

# QUEENSLAND MARKET MONITOR

YOUR SUBURB BY SUBURB PROPERTY GUIDE

SEPTEMBER 2020 | ISSUE 47

Reporting on the June Quarter 2020

Proudly supported by



**FIRST FULL QUARTERLY COVID-19 PROPERTY PRICE REPORT:**  
QUEENSLAND PROPERTY AHEAD OF THE NATIONAL PACK  
RENTAL VACANCY RATES HIT ROCK-BOTTOM  
TOURISM HOTSPOTS BOUNCING BACK  
NOOSA SCORES GOLD AGAIN!



CoreLogic®

Did you know all the unique tools  
and features on RP Data right now?



- 98% coverage of Australian properties
- Unlimited online training for all clients
- 20 years' worth of rich property data
- Over 600 sources of different data sets



# 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 (i.e. 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 represents preliminary sales numbers and is 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

Queensland Market Overview .....	4	Sunshine Coast.....	62
Capital City Comparison.....	12	Fraser Coast .....	70
Sales Market Summary.....	18	Bundaberg.....	74
Rental Market Summary.....	24	Gladstone.....	78
Greater Brisbane Market Updates		Rockhampton .....	82
Greater Brisbane.....	30	Mackay .....	88
Brisbane LGA .....	44	Townsville .....	94
Regional Market Updates		Cairns .....	98
Gold Coast .....	52	Other Regional .....	102
Toowoomba .....	58		

**Editor:**  
Olivier Björksäter-Bleylock  
T. 07 3249 7300  
E. [media@reiq.com.au](mailto:media@reiq.com.au)

**Data:** Sandra Stuckey  
**Analysis:** Olivier Björksäter-Bleylock,  
Nicola McDougall, Kieran Clair  
**Sub-editor:** James Hawes  
**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: 1300 MY REIQ  
Email: [marketing@reiq.com.au](mailto:marketing@reiq.com.au)





# QUEENSLAND MARKET OVERVIEW

## EMPLOYMENT MARKET



Unemployment Rate

**5.4%**



Participation Rate

**64.4%**

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



Quarter median price

**\$475,000**



Annual median price

**\$485,000**



Annual volume of sales

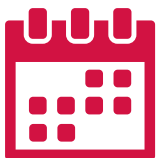
**55,280**



Annual median price 5yrs ago

**\$440,000**

## HOUSE MARKET ALL



Median days on market

**48 Days**



Median vendor discount

**-3.9%**



Stock on market

**7.3%**

## Queensland Economy Fighting Back Against COVID-19

Editor: Olivier Björksäter-Bleylock

Data: Sandra Stuckey

Analysis: Nicola McDougall and Kieran Clair

**Queensland's economic rebound from COVID-19 is forecast to be almost twice as strong as the Australian average according to the Palaszczuk Government, which is good news for the State's real estate market.**

The COVID-19 Fiscal and Economic Review provides an update on Queensland's economic and fiscal estimates over 2019-20 and 2020-21 that incorporate the impacts of the COVID-19 pandemic to date. The report also outlines the Queensland Government's economic strategy that builds on the *Unite and Recover: Queensland Economic Recovery Plan*, highlighting the more than \$7 billion already committed to supporting jobs and the economic capacity of Queensland.

Treasurer Cameron Dick highlighted that while COVID-19 has wrought significant damage on jobs and businesses in Queensland and around the world, there is reason for optimism as the Palaszczuk Government's plan to *Unite and Recover for Queensland Jobs* continues to deliver for our State. "With unemployment forecast to peak in the December quarter at 9 per cent (7.7 per cent for the June quarter), Treasury is forecasting an economic rebound into calendar 2021," the Treasurer said.

Queensland's Gross State Product (GSP) is forecast to grow by 3.75 per cent in calendar year 2021, compared to the Reserve Bank of Australia (RBA) forecast of national Gross Domestic Product (GDP) to grow by 2 per cent. This follows a forecast 2.5 per cent fall in Queensland's GSP in calendar year 2020, compared to the RBA forecast of a 4 per cent decline in national GDP.

"We know that our strong health response has laid the foundation for our economy to ease internal restrictions, benefiting businesses right across the State," added Mr Dick. "As we deliver our plan for economic recovery, boost competitiveness and resilience of the Queensland economy will be key."

As part of the Palaszczuk Government's commitment to boosting economic competitiveness and resilience, it will include additional measures aimed at:

- supporting business investment and jobs;
- easing the burden on small business; and,
- ensuring Queensland's balance sheet works as hard as it possibly can.

As the crisis is still ongoing, there is a significant degree of uncertainty around fiscal parameters beyond the short term. Given this, and consistent with the position taken by the Federal Government, the *COVID-19 Fiscal and Economic Review* provides a two-year view. Since the beginning of the year, international and domestic economic conditions have been changing on an almost daily basis, rendering the normally difficult practice of economic forecasting that much harder – a fact that's been recognised by Reserve Bank Governor Philip Lowe and Federal Finance Minister Senator Mathias Cormann.

When it came to Queensland's real estate market during the peak months of outbreaks and lockdowns, there was much uncertainty regarding the essential nature of real estate professionals. It's a timely reminder about what role the Real Estate Institute of Queensland (REIQ) plays in advancing and addressing these issues. As the State's most trusted and influential advocate for real estate business interests and private property investor rights for more than 102 years, the REIQ remains committed to ensuring the highest levels of professionalism and governance through regulatory compliance and the advancement of an industry code of professional conduct.

Furthermore, the REIQ's enduring purpose is to lead a sustainable industry which continues to make significant contributions to the Queensland economy and to

strengthen conditions for those working within the industry. Above all, the peak body aims to:

- Make important contributions to government legislation and policy settings;
- Advocate for balanced regulations for the benefit of all stakeholders;
- Deliver timely, innovative and market-driven education programs;
- Promote risk management and increase professional competence;
- Provide effective and compliant professional standards; and,
- Contribute to substantial industry research and development.

When it came to advocating for the essential nature of real estate professionals and investigating the lack of recognition extended to the sector's property managers, the REIQ launched a survey during this reporting period, only to discover that property managers across Queensland's real estate industry performed more than double the amount of 'heavy lifting' when it came to rent negotiations between landlords and rental tenants outside of the Palaszczuk Government's *Residential Tenancies and Rooming Accommodation (COVID-19 Emergency Response) Regulation 2020*.

Industry data like this is vital to help understand the essential nature of the real estate sector during unique circumstances such as the COVID-19 pandemic and its role in supporting the broader Queensland economy. "This member survey aimed to identify a whole-of-industry snapshot in regards to the important role and to what scale our sector played in negotiating temporary reduced rents on behalf of more than 14,000 rental tenants with their landlords," explained Antonia Mercorella, CEO of the REIQ. "Real estate professionals manage close to 600,000 Queensland households through property management services. The demand for more effective recognition of our industry during any future crisis of this nature is now more apparent, with property managers overseeing more than a double caseload of temporary rent reduction requests from tenants suddenly faced with the inability to fulfil their rent obligations."

The results show that only 6.05 per cent of residential rental tenants qualified as 'COVID-19 impacted' under the State Government's *COVID-19 Emergency Response Regulation*. This represents approximately 3,950 renters from a State total in excess of 577,000 residential tenancies. A majority of negotiations achieved a satisfactory outcome regarding temporary rent reductions, with fewer than 800 referred to the Residential Tenancies Authority for further conciliation.

Furthermore, property managers proactively negotiated an additional 14 per cent of temporary rent reduction requests beyond the *COVID-19 Emergency Response Regulation*, representing over 10,800 residential tenancies. That's more than double the amount of qualified lease renegotiations recognised as 'COVID-19 impacted.' The bulk of these temporary rent reduction reviews took place across Brisbane (37.2 per cent), Gold Coast (14.88 per cent), Sunshine Coast (12.09 per cent) and Cairns (6.51 per cent) with the majority of tenants requiring a rent reduction of up to \$100 per week (69.3 per cent). A further 23.72 per cent of rental tenants required a temporary rent reduction of up to \$200; 5.12 per cent a reduction of up to \$300; and, 1.86 per cent a reduction of over \$300 which represents just over 200 tenants.

"By the time the Prime Minister's proposed protective measures for residential tenancies via a six-month moratorium on evictions reached the Palaszczuk Government, a highly-coordinated industry campaign for more fair and balanced protections for both tenants and landlords ensued," added Ms Mercorella. "However, the REIQ recognised that many rental tenants and landlords simply couldn't wait. Large scale job losses were already in motion, with the entertainment, events, food and beverage, and tourism industries virtually grinding to a halt overnight. As a result, we were quick to work proactively with property managers across our member agencies to achieve an immediate framework of resources for tenants and property owners in significant financial distress to come together to negotiate temporary rent reductions in order to reach an amicable outcome for both parties. The role our industry's property managers have played throughout this pandemic is truly exemplary."

Uncertainty around COVID-19 still remains exceptionally high and noticeably intensifies with each new outbreak such as the recent second wave witnessed in Melbourne. Indeed, it threatened to undo any gains in consumer confidence, with the Westpac-Melbourne Institute Index of Consumer Sentiment plunging -6.1 per cent to 87.9 in July as anxiety grew about lockdowns, ending a two-month recovery phase. Dropping further to 79.5 in August 2020, it's not all 'doom and gloom' so to speak. In fact, looking ahead it's estimated that consumer confidence in Australia will stand at 92.0 this time next year, while in the long-term, it will reach around 97.0 points in 2021 and 99.0 points in 2022, according to the Institute's econometric models.

Speaking of 'doom and gloom,' many media outlets have published various articles over the last few months with a range of tantalising headlines that declare market crash predictions anywhere between 40 per cent to 70 per cent. Now, if you're a first homebuyer or someone who is keen to get your foot on the property ladder, this might seem like good news. Finally, property prices might fall back into reasonable territory, right? Unfortunately it's just not going to happen. Those who own their own home or have an investment property may read this type of headline and find themselves worried and anxious about the value of their properties – yet another thing to fret about in 2020. These attention-grabbing headlines are successful in generating "clicks" and that's about it. It's important to review where you source your news and latest updates. Trusted sources like CoreLogic, the leading property data, information, analytics and services provider in Australia reports the facts. Property naysayers don't.

So, what's the current state of our property market? Using CoreLogic's latest data, national property values moved through a fourth month of COVID-induced falls, with the CoreLogic home value index recording a 0.4 per cent fall in August 2020. Although housing values continued to trend lower from their pre-COVID highs, at least from a macro perspective, the rate of decline has eased over the past two months and five of the eight capitals recorded steady or rising values through the month. Brisbane dropped -0.1 per cent in the month of August, with a quarterly drop of -0.9 per cent and annual growth rate of 7.3 per cent YoY. Not quite the 20 per cent drop some said we'd see. However, when it comes to the effects of COVID-19 restrictions on the property market, the primary challenge is making any clear-cut predictions.

What we do know is that restrictions have had an effect on auctions after the Federal Government initially introduced a ban on 'in room' or physical auctions, with a large number of vendors withdrawing properties. Further restrictions on open homes coupled with border closures, initially restricting interstate buyers as well as international





investors, certainly had an impact. To counter this, the real estate industry proved itself highly agile, adapting to technology substitutes in place of physical property inspections at lightning speed. And buyers and sellers have been equally quick to embrace it. The evidence is in the numbers, with indicators showing an incremental increase in stock on market servicing a property sector that's currently overloaded with demand.

While the property market is currently insulated thanks to a wide range of monetary and fiscal policies that have been rolled out by both the Federal and State Governments in an attempt to soften the blow to our broader economy, the biggest concern is the impact of job losses. This is likely to create downward pressure on property values as income and borrowing capacity is limited and sentiment levels drop. Still, it's not all doom and gloom as some might have you think. For further proof, you only have to look at the current state of Queensland's rental vacancies, with approximately 70 per cent of the State's rental market facing extremely tight conditions at the time of publication – in fact, it's the tightest conditions seen in Queensland since the Global Financial Crisis according to the Association's March-June quarterly rental vacancy data.

"The rental sector plays a critical role in Queensland's housing system and the role and size of our investor market has never been so important," said Antonia Mercorella. "Any further tightening in rental availability levels will only place additional undue pressures on our housing sector, which is why more needs to be done to better support both increased and ongoing property investor activity in the Queensland property market, and the contributions they make to the State economy."

With over 36 per cent of Queensland's population renting their home (approximately 1.2 million), the State's regional areas are currently out-performing major metropolitan areas when it comes to rental demand. With 18 per cent of Queensland regions experiencing less than 1 per cent vacancy at present, you'll be hard pressed finding rental accommodation in the likes of Maryborough (0.4 per cent) on the Fraser Coast or Mount Isa (0.5 per cent) in the Gulf Country region – the State's lowest recorded vacancies for the quarter. Other areas under 1 per cent include Gympie (0.9 per cent) and Rockhampton (0.7 per cent). With more than two thirds of Queensland experiencing tight rental vacancies, it's also 'slim pickings' across many popular regions including Caboolture (1.2 per cent), Fraser Coast (1.2 per cent), Mackay (1.3 per cent), Sunshine Coast (1.9 per cent) and Townsville (1.7 per cent) while only marginally higher in Cairns (2.4 per cent), Gladstone (2.0 per cent) and Noosa (2.4 per cent).

"It's no surprise that we've seen a shift in our State's rental composition to more affordable rental supplies in outer urban and regional areas during COVID-19. On the plus side it helps break up their mono-tenure and supports more local economies to withstand the pressures of the pandemic we're witnessing in our larger cities," added Ms Mercorella. "However, such limited rental supplies have the potential to result in poorly matched housing preferences and impact the urban spatial structure and functioning of these same regions – such as transport costs, labour markets and access to services and amenities. It also shows that there's a decline in government investment in social housing with more low-income renters in the market."

A lack of investment over the prior two decades means social housing is available mostly to those with the most complex and urgent needs. Furthermore, the State Government's current 2017-2027 housing strategy envisages greater movement of lower income households from social housing into the Queensland rental market. "While there's evidence of longer term renting of 10 or more years and some households facing the prospect of a lifelong tenure in this sector, what this suggests is that our rental market

has changed from its historical role as a transitional housing sector for people moving into home ownership or social housing to a long-term housing sector for a significant number of Queensland households. It's for these reasons rental vacancies can actually act as a barometer that measures the health of our property market," further explained Ms Mercorella.

Vacancy rates also can and do vary widely on a suburb level too. For example, as the outer regions of our capital city currently highlight tight rental stock at a mean of 1.7 per cent, fluctuations are more pronounced from region to region – Ipswich (1.9 per cent), Logan (2.2 per cent), Moreton Bay (1.4 per cent) and Redland City (1.3 per cent). Meanwhile, inside Brisbane's 5km city circle the mean vacancy is 3.9 per cent – the State's only 'weak' rental market for the quarter. However, when you drill down a little further into individual suburbs, postcode 4000 shows significantly higher vacancy levels (13 per cent) versus surrounding postcodes including 4005 (New Farm, Teneriffe – 2.6 per cent), 4006 (Bowen Hills, Fortitude Valley, Herston, Newstead – 7.9 per cent), 4059 (Kelvin Grove, Red Hill – 4.9 per cent), 4064 (Milton, Paddington – 3.3 per cent) and 4101 (South Brisbane, Highgate Hill, West End – 9.2 per cent).

You're not buying into a city, you're buying into a suburb, so you need to understand that particular suburb's vacancy rate now and in the future. For example, in Brisbane CBD the rental market has been negatively influenced by the high number of renters facing financial stress due to change or loss of employment, a reduction in international tertiary students as well as permanent and temporary migrants, and a significant shift in short-term lets over to the longer-term rental market. It is likely we'll see rental rates drop in the inner Brisbane areas which in turn will result in tenants eventually returning to the city. However, much of it will also depend on the commercial and retail sector's ability to rebound.

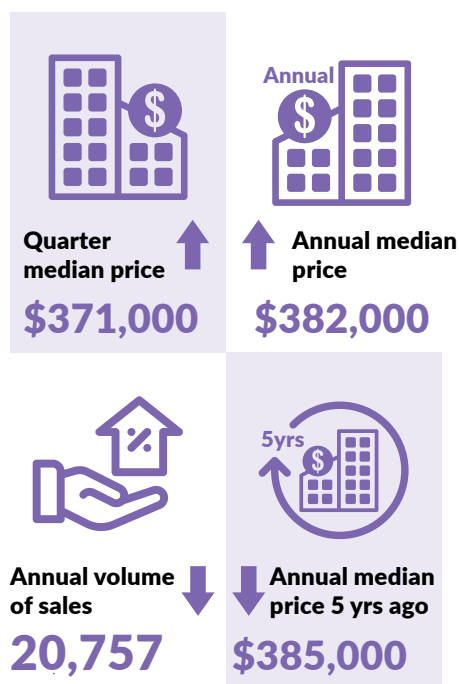
When it comes to the commercial sector, the Palaszczuk Government has committed an additional \$1 billion directly into commercial businesses and projects to generate Queensland jobs through the COVID-19 recovery via a *Backing Queensland Business Investment Fund*. Managed by the Queensland Investment Corporation, \$500 million will be dedicated to direct investment in Queensland business and industry to support good quality businesses that need capital to create jobs. Importantly, the Fund will also consider taking ownership positions in assets that have been previously privatised, where it means more jobs for Queenslanders.

As well as significant strategic investments, the *Backing Queensland Business Investment Fund* will target investments in businesses that:

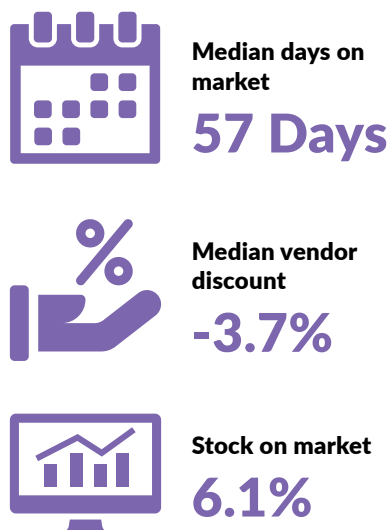
- are small and medium businesses based in Queensland;
- will create Queensland-based jobs;
- have a proven product and defined market opportunity but require significant capital to aggressively build scale or grow market share;
- are relatively mature, well beyond proof of concept and are profitable or approaching profitability;
- are seeking capital to expand or restructure operations, enter new markets or finance significant acquisition; and,
- have well established and reputable owners who are committed to growing the business from and in Queensland.

So, it would appear that business as usual simply won't cut it as we recover from COVID-19. That's why Queensland businesses need to be resilient and agile to deal with rapidly evolving threats and opportunities – much like real estate businesses were quick to adapt at the outbreak of the pandemic. In fact, the real estate industry could prove to be a catalyst for businesses in how they choose to address challenges or embrace opportunities much more rapidly

## UNIT MARKET



## UNIT MARKET ALL



than they would be able to do so otherwise. With that in mind, let's look at the performance highlights regarding Queensland real estate and how the numbers stack up in this issue of the *Market Monitor*:

## GREATER BRISBANE

House Market (<2400m<sup>2</sup>)

The Greater Brisbane region experienced a +1.0 per cent rise in annual median price to June 2020 to reach \$530,000. Logan saw an increase of +1.3 per cent and Moreton Bay +0.9 per cent. The Ipswich median held flat while Redland fell by -1.9 per cent. Logan's median was \$400,000, Moreton Bay's \$450,000, Redland's came in at \$520,000 and Ipswich had a \$400,000 median. In terms of price movement across the June 2020 quarter, Greater Brisbane, Ipswich and Moreton Bay saw no price change while Brisbane and Logan's quarterly medians rose +0.7 per cent and +0.9 per cent respectively. Redlands quarterly median fell -1.0 per cent.

## Unit Market

The Greater Brisbane region saw its annual unit and townhouse median rise +1.3 per cent to reach \$390,000 across 8,535 transactions with most LGAs recording across-the-board underperformance. Ipswich's annual median had the most dramatic fall, recording -15.8 per cent to reach \$219,000 across 202 transactions.

Logan's attached housing fell -4.3 per cent in the year to \$225,000, Redland -0.8 per cent to \$360,650 and Moreton Bay saw zero movement, remaining at \$315,000. Over the quarter, Ipswich saw a dramatic fall in its median, -2.7 per cent to \$216,000 across 31 transactions. Logan saw a modest fall of -0.9 per cent while all other jurisdictions remained flat or slightly positive during the period. For Greater Brisbane over the year, listings have dropped by a substantial 12.5 per cent.

## Rental Market

March quarter median rental yields across outer Brisbane LGAs ranged from 4.1 per cent to 4.8 per cent for houses, and 5.1 per cent to 7.2 per cent for units. Median annual rent for outer Brisbane three-bedroom houses ranged from \$320 per week in Ipswich to \$400 per week in Redland. The same measure for two-bedroom units ranged from \$260 per week in Ipswich to \$355 per week in Redland. The Greater Brisbane vacancy rate was at 2.0 per cent in June quarter 2020 – a figure that was unchanged from the previous quarter's result.

## BRISBANE LGA

House Market (<2400m<sup>2</sup>)

Brisbane houses are in the recovering phase of the cycle with the median house price +0.7 per cent in June to record a result of \$694,000 across 1,897 transactions. On an annual basis, the median price rose +2.9 per cent to reach \$700,000 across 12,344 transactions. General activity metrics indicate a lack of listings were behind the price resilience to midyear, with tighter vendor discounting a result. Total annual listing numbers to June 2020 were 17,822 which is a notable fall of -10.4 per cent compared to last year.

## Unit Market

A look at median price movements revealed unit values were steady, but still within the overall downward sector of the price cycle. Unit and townhouse prices remained flat over the June 2020 quarter to record a median of \$400,500 across 882 transactions. Over the past year, the annual median unit price rose +1.9 per cent to \$420,000 across 6,326 transactions. Listing numbers over the year to June 2020 were 9,254 which was a -12.7 per cent fall on the 2019 figure.

## Rental Market

Brisbane's overall rental vacancy rate sits at 3.2 per cent for the June 2020 quarter. The figure had been below 3.0 per cent for the past five quarters and is the highest vacancy rate since September quarter 2017. The Brisbane LGA median rent for a three-bedroom house held steady at \$430 per week for the year to June 2020. Two-bedroom units saw a \$5-per-week increase in the median during the year to come in at \$415 per week.

## GOLD COAST

House Market (<2400m<sup>2</sup>)

The Gold Coast housing market has passed the bottom of the price cycle and is in a 'recovering' phase, with the annual house price rising +2.5 per cent for the year to June 2020, coming in at \$630,500 across 6,835 transactions. Prices rose modestly over the June quarter, reflecting a +0.9 per cent gain to \$635,000



across 1,003 transactions. As the pandemic restrictions set in, housing stock numbers tightened, and vendors went to ground with a firmer market being the result. Total annual house listing numbers fell to 11,387 for the year ending May 2020 – a drop of 11.7 per cent on the previous year's listings.

#### **Unit Market**

While unit prices are fairly steady, they remain in the softening sector of the price cycle. Unit median prices stayed flat over the quarter, coming in at \$415,000 across 773 transactions. For the year to June 2020, the annual median rose by +1.2 per cent to \$415,000. This was across a total of 6,173 sales. Listing numbers for the 12 months to May 2020 were 8,016 – a sizable reduction of 15.2 per cent on the previous year's result of 9,454.

#### **Rental Market**

The last four quarters of vacancy rates have come in at 3.0 per cent apart from the December 2019 quarter which recorded 1.8 per cent. Previous to this 12-month period, quarterly vacancy rates were running at between 1.1 per cent and 2.7 per cent for approximately eight years. The annual rent for a three-bedroom house to June 2020 was \$500 across 898 new bonds – this was an increase of \$5 per week on the 2019 measure. The same comparisons for two-bedroom units saw a 2020 median of \$430 per week across 2,751 new bonds as opposed \$440 per week in 2019.

### **TOOWOOMBA**

#### **House Market (<2400m<sup>2</sup>)**

The Toowoomba house market was one of the strongest of all major regions over the June quarter, recording an increase of +1.4 per cent to \$360,000. Over the year ending June, it also posted growth of +0.6 per cent. The region also experienced a low volume of listings with sales volumes down about 50 per cent compared to the previous quarter. During the June quarter, the effects of COVID-19 were most prominent in March and early April, but enquiry returned to more normalised levels after that period. As Toowoomba is not heavily reliant on the tourism sector to sustain its economy, the previous closure of the Queensland border didn't have a significant impact on the broader market in the region.

#### **Unit Market**

The Toowoomba unit market was equally healthy over the June quarter, with a median unit price increase of +3.2 per cent. The region's median unit price is just shy of \$304,000, however, only 40 sales were reported over the three-month period with the volume of sales down significantly compared to the previous quarter. However, Toowoomba was the best performing major region for vacant land median price change over the June quarter with an increase of +2.9 per cent. Vacant land stocks have been absorbed and new home construction is set to boom between now and the end of 2020.

#### **Rental Market**

The region's rental market is still struggling with a lack of supply. Vacancy rates stayed at the very low level of 1.2 per cent across the March and June quarters, showing its resilience to the impacts of the pandemic. Unsurprisingly, median weekly rents have increased in the region over the past year. The median rent for a three-bedroom house is up +1.6 per cent to \$320 per week. The median rent for a two-bedroom unit has increased by +4.0 per cent to \$260.

