165,000	-1.5%
TOOWOOMBA (LGA)	1,789	\$350,000	-1.4%	420	\$535,000	0.9%	424	\$298,000	-2.3%	168	\$169,000	-3.4%	87	\$250,000	12.6%
TORRES (LGA)	1	N/A	N/A	0	N/A	N/A	1	N/A	N/A	1	N/A	N/A	1	N/A	N/A
TORRES STRAIT ISLAND (LGA)	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	1	N/A	N/A	0	N/A	N/A
TOWNSVILLE (LGA)	1,724	\$316,000	-2.8%	197	\$410,000	2.5%	500	\$245,000	-11.4%	215	\$160,000	-1.8%	32	\$195,000	-2.3%
WEIPA (LGA)	7	N/A	N/A	0	N/A	N/A	5	N/A	N/A	0	N/A	N/A	0	N/A	N/A
WESTERN DOWNS (LGA)	242	\$190,000	-2.6%	101	\$267,500	-14.4%	25	\$155,000	-18.9%	18	N/A	N/A	14	N/A	N/A
WHITSUNDAY (LGA)	304	\$350,000	0.0%	76	\$480,000	11.0%	178	\$259,500	12.8%	95	\$135,000	-13.5%	26	\$172,500	-11.5%
WINTON (LGA)	15	N/A	N/A	1	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A

\* All figures are for 12 months to Jun-19 \*  
N/A Not available due to insufficient sales numbers

STRONGEST PERFORMER BY LGA FOR THE PAST 12 MONTHS									
HOUSES (<2400m²)		HOUSES (>2400m²)		UNITS		LAND (<2400m²)		LAND (>2400m²)	
ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION
44.7%	LONGREACH	27.0%	DOUGLAS	12.8%	WHITSUNDAY	10.5%	TABLELANDS	50.0%	CASSOWARY COAST
43.3%	CENTRAL HIGHLANDS	17.5%	MACKAY	11.8%	GYMPIE	10.0%	ROCKHAMPTON	42.7%	BRISBANE
25.9%	ISAAC	15.5%	CENTRAL HIGHLANDS	11.4%	MACKAY	7.9%	CAIRNS	27.8%	SOUTH BURNETT

MOST EXPENSIVE LGAs FOR THE PAST 12 MONTHS									
HOUSES (<2400m²)		HOUSES (>2400m²)		UNITS		LAND (<2400m²)		LAND (>2400m²)	
ANNUAL MEDIAN SALE PRICE	LGA/REGION	ANNUAL MEDIAN SALE PRICE	LGA/REGION	ANNUAL MEDIAN SALE PRICE	LGA/REGION	ANNUAL MEDIAN SALE PRICE	LGA/REGION	ANNUAL MEDIAN SALE PRICE	LGA/REGION
\$733,750	NOOSA	\$1,260,000	BRISBANE	\$575,000	NOOSA	\$410,000	BRISBANE	\$1,112,925	BRISBANE
\$680,000	BRISBANE	\$995,000	REDLAND	\$440,000	BRISBANE	\$340,000	NOOSA	\$485,000	GOLD COAST
\$622,000	GOLD COAST	\$855,500	GOLD COAST	\$434,000	GOLD COAST	\$287,000	GOLD COAST	\$410,000	SUNSHINE COAST

MOST AFFORDABLE LGAs FOR THE PAST 12 MONTHS									
HOUSES (<2400m²)		HOUSES (>2400m²)		UNITS		LAND (<2400m²)		LAND (>2400m²)	
ANNUAL MEDIAN SALE PRICE	LGA/REGION	ANNUAL MEDIAN SALE PRICE	LGA/REGION	ANNUAL MEDIAN SALE PRICE	LGA/REGION	ANNUAL MEDIAN SALE PRICE	LGA/REGION	ANNUAL MEDIAN SALE PRICE	LGA/REGION
\$95,000	MURWEIH	\$250,000	NORTH BURNETT	\$155,000	WESTERN DOWNS	\$27,000	REDLAND	\$67,500	SOUTHERN DOWNS
\$110,050	CLONCURRY	\$265,000	SOUTH BURNETT	\$165,000	CASSOWARY COAST	\$36,000	SOUTH BURNETT	\$69,000	SOUTH BURNETT
\$125,000	NORTH BURNETT	\$267,500	WESTERN DOWNS	\$179,000	GLADSTONE	\$65,000	BURDEKIN	\$78,000	FRASER COAST

LARGEST SALES MARKET BY LGA FOR THE PAST 12 MONTHS									
HOUSES (<2400m²)		HOUSES (>2400m²)		UNITS		LAND (<2400m²)		LAND (>2400m²)	
ANNUAL SALES	LGA/REGION	ANNUAL SALES	LGA/REGION	ANNUAL SALES	LGA/REGION	ANNUAL SALES	LGA/REGION	ANNUAL SALES	LGA/REGION
12,178	BRISBANE	831	MORETON BAY	8,564	BRISBANE	1,062	MORETON BAY	169	FRASER COAST
5,555	MORETON BAY	698	LOGAN	8,556	GOLD COAST	982	LOGAN	153	MORETON BAY
5,327	GOLD COAST	687	SUNSHINE COAST	2,603	SUNSHINE COAST	938	BRISBANE	134	LOGAN





## ON THE MARKET INDICATORS

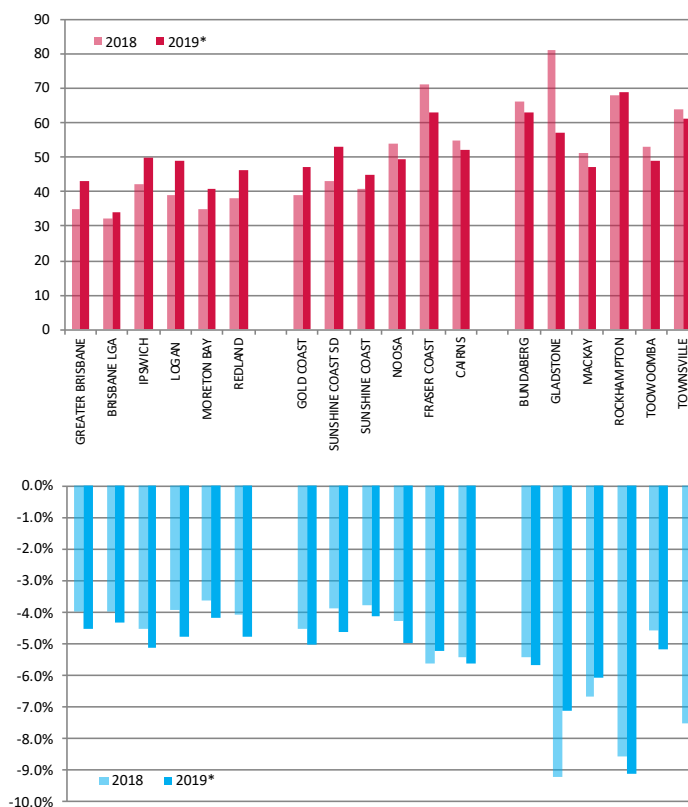
LGA / REGION	HOUSES (ALL)								CHANGE OVER YEAR			
	TOTAL LISTINGS		STOCK ON MARKET		MEDIAN DAYS ON MARKET**		MEDIAN VENDOR DISCOUNT**		TOTAL LISTINGS	STOCK ON MARKET	DAYS ON MARKET	VENDOR DISCOUNT
	12MTHS ENDING MAY	2019*	2018	2019*	2018	2019*	2018	2019*	CHANGE OVER YEAR			
									% PTS		% PTS	
QUEENSLAND	110,452	95,538	7.7%	6.7%	55	44	-5.3%	-4.8%	15.6%	1.0%	11	0.6%
GREATER BRISBANE	42,984	44,784	6.5%	6.8%	43	35	-4.5%	-4.0%	-4.0%	-0.3%	8	0.5%
BRISBANE LGA	20,169	18,912	6.5%	6.2%	34	32	-4.3%	-4.0%	6.6%	0.4%	2	0.3%
IPSWICH	5,889	4,943	8.4%	7.1%	50	42	-5.1%	-4.5%	19.1%	1.3%	8	0.6%
LOGAN	7,414	6,728	7.7%	7.1%	49	39	-4.8%	-3.9%	10.2%	0.6%	10	0.8%
MORETON BAY	10,830	10,170	7.9%	7.4%	41	35	-4.2%	-3.6%	6.5%	0.5%	6	0.6%
REDLAND	4,340	4,031	8.4%	7.8%	46	38	-4.8%	-4.1%	7.7%	0.6%	8	0.7%
GOLD COAST	12,630	10,623	9.4%	7.9%	47	39	-5.0%	-4.5%	18.9%	1.6%	8	0.5%
SUNSHINE COAST SD	8,667	9,026	8.0%	8.4%	53	43	-4.6%	-3.9%	-4.0%	-0.3%	10	0.7%
SUNSHINE COAST	7,870	7,104	8.8%	8.1%	45	41	-4.1%	-3.8%	10.8%	0.7%	4	0.4%
NOOSA	1,755	1,922	9.6%	9.6%	50	54	-5.0%	-4.3%	-8.7%	-0.0%	-5	0.7%
FRASER COAST	3,957	3,807	10.1%	9.8%	63	71	-5.2%	-5.6%	3.9%	0.3%	-8	-0.4%
CAIRNS	3,637	3,572	7.9%	7.7%	52	55	-5.6%	-5.4%	1.8%	0.2%	-3	0.2%
BUNDABERG	3,165	3,016	9.3%	8.9%	63	66	-5.7%	-5.4%	4.9%	0.5%	-3	0.2%
GLADSTONE	1,769	1,651	7.9%	7.3%	57	81	-7.1%	-9.2%	7.1%	0.6%	-24	-2.1%
MACKAY	2,870	2,413	7.4%	6.2%	47	51	-6.1%	-6.7%	18.9%	1.2%	-4	-0.6%
ROCKHAMPTON	2,302	1,963	7.9%	7.0%	69	68	-9.1%	-8.6%	17.3%	0.9%	1	0.5%
TOOWOOMBA	4,224	4,032	8.1%	7.8%	49	53	-5.1%	-4.6%	4.8%	0.4%	-4	0.6%
TOWNSVILLE	4,304	3,861	6.9%	6.2%	61	64	-7.6%	-7.5%	11.5%	0.7%	-3	0.1%

\* 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 May  
Source: REIQ, data supplied by CoreLogic RP Data

## MEDIAN VENDOR DISCOUNTING - HOUSES

## ON THE MARKET INDICATORS

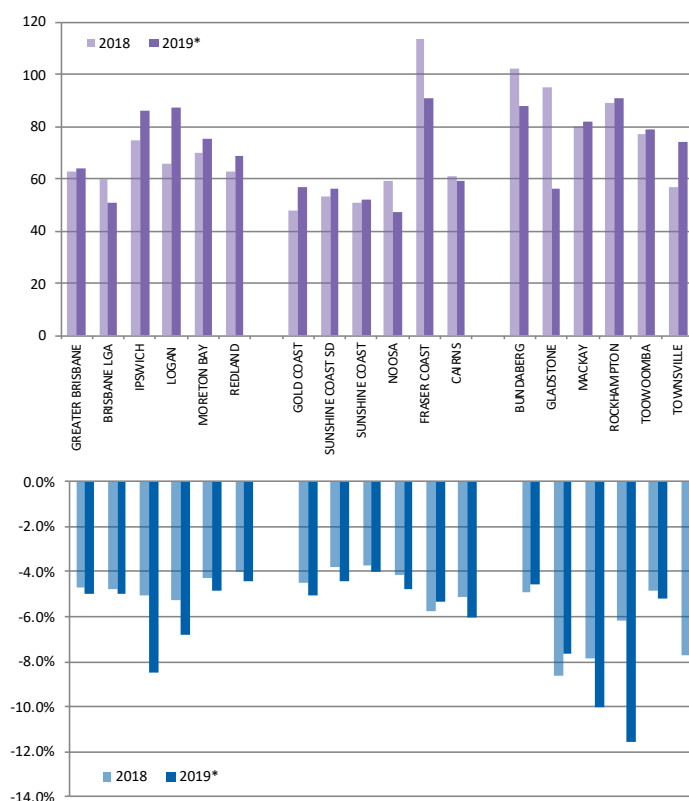
LGA / REGION	UNITS & TOWNHOUSES								CHANGE OVER YEAR			
	TOTAL LISTINGS		STOCK ON MARKET		MEDIAN DAYS ON MARKET**		MEDIAN VENDOR DISCOUNT**		TOTAL LISTINGS	STOCK ON MARKET	DAYS ON MARKET	VENDOR DISCOUNT
	2019*	2018	2019*	2018	2019*	2018	2019*	2018	CHANGE OVER YEAR			
12MTHS ENDING MAY									% PTS		% PTS	
QUEENSLAND	42,650	35,980	9.3%	7.9%	67	58	-5.1%	-4.7%	18.5%	1.5%	9	0.5%
GREATER BRISBANE	15,691	16,078	7.6%	7.8%	64	63	-5.0%	-4.7%	-2.4%	-0.2%	1	0.3%
BRISBANE LGA	10,536	11,063	6.0%	7.1%	51	60	-5.0%	-4.8%	-4.8%	-1.1%	-9	0.2%
IPSWICH	357	496	5.1%	10.3%	86	75	-8.5%	-5.1%	-28.0%	-5.2%	12	3.4%
LOGAN	1,147	1,405	6.8%	10.2%	87	66	-6.8%	-5.3%	-18.4%	-3.4%	21	1.5%
MORETON BAY	2,035	2,311	7.5%	10.0%	75	70	-4.8%	-4.3%	-11.9%	-2.5%	5	0.6%
REDLAND	591	803	7.1%	11.2%	69	63	-4.4%	-4.0%	-26.4%	-4.1%	6	0.4%
GOLD COAST	9,777	12,514	8.2%	10.5%	57	48	-5.1%	-4.5%	-21.9%	-2.3%	9	0.6%
SUNSHINE COAST SD	4,541	4,584	9.4%	9.5%	56	53	-4.4%	-3.8%	-0.9%	-0.1%	3	0.6%
SUNSHINE COAST	3,261	3,622	8.4%	9.5%	52	51	-4.0%	-3.7%	-10.0%	-1.1%	1	0.3%
NOOSA	766	962	8.1%	9.4%	47	59	-4.8%	-4.1%	-20.4%	-1.3%	-12	0.6%
FRASER COAST	552	530	8.9%	11.7%	91	114	-5.3%	-5.8%	4.2%	-2.7%	-23	-0.5%
CAIRNS	1,980	1,929	8.3%	9.1%	59	61	-6.1%	-5.1%	2.6%	-0.7%	-2	0.9%
BUNDABERG	482	393	8.3%	10.8%	88	102	-4.6%	-4.9%	22.6%	-2.5%	-15	-0.4%
GLADSTONE	310	299	6.9%	8.0%	56	95	-7.6%	-8.6%	3.7%	-1.1%	-39	-1.0%
MACKAY	427	370	5.5%	5.9%	82	80	-10.0%	-7.9%	15.4%	-0.5%	2	2.2%
ROCKHAMPTON	240	178	5.0%	7.5%	91	89	-11.5%	-6.2%	34.8%	-2.4%	2	5.4%
TOOWOOMBA	738	664	6.5%	7.9%	79	77	-5.2%	-4.9%	11.1%	-1.4%	2	0.3%
TOWNSVILLE	979	888	5.6%	7.2%	74	57	-8.6%	-7.7%	10.2%	-1.5%	17	0.9%

\* 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 May  
Source: REIQ, data supplied by CoreLogic RP Data



### MEDIAN VENDOR DISCOUNTING - UNITS



# RENTAL MARKET SUMMARY

## QUARTER STATISTICS SUMMARY

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	
BRISBANE LGA		\$430	DOWN*	\$420	DOWN	\$420	DOWN	3.4%	STEADY	5.1%	STEADY
IPSWICH		\$315	STEADY	\$255	DOWN	\$320	STEADY	4.7%	STEADY	4.3%	STEADY
LOGAN		\$350	STEADY	\$290	STEADY	\$330	DOWN	4.8%	STEADY	6.5%	UP
MORETON BAY		\$370	UP	\$290	DOWN	\$350	UP	4.3%	STEADY	4.7%	STEADY
REDLAND		\$400	DOWN	\$365	DOWN	\$410	STEADY	4.0%	STEADY	5.3%	STEADY
TOURISM CENTRES											
GOLD COAST		\$495	DOWN	\$440	DOWN	\$450	STEADY	4.2%	STEADY	5.3%	STEADY
SUNSHINE COAST		\$460	UP	\$370	DOWN	\$430	DOWN	4.2%	STEADY	4.8%	STEADY
NOOSA		\$485	UP	\$415	DOWN	\$545	DOWN	3.7%	STEADY	3.8%	STEADY
FRASER COAST		\$310	DOWN	\$270	UP	\$340	DOWN	5.0%	STEADY	5.5%	UP
CAIRNS		\$390	STEADY	\$310	DOWN	\$370	DOWN*	5.0%	STEADY	7.3%	STEADY
REGIONAL QLD											
BUNDABERG		\$300	STEADY	\$240	DOWN	\$320	DOWN	5.8%	STEADY	4.3%	DOWN*
GLADSTONE		\$230	UP	\$180	UP	\$230	UP	4.6%	STEADY	5.8%	UP*
MACKAY		\$350	STEADY	\$260	DOWN	\$350	UP*	5.4%	STEADY	4.8%	DOWN*
ROCKHAMPTON		\$290	STEADY	\$220	STEADY	n.a.	N/A	5.7%	STEADY	N/A	N/A
TOOWOOMBA		\$315	STEADY	\$250	DOWN	\$298	DOWN*	4.8%	STEADY	5.0%	STEADY
TOWNSVILLE		\$320	UP	\$260	DOWN*	\$350	UP*	5.5%	STEADY	5.9%	STEADY

\*rent change of \$20 or more or 0.5 pts or more (yields)

N/A Not available







## RESIDENTIAL VACANCY RATES

COUNCIL / REGION	JUN-19	MAR-19	TREND	STATUS
<b>BRISBANE SD</b>	<b>2.4%</b>	<b>2.2%</b>	<b>STEADY</b>	<b>TIGHT</b>
<b>BRISBANE CITY</b>	<b>2.8%</b>	<b>2.5%</b>	<b>UP</b>	<b>HEALTHY</b>
BRISBANE INNER (0-5KM)	3.2%	2.1%	UP	HEALTHY
BRISBANE BAL (5-20KM)	2.5%	2.7%	STEADY	HEALTHY
<b>BRISBANE SURROUNDS</b>	<b>2.0%</b>	<b>2.0%</b>	<b>STEADY</b>	<b>TIGHT</b>
<b>IPSWICH CITY</b>	<b>2.9%</b>	<b>2.3%</b>	<b>UP</b>	<b>HEALTHY</b>
<b>LOGAN CITY</b>	<b>2.4%</b>	<b>2.4%</b>	<b>STEADY</b>	<b>TIGHT</b>
<b>MORETON BAY</b>	<b>1.4%</b>	<b>1.7%</b>	<b>STEADY</b>	<b>TIGHT</b>
CABOOLTURE	1.0%	1.6%	DOWN	TIGHT
PINE RIVERS	1.7%	1.8%	STEADY	TIGHT
REDCLIFFE	1.8%	1.6%	STEADY	TIGHT
<b>REDLAND CITY</b>	<b>1.6%</b>	<b>1.7%</b>	<b>STEADY</b>	<b>TIGHT</b>
<b>MAINLAND</b>	<b>1.6%</b>	<b>1.5%</b>	<b>STEADY</b>	<b>TIGHT</b>
<b>BAY ISLANDS</b>	<b>1.2%</b>	<b>3.4%</b>	<b>DOWN</b>	<b>TIGHT</b>
<b>GOLD COAST CITY</b>	<b>2.8%</b>	<b>1.7%</b>	<b>UP</b>	<b>HEALTHY</b>
SUNSHINE COAST SD	2.3%	2.6%	STEADY	TIGHT
SUNSHINE COAST	2.4%	3.0%	DOWN	TIGHT
CALOUNDRA COAST	1.2%	1.5%	STEADY	TIGHT
<b>MAROOCHY COAST</b>	<b>1.8%</b>	<b>2.9%</b>	<b>DOWN</b>	<b>TIGHT</b>
<b>HINTERLAND*</b>	<b>3.7%</b>	<b>3.2%</b>	<b>UP</b>	<b>WEAK</b>
NOOSA	2.0%	2.0%	STEADY	TIGHT
FRASER COAST	1.0%	1.1%	STEADY	TIGHT
<b>HERVEY BAY</b>	<b>1.4%</b>	<b>1.1%</b>	<b>STEADY</b>	<b>TIGHT</b>
<b>MARYBOROUGH</b>	<b>0.6%</b>	<b>N/A</b>	<b>N/A</b>	<b>TIGHT</b>
<b>CAIRNS</b>	<b>2.3%</b>	<b>1.3%</b>	<b>UP</b>	<b>TIGHT</b>
<b>BUNDABERG</b>	<b>1.3%</b>	<b>3.1%</b>	<b>DOWN</b>	<b>TIGHT</b>
<b>GLADSTONE</b>	<b>3.1%</b>	<b>3.1%</b>	<b>STEADY</b>	<b>HEALTHY</b>
<b>MACKAY</b>	<b>1.5%</b>	<b>2.9%</b>	<b>DOWN</b>	<b>TIGHT</b>
<b>ROCKHAMPTON</b>	<b>1.5%</b>	<b>2.0%</b>	<b>DOWN</b>	<b>TIGHT</b>
<b>TOOWOOMBA</b>	<b>1.6%</b>	<b>1.6%</b>	<b>STEADY</b>	<b>TIGHT</b>
<b>TOWNSVILLE</b>	<b>2.2%</b>	<b>1.5%</b>	<b>UP</b>	<b>TIGHT</b>
<b>BANANA</b>	<b>1.7%</b>	<b>3.7%</b>	<b>DOWN</b>	<b>TIGHT</b>
<b>BURDEKIN</b>	<b>4.3%</b>	<b>6.3%</b>	<b>DOWN</b>	<b>WEAK</b>
<b>CASSOWARY COAST</b>	<b>3.8%</b>	<b>4.6%</b>	<b>DOWN</b>	<b>WEAK</b>
<b>CENTRAL HIGHLANDS</b>	<b>4.7%</b>	<b>3.9%</b>	<b>UP</b>	<b>WEAK</b>
<b>GYMPIE</b>	<b>N/A</b>	<b>1.1%</b>	<b>N/A</b>	<b>N/A</b>
<b>ISAAC</b>	<b>4.1%</b>	<b>8.6%</b>	<b>DOWN</b>	<b>WEAK</b>
<b>LIVINGSTONE</b>	<b>1.4%</b>	<b>1.0%</b>	<b>UP</b>	<b>TIGHT</b>
<b>LOCKYER VALLEY</b>	<b>2.1%</b>	<b>3.2%</b>	<b>DOWN</b>	<b>TIGHT</b>
<b>MARANOVA</b>	<b>3.5%</b>	<b>1.2%</b>	<b>UP</b>	<b>HEALTHY</b>
<b>MOUNT ISA</b>	<b>2.9%</b>	<b>2.3%</b>	<b>UP</b>	<b>HEALTHY</b>
<b>MURWEH</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>SCENIC RIM</b>	<b>2.5%</b>	<b>3.6%</b>	<b>DOWN</b>	<b>TIGHT</b>
<b>SOMERSET</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>SOUTH BURNETT</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>SOUTHERN DOWNS</b>	<b>2.8%</b>	<b>2.3%</b>	<b>UP</b>	<b>HEALTHY</b>
<b>TABLELANDS</b>	<b>2.6%</b>	<b>4.1%</b>	<b>DOWN</b>	<b>HEALTHY</b>
<b>WESTERN DOWNS</b>	<b>2.4%</b>	<b>3.8%</b>	<b>DOWN</b>	<b>TIGHT</b>
<b>WHITSUNDAY</b>	<b>3.9%</b>	<b>5.1%</b>	<b>DOWN</b>	<b>WEAK</b>

\* Noosa Hinterland included in Sunshine Coast Hinterland

## Vacancy trend

steady = between -0.3% to 0.3%  
 up = +0.3% or more  
 down = -0.3% or more

## Market Status

Tight <2.5%  
 Healthy 2.5-3.5%  
 Weak >3.5%

Source: REIQ Residential Rental Survey

## GROSS YIELDS

HOUSES<sup>1</sup>UNITS<sup>2</sup>

LOCAL GOVERNMENT AREA	JUN-19	MAR-19	JUN-19	MAR-19
GREATER BRISBANE				
BRISBANE	3.4%	3.5%	5.1%	5.3%
IPSWICH	4.7%	4.7%	4.3%	4.5%
LOGAN	4.8%	4.6%	6.5%	6.2%
MORETON BAY	4.3%	4.3%	4.7%	4.7%
REDLAND	4.0%	4.0%	5.3%	5.1%
TOURISM CENTRES				
GOLD COAST	4.2%	4.2%	5.3%	5.5%
SUNSHINE COAST	4.2%	4.0%	4.8%	4.8%
NOOSA	3.7%	3.5%	3.8%	3.9%
FRASER COAST	5.0%	5.3%	5.5%	5.0%
CAIRNS	5.0%	5.1%	7.3%	7.3%
REGIONAL/RESOURCE AREAS				
BUNDABERG	5.8%	5.7%	4.3%	5.5%
GLADSTONE	4.6%	4.4%	5.8%	4.5%
MACKAY	5.4%	5.5%	4.8%	6.5%
ROCKHAMPTON	5.7%	5.7%	N/A	3.8%
TOOWOOMBA	4.8%	4.7%	5.0%	4.7%
TOWNSVILLE	5.5%	5.3%	5.9%	5.8%
OTHER REGIONAL AREAS				
BURDEKIN	N/A	6.9%	N/A	N/A
CASSOWARY COAST	8.8%	7.4%	N/A	N/A
CENTRAL HIGHLANDS	5.9%	5.7%	N/A	N/A
CHARTERS TOWERS	N/A	N/A	N/A	N/A
DOUGLAS	N/A	4.7%	7.5%	7.5%
GOONDIWINDI	N/A	N/A	N/A	N/A
GYMPIE	5.2%	5.4%	N/A	N/A
HINCHINBROOK	7.1%	N/A	N/A	N/A
ISAAC	9.9%	7.8%	N/A	N/A
LIVINGSTONE	4.2%	4.4%	5.0%	N/A
LOCKYER VALLEY	6.4%	6.7%	N/A	N/A
MAREEBA	N/A	N/A	N/A	N/A
MOUNT ISA	N/A	10.1%	N/A	N/A
NORTH BURNETT	N/A	N/A	N/A	N/A
SCENIC RIM	5.0%	4.2%	N/A	N/A
SOMERSET	7.0%	5.9%	N/A	N/A
SOUTH BURNETT	6.2%	6.7%	N/A	N/A
SOUTHERN DOWNS	5.3%	6.2%	N/A	N/A
TABLELANDS	5.9%	6.0%	N/A	N/A
WESTERN DOWNS	6.5%	6.9%	N/A	N/A
WHITSUNDAY	5.4%	4.9%	5.3%	7.3%

Yields comparison based on preliminary data for Mar-2019

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

<sup>1</sup> Based upon rents for 3-bedroom houses ; source: Residential Tenancies Authority, Bond Lodgements<sup>2</sup> Based upon rents for 2-bedroom flats ; source: Residential Tenancies Authority, Bond Lodgements

## Rental Yield Trend:

Steady = +/- 0 to 0.3%pts

Up = + 0.3%pts or more

Down = - 0.3%pts or more



# RENTAL MARKET SUMMARY



## ANNUAL STATISTICS SUMMARY

RENTAL TRENDS			MEDIAN WEEKLY RENT				GROSS RENTAL YIELDS			
LGA/REGION			3-BED HOUSE		2-BED FLAT		3-BED TOWNHOUSE		HOUSES	
GREATER BRISBANE			ANNUAL TREND		ANNUAL TREND		ANNUAL TREND		ANNUAL TREND	
BRISBANE LGA			\$430	UP	\$420	UP	\$420	UP	3.4%	STEADY
IPSWICH			\$315	UP	\$255	DOWN	\$320	UP	4.7%	STEADY
LOGAN			\$350	STEADY	\$290	STEADY	\$330	DOWN	4.8%	STEADY
MORETON BAY			\$370	UP	\$290	STEADY	\$350	UP	4.3%	STEADY
REDLAND			\$400	STEADY	\$365	UP	\$410	UP	4.0%	STEADY
TOURISM CENTRES										
GOLD COAST			\$495	DOWN	\$440	STEADY	\$450	UP	4.2%	STEADY
SUNSHINE COAST			\$460	UP	\$370	UP	\$430	DOWN	4.2%	STEADY
NOOSA			\$485	UP	\$415	UP	\$545	STEADY	3.7%	STEADY
FRASER COAST			\$310	UP	\$270	UP	\$340	UP	5.0%	STEADY
CAIRNS			\$390	UP	\$310	UP	\$370	UP*	5.0%	STEADY
REGIONAL QLD										
BUNDABERG			\$300	UP	\$240	UP	\$320	UP*	5.8%	UP
GLADSTONE			\$230	UP*	\$180	UP*	\$230	UP*	4.6%	UP
MACKAY			\$350	UP*	\$260	UP*	\$350	UP*	5.4%	UP
ROCKHAMPTON			\$290	UP*	\$220	UP	n.a.	N/A	5.7%	UP
TOOWOOMBA			\$315	UP	\$250	STEADY	\$298	DOWN*	4.8%	UP
TOWNSVILLE			\$320	UP*	\$260	UP	\$350	UP*	5.5%	UP*

\*rent change of \$20 or more or 0.5 pts or more (yields)

N/A Not available



SIZE OF RENTAL MARKET		TOTAL BONDS - ANNUAL TREND															
LGA/REGION	HOUSES				UNITS				TOWNHOUSES				TOTAL				
QUEENSLAND	309,169	304,936	1.4%	STEADY	223,191	216,430	3.1%	UP	62,794	60,467	3.8%	UP	595,154	581,833	2.3%	UP	
GREATER BRISBANE	JUN-19	JUN-18	% CHANGE	ANNUAL TREND	JUN-19	JUN-18	% CHANGE	ANNUAL TREND	JUN-19	JUN-18	% CHANGE	ANNUAL TREND	JUN-19	JUN-18	% CHANGE	ANNUAL TREND	
BRISBANE	59,972	59,284	1.2%	STEADY	92,473	87,809	5.3%	UP	21,770	20,944	3.9%	UP	174,215	168,037	3.7%	UP	
IPSWICH	22,751	21,797	4.4%	UP	4,822	4,425	9.0%	UP	2,180	1,895	15.0%	UP	29,753	28,117	5.8%	UP	
LOGAN	24,725	23,442	5.5%	UP	5,837	5,306	10.0%	UP	5,886	5,689	3.5%	UP	36,448	34,437	5.8%	UP	
MORETON BAY	31,605	30,799	2.6%	UP	9,783	9,600	1.9%	STEADY	7,907	7,351	7.6%	UP	49,295	47,750	3.2%	UP	
REDLAND	8,700	8,697	0.0%	STEADY	1,686	1,637	3.0%	UP	1,818	1,655	9.8%	UP	12,204	11,989	1.8%	STEADY	
TOURISM CENTRES																	
GOLD COAST	29,758	29,367	1.3%	STEADY	35,775	35,391	1.1%	STEADY	13,569	13,493	0.6%	STEADY	79,102	78,251	1.1%	STEADY	
SUNSHINE COAST	18,205	17,844	2.0%	UP	12,397	12,248	1.2%	STEADY	3,167	2,932	8.0%	UP	33,769	33,024	2.3%	UP	
NOOSA	2,486	2,518	-1.3%	STEADY	1,277	1,303	-2.0%	STEADY	370	347	6.6%	UP	4,133	4,168	-0.8%	STEADY	
FRASER COAST	7,026	7,121	-1.3%	STEADY	2,704	2,669	1.3%	STEADY	562	555	1.3%	STEADY	10,292	10,345	-0.5%	STEADY	
CAIRNS	9,548	9,537	0.1%	STEADY	11,039	11,123	-0.8%	STEADY	937	986	-5.0%	DOWN	21,524	21,646	-0.6%	STEADY	
REGIONAL QLD																	
BUNDABERG	6,472	6,530	-0.9%	STEADY	2,864	2,763	3.7%	UP	136	134	1.5%	STEADY	9,472	9,427	0.5%	STEADY	
GLADSTONE	5,466	5,520	-1.0%	STEADY	2,104	2,019	4.2%	UP	819	803	2.0%	STEADY	8,389	8,342	0.6%	STEADY	
MACKAY	7,984	8,050	-0.8%	STEADY	4,275	4,257	0.4%	STEADY	480	487	-1.4%	STEADY	12,739	12,794	-0.4%	STEADY	
ROCKHAMPTON	4,728	4,606	2.6%	UP	2,639	2,561	3.0%	UP	133	124	7.3%	UP	7,500	7,291	2.9%	UP	
TOOWOOMBA	11,574	11,480	0.8%	STEADY	7,419	7,166	3.5%	UP	496	484	2.5%	UP	19,489	19,130	1.9%	STEADY	
TOWNSVILLE	14,850	14,882	-0.2%	STEADY	8,888	8,994	-1.2%	STEADY	756	820	-7.8%	DOWN	24,494	24,696	-0.8%	STEADY	

#### Bonds Trend:

Steady = - 2% to + 2% change

Up = + 2% change or more

Down = - 2% change or more

# QUEENSLAND ALL LGAS - WEEKLY MEDIAN RENTS BY DWELLING TYPE

LGA	FLAT 1-BED			FLAT 2-BED			FLAT 3-BED			HOUSE 2-BED		
	JUN-18	JUN-19	% CHANGE	JUN-18	JUN-19	% CHANGE	JUN-18	JUN-19	% CHANGE	JUN-18	JUN-19	% CHANGE
Balonne Shire Council	N/A	N/A	N/A	N/A	\$275	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Banana Shire Council	\$185	N/A	N/A	\$223	\$240	7.9%	N/A	N/A	N/A	N/A	N/A	N/A
Barcaldine Regional Council	N/A	N/A	N/A	N/A	\$150	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Barcoo Shire Council	N/A	#N/A	N/A	N/A	#N/A	N/A	N/A	#N/A	N/A	N/A	#N/A	N/A
Blackall-Tambo Regional Council	N/A	N/A	N/A	N/A	\$135	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Boulia Shire Council	N/A	\$212	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$294	N/A
Brisbane City Council	\$350	\$350	0.0%	\$410	\$420	2.6%	\$495	\$510	3.0%	\$385	\$393	1.9%
Bundaberg Regional Council	\$210	\$250	19.0%	\$238	\$240	1.1%	\$295	\$310	5.1%	\$260	\$260	0.0%
Burdekin Shire Council	\$170	\$175	2.9%	\$220	\$200	-9.1%	\$250	N/A	N/A	\$200	\$220	10.0%
Cairns Regional Council	\$225	\$240	6.7%	\$300	\$310	3.3%	\$365	\$370	1.4%	\$330	\$330	0.0%
Carpentaria Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cassowary Coast Regional Council	\$220	\$190	-13.6%	\$240	\$220	-8.3%	\$283	\$278	-1.8%	\$250	\$250	0.0%
Central Highlands Regional Council	\$185	\$220	18.9%	\$180	\$220	22.2%	\$250	\$290	16.0%	N/A	\$250	N/A
Charters Towers Regional Council	N/A	N/A	N/A	\$200	\$190	-5.0%	\$200	N/A	N/A	\$245	\$230	-6.1%
Cloncurry Shire Council	N/A	N/A	N/A	\$250	\$250	0.0%	N/A	N/A	N/A	\$250	\$250	0.0%
Cook Shire Council	N/A	N/A	N/A	\$300	\$220	-26.7%	N/A	N/A	N/A	\$255	\$260	2.0%
Diamantina Shire Council	N/A	#N/A	N/A	N/A	#N/A	N/A	N/A	#N/A	N/A	N/A	#N/A	N/A
Douglas Shire Council	\$220	\$220	0.0%	\$300	\$330	10.0%	\$390	\$400	2.6%	\$320	\$350	9.4%
Flinders Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fraser Coast Regional Council	\$214	\$225	5.0%	\$260	\$270	3.8%	\$295	\$338	14.4%	\$258	\$280	8.7%
Gladstone Regional Council	\$140	\$120	-14.3%	\$150	\$180	20.0%	\$210	\$250	19.0%	\$180	\$205	13.9%
Gold Coast City Council	\$350	\$350	0.0%	\$440	\$440	0.0%	\$500	\$500	0.0%	\$388	\$398	2.6%
Goondiwindi Regional Council	N/A	\$160	N/A	\$220	\$205	-6.8%	N/A	N/A	N/A	\$263	N/A	N/A
Gympie Regional Council	\$187	\$190	1.6%	\$235	\$250	6.4%	\$290	\$273	-6.0%	\$253	\$265	5.0%
Hinchinbrook Shire Council	N/A	N/A	N/A	\$180	\$180	0.0%	N/A	N/A	N/A	\$210	\$205	-2.4%
Ipswich City Council	\$240	\$230	-4.2%	\$260	\$255	-1.9%	\$300	\$300	0.0%	\$275	\$275	0.0%
Isaac Regional Council	\$175	N/A	N/A	\$180	\$210	16.7%	\$60	\$170	183.3%	\$190	N/A	N/A
Livingstone Shire Council	\$210	\$200	-4.8%	\$250	\$258	3.0%	\$325	\$320	-1.5%	\$255	\$285	11.8%
Lockyer Valley Regional Council	N/A	\$190	N/A	\$245	\$250	2.0%	\$280	\$305	8.9%	\$255	\$260	2.0%
Logan City Council	\$253	\$240	-5.0%	\$290	\$290	0.0%	\$340	\$340	0.0%	\$290	\$300	3.4%
Longreach Regional Council	N/A	N/A	N/A	N/A	\$185	N/A	N/A	N/A	N/A	\$165	\$208	25.8%
Mackay Regional Council	\$200	\$220	10.0%	\$230	\$260	13.0%	\$330	\$350	6.1%	\$250	\$300	20.0%
Maranoa Regional Council	\$119	N/A	N/A	\$153	\$160	4.9%	\$290	N/A	N/A	\$165	\$152	-7.9%
Mareeba Shire Council	\$200	\$200	0.0%	\$255	\$253	-1.1%	\$300	\$270	-10.0%	\$320	\$285	-10.9%
Moreton Bay Regional Council	\$250	\$250	0.0%	\$290	\$290	0.0%	\$335	\$338	0.7%	\$315	\$320	1.6%
Mount Isa City Council	\$160	\$190	18.8%	\$220	\$220	0.0%	\$350	\$340	-2.9%	\$260	\$298	14.4%
Murweh Shire Council	N/A	N/A	N/A	N/A	\$150	N/A	N/A	N/A	N/A	\$195	\$203	3.8%
Noosa Shire Council	\$305	\$295	-3.3%	\$400	\$415	3.8%	\$525	\$570	8.6%	\$395	\$405	2.5%
North Burnett Regional Council	N/A	N/A	N/A	\$200	\$200	0.0%	N/A	N/A	N/A	\$225	\$240	6.7%
Paroo Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Quilpie Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Redland City Council	\$197	\$220	11.6%	\$350	\$365	4.3%	\$400	\$418	4.4%	\$265	\$255	-3.8%
Richmond Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rockhampton Regional Council	\$150	\$160	6.7%	\$210	\$220	4.8%	\$263	\$300	14.3%	\$220	\$230	4.5%
Scenic Rim Regional Council	\$223	\$275	23.6%	\$265	\$280	5.7%	\$313	\$300	-4.0%	\$290	\$290	0.0%
Somerset Regional Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$230	\$295	28.3%
South Burnett Regional Council	\$155	\$155	0.0%	\$200	\$198	-1.3%	\$258	\$240	-6.8%	\$215	\$220	2.3%
Southern Downs Regional Council	\$163	\$148	-9.2%	\$200	\$223	11.3%	\$250	\$273	9.0%	\$243	\$238	-2.1%
Sunshine Coast Regional Council	\$290	\$290	0.0%	\$365	\$370	1.4%	\$430	\$450	4.7%	\$370	\$380	2.7%
Tablelands Regional Council	N/A	\$189	N/A	\$240	\$233	-3.1%	\$295	\$310	5.1%	\$250	\$260	4.0%
Toowoomba Regional Council	\$190	\$200	5.3%	\$250	\$250	0.0%	\$305	\$310	1.6%	\$250	\$270	8.0%
Torres Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Townsville City Council	\$220	\$200	-9.1%	\$248	\$260	5.1%	\$330	\$330	0.0%	\$250	\$290	16.0%
Weipa - part of Cook	N/A	N/A	N/A	\$500	\$500	0.0%	\$600	N/A	N/A	N/A	N/A	N/A
Western Downs Regional Council	\$140	\$148	5.4%	\$183	\$180	-1.4%	\$208	\$220	6.0%	\$190	\$200	5.3%
Whitsunday Regional Council	\$250	\$200	-20.0%	\$310	\$280	-9.7%	\$355	\$330	-7.0%	\$260	\$275	5.8%
Winton Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



# QUEENSLAND ALL LGAS - WEEKLY MEDIAN RENTS BY DWELLING TYPE (CONT'D)

LGA	HOUSE 3-BED			HOUSE 4-BED			TOWNHOUSE 2-BED			TOWNHOUSE 3-BED		
	JUN-18	JUN-19	% CHANGE	JUN-18	JUN-19	% CHANGE	JUN-18	JUN-19	% CHANGE	JUN-18	JUN-19	% CHANGE
Balonne Shire Council	\$260	\$240	-7.7%	\$305	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Banana Shire Council	\$280	\$273	-2.7%	\$355	\$340	-4.2%	N/A	N/A	N/A	N/A	N/A	N/A
Barcaldine Regional Council	\$165	\$210	27.3%	N/A	\$300	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Barcoo Shire Council	N/A	#N/A	N/A	N/A	#N/A	N/A	N/A	#N/A	N/A	N/A	#N/A	N/A
Blackall-Tambo Regional Council	\$175	\$173	-1.4%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Boulia Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Brisbane City Council	\$425	\$430	1.2%	\$508	\$530	4.4%	\$380	\$400	5.3%	\$410	\$420	2.4%
Bundaberg Regional Council	\$295	\$300	1.7%	\$350	\$350	0.0%	N/A	N/A	N/A	\$285	\$320	12.3%
Burdekin Shire Council	\$255	\$270	5.9%	\$275	\$300	9.1%	N/A	N/A	N/A	N/A	N/A	N/A
Cairns Regional Council	\$380	\$390	2.6%	\$450	\$458	1.7%	\$280	\$290	3.6%	\$348	\$370	6.3%
Carpentaria Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cassowary Coast Regional Council	\$298	\$320	7.6%	\$365	\$350	-4.1%	\$225	\$250	11.1%	N/A	N/A	N/A
Central Highlands Regional Council	\$250	\$260	4.0%	\$350	\$360	2.9%	\$235	\$275	17.0%	N/A	\$310	N/A
Charters Towers Regional Council	\$250	\$250	0.0%	\$350	\$345	-1.4%	N/A	N/A	N/A	N/A	N/A	N/A
Cloncurry Shire Council	\$290	\$295	1.7%	\$420	\$400	-4.8%	N/A	N/A	N/A	N/A	N/A	N/A
Cook Shire Council	\$300	\$308	2.5%	\$350	\$320	-8.6%	N/A	N/A	N/A	N/A	N/A	N/A
Diamantina Shire Council	N/A	#N/A	N/A	N/A	#N/A	N/A	N/A	#N/A	N/A	N/A	#N/A	N/A
Douglas Shire Council	\$390	\$363	-7.1%	\$485	\$450	-7.2%	\$345	\$350	1.4%	\$450	\$430	-4.4%
Flinders Shire Council	\$220	\$200	-9.1%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fraser Coast Regional Council	\$295	\$310	5.1%	\$360	\$370	2.8%	\$280	\$280	0.0%	\$333	\$340	2.3%
Gladstone Regional Council	\$200	\$230	15.0%	\$260	\$290	11.5%	\$150	\$160	6.7%	\$210	\$230	9.5%
Gold Coast City Council	\$500	\$495	-1.0%	\$500	\$500	0.0%	\$408	\$395	-3.1%	\$440	\$450	2.3%
Goondiwindi Regional Council	\$300	\$300	0.0%	\$440	\$390	-11.4%	N/A	N/A	N/A	N/A	N/A	N/A
Gympie Regional Council	\$285	\$300	5.3%	\$340	\$360	5.9%	\$250	N/A	N/A	\$300	N/A	N/A
Hinchinbrook Shire Council	\$250	\$243	-3.0%	\$270	\$300	11.1%	N/A	N/A	N/A	N/A	N/A	N/A
Ipswich City Council	\$310	\$315	1.6%	\$370	\$370	0.0%	\$280	\$275	-1.8%	\$315	\$320	1.6%
Isaac Regional Council	\$240	\$300	25.0%	\$290	\$340	17.2%	N/A	\$250	N/A	\$320	\$370	15.6%
Livingstone Shire Council	\$300	\$300	0.0%	\$320	\$350	9.4%	\$290	\$295	1.7%	\$400	\$380	-5.0%
Lockyer Valley Regional Council	\$300	\$300	0.0%	\$335	\$350	4.5%	N/A	N/A	N/A	\$300	N/A	N/A
Logan City Council	\$350	\$350	0.0%	\$400	\$400	0.0%	\$275	\$290	5.5%	\$335	\$330	-1.5%
Longreach Regional Council	\$268	\$250	-6.5%	\$335	\$270	-19.4%	N/A	N/A	N/A	N/A	N/A	N/A
Mackay Regional Council	\$330	\$350	6.1%	\$380	\$400	5.3%	\$310	\$330	6.5%	\$320	\$350	9.4%
Maranoa Regional Council	\$235	\$245	4.3%	\$300	\$330	10.0%	N/A	N/A	N/A	N/A	N/A	N/A
Mareeba Shire Council	\$340	\$345	1.5%	\$420	\$400	-4.8%	N/A	N/A	N/A	N/A	N/A	N/A
Moreton Bay Regional Council	\$360	\$370	2.8%	\$415	\$420	1.2%	\$300	\$300	0.0%	\$345	\$350	1.4%
Mount Isa City Council	\$360	\$380	5.6%	\$425	\$450	5.9%	N/A	N/A	N/A	\$320	\$400	25.0%
Murweh Shire Council	\$220	\$210	-4.5%	\$215	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Noosa Shire Council	\$480	\$485	1.0%	\$613	\$620	1.2%	\$450	\$490	8.9%	\$545	\$545	0.0%
North Burnett Regional Council	\$250	\$245	-2.0%	\$250	\$260	4.0%	N/A	N/A	N/A	N/A	N/A	N/A
Paroo Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Quilpie Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Redland City Council	\$400	\$400	0.0%	\$490	\$495	1.0%	\$350	\$350	0.0%	\$405	\$410	1.2%
Richmond Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rockhampton Regional Council	\$270	\$290	7.4%	\$370	\$370	0.0%	\$275	\$280	1.8%	\$330	N/A	N/A
Scenic Rim Regional Council	\$320	\$360	12.5%	\$395	\$390	-1.3%	\$258	\$260	1.0%	N/A	\$315	N/A
Somerset Regional Council	\$300	\$298	-0.8%	\$313	\$328	4.8%	N/A	N/A	N/A	N/A	N/A	N/A
South Burnett Regional Council	\$260	\$260	0.0%	\$310	\$310	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
Southern Downs Regional Council	\$270	\$270	0.0%	\$325	\$320	-1.5%	N/A	N/A	N/A	N/A	N/A	N/A
Sunshine Coast Regional Council	\$450	\$460	2.2%	\$520	\$540	3.8%	\$380	\$378	-0.7%	\$440	\$430	-2.3%
Tablelands Regional Council	\$305	\$300	-1.6%	\$373	\$380	2.0%	N/A	N/A	N/A	N/A	N/A	N/A
Toowoomba Regional Council	\$300	\$315	5.0%	\$380	\$395	3.9%	\$275	\$280	1.8%	\$318	\$298	-6.3%
Torres Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Townsville City Council	\$290	\$320	10.3%	\$350	\$385	10.0%	\$250	\$280	12.0%	\$310	\$350	12.9%
Weipa - part of Cook	\$675	\$625	-7.4%	N/A	\$750	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Western Downs Regional Council	\$240	\$250	4.2%	\$270	\$290	7.4%	N/A	N/A	N/A	\$198	\$220	11.4%
Whitsunday Regional Council	\$340	\$330	-2.9%	\$410	\$400	-2.4%	\$375	\$350	-6.7%	\$420	\$430	2.4%
Winton Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



## EMPLOYMENT MARKET

IPSWICH SA4



Unemployment Rate

**6.9%**



Participation Rate

**64.9%**

## EMPLOYMENT MARKET

LOGAN - BEAUDESERT SA4



Unemployment Rate

**8.0%**



Participation Rate

**63.2%**

## EMPLOYMENT MARKET

MORETON BAY - NORTH SA4



Unemployment Rate

**9.0%**



Participation Rate

**56.0%**

## EMPLOYMENT MARKET

MORETON BAY - SOUTH SA4



Unemployment Rate

**5.1%**



Participation Rate

**73.3%**

**One market that continues to perform well is rentals. Vacancy rates for rental properties remain fairly tight across all LGAs in the Greater Brisbane region.**

## A mixed bag with positive signs

**The Greater Brisbane housing market has remained mostly stable overall throughout the past 12-month period.**

Although, given this large area includes the local government areas of Brisbane, Ipswich, Moreton Bay, Logan and Redland, it's reasonable to expect that some have fared better than others.

The Greater Brisbane house market increased over the year by 1.5 per cent to \$530,000, showing positive signs of recovery. Median annual house prices across almost all LGAs increased in the 12 months to June, with Redland and Logan the two exceptions.

On a quarterly basis, it was a difficult period for some, with house prices down five per cent in Logan and 1.6 per cent in Redland, while things were steady in other LGAs.

The unit sector across Greater Brisbane has had a more complex year with the markets generally underperforming, according to the analysis. While Ipswich held steady, Logan saw unit medians fall 7.9 per cent and Redland was down seven per cent. However, over the June quarter, Brisbane and Moreton Bay's markets stabilised with a more modest softening than has been seen.

One market that continues to perform well is rentals. Vacancy rates for rental properties remain fairly tight across all LGAs in the Greater Brisbane region. While there has been talk for some time of oversupply in investment-grade attached housing, this appears to be easing. It also does not appear to have extended to outer suburbs where demand for quality rental accommodation remains good.

## REGIONAL ECONOMY AND INFRASTRUCTURE INVESTMENT

### Logan

The recent State Budget saw \$500 million allocated to infrastructure projects in the Logan area, supporting a forecasted 1500 new jobs.

In addition to road improvements and emergency service investment, the spending included a number of new and expanded community programs like a \$24 million sporting and recreation program and money for library accessibility improvements.

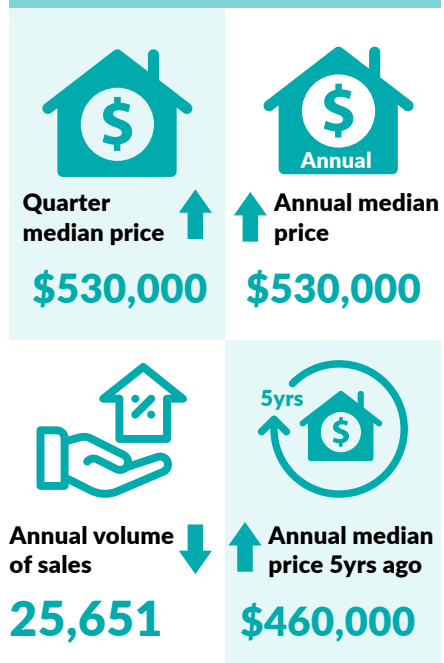
A number of major projects are nearing completion, including the Logan Motorway upgrade. The two-year Logan Enhancement project saw \$512 million poured into fixing a troublesome bottleneck that will improve travel time and congestion.

The new Yarrabilba State Secondary College project, a \$65 million investment in the region's education facilities, is on track. It will welcome its first 300 students in 2020, before expanding to its full capacity of 1800 kids by 2024.

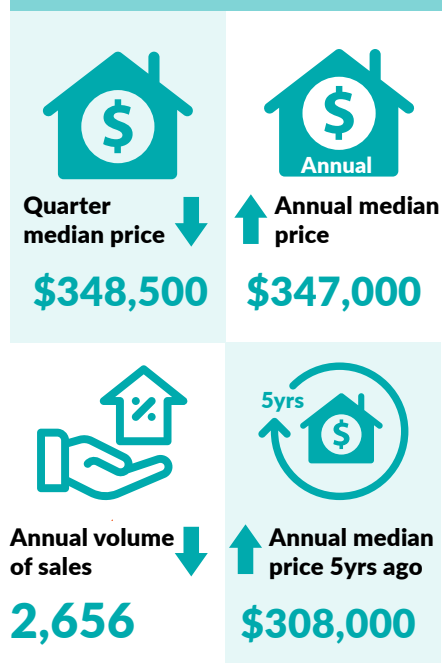




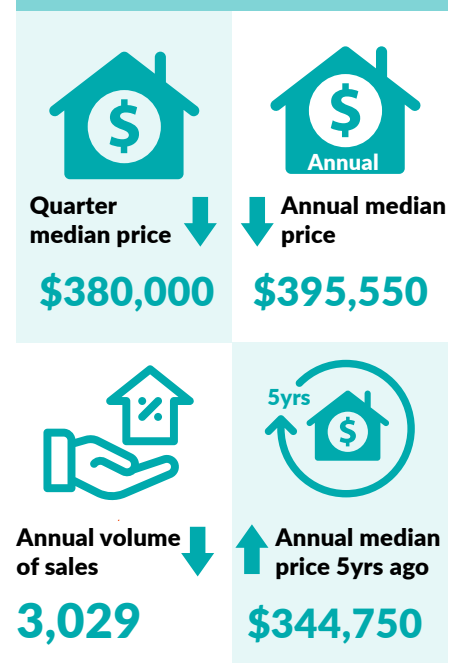
## HOUSE MARKET (<2400M<sup>2</sup>) GREATER BRISBANE



## HOUSE MARKET (<2400M<sup>2</sup>) IPSWICH



## HOUSE MARKET (<2400M<sup>2</sup>) LOGAN



HOUSE MARKET (<2400M<sup>2</sup>)

## MORETON BAY



Quarter  
median price ↓  
**\$445,000**



Annual  
median price ↑  
**\$448,500**



Annual volume  
of sales ↓  
**5,555**



Annual median  
price 5yrs ago ↑  
**\$387,500**

HOUSE MARKET (<2400M<sup>2</sup>)

## REDLAND



Quarter  
median price ↓  
**\$518,500**



Annual median  
price ↓  
**\$530,000**



Annual volume  
of sales ↓  
**2,233**



Annual median  
price 5yrs ago ↑  
**\$462,000**

The latest State Budget also included \$82.4 million in new funding for local schools, to maintain and improve existing facilities. This includes a refurbishment of Springwood State High and, new learning areas at Marsden State High, Beenleigh Special School and Eagleby.

**Ipswich**

The latest State Budget included an investment of \$895 million for local infrastructure projects in the Ipswich region, estimated to support 2000 jobs. It also allocated \$642 million for health services in the area and a total of \$107 million to maintain and upgrade schools.

Among the big spending commitments was \$238 million allocated for the Ipswich Motorway, with improvement works including the construction of additional lanes between Oxley Road and Granard Road.

Education spending also increased, with \$7.2 million for capital works at Ipswich TAFE, \$2.5 million for new classrooms at Springfield Central High School and \$550,000 for upgrades at Woodcrest State High.

The government also announced \$2.4 million for an upgrade to Springfield's park-and-ride facility to provide 650 extra car spaces at the central train station.

Construction is also underway on the new \$7.5 million, two-story Rosewood Library, which will promote liveability and community in the district.

**Moreton Bay**

The region's growing tourism sector has received a timely boost, with the government investing in a number of new jet boats.

The \$2.1 million project will see the construction of four vessels and create Moreton Bay Day Adventures, to launch early next year.

The service is expected to draw an extra 60,000 visitors a year to Moreton Bay, contribute \$6 million to the local economy and create 15 jobs once operational.

**Redland**

Initial civil works have commenced on the first stage of the Weinam Creek redevelopment project. It marks an exciting milestone in realising the long-term vision for the waterfront commercial, recreational, residential and transport hub.

Redland City Council released plans for the new boat ramp, car park and footbridge connecting Moores Park to the Redland Bay Marina.

A private developer has also applied to build a 33-unit waterfront residential apartment complex on the site.

"The master plan, which will be delivered in stages, will transform the waterfront of Redland Bay, improve the usability of the transport hub, attract visitors, create jobs and drive economic development in the area," council said.