### **SUNSHINE COAST**

#### **House Market (<2400m<sup>2</sup>)**

A few months ago, it probably would have seemed absurd that a tourism location would prove to be the strongest property market in the State at present. But that's the situation on the Sunshine Coast where the June quarter saw the median house price increase +1.7 per cent and even higher in Noosa, up +1.9 per cent. The median house price for the Sunshine Coast LGA is now \$605,000 and in Noosa, its nearly \$840,000. The region is no doubt benefiting from

it being a domestic holiday location with an influx of southeast Queenslanders taking place once travel restrictions eased.

#### **Unit Market**

Whereas unit markets in other regional locations are bearing the brunt of the pandemic, the situation seems to be reversed on the Sunshine Coast. The median unit price has increased +1.2 per cent over the June quarter and is up an impressive +3.8 per cent in Noosa. Similar to its housing market, the low volume of listings is supporting the unit market with demand generally out-stripping supply. The volume of unit sales on the Sunshine Coast has fallen by more than 50 per cent compared to the previous quarter.

#### **Rental Market**

The vacancy rate on the Sunshine Coast has continued its downward trend. The only locality that recorded a jump in vacancy rate during the lockdown was Noosa, but that state of play has since evaporated. Demand for rental properties has pushed the vacancy rate down to 1.9 per cent on the coast with rents starting to increase for new leases especially. The increased demand has yet to flow through to the data in the June quarter, however, the September quarter was likely to see higher rents recorded.

### **FRASER COAST**

#### **House Market (<2400m<sup>2</sup>)**

Both quarterly and annual median house price movements up to June 2020 indicate Fraser Coast values are stable but within the falling section of the price cycle. The annual median house price was \$322,500 across 1,622 transaction to June 2020 – a minor fall of -0.8 per cent on last year's figure. The quarterly median house price to June 2020 was \$320,000 across 219 transactions and reflected an increase of +1.0 per cent over the period.

#### **Unit Market**

The Fraser Coast unit market is moving toward its peak of the current cycle. The annual median unit price to March 2020 was \$255,000 across 264 transactions, which reflects a +2.0 per cent increase on last year's measure. The quarterly median unit price to March 2020 was \$230,000 across 41 transactions which reflected no significant change on last year's result. Total listing numbers for units fell over the year by 14.0 per cent while stock on market was down 1.2 per cent, reflecting a tightening in the sector.

#### **Rental Market**

The rental market remained buoyant into the second half of 2020, with three-bedroom houses recording a median weekly rent of \$325 across 273 new rental bonds. This median rent was \$15 more per week as compared to 2019's result. Two-bedroom units had a median of \$285 across 147 new rental bonds. This was an increase of \$15 per week compared to the same time last year. Vacancy rates tightened dramatically from the March 2020 quarter figure 3.1 per cent to reach 1.2 per cent for the June 2020 quarter. This sudden reversal brought the vacancy rate back under 2.5 per cent which is where it had been tracking since June quarter 2017.

### **BUNDABERG**

#### **House Market (<2400m<sup>2</sup>)**

Analysis of both quarterly and annual median price movement indicate Bundaberg's housing is in the 'recovering' phase of its price cycle. Bundaberg's median house price rose +1.8 per cent in the year to June 2020, coming in at \$280,000 based on 1,175 transactions. The region's June quarter 2020 median price was \$280,000 based on 152 sales. This was a +1.1 per cent increase on the median price as compared to the previous quarter. Total annual house listing numbers fell by -11.3 per cent from 3,171 for the year to June 2019, to 2,813 for the year to June 2020.

#### **Unit Market**

Analysis of both quarterly and annual median price movement





Bundaberg, Queensland

indicate Bundaberg's unit market is in the rising sector of the cycle and approaching its peak. The quarterly unit price saw a dramatic uptick, although sale numbers were limited at 27. The figure for the June 2020 quarter was \$247,750 which was a notable +2.0 per cent increase compared to the previous quarter. The annual median for units to June 2020 was \$255,000 based on 198 transactions. This reflected a +2.0 per cent increase on the median compared to last year's result. Total listings for the year to June 2020 was 341 representing a dramatic -24.2 per cent reduction on last year's total figure of 450 listings.

#### **Rental Market**

The Bundaberg rental remains healthy with tight vacancies and firm rent return. The June quarter 2020 vacancy rates came in at 1.0 per cent which was substantially tighter than the previous quarter's vacancy rate of 2.4 per cent. This latest rate is the tightest quarterly vacancy result for more than a decade. Median rent for a three-bedroom house in June quarter 2020 was \$300 per week which was unchanged from the same measure last year. The June 2020 quarterly median rent for a two-bedroom unit was at \$240 per week which was the same as the median in the June quarter 2019.

### **GLADSTONE**

#### **House Market (<2400m<sup>2</sup>)**

The Gladstone housing market continued its strong market conditions over the previous quarter. In fact, it seems like the region has felt very few negative, and many positive, impacts from the pandemic. The Gladstone median house price increased +0.4 per cent over the June quarter but its performance over the year was the equal best major region in the State with growth of +5.9

per cent. The median house price in Gladstone is now \$286,000. However, the number of sales in Gladstone was down about 40 per cent compared to the previous quarter.

#### **Unit Market**

The Gladstone unit market remains soft, but it's not due to the pandemic. While still a very small part of the region's property sector, high body corporate fees continue to impact the unit market even though rents can be attractive. To illustrate the size and perhaps softness of the Gladstone unit market, not enough sales were recorded over the June quarter to calculate a reliable median unit price. Vacant land in Gladstone is selling well, however, with buyers keen to make the most of the various government grants currently available.

#### **Rental Market**

The Gladstone rental market remains undersupplied with a vacancy rate of 2.0 per cent. As a comparison, in the June quarter last year, its vacancy rate was 4.1 per cent. Lease renewals are commonly seeing rent increases of about \$20 to \$30 per week. However, new leases are recording bigger rental jumps again. The median rent for a three-bedroom house in Gladstone has increased +13 per cent over the past year to \$300 per week while the median weekly rent for a two-bedroom unit jumped by nearly 7.0 per cent to be \$193 per week.

### **ROCKHAMPTON**

#### **House Market (<2400m<sup>2</sup>)**

Based on the metrics, Rockhampton housing is in the recovering phase of the property price cycle. The June 2020 quarterly median



house price rose slightly over the period to \$275,000 across 201 sales. For the 12 months to June 2020, houses also recorded a median sale price of \$267,000 – which is a +4.3 per cent increase on the previous year – across 1,002 transactions. Values are notably softer on a medium-term analysis. The median house price five years ago was \$295,000 which translates to a -9.5 per cent drop in the figure since that time. The total number of house listings in Rockhampton for the 12 months to June 2020 was 2,092, which was a -10.4 per cent drop on the previous year's 2,334 listings.

#### **Unit Market**

The unit market in Rockhampton is relatively thin. The 12-month median unit price fell by a notable -6.0 per cent to \$253,750 across 77 sales. The total number of unit listings in Rockhampton for the 12 months to June 2020 was 200 – a substantial -23.7 per cent decrease on the previous 12-month period, which had 262 listings.

#### **Rental Market**

The vacancy rate for the June 2020 quarter was 0.7 per cent, which is a tightening of the previous quarter's vacancy rate of 1.3 per cent and the lowest quarterly vacancy rate for over a decade. Median rent for a three-bedroom house in the year to June 2020 was \$300 per week – up \$10 on the previous year. For two-bedroom units, the annual median was \$230 per week which was a rise of \$10 per week based on the previous year's result.

### **MACKAY**

#### **House Market (<2400m<sup>2</sup>)**

The Mackay housing market has continued its run of healthy market conditions over the June quarter. While recording a flat median house price of \$400,000 over the period, the region has had four consecutive quarters with a negative price result. These sorts of numbers helped Mackay become the equal number one major region for median house price growth over the year ending June with a price uplift of +5.9 per cent. The median house price in Mackay is now only about 5.0 per cent off its figure from five years ago.

#### **Unit Market**

The solid market conditions have yet to positively impact the region's unit sector. The Mackay median unit price reduced -2.2 per cent over the June quarter to \$222,000 and was also down -2.2 per cent over the year. The unit market remains soft but is also a very small part of the overall market with only 30 sales recorded over the June quarter. The median unit price is still -28.5 per cent below its level five years ago, which is a fall of more than \$80,000. However, its current low median unit price is now the most affordable of all major regions, which is likely to become attractive to bargain hunters in the times ahead.

#### **Rental Market**

Mackay's rental market has hardly skipped a beat this year, even during the lockdown period. In fact, its vacancy rate has fallen to just 1.3 per cent – one of the lowest in the State and a figure that shows the local rental market is well in undersupplied territory. The lack of rental properties at the same time as an influx of new residents is starting to significantly impact prices as well as create stress for would-be tenants. The impact of the low vacancy will likely be pronounced in the next quarter of statistics, but it's clear that Mackay rents are already increasing. The median rent for a three-bedroom house is up nearly 3.0 per cent to \$360 compared to June last year.

### **TOWNSVILLE**

#### **House Market (<2400m<sup>2</sup>)**

The Townsville median house price held steady over the June quarter, posting an increase of +0.6 per cent to \$320,000. The annual median house price change also increased by +0.6 per cent. The volume of sales was down about 30 per cent over the quarter – a better result than many other parts of Queensland.

#### **Unit Market**

The Townsville unit market was stronger over the quarter, posting a healthy +3.8 per cent median unit price increase. Over the year ending June, Townsville's median unit price rise of +8.3 per cent was the second highest of all major regions in the State – behind the seemingly perennial number one unit location of Noosa.

#### **Rental Market**

The Townsville rental market is experiencing its lowest vacancy rate in more than 10 years. The region's vacancy rate in June was just 1.7 per cent – a figure that hasn't been recorded by the REIQ in recent history. Townsville's rental market started to tip into undersupplied territory in the September quarter last year with that situation now even more pronounced. The median weekly rent for three-bedroom houses hasn't recorded an increase over the year, however, that's likely to change in future quarterly data-sets. The median rent for two-bedroom units was up +3.8 per cent to \$270 over the year.

### **CAIRNS**

#### **House Market (<2400m<sup>2</sup>)**

Given the Cairns region was set to be more negatively impacted than most other Queensland regions during the lockdown, its median house price held its ground over the June quarter, dipping by -0.5 per cent to \$400,000 and recording an increase of +0.7 per cent over the year ending June. House prices were being supported by the continued low volume of listings, with robust competition amongst buyers for properties on the market. That situation is reflected in the volume of sales, which are down about 53 per cent compared to the previous quarter.

#### **Unit Market**

The Cairns unit market is not faring quite as well with median prices reducing over the quarter and the year. The median unit price fell -1.3 per cent over the June quarter to \$215,000 and was also down -1.3 per cent over the year ending June. Only 120 unit sales were recorded during the June quarter, down significantly from the previous three-month period.

#### **Rental Market**

The Cairns rental market has bounced back from its temporary soft conditions during the lockdown. Its vacancy rate in June 2020 was 2.4 per cent, down from 3.5 per cent in March. The region's rental market was well into undersupplied territory prior to the pandemic and that state of affairs has now returned. The weekly median rent for a three-bedroom house in Cairns was steady over the period at \$400, while the median rent for two-bedroom units reduced to \$310.

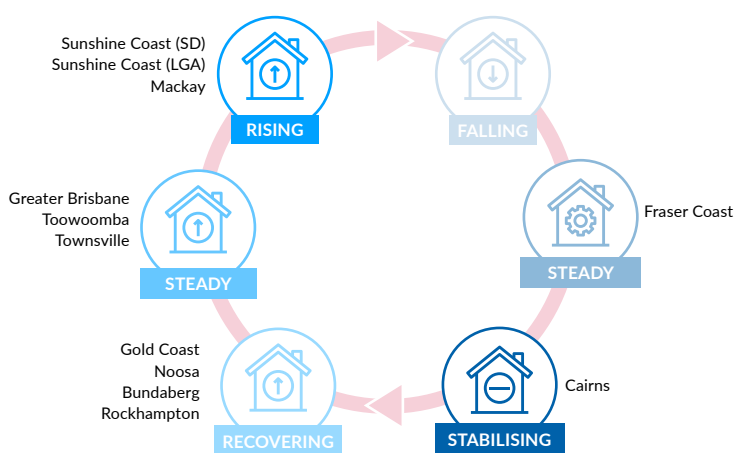
***Business as usual simply won't cut it as we recover from COVID-19. That's why Queensland businesses need to be resilient and agile to deal with rapidly evolving threats and opportunities – much like real estate businesses were quick to adapt at the outbreak of the pandemic.***

## 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	8525	\$475,000	0.0%	55280	\$485,000	\$480,000	1.0%	\$440,000	10.2%
Queensland	Houses ^	1388	\$539,350	0.0%	8332	\$555,000	\$550,000	0.9%	\$500,000	11.0%
Queensland	Units	2759	\$371,000	0.5%	20757	\$382,000	\$379,000	0.8%	\$385,000	-0.8%
Queensland	Land	1184	\$205,000	-1.3%	9991	\$234,000	\$235,000	-0.4%	\$210,000	11.4%
Queensland	Land ^	548	\$210,000	-2.3%	2821	\$219,750	\$237,500	-7.5%	\$230,000	-4.5%

### QUEENSLAND HOUSE MARKETS

June Qtr 2020

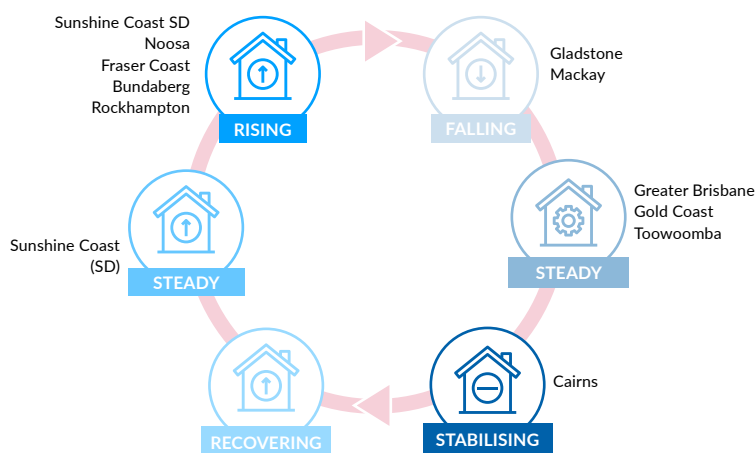


Source: REIQ

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

### QUEENSLAND UNIT MARKETS

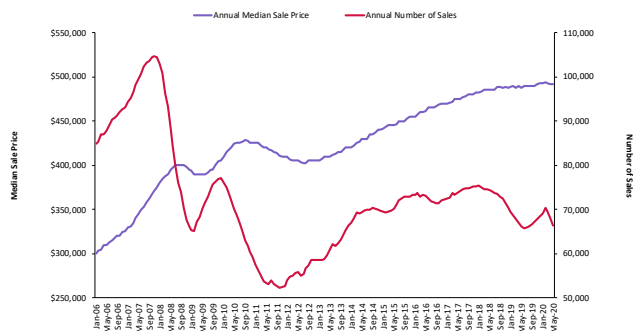
June Qtr 2020



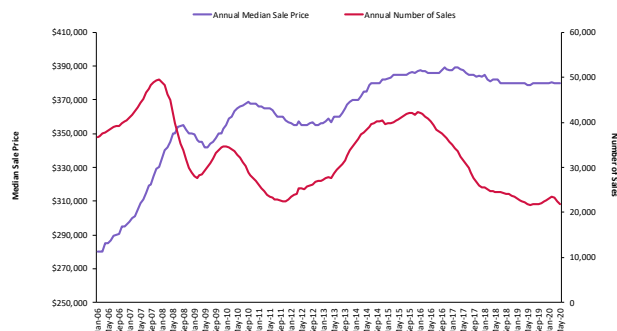
Source: REIQ

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

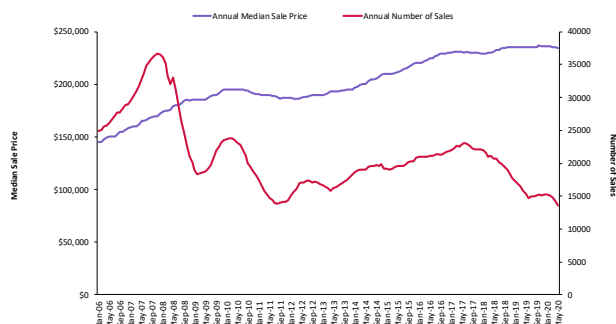
#### Queensland House Market



#### Queensland Unit Market



#### Queensland Land Market







### HOUSE MARKET COMPARISON



**Best performer for the year**

**Greater Hobart**  
**7.7%**



**Fastest selling capital city**

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



**Smallest discount capital city**

**Canberra**  
**-2.0%**



**Largest discount capital city**

**Greater Darwin**  
**-4.9%**

## A Healthy Housing Market Will Help Support Australia's Economic Recovery

Editor: Olivier Björksäter-Bleylock

**While many of us may not know anyone who has contracted the coronavirus, the likelihood is high that most of us will know someone who has lost their job or who has been forced to take a reduction in pay and/or hours. This recession may well decide how Australians embrace the next two decades. And what will the implications be for the country's property market?**

In the early 1990s, former Prime Minister Paul Keating declared that Australia's recession was the "recession we had to have." That was a matter of opinion, particularly if you asked those who were out of work and struggling to find employment at the time. Fast forward some 30 years, and we find ourselves in a similar situation. So, is this a recession yet again that we had to have? Has COVID-19 forced Australia to navel gaze long enough to understand that manufacturing is severely missing from the country's productivity capabilities? Has a reliance on China left us far too vulnerable to economic diplomacy? Has the framework between government, union and business been stretched beyond its limits as to reduce actual outputs whilst putting up significant road blocks in red and green tape? Will we emerge from this recession technologically more capable and prepared to invest more directly into entrepreneurialism? Will the general populace have a greater understanding of those less fortunate than themselves?

To put this recession into context, during the period between 2015 and 2019, the national economy created 1,136,200 new jobs or the equivalent of circa 284,000 jobs per annum. Conservative estimates show that from May 2019 to May 2020, the Australian economy shed 700,800 jobs or almost three years of labour force growth. It was said had the Federal Government not intervened with *JobKeeper*, the expectation was that well over 1 million people would now be looking for work. Unfortunately, that became the reality when unemployment figures released by the Australian Bureau of Statistics in July 2020 revealed that while the unemployment rate increased by less than 0.1 pts to 7.5 per cent and was 2.2 pts higher than in July 2019, the number of unemployed people increased by 15,700 to 1,009,400 people, and has increased by 296,200 people since July 2019. Meanwhile, as far as recessions go, there was absolutely no surprise Australia's GDP shrunk by 7.0 per cent, with the real surprise being that it didn't shrink by significantly more. Again, government stimulus has been well targeted and some would argue quite generous. As a result, much of the *JobKeeper* and *JobSeeker* money has circulated back into the economy which was expected.

So, how has the national property market performed? Housing values recorded a fourth month of decline over the quarterly reporting period and down a further 0.4 per cent in August 2020, with trends beginning to diverge across capital cities. Although housing values continued to trend lower from their pre-COVID highs, at least from a macro perspective, the rate of decline has eased over the past few months, with five of the eight capitals recording steady or rising values more recently.

Melbourne's housing market is the main drag on the headline results. Following a similar decline in July, Melbourne home values fell by 1.2 per cent in August, the largest fall recorded amongst the capital cities, demonstrating the impact of a worse viral outbreak relative to other cities, along with a larger demand side impact from stalled overseas migration. Through the COVID period to date, Melbourne home values have fallen by 4.6 per cent.

Outside of Melbourne, the remaining capital cities all recorded slightly better conditions relative to July. The rate of decline eased across Sydney and Brisbane,

while home values held firm or showed a subtle rise across the remaining capitals.

The performance of housing markets is intrinsically linked with the extent of social distancing policies and border closures which also have a direct effect on labour market conditions and sentiment. It's not surprising to see Melbourne as the weakest housing market considering the extent of the virus outbreak, and subsequent restrictions, which have weakened the economic performance of Victoria. Looking ahead, it's likely we'll see a diverse outcome for housing markets around the country, depending on how well the virus is contained and the region's exposure to other factors such as its reliance on overseas migration as a source of housing demand.

Regional markets have continued to outperform their capital city counterparts across the largest states. While CoreLogic's combined regionals index has lost momentum relative to the pre-COVID trend, the index has held virtually flat since May. There are a variety of factors helping to support regional housing market conditions. Unlike their capital city counterparts, which usually receive 85 per cent of net overseas migration, most regional markets have avoided the drop in demand caused by the pause in migration. Regional markets may also be appealing for their relatively low density and lower price points. The normalisation of remote work through the pandemic could also make proximity to major cities less of a factor in home purchasing decisions.

Lower quartile home values have continued to record a stronger trajectory than properties in the upper value quartile. Looking at the latest figures from August 2020, across the combined capitals, lower quartile property values edged 0.1 per cent higher while values across the upper quartile fell 0.9 per cent. While this trend partly reflects weaker conditions within the most expensive cities, the same trend is evident across most capital cities as well.

In the worst hit market, Melbourne, lower quartile home values reduced by 0.6 per cent in August, compared with a 1.9 per cent drop across the upper quartile. Sydney saw a similar, but less exaggerated trend with lower quartile home values falling just 0.1 per cent over the month, while upper quartile values fell by 0.6 per cent. Through the COVID-19 period to-date, Melbourne's upper quartile values are down 7.0 per cent from their recent peak whereas Sydney's upper quartile is down 3.3 per cent while the decline across the lower quartiles has been 2.0 per cent and 0.7 per cent respectively. Higher participation rates from first home buyers, induced by various government incentives, could be supporting lower end home values. Additionally, this sector of the market recorded much lower growth rates during the past upswing in home values through the second half of last year and in early 2020. This suggests the relatively mild decline at the low end of the market could also be a function of cyclical patterns in the housing market.

Home sales and advertised stock levels have continued to follow consumer sentiment. After plunging through late March and April, consumer sentiment readings posted a partial recovery through May, June and July before falling again in August. The Westpac-Melbourne Institute index fell 9.5 per cent in August, returning to similar levels seen amid the first lockdown in April. A new round of social distancing restrictions in Victoria, and concerns about a renewed spread of the virus, weighed heavily on purchasing decisions. As a result, the trend in listings and housing turnover has followed a similar path. The number of new property listings halved between mid-March and the first week of May before rebounding

48 per cent over the next three months. The recent trend has again seen new listing numbers decline, falling by 11.5 per cent over the four weeks in August.

Home sales also fell sharply in April, down by a third between the end of March and end of April. The estimated volume of home sales bounced back by 49 per cent by the end of June, but has since trended slightly lower as weaker sentiment and lower listing numbers again weigh on market activity. The low level of total advertised inventory is another factor helping to insulate home values. Through the COVID-19 pandemic to-date, active listing numbers have remained extremely low, demonstrating both a lower than average amount of fresh stock being added to the market and a strong rate of absorption. So far there has been no evidence of urgent or distressed listings starting to pile up which could potentially change, however, as fiscal support starts to taper at the end of September and distressed borrowers taking a repayment holiday reach their six month check-in period around the same time. The timing of these two events could be the catalyst for a gradual rise in distressed listings which will be an important trend to monitor.

Auction results provide another signpost for the fit between buyer and seller pricing expectations. In August 2020, the combined capital city clearance rate held roughly in line with the decade average, averaging 59 per cent over the first three weeks of the month. Although the overall trend in auction clearance rates remains firm, the two largest auction markets, Sydney and Melbourne, have recently diverged. Melbourne auction volumes have moved sharply lower, currently at their lowest levels since April. Meanwhile, the number of auctions held across Sydney have consistently trended higher. Similarly, Sydney's clearance rates have generally held above 60 per cent since mid-May, while Melbourne clearance rates have softened, averaging 54 per cent in August.

Nationally, capital city rents have held up better than housing values. Since the end of March, capital city dwelling rents are down 1.4 per cent compared with the 2.3 per cent drop in dwelling values. Despite the apparent resilience, a more substantial performance gap is opening up between houses and units across the rental sector. Since the end of March, capital city house rents are down by a modest 0.3 per cent, while unit rents have fallen a more substantial 3.5 per cent with rents underperforming relative to house rents across every capital city.

The difference is most significant in Melbourne and Sydney where there is approximately a 3 per cent variance between the fall in house rents compared to unit rents. Hobart has also recorded a significant drop in unit rents through the COVID period, falling 5.1 per cent. Weaker rental conditions across the unit sector can be attributed to a combination of high supply and low demand. Supply levels for rental grade units have surged over recent years, especially in Sydney and Melbourne, where high-rise unit supply across key inner city markets has remained substantially above average. At the end of March there remained around 51,000 units under construction across New South Wales (+19 per cent on the 10-year average), and about 45,000 units were under construction across Victoria (+24 per cent above the decade average).

On the demand side, rental demand for inner city apartments has been significantly impacted by stalled overseas migration, including foreign students, as well as less demand from domestic students who are generally studying from home. Rental demand has also



## UNIT MARKET COMPARISON

**Best performer for the year****Greater Melbourne****8.4%****Fastest selling capital city****Greater Hobart****13 Days****Smallest discount capital city****Canberra****-1.8%****Largest discount capital city****Greater Darwin****-7.1%**

been impacted by weak labour market conditions across industry sectors common with renters, including the food, accommodation, arts and recreational services sectors. CoreLogic rental listings data shows advertised rental supply in select inner city areas has more than doubled between mid-March and early August. With high supply and weak rental conditions likely to persist, at least until international borders re-open, inner city investment unit values are likely to remain under significant downside risk.

While much will depend on the length of the COVID-19 pandemic and its true effects measured over the next two reporting quarters to the end of 2020, the following highlights of each capital city performance over the June quarter captures the first full reporting of post COVID-19 lockdowns being introduced across the country.

**ADELAIDE****June 2020 QoQ Change:****Median House Price: \$553,036/+0.2%****Median Unit Price: \$319,266/-2.9%**

Adelaide was one of only three cities to record house price growth over the June quarter, along with Hobart and Canberra. While it was modest at +0.2 per cent, this has pushed house prices to a record high of \$553,036. This is a better outcome than the other capital cities that plunged into decline, reinforcing the stability of the Adelaide housing market even amid the economic fallout of COVID-19. However, unit prices slipped -2.9 per cent over the June quarter, reversing part of the strong growth recorded over the first three months of the year, to \$319,266. The outlook for residential property has improved vastly in recent weeks. Sentiment towards housing and the purchase of a home has bucked the overall more negative sentiment around the broader economy. South Australia had one of the biggest improved sentiment towards the time to buy a dwelling which reached a six-month high nationally. Affordability is clearly front of mind for prospective buyers, with Adelaide offering one of the lowest purchase prices of all the capitals as well as offering buyers a great lifestyle. Demand could be increased by Australia's success in dealing with the global pandemic compared to other countries, making it an attractive destination to reside, particularly towards lifestyle regions.

**BRISBANE****June 2020 QoQ Change:****Median House Price: \$582,847/-1.4%****Median Unit Price: \$375,285/-4.1%**

Greater Brisbane house prices fell -1.4 per cent over the June quarter. This is the first quarterly fall in a year and the steepest in almost nine years. However house prices remain higher compared to last year, marking seven-and-a-half years of annual capital growth. A two-speed property market has developed across the LGAs with Brisbane City, Moreton Bay, Redland, Scenic Rim and Somerset house prices falling over the quarter, while Ipswich grew, and Logan remained stable. Prior to COVID-19, there was promising growth in prices for Greater Brisbane. Although this has reversed in the June quarter, the fall in prices to date has been minimal considering the economic aftermath of multiple border closures and shutdowns. An initial pull back in seller and buyer activity during the lockdown acted to underpin prices, government financial support has kept distressed or urgent sales minimal, and incentives have encouraged buying journeys to begin. As a result, the outlook for residential property has improved vastly. Sentiment towards housing and the purchase of a home has bucked the overall more negative sentiment around the broader economy. Nationally the time to buy a dwelling pushed to a six-month high according to the Westpac Melbourne Institute Index of Consumer Sentiment. Affordability is clearly front of mind, with the biggest jumps in Queensland, South Australia and Western Australia.

**CANBERRA****June 2020 QoQ Change:****Median House Price: \$819,090/+4.1%****Median Unit Price: \$453,750/-1.3%**

Canberra house prices bucked the downward trend seen in most other cities and continued to rise over the June quarter. The strong quarterly growth pushed median house values to a record high, breaking the \$800,000 price bracket. This is also the





Melbourne, Victoria

first time Canberra house prices have pushed above the median value of the combined capitals since 2013. Unit prices slipped -1.3 per cent over June, a marginal fall compared to the steep decline of the previous quarter. The housing market continues to operate on different speeds. House prices have risen +31.4 per cent over the past five years while unit prices decreased -5.8 per cent. The ACT has not felt the economic impact of the COVID-19 crisis to the same extent as other cities, though the jobless rate has risen, it remains the lowest compared to other jurisdictions, supported by the high public sector employment base, where job losses have been minimal, and industries supporting the public sector. A resurgence of first home buyers enticed by low interest rates and government incentive schemes have helped many on to the property ladder and supported housing activity. Tax waivers on land and off-the-plan purchases, together with the HomeBuilder grant could continue to lure buyers.

#### **DARWIN**

**June 2020 QoQ Change:**

**Median House Price: \$516,213/-1.0%**

**Median Unit Price: \$241,461/-3.7%**

Darwin's house prices fell over the June reporting quarter, reversing the positive trend that had started to emerge across the Territory's capital. Affordability has vastly improved for first home buyers; house prices are just over \$162,000 lower than the 2013 high, although they are now almost \$13,000 above the late-2019 trough. Darwin remains the most affordable city to purchase a house in Australia, a title it claimed last quarter for the first time since 2002. It appears units are yet to find a price trough though, having fallen further over the quarter, currently almost \$245,000 below the early-2016 peak.

#### **HOBART**

**June 2020 QoQ Change:**

**Median House Price: \$529,388/+1.4%**

**Median Unit Price: \$429,464/-1.5%**

Hobart house prices pushed to new heights over the June quarter. Hobart was one of three cities to see houses rise in the three months to June. For the first time on record, it's now more expensive to purchase a house in Hobart than it is in Perth or Darwin. While values have ticked higher, momentum has slowed from the rapid pace of growth seen in recent years. House prices are a staggering 57.3 per cent and units 70 per cent higher than five years ago, providing home owners and investors the strongest capital growth of all the major capitals during this time. The loss of momentum in the housing market is expected given the exposure of Hobart's economy to tourism, the industry hardest hit by the COVID-19 pandemic. Risks to the housing market remain particularly if the unemployment rate stays persistently high once government stimulus measures begin to step back. While there's no increase in urgent or distressed selling currently, risks are ahead, particularly given the extraordinary value growth and low average wage. The health crisis has also opened discussions for the government to undertake significant economic reform including the issue of stamp duty. If stamp duty is abolished it could have a positive impact on sales activity.

#### **MELBOURNE**

**June 2020 QoQ Change:**

**Median House Price: \$881,369/-3.5%**

**Median Unit Price: \$537,345/-1.7%**

Melbourne's record high house price achieved last quarter was short-lived, with prices dropping 3.5 per cent over the June quarter.



House values have fallen \$32,000 and units \$9,000 over the first quarter to show the impact of COVID-19. Prior to this, house prices had made a full recovery from the 2017-19 slump. This quarter marks the first fall since early 2019 and is the deepest quarterly fall of all the major capital cities. Affordability appears to be front of mind for buyers, with more substantial falls in the city, the inner east and inner south, while the outer areas remain stable or have risen. Units have held up surprisingly better, falling a more moderate 1.7 per cent over the June quarter. It's the opposite trend for Melbourne units, with the price slump concentrated in the affordable areas of the south east and west. Melbourne's property market outlook has adjusted in recent weeks as the city enters its second lockdown. The full impact of the first economic shutdown was clearly evident in the June quarter. Sales activity, listings and clearance rates fell in April. However the rebound was swift as restrictions eased, confidence lifted from the April lows, vendors returned, and more buyers decided it was a good time to purchase – nationally rising to a six-month high. The second lockdown will stall this momentum temporarily.

### PERTH

**June 2020 QoQ Change:**

**Median House Price: \$522,414/-1.5%**

**Median Unit Price: \$334,284/-4.9%**

House prices fell modestly over the June quarter, reversing the growth trend over the prior two quarters. While a house price recovery is still expected for Perth, the economic fallout of COVID-19 appears to have paused the beginning of any rebound. House prices remain above the mid-2019 trough marginally by +0.1 per cent but are -15.2 per cent below the late 2014 peak. Unit prices dropped -4.9 per cent over the quarter, losing almost all the strong gain recorded over the previous quarter, pushing unit values down marginally -0.1 per cent over the year. This has created a window of opportunity for buyers, with values only +0.7 per cent above last year's trough but a staggering -20.7 per cent lower than the mid-2014 peak. Perth's housing recovery may have paused in recent months although prices remain relatively stable considering the economic impact of the current pandemic. Improving commodity prices, particularly the State's two biggest exports gold and iron ore, will be a pillar of support for the economy. A rapidly shrinking supply of advertised listings will also help to rebalance the market.

### SYDNEY

**June 2020 QoQ Change:**

**Median House Price: \$1,143,012/-2.0%**

**Median Unit Price: \$735,417/-1.9%**

Sydney's house and unit price recovery was abruptly halted over the June quarter, down -2.0 per cent and -1.9 per cent respectively. Houses have lost almost \$23,000 and units just over \$14,000 in the June quarter. For houses, this is the first time prices have moderated since early 2019 and a year for units. Sydney was in an upswing prior to this interruption, highlighted by the strong annual growth, up by +10.5 per cent for houses and +7.3 per cent for units. House prices are \$110,000 above the early 2019 trough but remain \$55,000 below the mid-2017 peak. Unit prices are \$50,000 above the mid-2019 trough but remain \$52,000 below the mid-2017 peak. The full impact of the economic shutdown was evident in the June quarter. Sales activity, listings and clearance rates fell in April but were rebounding by June. It's clear that confidence has lifted from the April lows, sellers have returned, and more buyers think now is a good time to purchase – nationally rising to a six-month high, according to the Westpac Melbourne Institute Index of Consumer Sentiment. Buyer interest has renewed from the April lows – those with job security are being enticed by low mortgage rates,

government financial incentives and taking advantage of improved affordability. Price expectations have changed rapidly in recent months, with more vendors adjusting asking prices downwards to seek a timely sale. In June, 15.2 per cent of sellers reduced asking prices, three times higher than the same time last year. The proportion of properties discounted is a leading indicator of price movement, evidence that further price weakness lies ahead.

In summary, housing markets are showing greater diversity relative to earlier in the pandemic. The early phase of COVID-19 saw housing markets react similarly, with both listings and home sales falling sharply and home values starting a modest downward trend. As the virus curve was brought under control, restrictive policies lifted, state borders opened and conditions bounced back to resemble almost 'normal' levels of activity. More recently we've seen a clear divergence between regions where the virus curve has steepened, and where the virus remains well contained. This highlights the broad economic impact of renewed social distancing policies, border closures and weaker consumer sentiment.

The spring selling season is likely to be less active than normal this year. Spring is a period where the housing market typically becomes more active, from both a sales and listings perspective. Heading into spring, the trend in advertised listing numbers and home sales is heading in the opposite direction; new and total listing numbers are reducing and sales activity slipped by an estimated -1.9 per cent in August. So far there's no evidence that large numbers of distressed properties are coming on the market, however as already mentioned, this could change towards the end of the year and into next year as fiscal support lessens and lenders become less lenient on distressed borrowers. Considering fiscal stimulus policies are set to reduce at the end of September and lenders will be conducting six-month check-ins with borrowers taking a repayment holiday, the downside risk to home values remains high.

The Federal Budget, to be announced in early October 2020, should help provide further guidance on the direction of housing markets. Additional policy measures aimed at stimulating housing activity could help support Australia's economic recovery.

**It's clear that confidence has lifted from the April lows, sellers have returned, and more buyers think now is a good time to purchase – nationally rising to a six-month high.**

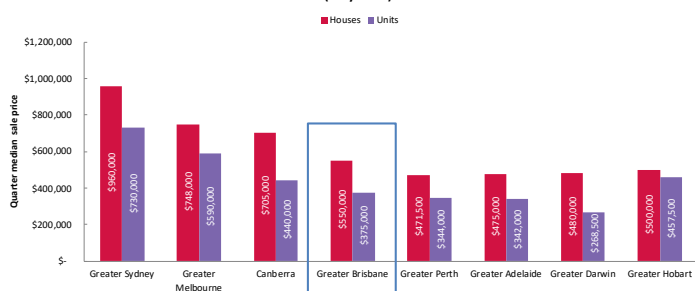


## CAPITAL CITIES COMPARISON

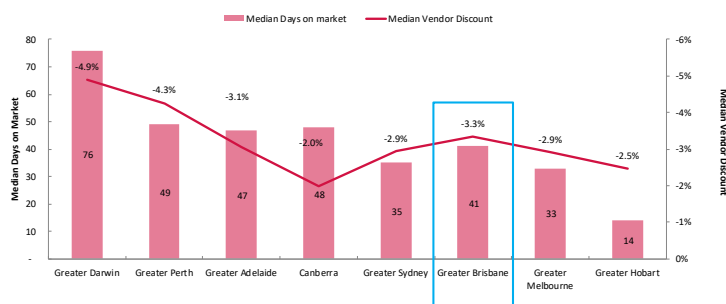
HOUSES										UNITS								
CAPITAL CITIES*	MEDIAN SALES PRICE (QUARTER)	NUMBER OF SALES (QUARTER)	ANNUAL MEDIAN SALES PRICE	ANNUAL NUMBER OF SALES	ANNUAL CHANGE IN MEDIAN SALE PRICE	ANNUAL LISTINGS	MEDIAN DAYS ON MARKET (DAYS)	MEDIAN VENDOR DISCOUNT	AVERAGE HOLD PERIOD (YEARS)	MEDIAN SALES PRICE (QUARTER)	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 MTHS ENDING MAY	2020	2020	2020	2020	2020	2020	2020	2020	2020	2020	2020	2020	2020	2020	2020	2020	2020	2020
Greater Adelaide	\$475,000	3,963	\$467,000	16,334	2.0%	18,831	47	-3.1%	10.6	\$342,000	822	\$338,250	3,414	-0.5%	5,353	55	-3.1%	10.0
Greater Brisbane	\$550,000	5,548	\$550,000	29,952	1.9%	43,660	41	-3.3%	11.8	\$375,000	1,567	\$390,000	8,862	1.3%	13,015	53	-3.3%	9.7
Canberra	\$705,000	1,002	\$687,500	4,926	4.2%	4,729	48	-2.0%	11.1	\$440,000	610	\$440,000	2,969	2.6%	3,686	56	-1.8%	8.9
Greater Darwin	\$480,000	262	\$465,000	1,063	-5.1%	1,427	76	-4.9%	10.0	\$268,500	130	\$290,000	542	-9.4%	835	75	-7.1%	9.9
Greater Hobart	\$500,000	580	\$501,000	3,100	7.7%	3,599	14	-2.5%	11.6	\$457,500	210	\$400,000	1,061	7.2%	1,029	13	-2.3%	9.4
Greater Melbourne	\$748,000	9,183	\$740,000	46,776	4.2%	56,237	33	-2.9%	12.8	\$590,000	4,530	\$580,000	22,923	8.4%	33,008	39	-3.0%	9.6
Greater Perth	\$471,500	4,551	\$485,000	22,343	-2.4%	31,133	49	-4.3%	11.4	\$344,000	945	\$370,000	5,044	-3.1%	11,817	60	-5.0%	11.1
Greater Sydney	\$960,000	9,806	\$935,000	45,129	2.2%	48,461	35	-2.9%	12.1	\$730,000	6,712	\$712,000	33,078	1.0%	33,242	37	-2.7%	9.7

\* All figures for 12 months, ending May 2020

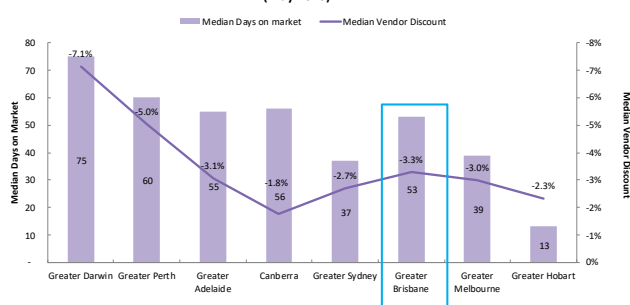
Median Sale Price  
(May 2020)



House Market Trend Indicators  
(May 2020)



Unit Market Trend Indicators  
(May 2020)







# 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	8,525	\$475,000	0.0%	2,759	\$371,000	0.5%	1,184	\$205,000	-1.3%
GREATER BRISBANE									
GREATER BRISBANE	4,152	\$525,000	0.0%	1,207	\$371,000	0.0%	616	\$216,900	0.0%
BRISBANE LGA	1,897	\$694,000	0.7%	882	\$400,500	0.0%	108	\$426,500	0.1%
IPSWICH	460	\$349,500	0.0%	31	\$216,000	-2.7%	83	\$205,000	0.1%
LOGAN	472	\$400,000	0.9%	89	\$210,000	-0.9%	94	\$227,450	0.4%
MORETON BAY	881	\$450,000	0.0%	153	\$300,000	0.0%	137	\$255,000	1.9%
REDLAND	351	\$508,500	-1.0%	44	\$355,500	0.5%	179	\$23,500	-10.4%
TOURISM CENTRES									
GOLD COAST	1,003	\$635,000	0.9%	773	\$415,000	0.0%	72	\$349,000	0.7%
SUNSHINE COAST SD	795	\$620,000	1.3%	326	\$433,750	2.1%	128	\$257,450	-0.1%
SUNSHINE COAST	686	\$605,000	1.7%	254	\$410,000	1.2%	126	\$256,950	-1.4%
NOOSA	109	\$836,724	1.9%	72	\$715,000	3.8%	2	N/D	N/D
FRASER COAST	219	\$320,000	0.1%	41	\$230,000	0.0%	30	\$162,500	0.0%
CAIRNS	255	\$400,000	-0.5%	120	\$215,000	-1.3%	42	\$222,250	0.9%
REGIONAL CENTRES									
BUNDABERG	152	\$280,000	1.1%	27	\$247,750	2.0%	37	\$111,750	-0.7%
GLADSTONE	108	\$270,000	0.4%	11	N/D	N/D	11	N/D	N/D
MACKAY	226	\$358,000	0.0%	30	\$222,000	-2.2%	23	\$155,000	-1.1%
ROCKHAMPTON	201	\$275,000	0.8%	14	N/D	N/D	12	N/D	N/D
TOOWOOMBA	304	\$360,000	1.4%	40	\$303,750	3.2%	36	\$185,750	2.9%
TOWNSVILLE	363	\$327,000	0.6%	70	\$255,000	3.8%	30	\$147,000	0.0%

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

## QUARTER STATISTICS SUMMARY

STRONGEST PERFORMERS FOR THE QUARTER					
HOUSES (<2400)		UNITS		LAND (<2400)	
QTRLY CHANGE	LGA/REGION	QTRLY CHANGE	LGA/REGION	QTRLY CHANGE	LGA/REGION
1.9%	NOOSA	3.8%	NOOSA	2.9%	TOOWOOMBA
1.7%	SUNSHINE COAST	3.8%	TOWNSVILLE	1.9%	MORETON BAY
1.4%	TOOWOOMBA	3.2%	TOOWOOMBA	0.9%	CAIRNS



## ANNUAL STATISTICS SUMMARY

HOUSES (<2400m²)				UNITS & TOWNHOUSES			VACANT LAND (<2400m²)		
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	55,280	\$485,000	1.0%	20,757	\$382,000	0.8%	9,991	\$234,000	-0.4%
GREATER BRISBANE									
GREATER BRISBANE	26,929	\$530,000	1.0%	8,535	\$390,000	1.3%	5,378	\$240,000	0.4%
BRISBANE LGA	12,344	\$700,000	2.9%	6,326	\$420,000	1.9%	1,219	\$407,500	-0.4%
IPSWICH	2,770	\$350,000	0.0%	202	\$219,000	-15.8%	934	\$210,000	2.5%
LOGAN	3,185	\$400,000	1.3%	536	\$225,000	-4.3%	1,144	\$225,000	2.3%
MORETON BAY	5,845	\$450,000	0.9%	1,100	\$315,000	0.0%	1,236	\$265,000	6.1%
REDLAND	2,301	\$520,000	-1.9%	341	\$360,650	-0.8%	772	\$30,000	-14.3%
TOURISM CENTRES									
GOLD COAST	6,835	\$630,500	2.5%	6,173	\$415,000	1.2%	897	\$288,000	-0.7%
SUNSHINE COAST SD	5,220	\$618,000	3.9%	2,574	\$445,000	4.7%	1,069	\$274,500	0.0%
SUNSHINE COAST	4,442	\$600,000	3.4%	2,006	\$420,000	2.4%	1,015	\$270,750	-0.3%
NOOSA	778	\$820,000	5.1%	568	\$654,000	13.7%	54	\$487,000	51.0%
FRASER COAST	1,622	\$322,500	-0.8%	264	\$255,000	2.0%	337	\$160,000	-3.0%
CAIRNS	2,055	\$413,000	0.7%	1,097	\$222,000	-1.3%	270	\$230,000	0.0%
REGIONAL CENTRES									
BUNDABERG	1,175	\$280,000	1.8%	198	\$255,000	2.0%	218	\$149,000	2.8%
GLADSTONE	581	\$286,000	5.9%	85	\$170,000	0.0%	71	\$98,000	-28.1%
MACKAY	1,336	\$360,000	5.9%	200	\$220,000	-2.2%	177	\$175,000	-2.0%
ROCKHAMPTON	1,002	\$267,000	4.3%	77	\$253,750	-6.0%	95	\$153,000	-8.1%
TOOWOOMBA	1,877	\$355,000	0.6%	313	\$276,000	2.6%	281	\$195,500	8.6%
TOWNSVILLE	2,016	\$320,000	0.6%	468	\$249,000	8.3%	284	\$163,000	0.6%

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

\*Based on data from MacLeay Island and Russell Island only, and may not accurately represent all of Redland

## STRONGEST PERFORMERS FOR THE PAST 12 MONTHS

HOUSES (<2400)		UNITS		LAND (<2400)	
ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION
5.9%	GLADSTONE	13.7%	NOOSA	51.0%	NOOSA
5.9%	MACKAY	8.3%	TOWNSVILLE	8.6%	TOOWOOMBA
5.1%	NOOSA	4.7%	SUNSHINE COAST SD	6.1%	MORETON BAY



## 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	TYR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	TYR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	TYR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	TYR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	TYR CHANGE
BALONNE (LGA)	18	N/A	N/A	9	N/A	N/A	1	N/A	N/A	8	N/A	N/A	5	N/A	N/A
BANANA (LGA)	103	\$160,000	0.0%	19	N/A	N/A	4	N/A	N/A	9	N/A	N/A	7	N/A	N/A
BARCALDINE (LGA)	17	N/A	N/A	12	N/A	N/A	0	N/A	N/A	3	N/A	N/A	5	N/A	N/A
BARCOO (LGA)	2	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A
BLACKALL TAMBO (LGA)	25	\$69,000	-1.4%	9	N/A	N/A	0	N/A	N/A	4	N/A	N/A	8	N/A	N/A
BOULIA (LGA)	1	N/A	N/A	0	N/A	N/A	0	N/A	N/A	1	N/A	N/A	0	N/A	N/A
BRISBANE (LGA)	12,344	\$700,000	2.9%	307	\$1,135,000	-9.6%	6,326	\$420,000	1.9%	1219	\$407,500	-0.4%	53	1,030,000	-6.4%
BULLOO (LGA)	4	N/A	N/A	0	N/A	N/A	0	N/A	N/A	5	N/A	N/A	3	N/A	N/A
BUNDABERG (LGA)	1,175	\$280,000	1.8%	316	\$350,000	0.3%	198	\$255,000	2.0%	218	\$149,000	2.8%	138	\$150,000	0.2%
BURDEKIN (LGA)	151	\$165,000	0.0%	21	\$370,000	7.2%	13	N/A	N/A	15	N/A	N/A	9	N/A	N/A
BURKE (LGA)	2	N/A	N/A	0	N/A	N/A	0	N/A	N/A	2	N/A	N/A	0	N/A	N/A
CAIRNS (LGA)	2,055	\$413,000	0.7%	135	\$665,542	-1.8%	1,097	\$222,000	-1.3%	270	\$230,000	0.0%	38	\$265,000	20.5%
CARPENTARIA (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
CASSOWARY COAST (LGA)	244	\$260,000	18.5%	77	\$335,000	2.4%	52	\$212,500	30.4%	135	\$105,000	36.4%	54	\$158,000	9.0%
CENTRAL HIGHLANDS (LGA)	219	\$256,250	22.0%	45	\$454,500	-4.9%	21	\$158,750	-11.8%	12	N/A	N/A	12	N/A	N/A
CHARTERS TOWERS (LGA)	66	\$155,000	6.9%	29	\$345,000	4.5%	3	N/A	N/A	5	N/A	N/A	13	N/A	N/A
CLONCURRY (LGA)	13	N/A	N/A	6	N/A	N/A	2	N/A	N/A	2	N/A	N/A	3	N/A	N/A
COOK (LGA)	16	N/A	N/A	16	N/A	N/A	2	N/A	N/A	11	N/A	N/A	13	N/A	N/A
CROYDON (LGA)	3	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)	2	N/A	N/A	0	N/A	N/A	0	N/A	N/A	3	N/A	N/A	3	N/A	N/A
DOUGLAS (LGA)	128	\$428,000	-0.7%	44	\$485,000	2.0%	227	\$251,000	9.1%	16	N/A	N/A	21	\$105,000	-30.0%
ETHERIDGE (LGA)	4	N/A	N/A	3	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A
FLINDERS (LGA)	21	\$60,000	-7.7%	3	N/A	N/A	0	N/A	N/A	2	N/A	N/A	2	N/A	N/A
FRASER COAST (LGA)	1,622	\$322,500	-0.8%	398	\$401,500	0.5%	264	\$255,000	2.0%	337	\$160,000	-3.0%	219	\$100,000	11.1%
GLADSTONE (LGA)	581	\$286,000	5.9%	152	\$380,000	-0.7%	85	\$170,000	0.0%	71	\$98,000	-28.1%	61	\$155,000	3.3%
GOLD COAST (LGA)	6,835	\$630,500	2.5%	596	\$865,000	0.6%	6,173	\$415,000	1.2%	897	\$288,000	-0.7%	119	\$562,500	10.3%
GOONDIWINDI (LGA)	71	\$262,500	-7.9%	19	N/A	N/A	3	N/A	N/A	11	N/A	N/A	9	N/A	N/A
GYMPIE (LGA)	633	\$295,000	-1.3%	410	\$400,000	2.6%	90	\$250,500	-12.1%	138	\$139,995	10.7%	155	\$185,000	5.1%
HINCHINBROOK (LGA)	85	\$210,000	13.5%	26	\$285,000	-2.6%	2	N/A	N/A	23	\$53,500	0.0%	6	N/A	N/A
IPSWICH (LGA)	2,770	\$350,000	0.0%	216	\$553,000	2.4%	202	\$219,000	-15.8%	934	\$210,000	2.5%	98	\$330,000	3.1%
ISAAC (LGA)	179	\$228,000	26.7%	16	N/A	N/A	16	N/A	N/A	4	N/A	N/A	7	N/A	N/A
LIVINGSTONE (LGA)	480	\$390,000	4.0%	166	\$500,000	6.4%	83	\$219,500	-17.2%	147	\$165,000	-4.3%	85	\$240,000	11.6%
LOCKYER VALLEY (LGA)	209	\$255,000	2.0%	313	\$390,000	0.0%	12	N/A	N/A	25	\$131,000	1.6%	105	\$175,500	6.4%
LOGAN (LGA)	3,185	\$400,000	1.3%	681	\$617,500	1.2%	536	\$225,000	-4.3%	1144	\$225,000	2.3%	126	\$302,500	-4.1%
LONGREACH (LGA)	41	\$150,000	-15.5%	2	N/A	N/A	2	N/A	N/A	1	N/A	N/A	5	N/A	N/A
MACKAY (LGA)	1,336	\$360,000	5.9%	238	\$466,000	-2.9%	200	\$220,000	-2.2%	177	\$175,000	-2.0%	95	\$210,000	16.7%
MARANOA (LGA)	81	\$209,000	16.1%	24	\$355,000	20.3%	2	N/A	N/A	3	N/A	N/A	11	N/A	N/A
MAREEBA (LGA)	120	\$301,500	4.0%	117	\$477,000	4.3%	14	N/A	N/A	21	\$95,000	-14.8%	36	\$145,000	-19.4%
MCKINLAY (LGA)	10	N/A	N/A	1	N/A	N/A	0	N/A	N/A	0	N/A	N/A	1	N/A	N/A
MORETON BAY (LGA)	5,845	\$450,000	0.9%	826	\$707,000	4.0%	1,100	\$315,000	0.0%	1236	\$265,000	6.1%	217	\$323,750	1.6%
MOUNT ISA (LGA)	127	\$245,000	-3.0%	3	N/A	N/A	17	N/A	N/A	3	N/A	N/A	0	N/A	N/A
MURWEH (LGA)	37	\$80,000	0.0%	10	N/A	N/A	1	N/A	N/A	5	N/A	N/A	4	N/A	N/A
NOOSA (LGA)	778	\$820,000	5.1%	238	\$690,000	-0.7%	568	\$654,000	13.7%	54	\$487,000	51.0%	26	\$430,000	-21.8%
NORTH BURNETT (LGA)	85	\$120,000	-4.0%	27	\$250,000	0.4%	0	N/A	N/A	27	\$14,300	-24.7%	22	\$90,000	-30.8%