Meanwhile, the recent State Budget included a record Queensland-wide health spend of \$19.2 billion, with the local Redland Hospital receiving a slice of the pie.

A \$1.4 million capital works investment will see an upgrade of facilities, including additional emergency department beds and new birthing suites.

**MARKET OUTLOOK**

Analysis of housing data shows that the overall housing market in the Greater Brisbane region continues on a steady track. The Logan housing sector appears to be softening based on declines over two consecutive quarters. Redland also appears to be heading into a period of consolidation. On the flipside, Ipswich, Moreton Bay and Brisbane look to be starting to bottom out.

**HOUSE MARKET (<2400m<sup>2</sup>)**

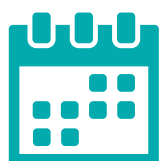
The Brisbane LGA saw its annual median house price rise 0.7 per cent to June 2019 reaching \$680,000, which placed its annual gain below Moreton Bay (1.2 per cent) and Ipswich (0.9 per cent).

For those LGAs outside of Brisbane, it was Redland that had the most expensive housing with a median of \$530,000, while Ipswich had the most affordable with an annual median of \$347,000.



## HOUSE MARKET ALL

### GREATER BRISBANE



Median days on market

**43 Days**



Median vendor discount

**-4.5%**



Stock on market

**6.5%**

## HOUSE MARKET ALL

### IPSWICH



Median days on market

**50 Days**



Median vendor discount

**-5.1%**

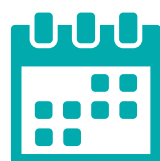


Stock on market

**8.4%**

## HOUSE MARKET ALL

### LOGAN



Median days on market

**49 Days**



Median vendor discount

**-4.8%**



Stock on market

**7.7%**

## HOUSE MARKET ALL

### MORETON BAY



Median days on market

**41 Days**



Median vendor discount

**-4.2%**



Stock on market

**7.9%**

## HOUSE MARKET ALL

### REDLAND



Median days on market

**46 Days**



Median vendor discount

**-4.8%**



Stock on market

**8.4%**

Looking at the medium-term data, the annual median house price in Greater Brisbane grew 15.2 per cent since June 2014, while the annual median house price in outer Brisbane localities grew within the range of 12.7 per cent to 15.7 per cent over the same period.

This continues to support the assessment of a region benefiting from steady capital gains.

### GENERAL ACTIVITY

For Greater Brisbane, annual total listing volume fell four per cent for the year, from 44,784 in May 2018 to 42,984 in May 2019.

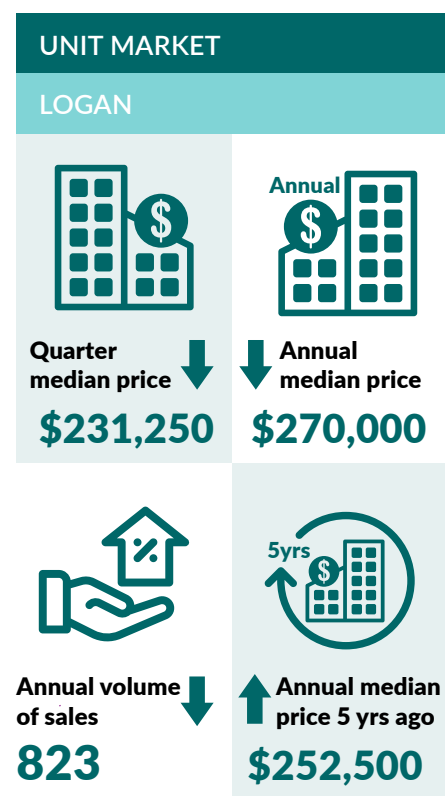
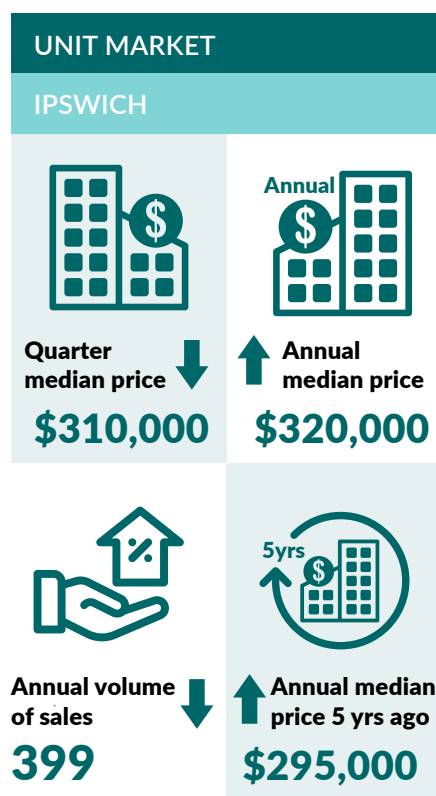
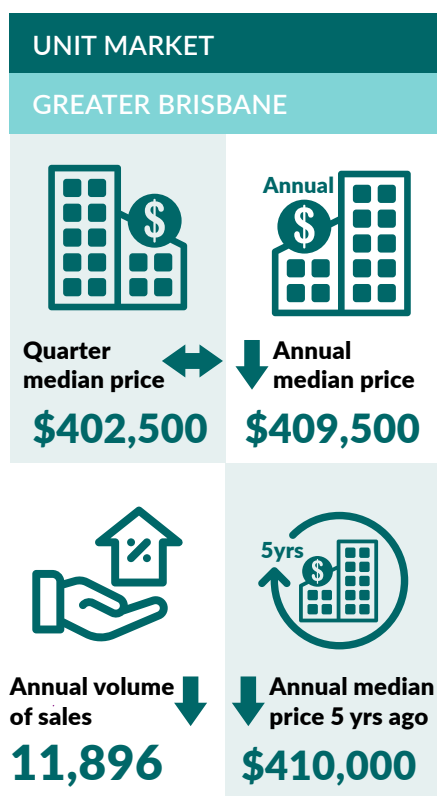
Stock on market was slightly lower for the year, coming in at 6.5 per cent, down 0.3 per cent.

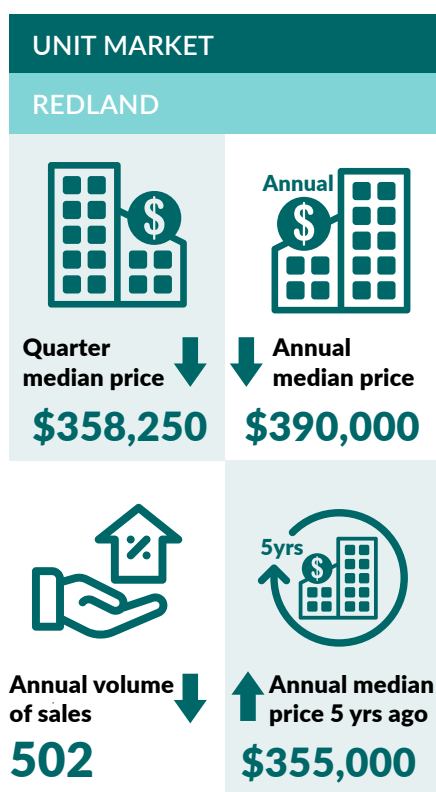
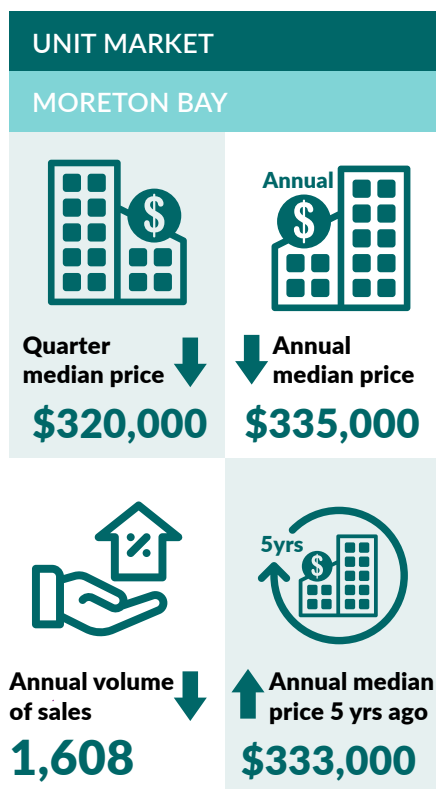
The period also saw a marginal increase in the median days on market, with a 2019 selling time of 43 days, which was eight days longer than the 2018 result. Vendor discounting over the 12 months also saw a nominal rise from a 4.0 per cent discount in 2018 to a 4.5 per cent discount in 2019.

Outside of the Brisbane LGA, it was Moreton Bay that saw the lowest days on market at 41 – an increase of six days based on the previous year's result.

Moreton also had the tightest vendor discount at 4.2 per cent, just slightly more than the very tight 3.6 per cent result recorded in 2018.

Stock on market widened across all the outer LGAs. The 2019 figures ranged from 6.5 per cent in Brisbane to 8.4 per cent in Redland.





In all, the numbers show the wider Brisbane region is tracking fairly well. For the most part, there have been no major changes in metric across the year and, with reasonable days on market and tight vendor discounts, it appears properties priced to suit market conditions is still finding buyers.

### UNIT MARKET

The Brisbane LGA unit market saw its annual median slip slightly, down -2.2 per cent to \$440,000 to the end of June 2019. This was the smallest decline for the region with Logan unit medians showing the weakest performance (-7.9 per cent) followed by Redland (-seven per cent).

Moreton Bay saw its annual unit median drop as well with a -5.6 per cent result.

Ipswich was the only LGA in Greater Brisbane to hold steady over the year, with no movement in its annual median unit price of \$320,000.

Over the past five years, all unit markets increased. Redlands was the best performer, with a 9.9 per cent median price gain since June 2014. This was followed by Ipswich, with an 8.5 per cent increase over five years. Moreton Bay saw a marginal lift of 0.6 per cent since June 2014.

Despite the increase in supply and listings, median days on market and median vendor discount in Greater Brisbane did not change significantly in 2018.

On a macro level though, Logan, in particular, looks challenging for sellers, although supply is being absorbed and the amount of discounting required by sellers is nominal. Logan saw an 18.4 per cent decline in total listing number for 2019, while its stock on market result fell 3.4 per cent. In addition, days on market increased by 21 to reach a median of 87 days, while vendor discounting increased modestly from 5.3 per cent in 2018, to 6.8 per cent in 2019. The key to achieving sales seems to be, as always, prices that meet the market.

Across the metrics, Brisbane appeared the most resilient for units. The region saw a fall in total listing numbers of 4.8 per cent to reach 10,536 listings, while the stock-on-market percentage fell 1.1 per cent to come in at 7.6 per cent.

### RENTAL MARKET

June quarter median rental yields across outer Brisbane regions ranged from 3.4 per cent to 4.8 per cent for houses, and 4.3 per cent to 6.5 per cent for units.

Yield movements from the previous quarter were steady across all LGAs, with Logan unit yields up slightly.

Median annual rent for outer Brisbane three-bedroom houses ranged from \$315 per week in Logan to \$400 per week in Redland. The same measure for units ranged \$255 per week in Ipswich to \$365 per week in Redland.

The greater Brisbane vacancy rate was at 2.4 per cent in the quarter – an of 0.2 per cent on March – so demand for rentals eased marginally. The number has stayed within the 2.2 to 2.9 range for the past eight quarters.

Interestingly, it was those locations beyond the 20-kilometre radius that saw the tightest outcome with the combined Outer Brisbane regions of Ipswich, Logan, Moreton Bay, and Redland recording 2.0 per cent vacancy.

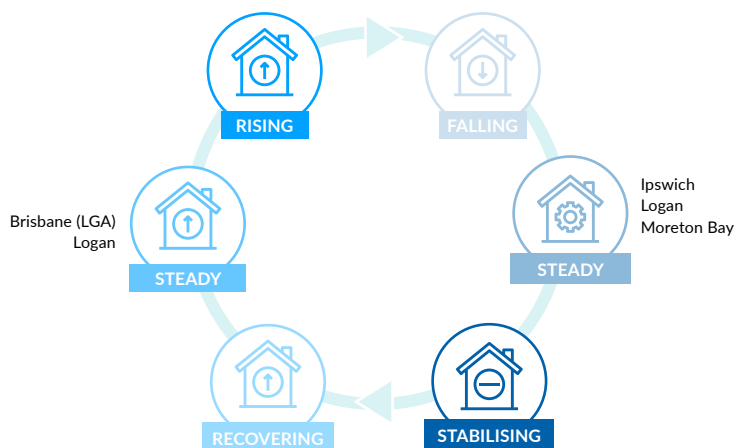
The most interesting result was Moreton Bay, which at 1.4 per cent vacancy is a drop of 0.3 percentage points from last quarter. This continues a tightening trend that has been seen for three quarters now. While this LGA has had strong supply of housing come onto the market from a number of large-scale developments being completed, they don't seem to be reaching the rental market, indicating buyers are snapping up the new house-and-land packages on offer.





## GREATER BRISBANE HOUSE MARKETS

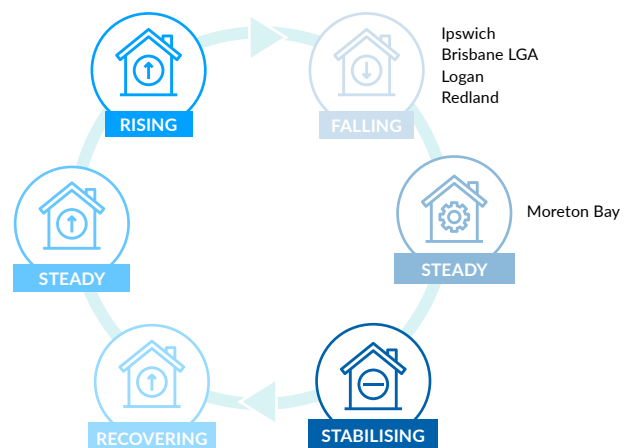
Jun Qtr 2019



Source: REIQ  
Based on the previous 4 quarters median sale price change and the annual change  
Houses < 2400 m2

## GREATER BRISBANE UNIT MARKETS

Jun Qtr 2019

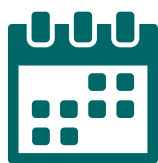


Source: REIQ  
Based on the previous 4 quarters median sale price change and the annual change



## UNIT MARKET

### GREATER BRISBANE



Median days on market  
**64 Days**



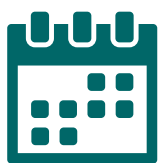
Median vendor discount  
**-5.0%**



Stock on market  
**7.6%**

## UNIT MARKET

### IPSWICH



Median days on market  
**86 Days**



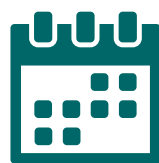
Median vendor discount  
**-8.5%**



Stock on market  
**5.1%**

## UNIT MARKET

### LOGAN



Median days on market  
**87 Days**



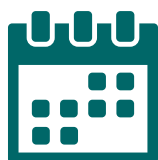
Median vendor discount  
**-6.8%**



Stock on market  
**6.8%**

## UNIT MARKET

### MORETON BAY



Median days on market  
**75 Days**



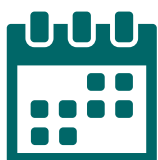
Median vendor discount  
**-4.8%**



Stock on market  
**7.5%**

## UNIT MARKET

### REDLAND



Median days on market  
**69 Days**

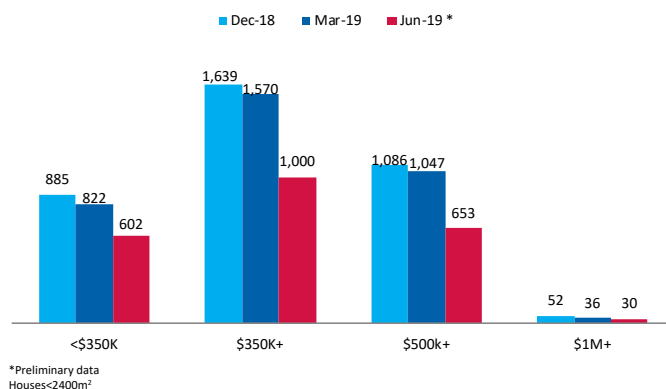


Median vendor discount  
**-4.4%**

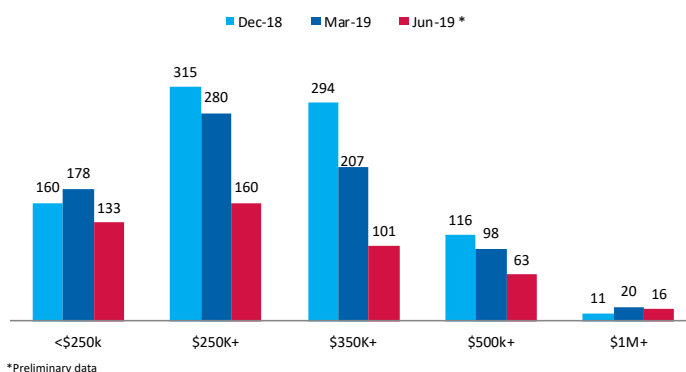


Stock on market  
**7.1%**

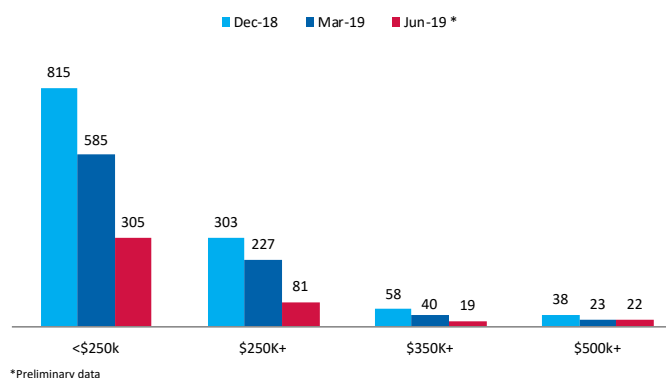
### OUTER BRISBANE HOUSE SALES



### OUTER BRISBANE UNIT SALES



### OUTER BRISBANE LAND SALES



SALES MARKET - HOUSES <2400m<sup>2</sup>

SUBURB/ LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>GREATER BRISBANE</b>	<b>4656</b>	<b>\$530,000</b>	<b>0.6%</b>	<b>25651</b>	<b>\$530,000</b>	<b>\$522,400</b>	<b>1.5%</b>	<b>\$460,000</b>	<b>15.2%</b>
<b>GREATER BRISBANE ^</b>	<b>353</b>	<b>\$647,000</b>	<b>-3.4%</b>	<b>2179</b>	<b>\$675,000</b>	<b>\$666,000</b>	<b>1.4%</b>	<b>\$557,750</b>	<b>21.0%</b>
<b>IPSWICH (LGA)</b>	<b>460</b>	<b>\$348,500</b>	<b>-0.3%</b>	<b>2656</b>	<b>\$347,000</b>	<b>\$344,000</b>	<b>0.9%</b>	<b>\$308,000</b>	<b>12.7%</b>
<b>IPSWICH (LGA) ^</b>	<b>35</b>	<b>\$500,000</b>	<b>-9.5%</b>	<b>186</b>	<b>\$520,000</b>	<b>\$535,000</b>	<b>-2.8%</b>	<b>\$463,000</b>	<b>12.3%</b>
AUGUSTINE HEIGHTS	9	N/A	N/A	70	\$510,000	\$540,000	-5.6%	\$507,500	0.5%
BELLBIRD PARK	21	\$365,000	0.7%	94	\$370,000	\$363,750	1.7%	\$310,600	19.1%
BASIN POCKET	0	N/A	N/A	11	N/A	\$266,250	N/A	\$205,000	N/A
BOOVAL	3	N/A	N/A	28	\$328,000	\$295,750	10.9%	\$255,000	28.6%
BRASSALL	27	\$365,000	12.1%	169	\$330,000	\$340,000	-2.9%	\$310,000	6.5%
BROOKWATER	0	N/A	N/A	0	N/A	\$-	N/A	\$-	N/A
BUNDAMBA	10	N/A	N/A	80	\$315,000	\$310,000	1.6%	\$280,000	12.5%
CAMIRA	16	N/A	N/A	82	\$413,750	\$405,000	2.2%	\$332,660	24.4%
COALFALLS	3	N/A	N/A	20	\$398,500	\$329,500	20.9%	\$282,000	41.3%
COLLINGWOOD PARK	16	N/A	N/A	97	\$330,000	\$339,000	-2.7%	\$299,500	10.2%
DEEBING HEIGHTS	6	N/A	N/A	42	\$431,750	\$440,888	-2.1%	\$429,000	0.6%
EAST IPSWICH	6	N/A	N/A	35	\$278,000	\$278,000	0.0%	\$240,000	15.8%
EASTERN HEIGHTS	8	N/A	N/A	59	\$340,000	\$319,000	6.6%	\$269,000	26.4%
FLINDERS VIEW	17	N/A	N/A	67	\$380,000	\$382,500	-0.7%	\$350,000	8.6%
GAILES	4	N/A	N/A	17	N/A	\$250,500	N/A	\$250,000	N/A
GOODNA	19	N/A	N/A	116	\$295,000	\$310,000	-4.8%	\$273,750	7.8%
IPSWICH	7	N/A	N/A	39	\$360,000	\$362,500	-0.7%	\$290,000	24.1%
KARALEE ^	7	N/A	N/A	32	\$625,000	\$585,000	6.8%	\$525,000	19.0%
LEICHHARDT	9	N/A	N/A	53	\$250,000	\$243,000	2.9%	\$215,000	16.3%
NEWTOWN	6	N/A	N/A	35	\$335,000	\$375,000	-10.7%	\$308,000	8.8%
NORTH BOOVAL	4	N/A	N/A	45	\$260,000	\$275,000	-5.5%	\$230,000	13.0%
NORTH IPSWICH	13	N/A	N/A	87	\$319,000	\$290,000	10.0%	\$247,000	29.1%
ONE MILE	5	N/A	N/A	29	\$270,000	\$262,500	2.9%	\$235,000	14.9%
RACEVIEW	21	\$315,500	-0.8%	162	\$327,000	\$320,750	2.0%	\$300,000	9.0%
REDBANK	2	N/A	N/A	16	N/A	\$330,000	N/A	\$263,000	N/A
REDBANK PLAINS	50	\$327,500	0.9%	242	\$328,000	\$334,500	-1.9%	\$300,000	9.3%
RIPLEY	8	N/A	N/A	60	\$394,400	\$385,750	2.2%	\$337,000	17.0%
RIVERVIEW	11	N/A	N/A	32	\$245,000	\$237,000	3.4%	\$228,000	7.5%
ROSEWOOD	13	N/A	N/A	50	\$304,000	\$296,000	2.7%	\$260,000	16.9%
SADLIERS CROSSING	2	N/A	N/A	31	\$317,500	\$353,000	-10.1%	\$307,500	3.3%
SILKSTONE	11	N/A	N/A	54	\$313,500	\$317,500	-1.3%	\$269,500	16.3%
SPRINGFIELD	23	\$425,000	-1.5%	83	\$431,500	\$420,000	2.7%	\$379,000	13.9%
SPRINGFIELD LAKES	46	\$416,500	0.4%	278	\$425,000	\$435,000	-2.3%	\$389,000	9.3%
WOODEND	3	N/A	N/A	26	\$350,000	\$370,000	-5.4%	\$297,000	17.8%
WULKURAKA	3	N/A	N/A	12	N/A	\$306,500	N/A	\$310,000	N/A
YAMANTO	24	\$419,000	8.1%	78	\$392,000	\$358,500	9.3%	\$335,000	17.0%
<b>LOGAN (LGA)</b>	<b>540</b>	<b>\$380,000</b>	<b>-5.0%</b>	<b>3029</b>	<b>\$395,550</b>	<b>\$400,000</b>	<b>-1.1%</b>	<b>\$344,750</b>	<b>14.7%</b>
<b>LOGAN (LGA) ^</b>	<b>124</b>	<b>\$588,000</b>	<b>-5.2%</b>	<b>698</b>	<b>\$615,000</b>	<b>\$605,000</b>	<b>1.7%</b>	<b>\$502,500</b>	<b>22.4%</b>
BEENLEIGH	23	\$330,000	-0.8%	93	\$335,000	\$345,500	-3.0%	\$287,000	16.7%
BETHANIA	10	N/A	N/A	60	\$350,250	\$360,000	-2.7%	\$280,000	25.1%
BORONIA HEIGHTS	11	N/A	N/A	91	\$347,750	\$350,000	-0.6%	\$309,500	12.4%
BROWNS PLAINS	7	N/A	N/A	65	\$378,000	\$365,000	3.6%	\$300,000	26.0%
CEDAR GROVE ^	6	N/A	N/A	21	\$463,000	\$452,500	2.3%	\$420,000	10.2%
CEDAR VALE ^	11	N/A	N/A	46	\$495,000	\$500,000	-1.0%	\$430,000	15.1%
CHAMBERS FLAT ^	3	N/A	N/A	12	N/A	\$620,000	N/A	\$490,000	N/A
CORNUBIA ^	2	N/A	N/A	10	N/A	\$797,500	N/A	\$695,000	N/A
CORNUBIA	10	N/A	N/A	75	\$587,500	\$590,000	-0.4%	\$467,500	25.7%
CRESTMead	17	N/A	N/A	151	\$325,000	\$340,500	-4.6%	\$280,000	16.1%
DAISY HILL	18	N/A	N/A	89	\$485,000	\$495,000	-2.0%	\$416,500	16.4%

SALES MARKET - HOUSES <2400m<sup>2</sup> (CONT'D)

SUBURB/ LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
EAGLEBY	25	\$301,000	-6.8%	120	\$315,000	\$320,000	-1.6%	\$253,000	24.5%
EDENS LANDING	11	N/A	N/A	62	\$381,500	\$388,000	-1.7%	\$346,000	10.3%
FORESTDALE ^	3	N/A	N/A	34	\$784,500	\$795,000	-1.3%	\$660,000	18.9%
GREENBANK ^	12	N/A	N/A	75	\$620,000	\$615,000	0.8%	\$517,500	19.8%
HERITAGE PARK	6	N/A	N/A	79	\$456,000	\$450,000	1.3%	\$392,500	16.2%
HILLCREST	10	N/A	N/A	58	\$357,500	\$375,000	-4.7%	\$320,100	11.7%
HOLMVUE	5	N/A	N/A	47	\$393,000	\$395,000	-0.5%	\$340,000	15.6%
JIMBOOMBA	4	N/A	N/A	10	N/A	\$350,000	N/A	\$298,500	N/A
JIMBOOMBA ^	16	N/A	N/A	74	\$572,500	\$550,000	4.1%	\$466,000	22.9%
KINGSTON	27	\$276,500	0.6%	111	\$300,000	\$315,000	-4.8%	\$260,000	15.4%
LOGAN CENTRAL	6	N/A	N/A	43	\$283,000	\$310,000	-8.7%	\$258,000	9.7%
LOGAN RESERVE	8	N/A	N/A	50	\$397,500	\$390,009	1.9%	\$330,000	20.5%
LOGAN VILLAGE ^	7	N/A	N/A	42	\$604,500	\$615,000	-1.7%	\$495,000	22.1%
LOGANHOLME	12	N/A	N/A	85	\$384,400	\$396,198	-3.0%	\$351,100	9.5%
LOGANLEA	10	N/A	N/A	64	\$377,000	\$384,250	-1.9%	\$296,000	27.4%
MARSDEN	31	\$342,500	-10.6%	144	\$375,000	\$369,000	1.6%	\$315,750	18.8%
MEADOWBROOK	6	N/A	N/A	23	\$432,000	\$436,000	-0.9%	\$362,000	19.3%
MOUNT WARREN PARK	15	N/A	N/A	73	\$395,000	\$396,100	-0.3%	\$340,000	16.2%
MUNRUBEN ^	9	N/A	N/A	23	\$595,000	\$597,500	-0.4%	\$520,000	14.4%
NEW BEITH ^	11	N/A	N/A	50	\$644,000	\$647,250	-0.5%	\$555,000	16.0%
REGENTS PARK	28	\$397,000	-2.3%	152	\$402,500	\$411,129	-2.1%	\$353,000	14.0%
ROCHEDALE SOUTH	43	\$488,500	-5.2%	205	\$510,000	\$515,000	-1.0%	\$420,000	21.4%
SHAILER PARK	17	N/A	N/A	133	\$557,500	\$569,500	-2.1%	\$475,000	17.4%
SLACKS CREEK	13	N/A	N/A	89	\$342,000	\$350,000	-2.3%	\$285,000	20.0%
SPRINGWOOD	26	\$528,570	-0.3%	114	\$525,000	\$520,000	1.0%	\$431,000	21.8%
TANAH MERAH	15	N/A	N/A	53	\$450,000	\$439,250	2.5%	\$380,000	18.4%
UNDERWOOD	14	N/A	N/A	72	\$530,000	\$574,250	-7.7%	\$475,000	11.6%
WATERFORD	15	N/A	N/A	77	\$386,000	\$399,000	-3.3%	\$357,500	8.0%
WATERFORD WEST	13	N/A	N/A	71	\$348,500	\$368,000	-5.3%	\$305,000	14.3%
WINDAROO	5	N/A	N/A	42	\$475,000	\$450,000	5.6%	\$413,000	15.0%
WOODRIDGE	15	N/A	N/A	76	\$302,000	\$310,000	-2.6%	\$255,000	18.4%
YARRABILBA	27	\$365,000	-8.2%	142	\$385,000	\$414,000	-7.0%	\$391,793	-1.7%
<b>MORETON BAY (LGA)</b>	<b>947</b>	<b>\$445,000</b>	<b>-0.2%</b>	<b>5555</b>	<b>\$448,500</b>	<b>\$443,375</b>	<b>1.2%</b>	<b>\$387,500</b>	<b>15.7%</b>
<b>MORETON BAY (LGA) ^</b>	<b>132</b>	<b>\$651,250</b>	<b>-2.8%</b>	<b>831</b>	<b>\$670,000</b>	<b>\$670,000</b>	<b>0.0%</b>	<b>\$561,250</b>	<b>19.4%</b>
ALBANY CREEK	25	\$545,000	-12.9%	195	\$610,000	\$575,000	6.1%	\$501,184	21.7%
ARANA HILLS	20	\$550,000	2.0%	102	\$550,000	\$545,000	0.9%	\$455,000	20.9%
BANKSIA BEACH	18	N/A	N/A	113	\$640,000	\$565,000	13.3%	\$462,000	38.5%
BEACHMERE	10	N/A	N/A	72	\$375,000	\$370,000	1.4%	\$310,000	21.0%
BELLARA	17	N/A	N/A	66	\$382,500	\$392,000	-2.4%	\$320,000	19.5%
BELLMERE	15	N/A	N/A	98	\$355,000	\$345,000	2.9%	\$315,000	12.7%
BONGAREE	21	\$440,000	-10.2%	106	\$457,500	\$470,000	-2.7%	\$395,000	15.8%
BRAY PARK	17	N/A	N/A	136	\$440,000	\$426,000	3.3%	\$360,000	22.2%
BUNYA ^	1	N/A	N/A	17	N/A	\$925,000	N/A	\$725,000	N/A
BURPENGARY	23	\$408,000	-2.0%	126	\$420,000	\$411,000	2.2%	\$349,500	20.2%
BURPENGARY ^	10	N/A	N/A	49	\$617,450	\$628,500	-1.8%	\$530,000	16.5%
BURPENGARY EAST	8	N/A	N/A	39	\$510,000	\$480,000	6.3%	\$398,000	28.1%
BURPENGARY EAST ^	6	N/A	N/A	49	\$650,000	\$657,500	-1.1%	\$512,300	26.9%
CABOOLTURE	48	\$335,000	-0.3%	336	\$340,000	\$335,000	1.5%	\$290,000	17.2%
CABOOLTURE ^	12	N/A	N/A	55	\$572,500	\$560,000	2.2%	\$450,000	27.2%
CABOOLTURE SOUTH	24	\$295,000	-6.7%	105	\$304,500	\$307,500	-1.0%	\$269,000	13.2%
CASHMERE	9	N/A	N/A	35	\$750,000	\$710,000	5.6%	\$600,000	25.0%
CLONTARF	21	\$432,000	-1.8%	131	\$455,000	\$449,600	1.2%	\$365,000	24.7%
DAKABIN	6	N/A	N/A	51	\$449,000	\$461,500	-2.7%	\$425,000	5.6%
DECEPTION BAY	44	\$348,500	-3.9%	269	\$357,000	\$350,000	2.0%	\$290,000	23.1%
EATONS HILL	14	N/A	N/A	84	\$580,000	\$590,000	-1.7%	\$530,000	9.4%

## SALES MARKET - HOUSES <2400m<sup>2</sup> (CONT'D)

SUBURB/ LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
ELIMBAH ^	7	N/A	N/A	53	\$579,000	\$625,000	-7.4%	\$493,750	17.3%
EVERTON HILLS	18	N/A	N/A	85	\$589,750	\$570,000	3.5%	\$480,000	22.9%
FERNY HILLS	21	\$573,250	4.2%	119	\$566,250	\$544,500	4.0%	\$461,250	22.8%
GRIFFIN	25	\$481,000	5.7%	109	\$469,500	\$470,250	-0.2%	\$424,500	10.6%
JOYNER	8	N/A	N/A	38	\$515,000	\$506,000	1.8%	\$532,500	-3.3%
KALLANGUR	56	\$395,000	-1.3%	312	\$397,000	\$393,000	1.0%	\$336,500	18.0%
KIPPA-RING	11	N/A	N/A	106	\$435,000	\$430,000	1.2%	\$365,000	19.2%
LAWINTON	8	N/A	N/A	65	\$415,000	\$412,250	0.7%	\$316,250	31.2%
MANGO HILL	24	\$487,000	-7.2%	142	\$535,000	\$519,000	3.1%	\$425,268	25.8%
MARGATE	17	N/A	N/A	108	\$456,000	\$442,500	3.1%	\$365,000	24.9%
MORAYFIELD	44	\$340,500	-1.0%	281	\$345,000	\$345,000	0.0%	\$310,000	11.3%
MORAYFIELD ^	18	N/A	N/A	79	\$635,000	\$600,000	5.8%	\$520,000	22.1%
MURRUMBA DOWNS	33	\$520,000	5.1%	130	\$557,500	\$530,000	5.2%	\$450,000	23.9%
NARANGBA	55	\$462,500	-4.8%	271	\$479,000	\$465,000	3.0%	\$422,000	13.5%
NARANGBA ^	7	N/A	N/A	28	\$711,000	\$745,000	-4.6%	\$620,000	14.7%
NEWPORT	15	N/A	N/A	84	\$724,500	\$840,000	-13.8%	\$800,000	-9.4%
NINGI	9	N/A	N/A	52	\$375,000	\$393,000	-4.6%	\$358,900	4.5%
NINGI ^	5	N/A	N/A	31	\$610,000	\$585,000	4.3%	\$475,000	28.4%
NORTH LAKES	70	\$490,000	6.0%	397	\$481,750	\$490,000	-1.7%	\$447,750	7.6%
PETRIE	19	N/A	N/A	116	\$447,700	\$435,000	2.9%	\$371,000	20.7%
REDCLIFFE	20	\$450,000	-0.2%	140	\$441,000	\$435,500	1.3%	\$375,000	17.6%
ROTHWELL	14	N/A	N/A	84	\$420,000	\$420,000	0.0%	\$365,000	15.1%
SAMFORD VALLEY ^	3	N/A	N/A	40	\$917,500	\$1,050,000	-12.6%	\$887,500	3.4%
SANDSTONE POINT	15	N/A	N/A	84	\$455,000	\$446,250	2.0%	\$372,000	22.3%
SCARBOROUGH	24	\$475,000	-17.4%	127	\$565,000	\$517,500	9.2%	\$449,000	25.8%
STRATHPINE	29	\$461,500	6.1%	200	\$454,000	\$425,000	6.8%	\$347,000	30.8%
TOORBUL	1	N/A	N/A	18	N/A	\$322,500	N/A	\$365,000	N/A
UPPER CABOOLTURE	4	N/A	N/A	39	\$375,000	\$372,641	0.6%	\$313,000	19.8%
UPPER CABOOLTURE ^	3	N/A	N/A	29	\$575,000	\$630,000	-8.7%	\$535,000	7.5%
WAMURAN ^	6	N/A	N/A	34	\$562,250	\$632,500	-11.1%	\$469,500	19.8%
WARNER	35	\$490,000	-7.4%	174	\$512,500	\$520,000	-1.4%	\$465,000	10.2%
WARNER ^	4	N/A	N/A	21	\$845,000	\$846,500	-0.2%	\$657,000	28.6%
WOODY POINT	11	N/A	N/A	73	\$500,000	\$448,250	11.5%	\$380,000	31.6%

<b>REDLAND (LGA)</b>	<b>420</b>	<b>\$518,500</b>	<b>-1.6%</b>	<b>2233</b>	<b>\$530,000</b>	<b>\$535,000</b>	<b>-0.9%</b>	<b>\$462,000</b>	<b>14.7%</b>
<b>REDLAND (LGA) ^</b>	<b>10</b>	<b>N/A</b>	<b>N/A</b>	<b>124</b>	<b>\$995,000</b>	<b>\$945,000</b>	<b>5.3%</b>	<b>\$775,000</b>	<b>28.4%</b>

ALEXANDRA HILLS	42	\$435,000	-2.3%	254	\$457,250	\$470,000	-2.7%	\$407,500	12.2%
BIRKDALE	41	\$545,000	-6.4%	189	\$573,500	\$560,000	2.4%	\$480,000	19.5%
CAPALABA	37	\$471,000	-5.8%	187	\$480,000	\$476,950	0.6%	\$420,000	14.3%
CAPALABA ^	3	N/A	N/A	39	\$970,000	\$962,500	0.8%	\$820,000	18.3%
CLEVELAND	43	\$590,000	0.9%	212	\$602,100	\$626,000	-3.8%	\$505,000	19.2%
MACLEAY ISLAND	13	N/A	N/A	90	\$220,000	\$236,750	-7.1%	\$205,500	7.1%
MOUNT COTTON	24	\$521,250	-4.5%	110	\$532,000	\$545,000	-2.4%	\$475,000	12.0%
ORMISTON	21	\$735,000	3.9%	104	\$712,500	\$670,000	6.3%	\$544,000	31.0%
REDLAND BAY	38	\$570,000	6.1%	245	\$560,000	\$560,000	0.0%	\$491,000	14.1%
RUSSELL ISLAND	26	\$200,000	8.1%	121	\$200,000	\$195,000	2.6%	\$202,000	-1.0%
THORNESIDE	3	N/A	N/A	33	\$490,000	\$513,000	-4.5%	\$425,000	15.3%
THORNLANDS	42	\$582,500	-3.6%	219	\$587,000	\$620,000	-5.3%	\$512,250	14.6%
THORNLANDS ^	1	N/A	N/A	20	\$990,000	\$1,185,000	-16.5%	\$787,500	25.7%
VICTORIA POINT	44	\$510,000	-3.1%	193	\$526,500	\$535,000	-1.6%	\$465,000	13.2%
WELLINGTON POINT	34	\$629,750	-2.7%	189	\$621,000	\$620,000	0.2%	\$519,500	19.5%

<b>SURROUNDS</b>									
<b>LOCKYER VALLEY (LGA)</b>	<b>33</b>	<b>\$242,500</b>	<b>1.0%</b>	<b>186</b>	<b>\$248,000</b>	<b>\$250,000</b>	<b>-0.8%</b>	<b>\$240,000</b>	<b>3.3%</b>
<b>LOCKYER VALLEY (LGA) ^</b>	<b>59</b>	<b>\$385,000</b>	<b>-7.9%</b>	<b>328</b>	<b>\$390,000</b>	<b>\$375,000</b>	<b>4.0%</b>	<b>\$335,000</b>	<b>16.4%</b>

## SALES MARKET - HOUSES <2400m<sup>2</sup> (CONT'D)

SUBURB/ LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>SURROUNDS</b>									
GATTON	9	N/A	N/A	64	\$247,500	\$250,000	-1.0%	\$255,000	-2.9%
KENSINGTON GROVE ^	5	N/A	N/A	39	\$440,000	\$422,500	4.1%	\$330,000	33.3%
LAIDLEY	12	N/A	N/A	62	\$235,000	\$234,000	0.4%	\$211,250	11.2%
LAIDLEY HEIGHTS ^	3	N/A	N/A	21	\$327,000	\$339,000	-3.5%	\$326,750	0.1%
REGENCY DOWNS ^	7	N/A	N/A	33	\$355,000	\$320,000	10.9%	\$305,000	16.4%

<b>SCENIC RIM (LGA)</b>	<b>59</b>	<b>\$375,000</b>	<b>-10.1%</b>	<b>350</b>	<b>\$409,750</b>	<b>\$410,000</b>	<b>-0.1%</b>	<b>\$353,500</b>	<b>15.9%</b>

<b>SCENIC RIM (LGA) ^</b>	<b>58</b>	<b>\$555,000</b>	<b>-5.1%</b>	<b>304</b>	<b>\$586,000</b>	<b>\$549,000</b>	<b>6.7%</b>	<b>\$467,500</b>	<b>25.3%</b>
---------------------------	-----------	------------------	--------------	------------	------------------	------------------	-------------	------------------	--------------

BEAUDESERT	21	\$350,000	3.6%	103	\$340,000	\$330,000	3.0%	\$317,500	7.1%
BOONAH	4	N/A	N/A	35	\$305,000	\$314,000	-2.9%	\$278,000	9.7%
KOORALBYN ^	7	N/A	N/A	36	\$349,000	\$350,000	-0.3%	\$315,000	10.8%
TAMBORINE ^	10	N/A	N/A	59	\$624,000	\$630,000	-1.0%	\$517,500	20.6%
TAMBORINE MOUNTAIN	23	\$550,000	11.1%	138	\$542,750	\$503,000	7.9%	\$416,250	30.4%
TAMBORINE MOUNTAIN ^	14	N/A	N/A	46	\$871,000	\$856,250	1.7%	\$635,000	37.2%

<b>SOMERSET (LGA)</b>	<b>26</b>	<b>\$220,000</b>	<b>-12.0%</b>	<b>195</b>	<b>\$252,500</b>	<b>\$252,000</b>	<b>0.2%</b>	<b>\$260,000</b>	<b>-2.9%</b>
-----------------------	-----------	------------------	---------------	------------	------------------	------------------	-------------	------------------	--------------

<b>SOMERSET (LGA) ^</b>	<b>30</b>	<b>\$438,500</b>	<b>6.6%</b>	<b>187</b>	<b>\$420,000</b>	<b>\$390,000</b>	<b>7.7%</b>	<b>\$353,000</b>	<b>19.0%</b>
-------------------------	-----------	------------------	-------------	------------	------------------	------------------	-------------	------------------	--------------

FERNVALE	4	N/A	N/A	31	\$330,000	\$357,500	-7.7%	\$337,000	-2.1%
KILCOY	5	N/A	N/A	35	\$265,000	\$263,750	0.5%	\$232,500	14.0%
LOWOOD	4	N/A	N/A	46	\$237,750	\$240,000	-0.9%	\$263,750	-9.9%

## SALES MARKET - UNITS & TOWNHOUSES

SUBURB/ LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>GREATER BRISBANE</b>	<b>1852</b>	<b>\$402,500</b>	<b>0.0%</b>	<b>11896</b>	<b>\$409,500</b>	<b>\$415,000</b>	<b>-1.3%</b>	<b>\$410,000</b>	<b>-0.1%</b>

<b>IPSWICH (LGA)</b>	<b>47</b>	<b>\$310,000</b>	<b>-5.3%</b>	<b>399</b>	<b>\$320,000</b>	<b>\$319,900</b>	<b>0.0%</b>	<b>\$295,000</b>	<b>8.5%</b>
BRASSALL	7	N/A	N/A	24	\$272,500	\$290,000	-6.0%	\$235,000	16.0%
BROOKWATER	6	N/A	N/A	68	\$692,500	\$547,500	26.5%	\$350,000	97.9%
BUNDAMBA	6	N/A	N/A	17	N/A	\$250,000	N/A	\$297,900	N/A
GOODNA	3	N/A	N/A	17	N/A	\$219,000	N/A	\$310,000	N/A
REDBANK PLAINS	0	N/A	N/A	31	\$319,900	\$319,900	0.0%	\$225,000	42.2%
SPRINGFIELD LAKES	1	N/A	N/A	10	N/A	\$365,000	N/A	\$379,900	N/A

<b>LOGAN (LGA)</b>	<b>136</b>	<b>\$231,250</b>	<b>-11.1%</b>	<b>823</b>	<b>\$270,000</b>	<b>\$293,000</b>	<b>-7.9%</b>	<b>\$252,500</b>	<b>6.9%</b>
BEENLEIGH	11	N/A	N/A	56	\$222,500	\$240,000	-7.3%	\$175,200	27.0%
BORONIA HEIGHTS	2	N/A	N/A	17	N/A	\$255,209	N/A	\$200,000	N/A
DAISY HILL	4	N/A	N/A	19	N/A	\$311,500	N/A	\$281,500	N/A
EAGLEBY	14	N/A	N/A	94	\$236,250	\$266,000	-11.2%	\$267,000	-11.5%
EDENS LANDING	1	N/A	N/A	8	N/A	\$227,000	N/A	\$203,750	N/A
HILLCREST	5	N/A	N/A	30	\$268,500	\$290,000	-7.4%	\$219,000	22.6%
KINGSTON	1	N/A	N/A	18	N/A	\$263,500	N/A	\$255,500	N/A
LOGAN CENTRAL	2	N/A	N/A	11	N/A	\$177,750	N/A	\$170,000	N/A
MARSDEN	2	N/A	N/A	35	\$344,900	\$343,900	0.3%	\$320,000	7.8%
MEADOWBROOK	2	N/A	N/A	20	\$250,000	\$280,000	-10.7%	\$247,500	1.0%
MOUNT WARREN PARK	4	N/A	N/A	20	\$228,500	\$230,000	-0.7%	\$215,000	6.3%
ROCHEDALE SOUTH	5	N/A	N/A	23	\$300,000	\$290,250	3.4%	\$267,000	12.4%
SHAILER PARK	7	N/A	N/A	29	\$305,000	\$408,000	-25.3%	\$266,500	14.4%
SLACKS CREEK	9	N/A	N/A	41	\$213,000	\$212,000	0.5%	\$195,000	9.2%
SPRINGWOOD	10	N/A	N/A	48	\$275,350	\$291,500	-5.5%	\$255,000	8.0%
UNDERWOOD	4	N/A	N/A	24	\$392,500	\$408,440	-3.9%	\$382,000	2.7%
WATERFORD WEST	2	N/A	N/A	20	\$192,750	\$235,000	-18.0%	\$191,250	0.8%
WOODRIDGE	18	N/A	N/A	74	\$171,500	\$192,000	-10.7%	\$179,500	-4.5%



## SALES MARKET - UNITS &amp; TOWNHOUSES (CONT'D)

SUBURB/ LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
MORETON BAY (LGA)	217	\$320,000	-2.7%	1608	\$335,000	\$355,000	-5.6%	\$333,000	0.6%
ALBANY CREEK	4	N/A	N/A	25	\$465,000	\$490,000	-5.1%	\$371,000	25.3%
BELLARA	1	N/A	N/A	28	\$348,500	\$315,000	10.6%	\$267,500	30.3%
BONGAREE	9	N/A	N/A	60	\$331,500	\$339,000	-2.2%	\$290,000	14.3%
BRENDALE	15	N/A	N/A	92	\$290,000	\$285,500	1.6%	\$293,000	-1.0%
BURPENGARY	4	N/A	N/A	43	\$265,000	\$265,000	0.0%	\$247,000	7.3%
CABOOLTURE	10	N/A	N/A	73	\$220,000	\$215,000	2.3%	\$223,500	-1.6%
CLONTARF	5	N/A	N/A	27	\$320,000	\$329,000	-2.7%	\$401,500	-20.3%
DECEPTION BAY	13	N/A	N/A	75	\$255,000	\$292,500	-12.8%	\$280,250	-9.0%
KALLANGUR	9	N/A	N/A	74	\$300,000	\$300,000	0.0%	\$330,000	-9.1%
KIPPA-RING	6	N/A	N/A	42	\$280,000	\$293,000	-4.4%	\$264,250	6.0%
LAWNTON	5	N/A	N/A	16	N/A	\$245,000	N/A	\$220,000	N/A
MANGO HILL	6	N/A	N/A	96	\$404,700	\$383,500	5.5%	\$355,000	14.0%
MARGATE	6	N/A	N/A	41	\$413,500	\$404,000	2.4%	\$369,000	12.1%
MORAYFIELD	5	N/A	N/A	69	\$317,000	\$300,000	5.7%	\$277,000	14.4%
MURRUMBA DOWNS	8	N/A	N/A	47	\$276,000	\$284,000	-2.8%	\$349,000	-20.9%
NORTH LAKES	16	N/A	N/A	102	\$419,500	\$470,868	-10.9%	\$359,000	16.9%
PETRIE	4	N/A	N/A	18	N/A	\$317,000	N/A	\$336,000	N/A
REDCLIFFE	20	\$545,000	38.0%	136	\$387,000	\$417,250	-7.3%	\$345,000	12.2%
SCARBOROUGH	13	N/A	N/A	71	\$457,500	\$496,000	-7.8%	\$387,500	18.1%
STRATHPINE	2	N/A	N/A	17	N/A	\$280,000	N/A	\$254,500	N/A
WOODY POINT	9	N/A	N/A	60	\$390,000	\$435,000	-10.3%	\$332,500	17.3%
WOORIM	4	N/A	N/A	24	\$364,000	\$370,000	-1.6%	\$288,500	26.2%

REDLAND (LGA)	83	\$358,250	-8.1%	502	\$390,000	\$419,500	-7.0%	\$355,000	9.9%
BIRKDALE	6	N/A	N/A	25	\$370,000	\$382,750	-3.3%	\$375,000	-1.3%
CAPALABA	15	N/A	N/A	92	\$345,750	\$350,000	-1.2%	\$315,000	9.8%
CLEVELAND	23	\$383,500	-4.1%	132	\$390,000	\$400,000	-2.5%	\$418,750	-6.9%
ORMISTON	2	N/A	N/A	23	\$417,000	\$430,000	-3.0%	\$350,000	19.1%
THORNESIDE	12	N/A	N/A	34	\$325,000	\$305,500	6.4%	\$312,500	4.0%
THORNLANDS	6	N/A	N/A	38	\$424,000	\$424,000	0.0%	\$425,250	-0.3%
VICTORIA POINT	4	N/A	N/A	44	\$405,000	\$402,000	0.8%	\$350,000	15.7%
WELLINGTON POINT	5	N/A	N/A	37	\$440,000	\$490,000	-10.2%	\$360,000	22.2%

SALES MARKET - VACANT LAND <2400m<sup>2</sup>

SUBURB/ LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
GREATER BRISBANE	496	\$226,500	-4.4%	4414	\$234,900	\$234,000	0.4%	\$215,000	9.3%
GREATER BRISBANE ^	42	\$327,500	1.6%	393	\$320,000	\$315,000	1.6%	\$260,000	23.1%

IPSWICH (LGA)	84	\$199,000	-1.0%	815	\$199,800	\$196,000	1.9%	\$179,000	11.6%
IPSWICH (LGA) ^	12	N/A	N/A	67	\$325,000	\$326,500	-0.5%	\$245,000	32.7%
BELBIRD PARK	6	N/A	N/A	72	\$234,500	\$230,000	2.0%	\$197,000	19.0%
BRASSALL	1	N/A	N/A	27	\$187,000	\$195,000	-4.1%	\$180,000	3.9%
BROOKWATER	0	N/A	N/A	0	N/A	\$-	N/A	\$-	N/A
DEEBING HEIGHTS	5	N/A	N/A	65	\$193,500	\$184,950	4.6%	\$155,000	24.8%
KARALEE ^	6	N/A	N/A	34	\$322,500	\$320,000	0.8%	\$257,500	25.2%
LEICHHARDT	2	N/A	N/A	13	N/A	\$175,000	N/A	\$170,000	N/A
REDBANK PLAINS	5	N/A	N/A	74	\$193,200	\$180,500	7.0%	\$142,000	36.1%
SPRINGFIELD LAKES	0	N/A	N/A	3	N/A	\$266,000	N/A	\$187,000	N/A

LOGAN (LGA)	97	\$215,000	-5.3%	982	\$222,000	\$216,000	2.8%	\$175,000	26.9%
LOGAN (LGA) ^	11	N/A	N/A	134	\$320,000	\$305,000	4.9%	\$255,000	25.5%
BUCCAN ^	0	N/A	N/A	1	N/A	\$360,000	N/A	\$290,000	N/A
CORNUBIA	0	N/A	N/A	3	N/A	\$295,000	N/A	\$345,000	N/A
CRESTMead	1	N/A	N/A	2	N/A	\$233,000	N/A	\$169,000	N/A
HOLMVIEw	4	N/A	N/A	65	\$225,000	\$223,000	0.9%	\$179,225	25.5%
JIMBOOMBA	0	N/A	N/A	3	N/A	\$216,000	N/A	\$175,000	N/A
JIMBOOMBA ^	3	N/A	N/A	24	\$317,000	\$305,000	3.9%	\$227,500	39.3%

SALES MARKET - VACANT LAND <2400m<sup>2</sup> (CONT'D)

SUBURB/ LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
LOGAN RESERVE	13	N/A	N/A	181	\$210,000	\$206,000	1.9%	\$157,250	33.5%
LOGAN VILLAGE	0	N/A	N/A	11	N/A	\$273,750	N/A	\$255,000	N/A
LOGANLEA	3	N/A	N/A	40	\$255,000	\$235,000	8.5%	\$190,000	34.2%
MARSDEN	2	N/A	N/A	7	N/A	\$242,000	N/A	\$181,250	N/A
NEW BEITH ^	1	N/A	N/A	25	\$319,000	\$295,500	8.0%	\$267,500	19.3%
WATERFORD	0	N/A	N/A	0	N/A	\$-	N/A	\$178,500	N/A
YARRABILBA	22	\$181,750	-4.2%	172	\$186,750	\$175,000	6.7%	\$151,000	23.7%

MORETON BAY (LGA)	114	\$240,900	0.0%	1062	\$245,000	\$247,000	-0.8%	\$214,900	14.0%
MORETON BAY (LGA) ^	14	N/A	N/A	153	\$304,900	\$300,000	1.6%	\$260,000	17.3%
BANKSIA BEACH	2	N/A	N/A	20	\$631,250	\$598,000	5.6%	\$425,000	48.5%
BURPENGARY	8	N/A	N/A	118	\$244,750	\$216,700	12.9%	\$212,900	15.0%
CABOOLTURE	3	N/A	N/A	72	\$211,500	\$206,000	2.7%	\$178,000	18.8%
CABOOLTURE ^	1	N/A	N/A	20	\$307,450	\$299,250	2.7%	\$260,000	18.3%
DAKABIN	0	N/A	N/A	2	N/A	\$279,500	N/A	\$200,000	N/A
GRIFFIN	8	N/A	N/A	109	\$287,000	\$285,000	0.7%	\$210,000	36.7%
KALLANGUR	2	N/A	N/A	8	N/A	\$277,000	N/A	\$205,000	N/A
MANGO HILL	13	N/A	N/A	136	\$230,000	\$278,000	-17.3%	\$228,000	0.9%
MORAYFIELD	14	N/A	N/A	128	\$191,250	\$195,000	-1.9%	\$172,000	11.2%
NARANGBA	3	N/A	N/A	68	\$226,000	\$231,450	-2.4%	\$204,510	10.5%
NORTH LAKES	1	N/A	N/A	7	N/A	\$295,900	N/A	\$232,450	N/A
WARNER	3	N/A	N/A	16	N/A	\$281,000	N/A	\$229,100	N/A

REDLAND (LGA)	94	\$21,500	-14.0%	617	\$27,000	\$160,000	-83.1%	\$255,000	-89.4%
BIRKDALE	2	N/A	N/A	6	N/A	\$345,000	N/A	\$312,199	N/A
MACLEAY ISLAND	15	N/A	N/A	107	\$31,000	\$28,000	10.7%	\$25,000	24.0%
MOUNT COTTON	0	N/A	N/A	1	N/A	\$-	N/A	\$260,000	N/A
REDLAND BAY	1	N/A	N/A	45	\$286,000	\$278,000	2.9%	\$265,000	7.9%
RUSSELL ISLAND	64	\$18,750	-6.3%	331	\$20,000	\$19,950	0.3%	\$20,000	0.0%
THORNLANDS	1	N/A	N/A	51	\$305,000	\$305,000	0.0%	\$285,500	6.8%
WELLINGTON POINT	0	N/A	N/A	5	N/A	\$390,000	N/A	\$335,000	N/A