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
PAROO (LGA)	8	N/A	N/A	3	N/A	N/A	0	N/A	N/A	2	N/A	N/A	1	N/A	N/A
QUILPIE (LGA)	11	N/A	N/A	0	N/A	N/A	0	N/A	N/A	1	N/A	N/A	0	N/A	N/A
REDLAND (LGA)	2,301	\$520,000	-1.9%	101	\$962,000	-1.6%	341	\$360,650	-0.8%	772	\$30,000	-14.3%	17	N/A	N/A
RICHMOND (LGA)	7	N/A	N/A	1	N/A	N/A	0	N/A	N/A	1	N/A	N/A	1	N/A	N/A
ROCKHAMPTON (LGA)	1,002	\$267,000	4.3%	92	\$390,000	14.7%	77	\$253,750	-6.0%	95	\$153,000	-8.1%	35	\$140,000	-23.2%
SCENIC RIM (LGA)	363	\$410,000	1.0%	274	\$587,000	-0.5%	25	\$260,000	-12.5%	28	\$180,950	-4.0%	62	\$301,250	-5.4%
SOMERSET (LGA)	177	\$251,500	-1.1%	168	\$390,000	-7.7%	3	N/A	N/A	37	\$90,000	-10.0%	52	\$215,000	11.1%
SOUTH BURNETT (LGA)	255	\$195,000	-4.9%	197	\$305,000	14.9%	12	N/A	N/A	56	\$29,510	-20.2%	117	\$80,000	0.0%
SOUTHERN DOWNS (LGA)	284	\$249,000	-0.4%	129	\$375,000	2.7%	14	N/A	N/A	44	\$95,000	-3.1%	92	\$101,500	-21.9%
SUNSHINE COAST (LGA)	4,442	\$600,000	3.4%	870	\$735,000	-0.7%	2,006	\$420,000	2.4%	1015	\$270,750	-0.3%	185	\$500,000	8.7%
TABLELANDS (LGA)	183	\$313,750	12.1%	149	\$434,000	5.9%	19	N/A	N/A	47	\$115,000	-8.0%	63	\$165,000	-9.6%
TOOWOOMBA (LGA)	1,877	\$355,000	0.6%	396	\$530,000	-0.7%	313	\$276,000	2.6%	281	\$195,500	8.6%	179	\$200,000	-13.0%
TORRES (LGA)	3	N/A	N/A	1	N/A	N/A	3	N/A	N/A	1	N/A	N/A	0	N/A	N/A
TOWNSVILLE (LGA)	2,016	\$320,000	0.6%	220	\$430,000	2.4%	468	\$249,000	8.3%	284	\$163,000	0.6%	70	\$220,000	-8.3%
WEIPA (LGA)	15	N/A	N/A	0	N/A	N/A	3	N/A	N/A	0	N/A	N/A	1	N/A	N/A
WESTERN DOWNS (LGA)	231	\$197,000	6.5%	127	\$335,000	15.5%	29	\$136,000	-12.3%	24	\$30,000	-14.3%	99	\$32,000	6.7%
WHITSUNDAY (LGA)	357	\$350,000	-2.8%	73	\$520,000	7.2%	128	\$263,750	13.7%	104	\$154,500	3.9%	52	\$205,000	-9.7%
WINTON (LGA)	10	N/A	N/A	0	N/A	N/A	0	N/A	N/A	1	N/A	N/A	1	N/A	N/A

\*All figures are for 12 months to Jun-20  
N/A Not available due to insufficient sales numbers

STRONGEST PERFORMERS 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
26.7%	ISAAC	20.3%	MARANOA	30.4%	CASSOWARY COAST	51.0%	NOOSA	20.5%	CAIRNS
22.0%	CENTRAL HIGHLANDS	15.5%	WESTERN DOWNS	13.7%	NOOSA	36.4%	CASSOWARY COAST	16.7%	MACKAY
18.5%	CASSOWARY COAST	14.9%	SOUTH BURNETT	13.7%	WHITSUNDAY	10.7%	GYMPIE	11.6%	LIVINGSTONE

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
\$820,000	NOOSA	\$1,135,000	BRISBANE	\$654,000	NOOSA	\$487,000	NOOSA	\$1,030,000	BRISBANE
\$700,000	BRISBANE	\$962,000	REDLAND	\$420,000	BRISBANE	\$407,500	BRISBANE	\$562,500	GOLD COAST
\$630,500	GOLD COAST	\$865,000	GOLD COAST	\$420,000	SUNSHINE COAST	\$288,000	GOLD COAST	\$500,000	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
\$60,000	FLINDERS	\$250,000	NORTH BURNETT	\$136,000	WESTERN DOWNS	\$14,300	NORTH BURNETT	\$32,000	WESTERN DOWNS
\$69,000	BLACKALL TAMBO	\$285,000	HINCHINBROOK	\$158,750	CENTRAL HIGHLANDS	\$29,510	SOUTH BURNETT	\$80,000	SOUTH BURNETT
\$80,000	MURWEH	\$305,000	SOUTH BURNETT	\$170,000	GLADSTONE	\$30,000	REDLAND	\$90,000	NORTH BURNETT

LARGEST SALES MARKETS 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
12,344	BRISBANE	870	SUNSHINE COAST	6,326	BRISBANE	1,236	MORETON BAY	219	FRASER COAST
6,835	GOLD COAST	826	MORETON BAY	6,173	GOLD COAST	1,219	BRISBANE	217	MORETON BAY
5,845	MORETON BAY	681	LOGAN	2,006	SUNSHINE COAST	1,144	LOGAN	185	SUNSHINE COAST



## 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
	12 MONTHS TO MAY	2020*	2019	2020*	2019	2020*	2019	2020*	CHANGE OVER YEAR			
									% PTS			% PTS
QUEENSLAND	106,635	118,870	7.3%	8.2%	48	48	-3.9%	-4.4%	-10.3%	-0.9%	0	-0.6%
GREATER BRISBANE	45,535	51,168	6.5%	7.4%	42	41	-3.4%	-3.9%	-11.0%	-0.9%	1	-0.5%
BRISBANE LGA	17,822	19,889	5.7%	6.4%	34	35	-3.3%	-3.9%	-10.4%	-0.7%	-1	-0.6%
IPSWICH	5,223	6,014	7.2%	8.5%	54	50	-4.1%	-4.0%	-13.2%	-1.2%	4	0.1%
LOGAN	6,554	7,556	6.7%	7.8%	54	49	-3.3%	-3.9%	-13.3%	-1.1%	5	-0.6%
MORETON BAY	10,030	10,805	7.2%	7.8%	41	41	-2.9%	-3.5%	-7.2%	-0.6%	0	-0.5%
REDLAND	4,031	4,543	7.7%	8.7%	46	47	-3.8%	-4.0%	-11.3%	-1.0%	-1	-0.2%
GOLD COAST	11,387	12,896	8.4%	9.5%	43	49	-3.3%	-4.2%	-11.7%	-1.1%	-6	-0.8%
SUNSHINE COAST SD	9,180	9,832	8.3%	9.0%	52	47	-3.1%	-3.6%	-6.6%	-0.6%	5	-0.6%
SUNSHINE COAST	7,589	8,090	8.3%	8.9%	50	45	-2.9%	-3.6%	-6.2%	-0.6%	5	-0.7%
NOOSA	1,591	1,742	8.6%	9.4%	58	54	-3.8%	-4.3%	-8.7%	-0.8%	4	-0.4%
FRASER COAST	3,719	4,182	9.4%	10.6%	68	62	-4.0%	-4.7%	-11.1%	-1.2%	6	-0.7%
CAIRNS	3,604	3,806	7.6%	8.1%	43	53	-3.7%	-4.7%	-5.3%	-0.5%	-10	-1.0%
BUNDABERG	2,813	3,171	8.2%	9.3%	56	63	-4.0%	-4.8%	-11.3%	-1.1%	-7	-0.8%
GLADSTONE	1,721	1,778	7.5%	7.8%	57	62	-5.3%	-7.1%	-3.2%	-0.3%	-5	-1.9%
MACKAY	2,810	2,965	7.0%	7.4%	46	48	-4.6%	-5.6%	-5.2%	-0.4%	-2	-1.0%
ROCKHAMPTON	2,092	2,334	7.1%	7.9%	62	68	-5.7%	-7.9%	-10.4%	-0.8%	-6	-2.1%
TOOWOOMBA	3,670	4,264	7.0%	8.2%	52	50	-3.7%	-4.3%	-13.9%	-1.2%	2	-0.7%
TOWNSVILLE	4,104	4,272	6.5%	6.8%	45	60	-5.3%	-6.7%	-3.9%	-0.3%	-15	-1.4%

\* Figures are preliminary

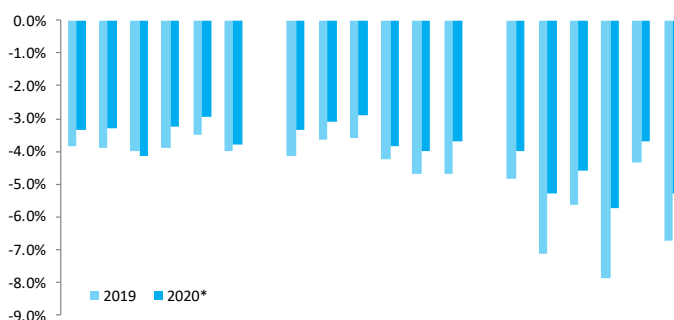
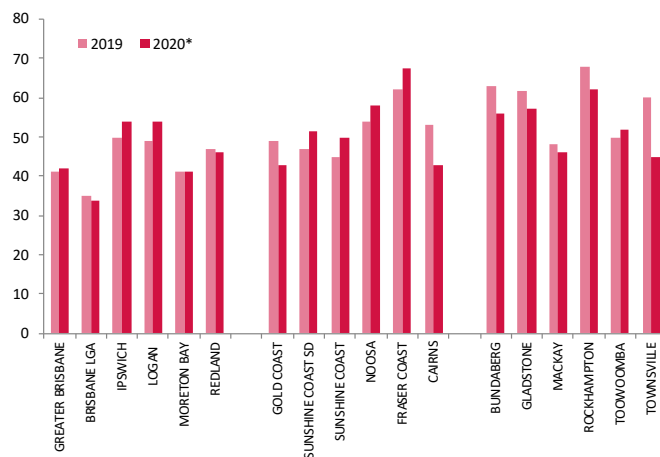
\*\* Days on Market and Vendor Discount calculation methodology changed from a average calculation to a median calculation

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

## MEDIAN DAYS ON MARKET - HOUSES

\*12 months to May

Source: REIQ, data supplied by CoreLogic



## 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
12 MONTHS TO MAY	2020*	2019	2020*	2019	2020*	2019	2020*	2019	CHANGE OVER YEAR			
									% PTS		% PTS	
QUEENSLAND	31,329	36,116	6.1%	7.1%	57	59	-3.7%	-4.4%	-13.3%	-1.0%	-2	-0.8%
GREATER BRISBANE	13,113	14,991	5.5%	6.4%	53	56	-3.3%	-4.2%	-12.5%	-0.8%	-3	-0.9%
BRISBANE LGA	9,254	10,598	5.2%	6.0%	47	51	-3.1%	-4.0%	-12.7%	-0.8%	-4	-0.9%
IPSWICH	345	445	4.8%	6.4%	91	86	-7.1%	-5.4%	-22.5%	-1.6%	5	1.7%
LOGAN	1,029	1,169	6.3%	7.2%	72	82	-3.8%	-6.2%	-12.0%	-0.9%	-10	-2.3%
MORETON BAY	1,830	2,038	6.8%	7.6%	72	76	-3.2%	-4.1%	-10.2%	-0.9%	-5	-0.9%
REDLAND	557	651	6.7%	7.9%	63	72	-3.5%	-3.2%	-14.4%	-1.2%	-9	0.3%
GOLD COAST	8,016	9,454	6.8%	8.1%	56	59	-3.6%	-4.3%	-15.2%	-1.3%	-3	-0.7%
SUNSHINE COAST SD	3,449	3,971	7.2%	8.3%	57	51	-3.2%	-3.8%	-13.1%	-1.1%	6	-0.7%
SUNSHINE COAST	2,865	3,261	7.4%	8.5%	57	53	-3.2%	-3.7%	-12.1%	-1.1%	4	-0.5%
NOOSA	584	710	6.3%	7.7%	59	48	-3.2%	-4.4%	-17.7%	-1.4%	11	-1.3%
FRASER COAST	461	536	7.6%	8.8%	91	95	-4.4%	-5.0%	-14.0%	-1.2%	-4	-0.6%
CAIRNS	1,705	1,913	7.3%	8.2%	63	59	-4.5%	-5.3%	-10.9%	-0.9%	4	-0.8%
BUNDABERG	341	450	6.1%	8.1%	112	115	-4.6%	-4.7%	-24.2%	-2.0%	-3	-0.1%
GLADSTONE	240	311	5.5%	7.1%	74	57	-5.6%	-7.4%	-22.8%	-1.6%	18	-1.8%
MACKAY	379	402	4.9%	5.3%	66	83	-5.2%	-9.3%	-5.7%	-0.3%	-17	-4.1%
ROCKHAMPTON	200	262	4.2%	5.6%	109	100	-6.6%	-8.7%	-23.7%	-1.3%	9	-2.1%
TOOWOOMBA	659	756	5.9%	6.8%	79	79	-4.2%	-4.7%	-12.8%	-0.9%	0	-0.5%
TOWNSVILLE	889	960	5.2%	5.6%	56	73	-5.7%	-7.3%	-7.4%	-0.4%	-17	-1.6%

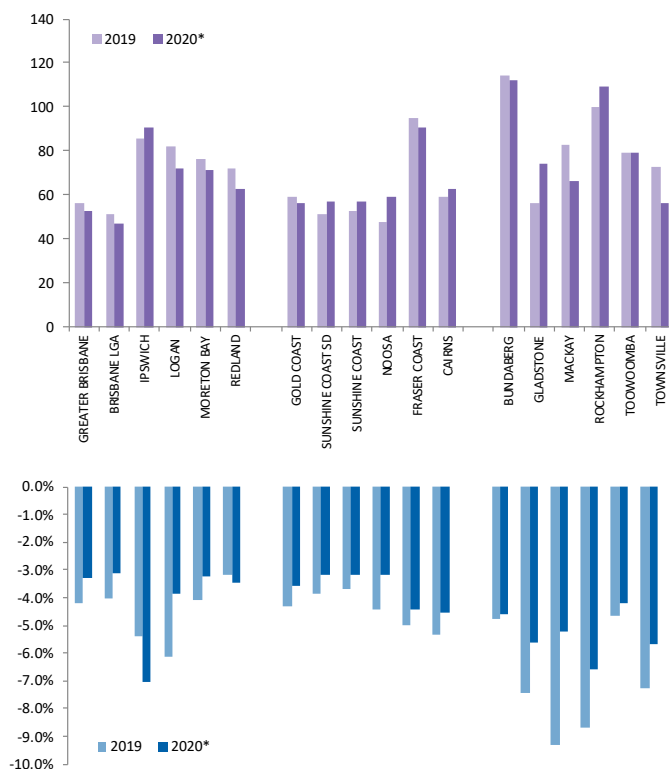
\* Figures are preliminary

\*\* 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

\*12 months to May  
Source: REIQ, data supplied by CoreLogic



### 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*	\$415	DOWN*	\$420	DOWN	3.2%	STEADY	5.4%	STEADY
Ipswich		\$320	STEADY	\$260	DOWN	\$325	DOWN	4.8%	STEADY	6.3%	DOWN
Logan		\$350	STEADY	\$290	STEADY	\$330	DOWN	4.6%	STEADY	7.2%	UP*
Moreton Bay		\$370	STEADY	\$295	STEADY	\$350	STEADY	4.3%	STEADY	5.1%	UP
Redland		\$400	DOWN*	\$355	DOWN	\$400	DOWN	4.1%	STEADY	5.2%	STEADY
Tourism Centres											
Gold Coast		\$500	DOWN	\$430	DOWN*	\$450	DOWN	4.1%	STEADY	5.4%	STEADY
Sunshine Coast		\$460	STEADY	\$380	DOWN	\$435	DOWN	4.0%	STEADY	4.8%	STEADY
Noosa		\$490	DOWN	\$420	DOWN*	\$588	DOWN*	3.0%	STEADY	3.1%	DOWN*
Fraser Coast		\$325	UP	\$285	UP*	\$345	DOWN	5.3%	STEADY	6.4%	UP*
Cairns		\$400	STEADY	\$310	DOWN	\$355	DOWN*	5.2%	STEADY	7.5%	STEADY
Regional QLD											
Bundaberg		\$300	STEADY	\$240	DOWN	\$308	DOWN	5.6%	STEADY	5.0%	STEADY
Gladstone		\$260	UP	\$193	UP	\$255	UP	5.0%	UP*	N/A	N/A
Mackay		\$360	STEADY	\$280	DOWN	\$360	STEADY	5.2%	STEADY	6.6%	STEADY
Rockhampton		\$300	DOWN	\$230	STEADY	\$345	DOWN	5.7%	DOWN	N/A	N/A
Toowoomba		\$320	STEADY	\$260	DOWN	\$330	DOWN*	4.6%	STEADY	4.5%	STEADY
Townsville		\$320	DOWN	\$270	DOWN*	\$340	DOWN	5.1%	DOWN	5.5%	DOWN*

\*Rent change of \$20 or more or 0.5 pts or more (yields)  
N/A Not available





## RESIDENTIAL VACANCY RATES

COUNCIL / REGION	JUN-20	MAR-20	CHANGE	STATUS
<b>BRISBANE SD</b>	<b>2.0%</b>	<b>2.0%</b>	<b>0.1%</b>	<b>TIGHT</b>
<b>BRISBANE CITY</b>	<b>3.2%</b>	<b>2.1%</b>	<b>1.1%</b>	<b>HEALTHY</b>
BRISBANE INNER (0-5KM)	3.9%	2.6%	1.3%	WEAK
BRISBANE REMAINDER (5KM+)	2.4%	1.8%	0.6%	TIGHT
<b>BRISBANE SURROUNDS</b>	<b>1.7%</b>	<b>1.8%</b>	<b>-0.1%</b>	<b>TIGHT</b>
<b>IPSWICH CITY</b>	<b>1.9%</b>	<b>2.0%</b>	<b>-0.1%</b>	<b>TIGHT</b>
<b>LOGAN CITY</b>	<b>2.2%</b>	<b>2.0%</b>	<b>0.2%</b>	<b>TIGHT</b>
<b>MORETON BAY</b>	<b>1.4%</b>	<b>1.7%</b>	<b>-0.3%</b>	<b>TIGHT</b>
MORETON BAY - CABOOLTURE	1.2%	1.0%	0.2%	TIGHT
MORETON BAY - PINE RIVERS	1.7%	2.0%	-0.2%	TIGHT
MORETON BAY - REDCLIFFE	1.6%	2.0%	-0.4%	TIGHT
<b>REDLAND CITY</b>	<b>1.3%</b>	<b>1.5%</b>	<b>-0.2%</b>	<b>TIGHT</b>
REDLAND CITY - MAINLAND	1.7%	0.9%	0.8%	TIGHT
REDLAND CITY - BAY ISLANDS	1.2%	4.3%	-3.1%	TIGHT
<b>GOLD COAST CITY</b>	<b>3.0%</b>	<b>3.0%</b>	<b>0.0%</b>	<b>HEALTHY</b>
<b>SUNSHINE COAST SD</b>	<b>2.0%</b>	<b>3.6%</b>	<b>-1.6%</b>	<b>TIGHT</b>
<b>SUNSHINE COAST</b>	<b>1.9%</b>	<b>2.1%</b>	<b>-0.2%</b>	<b>TIGHT</b>
SUNSHINE COAST - CALOUNDRA	1.4%	1.2%	0.2%	TIGHT
SUNSHINE COAST - MAROOCHY	2.1%	1.6%	0.5%	TIGHT
SUNSHINE COAST - HINTERLAND*	2.1%	1.5%	0.6%	TIGHT
<b>NOOSA</b>	<b>2.4%</b>	<b>3.6%</b>	<b>-1.1%</b>	<b>TIGHT</b>
<b>FRASER COAST</b>	<b>1.2%</b>	<b>3.1%</b>	<b>-2.0%</b>	<b>TIGHT</b>
FRASER COAST - HERVEY BAY	1.6%	4.3%	-2.7%	TIGHT
FRASER COAST - MARYBOROUGH	0.4%	1.2%	-0.7%	TIGHT
<b>CAIRNS</b>	<b>2.4%</b>	<b>3.5%</b>	<b>-1.1%</b>	<b>TIGHT</b>
<b>BUNDABERG</b>	<b>1.0%</b>	<b>2.4%</b>	<b>-1.4%</b>	<b>TIGHT</b>
<b>GLADSTONE</b>	<b>2.0%</b>	<b>1.6%</b>	<b>0.3%</b>	<b>TIGHT</b>
<b>MACKAY</b>	<b>1.3%</b>	<b>2.5%</b>	<b>-1.2%</b>	<b>TIGHT</b>
<b>ROCKHAMPTON</b>	<b>0.7%</b>	<b>1.3%</b>	<b>-0.6%</b>	<b>TIGHT</b>
<b>TOOWOOMBA</b>	<b>1.2%</b>	<b>1.2%</b>	<b>0.0%</b>	<b>TIGHT</b>
<b>TOWNSVILLE</b>	<b>1.7%</b>	<b>2.9%</b>	<b>-1.2%</b>	<b>TIGHT</b>
<b>BANANA</b>	<b>0.9%</b>	<b>4.3%</b>	<b>-3.4%</b>	<b>TIGHT</b>
<b>BURDEKIN</b>	<b>1.1%</b>	<b>3.2%</b>	<b>-2.1%</b>	<b>TIGHT</b>
<b>CASSOWARY COAST</b>	<b>2.0%</b>	<b>4.9%</b>	<b>-2.9%</b>	<b>TIGHT</b>
<b>CENTRAL HIGHLANDS</b>	<b>0.8%</b>	<b>6.2%</b>	<b>-5.4%</b>	<b>TIGHT</b>
<b>GYMPIE</b>	<b>0.8%</b>	<b>1.1%</b>	<b>-0.3%</b>	<b>TIGHT</b>
ISAAC	1.2%	3.7%	-2.5%	TIGHT
LIVINGSTONE	0.9%	1.6%	-0.6%	TIGHT
LOCKYER VALLEY	1.7%	3.2%	-1.5%	TIGHT
MARANOA	2.4%	7.3%	-5.0%	TIGHT
MOUNT ISA	0.5%	1.1%	-0.6%	TIGHT
MURWEH	2.6%	N/A	N/A	HEALTHY
SCENIC RIM	1.7%	3.6%	-1.9%	TIGHT
SOMERSET	1.6%	0.0%	1.6%	TIGHT
SOUTH BURNETT	1.4%	1.8%	-0.4%	TIGHT
SOUTHERN DOWNS	1.2%	3.8%	-2.6%	TIGHT
TABLELANDS	0.9%	2.3%	-1.4%	TIGHT
WESTERN DOWNS	1.4%	18.3%	-16.9%	TIGHT
WHITSUNDAY	3.4%	3.7%	-0.3%	HEALTHY