## SURROUNDS

LOCKYER VALLEY (LGA)	7	N/A	N/A	34	\$121,490	\$125,000	-2.8%	\$99,000	22.7%
LOCKYER VALLEY (LGA) ^	7	N/A	N/A	53	\$150,000	\$155,000	-3.2%	\$129,500	15.8%
KENSINGTON GROVE ^	1	N/A	N/A	4	N/A	\$171,500	N/A	\$146,500	N/A
SCENIC RIM (LGA)	3	N/A	N/A	37	\$188,000	\$190,000	-1.1%	\$179,000	5.0%
SCENIC RIM (LGA) ^	8	N/A	N/A	41	\$195,000	\$226,000	-13.7%	\$230,000	-15.2%
GLENEAGLE	1	N/A	N/A	4	N/A	\$188,450	N/A	\$179,000	N/A

SOMERSET (LGA)	1	N/A	N/A	35	\$100,000	\$140,000	-28.6%	\$135,000	-25.9%
FERNVALE	1	N/A	N/A	11	N/A	\$159,000	N/A	\$143,000	N/A



## RENTAL MARKET - 3 BED HOUSES

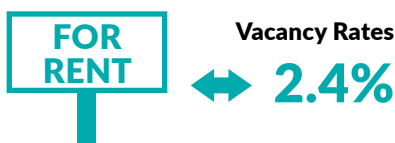
POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>IPSWICH CITY</b>	<b>\$315</b>	<b>703</b>	<b>\$310</b>	<b>724</b>	<b>\$300</b>	<b>710</b>
4300	Goodna/ Bellbird Pk/ Camira/ Springfield	\$350	148	\$350	157	\$335	185
4301	Redbank/ Redbank Plns/ Collingwood Pk	\$320	121	\$320	117	\$310	100
4303	Dinmore/ Riverview	\$290	26	\$280	23	\$260	18
4304	Booval/ Blackstone/ Bundamba/ Ebbw Vale/ Silkstone	\$300	65	\$300	75	\$285	89
4305	Ipswich/ Brassall/ Bremer/ Churchill/ Flinders View/ Leichardt/ Raceview/ Tivoli/ Yamanto	\$300	248	\$300	266	\$275	252
4306	Amberley/ Fernvale/ Karana Downs/ Mt Crosby/ Peak Crossing/ Swanbank/ Willowbank	\$340	64	\$345	42	\$310	44
4340	Rosewood/ Ashwell/ Calvert/ Ebenezer/ Grandchester/ Moorang/ Mt Forbes/ Rosevale	\$295	21	\$295	32	\$280	19
	<b>LOGAN CITY</b>	<b>\$350</b>	<b>935</b>	<b>\$350</b>	<b>978</b>	<b>\$335</b>	<b>868</b>
4114	Kingston/ Logan City/ Trinder Pk/ Woodridge	\$310	146	\$315	193	\$310	171
4118	Browns Plains/Brownsleigh/ Forestdale/ Heritage Pk/ Hillcrest/ Regents Pk	\$355	79	\$355	88	\$345	84
4119	Underwood	\$410	10	\$400	12	\$375	14
4123	Priests Gully/ Rochedale	\$410	46	\$400	51	\$380	34
4124	Boronia Hts/ Greenbank/ New Beith	\$350	41	\$345	49	\$330	30
4125	Munruben/ Park Ridge	\$350	15	\$450	5	\$400	9
4127	Chatswood Hills/ Daisy Hill/ Preisdale/ Slacks Ck/ Springwood	\$370	81	\$375	83	\$350	81
4128	Kimberley Pk/ Logan Hyperdome/ Shailer Pk/ Tanah Merah	\$400	25	\$400	28	\$400	33
4129	Logandale/ Loganholme	\$390	25	\$390	15	\$355	25
4130	Carbrook/ Cornubia	\$400	14	\$415	9	\$375	10
4131	Loganlea/ Meadowbrook	\$350	60	\$345	51	\$330	24
4132	Crestmead/ Marsden	\$340	118	\$340	101	\$325	74
4133	Chambers Flat/ Logan Reserve/ Waterford	\$350	50	\$360	62	\$345	49
4205	Bethania	\$330	19	\$343	20	\$330	17
4207	Beenleigh/Eagliby/Mt Warren Pk	\$348	188	\$340	186	\$325	185
	<b>MORETON BAY REGIONAL</b>	<b>\$370</b>	<b>988</b>	<b>\$360</b>	<b>1040</b>	<b>\$340</b>	<b>1008</b>
	<b>Redcliffe Region</b>	<b>\$380</b>	<b>192</b>	<b>\$375</b>	<b>211</b>	<b>\$350</b>	<b>193</b>
4019	Clontarf/ Humpybong/ Margate/ Scotts Pt/ Woody Pt	\$390	70	\$380	91	\$350	71
4020	Redcliffe/ Scarborough/ Newport Waters/ Suttons Bch	\$380	78	\$375	70	\$350	75
4021	Kippa-Ring	\$378	28	\$340	29	\$340	37
4022	Rothwell	\$360	16	\$350	21	\$330	10
	<b>Pine Rivers Region</b>	<b>\$390</b>	<b>392</b>	<b>\$385</b>	<b>373</b>	<b>\$370</b>	<b>365</b>
4035	Albany Ck/ Bridgeman Downs/ Cashs Crossing	\$430	23	\$470	19	\$400	27
4037	Eatons Hill	\$415	6	\$418	8	n.a.	4
4055	Bunya/ Ferny Grove/ Ferny Hills/ Kedron Upper	\$450	30	\$450	23	\$410	25
4500	Bray Pk/ Brendale/ Cashmere/ Clear Mountain/ Joyner/ Strathpine/ Warner	\$385	84	\$375	64	\$355	77
4501	Lawnnton	\$373	20	\$360	17	\$340	13
4502	Frenchs Forest/ Petrie	\$365	25	\$368	34	\$340	16
4503	Dakabin/ Dohles Rocks/ Griffin/ Kallangur/ Kurwongbah	\$380	117	\$370	128	\$355	88
4509	Mango Hill	\$390	70	\$395	71	\$380	98
4520	Camp Mountain/ Cedar Ck/ Mt Glorious/ Mt Nebo/ Mt Samson/ Samford/ Yugar	\$500	11	\$650	5	\$445	12
4521	Dayboro/ Mt Mee/ Mt Pleasant/ Ocean View/ Rush Ck	\$415	6	n.a.	4	\$370	5
	<b>Caboolture Region</b>	<b>\$335</b>	<b>404</b>	<b>\$330</b>	<b>456</b>	<b>\$300</b>	<b>450</b>
4504	Narangba	\$375	21	\$380	25	\$340	25
4505	Burpengary	\$350	33	\$350	30	\$324	32
4506	Morayfield/ Moorina	\$320	52	\$320	65	\$295	63
4507	Banksia Beach/ Bellara/ Bongaree/ Bribie Is/ Woorim	\$420	41	\$370	45	\$320	46
4508	Deception Bay	\$330	82	\$320	103	\$310	72
4510	Caboolture/ Beachmere/ Donnybrook/ Balingool/ Bellmere/ Meledale/ Moodlu/ Rocksberg/ Toorbul	\$316	152	\$315	158	\$290	173
4511	Godwin Beach/ Ningi/ Sandstone Pt/ Toorbul Pt	\$350	11	\$345	10	\$305	18
4514	Woodford/ Bellthorpe/ Bracalba/ Cedarton/ D'Aguilar/ Delaneys Ck/ Neurum/ Stanmore/ Stoney Ck/ Villeneuve	\$350	10	\$350	15	\$300	14

## RENTAL MARKET - 3 BED HOUSES (CONT'D)

POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
REDLAND CITY		\$400	254	\$400	328	\$380	320
4157	Capalaba/ Sheldon	\$420	31	\$415	43	\$380	28
4158	Thornside	\$420	13	\$370	9	\$360	12
4159	Birkdale/ Aquatic Paradise/ Meridian Pt	\$405	18	\$400	21	\$385	27
4160	Ormiston/ Wellington Pt/ Erubin	\$420	25	\$410	34	\$400	30
4161	Alexandra Hills/ Burwood Hts	\$420	31	\$415	48	\$390	46
4163	Cleveland/ Raby Bay	\$420	19	\$430	30	\$405	37
4164	Thorlands/ Pinklands	\$450	7	\$440	21	\$360	16
4165	Mt Cotton/ Pt Halloran/ Pt Talburpin/ Redland Bay/ Victoria Pt	\$408	62	\$405	68	\$380	54
4183	Amity Pt/ Dunwich/ Pt Lookout	n.a.	3	\$350	7	\$350	6
4184	Coochiemudlo Is/ Karragarra Is/ Lamb Is/ Macleay Is/ Peel Is/ Russell Is	\$270	45	\$265	47	\$240	64
LOCKYER VALLEY REGIONAL		\$300	75	\$300	77	\$280	98
4341	Blenheim	\$300	26	\$295	27	\$275	41
4342	Crowley Vale	\$290	7	\$285	10	\$285	9
4343	Adare	\$300	38	\$300	33	\$280	39
SOMERSET REGIONAL		\$298	50	\$300	53	\$270	73
4311	Atkinsons Dam	\$298	20	\$300	19	\$275	29
4312	Bryden	\$283	10	\$265	8	\$250	14
4313	Biarra	\$265	7	\$255	10	\$230	11
4515	Glenfern	\$350	13	\$330	16	\$300	19

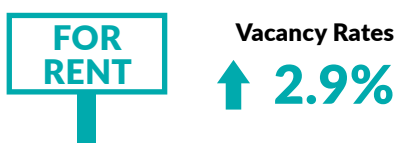
## RENTAL MARKET

### GREATER BRISBANE



## RENTAL MARKET

### IPSWICH





## RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>IPSWICH CITY</b>	<b>\$255</b>	<b>161</b>	<b>\$260</b>	<b>146</b>	<b>\$255</b>	<b>149</b>
4300	Goodna/ Bellbird Pk/ Camira/ Springfield	\$258	22	\$280	35	\$275	31
4301	Redbank/ Redbank Plns/ Collingwood Pk	\$260	24	\$265	20	\$260	19
4304	Booval/ Blackstone/ Bundamba/ Ebbw Vale/ Silkstone	\$250	29	\$253	22	\$240	13
4305	Ipswich/ Brassall/ Bremer/ Churchill/ Flinders View/ Leichardt/ Raceview/ Tivoli/ Yamanto etc	\$255	78	\$250	62	\$250	81
4306	Amberley/ Fernvale/ Karana Downs/ Mt Crosby/ Peak Crossing/ Swanbank/ Willowbank etc	n.a.	4	\$265	6	n.a.	1
	<b>LOGAN CITY</b>	<b>\$290</b>	<b>318</b>	<b>\$290</b>	<b>329</b>	<b>\$265</b>	<b>196</b>
4114	Kingston/ Logan City/ Trinder Pk/ Woodridge	\$250	63	\$260	88	\$260	65
4123	Priests Gully/ Rochedale	n.a.	4	\$300	6	n.a.	3
4127	Chatswood Hills/ Daisy Hill/ Preisdale/ Slacks Ck/ Springwood	\$330	19	\$315	29	\$310	21
4128	Kimberley Pk/ Logan Hyperdome/ Shailer Pk/ Tanah Merah	\$310	9	\$293	8	\$290	8
4131	Loganlea/ Meadowbrook	\$300	40	\$310	13	n.a.	3
4132	Crestmead/ Marsden	\$295	21	\$290	21	\$250	7
4133	Chambers Flat/ Logan Reserve/ Waterford	\$288	26	\$290	26	\$240	12
4207	Beenleigh/ Eagleby/ Mt Warren Pk	\$290	82	\$290	106	\$255	68
	<b>MORETON BAY REGIONAL</b>	<b>\$290</b>	<b>421</b>	<b>\$290</b>	<b>446</b>	<b>\$270</b>	<b>447</b>
	<b>Redcliffe Region</b>	<b>\$298</b>	<b>118</b>	<b>\$293</b>	<b>114</b>	<b>\$280</b>	<b>161</b>
4019	Clontarf/ Humpybong/ Margate/ Scotts Pt/ Woody Pt	\$280	51	\$290	55	\$270	71
4020	Redcliffe/ Scarborough/ Newport Waters/ Suttons Bch	\$310	61	\$300	55	\$295	73
	<b>Pine Rivers Region</b>	<b>\$300</b>	<b>119</b>	<b>\$300</b>	<b>125</b>	<b>\$285</b>	<b>105</b>
4500	Bray Pk/ Brendale/ Cashmere/ Clear Mountain/ Joyner/ Strathpine/ Warner	\$300	25	\$293	18	\$295	32
4501	Lawnton	\$285	7	\$293	8	\$280	9
4502	Frenchs Forest/ Petrie	\$283	8	\$295	9	n.a.	2
4503	Dakabin/ Dohles Rocks/ Griffin/ Kallangur/ Kurwongbah	\$290	39	\$290	42	\$280	40
4509	Mango Hill	\$335	39	\$330	41	\$315	18
	<b>Caboolture Region</b>	<b>\$285</b>	<b>184</b>	<b>\$280</b>	<b>207</b>	<b>\$260</b>	<b>181</b>
4505	Burpengary	\$283	12	\$280	11	\$250	9
4506	Morayfield/ Moorina	\$280	31	\$278	20	\$260	13
4507	Banksia Beach/ Bellara/ Bongaree/ Bribie Is/ Woorim	\$298	36	\$300	41	\$270	43
4508	Deception Bay	\$320	26	\$340	17	\$240	22
4510	Caboolture/ Beachmere/ Donnybrook/ Balingool/ Bellmere/ Meledale/ Moodlu/ Rocksberg/ Toorbul	\$270	71	\$265	109	\$255	87
	<b>REDLAND CITY</b>	<b>\$365</b>	<b>78</b>	<b>\$350</b>	<b>63</b>	<b>\$325</b>	<b>74</b>
4157	Capalaba/ Sheldon	\$400	11	\$340	15	\$320	19
4160	Ormiston/ Wellington Pt/ Erubin	n.a.	4	n.a.	1	n.a.	3
4163	Cleveland/ Raby Bay	\$400	33	\$355	20	\$360	33
	<b>LOCKYER VALLEY REGIONAL</b>	<b>\$250</b>	<b>16</b>	<b>\$245</b>	<b>19</b>	<b>\$220</b>	<b>16</b>
4343	Adare	\$255	14	\$250	11	\$245	10

## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>IPSWICH CITY</b>	<b>\$320.00</b>	<b>201</b>	<b>\$315</b>	<b>185</b>	<b>\$310</b>	<b>97</b>
4300	Goodna/ Bellbird Pk/ Camira/ Springfield	\$340.00	51	\$363	46	\$320	41
4301	Redbank/ Redbank Plns/ Collingwood Pk	\$325.00	65	\$325	41	\$310	20
4304	Booval/ Blackstone/ Bundamba/ Ebbw Vale/ Silkstone	\$292.50	30	\$300	42	\$310	19
4305	Ipswich/ Brassall/ Bremer/ Churchill/ Flinders View/ Leichardt/ Raceview/ Tivoli/ Yamanto	\$315.00	31	\$315	30	\$305	17
	<b>LOGAN CITY</b>	<b>\$330.00</b>	<b>373</b>	<b>\$335</b>	<b>370</b>	<b>\$335</b>	<b>391</b>
4114	Kingston/ Logan City/ Trinder Pk/ Woodridge	\$310.00	43	\$315	50	\$310	45
4118	Browns Plains/Brownsleigh/ Forestdale/ Heritage Pk/ Hillcrest/ Regents Pk	\$345.00	59	\$350	37	\$345	47
4119	Underwood	\$337.50	10	\$336	15	\$405	14
4123	Priests Gully/ Rochedale	\$370.00	7	\$350	11	\$355	9
4124	Boronia Hts/ Greenbank/ New Beith	\$330.00	5	\$330	6	n.a.	2
4127	Chatswood Hills/ Daisy Hill/ Preisdale/ Slacks Ck/ Springwood	\$320.00	37	\$330	22	\$320	44
4128	Kimberley Pk/ Logan Hyperdome/ Shailer Pk/ Tanah Merah	\$350.00	7	\$360	5	\$340	9
4131	Loganlea/ Meadowbrook	\$350.00	18	\$360	35	\$341	30
4132	Crestmead/ Marsden	\$330.00	67	\$340	45	\$340	60
4133	Chambers Flat/ Logan Reserve/ Waterford	\$330.00	13	\$328	14	\$320	22
4205	Bethania	\$345.00	18	\$340	18	n.a.	2
4207	Beenleigh/ Eagleby/ Mt Warren Pk	\$330.00	80	\$330	88	\$320	102
	<b>MORETON BAY REGIONAL</b>	<b>\$350.00</b>	<b>715</b>	<b>\$345</b>	<b>750</b>	<b>\$330</b>	<b>454</b>
	<b>Caboolture Region</b>	<b>\$335.00</b>	<b>183</b>	<b>\$330</b>	<b>160</b>	<b>\$305</b>	<b>121</b>
4504	Narangba	\$365.00	5	n.a.	3	\$345	9
4505	Burpengary	\$335.00	72	\$330	26	\$315	29
4506	Morayfield/ Moorina	\$330.00	45	\$335	52	\$310	14
4507	Banksia Beach/ Bellara/ Bongaree/ Bribie Is/ Woorim	n.a.	1	\$360	5	\$315	8
4508	Deception Bay	\$310.00	22	\$320	35	\$305	43
4510	Caboolture/ Beachmere/ Donnybrook/ Balingool/ Bellmere/ Meledale/ Moodlu/ Rocksberg/ Toorbul	\$330.00	34	\$333	32	\$295	16
4511	Godwin Beach/ Ningi/ Sandstone Pt/ Toorbul Pt	n.a.	4	\$350	7	n.a.	2
	<b>Pine Rivers Region</b>	<b>\$350.00</b>	<b>482</b>	<b>\$350</b>	<b>543</b>	<b>\$340</b>	<b>257</b>
4035	Albany Ck/ Bridgeman Downs/ Cashes Crossing	\$450.00	27	\$435	28	\$380	5
4500	Bray Pk/ Brendale/ Cashmere/ Clear Mountain/ Joyner/ Strathpine/ Warner	\$365.00	63	\$355	70	\$350	28
4501	Lawnton	\$350.00	18	\$345	16	\$340	11
4502	Frenchs Forest/ Petrie	\$350.00	13	\$320	9	\$320	8
4503	Dakabin/ Dohles Rocks/ Griffin/ Kallangur/ Kurwongbah	\$345.00	246	\$340	327	\$335	140
4509	Mango Hill	\$360.00	113	\$360	89	\$345	56
	<b>Redcliffe Region</b>	<b>\$340.00</b>	<b>50</b>	<b>\$340</b>	<b>47</b>	<b>\$325</b>	<b>76</b>
4019	Clontarf/ Humpybong/ Margate/ Scotts Pt/ Woody Pt	\$390.00	7	\$370	11	\$320	12
4020	Redcliffe/ Scarborough/ Newport Waters/ Suttons Bch	\$350.00	13	\$368	12	\$330	9
4021	Kippa-Ring	\$325.00	29	\$328	22	\$325	54
	<b>REDLAND CITY</b>	<b>\$410.00</b>	<b>155</b>	<b>\$405</b>	<b>124</b>	<b>\$385</b>	<b>112</b>
4157	Capalaba/ Sheldon	\$375.00	23	\$370	19	\$360	13
4158	Thornside	\$385.00	9	\$380	11	\$375	10
4160	Ormiston/ Wellington Pt/ Erubin	\$425.00	23	\$440	27	\$390	19
4163	Cleveland/ Raby Bay	\$400.00	19	\$428	20	\$405	35
4164	Thornlands/ Pinklands	\$410.00	52	\$405	18	n.a.	3
4165	Mt Cotton/ Pt Halloran/ Pt Talburpin/ Redland Bay/ Victoria Pt	\$415.00	15	\$400	17	\$385	24



## RENTAL MARKET

### LOGAN

**FOR RENT** ↔ **Vacancy Rates**  
**2.4%**

**House Yields**  
↔ **4.8%**

**Unit Yields**  
↑ **6.5%**

## RENTAL MARKET

### MORETON BAY

**FOR RENT** ↔ **Vacancy Rates**  
**1.4%**

**House Yields**  
↔ **4.3%**

**Unit Yields**  
↔ **4.7%**

## RENTAL MARKET

### REDLAND

**FOR RENT** ↔ **Vacancy Rates**  
**1.6%**

**House Yields**  
↔ **4.0%**

**Unit Yields**  
↔ **5.3%**

**EMPLOYMENT MARKET**
**BRISBANE - EAST SA4**

**Unemployment Rate**
**4.9%**

**Participation Rate**
**71.3%**
**EMPLOYMENT MARKET**
**BRISBANE - NORTH SA4**

**Unemployment Rate**
**5.0%**

**Participation Rate**
**73.6%**
**EMPLOYMENT MARKET**
**BRISBANE - SOUTH SA4**

**Unemployment Rate**
**6.6%**

**Participation Rate**
**69.1%**
**EMPLOYMENT MARKET**
**BRISBANE - WEST SA4**

**Unemployment Rate**
**5.9%**

**Participation Rate**
**60.3%**
**EMPLOYMENT MARKET**
**BRISBANE - INNER CITY SA4**

**Unemployment Rate**
**4.7%**

**Participation Rate**
**75.2%**

**The top 10 infrastructure projects across the city have a forecast investment of \$17 billion, which will be injected within the next six years.**

## Steady growth

The Brisbane property market is set to proceed in an overall steady but positive direction. Brisbane has a number of excellent fundamentals –affordability, rising interstate migration and increased infrastructure spending among them – set to help drive growth in the real estate sector.

Brisbane's detached house prices are steady, but well within the rising phase of the property cycle based on our research.

In terms of detached housing, the annual median price in the Brisbane LGA reached \$680,000 in June 2019, delivering growth of 0.7 per cent for the year across 12,178 transactions.

Attached housing is still dealing with an oversupply hangover, particularly in the investor sector. However, many industry professionals note the issue is easing as available units are absorbed.

The analysis shows that while unit prices have stabilised somewhat, they remain in the softening sector of the market cycle.

The annual median unit price fell 2.2 cent to June 2019, recording a figure of \$440,000 across 8564 transactions.

### LOCAL ECONOMY AND INFRASTRUCTURE INVESTMENT

As had been reported previously in our *Queensland Market Monitor*, the top 10 infrastructure projects across the city have a forecast investment of \$17 billion, which will be injected within the next six years. These large-scale transport, tourism and other ventures are set to help drive employment and the economy throughout the next decade.

More localised announcements set to boost housing potential includes a new planning framework to guide future development within the Oxley Priority Development Area (PDA).

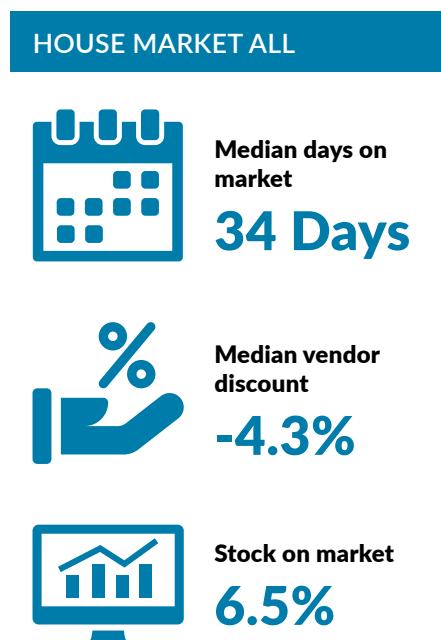
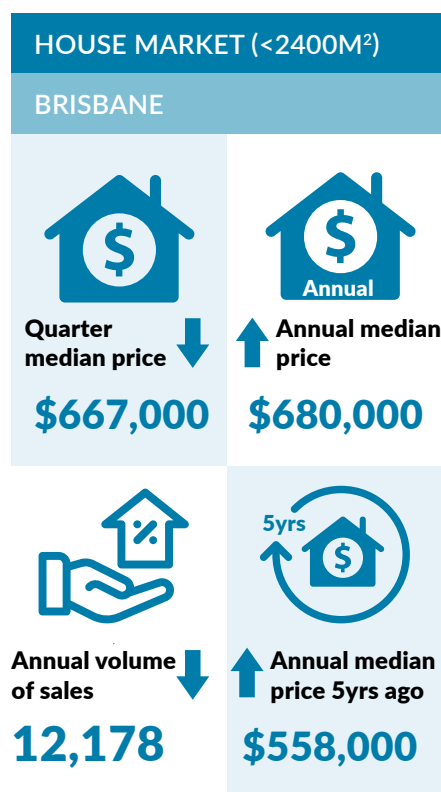
Member for Mount Ommaney Jess Pugh said the final development scheme provided certainty around the 19-hectare PDA for the residents and businesses of Oxley.

The State Government said the development area would feature detached housing on large lots, community facilities, recreation areas and green space, preserved bushland, a childcare centre, and retirement living.

An update of the Bowen Hills PDA is set to guide future development of the 108-hectare inner city area as well, according to Minister for State Development, Manufacturing, Infrastructure and Planning, Cameron Dick.

"New building heights have been established in some precincts to reflect existing





approvals, and new standards of sustainability, communal space and housing diversity are also incorporated throughout the PDA," Mr Dick said.

"The scheme for the PDA provides for the long-term growth of around 23,000 new homes and one million square metres of commercial, retail and industrial floor space to facilitate business investment and create jobs."

The APLNG-Armour joint venture has signed a three-year gas supply deal with industrial manufacturer Incitec Pivot, securing 400 jobs at its chemical plant in Brisbane.

#### MARKET OUTLOOK

A positive outlook for the house market continues among observers.

Continued low interest rates and a moderation of lender's requirements are combining with Brisbane's good underlying fundamentals to create an atmosphere of positivity among property stakeholders. Substantial price growth is, however, expected to be gradual and long-term.

#### HOUSE MARKET (<2400m<sup>2</sup>)

The median house price fell 0.5 per cent in June Quarter 2019 to record a median of \$667,000 across 2289 transactions.

Brisbane is the second most expensive local authority by annual median price, behind Noosa which recorded a median of \$733,750.

Brisbane's median house price five years ago was \$558,000 reflecting steady upward movement over the past half-decade of 21.0 per cent.

#### GENERAL ACTIVITY

The most popular price range for houses in the Brisbane LGA was within the \$500,000 to \$1 million bracket during June quarter 2019. Sales in this range represented about 69 per cent of total house transactions.

Listing numbers over the year to June 2019 were 20,169 which is a 6.6 per cent rise compared to the 2018 figure for the same period.

Stock on market was also up at 6.5 per cent compared to last year's result of 6.2 per cent.

Median days on market increased by just two to come in at 34 to June 2019, while the median vendor discount increased from -4.0 per cent in 2018 to -4.5 per cent this year.

#### UNIT AND TOWNHOUSE MARKET

Agents continued to find the investor-level unit sector challenging. While it's expected prices will continue to weaken, there are signs much of the available stock is being absorbed. Owner-occupier designed units are finding appeal with buyers as well, helping bolster the overall status of the attached housing sector.

Unit prices fell 0.6 per cent over the June period, to a quarterly median of \$430,000 across 1369 transactions.

Over the past year, the annual median unit price fell 2.2 per cent to \$440,000. Despite this, Brisbane remained the state's second most expensive market for units behind Noosa (\$575,000).

The most active price point was for sales between \$350,000 and \$500,000 where approximately 37 per cent of all units traded during the quarter.

The medium-term performance of units was subdued with the sector having an annual median of \$430,315 five years ago. This means the value gain for units over the past half-decade was just 2.3 per cent.

Total annual listing number to June 2019 came in at 10,536 which is a fall of 4.8 per cent compared to last year. Stock on market also tightened from 7.1 per cent in 2018 to 6.0 per cent in 2019.

Median days on market tightened. For the year to June 2019 the result was 51 whereas at the same time last year it was 60 days.

All these metrics bode well for absorbing the lag of oversupply, although we note a



## UNIT MARKET



Quarter  
median price ↓  
**\$430,000**



Annual  
median price ↓  
**\$440,000**

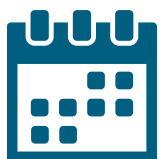


Annual volume  
of sales ↓  
**8,564**



Annual median  
price 5 yrs ago ↑  
**\$430,315**

## UNIT MARKET



Median days on  
market

**51 Days**



Median vendor  
discount

**-5.0%**



Stock on market

**6.0%**

## RENTAL MARKET



Vacancy Rates

↑ **2.8%**



House Yields

↔ **3.4%**



Unit Yields

↔ **5.1%**

slight increase in the median vendor discount from -4.8 last year to -5.0 per cent in 2019 indicated sellers still needing to be competitive on pricing.

## RENTAL MARKET

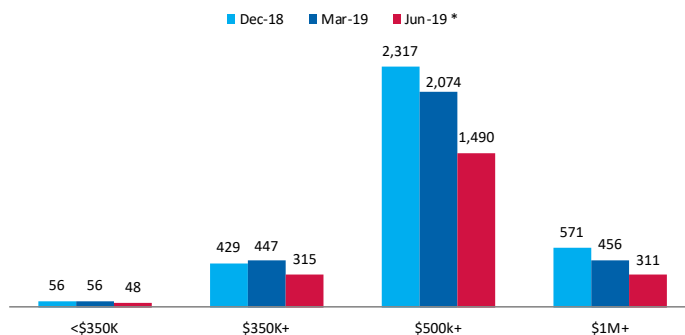
The overall Brisbane LGA vacancy rate sits at a reasonable 2.8 per cent for June Quarter 2019 – a figure which is just slightly above the previous quarter's 2.5 per cent outcome. This has continued the run of sub-3.0 per cent quarterly vacancy rates since June 2018.

The Brisbane LGA median rent for a three-bedroom house rose to \$430 per week over the June quarter – a \$5 per week rise on the previous quarter. The three-bedroom townhouse median came in at \$420 per week while two-bedroom units also recorded a median of \$420 per week. Both were \$10 per week rises on the previous quarter's results.

The detached housing gross rental yield of 3.4 per cent was down just 0.1 per cent on last quarter's result.

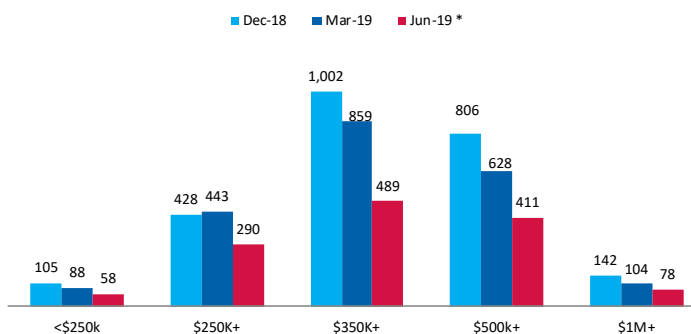
Units in Brisbane LGA were down 0.2 per cent in the quarter with a gross yield of 5.1 per cent.

## BRISBANE LGA HOUSE SALES



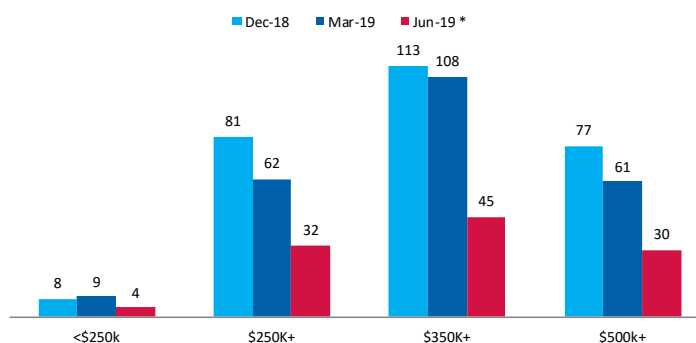
\*Preliminary data  
Houses <2400m<sup>2</sup>

## BRISBANE LGA UNIT SALES



\*Preliminary data

## BRISBANE LGA LAND SALES



\*Preliminary data

SALES MARKET - HOUSES <2400m <sup>2</sup>									
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
BRISBANE (LGA)	2289	\$667,000	-0.5%	12178	\$680,000	\$675,000	0.7%	\$558,000	21.9%
BRISBANE (LGA) ^	52	\$1,115,000	-7.1%	340	\$1,260,000	\$1,207,500	4.4%	\$875,000	44.0%
ACACIA RIDGE	21	\$395,000	0.0%	87	\$395,000	\$405,000	-2.5%	\$320,000	23.4%
ALBION	3	N/A	N/A	24	\$775,000	\$750,000	3.3%	\$683,000	13.5%
ALDERLEY	16	N/A	N/A	77	\$855,000	\$840,000	1.8%	\$631,000	35.5%
ALGESTER	27	\$490,000	-7.6%	107	\$510,000	\$518,000	-1.5%	\$435,500	17.1%
ANNERLEY	6	N/A	N/A	80	\$720,500	\$718,000	0.4%	\$611,900	17.7%
ASCOT	18	N/A	N/A	71	\$1,450,000	\$1,500,000	-3.3%	\$1,300,000	11.5%
ASHGROVE	22	\$950,000	-1.0%	150	\$972,500	\$980,000	-0.8%	\$780,000	24.7%
ASPLEY	27	\$615,000	-1.6%	146	\$620,000	\$600,000	3.3%	\$515,000	20.4%
AUCHENFLOWER	6	N/A	N/A	49	\$1,240,000	\$1,065,000	16.4%	\$829,250	49.5%
BALD HILLS	13	N/A	N/A	79	\$470,000	\$450,000	4.4%	\$378,000	24.3%
BALMORAL	8	N/A	N/A	47	\$1,100,000	\$956,000	15.1%	\$872,500	26.1%
BANYO	21	\$537,500	-1.4%	89	\$540,000	\$537,625	0.4%	\$430,000	25.6%
BARDON	32	\$942,500	1.5%	145	\$945,000	\$977,500	-3.3%	\$800,000	18.1%
BELLBOWRIE	12	N/A	N/A	61	\$552,500	\$532,000	3.9%	\$451,750	22.3%
BELMONT	11	N/A	N/A	44	\$665,000	\$670,000	-0.8%	\$562,500	18.2%
BOONDALL	20	\$520,000	-1.2%	129	\$527,500	\$510,000	3.4%	\$420,000	25.6%
BRACKEN RIDGE	40	\$503,750	2.8%	241	\$495,000	\$502,250	-1.4%	\$418,000	18.4%
BRIDGEMAN DOWNS	22	\$765,000	-0.7%	112	\$770,000	\$725,950	6.1%	\$687,500	12.0%
BRIGHTON	27	\$535,000	-0.9%	160	\$550,000	\$535,000	2.8%	\$425,000	29.4%
BROOKFIELD ^	5	N/A	N/A	25	\$1,470,000	\$1,710,000	-14.0%	\$1,106,250	32.9%
BULIMBA	16	N/A	N/A	96	\$1,390,000	\$1,300,000	6.9%	\$1,040,000	33.7%
CALAMVALE	27	\$622,500	-3.9%	128	\$650,000	\$678,444	-4.2%	\$548,500	18.5%
CAMP HILL	45	\$932,500	6.0%	206	\$910,000	\$920,000	-1.1%	\$709,500	28.3%
CANNON HILL	23	\$660,000	-12.6%	88	\$726,500	\$742,000	-2.1%	\$635,000	14.4%
CARINA	20	\$669,000	-3.0%	122	\$674,250	\$660,000	2.2%	\$536,500	25.7%
CARINA HEIGHTS	8	N/A	N/A	49	\$705,000	\$724,250	-2.7%	\$574,000	22.8%
CARINDALE	31	\$767,500	-14.3%	174	\$847,000	\$889,000	-4.7%	\$702,500	20.6%
CARSELDINE	13	N/A	N/A	87	\$640,000	\$625,000	2.4%	\$540,000	18.5%
CHAPEL HILL	26	\$790,000	6.2%	139	\$795,250	\$818,000	-2.8%	\$655,000	21.4%
CHELMER	7	N/A	N/A	48	\$1,185,000	\$985,000	20.3%	\$820,000	44.5%
CHERMSIDE	15	N/A	N/A	58	\$588,100	\$615,000	-4.4%	\$495,000	18.8%
CHERMSIDE WEST	22	\$585,000	-5.7%	96	\$585,000	\$590,000	-0.9%	\$470,000	24.5%
CLAYFIELD	12	N/A	N/A	73	\$1,192,500	\$1,148,000	3.9%	\$895,000	33.2%
COOPERS PLAINS	15	N/A	N/A	69	\$548,000	\$565,000	-3.0%	\$468,000	17.1%
COORPAROO	25	\$802,500	-10.8%	130	\$841,000	\$850,000	-1.1%	\$678,000	24.0%
CORINDA	12	N/A	N/A	62	\$804,000	\$715,000	12.5%	\$540,000	48.9%
DARRA	8	N/A	N/A	42	\$430,000	\$419,000	2.6%	\$340,000	26.5%
DEAGON	10	N/A	N/A	78	\$505,000	\$452,500	11.6%	\$369,000	36.9%
DOOLANDELLA	9	N/A	N/A	49	\$485,000	\$477,000	1.7%	\$411,750	17.8%
DREWVALE	5	N/A	N/A	45	\$600,000	\$623,000	-3.7%	\$465,500	28.9%
DURACK	10	N/A	N/A	57	\$447,000	\$409,000	9.3%	\$365,000	22.5%
EAST BRISBANE	9	N/A	N/A	46	\$850,000	\$849,500	0.1%	\$693,000	22.7%
EIGHT MILE PLAINS	16	N/A	N/A	99	\$755,000	\$755,000	0.0%	\$641,000	17.8%
ELLEN GROVE	4	N/A	N/A	21	\$283,000	\$290,000	-2.4%	\$245,000	15.5%
ENOGGERA	7	N/A	N/A	51	\$660,000	\$720,000	-8.3%	\$573,000	15.2%
EVERTON PARK	26	\$610,000	4.7%	114	\$602,000	\$606,625	-0.8%	\$500,000	20.4%
FAIRFIELD	6	N/A	N/A	39	\$727,500	\$707,400	2.8%	\$600,000	21.3%
FERNY GROVE	10	N/A	N/A	58	\$623,500	\$587,000	6.2%	\$539,000	15.7%
FIG TREE POCKET	8	N/A	N/A	46	\$835,000	\$955,000	-12.6%	\$865,000	-3.5%
FITZGIBBON	16	N/A	N/A	76	\$460,500	\$472,000	-2.4%	\$398,500	15.6%
FOREST LAKE	61	\$426,000	-6.4%	354	\$440,000	\$440,000	0.0%	\$393,000	12.0%
GAYTHORNE	5	N/A	N/A	20	\$670,000	\$669,000	0.2%	\$547,500	22.4%
GEEBUNG	14	N/A	N/A	75	\$575,000	\$545,000	5.5%	\$460,000	25.0%
GORDON PARK	7	N/A	N/A	42	\$850,500	\$850,000	0.1%	\$654,500	29.9%
GRACEVILLE	10	N/A	N/A	83	\$907,500	\$920,000	-1.4%	\$717,000	26.6%
GRANGE	19	N/A	N/A	75	\$920,000	\$960,000	-4.2%	\$725,000	26.9%
GREENSLOPES	18	N/A	N/A	72	\$720,000	\$818,500	-12.0%	\$635,000	13.4%

SALES MARKET - HOUSES <2400m <sup>2</sup> (CONT'D)									
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
HAMILTON	6	N/A	N/A	38	\$1,400,000	\$1,527,500	-8.4%	\$1,150,750	21.7%
HAWTHORNE	13	N/A	N/A	70	\$1,100,000	\$1,200,000	-8.3%	\$1,005,000	9.5%
HEATHWOOD	9	N/A	N/A	65	\$593,850	\$561,500	5.8%	\$548,000	8.4%
HEMMANT	8	N/A	N/A	51	\$530,000	\$520,000	1.9%	\$412,000	28.6%
HENDRA	16	N/A	N/A	95	\$1,025,000	\$1,030,000	-0.5%	\$815,000	25.8%
HERSTON	5	N/A	N/A	18	N/A	\$799,000	N/A	\$595,000	N/A
HIGHGATE HILL	4	N/A	N/A	35	\$970,000	\$922,500	5.2%	\$817,500	18.7%
HOLLAND PARK	19	N/A	N/A	115	\$720,000	\$720,000	0.0%	\$576,000	25.0%
HOLLAND PARK WEST	20	\$690,000	-2.8%	87	\$702,500	\$728,850	-3.6%	\$575,000	22.2%
INALA	22	\$355,000	2.9%	115	\$352,000	\$368,000	-4.4%	\$290,000	21.4%
INDOOROOPILLY	32	\$880,000	-5.4%	127	\$920,750	\$870,000	5.8%	\$699,800	31.6%
JAMBOREE HEIGHTS	8	N/A	N/A	46	\$515,500	\$502,775	2.5%	\$438,250	17.6%
JINDALEE	18	N/A	N/A	91	\$585,000	\$570,500	2.5%	\$473,000	23.7%
KALINGA	3	N/A	N/A	28	\$1,200,000	\$1,127,000	6.5%	\$795,000	50.9%
KANGAROO POINT	4	N/A	N/A	24	\$960,000	\$975,000	-1.5%	\$712,500	34.7%
KARANA DOWNS	6	N/A	N/A	32	\$442,500	\$425,000	4.1%	\$376,000	17.7%
KARANA DOWNS ^	3	N/A	N/A	17	N/A	\$538,750	N/A	\$451,500	N/A
KEDRON	17	N/A	N/A	114	\$733,000	\$728,000	0.7%	\$590,000	24.2%
KELVIN GROVE	4	N/A	N/A	43	\$808,000	\$790,000	2.3%	\$695,000	16.3%
KENMORE	16	N/A	N/A	115	\$702,500	\$699,000	0.5%	\$560,000	25.4%
KENMORE HILLS	5	N/A	N/A	21	\$850,000	\$795,000	6.9%	\$684,500	24.2%
KEPERRA	17	N/A	N/A	96	\$545,000	\$522,000	4.4%	\$435,000	25.3%
KURABY	14	N/A	N/A	75	\$725,000	\$699,500	3.7%	\$568,000	27.6%
LOTA	10	N/A	N/A	60	\$600,000	\$641,000	-6.4%	\$510,000	17.6%
LUTWYCHE	3	N/A	N/A	22	\$765,000	\$761,000	0.5%	\$645,000	18.6%
MACGREGOR	7	N/A	N/A	41	\$730,500	\$762,500	-4.2%	\$600,000	21.8%
MACKENZIE	4	N/A	N/A	19	N/A	\$807,905	N/A	\$647,500	N/A
MANLY	1	N/A	N/A	46	\$800,500	\$762,500	5.0%	\$676,000	18.4%
MANLY WEST	31	\$567,500	-2.0%	146	\$600,000	\$610,000	-1.6%	\$488,000	23.0%
MANSFIELD	29	\$660,250	-8.3%	119	\$682,500	\$676,250	0.9%	\$535,000	27.6%
MCDOWALL	8	N/A	N/A	77	\$669,000	\$669,000	0.0%	\$560,000	19.5%
MIDDLE PARK	7	N/A	N/A	55	\$617,500	\$630,000	-2.0%	\$525,000	17.6%
MILTON	1	N/A	N/A	8	N/A	\$890,000	N/A	\$660,000	N/A
MITCHELTON	23	\$689,000	5.2%	129	\$658,000	\$652,500	0.8%	\$540,000	21.9%
MOGGILL	10	N/A	N/A	64	\$580,000	\$550,000	5.5%	\$508,750	14.0%
MOOROOKA	21	\$665,000	2.7%	117	\$640,000	\$642,250	-0.4%	\$527,500	21.3%
MORNINGSIDE	29	\$765,000	10.9%	136	\$723,000	\$758,750	-4.7%	\$611,500	18.2%
MOUNT GRAVATT	6	N/A	N/A	41	\$667,000	\$650,000	2.6%	\$552,000	20.8%
MOUNT GRAVATT EAST	31	\$630,000	-8.0%	144	\$655,000	\$657,500	-0.4%	\$533,750	22.7%
MOUNT OMMANEY	3	N/A	N/A	13	N/A	\$944,000	N/A	\$780,000	N/A
MURARRIE	9	N/A	N/A	46	\$635,000	\$637,500	-0.4%	\$516,000	23.1%
NEW FARM	12	N/A	N/A	60	\$1,625,000	\$1,605,500	1.2%	\$1,250,000	30.0%
NEWMARKET	5	N/A	N/A	40	\$870,000	\$845,000	3.0%	\$717,500	21.3%
NORMAN PARK	24	\$1,170,000	38.1%	117	\$900,000	\$964,500	-6.7%	\$747,000	20.5%
NORTHGATE	6	N/A	N/A	52	\$728,500	\$630,000	15.6%	\$557,500	30.7%
NUDGEE	8	N/A	N/A	49	\$650,000	\$592,000	9.8%	\$554,000	17.3%
NUNDAH	14	N/A	N/A	85	\$720,000	\$752,500	-4.3%	\$618,000	16.5%
OXLEY	21	\$565,000	-0.2%	134	\$570,000	\$579,000	-1.6%	\$460,612	23.7%
PADDINGTON	43	\$1,152,500	16.0%	134	\$1,100,000	\$1,150,000	-4.4%	\$900,000	22.2%
PARKINSON	22	\$650,000	4.4%	114	\$632,000	\$668,000	-5.4%	\$550,000	14.9%
PULLENVALE ^	5	N/A	N/A	39	\$1,160,000	\$1,210,000	-4.1%	\$930,000	24.7%
RED HILL	15	N/A	N/A	78	\$850,000	\$880,000	-3.4%	\$720,000	18.1%
RICHLANDS	0	N/A	N/A	13	N/A	\$437,000	N/A	\$380,000	N/A
RIVERHILLS	3	N/A	N/A	45	\$505,000	\$480,500	5.1%	\$435,000	16.1%
ROBERTSON	5	N/A	N/A	28	\$1,150,000	\$1,038,000	10.8%	\$710,000	62.0%
ROCHEDALE	5	N/A	N/A	32	\$962,500	\$964,000	-0.2%	\$748,000	28.7%
ROCKLEA	4	N/A	N/A	24	\$409,500	\$412,500	-0.7%	\$340,000	20.4%
RUNCORN	19	N/A	N/A	109	\$570,000	\$571,000	-0.2%	\$465,000	22.6%

SALES MARKET - HOUSES <2400m<sup>2</sup> (CONT'D)

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
SALISBURY	17	N/A	N/A	87	\$606,000	\$592,000	2.4%	\$470,000	28.9%
SANDGATE	12	N/A	N/A	60	\$700,000	\$700,000	0.0%	\$555,000	26.1%
SEVEN HILLS	8	N/A	N/A	35	\$800,000	\$935,000	-14.4%	\$652,500	22.6%
SEVENTEEN MILE ROCKS	3	N/A	N/A	33	\$630,000	\$731,000	-13.8%	\$590,750	6.6%
SHERWOOD	11	N/A	N/A	78	\$895,000	\$870,000	2.9%	\$710,000	26.1%
SHORNCLIFFE	2	N/A	N/A	24	\$735,000	\$842,500	-12.8%	\$680,000	8.1%
SINNAMON PARK	12	N/A	N/A	70	\$735,000	\$742,500	-1.0%	\$580,000	26.7%
SPRING HILL	4	N/A	N/A	20	\$897,500	\$870,000	3.2%	\$899,000	-0.2%
ST LUCIA	8	N/A	N/A	63	\$1,128,800	\$1,112,500	1.5%	\$920,000	22.7%
STAFFORD	12	N/A	N/A	81	\$633,000	\$608,000	4.1%	\$500,000	26.6%
STAFFORD HEIGHTS	27	\$615,000	4.2%	112	\$600,000	\$595,000	0.8%	\$496,000	21.0%
STRETTON	8	N/A	N/A	40	\$793,500	\$808,000	-1.8%	\$702,500	13.0%
SUNNYBANK	16	N/A	N/A	78	\$711,000	\$854,500	-16.8%	\$595,000	19.5%
SUNNYBANK HILLS	32	\$665,000	-1.8%	145	\$650,288	\$686,500	-5.3%	\$555,000	17.2%
TAIGUM	8	N/A	N/A	49	\$533,000	\$547,000	-2.6%	\$440,000	21.1%
TARINGA	13	N/A	N/A	62	\$888,000	\$890,000	-0.2%	\$747,500	18.8%
TARRAGINDI	36	\$750,000	-5.3%	167	\$787,000	\$777,000	1.3%	\$594,000	32.5%
TENERIFFE	1	N/A	N/A	16	N/A	\$1,825,000	N/A	\$1,112,500	N/A
TENNYSON	2	N/A	N/A	4	N/A	\$662,500	N/A	\$610,000	N/A
THE GAP	43	\$705,000	1.4%	209	\$700,000	\$670,000	4.5%	\$567,500	23.3%
TINGALPA	19	N/A	N/A	88	\$540,000	\$553,000	-2.4%	\$445,250	21.3%
TOOWONG	21	\$913,400	2.8%	58	\$914,200	\$825,000	10.8%	\$675,000	35.4%
UPPER KEDRON	17	N/A	N/A	54	\$634,000	\$634,750	-0.1%	\$540,000	17.4%
UPPER MOUNT GRAVATT	23	\$570,000	-4.9%	103	\$621,000	\$631,000	-1.6%	\$529,990	17.2%
VIRGINIA	7	N/A	N/A	53	\$593,000	\$600,500	-1.3%	\$489,000	21.3%
WAKERLEY	18	N/A	N/A	106	\$798,500	\$745,250	7.2%	\$665,000	20.1%
WAVELL HEIGHTS	34	\$686,000	0.2%	188	\$700,000	\$697,500	0.4%	\$545,000	28.4%
WEST END	5	N/A	N/A	41	\$1,050,000	\$1,020,000	2.9%	\$937,000	12.1%
WESTLAKE	7	N/A	N/A	61	\$743,000	\$685,500	8.4%	\$640,000	16.1%
WILSTON	6	N/A	N/A	41	\$1,010,000	\$865,000	16.8%	\$835,600	20.9%
WINDSOR	21	\$827,500	-8.9%	77	\$840,000	\$845,000	-0.6%	\$675,000	24.4%
WISHART	28	\$715,000	-0.2%	106	\$726,000	\$730,000	-0.6%	\$555,000	30.8%
WOOLLOONGABBA	5	N/A	N/A	35	\$825,000	\$770,000	7.1%	\$625,000	32.0%
WOOLOOWIN	7	N/A	N/A	48	\$852,500	\$815,000	4.6%	\$721,000	18.2%
WYNNUM	53	\$637,500	-4.6%	221	\$655,500	\$641,000	2.3%	\$540,000	21.4%
WYNNUM WEST	28	\$527,200	2.4%	167	\$545,000	\$539,000	1.1%	\$460,000	18.5%
YEERONGPILLY	1	N/A	N/A	9	N/A	\$776,000	N/A	\$672,500	N/A
YERONGA	8	N/A	N/A	43	\$845,000	\$825,000	2.4%	\$667,500	26.6%
ZILLMERE	17	N/A	N/A	88	\$470,000	\$480,000	-2.1%	\$400,000	17.5%

## SALES MARKET - UNITS &amp; TOWNHOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
BRISBANE (LGA)	1369	\$430,000	-0.6%	8564	\$440,000	\$450,000	-2.2%	\$430,315	2.3%
ACACIA RIDGE	2	N/A	N/A	24	\$330,000	\$342,000	-3.5%	\$349,000	-5.4%
ALBION	11	N/A	N/A	63	\$417,500	\$445,000	-6.2%	\$445,000	-6.2%
ALDERLEY	9	N/A	N/A	64	\$420,000	\$426,500	-1.5%	\$420,000	0.0%
ALGESTER	3	N/A	N/A	32	\$301,500	\$350,000	-13.9%	\$308,500	-2.3%
ANNERLEY	25	\$415,000	-10.8%	157	\$405,000	\$460,000	-12.0%	\$420,000	-3.6%
ASCOT	12	N/A	N/A	76	\$492,500	\$540,000	-8.8%	\$420,000	17.3%
ASHGROVE	7	N/A	N/A	41	\$472,000	\$477,250	-1.1%	\$495,000	-4.6%
ASPLEY	2	N/A	N/A	36	\$421,250	\$427,750	-1.5%	\$373,750	12.7%
AUCHENFLOWER	11	N/A	N/A	60	\$425,000	\$440,000	-3.4%	\$471,750	-9.9%
BALMORAL	3	N/A	N/A	25	\$510,000	\$475,000	7.4%	\$447,000	14.1%
BANYO	3	N/A	N/A	24	\$422,000	\$440,000	-4.1%	\$460,000	-8.3%
HERSTON	3	N/A	N/A	23	\$385,000	\$389,500	-1.2%	\$445,000	-13.5%
BARDON	5	N/A	N/A	27	\$585,000	\$635,000	-7.9%	\$530,000	10.4%
BOWEN HILLS	4	N/A	N/A	66	\$367,300	\$433,000	-15.2%	\$451,000	-18.6%
BRACKEN RIDGE	8	N/A	N/A	36	\$322,000	\$325,000	-0.9%	\$320,000	0.6%
BRIDGEMAN DOWNS	5	N/A	N/A	39	\$511,000	\$495,000	3.2%	\$305,000	67.5%
BRISBANE CITY	64	\$497,500	-6.1%	425	\$518,500	\$504,850	2.7%	\$510,000	1.7%
BULIMBA	16	N/A	N/A	116	\$600,000	\$605,000	-0.8%	\$575,000	4.3%
CALAMVALE	14	N/A	N/A	107	\$365,750	\$404,000	-9.5%	\$379,500	-3.6%
CAMP HILL	8	N/A	N/A	35	\$514,900	\$571,000	-9.8%	\$427,000	20.6%
CANNON HILL	0	N/A	N/A	27	\$440,000	\$456,500	-3.6%	\$420,000	4.8%
CARINA	19	N/A	N/A	135	\$471,500	\$482,500	-2.3%	\$440,000	7.2%
CARINA HEIGHTS	17	N/A	N/A	87	\$435,000	\$480,000	-9.4%	\$460,000	-5.4%
CARINDALE	6	N/A	N/A	26	\$452,500	\$473,000	-4.3%	\$430,000	5.2%
CARSELDINE	7	N/A	N/A	64	\$390,000	\$325,000	20.0%	\$392,000	-0.5%
CHERMSIDE	27	\$416,000	1.8%	153	\$413,000	\$420,000	-1.7%	\$403,750	2.3%
CLAYFIELD	17	N/A	N/A	113	\$387,750	\$377,500	2.7%	\$385,000	0.7%
COOPERS PLAINS	2	N/A	N/A	25	\$420,000	\$411,250	2.1%	\$380,000	10.5%
COORPAROO	25	\$380,000	2.7%	177	\$400,000	\$435,000	-8.1%	\$400,000	0.0%
CORINDA	6	N/A	N/A	40	\$430,500	\$469,250	-8.3%	\$385,000	11.8%
DARRA	1	N/A	N/A	11	N/A	\$427,500	N/A	\$291,000	N/A
DOOLANDILLA	1	N/A	N/A	43	\$290,000	\$358,000	-19.0%	\$348,500	-16.8%
EAST BRISBANE	9	N/A	N/A	59	\$385,000	\$412,500	-6.7%	\$410,000	-6.1%
EIGHT MILE PLAINS	13	N/A	N/A	66	\$381,500	\$403,500	-5.5%	\$398,000	-4.1%
ELLEN GROVE	0	N/A	N/A	5	N/A	\$350,000	N/A	\$346,000	N/A
ENOGBERA	2	N/A	N/A	26	\$334,750	\$424,000	-21.1%	\$415,000	-19.3%
EVERTON PARK	22	\$393,000	-5.9%	114	\$390,000	\$440,000	-11.4%	\$415,000	-6.0%
FAIRFIELD	1	N/A	N/A	13	N/A	\$449,500	N/A	\$347,500	N/A
FITZGIBBON	2	N/A	N/A	17	N/A	\$346,000	N/A	\$312,000	N/A
FORTITUDE VALLEY	28	\$372,000	-9.2%	176	\$392,000	\$429,000	-8.6%	\$433,000	-9.5%
GAYTHORNE	3	N/A	N/A	41	\$381,000	\$400,000	-4.8%	\$415,000	-8.2%
GORDON PARK	9	N/A	N/A	38	\$454,000	\$349,000	30.1%	\$385,000	17.9%
GREENSLOPES	16	N/A	N/A	97	\$482,000	\$440,000	9.6%	\$383,000	25.8%
HAMILTON	27	\$570,000	10.7%	147	\$493,750	\$505,000	-2.2%	\$500,000	-1.3%
HAWTHORNE	10	N/A	N/A	39	\$550,000	\$442,000	24.4%	\$490,000	12.2%
HENDRA	5	N/A	N/A	18	N/A	\$580,000	N/A	\$500,000	N/A
HIGHGATE HILL	11	N/A	N/A	45	\$548,250	\$512,000	7.1%	\$505,000	8.6%
HOLLAND PARK WEST	2	N/A	N/A	27	\$406,000	\$430,000	-5.6%	\$369,750	9.8%
INDOOROPILLY	16	N/A	N/A	138	\$456,250	\$495,000	-7.8%	\$480,000	-4.9%
KANGAROO POINT	33	\$575,000	9.0%	205	\$560,000	\$521,000	7.5%	\$490,000	14.3%
KEDRON	20	\$383,000	-12.0%	73	\$400,000	\$415,000	-3.6%	\$370,000	8.1%
KELVIN GROVE	10	N/A	N/A	73	\$423,000	\$418,000	1.2%	\$478,000	-11.5%
LUTWYCHE	7	N/A	N/A	68	\$485,000	\$462,500	4.9%	\$421,500	15.1%
MANLY	2	N/A	N/A	13	N/A	\$525,000	N/A	\$450,000	N/A
MANLY WEST	4	N/A	N/A	39	\$395,000	\$429,000	-7.9%	\$352,000	12.2%
MCDOWALL	1	N/A	N/A	13	N/A	\$393,000	N/A	\$412,500	N/A
MILTON	11	N/A	N/A	41	\$505,000	\$383,750	31.6%	\$504,500	0.1%
MITCHELTON	6	N/A	N/A	28	\$420,000	\$428,250	-1.9%	\$367,000	14.4%



## SALES MARKET - UNITS & TOWNHOUSES (CONT'D)

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
MOOROOKA	14	N/A	N/A	65	\$350,000	\$404,000	-13.4%	\$373,750	-6.4%
MORNINGSIDE	29	\$510,000	9.7%	153	\$495,000	\$475,000	4.2%	\$465,000	6.5%
MOUNT GRAVATT	4	N/A	N/A	20	\$427,050	\$450,000	-5.1%	\$367,000	16.4%
MOUNT GRAVATT EAST	12	N/A	N/A	75	\$408,000	\$437,500	-6.7%	\$445,000	-8.3%
MURARRIE	13	N/A	N/A	60	\$571,000	\$500,000	14.2%	\$490,500	16.4%
NEW FARM	41	\$580,000	-0.9%	195	\$580,000	\$620,000	-6.5%	\$585,000	-0.9%
NEWMARKET	5	N/A	N/A	34	\$430,000	\$480,000	-10.4%	\$455,000	-5.5%
NEWSTEAD	29	\$643,750	-4.8%	182	\$655,000	\$645,000	1.6%	\$570,000	14.9%
NORMAN PARK	3	N/A	N/A	35	\$530,000	\$465,000	14.0%	\$486,000	9.1%
NORTHGATE	4	N/A	N/A	53	\$357,500	\$400,935	-10.8%	\$375,250	-4.7%
NUNDAH	36	\$417,000	8.3%	200	\$385,000	\$413,750	-7.0%	\$415,000	-7.2%
OXLEY	4	N/A	N/A	43	\$400,000	\$421,000	-5.0%	\$343,350	16.5%
PADDINGTON	14	N/A	N/A	60	\$517,450	\$500,000	3.5%	\$467,500	10.7%
RED HILL	8	N/A	N/A	35	\$487,000	\$535,000	-9.0%	\$409,500	18.9%
RICHLANDS	14	N/A	N/A	99	\$370,000	\$376,900	-1.8%	\$339,000	9.1%
ROCHEDALE	6	N/A	N/A	51	\$745,000	\$645,000	15.5%	\$405,000	84.0%
ROCKLEA	1	N/A	N/A	6	N/A	\$528,000	N/A	\$537,500	N/A
RUNCORN	13	N/A	N/A	84	\$353,750	\$348,000	1.7%	\$338,500	4.5%
SALISBURY	3	N/A	N/A	12	N/A	\$389,000	N/A	\$412,500	N/A
SHERWOOD	12	N/A	N/A	83	\$445,000	\$448,000	-0.7%	\$441,000	0.9%
SOUTH BRISBANE	60	\$537,500	15.8%	415	\$511,000	\$600,000	-14.8%	\$514,250	-0.6%
SPRING HILL	32	\$308,500	-2.4%	139	\$365,000	\$400,000	-8.8%	\$390,000	-6.4%
ST LUCIA	24	\$515,000	3.0%	144	\$510,000	\$507,250	0.5%	\$487,500	4.6%
STAFFORD	5	N/A	N/A	67	\$415,000	\$420,000	-1.2%	\$400,000	3.8%
SUNNYBANK HILLS	6	N/A	N/A	31	\$331,800	\$424,944	-21.9%	\$327,000	1.5%
TAIGUM	12	N/A	N/A	49	\$307,500	\$310,000	-0.8%	\$385,000	-20.1%
TARINGA	27	\$372,500	-6.9%	156	\$430,500	\$450,000	-4.3%	\$423,500	1.7%
TENERIFFE	33	\$550,000	-0.9%	151	\$550,000	\$574,000	-4.2%	\$573,000	-4.0%
THE GAP	4	N/A	N/A	33	\$485,000	\$540,000	-10.2%	\$465,000	4.3%
TINGALPA	10	N/A	N/A	65	\$390,000	\$360,500	8.2%	\$347,000	12.4%
TOOWONG	32	\$467,500	5.7%	211	\$450,000	\$470,500	-4.4%	\$480,000	-6.3%
UPPER MOUNT GRAVATT	10	N/A	N/A	67	\$405,000	\$435,000	-6.9%	\$449,000	-9.8%
WAKERLEY	3	N/A	N/A	40	\$426,250	\$425,000	0.3%	\$430,000	-0.9%
WEST END	42	\$530,000	-3.2%	231	\$550,000	\$570,000	-3.5%	\$520,500	5.7%
WINDSOR	13	N/A	N/A	68	\$499,000	\$482,000	3.5%	\$452,000	10.4%
WISHART	3	N/A	N/A	37	\$391,000	\$410,000	-4.6%	\$364,000	7.4%
WOOLLOONGABBA	14	N/A	N/A	102	\$512,640	\$465,000	10.3%	\$429,000	19.5%
WYNNUM	12	N/A	N/A	92	\$450,500	\$425,000	6.0%	\$370,000	21.8%
WYNNUM WEST	11	N/A	N/A	58	\$349,000	\$345,000	1.2%	\$381,000	-8.4%
YERONGA	13	N/A	N/A	84	\$502,000	\$485,000	3.5%	\$416,500	20.5%
YEERONGPILLY	0	N/A	N/A	12	N/A	\$436,500	N/A	\$412,000	N/A
ZILLMERE	11	N/A	N/A	58	\$319,000	\$330,000	-3.3%	\$370,000	-13.8%

## SALES MARKET - VACANT LAND <2400m<sup>2</sup>

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
BRISBANE (LGA)	107	\$390,000	-2.5%	938	\$410,000	\$409,650	0.1%	\$320,000	28.1%
BRISBANE (LGA) ^	4	N/A	N/A	35	\$1,112,925	\$780,000	42.7%	\$555,000	100.5%
BRIDGEMAN DOWNS	13	N/A	N/A	89	\$409,000	\$416,000	-1.7%	\$386,000	6.0%
CARINDALE	2	N/A	N/A	22	\$515,000	\$515,000	0.0%	\$480,000	7.3%
FITZGIBBON	0	N/A	N/A	3	N/A	\$230,000	N/A	\$211,750	N/A
HEATHWOOD	5	N/A	N/A	64	\$315,500	\$308,000	2.4%	\$265,000	19.1%
KENMORE	1	N/A	N/A	4	N/A	\$470,000	N/A	\$355,000	N/A
KURABY	0	N/A	N/A	1	N/A	\$422,500	N/A	\$334,000	N/A
ROCHEDALE	13	N/A	N/A	101	\$475,000	\$475,000	0.0%	\$412,500	15.2%
UPPER KEDRON	0	N/A	N/A	10	N/A	\$386,000	N/A	\$319,950	N/A

## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-19 \$ / WEEK	NEW BONDS	JUN-18 \$ / WEEK	NEW BONDS	JUN-14 \$ / WEEK	NEW BONDS
BRISBANE CITY		\$430	2390	\$425	2646	\$410	2599
Bayside		\$430	108	\$430	124	\$420	135
4178	Lindum/Lytton/Wynnum	\$430	72	\$420	86	\$415	88
4179	Lota/Manly	\$430	36	\$455	38	\$420	47
City - Inner		\$553	178	\$530	213	\$550	199
4000	Brisbane City/Spring Hill	\$600	15	\$500	29	\$550	14
4005	New Farm/Teneriffe	\$625	22	\$883	18	\$600	20
4006	Bowen Hills/Valley/Herston/Newstead	\$495	11	\$450	11	\$580	9
4064	Milton/Paddington/Rosalie	\$588	30	\$580	42	\$590	54
4066	Auchenflower/MtCoatha/Toowong	\$550	25	\$530	24	\$500	37
4067	Ironside/St Lucia	\$525	6	\$450	11	\$510	12
4101	Highgate Hill/South Bris/West End	\$560	29	\$600	24	\$600	18
4102	Buranda/Dutton Park/Wooloongabba	\$495	14	\$500	20	\$460	12
4169	East Bris/Kangaroo Point	\$533	26	\$525	34	\$530	23
North - Inner		\$475	245	\$470	257	\$450	268
4007	Ascot/Hamilton	\$560	15	\$598	16	\$570	20
4010	Albion/Breakfast Creek	\$455	6	n.a.	2	n.a.	1
4011	Clayfield/Hendra	\$520	24	\$513	24	\$550	27
4012	Nundah/Toombul/Wavell Heights	\$450	72	\$443	60	\$400	54
4030	Lutwyche/Windsor/Wooloowin	\$490	22	\$465	37	\$465	51
4031	Gordon Park/Kedron	\$488	44	\$460	44	\$445	39
4051	Alderley/Enoggera/Gaythorne/Grange/Newmarket/Wilston	\$460	62	\$475	73	\$445	75
North - Outer		\$400	330	\$400	384	\$390	359
4013	Northgate	\$390	13	\$423	10	\$410	10
4014	Banyo/Nudgee/Virginia	\$425	30	\$430	37	\$400	29
4017	Bracken Ridge/Brighton/Deagon/Sandgate	\$420	77	\$400	84	\$380	113
4018	Fitzgibbon/Taigum	\$400	27	\$400	42	\$390	38
4032	Chermside/Craigslea	\$400	58	\$410	61	\$390	46
4034	Aspley/Boondal/Geebung/Zillmere	\$408	112	\$400	133	\$400	112
4036	Bald Hills	\$385	13	\$370	17	\$380	11
North West - Inner		\$563	76	\$530	85	\$510	117
4059	Ballymore/Ithaca/Kelvin Grove/Red Hill	\$575	39	\$580	39	\$525	51
4060	Ashgrove/Darrington/St Johns Wood	\$523	24	\$518	24	\$500	44
4065	Bardon/Jubilee/Rainworth	\$590	13	\$530	22	\$500	22
North West - Outer		\$430	225	\$440	265	\$410	220
4053	Brookside/Everton Park/McDowall/Stafford	\$440	146	\$430	182	\$400	142
4054	Arana Hills/Kepperra	\$423	52	\$440	52	\$400	43
4061	The Gap	\$465	27	\$500	31	\$440	35
South - Inner		\$440	315	\$420	313	\$430	334
4103	Annerley/Fairfield	\$480	39	\$470	36	\$430	38
4104	Yeronga	\$470	12	\$500	9	\$450	10
4105	Clifton Hill/Moorooka/Tennyson	\$440	25	\$400	39	\$410	40
4120	Greenslopes/Stones Corner	\$490	29	\$425	17	\$450	26
4121	Ekibin/Holland Park/Tarragindi/Wellers Hill	\$440	78	\$465	81	\$430	74
4122	Mansfield/Mt Gravatt/Wishart	\$420	130	\$400	129	\$410	143
South - Outer		\$390	274	\$390	279	\$380	279
4106	Brisbane Market/Rocklea	n.a.	4	\$380	14	n.a.	4
4107	Salisbury	\$418	20	\$400	24	\$400	20
4108	Archerfield/Coopers Plains	\$380	24	\$360	26	\$385	19
4109	Altandi/Macgregor/Robertson/Sunnybank	\$400	75	\$395	77	\$390	84
4110	Acacia Ridge/Larapinta/Willawong	\$360	53	\$350	36	\$350	55
4112	Kuraby	\$400	9	\$350	7	\$380	11
4113	Eight Miles Plains/Runcorn	\$400	56	\$395	52	\$385	44
4115	Algester/Parkinson	\$390	17	\$400	22	\$375	24
4116	Calamvale/Drewvale/Stretton	\$425	16	\$420	21	\$400	18
South East - Inner		\$480	260	\$460	299	\$450	246
4151	Coorparoo	\$500	32	\$450	43	\$480	37
4152	Camp Hill/Carina/Carindale	\$465	97	\$450	110	\$435	95
4170	Cannon Hill/Morningside/Norman Park	\$480	97	\$473	92	\$460	61
4171	Balmoral/Bulimba/Hawthorne	\$525	30	\$540	38	\$510	38
4172	Murarie	n.a.	4	\$450	16	\$410	15



## RENTAL MARKET - 3 BED HOUSES (CONT'D)

POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>South East - Outer</b>	<b>\$440</b>	<b>31</b>	<b>\$430</b>	<b>45</b>	<b>\$415</b>	<b>50</b>
4153	Belmont	n.a.	2	n.a.	3	\$445	7
4154	Gumdale/Ransome/Wakerley	n.a.	3	\$485	6	\$470	6
4173	Tingalpa	\$455	18	\$430	25	\$405	26
4174	Doboy/Hemant	\$410	7	\$428	10	\$360	8
	<b>South West - Inner</b>	<b>\$450</b>	<b>81</b>	<b>\$440</b>	<b>91</b>	<b>\$430</b>	<b>98</b>
4068	Chelmer/Indooroopilly/Taringa	\$480	33	\$450	39	\$450	43
4075	Corinda/Graceville/Oxley/Sherwood	\$450	48	\$440	52	\$400	55
	<b>South West - Outer</b>	<b>\$370</b>	<b>267</b>	<b>\$370</b>	<b>291</b>	<b>\$360</b>	<b>294</b>
4069	Brookfield/Chapel Hill/Kenmore	\$450	34	\$465	44	\$500	31
4070	Anstead/Bellbowrie/Moggill	\$400	13	\$410	11	\$380	11
4073	Seventeen Mile Rocks/Sinnamon Park	\$445	10	\$420	9	\$390	14
4074	Jindalee/MtOmmaney/Sumner/Westlake	\$420	46	\$418	48	\$395	65
4076	Darra/Wacol	\$350	14	\$330	24	\$340	33
4077	Doolandella/Durack/Inala/Richlands	\$335	74	\$330	74	\$320	57
4078	Forest Lake/Carole Park	\$365	76	\$360	81	\$360	83

## RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>BRISBANE CITY</b>	<b>\$420</b>	<b>5157</b>	<b>\$410</b>	<b>5427</b>	<b>\$395</b>	<b>3945</b>
	<b>Bayside</b>	<b>\$370</b>	<b>72</b>	<b>\$350</b>	<b>69</b>	<b>\$320</b>	<b>46</b>
4178	Lindum/Lytton/Wynnum	\$375	54	\$350	50	\$320	30
4179	Lota/Manly	\$358	18	\$360	19	\$310	16
	<b>City - Inner</b>	<b>\$490</b>	<b>2229</b>	<b>\$480</b>	<b>2313</b>	<b>\$495</b>	<b>1588</b>
4000	Brisbane City/Spring Hill	\$540	347	\$530	353	\$580	345
4005	New Farm/Teneriffe	\$493	270	\$480	249	\$500	270
4006	Bowen Hills/Valley/Herston/Newstead	\$480	517	\$475	570	\$495	242
4064	Milton/Paddington/Rosalie	\$400	77	\$398	86	\$390	49
4066	Auchenflower/MtCootha/Toowong	\$403	192	\$400	204	\$390	163
4067	Ironside/St Lucia	\$405	78	\$385	78	\$400	71
4101	Highgate Hill/South Bris/West End	\$520	424	\$500	454	\$510	257
4102	Buranda/Dutton Park/Wooloongabba	\$480	132	\$468	118	\$460	49
4169	East Bris/Kangaroo Point	\$470	192	\$450	201	\$465	142
	<b>North - Inner</b>	<b>\$380</b>	<b>974</b>	<b>\$375</b>	<b>1096</b>	<b>\$355</b>	<b>812</b>
4007	Ascot/Hamilton	\$450	191	\$440	197	\$400	142
4010	Albion/Breakfast Creek	\$453	48	\$425	64	\$375	28
4011	Clayfield/Hendra	\$345	111	\$343	112	\$350	148
4012	Nundah/Toombul/Wavell Heights	\$380	202	\$383	242	\$360	190
4030	Lutwyche/Windsor/Wooloowin	\$395	193	\$385	239	\$345	112
4031	Gordon Park/Kedron	\$340	82	\$350	102	\$320	72
4051	Alderley/Enogerra/Gaythorne/Grange/Newmarket/Wilston	\$350	146	\$350	140	\$350	120
	<b>North - Outer</b>	<b>\$360</b>	<b>283</b>	<b>\$360</b>	<b>341</b>	<b>\$340</b>	<b>224</b>
4013	Northgate	\$340	21	\$313	20	\$310	25
4014	Banyo/Nudgee/Virginia	n.a.	4	\$340	5	\$280	8
4017	Bracken Ridge/Brighton/Deagon/Sandgate	\$323	18	\$330	17	\$290	16
4018	Fitzgibbon/Taigum	\$350	17	\$340	9	\$320	9
4032	Chermside/Craigslea	\$400	154	\$390	204	\$360	86
4034	Aspley/Boondal/Geebung/Zillmere	\$348	68	\$340	86	\$350	80
	<b>North West - Inner</b>	<b>\$400</b>	<b>152</b>	<b>\$400</b>	<b>157</b>	<b>\$400</b>	<b>140</b>
4059	Ballymore/Ithaca/Kelvin Grove/Red Hill	\$405	95	\$400	93	\$410	98
4060	Ashgrove/Dorrington/St Johns Wood	\$380	41	\$370	45	\$400	37
4065	Bardon/Jubilee/Rainworth	\$440	16	\$400	19	\$360	5
	<b>North West - Outer</b>	<b>\$370</b>	<b>111</b>	<b>\$363</b>	<b>122</b>	<b>\$390</b>	<b>82</b>
4053	Brookside/Everton Park/McDowall/Stafford	\$370	103	\$360	115	\$390	80
	<b>South - Inner</b>	<b>\$360</b>	<b>501</b>	<b>\$360</b>	<b>473</b>	<b>\$360</b>	<b>379</b>
4103	Annerley/Fairfield	\$350	124	\$329	88	\$350	99
4104	Yeronga	\$360	45	\$338	42	\$350	28
4105	Clifton Hill/Moorooka/Tennyson	\$343	72	\$350	74	\$330	51
4120	Greenslopes/Stones Corner	\$350	112	\$370	89	\$360	78
4121	Ekibin/Holland Park/Tarragindi/Wellers Hill	\$358	34	\$340	38	\$350	31
4122	Mansfield/Mt Gravatt/Wishart	\$400	111	\$395	135	\$390	88
	<b>South - Outer</b>	<b>\$350</b>	<b>72</b>	<b>\$368</b>	<b>72</b>	<b>\$310</b>	<b>43</b>
4106	Brisbane Market/Rocklea	n.a.	3	\$208	6	n.a.	3
4108	Archerfield/Coopers Plains	\$380	17	\$400	27	\$315	6
4109	Altandi/Macgregor/Robertson/Sunnybank	\$450	21	\$350	10	\$345	15
4113	Eight Miles Plains/Runcorn	\$405	16	\$420	9	n.a.	4
4115	Algester/Parkinson	\$293	6	\$290	11	n.a.	3
	<b>South East - Inner</b>	<b>\$390</b>	<b>462</b>	<b>\$390</b>	<b>486</b>	<b>\$370</b>	<b>368</b>
4151	Coorparoo	\$355	149	\$365	168	\$360	141
4152	Camp Hill/Carina/Carindale	\$360	55	\$375	67	\$375	34
4170	Cannon Hill/Morningside/Norman Park	\$410	142	\$405	150	\$380	93
4171	Balmoral/Bulimba/Hawthorne	\$400	107	\$400	95	\$400	98
	<b>South East - Outer</b>	<b>\$348</b>	<b>10</b>	<b>\$350</b>	<b>14</b>	<b>\$350</b>	<b>6</b>
4173	Tingalpa	\$330	8	\$350	11	\$350	6
	<b>South West - Inner</b>	<b>\$395</b>	<b>277</b>	<b>\$390</b>	<b>262</b>	<b>\$380</b>	<b>239</b>
4068	Chelmer/Indooroopilly/Taringa	\$395	205	\$390	183	\$380	207
4075	Corinda/Graceville/Oxley/Sherwood	\$388	72	\$390	79	\$320	32
	<b>South West - Outer</b>	<b>\$325</b>	<b>14</b>	<b>\$320</b>	<b>22</b>	<b>\$325</b>	<b>18</b>
4069	Brookfield/Chapel Hill/Kenmore	n.a.	2	n.a.	3	n.a.	1
4074	Jindalee/MtOmmaney/Sumner/Westlake	n.a.	2	n.a.	1	n.a.	1
4076	Darra/Wacol	n.a.	4	n.a.	4	n.a.	4
4078	Forest Lake/Carole Park	n.a.	3	\$335	10	\$340	11



## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>BRISBANE CITY</b>	<b>\$420.00</b>	<b>1599</b>	<b>\$410</b>	<b>1689</b>	<b>\$400</b>	<b>1510</b>
	<b>Bayside</b>	<b>\$420.00</b>	<b>65</b>	<b>\$410</b>	<b>83</b>	<b>\$400</b>	<b>101</b>
4178	Lindum/Lytton/Wynnum	\$420.00	45	\$410	47	\$400	68
4179	Lota/Manly	\$455.00	20	\$430	36	\$410	33
	<b>City - Inner</b>	<b>\$625.00</b>	<b>65</b>	<b>\$580</b>	<b>67</b>	<b>\$560</b>	<b>51</b>
4000	Brisbane City/Spring Hill	n.a.	4	n.a.	4	\$675	6
4005	New Farm/Teneriffe	\$680.00	9	\$628	10	\$560	5
4006	Bowen Hills/Valley/Herston/Newstead	\$600.00	13	\$460	5	\$610	5
4064	Milton/Paddington/Rosalie	\$672.50	10	\$635	11	n.a.	4
4066	Auchenflower/MtCootha/Toowong	\$520.00	5	\$550	11	\$490	8
4067	Ironside/St Lucia	\$545.00	10	\$580	7	\$450	8
4101	Highgate Hill/South Bris/West End	\$625.00	9	\$620	13	\$575	9
4169	East Bris/Kangaroo Point	\$585.00	5	n.a.	4	n.a.	3
	<b>North - Inner</b>	<b>\$525.00</b>	<b>120</b>	<b>\$500</b>	<b>112</b>	<b>\$450</b>	<b>97</b>
4007	Ascot/Hamilton	\$620.00	17	\$580	12	\$550	8
4011	Clayfield/Hendra	\$560.00	17	\$550	13	\$590	13
4012	Nundah/Toombul/Wavell Heights	\$470.00	19	\$450	15	\$445	23
4030	Lutwyche/Windsor/Woolloowin	\$555.00	16	\$500	16	\$425	7
4031	Gordon Park/Kedron	\$512.50	20	\$460	23	\$450	17
4051	Alderley/Enoggera/Gaythorne/Grange/Newmarket/Wilston	\$480.00	28	\$470	29	\$425	29
	<b>North - Outer</b>	<b>\$395.00</b>	<b>199</b>	<b>\$395</b>	<b>213</b>	<b>\$385</b>	<b>208</b>
4013	Northgate	\$465.00	7	\$460	6	\$450	9
4017	Bracken Ridge/Brighton/Deagon/Sandgate	\$370.00	29	\$375	29	\$365	42
4018	Fitzgibbon/Taigum	\$395.00	58	\$390	53	\$320	42
4032	Chermside/Craigslea	\$425.00	32	\$450	37	\$435	20
4034	Aspley/Boondal/Geebung/Zillmere	\$390.00	55	\$390	71	\$395	88
4036	Bald Hills	\$346.50	6	\$350	9	\$360	7
	<b>North West - Inner</b>	<b>\$575.00</b>	<b>14</b>	<b>\$525</b>	<b>16</b>	<b>\$490</b>	<b>14</b>
4059	Ballymore/Ithaca/Kelvin Grove/Red Hill	\$580.00	6	\$513	10	n.a.	3
4060	Ashgrove/Dorrington/St Johns Wood	n.a.	4	n.a.	4	\$460	5
4065	Bardon/Jubilee/Rainworth	n.a.	4	n.a.	2	\$550	6
	<b>North West - Outer</b>	<b>\$450.00</b>	<b>80</b>	<b>\$425</b>	<b>84</b>	<b>\$430</b>	<b>59</b>
4053	Brookside/Everton Park/McDowall/Stafford	\$440.00	69	\$425	70	\$430	47
4054	Arana Hills/Kepperra	\$435.00	5	\$375	8	\$395	5
4061	The Gap	\$582.50	6	\$460	6	\$500	7

## RENTAL MARKET - 3 BED TOWNHOUSES (CONT'D)

POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>South - Inner</b>	<b>\$455.00</b>	<b>148</b>	<b>\$450</b>	<b>141</b>	<b>\$450</b>	<b>126</b>
4103	Annerley/Fairfield	\$495.00	34	\$485	20	\$520	31
4104	Yeronga	\$485.00	10	\$480	11	\$475	16
4105	Clifton Hill/Moorooka/Tennyson	\$435.00	27	\$410	18	\$410	18
4120	Greenslopes/Stones Corner	\$490.00	12	\$485	11	\$490	8
4121	Ekibin/Holland Park/Tarragindi/Wellers Hill	\$452.50	14	\$438	16	\$455	9
4122	Mansfield/Mt Gravatt/Wishart	\$430.00	51	\$440	65	\$420	44
	<b>South - Outer</b>	<b>\$400.00</b>	<b>328</b>	<b>\$395</b>	<b>369</b>	<b>\$385</b>	<b>335</b>
4107	Salisbury	\$430.00	6	\$470	7	\$380	6
4109	Altandi/Macgregor/Robertson/Sunnybank	\$415.00	41	\$410	52	\$400	51
4110	Acacia Ridge/Larapinta/Willawong	\$362.50	20	\$360	28	\$340	43
4112	Kuraby	\$377.50	14	\$378	18	\$380	17
4113	Eight Miles Plains/Runcorn	\$410.00	123	\$410	101	\$400	105
4115	Algester/Parkinson	\$390.00	40	\$375	41	\$370	35
4116	Calamvale/Drewvale/Stretton	\$400.00	78	\$390	110	\$380	76
	<b>South East - Inner</b>	<b>\$497.50</b>	<b>250</b>	<b>\$495</b>	<b>229</b>	<b>\$475</b>	<b>193</b>
4151	Coorparoo	\$500.00	19	\$530	13	\$495	17
4152	Camp Hill/Carina/Carindale	\$450.00	100	\$460	99	\$445	98
4170	Cannon Hill/Morningside/Norman Park	\$510.00	76	\$493	64	\$480	56
4171	Balmoral/Bulimba/Hawthorne	\$620.00	36	\$618	32	\$570	16
4172	Murarie	\$550.00	19	\$530	21	\$480	6
	<b>South East - Outer</b>	<b>\$420.00</b>	<b>49</b>	<b>\$428</b>	<b>50</b>	<b>\$410</b>	<b>64</b>
4153	Belmont	\$435.00	5	\$430	7	\$430	12
4154	Gumdale/Ransome/Wakerley	\$415.00	17	\$428	22	\$415	29
4173	Tingalpa	\$420.00	21	\$410	17	\$390	21
	<b>South West - Inner</b>	<b>\$430.00</b>	<b>49</b>	<b>\$443</b>	<b>68</b>	<b>\$430</b>	<b>66</b>
4068	Chelmer/Indooroopilly/Taringa	\$505.00	12	\$480	28	\$505	21
4075	Corinda/Graceville/Oxley/Sherwood	\$400.00	37	\$420	40	\$400	45
	<b>South West - Outer</b>	<b>\$360.00</b>	<b>232</b>	<b>\$355</b>	<b>257</b>	<b>\$355</b>	<b>196</b>
4069	Brookfield/Chapel Hill/Kenmore	\$620.00	11	n.a.	2	n.a.	1
4073	Seventeen Mile Rocks/Sinnamon Park	\$415.00	9	\$430	8	\$425	6
4074	Jindalee/MtOmmaney/Sumner/Westlake	\$390.00	8	\$400	11	\$390	18
4076	Darra/Wacol	\$385.00	7	\$378	8	\$350	6
4077	Doolandella/Durack/Inala/Richlands	\$355.00	146	\$355	182	\$355	121
4078	Forest Lake/Carole Park	\$349.00	49	\$349	46	\$355	42

## EMPLOYMENT MARKET

### GOLD COAST SA4



Unemployment Rate

**5.5%**



Participation Rate

**70.1%**

## HOUSE MARKET (<2400M<sup>2</sup>)



Quarter median price

**\$615,000**



Annual median price

**\$622,000**



Annual volume of sales

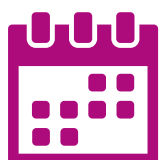
**5,327**



Annual median price 5yrs ago

**\$490,000**

## HOUSE MARKET ALL



Median days on market

**47 Days**



Median vendor discount

**-5.0%**



Stock on market

**9.4%**

## Tale of two markets

**The Gold Coast real estate sector is becoming a tale of two markets according to our most recent analysis.**

As an overall observation, both the house and unit sectors are in a period of steady values. However, each is in a different portion of the price cycle, with housing positioned in the rising hemisphere and units within the falling hemisphere.

Annual median house and unit prices both held reasonably steady, although days on market and vendor discounting increased in the unit sector.

On the rental front, a slight easing in the very tight vacancy rate does not seem to concern industry operators. In addition, rent levels have held fairly steady over the year.

### Regional Economy and Investment

The post-Commonwealth Games euphoria is settling, with new initiatives set to drive economic development.

A rise in demand for square metreage in the COHORT coworking hub has prompted the State Government to look for more commercial space within the 200-hectare Gold Coast Health and Knowledge Precinct.

COHORT has become home to around 160 digital health professionals and startup innovators, with occupancy currently sitting at 80 per cent. As a result, 9.5 hectares of state-owned land within the health and knowledge precinct will be marketed as the 'Lumina' project, designed to meet the rising demand.

"Once full, the precinct will support more than 12,000 jobs and generate around \$1.4 billion for the Queensland economy," Cameron Dick, Queensland's Minister for State Development, said.

Sporting and cultural assistance is also helping drive the GC dollar.

There's ongoing support for cinema production on the Gold Coast with the Australia-first screening of feature film *Dora and the Lost City*. The movie is the latest release in a string of blockbusters filmed in Queensland.

*Cooly Rock On* – Australia's largest nostalgia festival – celebrated record growth in 2019 with new data released today showing more than 120,000 people attended the event this year – generating nearly \$7 million for the Gold Coast economy. The State Government announced that visitor nights were up by 16 per cent to 24,219 while expenditure had grown by 15 per cent to \$6.92 million as a result of the festival.

Queensland's Tourism Industry Development Minister, Kate Jones, also announced the State Government had secured the All Stars match between the Australian Indigenous and New Zealand Maori teams for Cbus Stadium on 22 February 2020.

Assistant Tourism Industry Development Minister and Member for Gaven Meaghan Scanlon said the game would generate more than 20,000 visitor nights and \$4 million for the Gold Coast's tourism economy.

### HOUSE MARKET (<2400m<sup>2</sup>)

Prices softened slightly this quarter as the median fell 1.6 per cent, to \$615,000 across 1035 transaction to June 2019.

For the year to June 2019, the annual median house price fell 0.5 per cent to \$622,000 across a total of 5327 transactions.

The Gold Coast was the state's third most expensive LGA for houses based on the



## UNIT MARKET



Quarter  
median price ↑  
**\$430,000**



Annual  
median price ↓  
**\$434,000**

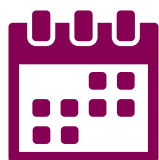


Annual volume  
of sales ↓  
**8,556**



Annual median  
price 5 yrs ago ↑  
**\$364,000**

## UNIT MARKET



Median days on  
market  
**57 Days**



Median vendor  
discount  
**-5.1%**



Stock on market  
**8.2%**

annual median price behind Noosa (\$733,750) and Brisbane (\$680,000).

On annual transaction numbers, the Gold Coast was the third most traded LGA with 5327 transactions behind Brisbane (12,178) and Moreton Bay (5555).

Medium term investment proved savvy, with the June quarter 2019 median house price having increased 26.9 per cent since its \$490,000 result just five years ago.

Four suburbs saw double-digit value gains during the year to June 2019: Paradise Point (20.6 per cent), Surfers Paradise (14.2 per cent), Tallebudgera Valley (12.4 Per cent) and Jacobs Well (10.9 per cent).

Six suburbs were in the million-dollar-median club in the March 2019 quarter: Surfers Paradise, Mermaid Beach, Broadbeach Waters, Bundall, Clear Island Waters and Paradise Point.

### GENERAL ACTIVITY

Market trends data indicate house conditions have eased and stabilised over the course of the year.

Total annual house listing numbers rose to 12,630 for year ending May 2019 – an 18.9 per rise on the previous year's result.

Median days on market increased by eight coming in at 47 for the 2019 measure as opposed to 39 in 2018.

The median vendor discount came in at -5.0 per cent to May 2019. This was a slight increase on the -4.5 per cent to May 2018.

Stock on market also increased to 9.4 per cent to May 2019 as opposed to the May 2018 result of 7.9 per cent.

### UNIT MARKET

Unit and townhouse prices rose over the quarter by 1.2 per cent to record a quarterly median of \$430,000 across 1458 transactions.

However, for the year to June 2019, the annual median softened by just 0.8 per cent to a figure of \$434,000. This was across a total of 8556 sales.

The Gold Coast was the state's third most expensive LGA for units based on the annual median price to June 2019 behind Noosa (\$575,000) and Brisbane (\$440,000).

Based on annual unit sales volume, the Gold Coast was the second most traded LGA after Brisbane (8564) by just eight sales.

Medium-term price performance has been positive with units recording a price rise of 19.2 per cent on the \$364,000 figure from five years ago.

Suburbs which saw a double-digit percentage rise in their annual median unit price over the year were Bilinga (19.8 per cent) and Coomera (11.2 per cent).

### GENERAL ACTIVITY

Market trends data revealed conditions have eased somewhat over the course of the year. While listings and stock on market indicate a strengthening market, median days on market and increased vendor discount point to a slightly tougher time for sellers.

Total annual unit listing numbers tightened considerably over the year. Listing numbers for the 12 months to May 2019 were 9777 – a substantial 21.9 per cent decrease on the May 2018 listings number of 12,514.

Stock on market also decreased, recording 8.2 per cent for 2019 as compared to 10.5 per cent to May 2019.

On the flipside, median days on market increased to 57 for the 2019 measure from 48 in 2018.

**RENTAL MARKET****Vacancy Rates****2.8%****House Yields****4.2%****Unit Yields****5.3%**

On the rental front, a slight easing in the very tight vacancy rate does not seem to concern industry operators. In addition, rent levels have held fairly steady over the year.

The median vendor discount also increased. It came in at -5.1 per cent to May 2019, but was -4.5 per cent to May 2018, indicating vendor's positions have weakened slightly.

**RENTAL MARKET**

The June quarter vacancy rate of 2.8 per cent reflects a balanced-to-easing rental market. This was a fairly substantial easing on the previous three quarters results which were all sub-2.0 per cent. In fact, the outcome was the highest quarterly vacancy rate since September 2012.

The median rental price in June quarter 2019 for houses was \$495 per week and for units was \$440 per week. Compared to the same measure in 2018, these outcomes reflect a \$5 per week decrease for houses, but no change for units.

June quarter yields were 4.2 per cent for houses and 5.3 per cent for units. This reflected zero movement from the previous quarter for houses and a 0.2 per cent fall for units.



## SALES MARKET - HOUSES <2400m<sup>2</sup>

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>GOLD COAST (LGA)</b>	<b>1035</b>	<b>\$615,000</b>	<b>-1.6%</b>	<b>5327</b>	<b>\$622,000</b>	<b>\$625,000</b>	<b>-0.5%</b>	<b>\$490,000</b>	<b>26.9%</b>
<b>GOLD COAST (LGA) ^</b>	<b>118</b>	<b>\$830,000</b>	<b>0.0%</b>	<b>566</b>	<b>\$855,500</b>	<b>\$857,000</b>	<b>-0.2%</b>	<b>\$657,250</b>	<b>30.2%</b>
ARUNDEL	23	\$557,000	-4.0%	125	\$570,000	\$607,500	-6.2%	\$466,500	22.2%
ASHMORE	29	\$576,000	6.7%	148	\$585,000	\$596,000	-1.9%	\$469,000	24.7%
BENOWA	19	N/A	N/A	96	\$840,000	\$927,500	-9.4%	\$705,000	19.1%
BIGGERA WATERS	7	N/A	N/A	43	\$730,000	\$673,500	8.4%	\$560,000	30.4%
BONOGIN ^	10	N/A	N/A	43	\$780,000	\$820,000	-4.9%	\$575,000	35.7%
BROADBEACH WATERS	28	\$1,137,500	-0.2%	154	\$1,125,000	\$1,122,500	0.2%	\$812,500	38.5%
BUNDALL	19	N/A	N/A	98	\$1,065,000	\$995,000	7.0%	\$770,000	38.3%
BURLEIGH HEADS	11	N/A	N/A	74	\$851,000	\$841,250	1.2%	\$584,000	45.7%
BURLEIGH WATERS	42	\$825,500	20.0%	187	\$775,000	\$800,000	-3.1%	\$580,000	33.6%
CARRARA	18	N/A	N/A	119	\$598,000	\$590,000	1.4%	\$452,000	32.3%
CLEAR ISLAND WATERS	10	N/A	N/A	53	\$1,071,000	\$1,069,900	0.1%	\$791,250	35.4%
COOLANGATTA	1	N/A	N/A	21	\$790,000	\$800,000	-1.3%	\$567,750	39.1%
COOMBABAH	12	N/A	N/A	82	\$500,000	\$520,000	-3.9%	\$390,000	28.2%
COOMERA	22	\$425,000	-3.3%	99	\$441,000	\$449,000	-1.8%	\$360,000	22.5%
CURRUMBIN	6	N/A	N/A	19	N/A	\$859,250	N/A	\$727,500	N/A
CURRUMBIN VALLEY ^	3	N/A	N/A	25	\$940,000	\$875,000	7.4%	\$770,000	22.1%
CURRUMBIN WATERS	21	\$683,750	4.4%	92	\$670,000	\$673,000	-0.5%	\$500,000	34.0%
ELANORA	21	\$650,000	-8.5%	143	\$685,000	\$680,000	0.7%	\$511,500	33.9%
GILSTON	5	N/A	N/A	33	\$560,000	\$605,000	-7.4%	\$470,000	19.1%
HELENSVALE	51	\$577,000	-4.6%	244	\$600,000	\$591,000	1.5%	\$472,500	27.0%
HIGHLAND PARK	26	\$521,500	-6.9%	106	\$528,500	\$570,000	-7.3%	\$410,500	28.7%
HOLLYWELL	6	N/A	N/A	40	\$728,500	\$797,500	-8.7%	\$574,000	26.9%
HOPE ISLAND	17	N/A	N/A	48	\$640,000	\$680,000	-5.9%	\$520,000	23.1%
JACOBS WELL	9	N/A	N/A	33	\$520,000	\$469,000	10.9%	\$404,500	28.6%
LABRADOR	17	N/A	N/A	73	\$565,000	\$545,000	3.7%	\$420,000	34.5%
LOWER BEECHMONT	2	N/A	N/A	9	N/A	\$464,500	N/A	\$351,500	N/A
MAUDSLAND	8	N/A	N/A	47	\$560,000	\$520,000	7.7%	\$450,000	24.4%
MERMAID BEACH	6	N/A	N/A	49	\$1,450,000	\$1,655,000	-12.4%	\$885,000	63.8%

## SALES MARKET - HOUSES <2400m<sup>2</sup> (CONT'D)

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
MERMAID WATERS	27	\$890,000	-5.1%	156	\$918,750	\$857,500	7.1%	\$655,000	40.3%
MERRIMAC	8	N/A	N/A	54	\$521,490	\$535,000	-2.5%	\$418,750	24.5%
MIAMI	8	N/A	N/A	42	\$777,500	\$757,500	2.6%	\$575,000	35.2%
MOLENDINAR	16	N/A	N/A	75	\$610,000	\$587,250	3.9%	\$486,500	25.4%
MUDGEERABA	33	\$572,000	-2.2%	125	\$585,500	\$590,600	-0.9%	\$472,000	24.0%
MUDGEERABA ^	8	N/A	N/A	42	\$825,000	\$852,500	-3.2%	\$630,000	31.0%
NERANG	28	\$443,250	1.1%	139	\$450,000	\$465,000	-3.2%	\$365,000	23.3%
NERANG ^	6	N/A	N/A	25	\$857,500	\$900,000	-4.7%	\$715,000	19.9%
ORMEAU	38	\$492,500	2.6%	200	\$490,000	\$475,000	3.2%	\$411,000	19.2%
ORMEAU HILLS	5	N/A	N/A	62	\$495,000	\$530,000	-6.6%	\$448,000	10.5%
OXENFORD	24	\$493,750	-3.2%	151	\$525,000	\$530,000	-0.9%	\$433,750	21.0%
PACIFIC PINES	43	\$525,000	-2.4%	230	\$543,500	\$540,000	0.7%	\$455,000	19.5%
PALM BEACH	34	\$848,750	-4.5%	139	\$871,000	\$800,000	8.9%	\$541,500	60.8%
PARADISE POINT	17	N/A	N/A	98	\$1,225,000	\$1,016,000	20.6%	\$806,000	52.0%
PARKWOOD	20	\$595,000	0.0%	102	\$592,500	\$600,000	-1.3%	\$470,000	26.1%
PIMPAMA	27	\$450,000	-9.5%	156	\$482,000	\$482,000	0.0%	\$400,000	20.5%
REEDY CREEK	13	N/A	N/A	69	\$838,500	\$807,500	3.8%	\$612,000	37.0%
ROBINA	54	\$640,000	-4.1%	241	\$668,250	\$693,000	-3.6%	\$502,500	33.0%
RUNAWAY BAY	25	\$1,022,500	7.1%	100	\$985,000	\$986,000	-0.1%	\$770,000	27.9%
SOUTHPORT	35	\$523,000	-9.8%	188	\$575,000	\$600,000	-4.2%	\$445,000	29.2%
SPRINGBROOK	3	N/A	N/A	13	N/A	\$405,000	N/A	\$290,000	N/A
SURFERS PARADISE	16	N/A	N/A	83	\$1,600,000	\$1,401,000	14.2%	\$1,150,000	39.1%
TALLAI ^	10	N/A	N/A	54	\$950,000	\$920,000	3.3%	\$737,500	28.8%
TALLEBUDGERA ^	7	N/A	N/A	43	\$917,500	\$922,000	-0.5%	\$675,000	35.9%
TALLEBUDGERA VALLEY ^	3	N/A	N/A	18	N/A	\$1,065,000	N/A	\$718,000	N/A
TUGUN	12	N/A	N/A	60	\$668,000	\$650,000	2.8%	\$490,000	36.3%
UPPER COOMERA	71	\$475,000	-3.1%	375	\$490,000	\$490,000	0.0%	\$397,500	23.3%
VARSITY LAKES	25	\$623,000	-1.9%	127	\$621,425	\$620,000	0.2%	\$470,000	32.2%
WONGAWALLAN ^	6	N/A	N/A	18	N/A	\$893,000	N/A	\$645,000	N/A
WORONGARY	9	N/A	N/A	39	\$510,000	\$510,000	0.0%	\$405,000	25.9%
WORONGARY ^	6	N/A	N/A	26	\$790,000	\$735,000	7.5%	\$620,000	27.4%





## SALES MARKET - UNITS &amp; TOWNHOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>GOLD COAST (LGA)</b>	<b>1458</b>	<b>\$430,000</b>	<b>1.2%</b>	<b>8556</b>	<b>\$434,000</b>	<b>\$437,500</b>	<b>-0.8%</b>	<b>\$364,000</b>	<b>19.2%</b>
ARUNDEL	13	N/A	N/A	78	\$377,000	\$344,750	9.4%	\$305,000	23.6%
ASHMORE	20	\$295,000	-11.9%	84	\$325,000	\$347,000	-6.3%	\$275,000	18.2%
BENOWA	20	\$580,000	-5.9%	110	\$625,000	\$600,000	4.2%	\$592,000	5.6%
BIGGERA WATERS	37	\$436,750	12.0%	255	\$394,500	\$450,000	-12.3%	\$408,000	-3.3%
BILINGA	6	N/A	N/A	46	\$687,500	\$573,750	19.8%	\$440,000	56.3%
BROADBEACH	79	\$519,050	-7.3%	381	\$562,500	\$542,500	3.7%	\$467,000	20.4%
BROADBEACH WATERS	7	N/A	N/A	56	\$545,000	\$465,000	17.2%	\$370,000	47.3%
BUNDALL	6	N/A	N/A	45	\$407,000	\$412,500	-1.3%	\$300,000	35.7%
BURLEIGH HEADS	48	\$490,000	-8.4%	344	\$524,250	\$510,000	2.8%	\$380,000	38.0%
BURLEIGH WATERS	19	N/A	N/A	123	\$448,025	\$453,000	-1.1%	\$335,000	33.7%
CARRARA	39	\$460,000	2.2%	197	\$485,000	\$455,050	6.6%	\$412,500	17.6%
CLEAR ISLAND WATERS	8	N/A	N/A	40	\$425,000	\$465,000	-8.6%	\$457,000	-7.0%
COOLANGATTA	45	\$628,100	19.6%	250	\$590,000	\$560,000	5.4%	\$380,000	55.3%
COOMBABAH	11	N/A	N/A	117	\$370,000	\$360,000	2.8%	\$310,000	19.4%
COOMERA	37	\$535,000	-0.3%	241	\$533,500	\$480,000	11.2%	\$366,400	45.6%
CURRUMBIN	9	N/A	N/A	52	\$560,000	\$585,000	-4.3%	\$406,000	37.9%
CURRUMBIN WATERS	11	N/A	N/A	58	\$430,000	\$423,500	1.5%	\$300,000	43.3%
ELANORA	15	N/A	N/A	85	\$410,000	\$402,250	1.9%	\$295,000	39.0%
HELENSVALE	20	\$392,000	-24.6%	144	\$468,000	\$498,500	-6.1%	\$370,000	26.5%
HIGHLAND PARK	2	N/A	N/A	26	\$331,500	\$310,000	6.9%	\$249,000	33.1%
HOLLYWELL	5	N/A	N/A	29	\$677,500	\$700,500	-3.3%	\$619,900	9.3%
HOPE ISLAND	53	\$715,000	9.8%	392	\$697,000	\$702,500	-0.8%	\$445,500	56.5%
LABRADOR	85	\$362,500	0.0%	438	\$370,000	\$359,000	3.1%	\$340,000	8.8%
MAIN BEACH	25	\$646,500	-16.9%	174	\$750,000	\$730,000	2.7%	\$569,000	31.8%
MERMAID BEACH	39	\$470,000	-0.6%	216	\$467,000	\$440,000	6.1%	\$350,000	33.4%
MERMAID WATERS	26	\$382,500	0.1%	120	\$385,000	\$395,000	-2.5%	\$300,000	28.3%
MERRIMAC	13	N/A	N/A	100	\$360,000	\$403,700	-10.8%	\$364,000	-1.1%
MIAMI	27	\$480,000	-2.5%	163	\$510,000	\$499,000	2.2%	\$346,000	47.4%
MUDGEERABA	20	\$400,000	-18.0%	128	\$455,000	\$492,500	-7.6%	\$320,000	42.2%
NERANG	27	\$334,000	0.9%	136	\$333,000	\$325,000	2.5%	\$277,000	20.2%
ORMEAU	13	N/A	N/A	57	\$373,000	\$375,000	-0.5%	\$329,000	13.4%
OXENFORD	15	N/A	N/A	81	\$330,000	\$330,000	0.0%	\$276,000	19.6%
PACIFIC PINES	15	N/A	N/A	107	\$369,000	\$356,250	3.6%	\$365,000	1.1%
PALM BEACH	49	\$430,000	3.6%	265	\$440,000	\$465,000	-5.4%	\$355,000	23.9%
PARADISE POINT	20	\$805,000	43.8%	109	\$740,000	\$700,000	5.7%	\$553,500	33.7%

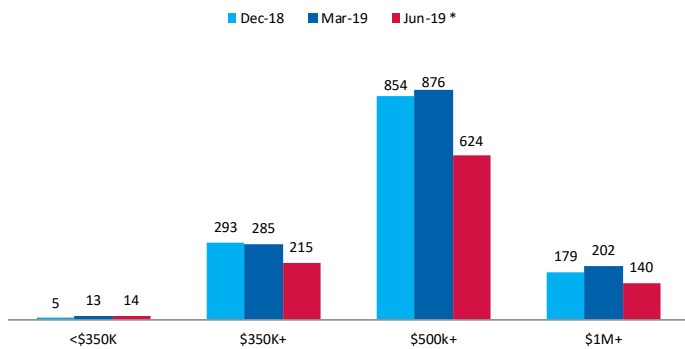
## SALES MARKET - UNITS &amp; TOWNHOUSES (CONT'D)

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
PARKWOOD	1	N/A	N/A	15	N/A	\$361,000	N/A	\$296,750	N/A
PIMPAMA	17	N/A	N/A	138	\$407,900	\$401,900	1.5%	\$349,900	16.6%
REEDY CREEK	10	N/A	N/A	65	\$380,000	\$367,600	3.4%	\$300,000	26.7%
ROBINA	62	\$430,000	-2.8%	289	\$445,500	\$469,000	-5.0%	\$460,000	-3.2%
RUNAWAY BAY	22	\$557,500	39.7%	150	\$527,500	\$480,000	9.9%	\$408,000	29.3%
SOUTHPORT	106	\$358,750	-5.5%	650	\$375,000	\$387,750	-3.3%	\$334,377	12.1%
SURFERS PARADISE	207	\$385,000	11.2%	1226	\$380,000	\$380,000	0.0%	\$350,000	8.6%
TUGUN	31	\$490,000	9.3%	136	\$472,000	\$468,000	0.9%	\$372,500	26.7%
UPPER COOMERA	13	N/A	N/A	115	\$346,000	\$380,000	-9.0%	\$295,000	17.3%
VARSITY LAKES	61	\$425,000	-1.2%	255	\$437,750	\$447,000	-2.1%	\$385,000	13.7%

SALES MARKET - VACANT LAND <2400m<sup>2</sup>

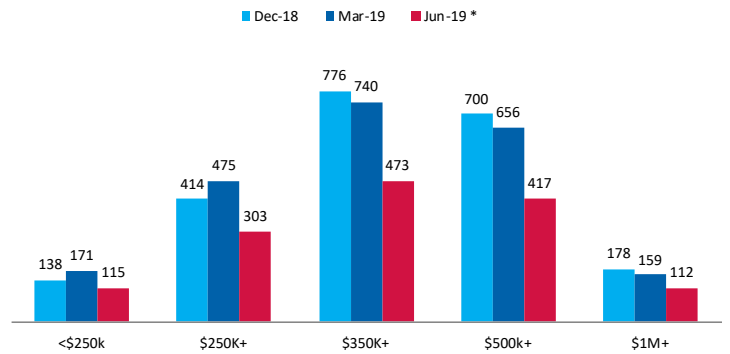
POST CODE	LOCALITY <sup>1</sup>			SEP-18		SEP-17		SEP-13	
				\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
GOLD COAST (LGA)	80	\$279,500	-5.3%	723	\$287,000	\$280,000	2.5%	\$230,000	24.8%
GOLD COAST (LGA) ^	11	N/A	N/A	80	\$485,000	\$462,500	4.9%	\$353,500	37.2%
COOMERA	14	N/A	N/A	143	\$277,000	\$272,850	1.5%	\$225,000	23.1%
ELANORA	0	N/A	N/A	1	N/A	\$438,500	N/A	\$309,000	N/A
GILSTON	2	N/A	N/A	4	N/A	\$317,500	N/A	\$250,000	N/A
HELENSVALE	2	N/A	N/A	51	\$399,900	\$389,900	2.6%	\$475,000	-15.8%
HOPE ISLAND	1	N/A	N/A	2	N/A	\$700,000	N/A	\$307,500	N/A
MAUDSLAND	5	N/A	N/A	66	\$292,500	\$285,000	2.6%	\$242,500	20.6%
ORMEAU	13	N/A	N/A	61	\$249,900	\$245,000	2.0%	\$220,000	13.6%
ORMEAU HILLS	0	N/A	N/A	5	N/A	\$260,913	N/A	\$215,000	N/A
PACIFIC PINES	0	N/A	N/A	0	N/A	\$422,500	N/A	\$259,000	N/A
PIMPAMA	21	\$271,500	-1.1%	211	\$271,000	\$270,000	0.4%	\$219,000	23.7%
REEDY CREEK	1	N/A	N/A	5	N/A	\$377,500	N/A	\$315,000	N/A
UPPER COOMERA	0	N/A	N/A	15	N/A	\$300,000	N/A	\$228,900	N/A
WILLOW VALE	0	N/A	N/A	3		\$190,000	N/A	\$203,900	N/A

## GOLD COAST HOUSE SALES



\*Preliminary data  
Houses<2400m<sup>2</sup>

## GOLD COAST UNIT SALES



\*Preliminary data



## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>GOLD COAST CITY</b>	<b>\$495</b>	<b>875</b>	<b>\$500</b>	<b>847</b>	<b>\$430</b>	<b>960</b>
4208	Gilberton/Jacobs Well/Ormeau	\$405	23	\$415	20	\$390	26
4209	Canowindra/Coomera/ Pimpama/ Willow Vale/ Yawalpah	\$405	139	\$405	123	\$380	97
4210	Oxenford/Studio Village/Wongawallan	\$430	15	\$420	19	\$390	18
4211	Advancetown/Beechmont/ Binna Burra/Carrara/ Gaven/ Nerang	\$460	91	\$450	85	\$400	106
4212	Boykambil/Helensvale/Hope Island/Sanctuary Cove	\$510	47	\$530	45	\$440	62
4213	Austinville/Mudgeeraba/Springbrook/ Tallai/ Worongary	\$520	48	\$510	29	\$430	55
4214	Arundel/Ashmore/Ernest/ Parkwood	\$490	69	\$490	61	\$420	82
4215	Chirn Pk/Southport/Labrador/Keebra Pk	\$470	87	\$470	88	\$400	112
4216	Biggera Wtrs/ Coombabah/Hollywell/ Paradise Pt/ Runaway Bay	\$490	60	\$495	70	\$410	64
4217	Benowa/Bundall/Main Bch/ Sorrento/ Surfers Paradise	\$660	39	\$615	32	\$560	28
4218	Broadbeach/Mermaid Bch/ Nobby Bch/Rialto	\$650	40	\$618	54	\$520	41
4220	Andrews/Burleigh/Miami/Tally Valley	\$600	52	\$595	50	\$485	52
4221	Elanora/Palm Bch	\$600	32	\$600	42	\$480	47
4223	Currumbin/Currumbin Valley	\$575	22	\$590	15	\$465	29
4224	Tugun	\$520	9	\$520	7	\$430	13
4226	Kerrydale/Merrimac/Robina	\$525	65	\$535	61	\$450	79
4227	Reedy Ck/Stephens/Varsity Lakes	\$535	24	\$550	38	\$440	39

<b>Scenic Rim Regional</b>		<b>\$360</b>	<b>92</b>	<b>\$320</b>	<b>116</b>	<b>\$340</b>	<b>114</b>
4270	Tamborine/ Biddaddaba/ Boyland/ Mundoolun/ Winglepong	n.a.	3	n.a.	4	<b>\$380</b>	<b>6</b>
4272	Mt Tamborine	\$470	20	\$445	24	\$385	19
4285	Beaudesert/ Cedar Vale/ Innisplain/ Kooralbyn/ Lamington	\$340	35	\$320	54	\$310	46
4309	Aratula/ Kalbar	\$293	6	n.a.	4	\$265	5
4310	Boonah/ Duganden/ Mt Alford	\$300	13	\$288	18	\$260	13

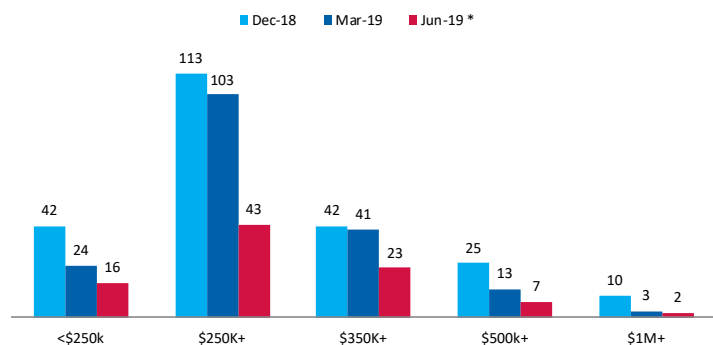
## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>GOLD COAST CITY</b>	<b>\$450.00</b>	<b>961</b>	<b>\$440</b>	<b>919</b>	<b>\$380</b>	<b>1089</b>
4208	Gilberton/Jacobs Well/Ormeau	\$395.00	5	\$405	7	\$370	13
4209	Canowindra/Coomera/ Pimpama/ Willow Vale/ Yawalpah	\$390.00	170	\$395	181	\$350	137
4210	Oxenford/Studio Village/Wongawallan	\$417.50	8	\$400	13	\$350	19
4211	Advancetown/Beechmont/ Binna Burra/Carrara/ Gaven/ Nerang	\$420.00	146	\$415	126	\$370	175
4212	Boykambil/Helensvale/Hope Island/Sanctuary Cove	\$500.00	68	\$500	58	\$435	52
4213	Austinville/ Mudgeeraba/ Springbrook/ Tallai/ Worongary	\$450.00	29	\$423	30	\$370	29
4214	Arundel/ Ashmore/ Ernest/ Parkwood	\$420.00	51	\$410	44	\$380	49
4215	Chirn Pk/ Southport/ Labrador/ Keebra Pk	\$450.00	96	\$435	80	\$380	128
4216	Biggera Wtrs/ Coombabah/ Hollywell/ Paradise Pt/ Runaway Bay	\$410.00	47	\$450	52	\$400	99
4217	Benowa/ Bundall/ Main Bch/ Sorrento/ Surfers Paradise	\$550.00	37	\$550	40	\$480	49
4218	Broadbeach/ Mermaid Bch/ Nobby Bch/ Rialto	\$570.00	23	\$518	26	\$420	26
4220	Andrews/ Burleigh/ Miami/ Tally Valley	\$507.50	32	\$560	27	\$380	33
4221	Elanora/ Palm Bch	\$570.00	26	\$525	25	\$390	17
4223	Currumbin/ Currumbin Valley	\$530.00	14	\$470	12	\$370	16
4224	Tugun	\$500.00	11	\$510	8	\$430	20
4226	Kerrydale/ Merrimac/ Robina	\$550.00	157	\$530	137	\$435	142
4227	Reedy Ck/ Stephens/ Varsity Lakes	\$480.00	35	\$485	52	\$410	79

## RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>GOLD COAST CITY</b>	<b>\$440</b>	<b>2245</b>	<b>\$440</b>	<b>2209</b>	<b>\$360</b>	<b>2408</b>
4209	Canowindra/Coomera/ Pimpama/ Willow Vale/ Yawalpah	\$365	16	\$340	18	\$310	11
4210	Oxenford/Studio Village/Wongawallan	\$340	19	\$330	13	\$300	14
4211	Advancetown/Beechmont/ Binna Burra/Carrara/ Gaven/ Nerang	\$400	35	\$400	36	\$365	46
4212	Boykambil/Helensvale/Hope Island/Sanctuary Cove	\$415	47	\$420	29	\$420	48
4214	Arundel/ Ashmore/ Ernest/ Parkwood	\$400	16	\$390	17	\$325	26
4215	Chirn Pk/Southport/Labrador/Keebra Pk	\$400	590	\$400	474	\$350	475
4216	Biggera Wtrs/ Coombabah/Hollywell/ Paradise Pt/ Runaway Bay	\$430	184	\$410	205	\$350	198
4217	Benowa/Bundall/Main Bch/ Sorrento/ Surfers Paradise	\$480	454	\$460	438	\$395	574
4218	Broadbeach/Mermaid Bch/ Nobby Bch/Rialto	\$450	253	\$430	285	\$365	340
4220	Andrews/Burleigh/Miami/Tally Valley	\$450	177	\$450	176	\$370	185
4221	Elanora/Palm Bch	\$430	119	\$410	121	\$310	137
4223	Currumbin/Currumbin Valley	\$450	23	\$450	25	\$365	36
4224	Tugun	\$420	30	\$400	35	\$330	44
4225	Bilinga/Coolangatta/Greenmount/ Kirra/ Rainbow Bay	\$430	108	\$410	109	\$330	105
4226	Kerrydale/Merrimac/Robina	\$450	67	\$450	75	\$400	53
4227	Reedy Ck/Stephens/Varsity Lakes	\$470	101	\$470	145	\$336	111
	<b>Scenic Rim Regional</b>	<b>\$280</b>	<b>26</b>	<b>\$265</b>	<b>30</b>	<b>\$220</b>	<b>37</b>
4285	Beaudesert/ Cedar Vale/ Innisplain/ Kooralbyn/ Lamington/ etc	\$280	19	\$265	22	\$210	30

## GOLD COAST LAND SALES



\*Preliminary data



GOLD COAST

## EMPLOYMENT MARKET

TOOWOOMBA SA4



**Unemployment Rate**

**4.8%**



**Participation Rate**

**58.7%**

## HOUSE MARKET (<2400M<sup>2</sup>)



**Quarter median price**

**\$338,000**



**Annual median price**

**\$350,000**



**Annual volume of sales**

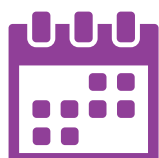
**1,789**



**Annual median price 5yrs ago**

**\$330,000**

## HOUSE MARKET ALL



**Median days on market**

**49 Days**



**Median vendor discount**

**-5.1%**



**Stock on market**

**8.1%**

## Holding steady for the long-term

**The Toowoomba property market experience volatile movements in the medium-term, according to the latest QMM data.**

But while the region's median house prices continued to be quite up-and-down on a quarterly basis, its annual result tells a different story with prices holding steady.