\* 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

LOCAL GOVERNMENT AREA	JUN-20	MAR-20	JUN-20	MAR-20
<b>GREATER BRISBANE</b>				
BRISBANE	3.2%	3.4%	5.4%	5.5%
IPSWICH	4.8%	4.6%	6.3%	6.6%
LOGAN	4.6%	4.6%	7.2%	6.6%
MORETON BAY	4.3%	4.3%	5.1%	4.8%
REDLAND	4.1%	4.2%	5.2%	5.1%
<b>TOURISM CENTRES</b>				
GOLD COAST	4.1%	4.1%	5.4%	5.6%
SUNSHINE COAST	4.0%	3.9%	4.8%	4.7%
NOOSA	3.0%	3.1%	3.1%	3.8%
FRASER COAST	5.3%	5.2%	6.4%	5.5%
CAIRNS	5.2%	5.1%	7.5%	7.3%
<b>REGIONAL/RESOURCE AREAS</b>				
BUNDABERG	5.6%	5.7%	5.0%	5.3%
GLADSTONE	5.0%	4.5%	N/A	5.8%
MACKAY	5.2%	5.3%	6.6%	6.4%
ROCKHAMPTON	5.7%	6.1%	N/A	4.8%
TOOWOOMBA	4.6%	4.7%	4.5%	4.7%
TOWNSVILLE	5.1%	5.5%	5.5%	6.4%
<b>OTHER REGIONAL AREAS</b>				
BURDEKIN	9.6%	9.2%	N/A	N/A
CASSOWARY COAST	6.8%	6.9%	N/A	N/A
CENTRAL HIGHLANDS	6.0%	6.0%	N/A	N/A
CHARTERS TOWERS	N/A	N/A	N/A	N/A
DOUGLAS	N/A	4.6%	7.1%	8.9%
GOONDIWINDI	N/A	N/A	N/A	N/A
GYMPIE	5.7%	5.6%	N/A	N/A
HINCHINBROOK	N/A	N/A	N/A	N/A
ISAAC	6.5%	6.1%	N/A	N/A
LIVINGSTONE	4.5%	4.4%	N/A	N/A
LOCKYER VALLEY	6.3%	6.1%	N/A	N/A
MAREEBA	N/A	6.3%	N/A	N/A
MOUNT ISA	9.2%	7.0%	N/A	N/A
NORTH BURNETT	N/A	N/A	N/A	N/A
SCENIC RIM	4.6%	4.0%	N/A	N/A
SOMERSET	6.5%	6.4%	N/A	N/A
SOUTH BURNETT	6.8%	7.4%	N/A	N/A
SOUTHERN DOWNS	6.6%	6.4%	N/A	N/A
TABLELANDS	5.1%	4.6%	N/A	N/A
WESTERN DOWNS	7.3%	5.8%	N/A	N/A
WHITSUNDAY	7.3%	5.0%	6.2%	6.8%

Yields comparison based on preliminary data for Jun-20

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		UNITS	
GREATER BRISBANE		ANNUAL TREND		ANNUAL TREND		ANNUAL TREND		ANNUAL TREND		ANNUAL TREND	
BRISBANE LGA		\$430	STEADY	\$415	DOWN	\$420	STEADY	3.2%	STEADY	5.4%	UP
IPSWICH		\$320	UP	\$260	UP	\$325	UP	4.8%	STEADY	6.3%	UP*
LOGAN		\$350	STEADY	\$290	STEADY	\$330	STEADY	4.6%	STEADY	7.2%	UP*
MORETON BAY		\$370	STEADY	\$295	UP	\$350	STEADY	4.3%	STEADY	5.1%	UP
REDLAND		\$400	STEADY	\$355	DOWN	\$400	DOWN	4.1%	STEADY	5.2%	STEADY
TOURISM CENTRES											
GOLD COAST		\$500	UP	\$430	DOWN	\$450	STEADY	4.1%	STEADY	5.4%	STEADY
SUNSHINE COAST		\$460	STEADY	\$380	UP	\$435	UP	4.0%	STEADY	4.8%	STEADY
NOOSA		\$490	UP	\$420	UP	\$588	UP*	3.0%	DOWN*	3.1%	DOWN*
FRASER COAST		\$325	UP	\$285	UP	\$345	UP	5.3%	STEADY	6.4%	UP*
CAIRNS		\$400	UP	\$310	STEADY	\$355	DOWN	5.2%	STEADY	7.5%	STEADY
REGIONAL QLD											
BUNDABERG		\$300	STEADY	\$240	STEADY	\$308	DOWN	5.6%	STEADY	5.0%	UP*
GLADSTONE		\$260	UP*	\$193	UP	\$255	UP*	5.0%	UP	N/A	N/A
MACKAY		\$360	UP	\$280	UP*	\$360	UP	5.2%	STEADY	6.6%	UP*
ROCKHAMPTON		\$300	UP	\$230	UP	\$345	N/A	5.7%	STEADY	N/A	N/A
TOOWOOMBA		\$320	UP	\$260	UP	\$330	UP*	4.6%	STEADY	4.5%	DOWN*
TOWNSVILLE		\$320	STEADY	\$270	UP	\$340	DOWN	5.1%	DOWN	5.5%	DOWN

\*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	317,004	309,169	2.5%	UP	229,570	223,191	2.9%	UP	66,415	62,794	5.8%	UP	612,989	595,154	3.0%	UP	
GREATER BRISBANE	JUN-20	JUN-19	% CHANGE	ANNUAL TREND	JUN-20	JUN-19	% CHANGE	ANNUAL TREND	JUN-20	JUN-19	% CHANGE	ANNUAL TREND	JUN-20	JUN-19	% CHANGE	ANNUAL TREND	
BRISBANE	61,406	59,972	2.4%	UP	94,131	92,473	1.8%	STEADY	22,670	21,770	4.1%	UP	178,207	174,215	2.3%	UP	
IPSWICH	23,700	22,751	4.2%	UP	5,246	4,822	8.8%	UP	2,516	2,180	15.4%	UP	31,462	29,753	5.7%	UP	
LOGAN	26,211	24,725	6.0%	UP	6,381	5,837	9.3%	UP	6,453	5,886	9.6%	UP	39,045	36,448	7.1%	UP	
MORETON BAY	32,715	31,605	3.5%	UP	10,386	9,783	6.2%	UP	8,545	7,907	8.1%	UP	51,646	49,295	4.8%	UP	
REDLAND	8,810	8,700	1.3%	STEADY	1,722	1,686	2.1%	UP	2,021	1,818	11.2%	UP	12,553	12,204	2.9%	UP	
TOURISM CENTRES																	
GOLD COAST	30,311	29,758	1.9%	STEADY	36,707	35,775	2.6%	UP	13,952	13,569	2.8%	UP	80,970	79,102	2.4%	UP	
SUNSHINE COAST	18,758	18,205	3.0%	UP	12,945	12,397	4.4%	UP	3,467	3,167	9.5%	UP	35,170	33,769	4.1%	UP	
NOOSA	2,505	2,486	0.8%	STEADY	1,316	1,277	3.1%	UP	400	370	8.1%	UP	4,221	4,133	2.1%	UP	
FRASER COAST	7,081	7,026	0.8%	STEADY	2,741	2,704	1.4%	STEADY	560	562	-0.4%	STEADY	10,382	10,292	0.9%	STEADY	
CAIRNS	9,679	9,548	1.4%	STEADY	11,140	11,039	0.9%	STEADY	929	937	-0.9%	STEADY	21,748	21,524	1.0%	STEADY	
REGIONAL QLD																	
BUNDABERG	6,556	6,472	1.3%	STEADY	2,938	2,864	2.6%	UP	139	136	2.2%	UP	9,633	9,472	1.7%	STEADY	
GLADSTONE	5,501	5,466	0.6%	STEADY	2,213	2,104	5.2%	UP	800	819	-2.3%	DOWN	8,514	8,389	1.5%	STEADY	
MACKAY	7,959	7,984	-0.3%	STEADY	4,338	4,275	1.5%	STEADY	521	480	8.5%	UP	12,818	12,739	0.6%	STEADY	
ROCKHAMPTON	4,802	4,728	1.6%	STEADY	2,717	2,639	3.0%	UP	160	133	20.3%	UP	7,679	7,500	2.4%	UP	
TOOWOOMBA	11,801	11,574	2.0%	STEADY	7,629	7,419	2.8%	UP	541	496	9.1%	UP	19,971	19,489	2.5%	UP	
TOWNSVILLE	14,875	14,850	0.2%	STEADY	9,176	8,888	3.2%	UP	827	756	9.4%	UP	24,878	24,494	1.6%	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-19	Jun-20	% Change	Jun-19	Jun-20	% Change	Jun-19	Jun-20	% Change	Jun-19	Jun-20	% Change
Balonne Shire Council	N/A	N/A	N/A	\$275	\$260	-5.5%	N/A	N/A	N/A	N/A	N/A	N/A
Banana Shire Council	N/A	\$160	N/A	\$240	\$250	4.2%	N/A	N/A	N/A	N/A	N/A	N/A
Barcardine Regional Council	N/A	N/A	N/A	\$150	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Barcoo Shire Council	N/A	\$120	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	\$135	\$130	-3.7%	N/A	N/A	N/A	N/A	N/A	N/A
Boulia Shire Council	\$212	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$294	N/A	N/A
Brisbane City Council	\$350	\$350	0.0%	\$420	\$415	-1.2%	\$510	\$500	-2.0%	\$393	\$397	1.1%
Bundaberg Regional Council	\$250	\$281	12.6%	\$240	\$240	0.0%	\$310	\$310	0.0%	\$260	\$270	3.8%
Burdekin Shire Council	\$175	\$210	20.0%	\$200	\$210	5.0%	N/A	N/A	N/A	\$220	\$220	0.0%
Cairns Regional Council	\$240	\$260	8.3%	\$310	\$310	0.0%	\$370	\$380	2.7%	\$330	\$340	3.0%
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	\$190	\$185	-2.6%	\$220	\$243	10.2%	\$278	\$255	-8.1%	\$250	\$270	8.0%
Central Highlands Regional Council	\$220	\$240	9.1%	\$220	\$245	11.4%	\$290	\$308	6.0%	\$250	\$263	5.0%
Charters Towers Regional Council	N/A	N/A	N/A	\$190	\$220	15.8%	N/A	N/A	N/A	\$230	\$240	4.3%
Cloncurry Shire Council	N/A	N/A	N/A	\$250	\$250	0.0%	N/A	N/A	N/A	\$250	N/A	N/A
Cook Shire Council	N/A	\$147	N/A	\$220	N/A	N/A	N/A	N/A	N/A	\$260	\$300	15.4%
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%	\$330	\$300	-9.1%	\$400	\$373	-6.9%	\$350	\$320	-8.6%
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	\$225	\$225	0.0%	\$270	\$285	5.6%	\$338	\$323	-4.4%	\$280	\$280	0.0%
Gladstone Regional Council	\$120	\$170	41.7%	\$180	\$193	6.9%	\$250	\$255	2.0%	\$205	\$200	-2.4%
Gold Coast City Council	\$350	\$345	-1.4%	\$440	\$430	-2.3%	\$500	\$515	3.0%	\$398	\$420	5.7%
Goondiwindi Regional Council	\$160	\$163	1.6%	\$205	\$230	12.2%	N/A	N/A	N/A	N/A	\$220	N/A
Gympie Regional Council	\$190	\$223	17.1%	\$250	\$248	-1.0%	\$273	\$300	10.1%	\$265	\$280	5.7%
Hinchinbrook Shire Council	N/A	\$165	N/A	\$180	\$185	2.8%	N/A	N/A	N/A	\$205	\$225	9.8%
Ipswich City Council	\$230	\$250	8.7%	\$255	\$260	2.0%	\$300	\$300	0.0%	\$275	\$275	0.0%
Isaac Regional Council	N/A	\$420	N/A	\$210	\$280	33.3%	\$170	\$290	70.6%	N/A	N/A	N/A
Livingstone Shire Council	\$200	\$270	35.0%	\$258	\$300	16.5%	\$320	\$380	18.8%	\$285	\$320	12.3%
Lockyer Valley Regional Council	\$190	N/A	N/A	\$250	\$250	0.0%	\$305	\$328	7.4%	\$260	\$268	2.9%
Logan City Council	\$240	\$240	0.0%	\$290	\$290	0.0%	\$340	\$330	-2.9%	\$300	\$300	0.0%
Longreach Regional Council	N/A	\$90	N/A	\$185	\$200	8.1%	N/A	N/A	N/A	\$208	\$190	-8.4%
Mackay Regional Council	\$220	\$250	13.6%	\$260	\$280	7.7%	\$350	\$350	0.0%	\$300	\$290	-3.3%
Maranoa Regional Council	N/A	N/A	N/A	\$160	\$185	15.6%	N/A	N/A	N/A	\$152	\$220	44.7%
Mareeba Shire Council	\$200	\$200	0.0%	\$253	\$275	8.9%	\$270	\$245	-9.3%	\$285	\$250	-12.3%
Moreton Bay Regional Council	\$250	\$255	2.0%	\$290	\$295	1.7%	\$338	\$340	0.7%	\$320	\$305	-4.7%
Mount Isa City Council	\$190	\$180	-5.3%	\$220	\$250	13.6%	\$340	\$330	-2.9%	\$298	\$305	2.5%
Murweh Shire Council	N/A	N/A	N/A	\$150	\$140	-6.7%	N/A	N/A	N/A	\$203	N/A	N/A
Noosa Shire Council	\$295	\$300	1.7%	\$415	\$420	1.2%	\$570	\$595	4.4%	\$405	\$395	-2.5%
North Burnett Regional Council	N/A	N/A	N/A	\$200	\$250	25.0%	N/A	N/A	N/A	\$240	\$230	-4.2%
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	\$220	\$245	11.4%	\$365	\$355	-2.7%	\$418	\$415	-0.6%	\$255	\$263	2.9%
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	\$160	\$170	6.3%	\$220	\$230	4.5%	\$300	\$295	-1.7%	\$230	\$250	8.7%
Scenic Rim Regional Council	\$275	\$230	-16.4%	\$280	\$260	-7.1%	\$300	\$313	4.2%	\$290	\$288	-0.9%
Somerset Regional Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$295	\$300	1.7%
South Burnett Regional Council	\$155	\$160	3.2%	\$198	\$215	8.9%	\$240	\$270	12.5%	\$220	\$230	4.5%
Southern Downs Regional Council	\$148	\$170	15.3%	\$223	\$218	-2.2%	\$273	\$280	2.8%	\$238	\$240	1.1%
Sunshine Coast Regional Council	\$290	\$315	8.6%	\$370	\$380	2.7%	\$450	\$450	0.0%	\$380	\$385	1.3%
Tablelands Regional Council	\$189	\$178	-5.7%	\$233	\$235	1.1%	\$310	\$325	4.8%	\$260	\$268	2.9%
Toowoomba Regional Council	\$200	\$200	0.0%	\$250	\$260	4.0%	\$310	\$310	0.0%	\$270	\$265	-1.9%
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	\$200	\$220	10.0%	\$260	\$270	3.8%	\$330	\$340	3.0%	\$290	\$275	-5.2%
Weipa - part of Cook	N/A	N/A	N/A	\$500	\$500	0.0%	N/A	\$600	N/A	N/A	N/A	N/A
Western Downs Regional Council	\$148	\$160	8.5%	\$180	\$200	11.1%	\$220	\$230	4.5%	\$200	\$200	0.0%
Whitsunday Regional Council	\$200	\$230	15.0%	\$280	\$280	0.0%	\$330	\$400	21.2%	\$275	\$273	-0.9%
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-19	Jun-20	% Change	Jun-19	Jun-20	% Change	Jun-19	Jun-20	% Change	Jun-19	Jun-20	% Change
Balonne Shire Council	\$240	\$260	8.3%	N/A	\$300	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Banana Shire Council	\$273	\$270	-0.9%	\$340	\$370	8.8%	N/A	N/A	N/A	N/A	\$410	N/A
Barcaldine Regional Council	\$210	\$180	-14.3%	\$300	N/A	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	\$173	\$190	10.1%	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	\$430	\$430	0.0%	\$530	\$520	-1.9%	\$400	\$385	-3.8%	\$420	\$420	0.0%
Bundaberg Regional Council	\$300	\$300	0.0%	\$350	\$360	2.9%	N/A	N/A	N/A	\$320	\$308	-3.9%
Burdekin Shire Council	\$270	\$255	-5.6%	\$300	\$300	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
Cairns Regional Council	\$390	\$400	2.6%	\$458	\$470	2.7%	\$290	\$305	5.2%	\$370	\$355	-4.1%
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	\$320	\$295	-7.8%	\$350	\$375	7.1%	\$250	\$245	-2.0%	N/A	N/A	N/A
Central Highlands Regional Council	\$260	\$270	3.8%	\$360	\$380	5.6%	\$275	\$278	0.9%	\$310	\$350	12.9%
Charters Towers Regional Council	\$250	\$260	4.0%	\$345	\$320	-7.2%	N/A	N/A	N/A	N/A	N/A	N/A
Cloncurry Shire Council	\$295	\$333	12.7%	\$400	\$413	3.1%	N/A	N/A	N/A	N/A	N/A	N/A
Cook Shire Council	\$308	\$320	4.1%	\$320	\$360	12.5%	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	\$363	\$390	7.6%	\$450	\$430	-4.4%	\$350	\$330	-5.7%	\$430	\$420	-2.3%
Flinders Shire Council	\$200	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	\$310	\$325	4.8%	\$370	\$380	2.7%	\$280	\$310	10.7%	\$340	\$345	1.5%
Gladstone Regional Council	\$230	\$260	13.0%	\$290	\$320	10.3%	\$160	\$175	9.4%	\$230	\$255	10.9%
Gold Coast City Council	\$495	\$500	1.0%	\$500	\$520	4.0%	\$395	\$395	0.0%	\$450	\$450	0.0%
Goondiwindi Regional Council	\$300	\$300	0.0%	\$390	\$360	-7.7%	N/A	N/A	N/A	N/A	N/A	N/A
Gympie Regional Council	\$300	\$318	5.8%	\$360	\$360	0.0%	N/A	\$280	N/A	N/A	\$318	N/A
Hinchinbrook Shire Council	\$243	\$240	-1.0%	\$300	\$295	-1.7%	N/A	N/A	N/A	N/A	N/A	N/A
Ipswich City Council	\$315	\$320	1.6%	\$370	\$375	1.4%	\$275	\$280	1.8%	\$320	\$325	1.6%
Isaac Regional Council	\$300	\$300	0.0%	\$340	\$350	2.9%	\$250	\$250	0.0%	\$370	\$425	14.9%
Livingstone Shire Council	\$300	\$330	10.0%	\$350	\$360	2.9%	\$295	N/A	N/A	\$380	\$390	2.6%
Lockyer Valley Regional Council	\$300	\$305	1.7%	\$350	\$330	-5.7%	N/A	N/A	N/A	N/A	\$261	N/A
Logan City Council	\$350	\$350	0.0%	\$400	\$400	0.0%	\$290	\$280	-3.4%	\$330	\$330	0.0%
Longreach Regional Council	\$250	\$260	4.0%	\$270	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mackay Regional Council	\$350	\$360	2.9%	\$400	\$420	5.0%	\$330	\$335	1.5%	\$350	\$360	2.9%
Maranoa Regional Council	\$245	\$250	2.0%	\$330	\$328	-0.8%	N/A	N/A	N/A	N/A	N/A	N/A
Mareeba Shire Council	\$345	\$350	1.4%	\$400	\$380	-5.0%	N/A	N/A	N/A	N/A	N/A	N/A
Moreton Bay Regional Council	\$370	\$370	0.0%	\$420	\$430	2.4%	\$300	\$308	2.5%	\$350	\$350	0.0%
Mount Isa City Council	\$380	\$400	5.3%	\$450	\$475	5.6%	N/A	N/A	N/A	\$400	N/A	N/A
Murweh Shire Council	\$210	\$195	-7.1%	N/A	\$220	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Noosa Shire Council	\$485	\$490	1.0%	\$620	\$620	0.0%	\$490	\$448	-8.7%	\$545	\$588	7.8%
North Burnett Regional Council	\$245	\$250	2.0%	\$260	\$260	0.0%	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%	\$495	\$500	1.0%	\$350	\$350	0.0%	\$410	\$400	-2.4%
Richmond Shire Council	N/A	\$131	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rockhampton Regional Council	\$290	\$300	3.4%	\$370	\$380	2.7%	\$280	\$280	0.0%	N/A	\$345	N/A
Scenic Rim Regional Council	\$360	\$350	-2.8%	\$390	\$405	3.8%	\$260	N/A	N/A	\$315	\$310	-1.6%
Somerset Regional Council	\$298	\$300	0.8%	\$328	\$310	-5.3%	N/A	N/A	N/A	N/A	N/A	N/A
South Burnett Regional Council	\$260	\$270	3.8%	\$310	\$320	3.2%	N/A	N/A	N/A	N/A	N/A	N/A
Southern Downs Regional Council	\$270	\$275	1.9%	\$320	\$330	3.1%	N/A	N/A	N/A	N/A	\$285	N/A
Sunshine Coast Regional Council	\$460	\$460	0.0%	\$540	\$530	-1.9%	\$378	\$400	6.0%	\$430	\$435	1.2%
Tablelands Regional Council	\$300	\$330	10.0%	\$380	\$365	-3.9%	N/A	N/A	N/A	N/A	N/A	N/A
Toowoomba Regional Council	\$315	\$320	1.6%	\$395	\$390	-1.3%	\$280	\$280	0.0%	\$298	\$330	10.9%
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	\$320	\$320	0.0%	\$385	\$390	1.3%	\$280	\$280	0.0%	\$350	\$340	-2.9%
Weipa - part of Cook	\$625	\$650	4.0%	\$750	\$738	-1.7%	N/A	N/A	N/A	N/A	N/A	N/A
Western Downs Regional Council	\$250	\$240	-4.0%	\$290	\$290	0.0%	N/A	\$300	N/A	\$220	\$200	-9.1%
Whitsunday Regional Council	\$330	\$360	9.1%	\$400	\$420	5.0%	\$350	\$340	-2.9%	\$430	\$400	-7.0%
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



Unemployment Rate

**6.6%**



Participation Rate

**64.5%**

## EMPLOYMENT MARKET

### LOGAN - BEAUDESERT



Unemployment Rate

**7.9%**



Participation Rate

**63.5%**

## EMPLOYMENT MARKET

### MORETON BAY - NORTH



Unemployment Rate

**9.4%**



Participation Rate

**58.1%**

## EMPLOYMENT MARKET

### MORETON BAY - SOUTH



Unemployment Rate

**5.1%**



Participation Rate

**73.3%**

**The news was a little less optimistic in the unit sector. Our analysis places Moreton Bay attached housing in the steady but rising position, while Ipswich, Logan, Brisbane and Redland are all within the downward price cycle on the clock.**

## Tight Listings Bring Price Resilience

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

While the region as a whole has generally held steady, drilling down into each local authority via our analysis indicates a diversity of property clock positions.

The numbers show that for detached housing, Brisbane and Logan are in the recovering phase with Moreton Bay in the steady upward position. In contrast, Redland is steady but falling while Ipswich is approaching the bottom of the price cycle.

The news was a little less optimistic in the unit sector. Our analysis places Moreton Bay attached housing in the steady but rising position, while Ipswich, Logan, Brisbane and Redland are all within the downward price cycle on the clock.

Our on-the-ground industry sources indicate that, on the whole, activity in the outer jurisdiction has been firm during 2020 with some reports that tighter listing numbers in recent weeks are keeping prices resilient.

A good example is in the west where REIQ Ipswich Zone Chair Glen Ball said there's been a definite strengthening lately, particularly for detached housing stock.

"At the moment it's busy. There are multiple offers on properties left, right and centre, and we're struggling to get listings," Mr Ball said.

He noted that there were some misconceptions about the local market among those outside southeast Queensland.

"I've got interstate buyers ringing me and they're saying, 'Oh we know the market is slow so sellers will be more negotiable,' but in reality, that couldn't be further from the truth.

"We have local buyers who are becoming disgruntled because they're missing out. Properties keep getting listed and are then gone in a day or two.

"Obviously there are people taking advantage of low interest rates and that's probably encouraged more to buy, but the fact is we don't have a lot of quality stock available and the stuff that's coming on is getting snapped up quite quickly."

Mr Ball said a fair percentage of interstate enquiry relates to residents looking to relocate from down south too, so this could bode well for the post-COVID market.

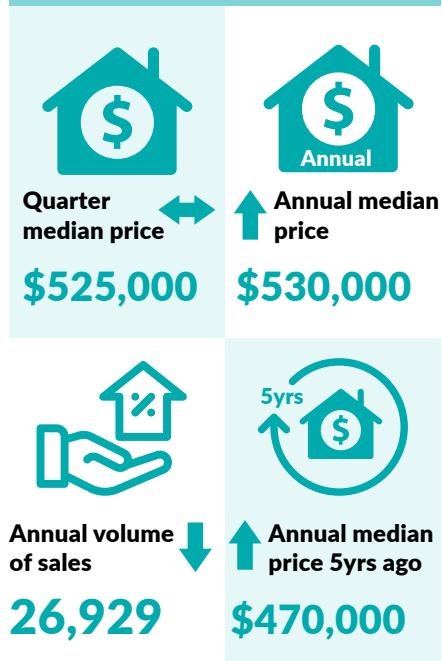
"I've sold quite a few homes sight unseen to people who can't get here at the moment. They'll get a family member to have a look for them or they're doing Facetime walkthroughs with me."