It's a similar tale for the region's relatively small unit market, with its median price experiencing only a modest decline in the year to June – although, the quarterly result was more significant.

Toowoomba's residential vacancy rate of just 1.6 per cent is not only tight, but the region has been recording similar figures for many years – unlike many other locations in Queensland's regions.

Given that, the region clearly has more demand than supply, so rents are rising and investors are enjoying solid yields for both houses and units.

### REGIONAL ECONOMY AND INFRASTRUCTURE INVESTMENT

Construction has commenced on the new Qantas Pilot Academy at Toowoomba's Wellcamp Airport, which will see a hangar, classroom and student accommodation built.

The facility will see 100 jobs directly created during construction, and 160 more once operational and at full capacity.

Wagner Corporation Director Neill Wagner said: "We are proud that Toowoomba Wellcamp Airport is an enabler for regional growth here on the Darling Downs, securing more opportunities for employment and education in the aviation industry."

The second range crossing has been officially opened, marking the completion of the major \$1.6 billion project. As well as improving traffic and taking trucks out of the city centre, the 41-kilometre bypass is hoped to support ongoing growth to the region.

The state's independent infrastructure advisory body, Building Queensland, has released its 2019 pipeline report, which progresses proposals of key projects. Among those highlighted was the planned major upgrade of Toowoomba Base Hospital, showing the government's confidence in moving ahead with works.

Construction on \$16.5 million upgrade of the vital Toowoomba Trade Gateway has also wrapped, which will support a new area of regional economic growth, the government says.

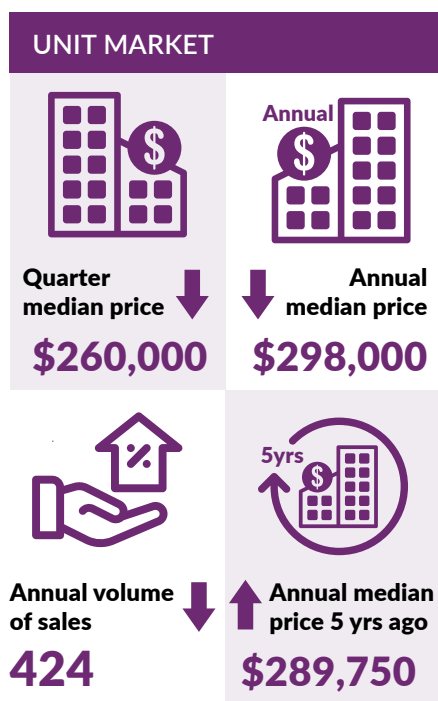
Minister for State Development, Manufacturing, Infrastructure and Planning Cameron Dick said the project provides greater opportunities to create jobs in the region.

"Upgrades to roads, improvements to stormwater management and the extension of existing utilities networks have significantly increased transport accessibility to Toowoomba Trade Gateway's northern precinct," Mr Dick said.

### HOUSE MARKET

The property market in Toowoomba continues to fluctuate, with quarterly periods of increases and decreases. But on an annual basis, the median house price is relatively stable.

In the June quarter, Toowoomba's median house price slid by 3.4 per cent to \$338,000, which was a slower pace of decline seen in the previous quarter.



Over the year ending June, though, its median house reduced by a more modest 1.4 per cent to be \$350,000.

Sales activity in the past 12 months was weaker. This is a trend that has been observed in other regional markets across Queensland, with a range of likely factors at play – from localised economic conditions to the uncertainty in the lead up to the Federal Election.

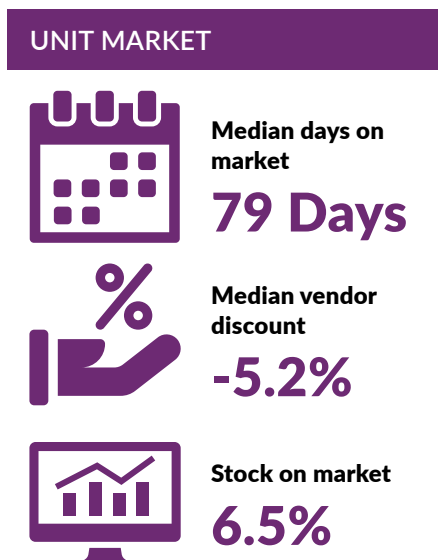
The volume of house sales was down 12 per cent over the year to June, although, properties seem to be selling a little easier, with the median days on market for houses declining from 53 in 2018 to 49 in the current year.

Diving into the suburb-by-suburb results for Toowoomba over the past year, it's clear that well-priced properties are drawing buyers.

Once again, the suburb of Crows Nest, with a median house price of \$318,000, experienced positive upward conditions, recording a 3.4 per cent increase over the past 12 months.

But the stand-out performer in the region was Millmerran, a town to the south of Toowoomba, which recorded a 20 per cent increase in its median house price over the year to reach \$210,000.

The annual median house price in the local government area increased by 6.1 per cent over past five years, from \$3330,000 in June 2014 to \$350,000 in June 2019.



#### UNIT MARKET

It was not the best of quarters for Toowoomba's unit market, although the longer-term picture isn't quite as significant.

Whereas its median unit price decreased by 11.9 per cent over the quarter to \$260,000, its annual result was more modest, with a decline of 3.4 per cent to \$338,000.

Over the quarter, the volume of unit sales was down 2.4 per cent, but looking at the full year, the decline was nominal at just 0.6 per cent.

Comparing Toowoomba's unit market to other non-tourism regional centres, it's clear that the city is more resilient than others. All but one experienced an annual decline in median prices, and of those to slip into negative territory over the 12 months to June, Toowoomba had the smallest fall.

Total listings for units is up 11.1 per cent over the year to 738 although the level of vendor discounting required to achieve a sale has improved, albeit minimally, by 0.3 per cent.

Units appear to be taking a little longer to sell, although the two-day increase in median days on market to 79 is modest.



Over the June quarter, the best performers in the median unit price stakes were South Toowoomba, which increased 5.6 per cent to \$205,000 and Wilsonton, which was up 19.1 per cent to \$210,000. Although, for the former, that result was from a very low number of sales.

## RENTAL MARKET

Toowoomba's rental vacancy rate remains extremely tight, as it has done for several consecutive quarters now.

In fact, in recent years while much of the state's regional areas were grappling with higher vacancy rates, Toowoomba has stayed consistently undersupplied.

This quarter is no exception with its vacancy rate staying at 1.6 per cent in June. That figure has been below two per cent since March 2018.

Demand for property remains high thanks to Toowoomba's stable local workforce and a steady stream of students at University of Southern Queensland campus.

Given its low rate of vacancy, rents for some dwelling types are increasing in the area.

The median weekly rent for a three-bedroom house increased \$15 to \$315 over the year, while two-bedroom units stayed steady at \$250.

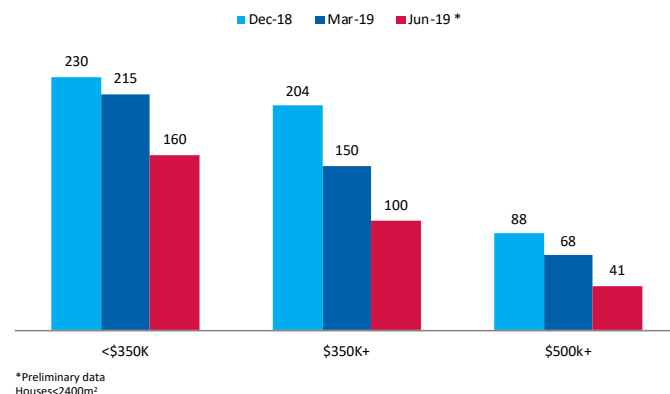
Landlords seem to be feeling a little more confident, with the median asking rent on advertised properties increasing three per cent over the past year.

Gross rental yields for houses over the year are up slightly, by 0.4 per cent to 4.8 per cent, while unit gross yields also increased by 0.8 per cent to five per cent.

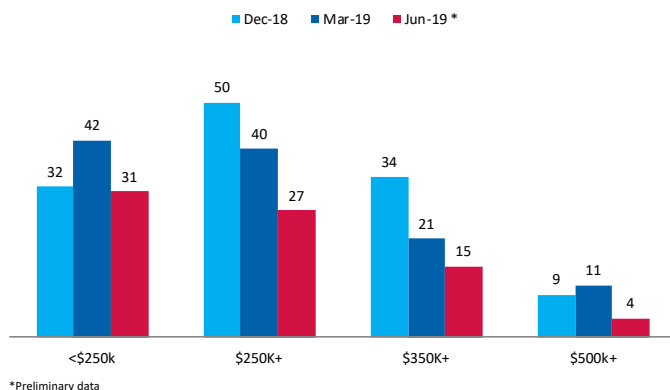
## RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>TOOWOOMBA REGIONAL</b>	<b>\$250</b>	<b>418</b>	<b>\$250</b>	<b>414</b>	<b>\$250</b>	<b>314</b>
4350	Centenary Heights/Darling Heights/Drayton/ Glenvale/Harlaxton/Harristown/Kearney Springs/ Middle Ridge/Mount Lofly/Newtown/Rangeville/ Rockville/Toowoomba/Westbrook/Wilsonton	\$250	382	\$250	380	\$250	296
4352	Cabarlah/Gowrie Junction/Hampton/Highfields/ Hodgson Vale/Kleinton/Meringandan/ Ravensbourne/Withcott/Wyreema	\$243	9	\$253	6	\$258	6
4401	Oakey	\$228	10	\$193	8	n.a.	4
4614	Yarraman	n.a.	4	n.a.	1	n.a.	4
	<b>GOONDIWINDI REGIONAL</b>	<b>\$205</b>	<b>22</b>	<b>\$220</b>	<b>25</b>	<b>\$200</b>	<b>34</b>
4390	Goondiwindi	\$210	21	\$225	24	\$200	34
	<b>SOUTHERN DOWNS REGIONAL</b>	<b>\$223</b>	<b>40</b>	<b>\$200</b>	<b>48</b>	<b>\$200</b>	<b>55</b>
4370	Warwick/Rosenthal Heights/Womina/Freestone/ Maryvale	\$210	29	\$200	32	\$199	41
4380	Stanthorpe/Broadwater/Mount Tully/Severnlea/ Sugarloaf/Greenlands/Pikedale/Eukey	\$250	10	\$230	15	\$200	13
	<b>WESTERN DOWNS REGIONAL</b>	<b>\$180</b>	<b>66</b>	<b>\$183</b>	<b>54</b>	<b>\$250</b>	<b>57</b>
4405	Dalby	\$195	40	\$178	30	\$220	22
4413	Chinchilla	\$180	17	\$195	18	\$320	25

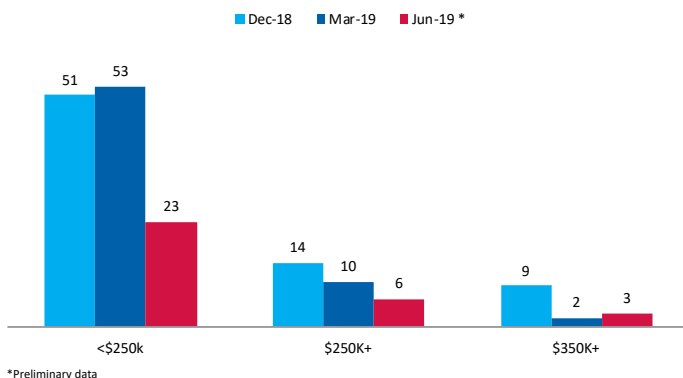
## TOOWOOMBA HOUSE SALES



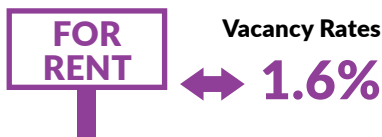
## TOOWOOMBA UNIT SALES



## TOOWOOMBA LAND SALES



## RENTAL MARKET





SALES MARKET - HOUSES <2400m <sup>2</sup>									
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>TOOWOOMBA (LGA)</b>	<b>319</b>	<b>\$338,000</b>	<b>-3.4%</b>	<b>1789</b>	<b>\$350,000</b>	<b>\$355,000</b>	<b>-1.4%</b>	<b>\$330,000</b>	<b>6.1%</b>
<b>TOOWOOMBA (LGA) ^</b>	<b>58</b>	<b>\$555,000</b>	<b>3.1%</b>	<b>420</b>	<b>\$535,000</b>	<b>\$530,000</b>	<b>0.9%</b>	<b>\$480,000</b>	<b>11.5%</b>
CENTENARY HEIGHTS	12	N/A	N/A	102	\$370,000	\$360,000	2.8%	\$346,500	6.8%
CROWS NEST	7	N/A	N/A	22	\$239,000	\$290,000	-17.6%	\$246,000	-2.8%
DARLING HEIGHTS	10	N/A	N/A	53	\$322,500	\$338,000	-4.6%	\$335,000	-3.7%
EAST TOOWOOMBA	23	\$451,500	-1.9%	84	\$500,000	\$468,500	6.7%	\$415,000	20.5%
GLENVALE	3	N/A	N/A	60	\$359,250	\$357,500	0.5%	\$348,000	3.2%
GLENVALE ^	1	N/A	N/A	16	N/A	\$532,500	N/A	\$490,000	N/A
HARLAXTON	6	N/A	N/A	34	\$278,400	\$285,000	-2.3%	\$257,500	8.1%
HARRISTOWN	20	\$298,500	-3.7%	130	\$312,500	\$305,000	2.5%	\$299,100	4.5%
HIGHFIELDS	7	N/A	N/A	35	\$494,000	\$476,000	3.8%	\$453,000	9.1%
HIGHFIELDS ^	13	N/A	N/A	72	\$555,000	\$534,375	3.9%	\$520,000	6.7%
KEARNEYS SPRING	12	N/A	N/A	105	\$380,000	\$397,500	-4.4%	\$357,000	6.4%
KINGSTHORPE	3	N/A	N/A	25	\$325,000	\$319,750	1.6%	\$297,000	9.4%
KLEINTON	11	N/A	N/A	34	\$517,500	\$514,500	0.6%	\$480,000	7.8%
MERINGANDAN WEST ^	2	N/A	N/A	24	\$408,000	\$426,000	-4.2%	\$322,500	26.5%
MIDDLE RIDGE	24	\$492,000	-13.9%	104	\$517,500	\$530,000	-2.4%	\$469,000	10.3%
MOUNT LOFTY	12	N/A	N/A	63	\$422,500	\$487,500	-13.3%	\$386,000	9.5%
NEWTOWN	27	\$290,000	-6.5%	164	\$306,500	\$304,750	0.6%	\$287,500	6.6%
NORTH TOOWOOMBA	7	N/A	N/A	60	\$350,000	\$316,000	10.8%	\$300,000	16.7%
Oakey	6	N/A	N/A	28	\$176,250	\$242,250	-27.2%	\$228,000	-22.7%
PITTSWORTH	10	N/A	N/A	33	\$285,000	\$277,000	2.9%	\$277,500	2.7%
RANGEVILLE	24	\$427,500	-9.8%	144	\$435,000	\$445,000	-2.3%	\$387,500	12.3%
ROCKVILLE	10	N/A	N/A	36	\$259,000	\$280,000	-7.5%	\$273,750	-5.4%
SOUTH TOOWOOMBA	16	N/A	N/A	87	\$330,000	\$320,000	3.1%	\$312,550	5.6%
TOOWOOMBA CITY	5	N/A	N/A	36	\$363,250	\$342,000	6.2%	\$317,500	14.4%
WESTBROOK	8	N/A	N/A	53	\$439,000	\$440,000	-0.2%	\$433,000	1.4%
WILSONTON	15	N/A	N/A	68	\$286,000	\$305,000	-6.2%	\$302,500	-5.5%
WILSONTON HEIGHTS	6	N/A	N/A	46	\$254,500	\$255,000	-0.2%	\$280,000	-9.1%
WYREEMA	5	N/A	N/A	26	\$332,500	\$330,000	0.8%	\$301,500	10.3%

SURROUNDS									
GOONDIWINDI (LGA)	14	N/A	N/A	70	\$290,000	\$267,500	8.4%	\$233,000	24.5%
GOONDIWINDI	9	N/A	N/A	49	\$339,000	\$319,000	6.3%	\$280,000	21.1%

<b>SOUTHERN DOWNS (LGA)</b>	<b>54</b>	<b>\$265,000</b>	<b>12.8%</b>	<b>312</b>	<b>\$245,000</b>	<b>\$255,000</b>	<b>-3.9%</b>	<b>\$251,500</b>	<b>-2.6%</b>
<b>SOUTHERN DOWNS (LGA) ^</b>	<b>23</b>	<b>\$370,000</b>	<b>3.5%</b>	<b>168</b>	<b>\$355,000</b>	<b>\$360,000</b>	<b>-1.4%</b>	<b>\$322,500</b>	<b>10.1%</b>
STANTHORPE	8	N/A	N/A	61	\$250,000	\$260,000	-3.9%	\$240,000	4.2%
WARWICK	31	\$240,000	-12.7%	168	\$256,000	\$264,000	-3.0%	\$259,000	-1.2%

<b>WESTERN DOWNS (LGA)</b>	<b>33</b>	<b>\$198,750</b>	<b>8.6%</b>	<b>242</b>	<b>\$190,000</b>	<b>\$195,000</b>	<b>-2.6%</b>	<b>\$278,250</b>	<b>-31.7%</b>
<b>WESTERN DOWNS (LGA) ^</b>	<b>24</b>	<b>\$250,000</b>	<b>-2.9%</b>	<b>101</b>	<b>\$267,500</b>	<b>\$312,500</b>	<b>-14.4%</b>	<b>\$400,000</b>	<b>-33.1%</b>
CHINCHILLA	14	N/A	N/A	90	\$185,000	\$195,000	-5.1%	\$350,000	-47.1%
DALBY	14	N/A	N/A	115	\$216,250	\$220,000	-1.7%	\$254,428	-15.0%
DALBY ^	7	N/A	N/A	26	\$408,750	\$405,000	0.9%	\$435,000	-6.0%

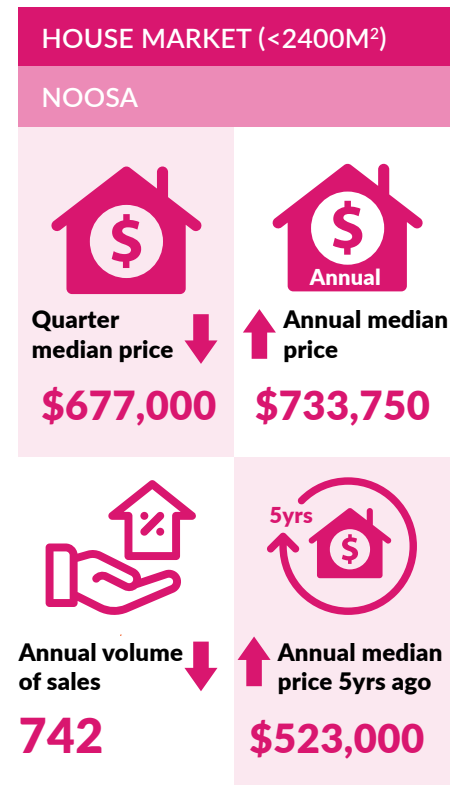
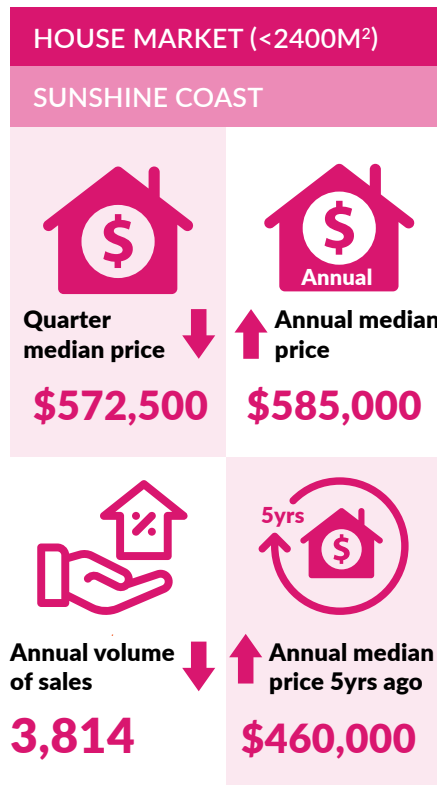
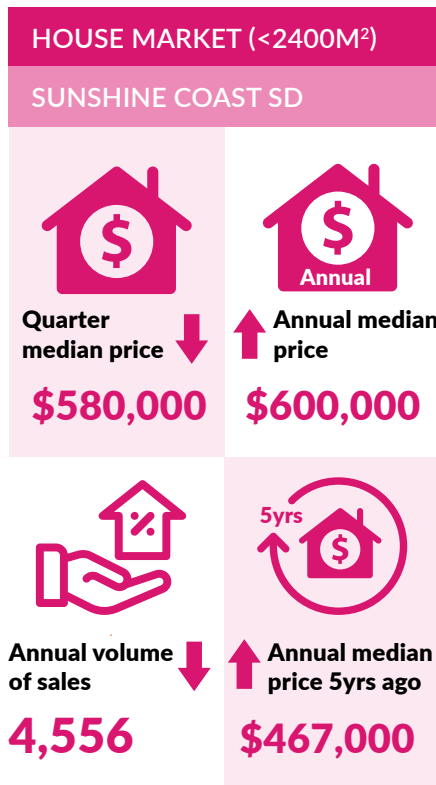
RENTAL MARKET - 3 BED TOWNHOUSES									
POST CODE	LOCALITY^	JUN-19		JUN-18		JUN-14			
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS		
<b>TOOWOOMBA REGIONAL</b>		<b>\$297.50</b>	<b>24</b>	<b>\$318</b>	<b>34</b>	<b>\$320</b>	<b>14</b>		
4350	Centenary Heights/Darling Heights/Drayton/Glenvale/Harlaxton/Harristown/Kearney Springs/Middle Ridge/Mount Lofty/Newtown/Rangeville/Rockville/Toowoomba/Westbrook/Wilonton	\$310.00	22	\$318	34	\$320	14		
<b>SOUTHERN DOWNS REGIONAL</b>		<b>n.a.</b>	<b>4</b>	<b>n.a.</b>	<b>4</b>	<b>\$280</b>	<b>6</b>		
4370	Warwick/Rosenthal Heights/Womina/Freestone/Maryvale	n.a.	3	n.a.	4	n.a.	4		
<b>WESTERN DOWNS REGIONAL</b>		<b>\$220.00</b>	<b>8</b>	<b>\$198</b>	<b>8</b>	<b>\$500</b>	<b>8</b>		
4405	Dalby	n.a.	1	\$0	0	n.a.	1		
4413	Chinchilla	\$210.00	5	\$200	7	n.a.	4		

SALES MARKET - UNITS & TOWNHOUSES									
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>TOOWOOMBA (LGA)</b>	<b>77</b>	<b>\$260,000</b>	<b>-11.9%</b>	<b>424</b>	<b>\$298,000</b>	<b>\$305,000</b>	<b>-2.3%</b>	<b>\$289,750</b>	<b>2.8%</b>
CENTENARY HEIGHTS	8	N/A	N/A	43	\$339,900	\$339,900	0.0%	\$322,595	5.4%
EAST TOOWOOMBA	7	N/A	N/A	42	\$330,000	\$349,900	-5.7%	\$244,000	35.2%
HARRISTOWN	5	N/A	N/A	35	\$275,000	\$305,000	-9.8%	\$252,000	9.1%
HIGHFIELDS	1	N/A	N/A	8	N/A	\$331,000	N/A	\$350,000	N/A
KEARNEYS SPRING	7	N/A	N/A	44	\$304,500	\$305,000	-0.2%	\$287,000	6.1%
NEWTOWN	12	N/A	N/A	50	\$237,500	\$248,000	-4.2%	\$287,500	-17.4%
RANGEVILLE	4	N/A	N/A	29	\$353,000	\$374,500	-5.7%	\$330,000	7.0%
SOUTH TOOWOOMBA	5	N/A	N/A	38	\$272,500	\$318,345	-14.4%	\$302,000	-9.8%
WILSONTON	1	N/A	N/A	14	N/A	\$298,750	N/A	\$287,000	N/A

SALES MARKET - VACANT LAND <2400m <sup>2</sup>									
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>TOOWOOMBA (LGA)</b>	<b>22</b>	<b>\$188,000</b>	<b>5.2%</b>	<b>168</b>	<b>\$169,000</b>	<b>\$175,000</b>	<b>-3.4%</b>	<b>\$155,000</b>	<b>9.0%</b>
<b>TOOWOOMBA (LGA) ^</b>	<b>10</b>	<b>N/A</b>	<b>N/A</b>	<b>87</b>	<b>\$250,000</b>	<b>\$222,000</b>	<b>12.6%</b>	<b>\$175,000</b>	<b>42.9%</b>
CRANLEY	0	N/A	N/A	0	N/A	\$167,500	N/A	\$157,500	N/A
GLENVALE	0	N/A	N/A	6	N/A	\$163,750	N/A	\$169,975	N/A
KEARNEYS SPRING	1	N/A	N/A	7	N/A	\$195,500	N/A	\$188,678	N/A
KLEINTON	3	N/A	N/A	15	N/A	\$193,000	N/A	\$151,750	N/A
MIDDLE RIDGE	4	N/A	N/A	16	N/A	\$435,000	N/A	\$286,750	N/A
WESTBROOK	1	N/A	N/A	13	N/A	\$195,000	N/A	\$156,000	N/A
WYREEMA	0	N/A	N/A	4	N/A	\$167,500	N/A	\$117,250	N/A

SURROUNDS									
<b>SOUTHERN DOWNS (LGA)</b>	<b>7</b>	<b>N/A</b>	<b>N/A</b>	<b>42</b>	<b>\$95,250</b>	<b>\$97,000</b>	<b>-1.8%</b>	<b>\$78,500</b>	<b>21.3%</b>

RENTAL MARKET - 3 BED HOUSES									
POST CODE	LOCALITY^	JUN-19		JUN-18		JUN-14			
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS		
<b>TOOWOOMBA REGIONAL</b>		<b>\$315</b>	<b>500</b>	<b>\$300</b>	<b>543</b>	<b>\$300</b>	<b>588</b>		
4350	Centenary Heights/Darling Heights/Drayton/Glenvale/Harlaxton/Harristown/Kearney Springs/Middle Ridge/Mount Lofty/Newtown/Rangeville/Rockville/Toowoomba/Westbrook/Wilonton	\$320	383	\$310	427	\$310	451		
4352	Cabarlah/Gowrie Junction/Hampton/Highfields/Hodgson Vale/Kleinton/Meringandan/Ravensbourne/Withcott/Wyreema	\$348	24	\$330	18	\$340	18		
4355	Crows Nest/Emu Creek	\$278	6	\$270	10	\$250	16		
4356	Pittsworth/Mount Tyson	\$280	17	\$270	21	\$270	14		
4357	Millmerran	\$300	9	\$275	10	\$240	6		
4358	Cambooya/Ramsay	\$300	5	\$290	11	n.a.	2		
4361	Clifton	\$270	8	\$250	7	\$230	14		
4400	Kingsthorpe	n.a.	2	n.a.	2	\$290	6		
4401	Oakey	\$260	33	\$268	20	\$270	38		
<b>GOONDIWINDI REGIONAL</b>		<b>\$300</b>	<b>31</b>	<b>\$300</b>	<b>27</b>	<b>\$290</b>	<b>43</b>		
4387	Inglewood	n.a.	4	n.a.	4	\$230	5		
4390	Goondiwindi	\$340	20	\$305	20	\$290	33		
<b>SOUTHERN DOWNS REGIONAL</b>		<b>\$270</b>	<b>131</b>	<b>\$270</b>	<b>99</b>	<b>\$250</b>	<b>147</b>		
4362	Allora/Hendon/Talgai/Berat/Deuchar	\$300	6	\$300	6	\$265	8		
4370	Warwick/Rosenthal Heights/Womina/Freestone/Maryvale	\$270	71	\$270	71	\$250	94		
4380	Stanthorpe/Broadwater/Mount Tully/Severnlea/Sugarloaf/Greenlands/Pikedale/Eukey	\$280	23	\$275	16	\$240	31		
<b>WESTERN DOWNS REGIONAL</b>		<b>\$250</b>	<b>123</b>	<b>\$240</b>	<b>113</b>	<b>\$300</b>	<b>141</b>		
4405	Dalby	\$250	74	\$260	66	\$290	74		
4410	Jandowae	n.a.	4	n.a.	2	n.a.	3		
4413	Chinchilla	\$230	27	\$220	21	\$380	43		
4415	Miles	\$200	8	\$200	9	\$350	6		



## EMPLOYMENT MARKET SUNSHINE COAST SA4



**Unemployment Rate**

**5.9%**



**Participation Rate**

**63.1%**

**The median house price in the Sunshine Coast LGA was flat at \$585,000 over the quarter but posted growth of 3.5 per cent over the year ending March.**

## Coast market softer over the quarter

**The Sunshine Coast and Noosa markets recorded softer conditions during the June quarter.**

However, solid price growth over the past year, meant that annual price growth remained some of the best in the State.

In fact, over the year ending June, Noosa was the State's top performer with median house price growth of 2.6 per cent to \$733,750.

The region's unit markets also recorded softer market conditions, however, over the year ending June, Noosa was the second best performer in the State with a percentage increase of 6.2 per cent to \$575,000.

Noosa's unit market was the clear winner over the past five years as well, recording a price growth of more than 50 per cent.

The Sunshine Coast's rental market is also recording more demand than supply with its residential rental vacancy rate down to 2.3 per cent over the June quarter.

Rents are correspondingly rising with landlords achieving solid yields as well.

### REGIONAL ECONOMY AND INFRASTRUCTURE INVESTMENT

The big news on the Sunshine Coast continues to be the creation of the new Maroochydore City Central.

In August, locals got their first look at the cutting-edge project when some streets opened for the first time.

The project, set on about 50 hectares, is expected to create 15,000 permanent jobs on the Sunshine Coast as well as inject billions into the local, regional, and State economies over the next two decades.



The new city centre now has four commercial buildings either approved or under construction.

They include the coast's first hotel in decades in Pro-Invest's Holiday Inn Express as well as the first-ever private commercial building on the coast to achieve a five-star energy rating under the National Australian Built Environment Rating System (NABERS).

Construction has begun on Evans Long's eight-level Foundation Place sustainable building with 40 per cent of its 5,000 square metres already pre-committed by tenants.

"This is all about opportunities for employment and career progression on the coast and that's really important for the community to see and better understand," SunCentral Maroochydore CEO John Knaggs said.

"Clearly, the key objective is to generate, over the next 20 years, those 15,000 jobs in this place, which are jobs that currently don't exist on the coast."

Greater housing diversity and a new Maroochydore CBD will also be accommodated in the Maroochydore City Centre Priority Development Area after the state government approved changes to the PDA's development scheme recently.

Minister for State Development, Manufacturing, Infrastructure and Planning Cameron Dick said the revised scheme would help accommodate predicted population growth in the Sunshine Coast region.

"According to ShapingSEQ, our South East Queensland Regional Plan, an additional 53,700 dwellings will be needed within Sunshine Coast urban areas by 2041," Mr Dick said.

"Maroochydore is ideally placed to deliver more apartment living options for the region, and these changes will enable the city centre to grow and thrive.

"The recent announcement by Pro-invest to seek approval for a 167-room Holiday Inn Express & Suites demonstrates the attractiveness of Maroochydore City Centre."

"It's exciting to see more investors taking a serious interest in development in this flourishing part of Queensland."

Maximum building heights have been increased in some areas to accommodate additional growth.

Development will also need to meet various design requirements relating to things like residential privacy and access to natural light.

Sunshine Coast Mayor Mark Jamieson said the approval would help

council meet urban infill targets set under the SEQ regional plan and capitalise on new opportunities.

"The increase in residential dwellings from 2000 to 4000 apartments would help our region cater for forecast population growth over the next 20 years," Mr Jamieson said.

"It will also assist us in pursuing an important objective of locating our region's growth in areas connected to facilities, services, transport networks and key employment areas."

## HOUSE MARKET

The Sunshine Coast and Noosa markets recorded softer conditions during the June quarter.

However, solid price growth over the past year, meant that annual price growth remained some of the best on the State.

In fact, over the year ending June, Noosa was the State's top performer with median house price growth of 2.6 per cent to \$733,750.

Over the June quarter, it recorded a median house price reduction of six per cent.

The median house price in the Sunshine Coast LGA was also down over the quarter but posted growth of 1.7 per cent over the year ending June to record a median house price of \$585,000.

Sales activity also reduced in line with these more moderate conditions, however, the region's ambitious major infrastructure program augurs well for its future market performance.

## UNIT MARKET

Similar to its house market, the Sunshine Coast and Noosa regions recorded quarterly median unit price falls.

However, over the year ending June, Noosa was the second best performer in the State with a percentage increase of 6.2 per cent to \$575,000.

The median unit market in the Sunshine Coast LGA reduced marginally, by 2.1 per cent, to \$404,000 over the quarter and posted a small fall of 0.7 per cent over the year.

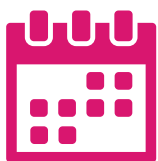
The Sunshine Coast SD, which includes Noosa, remained steady at \$430,000 over the year ending June.

Compared to many other unit markets across the State, the Sunshine Coast and Noosa markets performed well over the past five years – the clear winner of all major regions in Queensland.



## HOUSE MARKET ALL

## SUNSHINE COAST SD

Median days on  
market

53 Days

Median vendor  
discount

-4.6%

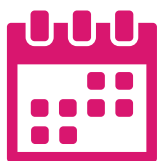


Stock on market

8.0%

## HOUSE MARKET ALL

## SUNSHINE COAST

Median days on  
market

45 Days

Median vendor  
discount

-4.1%

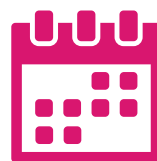


Stock on market

8.8%

## HOUSE MARKET ALL

## NOOSA

Median days on  
market

50 Days

Median vendor  
discount

-5.0%



Stock on market

9.6%

In fact, Noosa recorded median unit price growth of 51.3 per cent over the five years to June.

The Sunshine Coast median unit price posted growth of 18.6 per cent over the same period.

As a comparison, Brisbane's median unit price grew by a paltry 2.3 per cent over the five years.

## RENTAL MARKET

The Sunshine Coast rental market has fallen to 2.3 per cent, pushing the region into a tight status for the June quarter.

Median rents for three-bedroom houses, two-bedroom units and three-bedroom townhouses have also increased over the year.

The median rent for a three-bedroom house in the Sunshine Coast region increased to \$460 per week, while in Noosa, landlords were achieving \$485 per week for the same dwelling type, up from the previous quarter.

The median rent for a two-bedroom unit is \$370 on the Sunshine Coast and \$415 in Noosa.

The higher property prices in Noosa have again impacted the gross rental yields achieved in that region with houses recording 3.7 per cent and units 3.8 per cent.

Down the road and a few beaches away in the Sunshine Coast, however, investors are achieving gross rental yields of 4.2 per cent for houses and 4.8 per cent for units.

## UNIT MARKET

## SUNSHINE COAST LGA

Quarter  
median price ↓

\$404,000

Annual  
median price ↓

\$415,000

Annual volume  
of sales ↓

2,603

Annual median  
price 5 yrs ago ↑

\$350,000

## UNIT MARKET

## NOOSA

Quarter  
median price ↓

\$563,500

Annual  
median price ↑

\$575,000

Annual volume  
of sales ↓

666

Annual median  
price 5 yrs ago ↑

\$380,000



# Work smarter, not harder.

Over 1,300 agencies across Australia, New Zealand and the UK trust us to help them nurture their relationships and turn cold leads into repeat clients and referrers.

You can use Rex to automate many of your processes, while still providing great customer service, and spend the time you save seeking out new opportunities to connect.

**Book your demo at**  
**[rexsoftware.com](https://rexsoftware.com)**

**Rex is a Rexlabs product.**

We believe software should be easy to use, satisfying to work with and - most importantly - make you better at what you do.

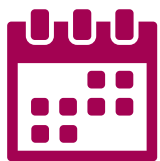
*"I timed every single thing that we did in our old system and how long it took an admin to do it. Then I went and timed myself doing exactly the same job in Rex. I worked out that it was **88.8 hours a month saved in admin hours.**"*

Emily-Jane Megraw, LJ Hooker Nerang



## UNIT MARKET

## SUNSHINE COAST LGA



Median days on market

52 Days



Median vendor discount

-4.0%

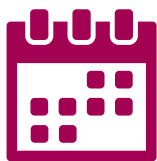


Stock on market

8.4%

## UNIT MARKET

## NOOSA



Median days on market

47 Days



Median vendor discount

-4.8%



Stock on market

8.1%

## RENTAL MARKET

## SUNSHINE COAST LGA



Vacancy Rates

↓ 2.4%



House Yields

↔ 4.2%



Unit Yields

↔ 4.8%

## RENTAL MARKET

## NOOSA



Vacancy Rates

↔ 2.0%



House Yields

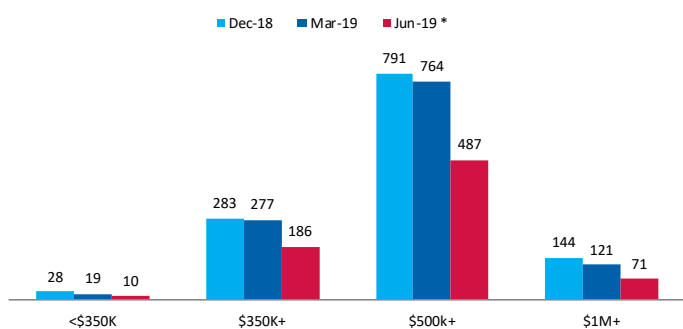
↔ 3.7%



Unit Yields

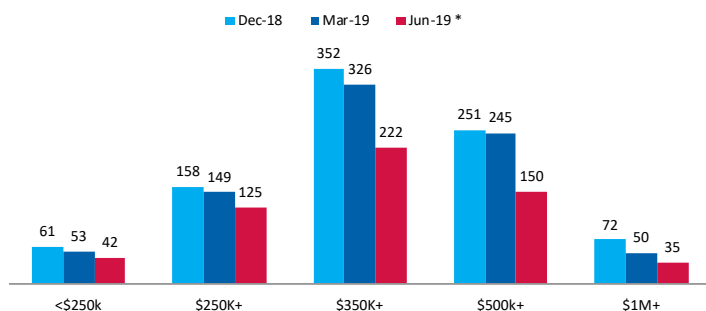
↔ 3.8%

## SUNSHINE COAST &amp; NOOSA HOUSE SALES



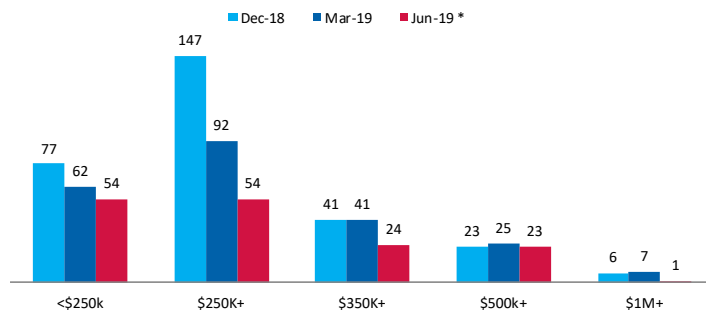
\*Preliminary data  
Houses<2400m<sup>2</sup>

## SUNSHINE COAST &amp; NOOSA UNIT SALES



\*Preliminary data

## SUNSHINE COAST &amp; NOOSA LAND SALES



\*Preliminary data

## SALES MARKET - HOUSES <2400m<sup>2</sup>

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>SUNSHINE COAST (SD)</b>	<b>785</b>	<b>\$580,000</b>	<b>-3.3%</b>	<b>4556</b>	<b>\$600,000</b>	<b>\$590,000</b>	<b>1.7%</b>	<b>\$467,000</b>	<b>28.5%</b>
<b>SUNSHINE COAST (SD) ^</b>	<b>138</b>	<b>\$725,000</b>	<b>3.6%</b>	<b>1009</b>	<b>\$725,000</b>	<b>\$690,000</b>	<b>5.1%</b>	<b>\$545,000</b>	<b>33.0%</b>
<b>SUNSHINE COAST (LGA)</b>	<b>662</b>	<b>\$572,500</b>	<b>-2.1%</b>	<b>3814</b>	<b>\$585,000</b>	<b>\$575,000</b>	<b>1.7%</b>	<b>\$460,000</b>	<b>27.2%</b>
<b>SUNSHINE COAST (LGA) ^</b>	<b>93</b>	<b>\$750,000</b>	<b>9.5%</b>	<b>687</b>	<b>\$730,000</b>	<b>\$688,000</b>	<b>6.1%</b>	<b>\$555,000</b>	<b>31.5%</b>
ALEXANDRA HEADLAND	4	N/A	N/A	34	\$1,262,500	\$1,020,000	23.8%	\$711,250	77.5%
AROONA	10	N/A	N/A	56	\$555,500	\$575,000	-3.4%	\$435,000	27.7%
BATTERY HILL	10	N/A	N/A	33	\$568,500	\$575,000	-1.1%	\$430,000	32.2%
BEERWAH	19	N/A	N/A	97	\$450,000	\$450,000	0.0%	\$379,500	18.6%
BIRTINYA	15	N/A	N/A	61	\$699,000	\$676,000	3.4%	\$613,000	14.0%
BLI BLI	20	\$548,750	6.0%	135	\$542,500	\$540,000	0.5%	\$430,000	26.2%
BOKARINA	6	N/A	N/A	26	\$702,000	\$703,000	-0.1%	\$518,500	35.4%
BUDDINA	10	N/A	N/A	55	\$850,000	\$786,000	8.1%	\$547,000	55.4%
BUDERIM	92	\$627,500	0.0%	445	\$647,000	\$660,000	-2.0%	\$528,000	22.5%
BUDERIM ^	4	N/A	N/A	31	\$1,070,000	\$1,100,000	-2.7%	\$875,000	22.3%
BURNSIDE	8	N/A	N/A	45	\$441,250	\$430,000	2.6%	\$373,500	18.1%
CALOUNDRA	4	N/A	N/A	20	\$530,000	\$549,600	-3.6%	\$428,000	23.8%
CALOUNDRA WEST	19	N/A	N/A	114	\$478,500	\$490,000	-2.4%	\$410,000	16.7%
COES CREEK	6	N/A	N/A	38	\$475,000	\$446,000	6.5%	\$365,000	30.1%
COOLUM BEACH	22	\$645,500	-5.9%	130	\$699,000	\$673,250	3.8%	\$480,000	45.6%
CURRIMUNDI	16	N/A	N/A	80	\$540,000	\$545,000	-0.9%	\$435,000	24.1%
DICKY BEACH	2	N/A	N/A	21	\$865,000	\$828,000	4.5%	\$591,500	46.2%
EUMUNDI	1	N/A	N/A	16	N/A	\$523,500	N/A	\$424,000	N/A
EUMUNDI ^	1	N/A	N/A	24	\$906,000	\$865,000	4.7%	\$650,000	39.4%
GLASS HOUSE MOUNTAINS	8	N/A	N/A	64	\$483,750	\$500,000	-3.3%	\$400,000	20.9%
GLASS HOUSE MOUNTAINS ^	4	N/A	N/A	28	\$690,000	\$512,500	34.6%	\$420,000	64.3%
GOLDEN BEACH	15	N/A	N/A	84	\$590,000	\$582,000	1.4%	\$435,000	35.6%
KULUIN	5	N/A	N/A	36	\$499,000	\$502,500	-0.7%	\$408,000	22.3%
LANDSBOROUGH	11	N/A	N/A	55	\$425,000	\$435,000	-2.3%	\$350,000	21.4%
LITTLE MOUNTAIN	18	N/A	N/A	155	\$565,000	\$551,700	2.4%	\$460,000	22.8%
MALENY	9	N/A	N/A	47	\$570,000	\$520,000	9.6%	\$424,500	34.3%
MALENY ^	3	N/A	N/A	24	\$749,000	\$750,000	-0.1%	\$590,000	26.9%
MARCOOLA	6	N/A	N/A	31	\$660,000	\$595,000	10.9%	\$478,000	38.1%
MAROOCHYDORE	38	\$622,500	-1.2%	160	\$640,000	\$639,000	0.2%	\$462,500	38.4%
MERIDAN PLAINS	9	N/A	N/A	53	\$515,000	\$519,000	-0.8%	\$470,000	9.6%
MINYAMA	1	N/A	N/A	46	\$930,000	\$1,390,000	-33.1%	\$697,500	33.3%
MOFFAT BEACH	6	N/A	N/A	36	\$870,000	\$760,000	14.5%	\$610,000	42.6%
MOOLOOLABA	13	N/A	N/A	68	\$865,000	\$787,500	9.8%	\$587,500	47.2%
MOOLOOLAH VALLEY	4	N/A	N/A	20	\$485,000	\$485,000	0.0%	\$396,000	22.5%
MOOLOOLAH VALLEY ^	4	N/A	N/A	29	\$590,000	\$605,000	-2.5%	\$499,000	18.2%
MOUNT COOLUM	9	N/A	N/A	59	\$601,500	\$670,000	-10.2%	\$462,500	30.1%
MOUNTAIN CREEK	29	\$615,000	5.6%	175	\$610,000	\$610,000	0.0%	\$499,990	22.0%
MUDJIMBA	2	N/A	N/A	31	\$745,000	\$718,000	3.8%	\$553,000	34.7%

## SALES MARKET - HOUSES <2400m<sup>2</sup> (CONT'D)

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
NAMBOUR	29	\$400,000	-0.9%	182	\$400,000	\$389,000	2.8%	\$327,000	22.3%
NINDERRY ^	1	N/A	N/A	24	\$725,000	\$635,000	14.2%	\$530,000	36.8%
PACIFIC PARADISE	4	N/A	N/A	38	\$488,500	\$461,500	5.9%	\$375,000	30.3%
PALMWOODS	18	N/A	N/A	85	\$507,500	\$490,000	3.6%	\$415,000	22.3%
PARREARRA	11	N/A	N/A	66	\$770,000	\$671,000	14.8%	\$550,000	40.0%
PELICAN WATERS	20	\$772,500	4.0%	130	\$750,000	\$764,500	-1.9%	\$609,500	23.1%
PEREGIAN SPRINGS	16	N/A	N/A	100	\$662,500	\$645,000	2.7%	\$568,250	16.6%
SIPPY DOWNS	29	\$510,000	-3.3%	133	\$518,200	\$507,500	2.1%	\$420,000	23.4%
TANAWHA ^	4	N/A	N/A	14	N/A	\$860,000	N/A	\$750,000	N/A
TWIN WATERS	7	N/A	N/A	59	\$870,000	\$832,500	4.5%	\$662,500	31.3%
WARANA	9	N/A	N/A	51	\$755,000	\$667,500	13.1%	\$497,000	51.9%
WOOMBYE	12	N/A	N/A	45	\$518,000	\$485,000	6.8%	\$400,000	29.5%
WURTULLA	13	N/A	N/A	92	\$660,000	\$575,500	14.7%	\$448,500	47.2%
YANDINA	6	N/A	N/A	30	\$462,000	\$425,000	8.7%	\$350,000	32.0%
YAROOMBA	5	N/A	N/A	33	\$727,000	\$670,000	8.5%	\$546,000	33.2%
<b>NOOSA (LGA)</b>	<b>123</b>	<b>\$677,000</b>	<b>-6.0%</b>	<b>742</b>	<b>\$733,750</b>	<b>\$715,375</b>	<b>2.6%</b>	<b>\$523,000</b>	<b>40.3%</b>
<b>NOOSA (LGA) ^</b>	<b>45</b>	<b>\$695,000</b>	<b>-3.8%</b>	<b>322</b>	<b>\$720,000</b>	<b>\$695,000</b>	<b>3.6%</b>	<b>\$530,000</b>	<b>35.8%</b>
BLACK MOUNTAIN ^	0	N/A	N/A	25	\$605,000	\$640,000	-5.5%	\$482,500	25.4%
COORAN	6	N/A	N/A	22	\$407,500	\$377,000	8.1%	\$300,000	35.8%
COORAN ^	1	N/A	N/A	25	\$550,000	\$538,390	2.2%	\$385,000	42.9%
COOROIBAH ^	3	N/A	N/A	29	\$720,000	\$790,000	-8.9%	\$547,500	31.5%
COOROY	9	N/A	N/A	50	\$528,000	\$498,500	5.9%	\$396,000	33.3%
DOONAN ^	14	N/A	N/A	76	\$866,000	\$937,500	-7.6%	\$630,000	37.5%
NOOSA HEADS	15	N/A	N/A	87	\$1,070,000	\$1,122,500	-4.7%	\$652,500	64.0%
NOOSAVILLE	20	\$935,000	19.1%	133	\$980,000	\$940,000	4.3%	\$690,000	42.0%
PEREGIAN BEACH	17	N/A	N/A	68	\$855,000	\$778,250	9.9%	\$600,000	42.5%
POMONA	4	N/A	N/A	38	\$490,000	\$447,500	9.5%	\$330,000	48.5%
POMONA ^	5	N/A	N/A	28	\$685,750	\$615,000	11.5%	\$461,500	48.6%
SUNRISE BEACH	13	N/A	N/A	70	\$843,167	\$820,000	2.8%	\$612,500	37.7%
SUNSHINE BEACH	2	N/A	N/A	38	\$1,200,000	\$1,600,000	-25.0%	\$1,075,000	11.6%
TEWANTIN	30	\$522,500	-14.3%	174	\$583,750	\$575,000	1.5%	\$425,000	37.4%