Mr Ball was also bullish about the rental market.

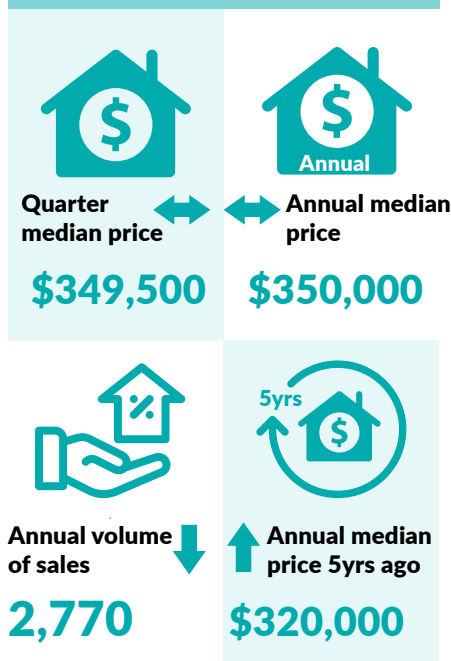
"As soon as we get a listing, its renting and we're able to rent stock off market as well. There are plenty of tenants out there."



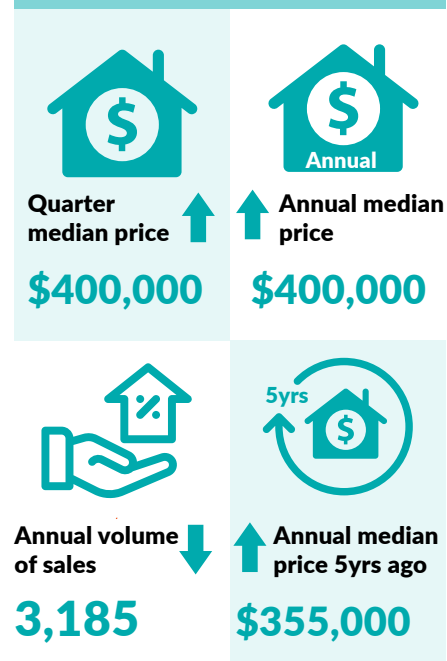
## HOUSE MARKET (<2400M<sup>2</sup>) GREATER BRISBANE



## 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

\$450,000

Annual median  
price

\$450,000

Annual volume  
of sales

5,845

Annual median  
price 5yrs ago

\$400,000

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

## REDLAND

Quarter  
median price

\$508,500

Annual median  
price

\$520,000

Annual volume  
of sales

2,301

Annual median  
price 5yrs ago

\$480,000

## Regional Economy and Infrastructure Investment

Political support through government spending is part of the plan for boosting the Queensland economy during and after COVID.

In August the Queensland Government outlined projects set to benefit from a \$50 million *Unite and Recover Community Stimulus Package*.

The Premier said 1500 jobs would be supported or created with the funding going to 12 South East Queensland councils for 63 projects.

Among the community projects set to benefit Greater Brisbane's outer authorities are:

- The development of the Logan Village to Yarrabilba Rail Trail, improving the Beenleigh streetscape and providing new pathways and streetscaping for Loganlea Road at Meadowbrook,
- A new skating facility at Sutton Park, improvements to the Ipswich Civic Centre and upgrades at the Lake Moogerah Caravan Park,
- A new BMX facility at Nolan Park in Brendale, new tennis courts at the Harris Avenue Sports Complex at Narangba, and upgraded playgrounds at locations in Deception Bay and Kallangur,
- Delivering \$2.5 million for the green sealing of roads on Russell and Macleay Islands, a new boardwalk near Frenchmans Beach on North Stradbroke Island and expanding the Redlands Coast fibre network.

This multi-locality approach to spending is designed to spread the benefit across the region, rather than just concentrating funds in the capital city.

House Market (<2400m<sup>2</sup>)

The Greater Brisbane region experienced a 1.0 per cent rise in annual median price to June 2020 to reach \$530,000.

The Brisbane LGA saw its median increase 2.9 per cent while Logan's was up 1.3 per cent and Moreton Bay's rose 0.9 per cent. The Ipswich median held flat while Redland's figure fell by 1.9 per cent.

Logan's median was \$400,000, Moreton Bay's was \$450,000, Redland's came in at \$520,000 and Ipswich had a \$400,000 median.

In terms of price movement across the June 2020 quarter, Greater Brisbane, Ipswich and Moreton Bay saw no price change while Brisbane and Logan's quarterly medians rose 0.7 and 0.9 per cent respectively. Redlands quarterly median fell 1.0 per cent.

## General Activity

For Greater Brisbane, the annual total listing volume fell a significant 10.3 per cent, from 51,168 for the year to June 2019, to 43,535 for the year to June 2020.

Stock on market was lower for the year, coming in at 6.5 per cent, down 0.9 per cent on the previous year.

The period also saw a very minor increase in median days on market, with a 2020 selling time of 42 days, which was just one day longer than the 2019 result.

Vendor discounting over the 12 months also fell modestly from a -3.9 per cent discount in 2019 to a -3.4 per cent discount in 2020.

Outside of the Brisbane LGA, it was Moreton Bay that saw the lowest days on market at 41, which was unchanged compared to the LGA result in 2019. Logan had the highest increase in days on market across all Greater Brisbane LGAs with a rise of five to reach 54 days.

Ipswich had the highest vendor discount at -4.1 per cent, which was 1.2 per cent more than at the same time last year. Ipswich, Moreton Bay and the Brisbane LGA all had similar shifts in vendor discounting over the year with outcomes between -0.5 and -0.6 per cent.

Stock on market decreased across all the outer LGAs. The 2020 figures ranged from 6.7 per cent in Logan to 7.7 per cent in Redland. Brisbane City had a stock on market figure of 5.7 per cent for the period.

Our overall view of Greater Brisbane's outer LGAs is that the market metrics tightened through the year with less supply. Under normal market circumstances this would reflect a steady increase in prices, but given the effect of the pandemic, some outer LGAs struggled to keep prices positive and, in the end, results were mixed.





## HOUSE MARKET ALL

### GREATER BRISBANE



Median days on market

**42 Days**



Median vendor discount

**-3.4%**



Stock on market

**6.5%**

## HOUSE MARKET ALL

### IPSWICH



Median days on market

**54 Days**



Median vendor discount

**-4.1%**

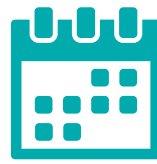


Stock on market

**7.2%**

## HOUSE MARKET ALL

### LOGAN



Median days on market

**54 Days**



Median vendor discount

**-3.3%**



Stock on market

**6.7%**

## HOUSE MARKET ALL

### MORETON BAY



Median days on market

**41 Days**



Median vendor discount

**-2.9%**

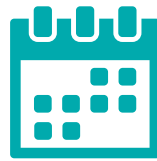


Stock on market

**7.2%**

## HOUSE MARKET ALL

### REDLAND



Median days on market

**46 Days**



Median vendor discount

**-3.8%**



Stock on market

**7.7%**

### Unit Market

The Greater Brisbane region saw its annual unit & townhouse median rise 1.3 per cent to reach \$390,000 across 8535 transactions.

The Brisbane LGA unit market saw its annual median to the end of June 2020 rise 1.9 per cent to \$420,000.

The remaining LGAs saw across-the-board underperformance. Ipswich's annual median had the most dramatic fall, recording a 15.8 per cent drop to reach \$219,000 across 202 transactions.

Logan's attached housing fell 4.3 per cent in the year to \$225,000, Redland's fell 0.8 per cent to \$360,650 and Moreton Bay's saw zero movement, remaining at \$315,000.

Looking at the numbers for the June 2020 quarter only, Ipswich saw a dramatic fall in its median, down 2.7 per cent to \$216,000 across 31 transactions. Logan saw a modest fall of 0.9 per cent while all other jurisdictions remained flat or were slightly positive during the period.

For Greater Brisbane over the year, listings were down a substantial 12.5 per cent.



**The Greater Brisbane vacancy rate was at 2.0 per cent in June quarter 2020 – a figure that was unchanged from the previous quarter’s result.**

Drilling down into the metrics and, outside of the Brisbane LGA, Ipswich saw the most dramatic fall in total unit listings – down a substantial 22.5 per cent for the year – but all jurisdiction revealed a drop in listing numbers of between 10.2 per cent and 14.4 per cent.

Stock on market across outer LGAs tightened most in Ipswich, with the city recording a fall of 1.6 percentage points.

For the days on market comparison, Ipswich was the only jurisdiction to see a rise, up five days to 91. All other LGAs, including Brisbane, saw their days on market figure fall.

Vendor discounting tightened in Brisbane, Logan and Moreton Bay while increasing in Ipswich and Redland.

#### **Rental Market**

March quarter median rental yields across outer Brisbane LGAs ranged from 4.1 per cent to 4.8 per cent for houses, and 5.1 per cent to 7.2 per cent for units.

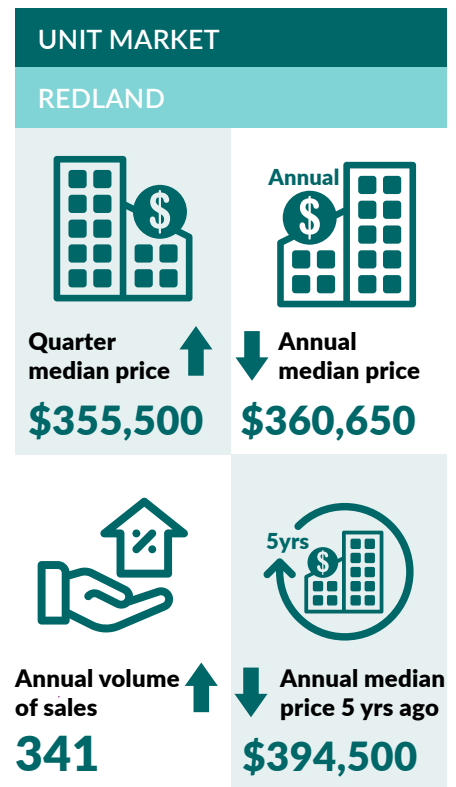
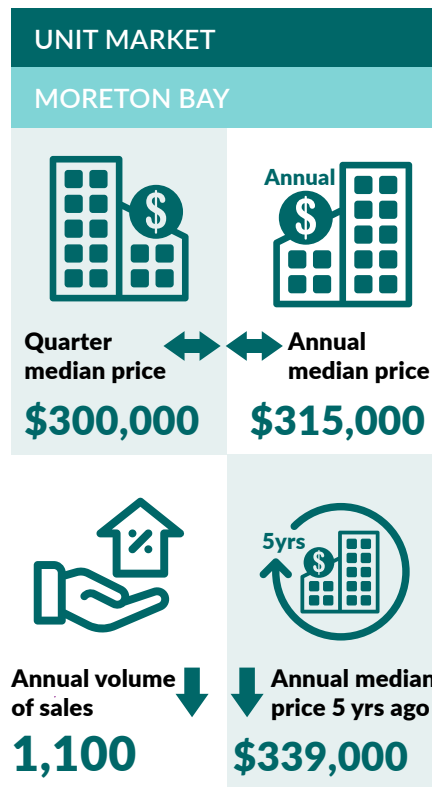
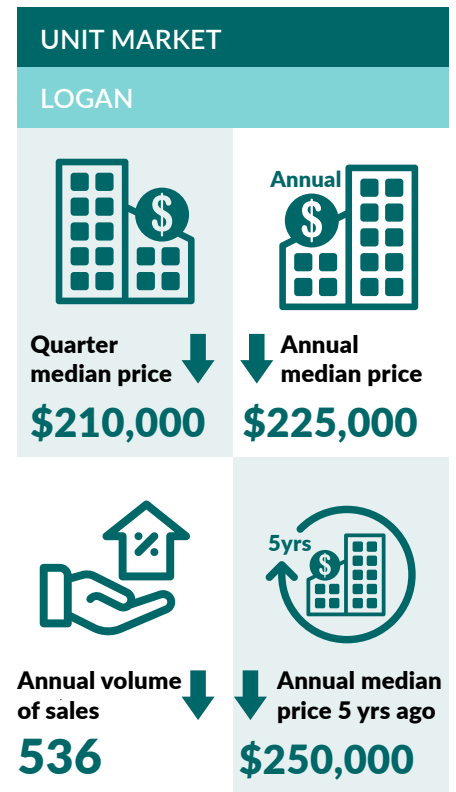
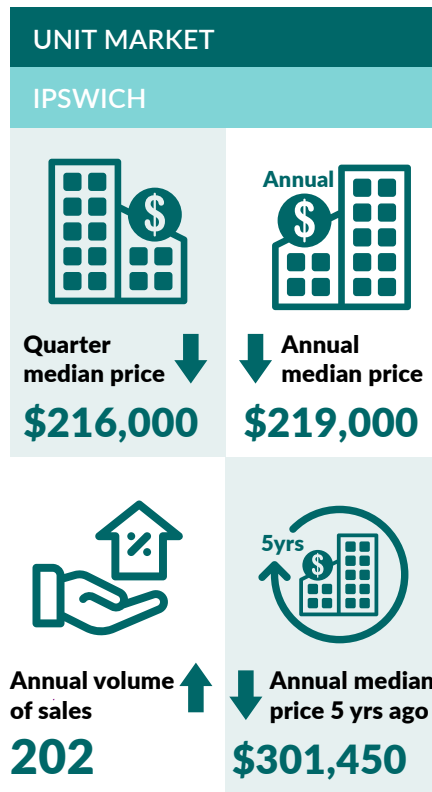
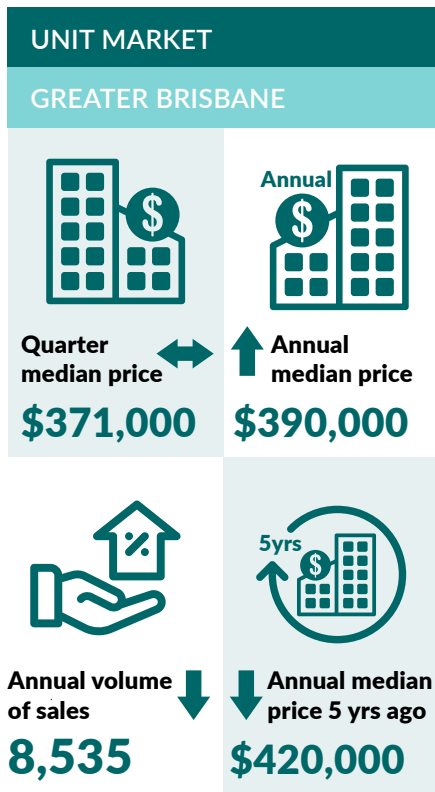
Yield movements for houses from the previous quarter were mostly steady across all LGAs but more dramatic in the attached housing sector. Units in Logan saw a yield increase of 0.6 per cent compared to the previous quarter’s figure, while the same comparison in Moreton Bay saw yields up 0.3 per cent.

Median annual rent for outer Brisbane three-bedroom houses ranged from \$320 per week in Ipswich to \$400 per week in Redland. The same measure for two-bedroom units ranged from \$260 per week in Ipswich to \$355 per week in Redland.

The Greater Brisbane vacancy rate was at 2.0 per cent in the June quarter 2020 – a figure that was unchanged from the previous quarter’s result.

It’s worth noting the region’s vacancy rate has stayed below 3.0 per cent since March 2017 which is indicative of a balanced-to-tight market.

Of the outer LGAs, Redland had the tightest vacancy rate at 1.3 per cent for the quarter, but it’s worth highlighting Moreton Bay, Ipswich and Logan vacancy rates were all between 1.7 per cent and 2.2 per cent.

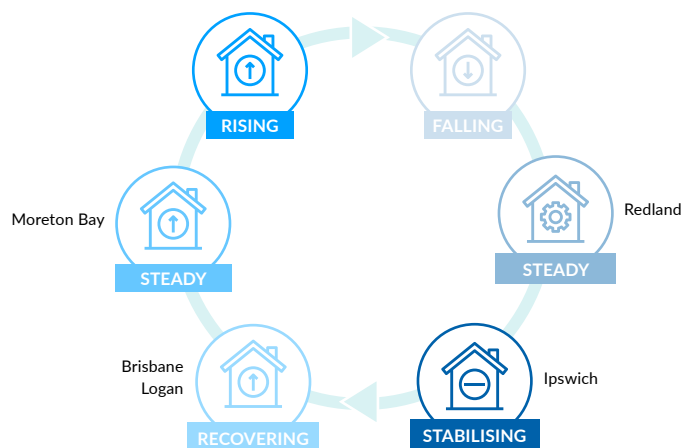






## GREATER BRISBANE HOUSE MARKETS

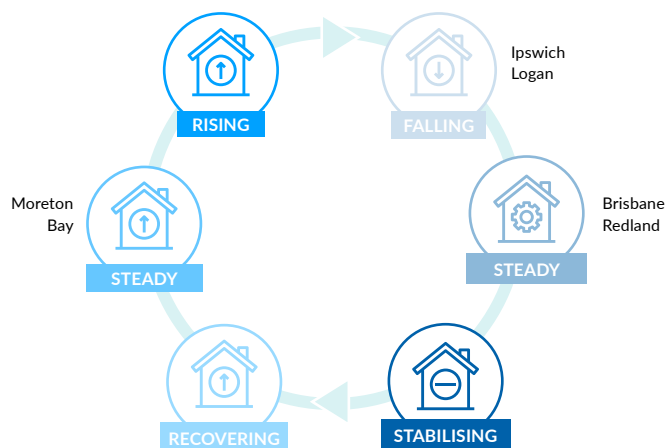
June Qtr 2020



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

## GREATER BRISBANE UNIT MARKETS

June Qtr 2020

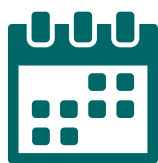


Source: REIQ  
Based on the previous 4 quarters median sale price change and the annual change



## UNIT MARKET

### GREATER BRISBANE



Median days on market  
**53 Days**



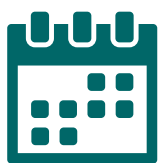
Median vendor discount  
**-3.3%**



Stock on market  
**5.5%**

## UNIT MARKET

### IPSWICH



Median days on market  
**91 Days**



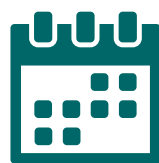
Median vendor discount  
**-7.1%**



Stock on market  
**4.8%**

## UNIT MARKET

### LOGAN



Median days on market  
**72 Days**



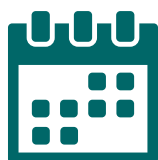
Median vendor discount  
**-3.8%**



Stock on market  
**6.3%**

## UNIT MARKET

### MORETON BAY



Median days on market  
**72 Days**



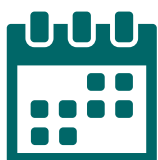
Median vendor discount  
**-3.2%**



Stock on market  
**6.8%**

## UNIT MARKET

### REDLAND



Median days on market  
**63 Days**

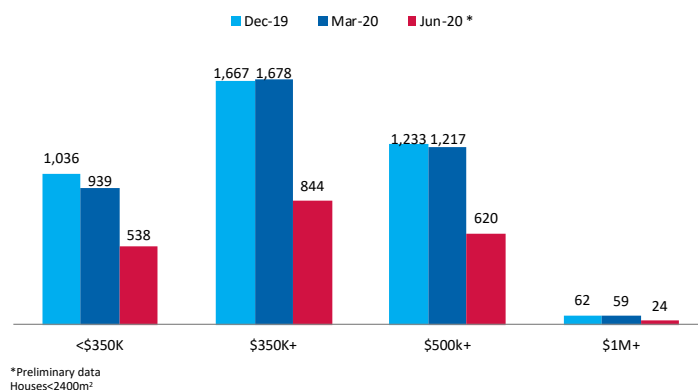


Median vendor discount  
**-3.5%**

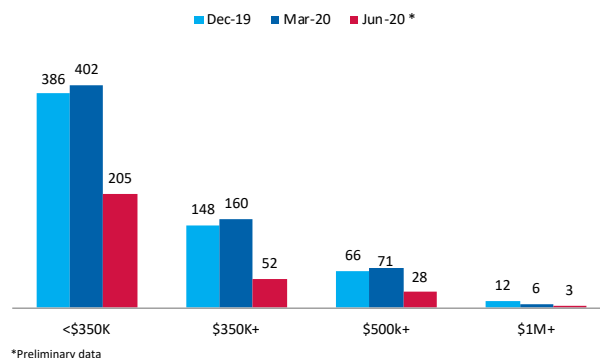


Stock on market  
**6.7%**

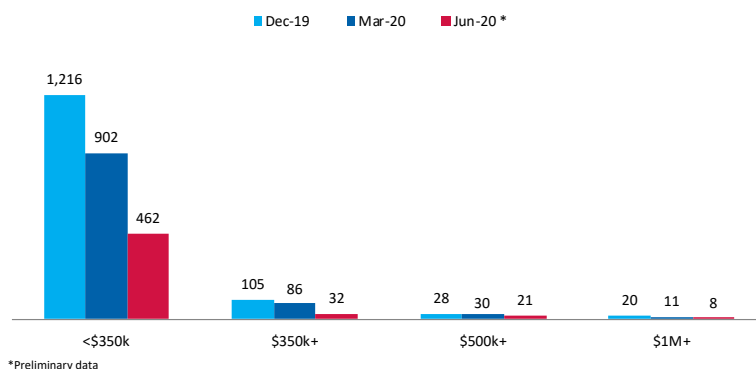
### OUTER BRISBANE HOUSE SALES



### 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>4152</b>	<b>\$525,000</b>	<b>0.0%</b>	<b>26,929</b>	<b>\$530,000</b>	<b>\$525,000</b>	<b>1.0%</b>	<b>\$470,000</b>	<b>12.8%</b>
<b>GREATER BRISBANE ^</b>	<b>419</b>	<b>\$600,000</b>	<b>-0.2%</b>	<b>2648</b>	<b>\$625,000</b>	<b>\$630,000</b>	<b>-0.8%</b>	<b>\$540,000</b>	<b>15.7%</b>
<b>IPSWICH (LGA)</b>	<b>460</b>	<b>\$349,500</b>	<b>0.0%</b>	<b>2770</b>	<b>\$350,000</b>	<b>\$350,000</b>	<b>0.0%</b>	<b>\$320,000</b>	<b>9.4%</b>
<b>IPSWICH (LGA) ^</b>	<b>30</b>	<b>\$553,000</b>	<b>0.4%</b>	<b>216</b>	<b>\$553,000</b>	<b>\$540,000</b>	<b>2.4%</b>	<b>\$475,000</b>	<b>16.4%</b>
AUGUSTINE HEIGHTS	14	N/A	N/A	76	\$495,000	\$510,000	-2.9%	\$515,000	-3.9%
BELLBIRD PARK	21	\$355,000	-2.2%	84	\$382,500	\$370,000	3.4%	\$325,000	17.7%
BASIN POCKET	1	N/A	N/A	14	N/A	\$240,000	N/A	N/A	N/A
BOOVAL	2	N/A	N/A	31	\$315,000	\$357,500	-11.9%	\$271,250	16.1%
BRASSALL	22	\$314,500	-0.9%	148	\$339,000	\$330,000	2.7%	\$320,000	5.9%
BROOKWATER	8	N/A	N/A	59	\$775,000	N/A	-3.7%	N/A	N/A
BUNDAMBA	16	N/A	N/A	82	\$293,750	\$313,500	-6.3%	\$279,750	5.0%
CAMIRA	20	\$420,000	-0.6%	88	\$417,500	\$413,750	0.9%	\$350,000	19.3%
COALFALLS	1	N/A	N/A	10	N/A	\$398,500	N/A	\$275,000	N/A
COLLINGWOOD PARK	21	\$333,000	-1.3%	133	\$335,000	\$331,000	1.2%	\$305,000	9.8%
DEEBING HEIGHTS	13	N/A	N/A	50	\$425,000	\$430,750	-1.3%	\$385,000	10.4%
EAST IPSWICH	10	N/A	N/A	47	\$285,000	\$281,000	1.4%	\$270,000	5.6%
EASTERN HEIGHTS	7	N/A	N/A	71	\$320,000	\$335,500	-4.6%	N/A	N/A
FLINDERS VIEW	14	N/A	N/A	81	\$370,000	\$380,000	-2.6%	\$348,000	6.3%
GAILES	3	N/A	N/A	26	\$247,000	\$260,000	-5.0%	\$236,250	4.6%
GOODNA	23	\$311,000	2.8%	110	\$293,000	\$293,500	-0.2%	\$285,000	2.8%
IPSWICH	10	N/A	N/A	32	\$407,500	\$347,000	17.4%	\$347,000	17.4%
KARALEE ^	7	N/A	N/A	45	\$580,000	\$647,500	-10.4%	\$515,000	12.6%
LEICHHARDT	15	N/A	N/A	55	\$241,250	\$250,000	-3.5%	N/A	N/A
NEWTOWN	5	N/A	N/A	35	\$370,000	\$337,500	9.6%	N/A	N/A
NORTH BOOVAL	4	N/A	N/A	23	\$265,000	\$260,000	1.9%	N/A	N/A
NORTH IPSWICH	15	N/A	N/A	66	\$283,750	\$319,000	-11.1%	N/A	N/A
ONE MILE	4	N/A	N/A	40	\$250,000	\$271,250	-7.8%	\$242,500	3.1%
RACEVIEW	26	\$325,000	0.8%	174	\$317,500	\$326,000	-2.6%	\$307,500	3.3%
REDBANK	2	N/A	N/A	22	\$320,000	\$322,500	-0.8%	\$295,000	8.5%
REDBANK PLAINS	43	\$306,500	-0.6%	242	\$320,000	\$329,000	-2.7%	\$310,000	3.2%
RIPLEY	4	N/A	N/A	51	\$399,000	\$393,900	1.3%	\$322,500	23.7%
RIVERVIEW	4	N/A	N/A	25	\$236,000	\$245,000	-3.7%	\$223,750	5.5%
ROSEWOOD	2	N/A	N/A	41	\$280,000	\$310,000	-9.7%	\$272,750	2.7%
SADLIERS CROSSING	5	N/A	N/A	18	N/A	\$325,000	N/A	\$280,000	N/A
SILKSTONE	11	N/A	N/A	56	\$300,000	\$309,000	-2.9%	\$256,750	16.8%
SPRINGFIELD	20	\$450,500	1.4%	105	\$439,000	\$432,250	1.6%	N/A	N/A
SPRINGFIELD LAKES	40	\$389,000	-0.3%	295	\$420,000	\$420,500	-0.1%	\$386,000	8.8%
WOODEND	4	N/A	N/A	19	N/A	\$367,500	N/A	\$319,000	N/A
WULKURAKA	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
YAMANTO	16	N/A	N/A	84	\$372,500	\$395,000	-5.7%	\$415,000	-10.2%
<b>LOGAN (LGA)</b>	<b>472</b>	<b>\$400,000</b>	<b>0.9%</b>	<b>3185</b>	<b>\$400,000</b>	<b>\$395,000</b>	<b>1.3%</b>	<b>\$355,000</b>	<b>12.7%</b>
<b>LOGAN (LGA) ^</b>	<b>104</b>	<b>\$592,500</b>	<b>-0.4%</b>	<b>681</b>	<b>\$617,500</b>	<b>\$610,000</b>	<b>1.2%</b>	<b>\$520,000</b>	<b>18.8%</b>
BEENLEIGH	16	N/A	N/A	89	\$331,000	\$332,500	-0.5%	\$310,000	6.8%
BETHANIA	8	N/A	N/A	49	\$354,000	\$350,125	1.1%	\$300,000	18.0%
BORONIA HEIGHTS	12	N/A	N/A	92	\$350,000	\$347,500	0.7%	\$310,000	10.8%
BROWNS PLAINS	9	N/A	N/A	74	\$335,000	\$380,000	-11.8%	\$310,551	7.9%
CEDAR GROVE ^	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
CEDAR VALE ^	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
CHAMBERS FLAT ^	2	N/A	N/A	13	N/A	\$700,000	N/A	N/A	N/A
CORNUBIA ^	2	N/A	N/A	31	\$800,000	\$930,000	-14.0%	N/A	N/A
CORNUBIA	15	N/A	N/A	100	\$580,000	\$582,500	-0.4%	\$512,500	13.2%
CRESTMead	30	\$329,000	1.7%	143	\$330,000	\$322,750	2.2%	\$303,000	8.9%
DAISY HILL	15	N/A	N/A	93	\$497,500	\$485,000	2.6%	\$455,000	9.3%