## SALES MARKET - UNITS & TOWNHOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
SUNSHINE COAST (SD)	595	\$420,000	-2.3%	3269	\$430,000	\$430,000	0.0%	\$354,000	21.5%
SUNSHINE COAST (LGA)	492	\$404,000	-3.0%	2603	\$415,000	\$418,000	-0.7%	\$350,000	18.6%
ALEXANDRA HEADLAND	22	\$395,500	15.0%	126	\$380,000	\$400,500	-5.1%	\$325,000	16.9%
BATTERY HILL	5	N/A	N/A	24	\$284,000	\$285,000	-0.4%	\$231,000	22.9%
BIRTINYA	12	N/A	N/A	65	\$432,500	\$465,000	-7.0%	\$385,000	12.3%
BUDDINA	5	N/A	N/A	23	\$430,000	\$460,000	-6.5%	\$365,000	17.8%
BUDERIM	31	\$401,000	-3.4%	188	\$424,000	\$420,000	1.0%	\$379,000	11.9%
CALOUNDRA	30	\$420,000	-8.7%	151	\$450,000	\$425,000	5.9%	\$349,000	28.9%
CALOUNDRA WEST	3	N/A	N/A	23	\$375,000	\$408,000	-8.1%	\$317,000	18.3%
COOLUM BEACH	19	N/A	N/A	125	\$395,000	\$380,000	4.0%	\$350,000	12.9%
CURRIMUNDI	12	N/A	N/A	37	\$416,000	\$438,000	-5.0%	\$349,000	19.2%
GOLDEN BEACH	17	N/A	N/A	87	\$447,500	\$420,000	6.6%	\$355,000	26.1%
KINGS BEACH	31	\$447,500	2.9%	142	\$432,500	\$480,000	-9.9%	\$348,500	24.1%
LITTLE MOUNTAIN	4	N/A	N/A	15	N/A	\$337,500	N/A	\$358,000	N/A
MARCOOLA	16	N/A	N/A	79	\$377,500	\$345,000	9.4%	\$305,000	23.8%
MAROOCHYDORE	85	\$425,000	3.7%	388	\$420,000	\$433,500	-3.1%	\$359,000	17.0%
MINYAMA	9	N/A	N/A	28	\$368,250	\$375,000	-1.8%	\$289,000	27.4%
MOFFAT BEACH	4	N/A	N/A	24	\$410,000	\$420,750	-2.6%	\$387,500	5.8%
MOOLOOLABA	43	\$377,000	-10.2%	251	\$422,500	\$421,250	0.3%	\$359,167	17.6%
MOUNT COOLUM	8	N/A	N/A	64	\$427,500	\$423,500	0.9%	\$272,500	56.9%
MOUNTAIN CREEK	6	N/A	N/A	33	\$425,000	\$415,000	2.4%	\$379,000	12.1%
NAMBOUR	16	N/A	N/A	80	\$290,000	\$285,000	1.8%	\$214,000	35.5%
PARREARRA	15	N/A	N/A	64	\$492,500	\$482,500	2.1%	\$420,000	17.3%
PELICAN WATERS	7	N/A	N/A	27	\$490,000	\$515,000	-4.9%	\$450,000	8.9%
PEREGIAN SPRINGS	10	N/A	N/A	99	\$540,000	\$470,900	14.7%	\$246,000	119.5%
TWIN WATERS	2	N/A	N/A	18	N/A	\$590,000	N/A	\$489,000	N/A
WARANA	5	N/A	N/A	49	\$390,000	\$360,000	8.3%	\$318,750	22.4%
WURTULLA	9	N/A	N/A	29	\$299,500	\$344,000	-12.9%	\$300,000	-0.2%
NOOSA (LGA)	103	\$563,500	-0.3%	666	\$575,000	\$541,300	6.2%	\$380,000	51.3%
COOROY	1	N/A	N/A	12	N/A	\$367,500	N/A	\$262,500	N/A
NOOSA HEADS	30	\$925,000	25.9%	205	\$877,500	\$740,000	18.6%	\$425,000	106.5%
NOOSAVILLE	42	\$430,000	0.0%	259	\$450,000	\$450,000	0.0%	\$342,000	31.6%
PEREGIAN BEACH	4	N/A	N/A	29	\$536,250	\$631,500	-15.1%	\$373,500	43.6%
SUNRISE BEACH	5	N/A	N/A	33	\$530,000	\$532,500	-0.5%	\$342,000	55.0%
SUNSHINE BEACH	9	N/A	N/A	61	\$750,000	\$710,000	5.6%	\$508,000	47.6%
TEWANTIN	11	N/A	N/A	61	\$395,000	\$384,250	2.8%	\$297,500	32.8%

## SALES MARKET - VACANT LAND <2400M<sup>2</sup>

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
SUNSHINE COAST (SD)	142	\$274,500	0.0%	936	\$274,500	\$261,000	5.2%	\$235,000	16.8%
SUNSHINE COAST (SD) ^	14	N/A	N/A	123	\$420,000	\$382,500	9.8%	\$295,000	42.4%
SUNSHINE COAST (LGA)	132	\$273,800	3.9%	850	\$272,200	\$257,700	5.6%	\$232,500	17.1%
SUNSHINE COAST (LGA) ^	10	N/A	N/A	109	\$410,000	\$385,000	6.5%	\$290,000	41.4%
BEERWAH	0	N/A	N/A	4	N/A	\$265,000	N/A	\$215,000	N/A
BIRTINYA	0	N/A	N/A	9	N/A	\$263,000	N/A	\$260,000	N/A
BLI BLI	2	N/A	N/A	8	N/A	\$338,500	N/A	\$232,500	N/A
CALOUNDRA WEST	0	N/A	N/A	1	N/A	\$122,000	N/A	\$194,800	N/A
FOREST GLEN	0	N/A	N/A	0	N/A	\$-	N/A	\$238,250	N/A
GLASS HOUSE MOUNTAINS	0	N/A	N/A	5	N/A	\$270,000	N/A	\$196,000	N/A
LITTLE MOUNTAIN	0	N/A	N/A	4	N/A	\$315,000	N/A	\$226,000	N/A
MALENY	1	N/A	N/A	2	N/A	\$329,500	N/A	\$200,000	N/A
MAROOCHYDORE	4	N/A	N/A	44	\$250,000	\$260,000	-3.9%	\$216,500	15.5%
MERIDIAN PLAINS	0	N/A	N/A	0	N/A	\$220,000	N/A	\$208,900	N/A
MOUNTAIN CREEK	1	N/A	N/A	1	N/A	\$-	N/A	\$249,950	N/A
NAMBOUR	6	N/A	N/A	58	\$249,000	\$221,250	12.5%	\$165,000	50.9%
PELICAN WATERS	4	N/A	N/A	25	\$560,000	\$387,000	44.7%	\$382,500	46.4%
PEREGIAN SPRINGS	5	N/A	N/A	22	\$427,500	\$412,000	3.8%	\$230,000	85.9%
SIPPY DOWNS	0	N/A	N/A	0	N/A	\$310,000	N/A	\$214,250	N/A
YAROOMBA	0	N/A	N/A	3	N/A	\$375,000	N/A	\$375,000	N/A
NOOSA (LGA)	10	N/A	N/A	86	\$340,000	\$325,000	4.6%	\$261,500	30.0%
NOOSAVILLE	1	N/A	N/A	14	N/A	\$734,500	N/A	\$275,000	N/A
PEREGIAN BEACH	2	N/A	N/A	22	\$365,000	\$340,000	7.4%	\$465,750	-21.6%

## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-19 \$ / WEEK	NEW BONDS	JUN-18 \$ / WEEK	NEW BONDS	JUN-14 \$ / WEEK	NEW BONDS
	SUNSHINE COAST REGIONAL	\$460	733	\$450	743	\$400	743
4518	Glass House Mountains	\$390	9	\$385	11	\$340	9
4519	Beerwah/ Peachester	\$375	20	\$380	21	\$350	19
4550	Landsborough/ Mt Mellum	\$400	11	\$390	18	\$380	11
4551	Aroona/ Battery Hill/ Caloundra/ Currimundi/ Diamond Head/ Dicky Bch/ Golden Bch/ Kings Bch/ Little Mtn/ Meridian Plns/ Moffat Bch/ Pelican Waters/ Shelly Bch	\$450	162	\$440	159	\$400	136
4552	Bald Knob/ Baron Pocket/ Booroobin/ Conondale/ Maleny/ Mountain View/ Reesville/ Witta	\$450	12	\$460	19	\$375	17
4553	Glenview/ Mooloolah/ Mooloolah Valley/ Palmview	\$450	30	n.a.	4	\$350	16
4555	Chevallum/ Hunchy/ Landers Shoot/ Palmwoods	\$450	7	\$420	9	\$360	11
4556	Buderim/ Forest Glen/ Kunda Pk/ Mons/ Sippy Downs/ Tanawha	\$483	64	\$470	68	\$430	81
4557	Bundills/ Kawana Is/ Mooloolaba/ Mountain Ck	\$500	38	\$490	42	\$445	51
4558	Cotton Tree/ Kuluin/ Maroochydore/ Sunshine Plaza	\$495	61	\$475	57	\$400	53
4560	Bli Bli/ Burnside/ Coes Ck/ Cooloolabin/ Dulong/ Flaxton/ Highworth/ Image Flat/ Kiamba/ Kulangoor/ Kureelipa/ Mapleton/ Montville/ Nambour/ Parklands/ Perwillowen/ Rosemont/ Towen Mtn	\$410	81	\$400	76	\$370	97
4561	Bridges/ Maroochy River/ Ninderry/ Nth Arm/ Valdora/ Yandina/ Yandina Ck	\$440	12	\$443	14	\$380	13
4562	Belli Pk/ Doonan/ Eerwah Vale/ Eumundi/ Verrierdale/ Weba Downs	\$595	13	\$450	10	\$420	9
4564	Marcoola/ Mudjimba/ Pacific Paradise	\$480	13	\$480	35	\$405	26
4572	Alexandra Headland	n.a.	2	\$500	7	n.a.	4
4573	Centenary Heights/ Coolum Bch/ Marcus Bch/ Mt Coolum/ Peregian Bch/ Pt Arkwright/ Yaroomba	\$480	79	\$475	92	\$430	85
4575	Birtinya/ Bokarina/ Buddina/ Kawana Waters/ Minyama/ Parrearra/ Warana/ Wurtulla	\$485	98	\$478	90	\$420	85





### RENTAL MARKET - 3 BED HOUSES (CONT'D)

POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>NOOSA SHIRE</b>	<b>\$485</b>	<b>108</b>	<b>\$480</b>	<b>97</b>	<b>\$400</b>	<b>146</b>
4563	Black Mountain/ Carters Ridge/ Cooray/ Tinbeerwah	\$410	13	\$450	12	\$390	18
4565	Boreen Pt/ Cootharaba/ Lake Cootharaba/ Noosa Parklands/ Teewah/ Tewantin	\$480	40	\$460	27	\$390	46
4566	Munna Pt/ Noosaville	\$600	6	\$500	11	\$430	10
4567	Castaways Bch/ Little Cove/ Noosa Heads/ Sunrise Bch/ Sunshine Bch	\$598	30	\$575	33	\$500	45
4568	Pomona	\$450	13	\$415	8	\$370	13
4569	Cooran	n.a.	4	\$395	5	\$290	9

### RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>SUNSHINE COAST REGIONAL</b>	<b>\$370</b>	<b>705</b>	<b>\$365</b>	<b>744</b>	<b>\$330</b>	<b>740</b>
4519	Beerwah/ Peachester	\$320	5	\$308	12	\$153	6
4551	Aroona/ Battery Hill/ Caloundra/ Currimundi/ Diamond Head/ Dicky Bch/ Golden Bch/ Kings Bch/ Little Mtn/ Meridan Plns/ Moffat Bch/ Pelican Waters/ Shelly Bch	\$370	142	\$355	117	\$315	148
4556	Buderim/ Forest Glen/ Kunda Pk/ Mons/ Sippy Downs/ Tanawha	\$365	61	\$355	55	\$330	28
4557	Bundills/ Kawana Is/ Mooloolaba/ Mountain Ck	\$370	77	\$370	92	\$320	102
4558	Cotton Tree/ Kuluin/ Maroochydore/ Sunshine Plaza	\$390	136	\$380	137	\$340	153
4560	Bli Bli/ Burnside/ Coes Ck/ Cooloolabin/ Dulang/ Flaxton/ Highworth/ Image Flat/ Kiamba/ Kulangoor/ Kureelipa/ Mapleton/ Montville/ Nambour/ Parklands/ Perwillowen/ Rosemont/ Towen Mtn	\$330	33	\$308	32	\$245	39
4564	Marcoola/ Mudjimba/ Pacific Paradise	\$400	44	\$390	53	\$350	51
4572	Alexandra Headland	\$405	32	\$380	50	\$380	54
4573	Centenary Heights/ Coolum Bch/ Marcus Bch/ Mt Coolum/ Peregrine Bch/ Pt Arkwright/ Yaroomba	\$375	43	\$370	61	\$330	71
4575	Birtinya/ Bokarina/ Buddina/ Kawana Waters/ Minyama/ Parrearra/ Warana/ Wurtulla	\$420	94	\$400	103	\$395	71
	<b>NOOSA SHIRE</b>	<b>\$415</b>	<b>85</b>	<b>\$400</b>	<b>91</b>	<b>\$360</b>	<b>85</b>
4565	Boreen Pt/ Cootharaba/ Lake Cootharaba/ Noosa Parklands/ Teewah/ Tewantin	\$350	11	\$340	7	\$300	9
4566	Munna Pt/ Noosaville	\$425	28	\$420	33	\$320	21
4567	Castaways Bch/ Little Cove/ Noosa Heads/ Sunrise Bch/ Sunshine Bch	\$440	43	\$400	48	\$380	52

### RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>SUNSHINE COAST REGIONAL</b>	<b>\$430.00</b>	<b>233</b>	<b>\$440</b>	<b>228</b>	<b>\$370</b>	<b>169</b>
4519	Beerwah/ Peachester	\$340.00	5	\$330	7	n.a.	4
4551	Aroona/ Battery Hill/ Caloundra/ Currimundi/ Diamond Head/ Dicky Bch/ Golden Bch/ Kings Bch/ Little Mtn/ Meridan Plns/ Moffat Bch/ Pelican Waters/ Shelly Bch	\$430.00	40	\$430	23	\$350	15
4556	Buderim/ Forest Glen/ Kunda Pk/ Mons/ Sippy Downs/ Tanawha	\$425.00	47	\$420	42	\$390	24
4557	Bundills/ Kawana Is/ Mooloolaba/ Mountain Ck	\$442.50	28	\$450	33	\$355	55
4558	Cotton Tree/ Kuluin/ Maroochydore/ Sunshine Plaza	\$450.00	33	\$430	29	\$340	16
4560	Bli Bli/ Burnside/ Coes Ck/ Cooloolabin/ Dulang/ Flaxton/ Highworth/ Image Flat/ Kiamba/ Kulangoor/ Kureelipa/ Mapleton/ Montville/ Nambour/ Parklands/ Perwillowen/ Rosemont/ Towen Mtn	\$385.00	9	\$385	16	\$360	11
4564	Marcoola/ Mudjimba/ Pacific Paradise	\$480.00	9	\$460	16	\$385	14
4573	Centenary Heights/ Coolum Bch/ Marcus Bch/ Mt Coolum/ Peregrine Bch/ Pt Arkwright/ Yaroomba	\$475.00	45	\$460	45	\$395	18
4575	Birtinya/ Bokarina/ Buddina/ Kawana Waters/ Minyama/ Parrearra/ Warana/ Wurtulla	\$477.50	8	\$495	8	\$460	8
	<b>NOOSA SHIRE</b>	<b>\$545.00</b>	<b>18</b>	<b>\$545</b>	<b>20</b>	<b>\$460</b>	<b>23</b>
4566	Munna Pt/ Noosaville	\$535.00	8	\$488	10	\$475	11
4567	Castaways Bch/ Little Cove/ Noosa Heads/ Sunrise Bch/ Sunshine Bch	\$570.00	8	\$650	8	\$460	10

## EMPLOYMENT MARKET

WIDE BAY SA4



Unemployment Rate

**7.4%**



Participation Rate

**49.4%**

## HOUSE MARKET (<2400M<sup>2</sup>)



Quarter  
median price ↓

**\$320,000**



↑ Annual median  
price

**\$325,000**



Annual volume  
of sales ↓

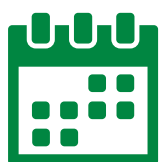
**1,649**



↑ Annual median  
price 5yrs ago

**\$300,000**

## HOUSE MARKET ALL



Median days on  
market

**63 Days**



Median vendor  
discount

**-5.2%**



Stock on market

**10.1%**

## Steady, long-term outlook

**The Fraser Coast market has seen mixed results in our recent analysis. Anecdotal observations by property professionals say the region is still in a softening phase, with value gains likely to be a long-term prospect.**

That said, there were some promising results across the year too.

The annual median house price increased a moderate 2.2 per cent to \$325,000 across 1649 sales. This was the second-best result for the regions studied by this report, with Noosa's 2.6 per cent rise being the most outstanding.

Unit values rose a more impressive 5.9 per cent over the year to reach an annual median of \$270,000 across 344 transactions. This put the Fraser Coast result as the third strongest with Mackay (11.4 per cent) and Noosa (6.2 per cent) the only regions to see a stronger result. That said, the quarterly results for units were less impressive and point toward a softening market for the sector.

Fraser Coast housing's stock-on-market figure rose by 0.3 points to reach 10.1 per cent. For the unit and townhouse market, stock on market fell 2.7 per cent over the same comparison.

Across housing, the local authority saw total listing numbers rise to 3955 in June 2019, compared to the 3807 listing in June 2018 – a 3.9 per cent increase.

Median days on market for houses fell eight days from 71 days in 2018 to come in at 63 for the year to June 2019. Median vendor discounts fell from 5.6 per cent in 2018 to 5.2 per cent this year.

For attached housing, median days on market dropped by 23 from 114 days in 2018 to 91 for the year to June 2019. The median vendor discount for units and townhouses fell from 5.8 per cent in 2018 to 5.3 per cent this year.

### REGIONAL ECONOMY AND INFRASTRUCTURE INVESTMENT

Design has begun on a flood proofing program that will see a \$103 million Bruce Highway – Saltwater Creek Upgrade north of Maryborough.

It's expected to boost accessibility particularly during seasonal events. The State Government said once complete, the upgrade will cut delays caused by road closures and also improve motorist safety.

A political presence will also help raise the prospects and profile in the region too, with the Premier announcing an Office for Rural and Regional Queensland would be set up within the Department of Premier and Cabinet, to keep a sharp focus on rural and regional issues.

"In last year's Budget, I announced four DPC regional offices in Cairns, Mackay, Longreach and Toowoomba to complement the existing Townsville office," Ms Palaszczuk said.

"Today I am proud to announce we will open two additional offices, in Rockhampton and Maryborough.

"Boosting our regional presence will give rural and regional Queenslanders better access and stronger relationships with government, and ensure they are front of mind in our decision making."

### MARKET OUTLOOK

The future of the house and unit sales markets will be steady on balance. Expect capital gains to be a long-term prospect, with detached houses likely to strengthen more convincingly than attached accommodation.



## UNIT MARKET



Quarter  
median price ↓  
**\$255,000**



Annual  
median price ↑  
**\$270,000**



Annual volume  
of sales ↓  
**344**



Annual median  
price 5 yrs ago ↑  
**\$260,000**

## HOUSE MARKET (<2400m<sup>2</sup>)

The overall housing market on the Fraser coast is considered to have held steady by our analysis.

The quarterly median house price to June 2019 was \$320,000 reflecting a fall of 1.5 per cent.

Five-year median house gains were 8.3 per cent which is considered a soft outcome for the timeframe. The median price in 2014 was \$300,000.

On an annual basis, the median price gain of 2.2 per cent is considered moderate, but positive.

The two suburbs which saw strongest annual median price growth were Glenwood (9.2 per cent) and Granville (8.1 per cent).

## GENERAL ACTIVITY

The most active price range for houses was for property below \$350,000 which represented 60 per cent of the volume of sales for the June 2019 quarter.

Quarterly sale volumes to June 2019 was 268 transactions in total. This is a significant drop on the 443 transactions recorded for the March 2019 quarter.

Sale volumes across the most active price sectors have been trending down over the past three quarters.

## UNIT MARKET

According to our analysis, the Fraser Coast unit market has now, overall, passed its peak and is softening.

The quarterly median unit price to June 2019 was \$255,000 which reflected an 8.9 per cent drop across 65 transactions.

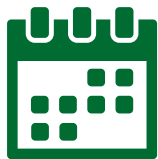
The medium-term reflected relatively flat performance, with the five-year median unit price seeing 3.8 per cent rise over the half decade.

Total listing numbers for units between June 2019 and June 2018 saw an increase of 5.2 per cent.





## UNIT MARKET

**Median days on market****91 Days****Median vendor discount****-5.3%****Stock on market****8.9%**

## RENTAL MARKET

**Vacancy Rates****1.0%****House Yields****5.0%****Unit Yields****5.5%**

The most active price range for units in the LGA was below \$250,000 which represented around 48 per cent of the volume of sales for the June 2019 quarter.

The June 2019 quarter sale volumes was 63 – a fairly dramatic reduction on the March 2019 result of 88 sales.

Median days on market across the last 12-month period to May 2019 was 63 which was a tighter result than was reflected in the year to May 2018 of 71 days.

**MARKET CONDITIONS**

Evidence suggests units have softened in the latest set of quarterly figures. While relatively low transaction numbers can cause data anomalies, the metrics show, on balance, that attached housing continues to be a soft performer in this region.

**RENTAL MARKET**

Median weekly rent rose across a number of dwelling types according to the annual measure.

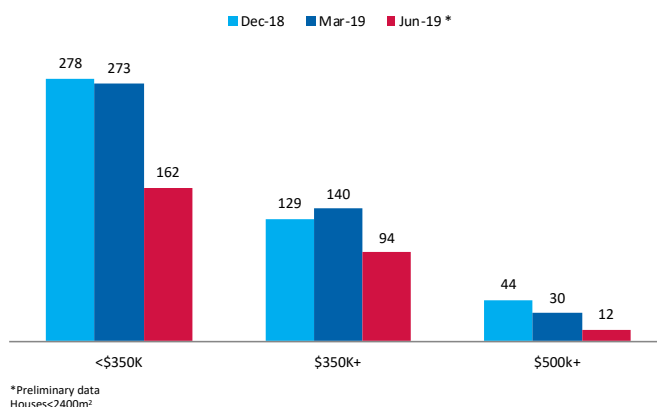
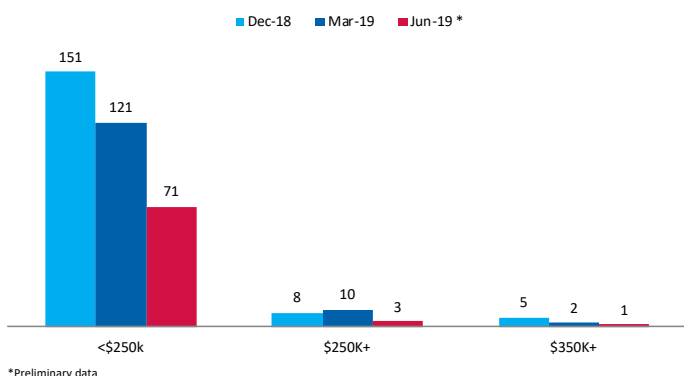
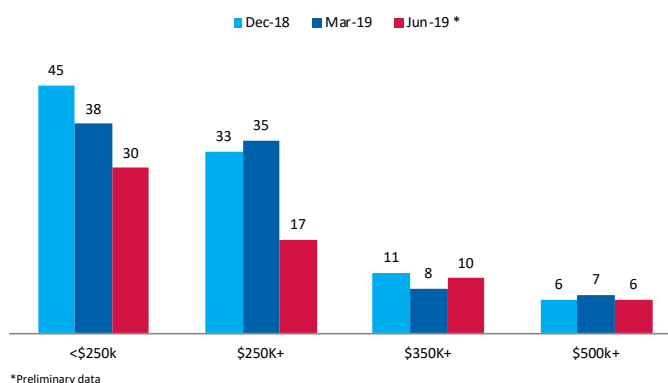
Three-bedroom houses recorded a median weekly rent \$310 (up \$15 for the year) across 269 new rental bonds. Two-bedroom units had a median of \$270 (up \$10 for the year) across 127 new rental bonds, while three-bedroom townhouses came in at approximately \$340 (up \$7 for the year) across 29 new rental bonds.

House yields held steady over the quarter coming in at 5.0 per cent in June 2019 – a retraction of just 0.2 per cent.

Unit yields rose 0.5 per cent to record a figure of 5.5 per cent in June 2019.

Vacancy rates remain very tight on the Fraser Coast coming in at 1.0 per cent for the June 2019 quarter – a continuation of the below-two per cent rates that started in the December 2017 quarter.

The rental market may continue to fluctuate seasonally, but gently rising median rents suggest the sector is continuing to firm.

**FRASER COAST HOUSE SALES****FRASER COAST LAND SALES****FRASER COAST UNIT SALES**



## SALES MARKET - HOUSES <2400m<sup>2</sup>

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
FRASER COAST (LGA)	273	\$320,000	-1.5%	1649	\$325,000	\$318,000	2.2%	\$300,000	8.3%
FRASER COAST (LGA) ^	58	\$377,500	-7.9%	381	\$398,000	\$380,000	4.7%	\$365,000	9.0%
BOORAL ^	2	N/A	N/A	19	N/A	\$395,000	N/A	\$372,000	N/A
BURRUM HEADS	9	N/A	N/A	56	\$398,750	\$399,750	-0.3%	\$374,750	6.4%
DUNDOWRAN BEACH	5	N/A	N/A	32	\$563,750	\$608,500	-7.4%	\$505,000	11.6%
DUNDOWRAN BEACH ^	3	N/A	N/A	31	\$600,000	\$560,000	7.1%	\$521,000	15.2%
ELI WATERS	7	N/A	N/A	88	\$325,000	\$330,000	-1.5%	\$322,000	0.9%
GLENWOOD ^	7	N/A	N/A	45	\$250,000	\$229,000	9.2%	\$205,000	22.0%
GRANVILLE	1	N/A	N/A	29	\$217,500	\$201,250	8.1%	\$200,000	8.7%
KAWUNGAN	13	N/A	N/A	91	\$357,500	\$349,900	2.2%	\$329,695	8.4%
MARYBOROUGH	52	\$197,500	-1.3%	262	\$200,000	\$200,000	0.0%	\$200,000	0.0%
PIALBA	6	N/A	N/A	49	\$285,000	\$308,000	-7.5%	\$310,000	-8.1%
POINT VERNON	26	\$325,000	-0.8%	131	\$322,500	\$325,000	-0.8%	\$305,000	5.7%
RIVER HEADS	4	N/A	N/A	48	\$343,250	\$335,000	2.5%	\$285,000	20.4%
SCARNESS	5	N/A	N/A	54	\$308,000	\$315,000	-2.2%	\$275,250	11.9%
TINANA	8	N/A	N/A	52	\$272,500	\$255,000	6.9%	\$281,750	-3.3%
TOOGOOM	15	N/A	N/A	93	\$340,000	\$317,000	7.3%	\$290,000	17.2%
TORQUAY	18	N/A	N/A	98	\$340,000	\$325,000	4.6%	\$324,000	4.9%
URANGAN	44	\$345,000	1.6%	208	\$340,000	\$325,000	4.6%	\$309,000	10.0%
URRAWEEEN	22	\$371,000	2.5%	140	\$372,575	\$366,000	1.8%	\$336,250	10.8%

SURROUNDS									
GYMPIE (LGA)	98	\$301,000	4.0%	567	\$293,000	\$287,500	1.9%	\$260,000	12.7%
GYMPIE (LGA) ^	77	\$375,000	-5.1%	416	\$390,000	\$390,000	0.0%	\$325,000	20.0%
CHATSWORTH ^	5	N/A	N/A	15	N/A	\$431,500	N/A	\$388,000	N/A
COOLOOLA COVE	5	N/A	N/A	59	\$300,000	\$317,500	-5.5%	\$259,750	15.5%
CURRA ^	9	N/A	N/A	53	\$328,750	\$300,000	9.6%	\$265,000	24.1%
GYMPIE	47	\$282,000	5.4%	237	\$270,000	\$258,000	4.7%	\$231,500	16.6%
SOUTHSIDE	14	N/A	N/A	91	\$337,000	\$338,000	-0.3%	\$312,500	7.8%
TIN CAN BAY	9	N/A	N/A	53	\$345,000	\$330,000	4.6%	\$320,000	7.8%
SOUTH BURNETT (LGA)	42	\$217,000	5.9%	260	\$210,000	\$195,000	7.7%	\$198,000	6.1%
SOUTH BURNETT (LGA) ^	25	\$286,250	11.4%	196	\$265,000	\$257,000	3.1%	\$252,500	5.0%
KINGAROY	25	\$245,000	3.2%	145	\$240,000	\$217,000	10.6%	\$229,000	4.8%
KINGAROY ^	4	N/A	N/A	21	\$365,000	\$335,000	9.0%	\$357,500	2.1%
MURGON	3	N/A	N/A	17	N/A	\$152,000	N/A	\$135,000	N/A
NANANGO	6	N/A	N/A	32	\$200,000	\$185,000	8.1%	\$175,000	14.3%

## SALES MARKET - UNITS & TOWNHOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
FRASER COAST (LGA)	65	\$255,000	-8.9%	344	\$270,000	\$255,000	5.9%	\$260,000	3.8%
PIALBA	13	N/A	N/A	55	\$300,000	\$237,000	26.6%	\$310,000	-3.2%
SCARNESS	6	N/A	N/A	33	\$275,000	\$270,000	1.9%	\$260,000	5.8%
TORQUAY	10	N/A	N/A	86	\$253,500	\$249,500	1.6%	\$235,000	7.9%
URANGAN	21	\$245,000	-9.3%	109	\$270,000	\$269,000	0.4%	\$260,000	3.8%

SURROUNDS									
GYMPIE (LGA)	13	N/A	N/A	73	\$275,000	\$246,000	11.8%	\$275,000	0.0%

## SALES MARKET - VACANT LAND <2400M<sup>2</sup>

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
FRASER COAST (LGA)	51	\$150,000	-4.5%	363	\$160,000	\$155,000	3.2%	\$145,500	10.0%
FRASER COAST (LGA) ^	24	\$75,500	-13.7%	169	\$78,000	\$75,000	4.0%	\$85,000	-8.2%
BURRUM HEADS	5	N/A	N/A	31	\$138,000	\$123,750	11.5%	\$117,500	17.4%
GLENWOOD ^	15	N/A	N/A	84	\$70,000	\$70,000	0.0%	\$70,000	0.0%
RIVER HEADS	5	N/A	N/A	36	\$82,250	\$102,500	-19.8%	\$100,000	-17.8%
TOOGOOM	7	N/A	N/A	41	\$160,000	\$135,000	18.5%	\$95,000	68.4%
WONDUNNA	1	N/A	N/A	10	N/A	\$156,000	N/A	\$150,500	N/A

SURROUNDS									
GYMPIE (LGA)	11	N/A	N/A	109	\$125,000	\$126,500	-1.2%	\$110,000	13.6%
GYMPIE (LGA) ^	9	N/A	N/A	97	\$165,000	\$144,998	13.8%	\$120,000	37.5%
GYMPIE	3	N/A	N/A	21	\$127,000	\$124,995	1.6%	\$123,000	3.3%

## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-19 \$/ WEEK	NEW BONDS	JUN-18 \$/ WEEK	NEW BONDS	JUN-14 \$/ WEEK	NEW BONDS
	FRASER COAST REGIONAL	\$310	269	\$295	285	\$280	333
4650	Maryborough region	\$275	114	\$270	125	\$260	128
4655	Hervey Bay/Pialba/Scarness/Urangan	\$330	142	\$315	144	\$290	176
4659	Burrum/Burrum Heads/Howard	\$300	11	\$280	15	\$270	26
	GYMPIE REGIONAL	\$300	115	\$285	127	\$260	185
4570	Gympie/Amamoor/Curra/Imbil/Kandanga/Monkland/Southside/Victory Heights	\$300	95	\$285	104	\$260	143
4580	Cooloola/Tin Can Bay	\$300	14	\$315	14	\$270	30
	SOUTH BURNETT REGIONAL	\$260	125	\$260	142	\$230	136
4605	Barlil	\$240	17	\$230	19	\$200	17
4606	MP Creek	\$228	14	\$230	7	\$215	13
4608	Charlestown	n.a.	4	n.a.	3	n.a.	3
4610	Alice Creek	\$273	60	\$270	81	\$250	59
4615	Barker Creek Flat	\$250	29	\$230	27	\$215	39

## RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>1</sup>	JUN-19 \$/ WEEK	NEW BONDS	JUN-18 \$/ WEEK	NEW BONDS	JUN-14 \$/ WEEK	NEW BONDS
	FRASER COAST REGIONAL	\$270	127	\$260	149	\$240	163
4650	Aldershot	\$200	25	\$200	33	\$180	39
4655	Hervey Bay/Pialba/Scarness/Urangan	\$275	99	\$270	116	\$250	122
	GYMPIE REGIONAL	\$250	43	\$235	47	\$208	56
4570	Gympie/Amamoor/Curra/Imbil/Kandanga/Monkland/Southside/Victory Heights	\$225	32	\$230	35	\$200	43
4580	Cooloola/Tin Can Bay	n.a.	2	\$235	6	\$240	7
4581	Rainbow Beach/Inskip	\$260	9	\$270	6	\$220	6
	SOUTH BURNETT REGIONAL	\$198	42	\$200	57	\$190	48
4605	Barlil	n.a.	4	n.a.	4	\$160	5
4610	Alice Creek	\$210	32	\$205	46	\$200	34

## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-19 \$/ WEEK	NEW BONDS	JUN-18 \$/ WEEK	NEW BONDS	JUN-14 \$/ WEEK	NEW BONDS
	FRASER COAST REGIONAL	\$340.00	29	\$333	36	\$310	35
4655	Hervey Bay/Pialba/Scarness/Urangan	\$340.00	29	\$335	34	\$310	31
	GYMPIE REGIONAL	n.a.	4	\$300	7	\$270	6
4570	Gympie/Amamoor/Curra/Imbil/Kandanga/Monkland/Southside/Victory Heights	n.a.	1	\$290	5	\$270	5

## EMPLOYMENT MARKET

### WIDE BAY SA4



**Unemployment Rate**

**7.4%**



**Participation Rate**

**49.4%**

## HOUSE MARKET (<2400M<sup>2</sup>)



**Quarter median price**

**\$269,500**



**Annual median price**

**\$275,000**



**Annual volume of sales**

**956**



**Annual median price 5yrs ago**

**\$280,000**

## HOUSE MARKET ALL



**Median days on market**

**63 Days**



**Median vendor discount**

**-5.7%**



**Stock on market**

**9.3%**

## Subdued performance

**The Bundaberg region is likely to see slow property price performance across the board based on the metrics analysed.**

The Bundaberg house market passed the peak of its price cycle according to our measures and is now regarded as in the falling phase of the cycle.

This contrasted slightly with the area's unit market which is approaching its peak based on the analysis.

In addition, the region's rental market strengthened across the quarter, particularly in terms of vacancy rates – although rental dollar values were fairly stagnant.

If improving rental demand continues, it will likely have a positive impact on the performance of the sales market in the future.

### LOCAL ECONOMY AND INFRASTRUCTURE INVESTMENT

A new agreement focused on expanding operations at the Port of Bundaberg is set to drive jobs growth in the Wide Bay Burnett region according to the Queensland government.

Sugar handler Sugar Terminals Limited (STL) has announced it's investigating options to expand existing storage and handling operations at the port.

"This agreement is another sign that exporters see the potential for growth in Bundaberg and are ready to back that with long-term agreements," according to Transport and Main Roads Minister, Mark Bailey.

"A recent deal to expand wood pellets exports through Bundaberg's port to Japan to be used as a green fuel in the generation of electricity will see more throughput next year," Mr Bailey said.

"The outlook for new export trade at the Port of Bundaberg is promising too, with Ilmenite exports planned to start early next year," he said.

The publication of the 2019 Infrastructure Pipeline Report by the Queensland Government's key independent infrastructure advisor, Building Queensland, brought some additional good news for Bundaberg as well.

The report outlined several regional schemes, including plans for the revitalisation of Bundaberg hospital.

Schools in the Bundaberg region are also receiving over \$14 million in infrastructure projects as part of a record \$1.46 billion state school infrastructure spend in the 2019/20 State Budget.

The State Government said the investment would make a big difference to staff and students while also boosting the local economy with the creation of 42 construction jobs.

### MARKET OUTLOOK

The Bundaberg residential property market has been a slow performer for the past decade, with the regional economy in need of further business and infrastructure stimulus to promote property investment.

In general, the market is expected to remain subdued, although the 2019 outlook for the rental market is positive as vacancies tighten. This could translate into a positive driver of property price.

### HOUSE MARKET (<2400m<sup>2</sup>)

Bundaberg's house price quarterly median of \$269,500 across 157 sales for June 2019 reflected a fall of 3.8 per cent for the period and was a continuation of median price drops from the previous three quarters.



## UNIT MARKET



Quarter  
median price ↑  
**\$287,500**



Annual  
median price ↑  
**\$260,000**

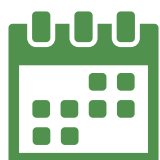


Annual volume  
of sales ↓  
**186**



Annual median  
price 5 yrs ago ↑  
**\$255,000**

## UNIT MARKET



Median days on  
market  
**88 Days**



Median vendor  
discount  
**-4.6%**



Stock on market  
**8.3%**

The annual median house price to the end of June 2019 softened too, recording a 5.2 per cent fall to \$275,000 across 956 sales. In fact, Bundaberg's 5.2 per cent annual price drop placed it as the weakest performer for houses among those LGAs studied for this report.

The two suburbs with the best annual percentage gains in the area were Bundaberg East with an annual median of \$275,000 reflecting a 10 per cent increase, and Millbank with its annual median of \$256,000 being an 18 per cent increase over the year.

The result for annual five-year growth in Bundaberg was very disappointing for medium-term property owners. The median house price sat at \$280,000 in 2014, reflecting a fall of 1.8 per cent between then and 2019.

The stock on market is the percentage of dwellings that have been listed for sale over the past 12 months. Bundaberg's result for houses to June 2019 was 9.3 per cent – a minor increase of the previous year's result of 8.9 per cent.

## GENERAL ACTIVITY

Annual market trend indicators tell the story of a subdued housing that appeared to be holding at the bottom of the cycle.

Total annual house listing numbers increased by just 4.9 per cent from 3016 as at March 2018 to 3065 for the 2019 result.

Median days-on-market was 63 in the year to May 2019 which was a slight tightening on the 66 days for the same measure in 2018.

Sellers have held firm based on the median vendor discount. The figure for the 12-months to March 2019 was -5.6 per cent, just slightly more than the -5.4 per cent recorded for 2018.

## UNIT MARKET

Quarterly unit prices have ridden a stomach-churning rollercoaster ride over the past year, with the most recent result being a 19.8 per cent rise in values for June 2019 with a median price of \$287,000 across 32 transactions. This contrasted dramatically with the 15.1 per cent fall in March 2019, 6.9 per cent rise in Dec 2018 and 1.8 per cent fall in Sept 2018.

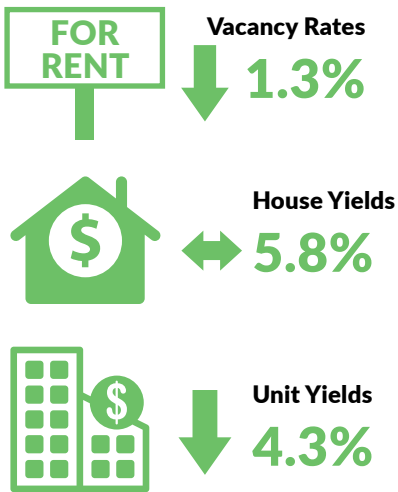
The strong June 2019 quarterly rise placed it as the second highest increase behind Mackay units.

Looking at annual data, and the median unit price fell 2.0 per cent to \$260,000 across 186 sales.

Total listing in the year to May 2019 was 482 representing a 22.6 per cent increase on last year's figure. Stock on market for the same period was 8.3 per cent which is 2.5 percentage points lower than the same measure last year.



## RENTAL MARKET



The Bundaberg rental market has maintained a healthy status with some positive results particularly around tenant demand.

Median days on market for the year to May 2019 was 88 – a decrease of 15 days compared to last year’s measure.

Vendor discounting also tightened slightly with a figure of -4.6 per cent to May 2019, compared to -4.9 per cent to May 2018.

The five-year measure has seen unit prices remain relatively flat. The annual median in March 2014 was \$255,000 which means prices have risen just 2.0 per cent over the past five years.

### RENTAL MARKET

The Bundaberg rental market has maintained a healthy status with some positive results particularly around tenant demand.

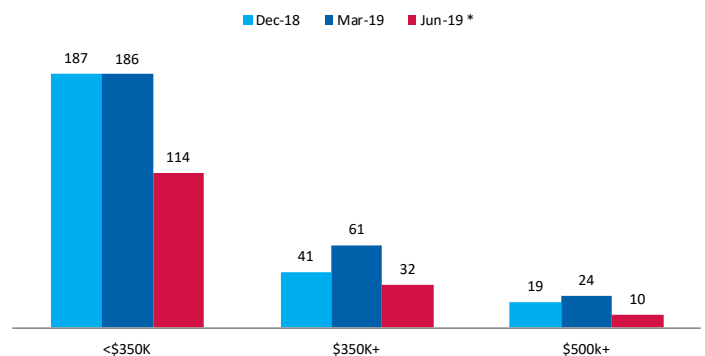
Quarterly vacancy rates have dived dramatically in the most recent measure. Rates for the June 2019 quarter hit 1.3 per cent – a sharp contrast to the 3.1 per cent result for the previous quarter. In fact, this is the tightest quarterly outcome since March 2013.

Median rent for a three-bedroom house in the June quarter was \$300 per week which has it holding steady from the previous period. The quarterly median rent for a two-bedroom units came in at \$240 per week which was a retraction on last quarter’s result.

Media rental yields for houses held stead over the quarter at 5.8 per cent – a rise of just 0.1 per cent on the previous quarter’s result.

Unit yields fell from 5.5 per cent in the March 2019 quarter to reach 4.3 per cent in June 2019.

### BUNDABERG HOUSE SALES



\*Preliminary data  
Houses<2400m<sup>2</sup>



SALES MARKET - HOUSES <2400m<sup>2</sup>

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>BUNDABERG (LGA)</b>	<b>157</b>	<b>\$269,500</b>	<b>-3.8%</b>	<b>956</b>	<b>\$275,000</b>	<b>\$290,000</b>	<b>-5.2%</b>	<b>\$280,000</b>	<b>-1.8%</b>
<b>BUNDABERG (LGA) ^</b>	<b>43</b>	<b>\$300,000</b>	<b>-18.9%</b>	<b>275</b>	<b>\$348,750</b>	<b>\$365,000</b>	<b>-4.5%</b>	<b>\$350,000</b>	<b>-0.4%</b>
AVENELL HEIGHTS	13	N/A	N/A	61	\$250,000	\$240,000	4.2%	\$281,250	-11.1%
AVOCA	16	N/A	N/A	71	\$285,000	\$306,250	-6.9%	\$310,000	-8.1%
BARGARA	21	\$455,000	23.8%	128	\$368,000	\$386,250	-4.7%	\$370,000	-0.5%
BRANYAN ^	4	N/A	N/A	39	\$405,000	\$388,000	4.4%	\$388,750	4.2%
BUNDABERG EAST	3	N/A	N/A	31	\$275,000	\$250,000	10.0%	\$250,500	9.8%
BUNDABERG NORTH	11	N/A	N/A	56	\$210,000	\$223,000	-5.8%	\$190,000	10.5%
BUNDABERG SOUTH	2	N/A	N/A	38	\$212,500	\$220,000	-3.4%	\$210,000	1.2%
BUNDABERG WEST	6	N/A	N/A	22	\$251,500	\$230,000	9.4%	\$249,500	0.8%
BURNETT HEADS	10	N/A	N/A	39	\$295,000	\$319,000	-7.5%	\$280,000	5.4%
CORAL COVE	3	N/A	N/A	22	\$402,500	\$390,000	3.2%	\$375,000	7.3%
KALKIE	2	N/A	N/A	27	\$345,000	\$360,000	-4.2%	\$331,000	4.2%
KEPNOCK	12	N/A	N/A	54	\$247,500	\$275,000	-10.0%	\$265,500	-6.6%
MILLBANK	5	N/A	N/A	28	\$256,000	\$217,000	18.0%	\$262,500	-2.5%
NORVILLE	4	N/A	N/A	36	\$214,000	\$233,000	-8.2%	\$235,000	-8.9%
SVENSSON HEIGHTS	4	N/A	N/A	40	\$240,000	\$231,000	3.9%	\$257,000	-6.6%
THABEBAN	6	N/A	N/A	40	\$252,500	\$259,000	-2.5%	\$280,000	-9.8%
WALKERVALE	7	N/A	N/A	56	\$211,250	\$220,000	-4.0%	\$231,250	-8.6%
WOODGATE	7	N/A	N/A	34	\$377,500	\$420,000	-10.1%	\$374,000	0.9%

## SURROUNDS

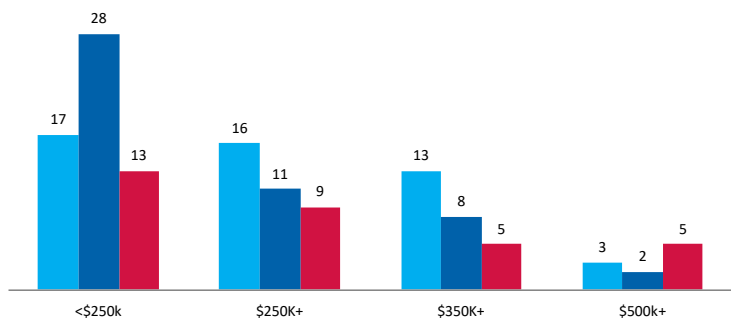
NORTH BURNETT (LGA)	15	N/A	N/A	71	\$125,000	\$135,000	-7.4%	\$146,250	-14.5%
---------------------	----	-----	-----	----	-----------	-----------	-------	-----------	--------

## SALES MARKET - UNITS &amp; TOWNHOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>BUNDABERG (LGA)</b>	<b>32</b>	<b>\$287,500</b>	<b>19.8%</b>	<b>186</b>	<b>\$260,000</b>	<b>\$255,000</b>	<b>2.0%</b>	<b>\$255,000</b>	<b>2.0%</b>
AVENELL HEIGHTS	2	N/A	N/A	15	N/A	\$235,000	N/A	\$270,000	N/A
BARGARA	14	N/A	N/A	59	\$373,000	\$374,750	-0.5%	\$318,000	17.3%

## BUNDABERG UNIT SALES

■ Dec-18 ■ Mar-19 ■ Jun-19 \*



\*Preliminary data

SALES MARKET - VACANT LAND <2400M<sup>2</sup>

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>BUNDABERG (LGA)</b>	<b>19</b>	<b>N/A</b>	<b>N/A</b>	<b>185</b>	<b>\$145,000</b>	<b>\$150,000</b>	<b>-3.3%</b>	<b>\$144,000</b>	<b>0.7%</b>
<b>BUNDABERG (LGA) ^</b>	<b>15</b>	<b>N/A</b>	<b>N/A</b>	<b>58</b>	<b>\$147,250</b>	<b>\$150,000</b>	<b>-1.8%</b>	<b>\$139,750</b>	<b>5.4%</b>
BRANYAN	2	N/A	N/A	12	N/A	\$141,000	N/A	\$135,000	N/A

## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-19 \$ / WEEK	JUN-19 NEW BONDS	JUN-18 \$ / WEEK	JUN-18 NEW BONDS	JUN-14 \$ / WEEK	JUN-14 NEW BONDS
<b>BUNDABERG REGIONAL</b>		<b>\$300</b>	<b>282</b>	<b>\$295</b>	<b>335</b>	<b>\$285</b>	<b>355</b>
4660	Apple Tree Creek/Childers/Woodgate	\$290	28	\$290	35	\$265	25
4670	Bundaberg/Avoca/Bargara/Burnett Heads/Innes Park/Kepnock/Millbank/Thabeban	\$300	239	\$300	278	\$285	307
4671	Gin Gin/Mount Perry	\$260	15	\$280	21	\$250	23
<b>NORTH BURNETT REGIONAL</b>		<b>\$245</b>	<b>33</b>	<b>\$250</b>	<b>46</b>	<b>\$210</b>	<b>38</b>
4625	Aranbanga	\$250	11	\$250	19	\$260	13
4626	Beeran	\$280	9	\$250	14	\$280	8
4630	Bancroft	\$180	10	\$200	7	\$160	9

## RENTAL MARKET - 2 BED UNITS

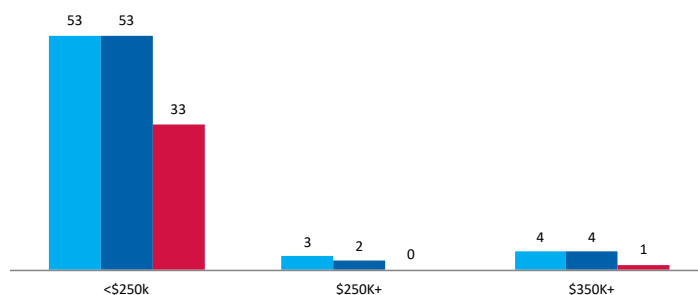
POST CODE	LOCALITY <sup>1</sup>	JUN-19 \$ / WEEK	JUN-19 NEW BONDS	JUN-18 \$ / WEEK	JUN-18 NEW BONDS	JUN-14 \$ / WEEK	JUN-14 NEW BONDS
<b>BUNDABERG REGIONAL</b>		<b>\$240</b>	<b>167</b>	<b>\$238</b>	<b>140</b>	<b>\$225</b>	<b>166</b>
4670	Bundaberg, Avoca, Bargara, Burnett Heads, Innes Park, Kepnock, Millbank, Thabeban	\$243	158	\$235	132	\$225	158

## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-19 \$ / WEEK	JUN-19 NEW BONDS	JUN-18 \$ / WEEK	JUN-18 NEW BONDS	JUN-14 \$ / WEEK	JUN-14 NEW BONDS
<b>BUNDABERG REGIONAL</b>		<b>\$320.00</b>	<b>9</b>	<b>\$285</b>	<b>8</b>	<b>\$300</b>	<b>10</b>
4670	Bundaberg/Avoca/Bargara/Burnett Heads/Innes Park/Kepnock/Millbank/Thabeban	\$320.00	5	\$285	6	\$300	10

## BUNDABERG LAND SALES

■ Dec-18 ■ Mar-19 ■ Jun-19 \*



\*Preliminary data

## EMPLOYMENT MARKET

FITZROY SA4



**Unemployment Rate**

**6.2%**



**Participation Rate**

**69.0%**

## HOUSE MARKET (<2400M<sup>2</sup>)



**Quarter  
median price**

**\$261,000**



**Annual median  
price**

**\$270,000**



**Annual volume  
of sales**

**527**



**Annual median  
price 5yrs ago**

**\$409,000**

## Swings and roundabouts

**If you examine the June quarterly results for Gladstone for both houses and units, there might be a temptation to write it off as a market in trouble.**

But when you drill down to look at both the quarter-on-quarter comparison and the full yearly results, it's clear there is more to the story than meets the eye.

Over the June quarter, the median house price in Gladstone fell 3.2 per cent, but that pace of decline was dramatically slower than in the three-month period before it. And in the three months before that, the median increased.

In fact, over the past four quarters, its median house price has been up as much as its been down.

However, over the year ending June, its median house price produced a relatively small fall of 2.5 per cent – a fairly modest softening of prices in the scheme of things.

With its annual price movement now stabilising, and with a median house price of \$270,000, it appears the market is past the halfway point in this cycle of price falls.

Similarly, Gladstone's unit market has been something of a rollercoaster over each quarter in the past year. There have been some big ups and some big downs, with modest movements either way in between.

In the three months to June, the unit median fell 17.4 per cent to \$162,000. But over the full year, median prices increased by \$179,000.

The Gladstone median unit price remains the most affordable of any major region in Queensland. That low buy-in price, coupled with healthy rental yields, makes it an attractive prospect for investors.

## REGIONAL ECONOMY AND INFRASTRUCTURE INVESTMENT

The State Government has committed \$19 million in funding for exploratory works to develop a new hydrogen industry in Queensland. Gladstone has been earmarked as a possible beneficiary.

"Our city, with its deep-water export port, gas infrastructure and skilled workforce has been identified as a potential hydrogen hub, and that's great news for jobs and small business in Gladstone," local member Glenn Butcher said.

The recent State Budget included a number of significant investments in key infrastructure, services and community initiatives.

Gladstone Base Hospital will see a \$22.1 million upgrade of its emergency department facilities, while \$36.3 million was allocated to an upgrade of the RG Tanna Coal Terminal project.

The Budget also included \$83 million towards construction of the Rookwood Weir, a project aimed to increase water security by boosting urban supply to nearby regional centres like Gladstone.

And in May, the coordinator general approved a development application for a major 760-hectare solar farm near Gladstone. Subject to conditions, the \$400 million Aldoga project will create 240 jobs during construction and 10 ongoing jobs when complete.

"At maximum capacity the solar farm will generate around 250 megawatts of energy, which is enough to supply approximately 122,000 homes annually," Cameron Dick, Minister for State Development, Manufacturing, Infrastructure and Planning, said.

## HOUSE MARKET

Even the most seasoned property watchers would be brave to try to predict what the Gladstone housing market is likely to do next.



## HOUSE MARKET ALL



**Median days on market**

**57 Days**



**Median vendor discount**

**-7.1%**



**Stock on market**

**7.9%**

**Even the most seasoned property watchers would be brave to try to predict what the Gladstone housing market is likely to do next.**

In the last edition of QMM, it was clear that Gladstone's market remained volatile with a sharp decline in the three months to March, on the back of an increase in the quarter before that. The downward trend is continuing in June, albeit at a much slower pace.

Gladstone's median house price fell 3.2 per cent over the June quarter and now sits at \$261,000.

However, looking at the Gladstone house median's performance over the year, it's a much broader picture.

Over the year ending June 2019, Gladstone's median house price fell by 2.5 per cent.

The annual median house price is now \$270,000. And while that's down 34 per cent compared to the same period five years ago, Gladstone is sitting in a 'stabilising' position in the state-wide property cycle.

The data indicates that demand is increasing, with the number of house sales increasing by 9.4 per cent over the year.

### UNIT MARKET

Gladstone's house market isn't alone in the volatility stakes, with median unit prices also on something of a rollercoaster ride over the past year.

In the three months to December 2018, it saw a median unit price fall of 9.7 per cent, followed by an impressive increase of 19.4 per cent in the three months to March 2019.

In the June quarter, the median for units fell 17.4 per cent to \$162,000. But over the full year, the result is less imposing with a healthy median price increase of 3.4 per cent to \$179,000.

The seesaw movements are down to broad variations in the type and quality of unit stock on the market, as well as the low number of sales recorded. In the three months to June, just 31 sales of units were settled.

Similarly, annual sales volumes are down year-on-year to 128 in total, down 27 per cent.

But in positive news, the time it takes for sellers to move a unit is down sharply. The median days on market to June 2019 is 56 days, compared to 95 for the same period last year.

In fact, that's the fastest median sales time of all the non-tourism regional centres in Queensland.



## UNIT MARKET

Quarter  
median price

\$162,000

Annual  
median price

\$179,000

Annual volume  
of sales

128

Annual median  
price 5 yrs ago

\$350,000

## RENTAL MARKET

The rental market in Gladstone remains relatively tight, with a good balance between supply and demand evident.

This time three years ago, the residential vacancy rate was a worrying 10.2 per cent, but the picture now couldn't be more different. After several successive quarters of downward trends, it is now holding steady at 3.1 per cent.

It has been several years since local property managers have seen conditions as competitive as these.

As a result, there have been some modest increases in weekly rents for quality and reasonably priced properties.

Over the quarter, the median weekly rent for a three-bedroom house increased from \$223 to \$230. It's now \$30 higher over the year.

Likewise, the median weekly rent for two-bedroom units increased from \$170 to \$180. And again, this result is \$30 a week higher than it was in 2018.

The volatility of quarterly property price results, however, means that the rental yields recorded in Gladstone also spiked. The gross yield for houses is currently 4.6 per cent, up 0.4 per cent over the year, and the gross yield for units is now 5.8 per cent, up 0.5 per cent in the past 12 months.

Investors new to the region are likely to achieve good yields, but it still goes without saying that those who bought a few years ago will still have to wait some time to achieve healthy cash flows.

## UNIT MARKET

Median days on  
market

56 Days

Median vendor  
discount

-7.6%



Stock on market

6.9%

## RENTAL MARKET



Vacancy Rates

3.1%



House Yields

4.6%

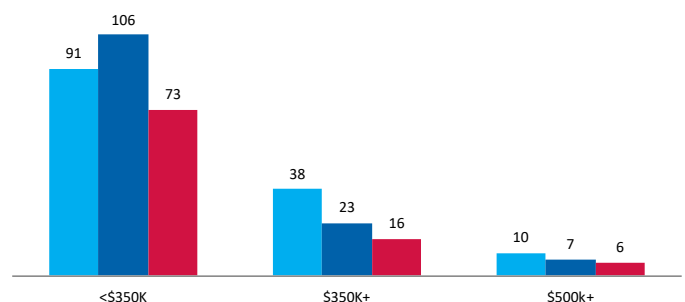


Unit Yields

5.8%

## GLADSTONE HOUSE SALES

Dec-18 Mar-19 Jun-19 \*



\*Preliminary data  
Houses<2400m<sup>2</sup>



SALES MARKET - HOUSES <2400m<sup>2</sup>

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>GLADSTONE (LGA)</b>	<b>96</b>	<b>\$261,000</b>	<b>-3.2%</b>	<b>527</b>	<b>\$270,000</b>	<b>\$277,000</b>	<b>-2.5%</b>	<b>\$409,000</b>	<b>-34.0%</b>
<b>GLADSTONE (LGA) ^</b>	<b>14</b>	<b>N/A</b>	<b>N/A</b>	<b>133</b>	<b>\$387,500</b>	<b>\$380,000</b>	<b>2.0%</b>	<b>\$482,000</b>	<b>-19.6%</b>
AGNES WATER ^	3	N/A	N/A	21	\$310,000	\$370,000	-16.2%	\$353,500	-12.3%
BOYNE ISLAND	7	N/A	N/A	51	\$290,000	\$291,500	-0.5%	\$431,250	-32.8%
CALLIOPE	5	N/A	N/A	44	\$242,500	\$236,750	2.4%	\$425,000	-42.9%
CLINTON	10	N/A	N/A	70	\$260,000	\$265,000	-1.9%	\$393,750	-34.0%
GLEN EDEN	4	N/A	N/A	20	\$258,500	\$275,000	-6.0%	\$380,000	-32.0%
KIN KORA	3	N/A	N/A	26	\$255,000	\$310,000	-17.7%	\$381,000	-33.1%
KIRKWOOD	7	N/A	N/A	32	\$303,250	\$353,500	-14.2%	\$495,000	-38.7%
NEW AUCKLAND	14	N/A	N/A	49	\$310,000	\$278,000	11.5%	\$402,500	-23.0%
SOUTH GLADSTONE	7	N/A	N/A	27	\$280,000	\$230,000	21.7%	\$400,000	-30.0%
TANNUM SANDS	10	N/A	N/A	59	\$329,000	\$355,000	-7.3%	\$492,000	-33.1%
TELINA	5	N/A	N/A	22	\$264,500	\$250,000	5.8%	\$394,000	-32.9%
WEST GLADSTONE	10	N/A	N/A	49	\$190,000	\$170,000	11.8%	\$369,000	-48.5%

## SURROUNDS

<b>BANANA (LGA)</b>	<b>15</b>	<b>N/A</b>	<b>N/A</b>	<b>101</b>	<b>\$150,000</b>	<b>\$180,000</b>	<b>-16.7%</b>	<b>\$270,000</b>	<b>-44.4%</b>
BILOELA	3	N/A	N/A	49	\$205,000	\$262,750	-22.0%	\$282,000	-27.3%

## SALES MARKET - UNITS &amp; TOWNHOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>GLADSTONE (LGA)</b>	<b>31</b>	<b>\$162,000</b>	<b>-17.4%</b>	<b>128</b>	<b>\$179,000</b>	<b>\$173,200</b>	<b>3.4%</b>	<b>\$350,000</b>	<b>-48.9%</b>

SALES MARKET - VACANT LAND <2400M<sup>2</sup>

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>GLADSTONE (LGA)</b>	<b>6</b>	<b>N/A</b>	<b>N/A</b>	<b>48</b>	<b>\$128,750</b>	<b>\$135,000</b>	<b>-4.6%</b>	<b>\$207,000</b>	<b>-37.8%</b>
KIRKWOOD	2	N/A	N/A	5	N/A	\$120,000	N/A	\$230,000	N/A

## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>a</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>GLADSTONE REGIONAL</b>	<b>\$230</b>	<b>205</b>	<b>\$200</b>	<b>214</b>	<b>\$330</b>	<b>289</b>
4677	Agnes Water/Miriam Vale	\$320	11	\$320	14	\$330	19
4680	Gladstone/Boyne Island/Clinton/New Auckland/Kin Kora/Tannum Sands	\$220	189	\$200	196	\$335	263
	<b>BANANA SHIRE</b>	<b>\$273</b>	<b>44</b>	<b>\$280</b>	<b>56</b>	<b>\$300</b>	<b>50</b>
4715	Biloela	\$320	20	\$300	33	\$330	28
4718	Bauhinia	\$230	20	\$210	18	\$265	19

## RENTAL MARKET - 2 BED UNITS

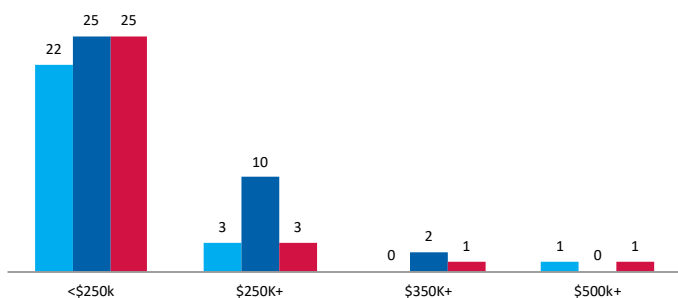
POST CODE	LOCALITY <sup>a</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>GLADSTONE REGIONAL</b>	<b>\$180</b>	<b>172</b>	<b>\$150</b>	<b>189</b>	<b>\$280</b>	<b>212</b>
4677	Agnes Water/Miriam Vale	\$260	5	n.a.	4	\$300	5
4680	Gladstone/Boyne Island/Clinton/New Auckland/Kin Kora/Tannum Sands	\$180	167	\$150	184	\$280	207
	<b>BANANA SHIRE</b>	<b>\$240</b>	<b>17</b>	<b>\$223</b>	<b>26</b>	<b>\$250</b>	<b>15</b>
4715	Biloela	\$250	11	\$245	20	\$265	9

## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>a</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>GLADSTONE REGIONAL</b>	<b>\$230.00</b>	<b>76</b>	<b>\$210</b>	<b>70</b>	<b>\$360</b>	<b>150</b>
4677	Agnes Water/Miriam Vale	n.a.	1	\$0	0	n.a.	1
4680	Gladstone/Boyne Island/Clinton/New Auckland/Kin Kora/Tannum Sands	\$230.00	75	\$210	70	\$365	149

## GLADSTONE UNIT SALES

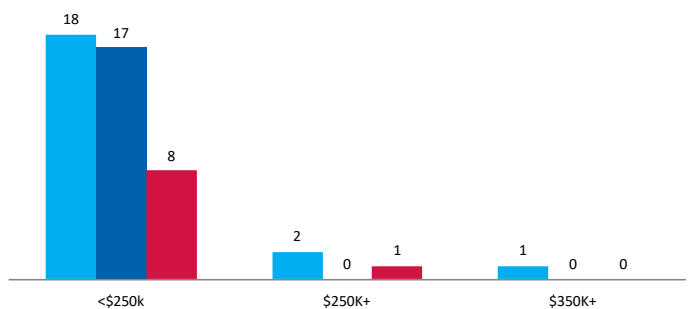
■ Dec-18 ■ Mar-19 ■ Jun-19 \*



\*Preliminary data

## GLADSTONE LAND SALES

■ Dec-18 ■ Mar-19 ■ Jun-19 \*



\*Preliminary data

## EMPLOYMENT MARKET

FITZROY SA4



**Unemployment Rate**

**6.2%**



**Participation Rate**

**69.0%**

## HOUSE MARKET (<2400M<sup>2</sup>)



**Quarter median price** ↑

**\$265,000**



**Annual median price** ↓

**\$252,000**



**Annual volume of sales** ↓

**822**



**Annual median price 5yrs ago** ↓

**\$307,000**

**The 2019 outlook for the sales market remains challenging. Our analysis indicates that both houses and units are past their peak prices and are now in the price softening phase of the cycle.**

## Recovery mode

**The Rockhampton market, on the whole, appears to be recovering from the post-mining downturn.**

As a resources and agricultural centre, Rockhampton's economy was hard hit during the last decade, however there are now signs of a slow and steady revival underway.

While the annual median house price softened over the past 12 months, as did the unit figure, there was good news on the rental front.

Vacancy rates continued tightening and rents increased marginally. These measures bode well – particularly as new infrastructure projects improve job prospects in the region.

### REGIONAL ECONOMY AND INFRASTRUCTURE INVESTMENT

While it's expected increased activity in the mining sector will have flow on benefits to Rockhampton's economy, the property market will respond best if this is coupled with additional investment in local infrastructure and business support.

The Queensland Government has announced Central Queensland could be home to Australia's largest hydrogen project with a \$5 million study underway into a hydrogen plant at Stanwell Power Station.

The 12-month study would assess the technical, commercial and strategic feasibility of a large hydrogen electrolysis plant near the power station – a project that should boost economic prospects in the region.

"The proposed site is well located near local ports for access to export markets," according to Queensland Energy Minister, Dr Anthony Lynham

In addition, a state-wide \$23 billion roads and transport program to be delivered over the next four years will have benefit to the Rockhampton region, as \$14.5 billion of the budget is being allocated for projects outside of the south-east corner, supporting more than 13,500 jobs, according to the State Government.

This program includes the \$121 million Rockhampton Northern Access Upgrade, helping boost employment prospects locally.

There are other smaller-scale programs set to assist as well.

For example, the Rockhampton Regional Council will receive assistance for the Inaugural CQ Readers' & Writer's Festival, plus funding under the First 5 Forever program to support new parents and carers entering the First 5 Forever outreach space or libraries.

State Government also announced that its decision to rebuild Qbuild is set to increase trade and apprenticeship work among regional centres such as Rockhampton.

### MARKET OUTLOOK

The 2019 outlook for the sales market remains one of long-term optimism. Our analysis indicates that both houses and units are now in a recovery phase of the cycle, although the turnaround is expected to be a steady prospect.

Anecdotal evidence among local property operators reveals affordability and job prospects are potential drawcards bringing in new resident from other centres, but many that come for work will rent for a period prior to purchasing a home. This factor could be playing into the relatively good rental market results as compared to the mixed metrics around property values.

### HOUSE MARKET (<2400m<sup>2</sup>)

The March 2019 quarterly median house price rose 2.3 per cent to \$265,000 across 156 sales. This is a moderate to strong increase that seems encouraging for long-



# Reports to help you make confident property decisions

Residex provides a wide range of reports to assist in identifying the right price for a property and the areas which most likely to provide quality rent and capital growth returns.



## State Market Reports

Residex **State Market Reports** are now available for every state and territory and help you make profitable and confident property decisions.

Each report contains detailed market commentary on factors affecting house and unit pricing including historical capital value, and rental price growth on every suburb in the state.



## Best Rent Report

The **Best Rent Report** is ideal for investors looking to reduce out-of-pocket costs without comprising on capital growth. Each report contains the best suburbs based on rental returns, capital growth predictions over five years and qualitative research.



## 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.

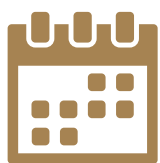


**CoreLogic**®

[www.corelogic.com.au/residex](http://www.corelogic.com.au/residex)



## HOUSE MARKET ALL



**Median days on market**

**69 Days**



**Median vendor discount**

**-9.1%**



**Stock on market**

**7.9%**

term gains. This was, in fact, the strongest quarterly rise across the areas studied for this Market Monitors report.

In contrast, for the 12-months to June 2019, houses recorded a median sale price of \$252,000 – which is a 4.9 per cent reduction on the previous year – across 822 transactions. Our analysis showed this to be the second highest fall in house prices for the period among the regions studied, with only Bundaberg (-5.2 per cent) recording a larger drop.

The five-year measure shows an even more disappointing outcome. Median house values have retracted 17.9 per cent since June 2014 when the figure sat at \$307,000.

### GENERAL ACTIVITY

The total number of house listings in Rockhampton for the 12 months to May 2019 was 2302, which was a 17.3 per cent rise on the previous year's 1963 listings.

Stock on Market for the period was 7.9 per cent which was higher than last year's 7.0 per cent result.

The median vendor discount for the twelve months to May 2019 was 9.1 per cent which is greater than the 8.6 per cent outcome to May 2018.

Median days on market for the 12-month period was 69 – a rise of just one day on the previous year's number.

The majority of houses that traded in Rockhampton over the June quarter were priced below \$350,000. This sector made up 77 per cent of all transactions.

### UNIT MARKET

The unit market in Rockhampton overall continued to show little improvement.

The 12-month median price fell 3.0 per cent to \$286,500 across 90 sales.

The total number of unit listings in Rockhampton for the 12 months to May 2019 was 240 – a substantial 34.8 per cent increase on the previous 12-month period's which had 178 listings.

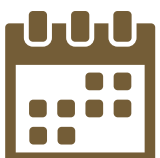
Stock on Market for the period was 5.0 per cent which was tighter than the 7.5 per cent results for the year to May 2018.

Median days on market held fairly steady. The 12 months to May 2019 recorded a 91-day median, while the previous year saw 89 days.

The annual median vendor discount to May 2019 was 11.5 per cent, which was almost double the previous year's figure of 6.2 per cent.

Units priced between \$250,000 and \$350,000 comprised 62 per cent of all transactions in June quarter 2019.

## UNIT MARKET



**Median days on market**

**91 Days**



**Median vendor discount**

**-11.5%**



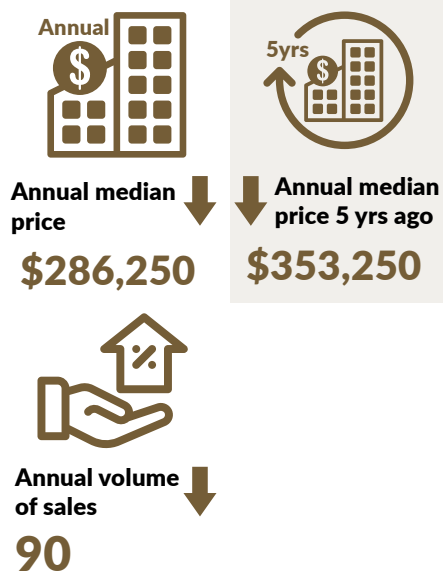
**Stock on market**

**5.0%**





## UNIT MARKET



Medium-term performance in the unit sector was extremely disappointing with the median price having fallen 19.0 per cent compared to March 2014 when the figure sat at \$353,250.

## RENTAL MARKET

The rental market in Rockhampton has been strengthening, with its vacancy rate falling to 1.5 per cent. This is the lowest outcome since the November 2012 quarter, and solidifies the region's sub-2.0 per cent run of quarterly results. This would indicate tenant demand remains strong in Rockhampton and may conceivably drive value growth in the future.

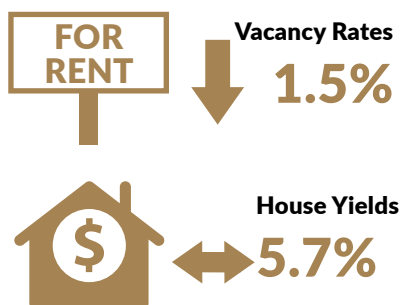
Median rent for a three-bedroom house in the June quarter was \$290 per week – a \$20 per week rise compared to the previous year.

For two-bedroom units, the median was \$220 per week which was a rise of \$10 per week based on the previous year's result.

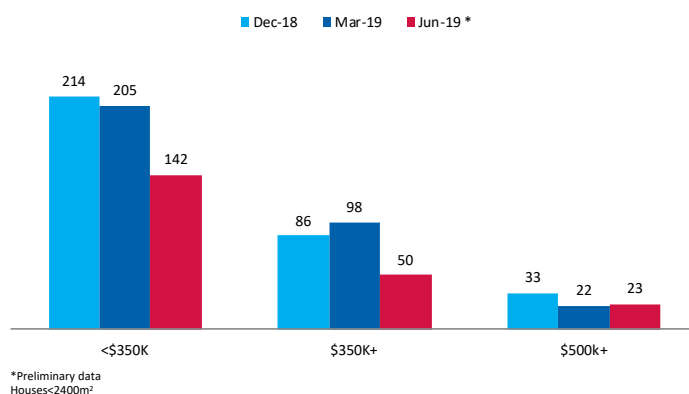
Gross rental yields for Rockhampton investment houses remained flat, coming in at 5.7 per cent in June quarter 2019 – identical to the previous quarter's result.

Gross rental yield for units in June quarter 2019 was 3.9 per cent, Just 0.1 per cent higher than the previous quarter's result.

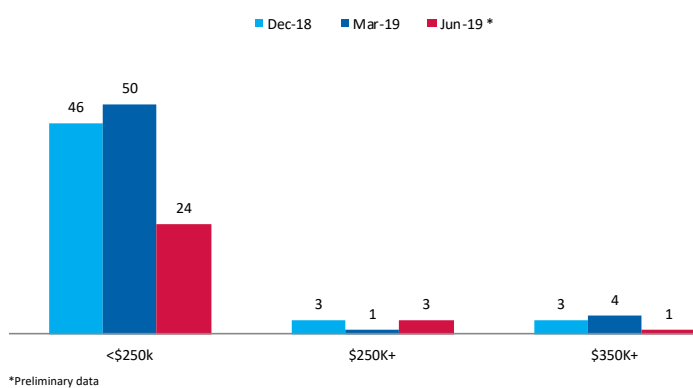
## RENTAL MARKET



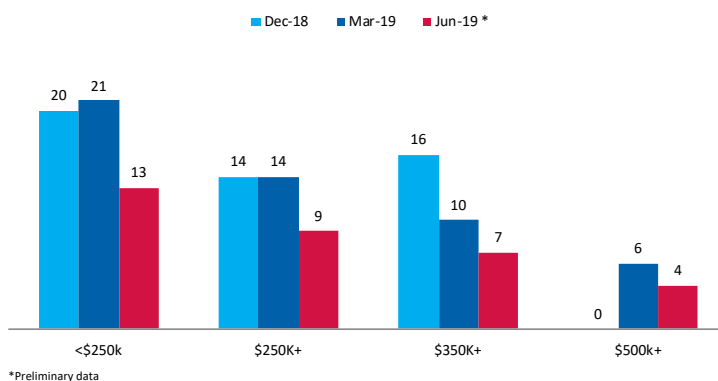
## ROCKHAMPTON &amp; LIVINGSTONE HOUSE SALES



## ROCKHAMPTON &amp; LIVINGSTONE LAND SALES



## ROCKHAMPTON &amp; LIVINGSTONE UNIT SALES



SALES MARKET - HOUSES <2400m <sup>2</sup>									
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
ROCKHAMPTON (LGA)	156	\$265,000	2.3%	822	\$252,000	\$265,000	-4.9%	\$307,000	-17.9%
ROCKHAMPTON (LGA) ^	9	N/A	N/A	67	\$360,000	\$348,500	3.3%	\$380,000	-5.3%
ALLENSTOWN	6	N/A	N/A	31	\$200,000	\$200,000	0.0%	\$270,000	-25.9%
BERSERKER	14	N/A	N/A	81	\$180,000	\$180,000	0.0%	\$247,500	-27.3%
FRENCHVILLE	28	\$299,250	-6.5%	102	\$320,000	\$315,000	1.6%	\$340,000	-5.9%
GRACEMERE	16	N/A	N/A	95	\$255,000	\$265,500	-4.0%	\$330,000	-22.7%
KAWANA	6	N/A	N/A	43	\$292,500	\$280,000	4.5%	\$324,000	-9.7%
KOONGAL	10	N/A	N/A	41	\$200,000	\$213,250	-6.2%	\$268,000	-25.4%
MOUNT MORGAN	0	N/A	N/A	45	\$85,000	\$95,000	-10.5%	\$118,500	-28.3%
NORMAN GARDENS	21	\$370,000	0.5%	113	\$382,500	\$400,000	-4.4%	\$377,000	1.5%
PARK AVENUE	17	N/A	N/A	69	\$225,000	\$221,000	1.8%	\$282,000	-20.2%
THE RANGE	17	N/A	N/A	79	\$327,500	\$381,500	-14.2%	\$360,000	-9.0%
WANDAL	5	N/A	N/A	51	\$270,000	\$220,000	22.7%	\$275,000	-1.8%

SURROUNDS									
CENTRAL HIGHLANDS (LGA)	32	\$230,000	-2.1%	224	\$215,000	\$150,000	43.3%	\$350,000	-38.6%
BLACKWATER	3	N/A	N/A	57	\$145,000	\$85,000	70.6%	\$317,500	-54.3%
EMERALD	25	\$242,500	-16.4%	143	\$279,500	\$250,000	11.8%	\$380,000	-26.4%
LIVINGSTONE (LGA)	66	\$375,000	4.5%	408	\$367,500	\$360,000	2.1%	\$383,000	-4.0%
LIVINGSTONE (LGA) ^	29	\$418,250	-2.7%	168	\$450,500	\$495,000	-9.0%	\$500,850	-10.1%
EMU PARK	3	N/A	N/A	37	\$330,000	\$322,500	2.3%	\$339,000	-2.7%
LAMMERMOOR	8	N/A	N/A	42	\$415,000	\$456,300	-9.1%	\$470,000	-11.7%
YEPPON	24	\$345,000	-4.2%	113	\$350,000	\$342,500	2.2%	\$365,000	-4.1%
ZILZIE	4	N/A	N/A	37	\$340,000	\$320,000	6.3%	\$368,500	-7.7%

SALES MARKET - UNITS & TOWNHOUSES									
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
ROCKHAMPTON (LGA)	15	N/A	N/A	90	\$286,250	\$295,000	-3.0%	\$353,250	-19.0%
ROCKHAMPTON CITY	3	N/A	N/A	27	\$407,500	\$470,000	-13.3%	\$439,462	-7.3%

SURROUNDS									
LIVINGSTONE (LGA)	20	\$266,000	2.3%	104	\$284,000	\$277,500	2.3%	\$363,488	-21.9%
YEPPON	8	N/A	N/A	57	\$285,000	\$248,000	14.9%	\$349,325	-18.4%

SALES MARKET - VACANT LAND <2400M <sup>2</sup>									
ROCKHAMPTON (LGA)	8	N/A	N/A	34	\$159,500	\$145,000	10.0%	\$169,000	-5.6%
GRACEMERE	1	N/A	N/A	7	N/A	\$145,000	N/A	\$148,500	N/A
NORMAN GARDENS	3	N/A	N/A	18	N/A	\$166,900	N/A	\$179,900	N/A
SURROUNDS									
LIVINGSTONE (LGA)	13	N/A	N/A	114	\$174,000	\$180,000	-3.3%	\$171,000	1.8%
HIDDEN VALLEY	2	N/A	N/A	3	N/A	\$178,500	N/A	\$-	N/A
PARKHURST	3	N/A	N/A	24	\$188,900	\$187,900	0.5%	\$169,000	11.8%
ZILZIE	1	N/A	N/A	12	N/A	\$102,500	N/A	\$170,500	N/A

RENTAL MARKET - 3 BED HOUSES							
POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
	ROCKHAMPTON REGIONAL	\$290	219	\$270	279	\$300	257
4700	Allenstown/Depot Hill/Great Keppel Is/Rockhampton/Wandal	\$290	93	\$275	102	\$300	94
4701	Central Qld Uni/ Frenchville/ Kalka/ Koongal/ Lakes Ck/ Merimbera/ Nth Rockhampton/ Oasis Gardens/ Pk Avenue PO/Rockhampton	\$290	119	\$270	168	\$320	153
	LIVINGSTONE SHIRE	\$300	130	\$300	137	\$325	172
4702	Ambrose/Banana/Baralaba/Gindie/Gracemere/ Jericho/Keppel Sands/SaphireStanwell/Rubyvale/ Westwood/Woorabinda/Wowan/Yaraka	\$275	62	\$270	55	\$310	69
4703	Bayfield/Bungundarra/Byfield/Cooee Bay/ Farnborough/Kemp Bch/Kinka Bch/Lammermoor Bch/ Statute Bay/Taranganba/Woodbury/Yeppoon	\$348	52	\$323	66	\$350	77
4710	Emu park/Zilzie	\$320	15	\$283	16	\$320	24
4714	Mount Morgan	\$218	6	\$190	9	\$230	10
	CENTRAL HIGHLANDS REGIONAL	\$260	122	\$250	140	\$270	121
4717	Blackwater	\$250	56	\$230	63	\$250	58
4720	Emerald	\$295	52	\$278	58	\$300	54

RENTAL MARKET - 2 BED UNITS							
POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
	<b>ROCKHAMPTON REGIONAL</b>	<b>\$220</b>	<b>161</b>	<b>\$210</b>	<b>171</b>	<b>\$240</b>	<b>192</b>
4700	Allenstown/Depot Hill/Great Keppel Is/ Rockhampton/Wandal	\$240	51	\$240	45	\$250	43
4701	Central Qld Uni/ Frenchville/ Kalka/ Koongal/ Lakes Ck/ Nerimbera/ Nth Rockhampton/ Oasis Gardens/ Pk Avenue PO/Rockhampton	\$218	110	\$200	125	\$235	148
	<b>LIVINGSTONE SHIRE</b>	<b>\$258</b>	<b>56</b>	<b>\$250</b>	<b>60</b>	<b>\$270</b>	<b>59</b>
4702	Ambrose/Banana/Baralaba/Gindie/Gracemere/ Jericho/Keppel Sands/SaphireStanwell/Rubyvale/ Westwood/Woorabinda/Wowan/Yaraka	\$200	7	n.a.	2	\$210	6
4703	Bayfield/Bungundarra/Byfield/Cooee Bay/ Farnborough/Kemp Bch/Kinka Bch/Lammermoor Bch/Statute Bay/Tarangamba/Woodbury/Yeppoon	\$270	45	\$250	54	\$290	48
	<b>CENTRAL HIGHLANDS REGIONAL</b>	<b>\$220</b>	<b>64</b>	<b>\$180</b>	<b>63</b>	<b>\$220</b>	<b>59</b>
4717	Blackwater	\$150	13	\$160	6	\$160	13
4720	Emerald	\$233	50	\$185	49	\$240	42
4722	Springsure	n.a.	1	\$155	6	n.a.	2

RENTAL MARKET - 3 BED TOWNHOUSES							
POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	ROCKHAMPTON REGIONAL	n.a.	2	\$330	7	n.a.	4
4701	Central Qld Uni, Frenchville, Kalka, Koongal, Lakes Ck, Nerimberga, Nth Rockhampton, Oasis Gardens, Pk Avenue PO, Rockhampton	n.a.	1	\$330	5	\$0	0
	LIVINGSTONE SHIRE	\$380.00	17	\$400	13	\$380	8
4702	Ambrose/Banana/Baralaba/Gindie/Gracemere/Jericho/Keppel Sands/SapphireStanwell/Rubyvale/Westwood/Woorabinda/Wowan/Yaraka	\$380.00	15	\$400	9	\$400	7
4703	Bayfield/Bungundarra/Byfield/Cooee Bay/Farnborough/Kemp Bch/Kinka Bch/Lammermoor Bch/Statute Bay/Taranganba/Woodbury/Yeppoon	n.a.	2	n.a.	4	n.a.	1
	CENTRAL HIGHLANDS REGIONAL	\$310.00	11	n.a.	4	\$320	12
4720	Emerald	\$310.00	9	n.a.	3	\$300	8



# 24/7 Digital Prospecting

Powered by realestate.com.au's data



Reach helps you easily create customised digital ads within minutes, that target property owners on Facebook and across popular websites. Using realestate.com.au's unique data, Reach puts agents and agencies in front of sellers throughout their journey, keeping you front of mind when they're ready to sell.



Find out more at  
**[agent.realestate.com.au](https://agent.realestate.com.au)**

## EMPLOYMENT MARKET

MACKAY SA4



**Unemployment Rate**

**3.9%**



**Participation Rate**

**69.7%**

## HOUSE MARKET (<2400M<sup>2</sup>)



**Quarter  
median price**

**\$340,000**



**Annual  
median price**

**\$340,000**



**Annual volume  
of sales**

**1,158**



**Annual median  
price 5yrs ago**

**\$412,250**

## Mackay marching forward

**The wind is well and truly back in the Mackay region's property sails, with prices growing and buyer activity on the rise.**

Over the year ending June, its median house price growth of 1.5 per cent was the best of all major regional Queensland areas.

Its volume of house sales also increased over the year.

But it was the region's unit market that saw significant activity, with the year ending June recording a 11.3 per cent increase – by far the strongest of all regional areas.

Its positive yearly result saw the region named as the best performer in Queensland for the period.

The volume of unit sales was also higher than the year before.

Renewed activity in the resources sector is having a major positive impact on the housing market, with strong job growth predicted and a focus on mine projects employing locals rather than fly-in, fly-out workers.

This is reflected in Mackay's rental market, with median weekly rents for all dwelling types up over the year to June.

### REGIONAL ECONOMY AND INFRASTRUCTURE INVESTMENT

A number of major developments in the Mackay region's mining sector will bring thousands of new jobs and a swift economic investment, which is set to have a positive impact on the housing market.

The Queensland Government has approved the \$1 billion Olive Downs metallurgical coal mine in the Bowen Basin, which will create 1000 operational jobs and 500 jobs during construction, Premier Annastacia Palaszczuk said.

"The project will contribute an estimated \$8 billion to the local economy and more than \$10 billion to the Queensland economy," she said.

Importantly, this project is the first to be approved under a new social impact scheme, which encourages workers at the site to live within the local Mackay region community rather than having the mine rely on a fly-in, fly-out workforce.

The development of another major mining project has also progressed, with the State Government releasing a draft terms of reference for the proposed \$1 billion Winchester South mine in the Bowen Basin.

If approved, the construction phase would provide 500 jobs. When operational, the metallurgical coal would support 450 full-time jobs and produce eight million tonnes of product.

The broader workforce is also set to benefit from the government's \$14.5 billion regional roads and transport program. This mega funding package includes \$70 million for the Mackay Port Access Road and adds to ongoing funding for the \$497.3 million Mackay Ring Road and \$150 million for the Walkerston Bypass.

Major seafood producer Tassal recently purchased a 7,000-hectare beef property just outside Mackay, which it plans to develop into a aquaculture facility. That project would deliver a total of 1000 construction and operational jobs for the region.

And the recent State Budget also included several programs for Mackay, including a \$40 million schools enhancement package that will benefit the construction sector and a scheme providing free apprenticeships to anyone under 21.

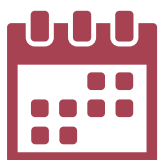
### HOUSE MARKET

After several years of property price declines, the Mackay region's market continues





## HOUSE MARKET ALL



**Median days on market**

**47 Days**



**Median vendor discount**

**-6.1%**



**Stock on market**

**7.4%**

to show definitive signs of a resurgence.

The median house price over the June quarter increased 1.5 per cent to \$340,000 and Mackay is now considered to be in a rising market cycle.

Mackay's annual median house price in the year ending June also increased 1.5 per cent to \$340,000.

The house price growth in Mackay, albeit modest in the grand scheme of things, comes after a lengthy period of little-to-no good news when it comes to property. Compared to every other major regional centre, it continues to be the best-performing market over the past year.

In the March quarter, there were signs that the house market was stabilising. In the June quarter, there are a number of positive indications that the recovery is in full swing.

The level of vendor discounting has fallen six per cent over the year, indicating improved buyer confidence. This renewed sentiment is reflected in an increase in stock on market in Mackay, showing sellers are more hopeful of a contract.

Sales volumes have also increased over the past year, bucking the flatter trend seen in many other regional locations.



## UNIT MARKET

Quarter  
median price ↑**\$280,000**Annual median  
price ↑**\$245,000**Annual volume  
of sales ↓**219**Annual median  
price 5 yrs ago ↓**\$339,000**

A number of Mackay suburbs recorded strong house price growth over the quarter, including Bucasia, Mount Pleasant Ooralea. Over the year, some of the best-performing suburbs were Richmond, Blacks Beach and West Mackay.

In the broader Mackay region, Moranbah was one of the top performers with its mean house price up by 14.6 per cent to \$216,000, reflecting increased activity in the mining sector. In the residential hub of Mirani, just to the west of Mackay, the median house price increased 2.4 per cent in the year to June to \$345,000.

## UNIT MARKET

Broadly speaking, the Mackay unit market has bounced back strongly on a quarterly basis with its price surging by 24.7 per cent to \$280,000.

This is in stark contrast to an 11 per cent decline in the previous March quarter.

However, it's important to consider that this result was calculated from just 21 unit sales recorded over the three months to June. In fact, Mackay's unit sector remains a very small part of its overall market.

Over the year ending June, its unit market posted growth of 11.4 per cent to \$245,500, which made it the strongest major unit market in Queensland. That was based on 219 sales in 12 months.

Similar to its housing market, there are some promising signs of continued growth for Mackay's unit market after a number of years of very soft market conditions.

## RENTAL MARKET

After a protracted period of soft rental prices and rising vacancy rates, demand is on the rise in Mackay. According to local property managers, there are multiple viewings and applications on most properties.

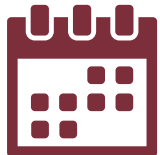
Anecdotally, the steady influx into Mackay is mostly families moving to take advantage of the growing pool of mining sector jobs and an emerging boom in the construction industry.

Over the year ending June, the median weekly rent for a three-bedroom house increased \$20 to \$350.

Two-bedrooms units performed even better, with its median weekly rent up by an impressive \$30 to \$260.

This increased demand from tenants is pushing up gross rental yields with investors now achieving 5.4 per cent for houses and 4.8 per cent for units.

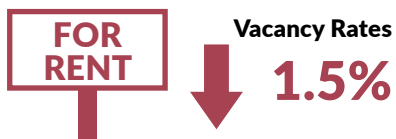
## UNIT MARKET

Median days on  
market**82 Days**Median vendor  
discount**-10.0%**

Stock on market

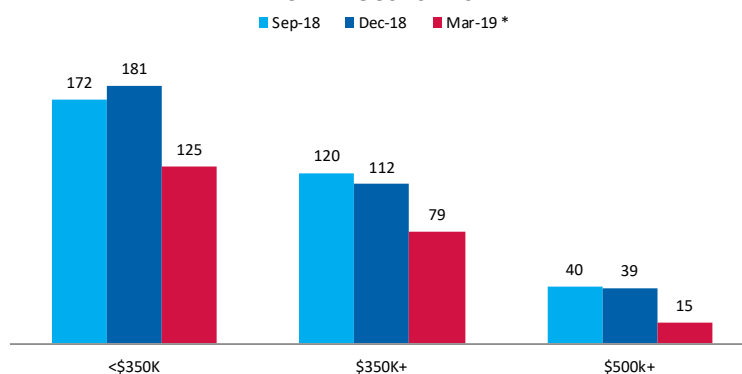
**5.5%**

## RENTAL MARKET



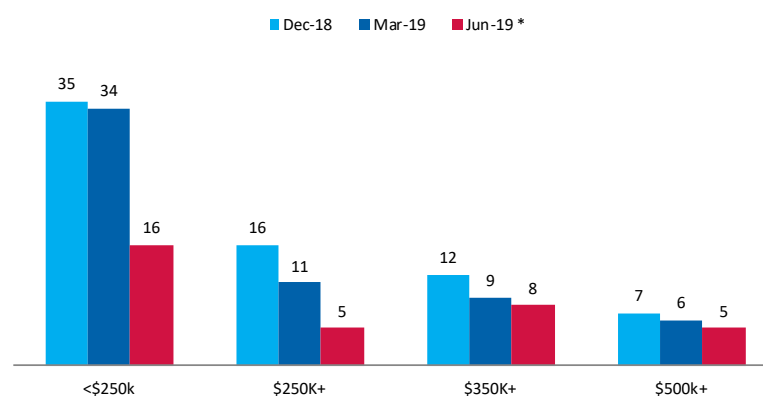
After a protracted period of soft rental prices and rising vacancy rates, demand is on the rise in Mackay.

## MACKAY HOUSE SALES



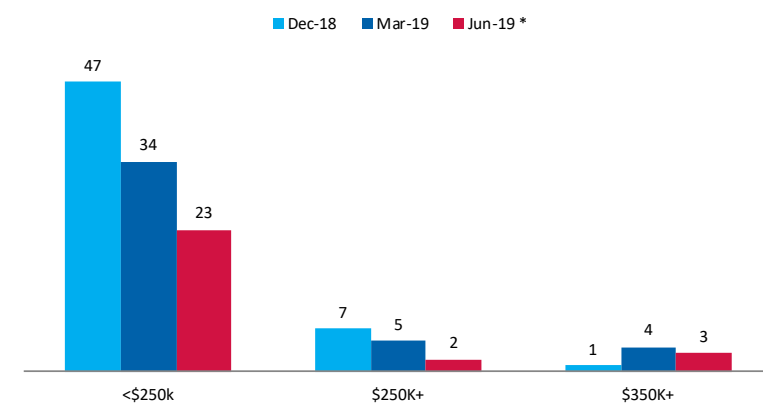
\*Preliminary data  
Houses<2400m<sup>2</sup>

## MACKAY UNIT SALES



\*Preliminary data

## MACKAY LAND SALES



\*Preliminary data



SALES MARKET - HOUSES <2400m<sup>2</sup>

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>MACKAY (LGA)</b>	<b>200</b>	<b>\$340,000</b>	<b>1.5%</b>	<b>1158</b>	<b>\$340,000</b>	<b>\$335,000</b>	<b>1.5%</b>	<b>\$412,250</b>	<b>-17.5%</b>
<b>MACKAY (LGA) ^</b>	<b>28</b>	<b>\$475,000</b>	<b>1.1%</b>	<b>173</b>	<b>\$470,000</b>	<b>\$400,000</b>	<b>17.5%</b>	<b>\$490,000</b>	<b>-4.1%</b>
ANDERGROVE	19	N/A	N/A	101	\$325,000	\$322,500	0.8%	\$390,000	-16.7%
BEACONSFIELD	12	N/A	N/A	57	\$355,000	\$325,000	9.2%	\$420,000	-15.5%
BLACKS BEACH	5	N/A	N/A	56	\$310,000	\$298,000	4.0%	\$450,000	-31.1%
BUCASIA	9	N/A	N/A	61	\$343,500	\$340,000	1.0%	\$415,000	-17.2%
EAST MACKAY	8	N/A	N/A	33	\$330,000	\$360,000	-8.3%	\$400,000	-17.5%
SHOAL POINT	1	N/A	N/A	9	N/A	\$412,000	N/A	\$492,500	N/A
EIMEO	8	N/A	N/A	46	\$369,500	\$347,250	6.4%	\$445,000	-17.0%
GLENELLA	3	N/A	N/A	45	\$447,000	\$463,000	-3.5%	\$466,500	-4.2%
MARIAN	11	N/A	N/A	51	\$430,000	\$410,000	4.9%	\$470,000	-8.5%
MOUNT PLEASANT	8	N/A	N/A	54	\$406,750	\$339,500	19.8%	\$440,000	-7.6%
NORTH MACKAY	21	\$270,000	6.9%	80	\$255,000	\$280,000	-8.9%	\$359,000	-29.0%
OORALEA	9	N/A	N/A	41	\$435,000	\$435,000	0.0%	\$472,500	-7.9%
RURAL VIEW	10	N/A	N/A	71	\$430,000	\$389,500	10.4%	\$470,000	-8.5%
SARINA	6	N/A	N/A	33	\$237,500	\$218,750	8.6%	\$340,000	-30.1%
SLADE POINT	8	N/A	N/A	46	\$282,500	\$307,750	-8.2%	\$350,000	-19.3%
SOUTH MACKAY	14	N/A	N/A	74	\$280,000	\$295,000	-5.1%	\$375,000	-25.3%
WALKERSTON	9	N/A	N/A	45	\$362,000	\$376,000	-3.7%	\$458,000	-21.0%
WEST MACKAY	11	N/A	N/A	89	\$329,000	\$300,000	9.7%	\$375,000	-12.3%

## SURROUNDS

<b>ISAAC (LGA)</b>	<b>23</b>	<b>\$157,500</b>	<b>-15.3%</b>	<b>139</b>	<b>\$170,000</b>	<b>\$135,000</b>	<b>25.9%</b>	<b>\$300,000</b>	<b>-43.3%</b>
MORANBAH	10	N/A	N/A	69	\$211,000	\$187,000	12.8%	\$353,000	-40.2%

<b>WHITSUNDAY (LGA)</b>	<b>51</b>	<b>\$320,000</b>	<b>-12.3%</b>	<b>304</b>	<b>\$350,000</b>	<b>\$350,000</b>	<b>0.0%</b>	<b>\$390,000</b>	<b>-10.3%</b>
<b>WHITSUNDAY (LGA) ^</b>	<b>11</b>	<b>N/A</b>	<b>N/A</b>	<b>76</b>	<b>\$480,000</b>	<b>\$432,500</b>	<b>11.0%</b>	<b>\$465,000</b>	<b>3.2%</b>
BOWEN	15	N/A	N/A	91	\$262,500	\$248,750	5.5%	\$360,000	-27.1%
CANNONVALE	10	N/A	N/A	80	\$430,000	\$430,000	0.0%	\$447,500	-3.9%
PROSERPINE	6	N/A	N/A	47	#N/A	\$261,500	#N/A	\$310,000	#N/A

## SALES MARKET - UNITS &amp; TOWNHOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>MACKAY (LGA)</b>	<b>35</b>	<b>\$280,000</b>	<b>24.7%</b>	<b>219</b>	<b>\$245,000</b>	<b>\$220,000</b>	<b>11.4%</b>	<b>\$339,000</b>	<b>-27.7%</b>
MACKAY	4	N/A	N/A	37	\$233,000	\$257,000	-9.3%	\$412,500	-43.5%

## SURROUNDS

WHITSUNDAY (LGA)	33	\$275,000	19.6%	178	\$259,500	\$230,000	12.8%	\$298,000	-12.9%
AIRLIE BEACH	8	N/A	N/A	48	\$400,000	\$345,000	15.9%	\$375,000	6.7%
CANNONVALE	18	N/A	N/A	72	\$225,000	\$212,000	6.1%	\$265,000	-15.1%

SALES MARKET - VACANT LAND <2400M<sup>2</sup>

<b>MACKAY (LGA)</b>	<b>21</b>	<b>\$185,000</b>	<b>12.1%</b>	<b>145</b>	<b>\$170,000</b>	<b>\$169,000</b>	<b>0.6%</b>	<b>\$205,000</b>	<b>-17.1%</b>
RURAL VIEW	0	N/A	N/A	24	\$162,500	\$157,000	3.5%	\$219,000	-25.8%

## SURROUNDS

WHITSUNDAY (LGA)	13	N/A	N/A	95	\$135,000	\$156,100	-13.5%	\$160,000	-15.6%
CANNONVALE	3	N/A	N/A	23	\$160,000	\$156,550	2.2%	\$162,000	-1.2%

## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-19 \$/ WEEK	NEW BONDS	JUN-18 \$/ WEEK	NEW BONDS	JUN-14 \$/ WEEK	NEW BONDS
	<b>MACKAY REGIONAL</b>	<b>\$350</b>	<b>352</b>	<b>\$330</b>	<b>353</b>	<b>\$350</b>	<b>346</b>
4737	Sarina/Sarina Beach/Armstrong Beach	\$345	27	\$290	21	\$340	28
4740	Mackay	\$350	294	\$340	264	\$352	269
4741	Various Islands/Clairview/Eton/Farleigh/Flaggy Rock/Gargett/Mt Christian/Mt Ossa/Oakenden/Pinnacle/Pleystowe/Seaforth/Yalbaroo	\$285	8	\$310	16	\$320	9
4750	Bucasia/Seaview Heights/Shoal Pt	\$350	9	\$330	22	\$365	18
4751	Palmyra/Walkerston	\$315	6	\$330	15	\$380	8
	<b>ISAAC REGIONAL</b>	<b>\$300</b>	<b>138</b>	<b>\$240</b>	<b>164</b>	<b>\$275</b>	<b>153</b>
4721	Clermont	\$280	12	\$260	14	\$300	13
4742	Nebo	n.a.	3	n.a.	1	\$280	5
4744	Moranbah	\$340	69	\$255	85	\$300	86
4745	Dysart	\$185	34	\$150	44	\$190	42
4746	Middlemount	\$250	17	\$250	17	\$300	6
	<b>WHITSUNDAY REGIONAL</b>	<b>\$330</b>	<b>107</b>	<b>\$340</b>	<b>126</b>	<b>\$340</b>	<b>163</b>
4800	Cannon Valley/Conway/Dingo Bch/Erlando Bch/Mt Julian/Mt Marlow/Nth Gregory/Proserpine/Riordanvale/Strathdickie/Wilson Bch	\$330	21	\$340	23	\$340	30
4802	Airlie Bch/Cannonvale/Jubilee/Shute Harbour/Shutehaven/Whitsunday	\$400	36	\$450	41	\$400	63
4804	Collinsville	\$250	11	\$225	9	n.a.	4
4805	Bowen	\$290	39	\$300	52	\$300	66

## RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>1</sup>	JUN-19 \$/ WEEK	NEW BONDS	JUN-18 \$/ WEEK	NEW BONDS	JUN-14 \$/ WEEK	NEW BONDS
	<b>MACKAY REGIONAL</b>	<b>\$260</b>	<b>250</b>	<b>\$230</b>	<b>256</b>	<b>\$275</b>	<b>288</b>
4737	Sarina/Sarina Beach/Armstrong Beach	\$210	17	\$185	12	\$250	14
4740	Mackay	\$260	222	\$240	230	\$280	254
4750	Bucasia/Seaview Heights/Shoal Pt	n.a.	4	\$220	7	\$220	9
	<b>ISAAC REGIONAL</b>	<b>\$210</b>	<b>55</b>	<b>\$180</b>	<b>59</b>	<b>\$300</b>	<b>20</b>
4721	Clermont	n.a.	4	\$205	10	n.a.	3
4744	Moranbah	\$215	28	\$170	35	\$380	12
4746	Middlemount	\$250	11	\$220	6	n.a.	4
	<b>WHITSUNDAY REGIONAL</b>	<b>\$280</b>	<b>143</b>	<b>\$310</b>	<b>156</b>	<b>\$280</b>	<b>190</b>
4800	Cannon Valley/Conway/Dingo Bch/Erlando Bch/Mt Julian/Mt Marlow/Nth Gregory/Proserpine/Riordanvale/Strathdickie/Wilson Bch	\$200	11	\$220	7	\$230	19
4802	Airlie Bch/Cannonvale/Jubilee/Shute Harbour/Shutehaven/Whitsunday	\$320	89	\$350	101	\$290	123
4805	Bowen	\$236	42	\$220	45	\$260	41

## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-19 \$/ WEEK	NEW BONDS	JUN-18 \$/ WEEK	NEW BONDS	JUN-14 \$/ WEEK	NEW BONDS
	<b>MACKAY REGIONAL</b>	<b>\$350.00</b>	<b>36</b>	<b>\$320</b>	<b>30</b>	<b>\$370</b>	<b>53</b>
4740	Mackay	\$350.00	34	\$320	28	\$375	51
	<b>ISAAC REGIONAL</b>	<b>\$370.00</b>	<b>27</b>	<b>\$320</b>	<b>29</b>	<b>\$450</b>	<b>36</b>
4744	Moranbah	\$400.00	15	\$350	15	\$450	24
4745	Dysart	n.a.	1	n.a.	3	n.a.	3
	<b>WHITSUNDAY REGIONAL</b>	<b>\$430.00</b>	<b>29</b>	<b>\$420</b>	<b>30</b>	<b>\$350</b>	<b>29</b>
4802	Airlie Bch/Cannonvale/Jubilee/Shute Harbour/Shutehaven/Whitsunday	\$385.00	12	\$400	16	\$360	19
4805	Bowen	\$450.00	16	\$475	13	\$350	5



# Hot offer for REIQ members



## The fire starter, 0.3% cashback

When you take out a new loan or refinance your home loan from another bank to St.George before 31 December 2019, you could get a **cashback of up to 0.3%** of the value of your loan amount.\* That could be a cashback of up to \$1,500 on a \$500,000 home loan.

### Why choose a St.George home loan?

- At St.George, we are committed to providing fast turnaround times, competitive rates and niche solutions to suit our customer's home loan requirements.
- You'll have the support from a specialist Lending Manager, committed to helping you through your home buying journey.
- Access interest offset facilities on eligible loans to help you pay off your home loan sooner plus insurance options, savings accounts and more.



#### Ask me how to take advantage of this offer.

**Amanda Vella**

Relationship Manager

☎ 0466 398 357

✉ [Amanda.Vella@stgeorge.com.au](mailto:Amanda.Vella@stgeorge.com.au)

👉 [stgeorge.com.au/homeloans](https://stgeorge.com.au/homeloans)

**Things you should know:** Conditions, fees and charges, apply. Credit criteria apply to approval of loans. **\*0.30% Cashback:** We will pay any eligible member whose new St.George standard home loan is approved after 13 March 2019 a cash benefit an amount equal to 0.30% of the loan balance (less any amounts in any offset account linked to the loan) calculated on the 3rd business day after settlement. (Alliance Benefit) For standard home loans with a construction or progress payment option, the cashback/Alliance Benefit amount will be the amount equal to 0.30% of the credit limit. For example, where an eligible member takes out a new standard home loan with St.George and borrows \$500,000 and places \$100,000 into an offset account within 3 days of drawdown, they will receive an Alliance Benefit of \$1,200 (0.30% of \$400,000). The Alliance Benefit will be paid within 60 days of settlement into the eligible member's St.George transaction account. The transaction account must be linked to eligible member's home loan account and all home loan repayments are to be direct debited from that transaction account. The Alliance Benefit is only available to applicants who have an REIQ membership. Eligible members are only entitled to one Alliance Benefit payment during the term of this Alliance Program Offer irrespective of the number of new home loans approved by St.George for that eligible member. The Alliance Benefit will only be paid on home loans that are utilised for residential purposes. The Alliance Benefit will not be paid where the new home loan is a refinance of a Westpac, St.George, Bank of Melbourne, BankSA or RAMS home loan except where the eligible member borrows an additional amount. The Alliance Benefit will then be calculated on the additional amount borrowed. For example, where the applicant has an existing home loan of \$400,000 with BankSA and decides to refinance it to St.George and borrows an additional \$100,000 so the applicant's total borrowings are increased to \$500,000, the applicant will receive a cash back offer of \$300, being 0.3% of the additional amount borrowed of \$100,000. The Alliance Benefit will not be paid where the new home loan has been financed through a mortgage broker. The Alliance Benefit offer commences 13 March 2019 and is only available until 31 December 2019 and may be varied or withdrawn at any time. The Alliance Benefit is not available on Portfolio Loans or Interest Only Relocation Loans. Fees, charges and terms and conditions apply on all home loans. Loan approval subject to an assessment of the eligible member's objectives and financial circumstances and St.George credit criteria. Before deciding to acquire a St.George transaction account, read the terms and conditions and consider if the product is right for you. Credit provided by St.George - A Division of Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714. 256/0819

## EMPLOYMENT MARKET

TOWNSVILLE SA4



**Unemployment Rate**

**7.8%**



**Participation Rate**

**63.0%**

## HOUSE MARKET (<2400M<sup>2</sup>)



**Quarter median price**

**\$305,000**



**Annual median price**

**\$316,000**



**Annual volume of sales**

**1,724**



**Annual median price 5yrs ago**

**\$360,000**

## HOUSE MARKET ALL



**Median days on market**

**61 Days**



**Median vendor discount**

**-7.6%**



**Stock on market**

**6.9%**

## Townsville market soft following cyclone damage

**This latest round of data has highlighted the impact of Cyclone Oma on the Townsville property market.**

While Rockhampton and Mackay record strengthening house market conditions, the same unfortunately can't be said for Townsville.

The median house price in Townsville fell by 4.7 per cent over the June quarter to \$305,000 – the third worst house market in the state. Over the year ending June, its median house price was down 2.8 per cent.

Its unit market is also not having much fun with its median price falling eight per cent to \$230,000 over the June quarter. Over the year ending June, the results weren't much better with the median unit price down 11.4 per cent.

However, there is a silver lining – even if it is likely to be temporary – with rents and yields in the region both increasing.

The gross rental yield for houses in March was 5.3 per cent, but increased to 5.5 this quarter, while unit yields have risen from 5.8 per cent to 5.9 per cent. These rental yields are some of the strongest in the state but are likely to soften as rental supply returns to its natural equilibrium in the months ahead.

### REGIONAL ECONOMY AND INFRASTRUCTURE INVESTMENT

A long-term plan will continue to guide recovery of the 39 communities impacted by the historic monsoon flooding event earlier this year, as more funding becomes available to improve roads and other infrastructure, according to the State Government.

Premier Anastacia Palaszczuk said the *North and Far North Queensland Monsoon Trough State Recovery Plan 2019-2021* underpinned the Government's commitment to helping communities recover, rebuild and reconnect from the weather event that devastated residents, farmers and industry.

"The sheer scale of the deluge that impacted our state from Townsville, north to the Torres Strait and west to Mount Isa was unprecedented, with communities across more than 50 per cent of the state under water," she said.

"State Recovery Coordinator Major General Stuart Smith and his Townsville-based Deputy Mark Plath worked with councils across the huge impact area to ensure their priorities were heard and that they had the confidence they needed to keep their recovery on track.

"The Monsoon Trough State Recovery Plan features Local Recovery Plans for 13 council impacted councils impacted most and outlines the state's clear vision for recovery over the months and years ahead."

The Premier said more than \$245 million in disaster funding had already been rolled out across the 39 impacted communities.

"This includes more than \$91 million paid to primary producers, small businesses and not for profits, \$33 million paid in personal hardship assistance and more than \$116 million paid to local governments and agencies to support the reconstruction of essential public infrastructure and other recovery programs," she said.

Additionally, the Queensland Reconstruction Authority is working with other state agencies, local councils and non-government organisations to deliver the \$242 million Extraordinary Assistance Package under Categories C and D of the jointly funded Commonwealth-State Disaster Recovery Funding Arrangements.

"Another \$17 million dollars of that money is now available for infrastructure betterment," Ms Palaszczuk said.

Federal Minister for Natural Disaster and Emergency Management David Littleproud said the first Betterment, Recreational Assets and Water and Sewerage Infrastructure projects had been approved.



## UNIT MARKET



Quarter  
median price

**\$230,000**



Annual  
median price

**\$245,000**



Annual volume  
of sales

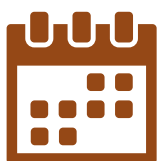
**500**



Annual median  
price 5 yrs ago

**\$285,000**

## UNIT MARKET



Median days on  
market

**74 Days**



Median vendor  
discount

**-8.6%**



Stock on market

**5.6%**

## RENTAL MARKET

**FOR  
RENT**

Vacancy Rates

**2.2%**



House Yields

**5.5%**



Unit Yields

**5.9%**

"This shows our commitment to working with the State and help the community back on its feet," Minister Littleproud said.

"This lets us repair essential roads and infrastructure and upgrade them so they withstand future floods.

"Close to \$14 million in projects to improve two sections of the Flinders Highway that were severely damaged during the Monsoon Trough now have the go-ahead."

Townsville City Council will receive more than \$1.8 million to repair several water and sewerage assets that were permanently damaged by the high velocity flood waters.

Townsville Council will also receive more than \$1.5 million to upgrade recreational assets, including more than \$774,700 for three new pontoons.

Minister for State Development Cameron Dick said the pontoons in Kelso, Rasmussen and Aitkenvale were destroyed during the Monsoon Trough earlier this year.

"These assets are vital to their local communities and I know their restoration will be welcomed by all those who use them," he said.

"More than \$680,000 for recreational tracks on Magnetic Island has also been given the tick of approval as part of this funding.

"Magnetic Island is a huge drawcard for tourists in North Queensland and day trippers from Townsville, boasting world class beaches and picturesque national parks."

This funding will allow key sections of recreational tracks damaged earlier this year to be repaired, reconnecting access networks severely impacted by high levels of water flow during the Monsoon Trough.

Mr Dick said QRA was coordinating overall recovery of the regions impacted and providing expert engineering, technical and submissions advice to councils, as well as recovery support on the ground.

Other six-month recovery highlights include:

- Emergency works to reopen 6420km of state roads completed.
- Flinders Highway reopened less than two weeks after flood waters subsided.
- Alice River Bridge near Townsville reopened two months ahead of schedule.
- Mt Isa rail line reopened within 12 weeks of the disaster.
- Reconstruction work has started on 89 percent of the 1471 properties identified as uninhabitable at the six month mark. Nine month assessments will occur in October.

- 64,823 people assisted with psychological first aid.
- More than 1800 people assisted with emergency housing, or provided housing assistance advice.
- More than 2450 lines of assistance to local small businesses through the Townsville Small Business Recovery Centre.
- QRA has completed more than 85 in-field assessments with 20 local government areas and one state agency for disaster funding submissions.

## HOUSE MARKET

This latest round of data is highlighting the impact of Cyclone Oma on the Townsville property market.



The median house price in Townsville fell by 4.7 per cent over the June quarter to \$305,000 – the third worst house market in the state.

Over the year ending June, its median house price was down 2.8 per cent.

Unsurprisingly, the volume of house sales has dropped drastically – down 14.6 per cent over the past year.

The less than ideal market conditions also means the Townsville median house price is significantly less than it was five years ago.

Looking at the medium-term data, Townsville's house market performance was weak as the median price fell 12.2 per cent, down from \$360,000 in June 2014.

### UNIT MARKET

The Townsville unit market has borne the brunt of the soft market conditions, with its median price falling eight per cent to \$230,000 over the June quarter.

Over the year ending June, the results weren't much better with the median unit price down 11.4 per cent.