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	16	N/A	N/A	109	\$295,000	\$311,950	-5.4%	\$268,000	10.1%
EDENS LANDING	9	N/A	N/A	69	\$372,500	\$390,000	-4.5%	N/A	N/A
FORESTDALE ^	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
GREENBANK ^	15	N/A	N/A	89	\$625,000	\$622,500	0.4%	N/A	N/A
HERITAGE PARK	11	N/A	N/A	72	\$459,000	\$455,500	0.8%	N/A	N/A
HILLCREST	5	N/A	N/A	59	\$381,500	\$357,250	6.8%	\$332,500	14.7%
HOLMVIEW	11	N/A	N/A	59	\$380,000	\$390,000	-2.6%	\$358,000	6.1%
JIMBOOMBA	0	N/A	N/A	10	N/A	\$345,000	N/A	\$310,000	N/A
JIMBOOMBA ^	12	N/A	N/A	83	\$600,000	\$560,250	7.1%	N/A	N/A
KINGSTON	22	\$287,250	0.4%	113	\$295,000	\$295,000	0.0%	\$279,000	5.7%
LOGAN CENTRAL	4	N/A	N/A	45	\$286,000	\$286,500	-0.2%	N/A	N/A
LOGAN RESERVE	7	N/A	N/A	69	\$390,000	\$400,000	-2.5%	\$383,000	1.8%
LOGAN VILLAGE ^	4	N/A	N/A	41	\$622,000	\$604,500	2.9%	N/A	N/A
LOGANHOLME	17	N/A	N/A	98	\$403,500	\$375,000	7.6%	\$370,000	9.1%
LOGANLEA	8	N/A	N/A	67	\$345,000	\$380,000	-9.2%	\$320,000	7.8%
MARSDEN	21	\$360,000	0.7%	135	\$362,500	\$375,000	-3.3%	\$329,000	10.2%
MEADOWBROOK	2	N/A	N/A	31	\$421,000	\$426,000	-1.2%	\$380,000	10.8%
MOUNT WARREN PARK	15	N/A	N/A	80	\$410,000	\$400,000	2.5%	\$347,500	18.0%
MUNRUBEN ^	5	N/A	N/A	21	\$557,500	\$600,000	-7.1%	N/A	N/A
NEW BEITH ^	6	N/A	N/A	46	\$628,714	\$640,000	-1.8%	N/A	N/A
REGENTS PARK	27	\$430,000	0.5%	167	\$417,000	\$402,250	3.7%	N/A	N/A
ROCHEDALE SOUTH	19	N/A	N/A	180	\$523,500	\$510,000	2.6%	\$449,000	16.6%
SHAILER PARK	25	\$588,000	1.3%	161	\$567,000	\$557,500	1.7%	\$500,000	13.4%
SLACKS CREEK	13	N/A	N/A	91	\$330,000	\$340,100	-3.0%	\$313,000	5.4%
SPRINGWOOD	14	N/A	N/A	86	\$508,000	\$525,000	-3.2%	\$443,500	14.5%
TANAH MERAH	16	N/A	N/A	61	\$466,500	\$442,000	5.5%	\$405,000	15.2%
UNDERWOOD	11	N/A	N/A	79	\$567,500	\$542,500	4.6%	\$490,750	15.6%
WATERFORD	17	N/A	N/A	77	\$380,750	\$385,000	-1.1%	\$378,000	0.7%
WATERFORD WEST	5	N/A	N/A	53	\$340,000	\$347,750	-2.2%	\$318,500	6.8%
WINDAROO	9	N/A	N/A	49	\$475,000	\$529,000	-10.2%	\$425,000	11.8%
WOODRIDGE	15	N/A	N/A	86	\$280,000	\$298,500	-6.2%	\$275,000	1.8%
YARRABILBA	17	N/A	N/A	120	\$390,000	\$386,000	1.0%	\$371,900	4.9%
<b>MORETON BAY (LGA)</b>	<b>881</b>	<b>\$450,000</b>	<b>0.0%</b>	<b>5845</b>	<b>\$450,000</b>	<b>\$446,000</b>	<b>0.9%</b>	<b>\$400,000</b>	<b>12.5%</b>
<b>MORETON BAY (LGA) ^</b>	<b>135</b>	<b>\$645,250</b>	<b>1.0%</b>	<b>826</b>	<b>\$707,000</b>	<b>\$680,000</b>	<b>4.0%</b>	<b>\$600,000</b>	<b>17.8%</b>
ALBANY CREEK	31	\$635,000	0.8%	208	\$620,000	\$615,000	0.8%	\$533,000	16.3%
ARANA HILLS	13	N/A	N/A	96	\$560,000	\$547,000	2.4%	\$485,050	15.5%
BANKSIA BEACH	23	\$585,000	0.0%	164	\$580,000	\$587,500	-1.3%	N/A	N/A
BEACHMERE	0	N/A	N/A	0	N/A	N/A	N/A	\$364,000	N/A
BELLARA	11	N/A	N/A	53	\$410,000	\$382,500	7.2%	N/A	N/A
BELLMERE	21	\$360,000	1.4%	121	\$350,000	\$350,000	0.0%	\$335,000	4.5%
BONGAREE	24	\$502,850	3.2%	118	\$485,000	\$457,750	6.0%	\$389,000	24.7%
BRAY PARK	16	N/A	N/A	132	\$436,250	\$440,000	-0.9%	N/A	N/A
BUNYA ^	2	N/A	N/A	12	N/A	\$930,000	N/A	\$1,550,000	N/A
BURPENGARY	24	\$445,000	1.8%	144	\$434,050	\$420,000	3.3%	\$375,000	15.7%
BURPENGARY ^	0	N/A	N/A	0	N/A	N/A	N/A	\$364,000	N/A
BURPENGARY EAST	14	N/A	N/A	49	\$483,500	\$508,500	-4.9%	\$409,000	18.2%
BURPENGARY EAST ^	8	N/A	N/A	51	\$660,000	\$667,500	-1.1%	\$547,500	20.5%
CABOOLTURE	50	\$349,000	0.0%	335	\$335,000	\$339,000	-1.2%	\$290,000	15.5%
CABOOLTURE ^	9	N/A	N/A	68	\$605,000	\$570,000	6.1%	N/A	N/A
CABOOLTURE SOUTH	15	N/A	N/A	95	\$317,500	\$299,750	5.9%	\$270,000	17.6%
CASHMERE	1	N/A	N/A	39	\$733,500	\$750,000	-2.2%	\$657,500	11.6%
CLONTARF	23	\$440,000	0.6%	149	\$452,500	\$460,000	-1.6%	N/A	N/A
DAKABIN	9	N/A	N/A	41	\$458,000	\$437,000	4.8%	\$452,500	1.2%
DECEPTION BAY	38	\$366,375	0.9%	290	\$358,250	\$360,000	-0.5%	\$315,500	13.5%
EATONS HILL	0	N/A	N/A	0	N/A	N/A	N/A	\$235,000	N/A
ELIMBAH ^	10	N/A	N/A	39	\$615,000	\$575,000	7.0%	N/A	N/A
EVERTON HILLS	16	N/A	N/A	98	\$590,000	\$584,750	0.9%	\$499,900	18.0%

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
FERNY HILLS	16	N/A	N/A	112	\$581,500	\$565,000	2.9%	\$480,000	21.1%
GRIFFIN	11	N/A	N/A	123	\$457,000	\$471,000	-3.0%	\$432,500	5.7%
JOYNER	5	N/A	N/A	33	\$530,000	\$510,000	3.9%	\$532,500	-0.5%
KALLANGUR	62	\$395,000	0.4%	323	\$395,000	\$395,000	0.0%	\$352,000	12.2%
KIPPA-RING	10	N/A	N/A	107	\$430,000	\$435,000	-1.1%	N/A	N/A
LAWNTON	11	N/A	N/A	78	\$414,500	\$415,000	-0.1%	\$358,000	15.8%
MANGO HILL	27	\$522,750	1.0%	162	\$523,000	\$535,000	-2.2%	\$453,000	15.5%
MARGATE	16	N/A	N/A	135	\$450,000	\$460,000	-2.2%	\$400,000	12.5%
MORAYFIELD	44	\$353,000	0.0%	292	\$345,000	\$345,000	0.0%	\$318,500	8.3%
MORAYFIELD ^	6	N/A	N/A	63	\$617,750	\$646,000	-4.4%	N/A	N/A
MURRUMBA DOWNS	20	\$532,500	0.0%	119	\$520,000	\$533,000	-2.4%	\$460,000	13.0%
NARANGBA	35	\$500,000	1.7%	274	\$485,000	\$476,000	1.9%	\$435,000	11.5%
NARANGBA ^	2	N/A	N/A	17	N/A	\$682,000	N/A	N/A	N/A
NEWPORT	19	N/A	N/A	98	\$825,000	\$727,500	13.4%	\$790,000	4.4%
NINGI	10	N/A	N/A	59	\$382,300	\$375,000	1.9%	\$368,500	3.7%
NINGI ^	14	N/A	N/A	50	\$632,500	\$610,000	3.7%	N/A	N/A
NORTH LAKES	59	\$495,000	1.0%	387	\$491,000	\$476,000	3.2%	\$450,000	9.1%
PETRIE	16	N/A	N/A	131	\$440,500	\$450,000	-2.1%	\$398,500	10.5%
REDCLIFFE	15	N/A	N/A	101	\$435,000	\$440,000	-1.1%	\$389,500	11.7%
ROTHWELL	22	\$411,300	0.0%	125	\$420,000	\$420,000	0.0%	\$396,000	6.1%
SAMFORD VALLEY ^	6	N/A	N/A	41	\$1,100,000	\$920,000	19.6%	N/A	N/A
SANDSTONE POINT	7	N/A	N/A	54	\$450,000	\$457,500	-1.6%	N/A	N/A
SCARBOROUGH	25	\$563,750	1.5%	134	\$575,000	\$560,000	2.7%	N/A	N/A
STRATHPINE	23	\$475,000	-0.1%	218	\$439,500	\$452,500	-2.9%	N/A	N/A
TOORBUL	2	N/A	N/A	20	\$332,500	\$337,500	-1.5%	\$275,000	20.9%
UPPER CABOOLTURE	6	N/A	N/A	41	\$369,000	\$375,000	-1.6%	\$330,000	11.8%
UPPER CABOOLTURE ^	0	N/A	N/A	0	N/A	N/A	N/A	\$663,750	N/A
WAMURAN ^	9	N/A	N/A	36	\$647,500	\$567,000	14.2%	N/A	N/A
WARNER	19	N/A	N/A	189	\$525,000	\$515,000	1.9%	\$480,000	9.4%
WARNER ^	3	N/A	N/A	17	N/A	\$852,500	N/A	N/A	N/A
WOODY POINT	0	N/A	N/A	0	N/A	N/A	N/A	\$717,500	N/A

<b>REDLAND (LGA)</b>	<b>351</b>	<b>\$508,500</b>	<b>-1.0%</b>	<b>2301</b>	<b>\$520,000</b>	<b>\$530,000</b>	<b>-1.9%</b>	<b>\$480,000</b>	<b>8.3%</b>
<b>REDLAND (LGA) ^</b>	<b>15</b>	<b>N/A</b>	<b>N/A</b>	<b>101</b>	<b>\$962,000</b>	<b>\$977,500</b>	<b>-1.6%</b>	<b>\$840,000</b>	<b>14.5%</b>
ALEXANDRA HILLS	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
BIRKDALE	25	\$585,000	1.6%	190	\$568,750	\$573,500	-0.8%	\$500,000	13.8%
CAPALABA	30	\$475,000	1.0%	175	\$474,500	\$480,000	-1.1%	\$430,000	10.3%
CAPALABA ^	6	N/A	N/A	29	\$1,097,500	\$967,500	13.4%	N/A	N/A
CLEVELAND	32	\$615,000	0.2%	211	\$600,000	\$600,000	0.0%	\$540,000	11.1%
MACLEAY ISLAND	14	N/A	N/A	105	\$229,500	\$220,000	4.3%	\$230,000	-0.2%
MOUNT COTTON	13	N/A	N/A	96	\$527,000	\$537,000	-1.9%	\$478,500	10.1%
ORMISTON	17	N/A	N/A	105	\$670,000	\$720,000	-6.9%	\$633,250	5.8%
REDLAND BAY	33	\$530,000	-0.6%	293	\$545,000	\$555,000	-1.8%	\$510,000	6.9%
RUSSELL ISLAND	36	\$189,000	-0.5%	136	\$195,000	\$199,975	-2.5%	\$170,000	14.7%
THORNESIDE	6	N/A	N/A	45	\$552,500	\$490,000	12.8%	\$466,000	18.6%
THORNLANDS	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
THORNLANDS ^	5	N/A	N/A	23	\$1,112,500	\$972,500	14.4%	N/A	N/A
VICTORIA POINT	36	\$520,000	0.4%	205	\$520,000	\$520,000	0.0%	\$482,500	7.8%
WELLINGTON POINT	32	\$586,000	0.1%	193	\$635,500	\$610,000	4.2%	\$575,000	10.5%

<b>SURROUNDS</b>									
<b>LOCKYER VALLEY (LGA)</b>	<b>26</b>	<b>\$253,000</b>	<b>0.3%</b>	<b>209</b>	<b>\$255,000</b>	<b>\$250,000</b>	<b>2.0%</b>	<b>\$245,000</b>	<b>4.1%</b>
<b>LOCKYER VALLEY (LGA) ^</b>	<b>55</b>	<b>\$407,500</b>	<b>1.3%</b>	<b>313</b>	<b>\$390,000</b>	<b>\$390,000</b>	<b>0.0%</b>	<b>\$355,000</b>	<b>9.9%</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	10	N/A	N/A	92	\$272,250	\$252,000	8.0%	\$259,500	4.9%
KENSINGTON GROVE ^	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
LAIDLEY	9	N/A	N/A	69	\$240,000	\$235,000	2.1%	\$218,000	10.1%
LAIDLEY HEIGHTS ^	4	N/A	N/A	16	N/A	\$328,500	N/A	N/A	N/A
REGENCY DOWNS ^	10	N/A	N/A	51	\$370,000	\$355,000	4.2%	N/A	N/A
<b>SCENIC RIM (LGA)</b>									
<b>SCENIC RIM (LGA) ^</b>	<b>46</b>	<b>\$568,750</b>	<b>0.3%</b>	<b>274</b>	<b>\$587,000</b>	<b>\$590,000</b>	<b>-0.5%</b>	<b>\$520,000</b>	<b>12.9%</b>
BEAUDESERT	26	\$318,500	-2.9%	116	\$330,000	\$342,000	-3.5%	\$329,500	0.2%
BOONAH	10	N/A	N/A	39	\$325,000	\$302,000	7.6%	\$266,500	22.0%
KOORALBYN ^	7	N/A	N/A	35	\$373,500	\$348,000	7.3%	N/A	N/A
TAMBORINE ^	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
TAMBORINE MOUNTAIN	27	\$535,000	0.0%	140	\$537,500	\$530,000	1.4%	\$440,000	22.2%
TAMBORINE MOUNTAIN ^	7	N/A	N/A	39	\$835,000	\$850,000	-1.8%	\$540,000	54.6%
<b>SOMERSET (LGA)</b>									
<b>SOMERSET (LGA) ^</b>	<b>31</b>	<b>\$238,500</b>	<b>-1.4%</b>	<b>177</b>	<b>\$251,500</b>	<b>\$254,250</b>	<b>-1.1%</b>	<b>\$254,000</b>	<b>-1.0%</b>
FERNVALE	3	N/A	N/A	29	\$345,000	\$330,000	4.5%	\$350,000	-1.4%
KILCOY	8	N/A	N/A	39	\$269,000	\$270,000	-0.4%	\$250,000	7.6%
LOWOOD	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A

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>GREATER BRISBANE</b>	<b>1207</b>	<b>\$371,000</b>	<b>0.0%</b>	<b>8535</b>	<b>\$390,000</b>	<b>\$385,000</b>	<b>1.3%</b>	<b>\$420,000</b>	<b>-7.1%</b>
<b>IPSWICH (LGA)</b>									
<b>IPSWICH (LGA)</b>	<b>31</b>	<b>\$216,000</b>	<b>-2.7%</b>	<b>202</b>	<b>\$219,000</b>	<b>\$260,000</b>	<b>-15.8%</b>	<b>\$301,450</b>	<b>-27.4%</b>
BRASSALL	0	N/A	N/A	23	\$250,000	\$277,500	-9.9%	\$255,000	-2.0%
BROOKWATER	0	N/A	N/A	1	N/A	N/A	N/A	\$365,000	N/A
BUNDAMBA	4	N/A	N/A	18	N/A	\$229,000	N/A	\$302,900	N/A
GOODNA	2	N/A	N/A	20	\$210,000	N/A	0.0%	\$259,000	-18.9%
REDBANK PLAINS	3	N/A	N/A	27	\$232,000	\$319,900	-27.5%	\$229,000	1.3%
SPRINGFIELD LAKES	1	N/A	N/A	3	N/A	N/A	N/A	\$381,900	N/A
<b>LOGAN (LGA)</b>									
<b>LOGAN (LGA)</b>	<b>89</b>	<b>\$210,000</b>	<b>-0.9%</b>	<b>536</b>	<b>\$225,000</b>	<b>\$235,000</b>	<b>-4.3%</b>	<b>\$250,000</b>	<b>-10.0%</b>
BEENLEIGH	10	N/A	N/A	40	\$191,000	\$199,500	-4.3%	\$186,000	2.7%
BORONIA HEIGHTS	1	N/A	N/A	6	N/A	N/A	N/A	\$226,250	N/A
DAISY HILL	2	N/A	N/A	8	N/A	\$282,750	N/A	\$297,000	N/A
EAGLEBY	8	N/A	N/A	57	\$218,500	\$224,000	-2.5%	\$206,000	6.1%
EDENS LANDING	0	N/A	N/A	16	N/A	N/A	N/A	\$210,000	N/A
HILLCREST	4	N/A	N/A	17	N/A	\$274,000	N/A	\$227,000	N/A
KINGSTON	2	N/A	N/A	14	N/A	\$220,000	N/A	\$280,500	N/A
LOGAN CENTRAL	7	N/A	N/A	28	\$170,000	\$175,000	-2.9%	\$186,500	-8.8%
MARSDEN	3	N/A	N/A	24	\$239,500	\$255,000	-6.1%	\$332,000	-27.9%
MEADOWBROOK	1	N/A	N/A	4	N/A	N/A	N/A	\$255,200	N/A
MOUNT WARREN PARK	2	N/A	N/A	19	N/A	\$232,500	N/A	\$215,000	N/A
ROCHEDALE SOUTH	1	N/A	N/A	15	N/A	\$295,000	N/A	\$276,000	N/A
SHAILER PARK	4	N/A	N/A	21	\$290,000	\$285,250	1.7%	\$275,000	5.5%
SLACKS CREEK	3	N/A	N/A	19	N/A	\$195,000	N/A	\$207,500	N/A
SPRINGWOOD	8	N/A	N/A	35	\$268,000	\$270,000	-0.7%	\$283,000	-5.3%
UNDERWOOD	3	N/A	N/A	21	\$359,000	\$355,000	1.1%	\$375,000	-4.3%
WATERFORD WEST	2	N/A	N/A	18	N/A	\$190,000	N/A	\$210,000	N/A
WOODRIDGE	8	N/A	N/A	54	\$160,000	\$171,500	-6.7%	\$187,000	-14.4%