The volume of unit sales also fell 10.2 per cent over the year.

However, it's not a complete tale of woe with two locations recording unit price growth over the past 12 months.

The median unit price in Douglas increased by 8.7 per cent, while new unit construction in South Townsville saw its median strengthen by 7.7 per cent to \$322,500.

The Townsville unit market, similar to its housing sector, recorded negative growth over the past five years.

Its median unit price reduced by 14 per cent over the period, down from \$285,000 in June 2014.

### RENTAL MARKET

The Townsville rental market has moderated over the past quarter, with the impact of Cyclone Oma on rental properties clearly dissipating.

Its vacancy rate was 1.5 per cent for the March quarter but increased to 2.2 per cent in June, which is still within the tight supply range.

Median weekly rents have risen across all dwelling types over the past year.

The median rent for a three-bedroom house is now \$320 while it is \$260 per week for two-bedroom units and \$350 for three-bedroom townhouses.

With rents increasing, so, too, are the gross rental yields for investors.

The gross rental yield for houses in March was 5.3 per cent, but increased to 5.5 per cent this quarter, while unit yields have risen from 5.8 per cent to 5.9 per cent.

These rental yields are some of the strongest in the state but are likely to soften as rental supply returns to its natural equilibrium in the months ahead.

## SALES MARKET - HOUSES <2400m<sup>2</sup>

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>TOWNSVILLE (LGA)</b>	<b>322</b>	<b>\$305,000</b>	<b>-4.7%</b>	<b>1724</b>	<b>\$316,000</b>	<b>\$325,000</b>	<b>-2.8%</b>	<b>\$360,000</b>	<b>-12.2%</b>
<b>TOWNSVILLE (LGA) ^</b>	<b>38</b>	<b>\$385,000</b>	<b>-10.7%</b>	<b>197</b>	<b>\$410,000</b>	<b>\$400,000</b>	<b>2.5%</b>	<b>\$420,000</b>	<b>-2.4%</b>
AITKENVALE	7	N/A	N/A	45	\$279,500	\$280,000	-0.2%	\$312,500	-10.6%
ALICE RIVER ^	6	N/A	N/A	30	\$467,000	\$452,500	3.2%	\$451,000	3.5%
ANNANDALE	16	N/A	N/A	101	\$400,000	\$410,000	-2.4%	\$431,500	-7.3%
BELGIAN GARDENS	5	N/A	N/A	22	\$450,000	\$450,000	0.0%	\$457,500	-1.6%
BOHLE PLAINS	11	N/A	N/A	31	\$370,000	\$390,000	-5.1%	\$427,500	-13.5%
BURDELL	19	N/A	N/A	73	\$337,500	\$370,000	-8.8%	\$435,000	-22.4%
BUSHLAND BEACH	12	N/A	N/A	94	\$367,000	\$375,000	-2.1%	\$415,500	-11.7%
CONDON	9	N/A	N/A	50	\$240,000	\$231,500	3.7%	\$290,000	-17.2%
COSGROVE	0	N/A	N/A	10	N/A	\$394,750	N/A	\$414,850	N/A
CRANBROOK	10	N/A	N/A	58	\$250,000	\$225,000	11.1%	\$299,500	-16.5%
CURRAJONG	7	N/A	N/A	40	\$235,000	\$235,000	0.0%	\$305,000	-23.0%
DEERAGUN	6	N/A	N/A	36	\$277,250	\$282,000	-1.7%	\$319,000	-13.1%
DOUGLAS	14	N/A	N/A	82	\$345,000	\$367,500	-6.1%	\$397,000	-13.1%
GULLIVER	5	N/A	N/A	32	\$244,500	\$242,500	0.8%	\$295,500	-17.3%
HEATLEY	11	N/A	N/A	35	\$232,000	\$227,500	2.0%	\$295,000	-21.4%
HERMIT PARK	5	N/A	N/A	35	\$345,000	\$324,000	6.5%	\$380,000	-9.2%
HYDE PARK	5	N/A	N/A	16	N/A	\$303,000	N/A	\$407,500	N/A
IDALIA	2	N/A	N/A	44	\$458,000	\$485,000	-5.6%	\$480,000	-4.6%
KELSO	13	N/A	N/A	72	\$240,000	\$245,000	-2.0%	\$295,000	-18.6%
KIRWAN	38	\$300,000	-5.0%	207	\$310,000	\$302,000	2.7%	\$354,000	-12.4%
MOUNT LOUISA	19	N/A	N/A	97	\$337,750	\$341,500	-1.1%	\$395,875	-14.7%
MUNDINGBURRA	7	N/A	N/A	29	\$323,000	\$326,000	-0.9%	\$365,000	-11.5%
NORTH WARD	9	N/A	N/A	32	\$540,000	\$570,000	-5.3%	\$508,000	6.3%
OONOONBA	1	N/A	N/A	18	N/A	\$285,000	N/A	\$309,000	N/A
RAILWAY ESTATE	8	N/A	N/A	27	\$312,500	\$302,500	3.3%	\$322,500	-3.1%
RANGEWOOD ^	2	N/A	N/A	9	N/A	\$405,000	N/A	\$465,000	N/A
RASMUSSEN	10	N/A	N/A	47	\$191,000	\$331,000	-42.3%	\$290,000	-34.1%
SOUTH TOWNSVILLE	7	N/A	N/A	27	\$325,000	\$325,000	0.0%	\$347,500	-6.5%
THURINGOWA CENTRAL	5	N/A	N/A	16	N/A	\$285,000	N/A	\$314,000	N/A
VINCENT	1	N/A	N/A	15	N/A	\$210,000	N/A	\$280,000	N/A
WEST END	8	N/A	N/A	41	\$330,000	\$365,000	-9.6%	\$360,000	-8.3%
WULGURU	11	N/A	N/A	38	\$250,000	\$262,500	-4.8%	\$300,000	-16.7%

### SURROUNDS

<b>BURDEKIN (LGA)</b>	<b>19</b>	<b>N/A</b>	<b>N/A</b>	<b>96</b>	<b>\$162,500</b>	<b>\$174,000</b>	<b>-6.6%</b>	<b>\$210,000</b>	<b>-22.6%</b>
AYR	11	N/A	N/A	61	\$175,000	\$183,500	-4.6%	\$242,500	-27.8%
<b>CHARTERS TOWERS (LGA)</b>	<b>7</b>	<b>N/A</b>	<b>N/A</b>	<b>63</b>	<b>\$141,500</b>	<b>\$150,000</b>	<b>-5.7%</b>	<b>\$190,000</b>	<b>-25.5%</b>
CHARTERS TOWERS CITY	1	N/A	N/A	15	N/A	\$145,000	N/A	\$187,000	N/A
<b>HINCHINBROOK (LGA)</b>	<b>24</b>	<b>\$176,500</b>	<b>-16.0%</b>	<b>95</b>	<b>\$198,000</b>	<b>\$185,000</b>	<b>7.0%</b>	<b>\$235,500</b>	<b>-15.9%</b>
INGHAM	12	N/A	N/A	48	\$168,500	\$180,000	-6.4%	\$231,000	-27.1%

## SALES MARKET - UNITS & TOWNHOUSES

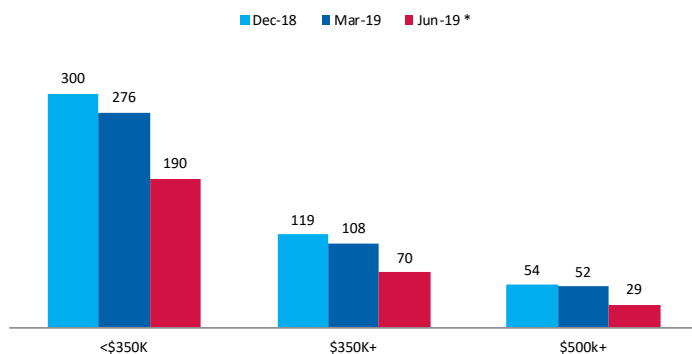
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>TOWNSVILLE (LGA)</b>	<b>88</b>	<b>\$230,000</b>	<b>-8.0%</b>	<b>500</b>	<b>\$245,000</b>	<b>\$276,500</b>	<b>-11.4%</b>	<b>\$285,000</b>	<b>-14.0%</b>
BELGIAN GARDENS	1	N/A	N/A	15	N/A	\$280,000	N/A	\$299,000	N/A
DOUGLAS	1	N/A	N/A	12	N/A	\$230,000	N/A	\$295,000	N/A
NORTH WARD	21	\$270,750	-5.0%	100	\$275,000	\$330,000	-16.7%	\$287,500	-4.3%
PIMLICO	0	N/A	N/A	8	N/A	\$226,000	N/A	\$230,000	N/A
SOUTH TOWNSVILLE	2	N/A	N/A	29	\$322,500	\$299,500	7.7%	\$361,000	-10.7%
TOWNSVILLE CITY	16	N/A	N/A	66	\$315,000	\$350,000	-10.0%	\$376,000	-16.2%
WEST END	4	N/A	N/A	34	\$207,500	\$264,000	-21.4%	\$220,000	-5.7%



RENTAL MARKET - 2 BED UNITS							
POST CODE	LOCALITY <sup>a</sup>	JUN-19		JUN-18		JUN-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
	TOWNSVILLE CITY	\$260	555	\$248	614	\$270	648
4810	Belgian Gardens/Cape Cleveland/Castle Hill/Nth Ward/Pallarenda/Railway Estate/Rowes Bay/Townsville/West End/Yarrowonga	\$280	249	\$260	271	\$280	299
4811	Cluden/Idalia/James Cook Uni/Mt Stuart/Oak Valley/Oonoonba/Partington/Roseneath/Serene Valley/Stuart/Wulguru	\$320	42	\$318	44	\$300	52
4812	Currajong/Gulliver/Hermit Pk/Hyde Pk/Hyde Pk Castletown/Mundingburra/Mysterton/Pilmico/Rising Sun/Rosslea	\$240	127	\$200	160	\$250	137
4814	Aitkenvale/Cranbrook/Douglas, Garbutt/Heatley/Mt Elliot/Mt Louisa/Murray/Vincent	\$250	68	\$250	75	\$275	86
4815	Candon/Kelso/Pinnacles/Rasmussen	\$228	22	\$203	16	\$295	15
4817	Alice River/Bohle Plns/Kirwan/Rangewood/Rupertswood/Stableford/Thuringowa Central	\$250	26	\$240	24	\$260	31
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	\$250	5	\$224	7	\$225	12
4819	Arcadia/Arcadia Bay/Horseshoe Bay/Magnetic Is/Nelly Bay/Picnis Bay	\$350	16	\$330	17	\$250	16
	BURDEKIN SHIRE	\$200	45	\$220	39	\$200	54
4807	Airville	\$200	39	\$220	30	\$200	43
	CHARTERS TOWERS REGIONAL	\$190	14	\$200	19	\$195	20
4820	Richmond Hill	\$190	14	\$200	19	\$195	20
	HINCHINBROOK SHIRE	\$180	32	\$180	17	\$200	27
4850	Abergowrie	\$180	32	\$180	17	\$200	27

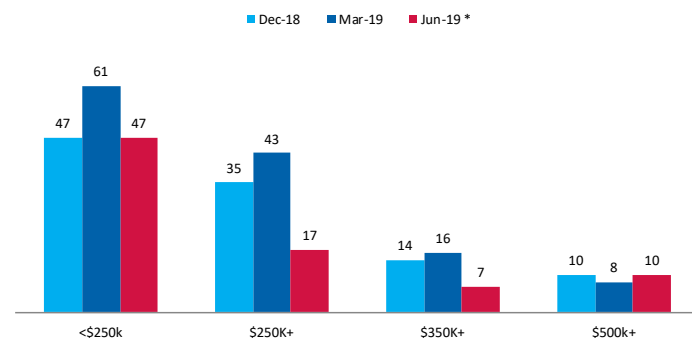
RENTAL MARKET - 3 BED TOWNHOUSES							
POST CODE	LOCALITY <sup>a</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	TOWNSVILLE CITY	\$350.00	29	\$310	36	\$345	23
4810	Belgian Gardens/Cape Cleveland/Castle Hill/Nth Ward/Pallarenda/Railway Estate/Rowes Bay/Townsville/West End/Yarrowonga	\$415.00	8	\$350	5	\$350	5
4812	Currajong/Gulliver/Hermit Pk/Hyde Pk/Hyde Pk Castletown/Mundingburra/Mysterton/Pilmico/Rising Sun/Rosslea	\$320.00	9	\$280	7	\$360	7
4814	Aitkenvale/Cranbrook/Douglas, Garbutt/Heatley/Mt Elliot/Mt Louisa/Murray/Vincent	\$365.00	6	\$300	9	n.a.	4
4817	Alice River/Bohle Plns/Kirwan/Rangewood/Rupertswood/Stableford/\Thuringowa Central	n.a.	3	\$310	6	n.a.	2
4818	Beach Holm/Black River/Blue Hills/Bluewater/Bohle/Burdell/Bushland Bch/Carinya/Cordelia/Deeragun/Innes/Jensen/Lynam/Mt Low/Purano Pk/Saunders Bch/Shaw/Toolakea/Yabulu	n.a.	3	\$310	5	\$0	0

#### TOWNSVILLE HOUSE SALES



\*Preliminary data  
Houses<2400m<sup>2</sup>

#### TOWNSVILLE UNIT SALES



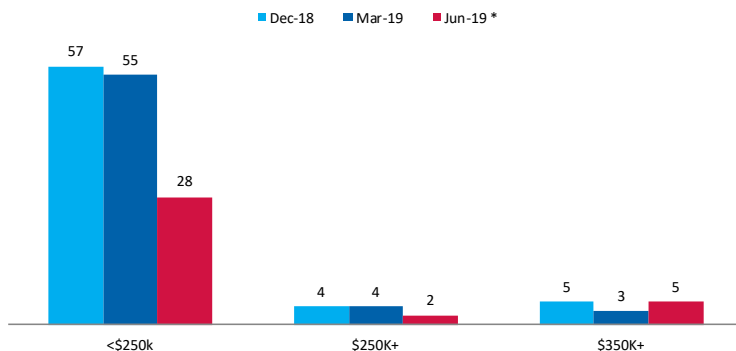
\*Preliminary data

SALES MARKET - VACANT LAND <2400M <sup>2</sup>										
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE	
<b>TOWNSVILLE (LGA)</b>	<b>28</b>	<b>\$163,000</b>	<b>2.2%</b>	<b>215</b>	<b>\$160,000</b>	<b>\$163,000</b>	<b>-1.8%</b>	<b>\$163,700</b>	<b>-2.3%</b>	
<b>TOWNSVILLE (LGA) ^</b>	<b>7</b>	<b>N/A</b>	<b>N/A</b>	<b>32</b>	<b>\$195,000</b>	<b>\$199,500</b>	<b>-2.3%</b>	<b>\$195,000</b>	<b>0.0%</b>	
BOHLE PLAINS	4	N/A	N/A	32	\$167,000	\$169,000	-1.2%	\$160,000	4.4%	
BURDELL	4	N/A	N/A	28	\$153,323	\$159,000	-3.6%	\$154,900	-1.0%	
BUSHLAND BEACH	3	N/A	N/A	12	N/A	\$150,000	N/A	\$157,000	N/A	
KELSO	1	N/A	N/A	3	N/A	\$115,000	N/A	\$137,450	N/A	
MOUNT LOUISA	2	N/A	N/A	10	N/A	\$180,750	N/A	\$185,000	N/A	
MOUNT LOW	4	N/A	N/A	16	N/A	\$152,000	N/A	\$163,000	N/A	
OONOONBA	0	N/A	N/A	10	N/A	\$159,750	N/A	\$156,750	N/A	
SHAW	0	N/A	N/A	2	N/A	\$166,500	N/A	\$167,125	N/A	

#### RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>a</sup>	JUN-19 \$/ WEEK	NEW BONDS	JUN-18 \$/ WEEK	NEW BONDS	JUN-14 \$/ WEEK	NEW BONDS
	<b>TOWNSVILLE CITY</b>	<b>\$320</b>	<b>628</b>	<b>\$290</b>	<b>671</b>	<b>\$330</b>	<b>633</b>
4810	Belgian Gardens/Cape Cleveland/Castle Hill/Nth Ward/Pallarenda/Railway Estate/Rowes Bay/Townsville/West End/Yarrowonga	\$375	48	\$323	60	\$350	49
4811	Cluden/Idalia/James Cook Uni/Mt Stuart/Oak Valley/Oonoonba/Partington/Roseneath/Serene Valley/Stuart/Wulguru	\$323	32	\$293	30	\$320	35
4812	Currajong/Gulliver/Hermit Pk/Hyde Pk/Hyde Pk Castletown/Mundingburra/Mysterton/Pilmico/Rising Sun/Rosslea	\$330	72	\$290	77	\$340	65
4814	Aitkenvale/Cranbrook/Douglas, Garbutt/Heatley/Mt Elliot/Mt Louisa/Murray/Vincent	\$340	158	\$290	176	\$330	154
4815	Candon/Kelso/Pinnacles/Rasmussen	\$300	105	\$270	115	\$310	105
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	\$280	10	\$320	9	\$300	16
4817	Alice River/Bohle Plns/Kirwan/Rangewood/Rupertswood/Stableford/Thuringowa Central	\$330	99	\$290	109	\$345	106
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	\$330	97	\$320	82	\$315	87
4819	Arcadia/Arcadia Bay/Horseshoe Bay/Magnetic Is/Nelly Bay/Picnis Bay	\$310	7	\$350	13	\$300	16
	<b>BURDEKIN SHIRE</b>	<b>\$270</b>	<b>42</b>	<b>\$255</b>	<b>43</b>	<b>\$250</b>	<b>60</b>
4806	Arkendeith	\$260	10	\$248	12	\$250	14
4807	Airville	\$280	29	\$260	28	\$250	41
	<b>CHARTERS TOWERS REGIONAL</b>	<b>\$250</b>	<b>35</b>	<b>\$250</b>	<b>50</b>	<b>\$260</b>	<b>40</b>
4820	Richmond Hill	\$250	35	\$250	50	\$260	40
	<b>HINCHINBROOK SHIRE</b>	<b>\$243</b>	<b>28</b>	<b>\$250</b>	<b>20</b>	<b>\$260</b>	<b>36</b>
4850	Abergowrie	\$243	28	\$250	20	\$260	36

#### TOWNSVILLE LAND SALES



\*Preliminary data

## EMPLOYMENT MARKET

CAIRNS SA4



**Unemployment Rate**

**5.3%**



**Participation Rate**

**62.1%**

## HOUSE MARKET (<2400M<sup>2</sup>)



**Quarter median price**

**\$406,250**



**Annual median price**

**\$407,000**



**Annual volume of sales**

**1,870**



**Annual median price 5yrs ago**

**\$371,000**

## HOUSE MARKET



**Median days on market**

**52 Days**



**Median vendor discount**

**-5.6%**



**Stock on market**

**7.9%**

## Still holding steady

**It's no secret that the Cairns property market has had its share of ups and downs over the past couple of years, due in large part to the patchy local economy and a recovering tourism sector.**

But there are reasons for optimism, with slower paces of decline in median prices and an overall annual result that's not as dire as forecast.

Over the quarter and year, the region posted median house price falls. However, it's important to note that when compared to other regional markets over the past five years, results in Cairns have been steady.

Median house prices there grew by 9.7 per cent over a five-year period, while unit medians increased by 6.3 per cent. Compare this to other major hubs like Townsville and Mackay, which saw double-digit losses, and the Cairns picture isn't so blurry.

The market standout continues to be the region's rental sector, with vacancy rates sitting at 2.3 per cent.

Rent are increasing as a result, with strong demand from tenants and fierce competition for available dwellings.

While new supply has been hitting the market, it's being absorbed mostly from owner-occupiers. Suburbs with strong development activity have seen their medians lift over the past year.

## REGIONAL ECONOMY AND INFRASTRUCTURE INVESTMENT

Less than idyllic weather in tropical north Queensland has had a negative impact on the tourism sector in Cairns.

Tourism is a vital part of the city's economic fabric, employing some 25,000 people and contributing \$2.8 billion to the region.

A number of government measures have been recently announced to support local operators and lure visitors to the region. It begins with \$2 million for a new marketing campaign focusing on attractions in Cairns.

The news followed the recent awarding of a \$20 million contract for upgrades to wharves at the Port of Cairns to allow larger cruise ships up to 300 metres in length to dock. It complements other current works to widen and deepen shipping channels.

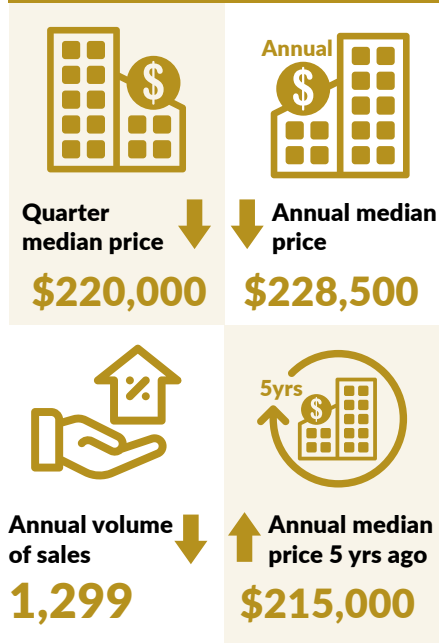
Drawings have been unveiled for the expansion of the Cairns Convention Centre, showing the major redevelopment will be bigger than initially announced. The \$176 million project includes a range of public spaces, including a Sky Terrace, as well as larger exhibition and function facilities.

And the Global Tourism Hub proposal has taken another step forward. The ambitious masterplan, packaged up by the government in a bid to lure interested investors, was backed by a PWC economic analysis, which confirmed the Trinity Inlet Wharf scheme would create thousands of jobs, pump millions into the economy and bring tens of thousands of extra tourists.

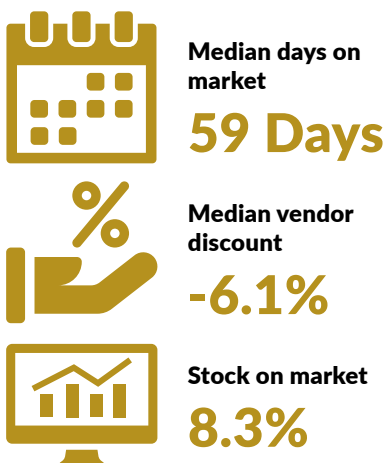
While just a concept at this stage, the idea to develop the underutilised Ports North precinct includes premium hotels, residential accommodation, commercial tenancies, retail spaces and a casino.

There have been exciting developments in the broader Cairns economy, with the opening of the Mt Emerald Wind Farm – the state's largest – about 50 kilometres from the city. The completion of the \$400 million project means 53 massive turbines are now turning, generating enough electricity to power 80,000 homes a year.

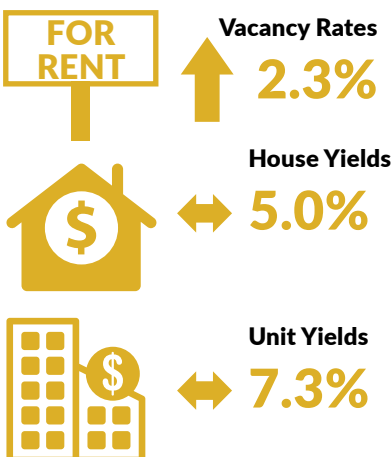
## UNIT MARKET



## UNIT MARKET



## RENTAL MARKET



The government has also called for expressions of interest to test the market for a new airline operating out of Cairns Airport. A period of engagement will now test the waters for interest parties wanting to tap into the passenger and freight opportunities on offer.

## HOUSE MARKET

The Cairns housing market continued to post moderate results over the June quarter, according to the latest QMM data.

The city's median house price has seen quarters of rises and quarters of falls over the past year, but the three months to June saw a slower pace of decline than in March.

The Cairns median house price reduced by 0.9 per cent over the quarter to \$406,250.

Over the year ending June though, the result was slightly more improved with a modest reduction of 0.7 per cent to \$407,000.

The volume of house sales over the year have reduced 12.7 per cent. Although, the number of listings has increased marginally – up 1.8 per cent – compared to the same period in 2018, while the median days on market has also reduced by two.

The Cairns housing market now represents the second most affordable tourism centre in Queensland, behind Fraser Coast on \$325,000.

For the third consecutive quarter Caravonica was the Cairns region's best performing suburb – posting yearly median house price growth of 18.5 per cent to \$468,000. Other highlights over the 12 months were Earlville, up 10.4 per cent to \$397,500 and Holloways Beach, rising 12.7 per cent to \$400,000.

## UNIT MARKET

Similar to its housing market, the Cairns unit sector has seen levels of volatile quarterly results over the past 12 months.

December's median price growth rate of 8.4 per cent gave local unit owners some hope that the market was turning. However, after last quarter's 2.2 per cent fall, the result in June has not bounced back.

The unit median in the latest three-month period fell 7.4 per cent to \$220,000. But looking at the full picture to the year ending June, the result is more contained. The unit median over the past year softened by just 1.6 per cent.

The Cairns annual median unit price is \$228,500, which remains the most affordable buy-in figure for all tourism centres. It's the second most affordable unit market overall in Queensland right now.

Cairns City was the star performer over the past year, recording a mammoth 40 per cent increase in its median unit price to \$385,000. A renewed level of residential development is likely contributing to the strong result. Other standouts were Edge Hill, where the median lifted 10.4 per cent to \$185,000 and Whitfield, where the median rose 13.3 per cent to \$282,000.

## RENTAL MARKET

The Cairns rental market continues to be one of the consistently tightest in the State.

Although, conditions were less tight in the June quarter, with a residential vacancy rate of 2.3 per cent. This rose slightly from 1.7 per cent in March but the current level of availability remains well below average. Despite the marginal lift, rental prices remain steady.

Local property managers say the new development stock that's coming onto the market is being snapped up by buyers, meaning the lack of rental supply persists.



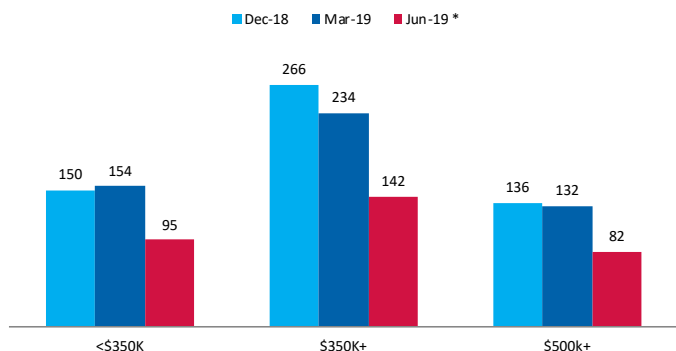
The consistent high demand is starting to see rent rises in the range of around \$10 to \$15 a week over the past year.

The median weekly rent for a three-bedroom house is now \$390, while the median rent for a two-bedroom unit is \$310.

Cairns investors continue to enjoy some of the best gross rental yields in the state.

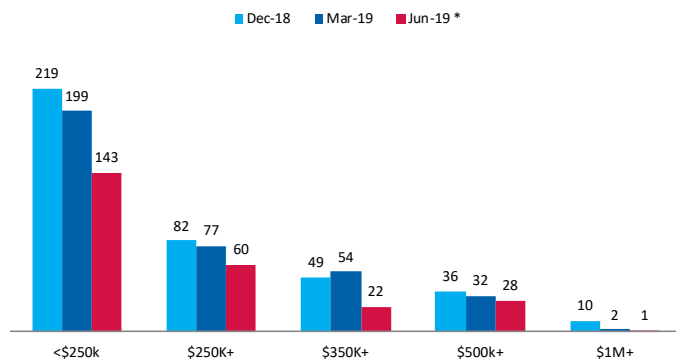
The gross rental yields for houses is 5.1 per cent, while the yields for investors is an impressive 7.3 per cent. Both remained steady over the 12 months to June.

#### CAIRNS & DOUGLAS HOUSE SALES



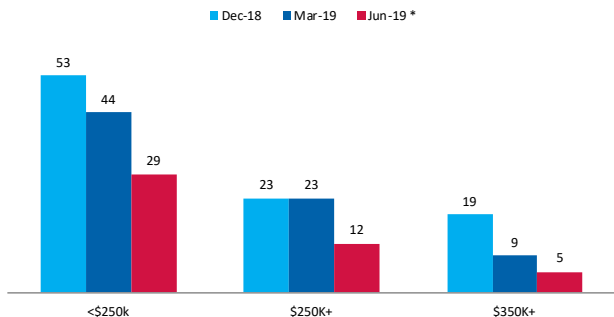
\*Preliminary data  
Houses<2400m²

#### CAIRNS & DOUGLAS UNIT SALES



\*Preliminary data

#### CAIRNS & DOUGLAS LAND SALES



\*Preliminary data

#### SALES MARKET - HOUSES <2400m²

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>CAIRNS (LGA)</b>	<b>315</b>	<b>\$406,250</b>	<b>-0.9%</b>	<b>1870</b>	<b>\$407,000</b>	<b>\$410,000</b>	<b>-0.7%</b>	<b>\$371,000</b>	<b>9.7%</b>
<b>CAIRNS (LGA) ^</b>	<b>12</b>	<b>N/A</b>	<b>N/A</b>	<b>104</b>	<b>\$640,000</b>	<b>\$625,000</b>	<b>2.4%</b>	<b>\$555,000</b>	<b>15.3%</b>
BAYVIEW HEIGHTS	7	N/A	N/A	50	\$426,000	\$392,500	8.5%	\$375,400	13.5%
BENTLEY PARK	23	\$325,000	-9.7%	141	\$348,500	\$350,500	-0.6%	\$326,750	6.7%
BRINSMEAD	14	N/A	N/A	87	\$462,500	\$466,500	-0.9%	\$391,800	18.0%
BUNGALOW	3	N/A	N/A	16	N/A	\$380,000	N/A	\$321,250	N/A
CARAVONICA	1	N/A	N/A	24	\$468,000	\$407,000	15.0%	\$352,000	33.0%
CLIFTON BEACH	7	N/A	N/A	35	\$590,850	\$547,500	7.9%	\$517,500	14.2%
EARLVILLE	7	N/A	N/A	30	\$397,500	\$360,000	10.4%	\$322,500	23.3%
EDGE HILL	10	N/A	N/A	43	\$475,000	\$495,000	-4.0%	\$472,500	0.5%
EDMONTON	17	N/A	N/A	132	\$330,000	\$333,000	-0.9%	\$325,000	1.5%
FRESHWATER	3	N/A	N/A	11	N/A	\$530,000	N/A	\$430,000	N/A
GOLDSBOROUGH ^	2	N/A	N/A	16	N/A	\$512,500	N/A	\$431,250	N/A
GORDONVALE	9	N/A	N/A	81	\$320,000	\$312,000	2.6%	\$315,000	1.6%
GORDONVALE ^	1	N/A	N/A	15	N/A	\$625,000	N/A	\$499,000	N/A
HOLLOWAYS BEACH	4	N/A	N/A	40	\$397,500	\$395,000	0.6%	\$370,000	7.4%
KANIMBLA	6	N/A	N/A	42	\$500,000	\$492,000	1.6%	\$450,000	11.1%
KEWARRA BEACH	24	\$436,750	-5.2%	105	\$450,000	\$420,000	7.1%	\$410,000	9.8%
MANOORA	8	N/A	N/A	38	\$290,000	\$330,000	-12.1%	\$265,000	9.4%
MANUNDA	1	N/A	N/A	23	\$345,000	\$340,000	1.5%	\$314,000	9.9%
MOOROOBOOL	11	N/A	N/A	90	\$360,000	\$375,000	-4.0%	\$327,000	10.1%
MOUNT SHERIDAN	28	\$380,000	-1.8%	123	\$381,000	\$395,000	-3.5%	\$349,000	9.2%
PALM COVE	7	N/A	N/A	34	\$545,000	\$608,000	-10.4%	\$565,000	-3.5%
PARRAMATTA PARK	5	N/A	N/A	20	\$417,500	\$437,000	-4.5%	\$372,500	12.1%
REDLYNCH	13	N/A	N/A	120	\$484,000	\$485,000	-0.2%	\$433,500	11.6%
SMITHFIELD	22	\$442,500	0.0%	105	\$440,000	\$430,000	2.3%	\$385,000	14.3%
TRINITY BEACH	17	N/A	N/A	80	\$485,000	\$465,000	4.3%	\$420,000	15.5%
TRINITY PARK	8	N/A	N/A	71	\$440,000	\$431,250	2.0%	\$415,000	6.0%
WESTCOURT	8	N/A	N/A	29	\$357,000	\$340,000	5.0%	\$323,250	10.4%
WHITE ROCK	11	N/A	N/A	55	\$300,000	\$303,000	-1.0%	\$277,000	8.3%
WHITFIELD	8	N/A	N/A	51	\$550,000	\$550,000	0.0%	\$477,500	15.2%
WOREE	5	N/A	N/A	32	\$304,000	\$325,000	-6.5%	\$310,000	-1.9%
YORKEYS KNOB	3	N/A	N/A	24	\$395,000	\$380,000	4.0%	\$360,000	9.7%

#### SURROUNDS

<b>CASSOWARY COAST (LGA)</b>	<b>36</b>	<b>\$190,000</b>	<b>-9.5%</b>	<b>187</b>	<b>\$210,000</b>	<b>\$240,000</b>	<b>-12.5%</b>	<b>\$238,500</b>	<b>-11.9%</b>
<b>CASSOWARY COAST (LGA) ^</b>	<b>6</b>	<b>N/A</b>	<b>N/A</b>	<b>70</b>	<b>\$329,250</b>	<b>\$340,000</b>	<b>-3.2%</b>	<b>\$350,000</b>	<b>-5.9%</b>
<b>DOUGLAS (LGA)</b>	<b>13</b>	<b>N/A</b>	<b>N/A</b>	<b>114</b>	<b>\$452,500</b>	<b>\$440,000</b>	<b>2.8%</b>	<b>\$390,000</b>	<b>16.0%</b>
PORT DOUGLAS	6	N/A	N/A	33	\$600,000	\$567,500	5.7%	\$465,000	29.0%
<b>MAREEBA (LGA)</b>	<b>13</b>	<b>N/A</b>	<b>N/A</b>	<b>101</b>	<b>\$293,500</b>	<b>\$270,000</b>	<b>8.7%</b>	<b>\$265,000</b>	<b>10.8%</b>
<b>MAREEBA (LGA) ^</b>	<b>25</b>	<b>\$365,000</b>	<b>-18.9%</b>	<b>115</b>	<b>\$450,000</b>	<b>\$470,000</b>	<b>-4.3%</b>	<b>\$400,000</b>	<b>12.5%</b>
KURANDA ^	6	N/A	N/A	37	\$455,000	\$465,000	-2.2%	\$430,000	5.8%
MAREEBA	9	N/A	N/A	89	\$295,000	\$270,000	9.3%	\$265,000	11.3%
<b>TABLELANDS (LGA)</b>	<b>28</b>	<b>\$265,000</b>	<b>-12.8%</b>	<b>182</b>	<b>\$289,000</b>	<b>\$295,000</b>	<b>-2.0%</b>	<b>\$280,000</b>	<b>3.2%</b>
<b>TABLELANDS (LGA) ^</b>	<b>27</b>	<b>\$445,000</b>	<b>12.0%</b>	<b>139</b>	<b>\$410,000</b>	<b>\$395,000</b>	<b>3.8%</b>	<b>\$365,000</b>	<b>12.3%</b>
ATHERTON	16	N/A	N/A	92	\$300,000	\$298,500	0.5%	\$310,000	-3.2%
TOLGA ^	3	N/A	N/A	21	\$450,000	\$447,500	0.6%	\$390,000	15.4%





## SALES MARKET - UNITS &amp; TOWNHOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>CAIRNS (LGA)</b>	<b>219</b>	<b>\$220,000</b>	<b>-7.4%</b>	<b>1299</b>	<b>\$228,500</b>	<b>\$232,250</b>	<b>-1.6%</b>	<b>\$215,000</b>	<b>6.3%</b>
BUNGALOW	4	N/A	N/A	38	\$152,500	\$152,750	-0.2%	\$140,750	8.3%
CAIRNS CITY	24	\$298,000	-27.3%	95	\$380,000	\$300,000	26.7%	\$345,000	10.1%
CAIRNS NORTH	22	\$241,000	-2.8%	169	\$222,500	\$251,250	-11.4%	\$217,500	2.3%
EARLVILLE	9	N/A	N/A	34	\$189,500	\$175,000	8.3%	\$216,500	-12.5%
EDGE HILL	5	N/A	N/A	29	\$205,000	\$165,000	24.2%	\$163,000	25.8%
EDMONTON	1	N/A	N/A	16	N/A	\$175,250	N/A	\$160,000	N/A
FRESHWATER	4	N/A	N/A	28	\$239,500	\$262,250	-8.7%	\$280,000	-14.5%
MANOORA	11	N/A	N/A	74	\$158,000	\$176,000	-10.2%	\$142,500	10.9%
MANUNDA	14	N/A	N/A	71	\$170,000	\$170,000	0.0%	\$151,800	12.0%
MOOROOBOOL	9	N/A	N/A	44	\$210,000	\$248,000	-15.3%	\$181,250	15.9%
PALM COVE	18	N/A	N/A	104	\$278,500	\$312,500	-10.9%	\$250,000	11.4%
PARRAMATTA PARK	9	N/A	N/A	42	\$207,500	\$225,000	-7.8%	\$237,500	-12.6%
TRINITY BEACH	24	\$267,500	-4.5%	118	\$270,000	\$295,000	-8.5%	\$231,000	16.9%
WESTCOURT	14	N/A	N/A	56	\$222,500	\$218,500	1.8%	\$180,000	23.6%
WOREE	9	N/A	N/A	64	\$120,000	\$141,000	-14.9%	\$120,000	0.0%
YORKEYS KNOB	7	N/A	N/A	85	\$245,000	\$218,000	12.4%	\$228,050	7.4%

## SURROUNDS

DOUGLAS (LGA)	38	\$230,000	2.2%	242	\$241,000	\$230,000	4.8%	\$245,000	-1.6%
PORT DOUGLAS	36	\$230,000	2.2%	217	\$242,000	\$225,000	7.6%	\$250,000	-3.2%
ATHERTON	6	N/A	N/A	23	\$258,500	\$248,500	4.0%	\$207,250	24.7%

SALES MARKET - VACANT LAND <2400M<sup>2</sup>

<b>CAIRNS (LGA)</b>	<b>40</b>	<b>\$167,500</b>	<b>-27.2%</b>	<b>267</b>	<b>\$230,000</b>	<b>\$213,125</b>	<b>7.9%</b>	<b>\$183,000</b>	<b>25.7%</b>
EDMONTON	2	N/A	N/A	7	N/A	\$165,000	N/A	\$134,400	N/A
GORDONVALE	3	N/A	N/A	11	N/A	\$146,000	N/A	\$107,500	N/A
KANIMBLA	2	N/A	N/A	17	N/A	\$322,500	N/A	\$212,500	N/A
KEWARRA BEACH	1	N/A	N/A	10	N/A	\$270,000	N/A	\$204,000	N/A
REDLYNCH	2	N/A	N/A	22	\$267,500	\$248,000	7.9%	\$183,750	45.6%
SMITHFIELD	2	N/A	N/A	27	\$212,500	\$222,000	-4.3%	\$182,500	16.4%
TRINITY PARK	0	N/A	N/A	11	N/A	\$210,000	N/A	\$205,500	N/A

## SURROUNDS

<b>CASSOWARY COAST (LGA)</b>	<b>5</b>	<b>N/A</b>	<b>N/A</b>	<b>50</b>	<b>\$77,000</b>	<b>\$78,000</b>	<b>-1.3%</b>	<b>\$98,000</b>	<b>-21.4%</b>
MISSION BEACH	0	N/A	N/A	12	N/A	\$122,500	N/A	\$97,000	N/A

<b>DOUGLAS (LGA)</b>	<b>1</b>	<b>N/A</b>	<b>N/A</b>	<b>13</b>	<b>N/A</b>	<b>\$150,000</b>	<b>N/A</b>	<b>\$125,000</b>	<b>N/A</b>
----------------------	----------	------------	------------	-----------	------------	------------------	------------	------------------	------------

<b>MAREEBA (LGA)</b>	<b>4</b>	<b>N/A</b>	<b>N/A</b>	<b>27</b>	<b>\$112,500</b>	<b>\$111,250</b>	<b>1.1%</b>	<b>\$85,500</b>	<b>31.6%</b>
MAREEBA	4	N/A	N/A	19	N/A	\$111,500	N/A	\$89,500	N/A

<b>TABLELANDS (LGA)</b>	<b>5</b>	<b>N/A</b>	<b>N/A</b>	<b>46</b>	<b>\$123,750</b>	<b>\$112,000</b>	<b>10.5%</b>	<b>\$100,000</b>	<b>23.8%</b>
ATHERTON	1	N/A	N/A	15	N/A	\$115,000	N/A	\$100,000	N/A

## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>a</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>CAIRNS REGIONAL</b>	<b>\$370.00</b>	<b>11</b>	<b>\$348</b>	<b>9</b>	<b>\$340</b>	<b>22</b>
4870	Cairns & suburbs of Cairns	\$370.00	5	\$330	5	\$350	12
4861	Babinda, Bartle Frere	\$0.00	0	\$0	0	\$0	0
	<b>DOUGLAS SHIRE</b>	<b>\$430.00</b>	<b>17</b>	<b>\$450</b>	<b>19</b>	<b>\$400</b>	<b>13</b>
4877	Port Douglas/Craiglie/Mowbray/Oak Beach	\$430.00	17	\$450	19	\$400	13

## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>a</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>CAIRNS REGIONAL</b>	<b>\$390</b>	<b>380</b>	<b>\$380</b>	<b>391</b>	<b>\$350</b>	<b>430</b>
4865	Gordonvale	\$365	13	\$340	21	\$320	17
4868	Mt Sheridan/Bayview Hts/Tarrowarra/White Rock/ Woree	\$380	83	\$370	75	\$340	73
4869	Centenary Hts/Centenary Pk/Edmonton/Tamarind Gardens	\$370	53	\$355	58	\$325	61
4870	Cairns & suburbs of Cairns	\$400	136	\$385	141	\$360	150
4878	Caravanica/Holloways Bch/Lake Placid/Machans Bch/ McGregor/Smithfield/Smithfield Hts/Yorkeys Knob	\$420	44	\$395	42	\$350	44
4879	Buchan Pt/Clifton Bch/Ellis Bch/Kewarra Bch/Palm Cove/Trinity Bch/Trinity Pk	\$425	48	\$405	51	\$400	79
	<b>DOUGLAS SHIRE</b>	<b>\$363</b>	<b>28</b>	<b>\$390</b>	<b>27</b>	<b>\$350</b>	<b>34</b>
4873	Mossman/Cooya Beach/Cow Bay/Mialla/Newell/ Wonga	\$345	18	\$350	17	\$305	19
4877	Port Douglas/Craiglie/Mowbray/Oak Beach	\$515	10	\$490	10	\$395	15
	<b>CASSOWARY COAST REGIONAL</b>	<b>\$320</b>	<b>80</b>	<b>\$298</b>	<b>108</b>	<b>\$285</b>	<b>101</b>
4849	Cardwell	\$265	8	\$290	10	\$300	9
4852	Bingil Bay	\$373	18	\$370	20	\$310	16
4854	Bilyana	\$280	17	\$260	19	\$285	28
4858	Comoon Loop	n.a.	1	n.a.	4	n.a.	3
4860	Bamboo Creek	\$305	30	\$295	48	\$280	38
	<b>TABLELANDS REGIONAL</b>	<b>\$300</b>	<b>84</b>	<b>\$305</b>	<b>76</b>	<b>\$285</b>	<b>92</b>
4872	Dimbulah/Kairi/Mt Garnett/Tinaroo/Walkamin	\$250	11	\$300	8	\$260	14
4882	Tolga	n.a.	3	n.a.	4	n.a.	4
4883	Atherton/Upper Baron	\$320	31	\$330	37	\$295	39
4884	Yungaburra/Lake Eacham	\$380	5	\$310	7	\$300	6
4885	Malanda/Tarzali/Jaggan	\$333	8	\$300	8	\$280	15
4887	Herberton/Wondecla	\$280	9	n.a.	2	\$285	5
4888	Ravenshoe/Evelyn/Millstream	\$300	15	\$270	9	\$260	9
	<b>MAREEBA SHIRE</b>	<b>\$345</b>	<b>60</b>	<b>\$340</b>	<b>57</b>	<b>\$320</b>	<b>47</b>
4880	Mareeba/Biboohra	\$333	50	\$330	45	\$315	33
4881	Kuranda/Koah/Spewah	\$435	10	\$410	12	\$360	14

## RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>a</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>CAIRNS REGIONAL</b>	<b>\$310</b>	<b>614</b>	<b>\$300</b>	<b>700</b>	<b>\$275</b>	<b>772</b>
4868	Mt Sheridan/Bayview Hts/Tarrowarra/White Rock/Woree	\$280	58	\$280	61	\$250	77
4869	Centenary Hts/Centenary Pk/Edmonton/Tamarind Gardens	\$278	10	\$275	9	\$230	21
4870	Cairns & suburbs of Cairns	\$310	403	\$300	459	\$260	485
4878	Caravanica/Holloways Bch/Lake Placid/Machans Bch/McGregor/Smithfield/Smithfield Hts/Yorkeys Knob	\$315	64	\$300	76	\$275	71
4879	Buchan Pt/Clifton Bch/Ellis Bch/Kewarra Bch/Palm Cove/Trinity Bch/Trinity Pk	\$330	72	\$320	89	\$300	112
	<b>DOUGLAS SHIRE</b>	<b>\$330</b>	<b>64</b>	<b>\$300</b>	<b>59</b>	<b>\$280</b>	<b>107</b>
4873	Mossman/Cooya Beach/Cow Bay/Miallo/Newell/Wonga	\$250	11	\$235	15	\$200	18
4877	Port Douglas/Craiglie/Mowbray/Oak Beach	\$340	53	\$325	44	\$290	89
	<b>CASSOWARY COAST REGIONAL</b>	<b>\$220</b>	<b>69</b>	<b>\$240</b>	<b>73</b>	<b>\$206</b>	<b>79</b>
4849	Cardwell	\$200	8	\$250	8	\$195	5
4852	Bingil Bay	\$250	15	\$253	20	\$240	27
4854	Bilyana	\$220	13	\$265	11	\$250	10
4860	Bamboo Creek	\$210	32	\$208	34	\$190	35
	<b>TABLELANDS REGIONAL</b>	<b>\$233</b>	<b>36</b>	<b>\$240</b>	<b>30</b>	<b>\$220</b>	<b>45</b>
4883	Atherton/Upper Baron	\$255	28	\$245	18	\$225	35
	<b>MAREEBA SHIRE</b>	<b>\$253</b>	<b>24</b>	<b>\$255</b>	<b>37</b>	<b>\$250</b>	<b>25</b>
4880	Mareeba/Biboohra	\$255	23	\$258	34	\$230	20



## OTHER REGIONAL

### SALES MARKET - HOUSES <2400m<sup>2</sup>

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>SOUTH-WEST</b>									
<b>MARANOVA (LGA)</b>	<b>16</b>	<b>N/A</b>	<b>N/A</b>	<b>72</b>	<b>\$182,500</b>	<b>\$195,000</b>	<b>-6.4%</b>	<b>\$291,500</b>	<b>-37.4%</b>
ROMA	10	N/A	N/A	56	\$236,250	\$219,500	7.6%	\$311,000	-24.0%
CHARLEVILLE	6	N/A	N/A	22	\$117,500	\$132,500	-11.3%	\$115,500	1.7%
<b>NORTH-WEST</b>									
<b>MOUNT ISA (LGA)</b>	<b>18</b>	<b>N/A</b>	<b>N/A</b>	<b>114</b>	<b>\$250,000</b>	<b>\$250,000</b>	<b>0.0%</b>	<b>\$370,000</b>	<b>-32.4%</b>
COOKTOWN	2	N/A	N/A	22	\$285,000	\$260,000	9.6%	\$245,000	16.3%

### RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
<b>SOUTH WEST</b>							
	<b>BALONNE SHIRE</b>	<b>\$240</b>	<b>14</b>	<b>\$260</b>	<b>7</b>	<b>\$240</b>	<b>20</b>
4487	St George	\$250	11	\$260	7	\$265	17
	<b>MARANOVA REGIONAL</b>	<b>\$245</b>	<b>54</b>	<b>\$235</b>	<b>56</b>	<b>\$400</b>	<b>72</b>
4455	Roma	\$255	44	\$250	46	\$430	58
	<b>MURWEH SHIRE</b>	<b>\$210</b>	<b>25</b>	<b>\$220</b>	<b>11</b>	<b>\$240</b>	<b>25</b>
4470	Charleville	\$210	25	\$220	11	\$250	23
<b>CENTRAL WEST</b>							
	<b>LONGREACH REGIONAL</b>	<b>\$250</b>	<b>19</b>	<b>\$268</b>	<b>16</b>	<b>\$270</b>	<b>15</b>
4730	Brixton	\$250	18	\$275	15	\$295	13
	<b>BLACKALL-TAMBO REGIONAL</b>	<b>\$173</b>	<b>8</b>	<b>\$175</b>	<b>8</b>	<b>\$200</b>	<b>7</b>
4472	Blackwall	\$185	7	\$160	7	\$200	6
<b>NORTH WEST</b>							
	<b>CLONCURRY SHIRE</b>	<b>\$295</b>	<b>18</b>	<b>\$290</b>	<b>8</b>	<b>\$375</b>	<b>21</b>
4824	Cloncurry	\$295	18	\$290	8	\$375	21
	<b>MOUNT ISA CITY</b>	<b>\$380</b>	<b>84</b>	<b>\$360</b>	<b>87</b>	<b>\$480</b>	<b>87</b>
4825	Alexandria	\$380	84	\$360	87	\$480	87
<b>FAR NORTH</b>							
	<b>COOK SHIRE</b>	<b>\$308</b>	<b>14</b>	<b>\$300</b>	<b>25</b>	<b>\$280</b>	<b>24</b>
4871	Almaden	\$280	9	\$280	15	\$260	15
4895	Bloomfield	\$360	5	\$350	10	\$330	9

### RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>1</sup>	JUN-19		JUN-18		JUN-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
<b>SOUTH WEST</b>							
	<b>BALONNE SHIRE</b>	<b>\$275</b>	<b>7</b>	<b>n.a.</b>	<b>4</b>	<b>\$180</b>	<b>6</b>
4487	St George	\$280	5	n.a.	3	\$180	5
	<b>MARANOVA REGIONAL</b>	<b>\$160</b>	<b>24</b>	<b>\$153</b>	<b>20</b>	<b>\$350</b>	<b>21</b>
4455	Roma	\$163	22	\$155	17	\$350	21
<b>NORTH WEST</b>							
	<b>CLONCURRY SHIRE</b>	<b>\$250</b>	<b>6</b>	<b>\$250</b>	<b>9</b>	<b>n.a.</b>	<b>2</b>
4824	Cloncurry	\$250	6	\$250	9	n.a.	2
	<b>MOUNT ISA CITY</b>	<b>\$220</b>	<b>56</b>	<b>\$220</b>	<b>68</b>	<b>\$317</b>	<b>81</b>
4825	Alexandria	\$220	56	\$220	68	\$317	81
<b>FAR NORTH</b>							
	<b>COOK SHIRE</b>	<b>\$220</b>	<b>5</b>	<b>\$300</b>	<b>9</b>	<b>\$270</b>	<b>6</b>
4895	Bloomfield	n.a.	2	\$300	9	n.a.	4

Queensland Market Monitor is published by The Real Estate Institute of Queensland (REIQ).  
ABN 49 009 661 287

Sales data obtained from Core Logic RP Data ([www.corelogic.com.au](http://www.corelogic.com.au)) and median weekly rental data from the Residential Tenancies Authority ([www.rta.qld.gov.au](http://www.rta.qld.gov.au)). Enquiries about the reproduction of part or all of the information should be directed to the Corporate Affairs Division, REIQ.

©The State of Queensland (Department of Environment and Resource Management) 2019. Based on data provided with the permission of the Department of Natural Resources and Mines: [QVAS 2019]. The Department of Environment and Resource Management makes no representations or warranties about accuracy, reliability, completeness or suitability of the data for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses and damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.

Disclaimer: The information contained in this publication, while based on information believed reliable, is not guaranteed. Nor is any of it tendered by way of investment advice; instead, it is intended only to inform and illustrate. No reader should act on the basis of any matter contained in this publication without considering and if necessary taking appropriate professional advice with regards to their own particular circumstances. The publisher and editor give no representations and

make no warranties, express or implied, with respect to the accuracy or completeness of any of the material (including statistics, advertisements and advertising features) contained in this publication. The publisher and editor expressly disclaim any and all liability to the reader, whether a purchaser of this publication or not, in respect of anything and the consequences of anything done or omitted to be done by any such person in reliance, whether whole or partial, upon the whole or any part of the contents of this publication. The publisher, editor or contributors will enter into no correspondence in relation to this publication. The mention of the company, organisation, person, investment strategy or technique does not imply endorsement by the publisher. The publisher has not vetted advertisers and their products/services. The inclusion of advertisements or special advertising features in this publication does not imply endorsement of the advertiser/s or their products/services by the publisher. Articles are published in reliance upon the representations and warranties of the authors of the articles and without knowledge of any infringement of any third party's copyright. Copyright: This publication is protected under the Commonwealth Copyrights Act 1968 and may not, in whole or part, be lent, copied, photocopied, reproduced, translated or reduced to any electronic medium or machine-readable format without the express permission of the publisher. For permissions or reprints, contact the Corporate Affairs Division on phone 07 3249 7347. Despite the preceding, you may distribute copies of this publication to your clients but you may not earn revenue from the publication or publish the publication on any website.









# REALTECH

HOW TO STAY *human* IN A CHANGING WORLD

THUR 31 OCT 2019

BRISBANE CONVENTION  
& EXHIBITION CENTRE

See how technology is  
empowering people and  
property into the future



BUY TICKETS AT - [REIQ.COM/REALTECH](https://reiq.com/realtech)

Mercedes-Benz  
Brisbane



ADVANTAGE







Queensland Market Monitor is a quarterly, electronic publication entirely focused on residential sales and rental research data for regions throughout the State, on a suburb-by-suburb basis.

It meets the high standards for accurate data and reliable analysis that you have come to expect from the REIQ.

**EACH EDITION INCLUDES:**

- Median sale prices for houses, units/townhouses and land
- Median weekly rents for houses and units/townhouses
- On the market indicators
- Rental market indicators
- Useful charts and graphs
- Analytical market commentary

## SUBSCRIBE

SUBSCRIBE

☐ I would like ..... single issue(s) for \$25.00\* each  
☐ I would like a two year subscription (8 issues) for \$160.00\*  
☐ I would like a one year subscription (4 issues) for \$85.00\*

Please start with or please include the following back issues .....

Title: .....

Full length name: .....

Company name: .....

Occupation: .....

Street address:..... Post code: .....

Postal address: ..... Post code: .....

Email:.....

Website: ..... Mobile: .....

Phone: .....

☐ This is a renewal subscription      ☐ This purchase is on behalf of a company  
☐ Cheque (please make cheques payable to the REIQ)  
☐ Visa    ☐ Mastercard

Credit Card                       Expiry   

Amount   

Cardholder's name .....

Cardholder's signature .....

How did you hear about us? .....

☐ I acknowledge that I have read and understood The REIQ's Privacy Policy

**PRIVACY NOTICE:**

The REIQ may use your personal information in accordance with its Privacy Policy which can be viewed at [www.reiq.com/privacy](http://www.reiq.com/privacy)

Alternatively, you may request a copy by: M: PO Box 3447, Tingalpa DC Qld 4173

E: [privacy@reiq.com.au](mailto:privacy@reiq.com.au)

P: (07) 3249 7347

\*All prices include GST

**PRIVACY NOTICE:**

The REIQ may use your personal information in accordance with its Privacy Policy which can be viewed at [www.reiq.com/privacy](http://www.reiq.com/privacy). Alternatively, you may request a copy by: M: PO Box 3447, Tingalpa DC Qld 4173  
E: [privacy@reiq.com.au](mailto:privacy@reiq.com.au)  
P: (07) 3249 7347

\*All prices include GST

OFFICIAL USE ONLY

ID.....INV.....AUTH.....DATE.....

RETURN COMPLETED FORM TO THE REIQ

F: 07 3249 6201 | P: 07 3249 7301 | E: [research@rei-q.com.au](mailto:research@rei-q.com.au) M: PO Box 3447, Tingalpa DC QLD 4173



*Your advertisement here!*

**CONTACT AISLINN AT [ADWYER@REIQ.COM.AU](mailto:ADWYER@REIQ.COM.AU)  
TO MAKE YOUR BOOKING TODAY**