## 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)	153	\$300,000	0.0%	1100	\$315,000	\$315,000	0.0%	\$339,000	-7.1%
ALBANY CREEK	3	N/A	N/A	21	\$415,000	\$395,000	5.1%	\$417,000	-0.5%
BELLARA	3	N/A	N/A	30	\$303,000	\$339,500	-10.8%	\$227,500	33.2%
BONGAREE	5	N/A	N/A	64	\$340,000	\$315,000	7.9%	\$305,000	11.5%
BRENDALE	9	N/A	N/A	63	\$265,000	\$275,000	-3.6%	\$280,000	-5.4%
BURPENGARY	2	N/A	N/A	27	\$263,000	\$253,250	3.8%	\$295,000	-10.8%
CABOOLTURE	5	N/A	N/A	54	\$153,500	\$179,000	-14.2%	\$188,225	-18.4%
CLONTARF	6	N/A	N/A	33	\$355,075	\$319,000	11.3%	\$415,000	-14.4%
DECEPTION BAY	5	N/A	N/A	48	\$247,000	\$246,000	0.4%	\$245,000	0.8%
GRIFFIN	4	N/A	N/A	19	N/A	\$314,000	N/A	\$358,500	N/A
KALLANGUR	7	N/A	N/A	43	\$288,420	\$292,350	-1.3%	\$330,000	-12.6%
KIPPA-RING	12	N/A	N/A	46	\$249,000	\$280,000	-11.1%	\$274,250	-9.2%
LAWNTON	2	N/A	N/A	16	N/A	\$237,750	N/A	\$242,000	N/A
MANGO HILL	5	N/A	N/A	46	\$331,250	\$352,000	-5.9%	\$368,700	-10.2%
MARGATE	8	N/A	N/A	41	\$400,000	\$413,500	-3.3%	\$365,000	9.6%
MORAYFIELD	6	N/A	N/A	31	\$223,500	\$275,000	-18.7%	\$275,000	-18.7%
MURRUMBA DOWNS	3	N/A	N/A	34	\$275,000	\$270,000	1.9%	\$345,000	-20.3%
NORTH LAKES	11	N/A	N/A	45	\$347,500	\$372,500	-6.7%	\$365,000	-4.8%
PETRIE	0	N/A	N/A	14	N/A	\$311,250	N/A	\$336,000	N/A
REDCLIFFE	25	\$427,500	5.4%	121	\$390,000	\$372,250	4.8%	\$376,000	3.7%
SCARBOROUGH	7	N/A	N/A	73	\$447,500	\$461,250	-3.0%	\$425,000	5.3%
STRATHPINE	4	N/A	N/A	24	\$258,000	\$271,965	-5.1%	\$261,625	-1.4%
WOODY POINT	7	N/A	N/A	43	\$367,500	\$395,000	-7.0%	\$330,000	11.4%
WOORIM	1	N/A	N/A	20	\$410,000	\$405,000	1.2%	\$346,000	18.5%
REDLAND (LGA)	44	\$355,500	0.5%	341	\$360,650	\$363,500	-0.8%	\$394,500	-8.6%
BIRKDALE	1	N/A	N/A	16	N/A	\$370,000	N/A	\$364,500	N/A
CAPALABA	9	N/A	N/A	67	\$300,000	\$310,000	-3.2%	\$389,000	-22.9%
CLEVELAND	14	N/A	N/A	122	\$405,000	\$392,000	3.3%	\$420,500	-3.7%
ORMISTON	4	N/A	N/A	20	\$340,000	\$392,500	-13.4%	\$369,000	-7.9%
THORNESIDE	3	N/A	N/A	25	\$293,000	\$325,000	-9.8%	\$310,125	-5.5%
THORNLANDS	1	N/A	N/A	10	N/A	N/A	N/A	\$395,000	N/A
VICTORIA POINT	1	N/A	N/A	16	N/A	\$381,000	N/A	\$365,000	N/A
WELLINGTON POINT	4	N/A	N/A	19	N/A	\$404,500	N/A	\$456,900	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
GREATER BRISBANE	616	\$216,900	0.0%	5378	\$240,000	\$239,000	0.4%	\$213,900	12.2%
GREATER BRISBANE ^	112	\$330,000	0.0%	672	\$315,000	\$315,000	0.0%	\$266,000	18.4%
IPSWICH (LGA)	83	\$205,000	0.1%	934	\$210,000	\$204,900	2.5%	\$180,000	16.7%
IPSWICH (LGA) ^	22	\$338,500	1.5%	98	\$330,000	\$320,000	3.1%	\$252,500	30.7%
BELLBIRD PARK	5	N/A	N/A	49	\$222,000	\$234,500	-5.3%	\$219,900	1.0%
BRASSALL	2	N/A	N/A	20	\$197,000	\$187,000	5.3%	\$185,000	6.5%
BROOKWATER	0	N/A	N/A	7	N/A	N/A	N/A	N/A	N/A
DEEBING HEIGHTS	2	N/A	N/A	27	\$198,900	\$192,900	3.1%	\$181,613	9.5%
KARALEE ^	4	N/A	N/A	39	\$320,000	\$325,000	-1.5%	\$270,000	18.5%
LEICHHARDT	2	N/A	N/A	10	N/A	\$181,250	N/A	\$147,500	N/A
REDBANK PLAINS	7	N/A	N/A	79	\$201,000	\$199,000	1.0%	\$155,350	29.4%
RIPLEY	9	N/A	N/A	113	\$211,500	\$206,000	2.7%	\$173,000	22.3%
SOUTH RIPLEY	5	N/A	N/A	89	\$209,800	\$207,500	1.1%	\$180,000	16.6%
SPRINGFIELD LAKES	0	N/A	N/A	6	N/A	N/A	N/A	\$203,000	N/A
LOGAN (LGA)	94	\$227,450	0.4%	1144	\$225,000	\$220,000	2.3%	\$181,500	24.0%
LOGAN (LGA) ^	18	N/A	N/A	126	\$302,500	\$315,500	-4.1%	\$266,000	13.7%
BUCCAN ^	1	N/A	N/A	1	N/A	N/A	N/A	\$290,000	N/A
CORNUBIA	0	N/A	N/A	6	N/A	N/A	N/A	\$350,000	N/A
CRESTMead	0	N/A	N/A	2	N/A	N/A	N/A	\$210,000	N/A
HOLMVIEW	6	N/A	N/A	47	\$220,000	\$228,000	-3.5%	\$179,900	22.3%

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
JIMBOOMBA	0	N/A	N/A	2	N/A	N/A	N/A	\$180,000	N/A
JIMBOOMBA ^	1	N/A	N/A	15	N/A	\$315,000	N/A	\$251,500	N/A
LOGAN RESERVE	8	N/A	N/A	131	\$226,000	\$210,000	7.6%	\$169,500	33.3%
LOGAN VILLAGE	0	N/A	N/A	11	N/A	\$260,000	N/A	\$250,500	N/A
LOGANLEA	2	N/A	N/A	24	\$237,500	\$246,000	-3.5%	\$193,500	22.7%
MARSDEN	0	N/A	N/A	13	N/A	N/A	N/A	\$206,800	N/A
NEW BEITH ^	1	N/A	N/A	23	\$292,500	\$298,500	-2.0%	\$292,000	0.2%
WATERFORD	0	N/A	N/A	0	N/A	N/A	N/A	\$179,500	N/A
YARRABILBA	22	\$200,000	2.5%	116	\$189,500	\$186,000	1.9%	\$164,950	14.9%
MORETON BAY (LGA)	137	\$255,000	1.9%	1236	\$265,000	\$249,700	6.1%	\$225,000	17.8%
MORETON BAY (LGA) ^	34	\$436,500	-0.4%	217	\$323,750	\$318,500	1.6%	\$314,500	2.9%
BANKSIA BEACH	3	N/A	N/A	42	\$520,000	\$495,000	5.1%	\$404,500	28.6%
BURPENGARY	3	N/A	N/A	57	\$244,700	\$244,000	0.3%	\$215,900	13.3%
CABOOLTURE	7	N/A	N/A	91	\$216,000	\$211,000	2.4%	\$181,000	19.3%
CABOOLTURE ^	7	N/A	N/A	24	\$314,000	\$312,250	0.6%	\$260,000	20.8%
DAKABIN	0	N/A	N/A	2	N/A	N/A	N/A	\$219,000	N/A
GRIFFIN	12	N/A	N/A	165	\$285,000	\$285,000	0.0%	\$238,000	19.7%
KALLANGUR	5	N/A	N/A	24	\$275,000	\$266,000	3.4%	\$235,000	17.0%
MANGO HILL	5	N/A	N/A	91	\$310,000	\$230,000	34.8%	\$240,000	29.2%
MORAYFIELD	11	N/A	N/A	131	\$195,000	\$190,000	2.6%	\$182,000	7.1%
NARANGBA	3	N/A	N/A	59	\$255,000	\$242,000	5.4%	\$208,630	22.2%
NORTH LAKES	2	N/A	N/A	5	N/A	\$277,364	N/A	\$252,480	N/A
WARNER	0	N/A	N/A	5	N/A	\$293,950	N/A	\$239,200	N/A
REDLAND (LGA)	179	\$23,500	-10.4%	772	\$30,000	\$34,999	-14.3%	\$265,000	-88.7%
BIRKDALE	2	N/A	N/A	19	N/A	N/A	N/A	\$309,000	N/A
MACLEAY ISLAND	37	\$26,000	-7.8%	139	\$29,500	\$31,750	-7.1%	\$33,000	-10.6%
MOUNT COTTON	0	N/A	N/A	0	N/A	N/A	N/A	\$265,000	N/A
REDLAND BAY	0	N/A	N/A	19	N/A	\$290,000	N/A	\$285,000	N/A
RUSSELL ISLAND	110	\$18,900	0.0%	395	\$20,000	\$20,000	0.0%	\$18,000	11.1%
THORNLANDS	13	N/A	N/A	89	\$329,000	\$305,000	7.9%	\$288,750	13.9%
WELLINGTON POINT	2	N/A	N/A	11	N/A	\$459,500	N/A	\$364,500	N/A

## SURROUNDS

LOCKYER VALLEY (LGA)	3	N/A	N/A	25	\$131,000	\$129,000	1.6%	\$100,000	31.0%
LOCKYER VALLEY (LGA) ^	17	N/A	N/A	105	\$175,500	\$165,000	6.4%	\$143,000	22.7%
KENSINGTON GROVE ^	2	N/A	N/A	8	N/A	N/A	N/A	\$148,250	N/A
SCENIC RIM (LGA)	5	N/A	N/A	28	\$180,950	\$188,500	-4.0%	\$179,900	0.6%
SCENIC RIM (LGA) ^	13	N/A	N/A	62	\$301,250	\$318,500	-5.4%	\$280,500	7.4%
GLENLEAGUE	1	N/A	N/A	7	N/A	N/A	N/A	\$179,900	N/A
SOMERSET (LGA)	10	N/A	N/A	37	\$90,000	\$100,000	-10.0%	\$145,000	-37.9%
FERNVALE	0	N/A	N/A	4	N/A	\$159,500	N/A	\$149,500	N/A



## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>IPSWICH CITY</b>	<b>\$320</b>	<b>767</b>	<b>\$315</b>	<b>703</b>	<b>\$300</b>	<b>742</b>
4300	Goodna/ Bellbird Pk/ Camira/ Springfield	\$350	178	\$350	148	\$350	179
4301	Redbank/ Redbank Plns/ Collingwood Pk	\$325	103	\$320	121	\$320	113
4303	Dinmore/ Riverview	\$280	17	\$290	26	\$280	16
4304	Booval/ Blackstone/ Bundamba/ Ebbw Vale/ Silkstone	\$310	84	\$300	65	\$290	92
4305	Ipswich/ Brassall/ Bremer/ Churchill/ Flinders View/ Leichardt/ Raceview/ Tivoli/ Yamanto	\$305	279	\$300	248	\$285	275
4306	Amberley/ Fernvale/ Karana Downs/ Mt Crosby/ Peak Crossing/ Swanbank/ Willowbank	\$350	75	\$340	64	\$330	36
4340	Rosewood/ Ashwell/ Calvert/ Ebenezer/ Grandchester/ Moorang/ Mt Forbes/ Rosevale	\$303	24	\$295	21	\$290	26
	<b>LOGAN CITY</b>	<b>\$350</b>	<b>1142</b>	<b>\$350</b>	<b>935</b>	<b>\$345</b>	<b>916</b>
4114	Kingston/ Logan City/ Trinder Pk/ Woodridge	\$315	185	\$310	146	\$320	162
4118	Browns Plains/Brownsleigh/ Forestdale/ Heritage Pk/ Hillcrest/ Regents Pk	\$350	105	\$355	79	\$350	84
4119	Underwood	\$400	17	\$410	10	\$400	16
4123	Priests Gully/ Rochedale	\$420	41	\$410	46	\$400	53
4124	Boronia Hts/ Greenbank/ New Beith	\$348	52	\$350	41	\$350	52
4125	Munruben/ Park Ridge	\$360	34	\$350	15	\$400	8
4127	Chatswood Hills/ Daisy Hill/ Priestdale/ Slacks Ck/ Springwood	\$380	87	\$370	81	\$350	82
4128	Kimberley Pk/ Logan Hyperdome/ Shailer Pk/ Tanah Merah	\$400	29	\$400	25	\$385	38
4129	Logandale/ Loganholme	\$390	24	\$390	25	\$350	26
4130	Carbrook/ Cornubia	\$425	11	\$400	14	\$395	8
4131	Loganlea/ Meadowbrook	\$350	66	\$350	60	\$340	27
4132	Crestmead/ Marsden	\$335	135	\$340	118	\$330	99
4133	Chambers Flat/ Logan Reserve/ Waterford	\$350	59	\$350	50	\$360	34
4205	Bethania	\$340	21	\$330	19	\$330	16
4207	Beenleigh/Eagleby/Mt Warren Pk	\$345	240	\$348	188	\$330	180
	<b>MORETON BAY REGIONAL</b>	<b>\$370</b>	<b>1145</b>	<b>\$370</b>	<b>988</b>	<b>\$345</b>	<b>993</b>
	<b>Redcliffe Region</b>	<b>\$380</b>	<b>216</b>	<b>\$380</b>	<b>192</b>	<b>\$360</b>	<b>190</b>
4019	Clontarf/ Humpybong/ Margate/ Scotts Pt/ Woody Pt	\$390	91	\$390	70	\$360	82
4020	Redcliffe/ Scarborough/ Newport Waters/ Suttons Bch	\$375	63	\$380	78	\$355	62
4021	Kippa-Ring	\$380	43	\$378	28	\$370	31
4022	Rothwell	\$360	19	\$360	16	\$350	15
	<b>Pine Rivers Region</b>	<b>\$385</b>	<b>451</b>	<b>\$390</b>	<b>392</b>	<b>\$375</b>	<b>349</b>
4035	Albany Ck/ Bridgeman Downs/ Cashs Crossing	\$435	18	\$430	23	\$435	20
4037	Eatons Hill	\$460	6	\$415	6	\$430	10
4055	Bunya/ Ferny Grove/ Ferny Hills/ Kedron Upper	\$440	34	\$450	30	\$400	37
4500	Bray Pk/ Brendale/ Cashmere/ Clear Mountain/ Joyner/ Strathpine/ Warner	\$380	111	\$385	84	\$370	63
4501	Lawnnton	\$345	21	\$373	20	\$340	11
4502	Frenchs Forest/ Petrie	\$380	41	\$365	25	\$360	28
4503	Dakabin/ Dohles Rocks/ Griffin/ Kallangur/ Kurwongbah	\$370	129	\$380	117	\$355	99
4509	Mango Hill	\$395	79	\$390	70	\$390	68
4520	Camp Mountain/ Cedar Ck/ Mt Glorious/ Mt Nebo/ Mt Samson/ Samford/ Yugar	N/A	4	\$500	11	\$475	5
4521	Dayboro/ Mt Mee/ Mt Pleasant/ Ocean View/ Rush Ck	\$395	8	\$415	6	\$380	8
	<b>Caboolture Region</b>	<b>\$340</b>	<b>478</b>	<b>\$335</b>	<b>404</b>	<b>\$315</b>	<b>454</b>
4504	Narangba	\$400	26	\$375	21	\$350	31
4505	Burpengary	\$370	51	\$350	33	\$350	23
4506	Morayfield/ Moorina	\$330	59	\$320	52	\$300	61
4507	Banksia Beach/ Bellara/ Bongaree/ Bribie Is/ Woorim	\$390	47	\$420	41	\$345	42
4508	Deception Bay	\$325	99	\$330	82	\$315	110
4510	Caboolture/ Beachmere/ Donnybrook/ Balingool/ Bellmere/ Meldale/ Moodlu/ Rocksberg/ Toorbul	\$320	159	\$316	152	\$300	161
4511	Godwin Beach/ Ningi/ Sandstone Pt/ Toorbul Pt	\$400	12	\$350	11	\$340	8
4514	Woodford/ Bellthorpe/ Bracalba/ Cedarton/ D'Aguilar/ Delaneys Ck/ Neorum/ Stanmore/ Stoney Ck/ Villeneuve	\$380	14	\$350	10	\$300	11

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

POST CODE	LOCALITY <sup>1</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
REDLAND CITY		\$400	316	\$400	254	\$395	322
4157	Capalaba/ Sheldon	\$435	31	\$420	31	\$395	35
4158	Thornside	\$435	6	\$420	13	\$400	7
4159	Birkdale/ Aquatic Paradise/ Meridian Pt	\$420	23	\$405	18	\$400	25
4160	Ormiston/ Wellington Pt/ Erubin	\$420	34	\$420	25	\$410	32
4161	Alexandra Hills/ Burwood Hts	\$420	34	\$420	31	\$400	43
4163	Cleveland/ Raby Bay	\$450	23	\$420	19	\$430	34
4164	Thornlands/ Pinklands	\$415	17	\$450	7	\$410	18
4165	Mt Cotton/ Pt Halloran/ Pt Talburpin/ Redland Bay/ Victoria Pt	\$410	63	\$408	62	\$405	60
4183	Amity Pt/ Dunwich/ Pt Lookout	N/A	3	N/A	3	N/A	3
4184	Coochiemudlo Is/ Karragarra Is/ Lamb Is/ Macleay Is/ Peel Is/ Russell Is	\$270	82	\$270	45	\$250	65
LOCKYER VALLEY REGIONAL		\$305	87	\$300	75	\$285	97
4341	Blenheim	\$310	30	\$300	26	\$290	40
4342	Crowley Vale	\$300	9	\$290	7	\$250	6
4343	Adare	\$300	40	\$300	38	\$285	42
SOMERSET REGIONAL		\$300	40	\$298	50	\$280	62
4311	Atkinsons Dam	\$310	16	\$298	20	\$280	34
4312	Bryden	\$285	7	\$283	10	\$250	9
4313	Biarra	\$270	8	\$265	7	\$230	8
4515	Glenfern	\$330	9	\$350	13	\$285	11

## RENTAL MARKET

### GREATER BRISBANE

**FOR RENT**

**Vacancy Rates**

**2.0%**

## RENTAL MARKET

### IPSWICH

**FOR RENT**

**Vacancy Rates**

**1.9%**



**House Yields**

**4.8%**



**Unit Yields**

**6.3%**



## RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>1</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	IPSWICH CITY	\$260	165	\$255	161	\$260	160
4300	Goodna/ Bellbird Pk/ Camira/ Springfield	\$280	37	\$258	22	\$275	29
4301	Redbank/ Redbank Plns/ Collingwood Pk	\$273	20	\$260	24	\$250	23
4304	Booval/ Blackstone/ Bundamba/ Ebbw Vale/ Silkstone	\$265	25	\$250	29	\$250	28
4305	Ipswich/ Brassall/ Bremer/ Churchill/ Flinders View/ Leichardt/ Raceview/ Tivoli/ Yamanto etc	\$250	73	\$255	78	\$255	70
4306	Amberley/ Fernvale/ Karana Downs/ Mt Crosby/ Peak Crossing/ Swanbank/ Willowbank etc	\$285	7	N/A	4	\$270	9
	LOGAN CITY	\$290	338	\$290	318	\$260	221
4114	Kingston/ Logan City/ Trinder Pk/ Woodridge	\$250	60	\$250	63	\$260	91
4123	Priests Gully/ Rochedale	\$315	6	N/A	4	N/A	1
4127	Chatswood Hills/ Daisy Hill/ Priestdale/ Slacks Ck/ Springwood	\$310	13	\$330	19	\$295	21
4128	Kimberley Pk/ Logan Hyperdome/ Shailer Pk/ Tanah Merah	\$290	11	\$310	9	\$295	10
4131	Loganlea/ Meadowbrook	\$293	26	\$300	40	N/A	4
4132	Crestmead/ Marsden	\$300	16	\$295	21	\$240	6
4133	Chambers Flat/ Logan Reserve/ Waterford	\$288	28	\$288	26	\$275	9
4207	Beenleigh/Eagleby/Mt Warren Pk	\$295	120	\$290	82	\$250	67
	MORETON BAY REGIONAL	\$295	529	\$290	421	\$280	459
	Redcliffe Region	\$300	146	\$298	118	\$285	157
4019	Clontarf/ Humpybong/ Margate/ Scotts Pt/ Woody Pt	\$280	56	\$280	51	\$260	70
4020	Redcliffe/ Scarborough/ Newport Waters/ Suttons Bch	\$338	82	\$310	61	\$310	77
	Pine Rivers Region	\$300	154	\$300	119	\$290	121
4500	Bray Pk/ Brendale/ Cashmere/ Clear Mountain/ Joyner/ Strathpine/ Warner	\$295	28	\$300	25	\$295	25
4501	Lawnton	\$285	20	\$285	7	\$280	9
4502	Frenchs Forest/ Petrie	\$330	22	\$283	8	N/A	2
4503	Dakabin/ Dohles Rocks/ Griffin/ Kallangur/ Kurwongbah	\$290	51	\$290	39	\$280	54
4509	Mango Hill	\$330	29	\$335	39	\$320	28
	Caboolture Region	\$290	229	\$285	184	\$260	181
4505	Burpengary	\$290	25	\$283	12	\$280	7
4506	Morayfield/ Moorina	\$280	40	\$280	31	\$260	12
4507	Banksia Beach/ Bellara/ Bongaree/ Bribie Is/ Woorim	\$320	45	\$298	36	\$280	48
4508	Deception Bay	\$310	26	\$320	26	\$275	13
4510	Caboolture/ Beachmere/ Donnybrook/ Balingool/ Bellmere/ Meldale/ Moodlu/ Rocksberg/ Toorbul	\$275	83	\$270	71	\$260	93
	REDLAND CITY	\$355	89	\$365	78	\$320	64
4157	Capalaba/ Sheldon	\$398	18	\$400	11	\$330	9
4160	Ormiston/ Wellington Pt/ Erubin	\$340	5	N/A	4	\$385	6
4163	Cleveland/ Raby Bay	\$370	37	\$400	33	\$350	25
	LOCKYER VALLEY REGIONAL	\$245	18	\$250	16	\$220	18
4343	Adare	\$258	10	\$255	14	\$225	15

## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	IPSWICH CITY	\$325	273	\$320	201	\$320	131
4300	Goodna/ Bellbird Pk/ Camira/ Springfield	\$340	62	\$340	51	\$360	50
4301	Redbank/ Redbank Plns/ Collingwood Pk	\$330	110	\$325	65	\$330	30
4304	Booval/ Blackstone/ Bundamba/ Ebbw Vale/ Silkstone	\$290	26	\$293	30	\$305	25
4305	Ipswich/ Brassall/ Bremer/ Churchill/ Flinders View/ Leichhardt/ Raceview/ Tivoli/ Yamanto	\$315	52	\$315	31	\$295	24
	LOGAN CITY	\$330	473	\$330	373	\$340	409
4114	Kingston/ Logan City/ Trinder Pk/ Woodridge	\$310	48	\$310	43	\$330	29
4118	Browns Plains/Brownsleigh/ Forestdale/ Heritage Pk/ Hillcrest/ Regents Pk	\$353	54	\$345	59	\$350	72
4119	Underwood	\$335	12	\$338	10	\$410	15
4123	Priests Gully/ Rochedale	\$355	10	\$370	7	\$330	7
4124	Boronia Hts/ Greenbank/ New Beith	N/A	1	\$330	5	N/A	0
4127	Chatswood Hills/ Daisy Hill/ Priestdale/ Slacks Ck/ Springwood	\$320	40	\$320	37	\$330	35
4128	Kimberley Pk/ Logan Hyperdome/ Shailer Pk/ Tanah Merah	\$350	13	\$350	7	\$320	9
4131	Loganlea/ Meadowbrook	\$348	24	\$350	18	\$350	49
4132	Crestmead/ Marsden	\$340	78	\$330	67	\$340	64
4133	Chambers Flat/ Logan Reserve/ Waterford	\$335	25	\$330	13	\$325	11
4205	Bethania	\$330	34	\$345	18	\$272	8
4207	Beenleigh/Eagleby /Mt Warren Pk	\$330	101	\$330	80	\$320	105
	MORETON BAY REGIONAL	\$350	769	\$350	715	\$340	534
	Caboolture Region	\$335	184	\$335	183	\$315	119
4504	Narangba	\$380	11	\$365	5	\$350	7
4505	Burpengary	\$335	47	\$335	72	\$300	22
4506	Morayfield/ Moorina	\$340	59	\$330	45	\$310	8
4507	Banksia Beach/ Bellara/ Bongaree/ Bribie Is/ Woorim	\$385	6	N/A	1	\$330	9
4508	Deception Bay	\$320	19	\$310	22	\$310	50
4510	Caboolture/ Beachmere/ Donnybrook/ Balingool/ Bellmere/ Meldale/ Moodlu/ Rocksberg/ Toorbul	\$325	41	\$330	34	\$315	21
4511	Godwin Beach/ Ningi/ Sandstone Pt/ Toorbul Pt	N/A	1	N/A	4	N/A	2
	Pine Rivers Region	\$355	527	\$350	482	\$350	342
4035	Albany Ck/ Bridgeman Downs/ Cashs Crossing	\$450	65	\$450	27	\$385	9
4500	Bray Pk/ Brendale/ Cashmere/ Clear Mountain/ Joyner/ Strathpine/ Warner	\$360	66	\$365	63	\$360	51
4501	Lawnton	\$345	9	\$350	18	\$330	13
4502	Frenchs Forest/ Petrie	\$350	18	\$350	13	\$330	16
4503	Dakabin/ Dohles Rocks/ Griffin/ Kallangur/ Kurwongbah	\$350	252	\$345	246	\$345	150
4509	Mango Hill	\$365	115	\$360	113	\$355	102
	Redcliffe Region	\$342	58	\$340	50	\$335	73
4019	Clontarf/ Humpybong/ Margate/ Scotts Pt/ Woody Pt	\$390	12	\$390	7	\$365	9
4020	Redcliffe/ Scarborough/ Newport Waters/ Suttons Bch	\$360	16	\$350	13	\$360	11
4021	Kippa-Ring	\$335	27	\$325	29	\$330	46
	REDLAND CITY	\$400	156	\$410	155	\$390	121
4157	Capalaba/ Sheldon	\$400	28	\$375	23	\$375	13
4158	Thornside	\$388	10	\$385	9	\$380	13
4160	Ormiston/ Wellington Pt/ Erubin	\$378	20	\$425	23	\$385	28
4163	Cleveland/ Raby Bay	\$420	23	\$400	19	\$405	32
4164	Thornlands/ Pinklands	\$410	40	\$410	52	\$390	16
4165	Mt Cotton/ Pt Halloran/ Pt Talburpin/ Redland Bay/ Victoria Pt	\$410	24	\$415	15	\$405	13



## RENTAL MARKET

### LOGAN



Vacancy Rates  
**2.2%**



House Yields  
↔ **4.6%**



Unit Yields  
↑ **7.2%**

## RENTAL MARKET

### MORETON BAY



Vacancy Rates  
**1.4%**



House Yields  
↔ **4.3%**



Unit Yields  
↑ **5.1%**

## RENTAL MARKET

### REDLAND



Vacancy Rates  
**1.3%**



House Yields  
↔ **4.1%**



Unit Yields  
↔ **5.2%**

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

**Unemployment Rate**
**5.5%**

**Participation Rate**
**71.1%**
**EMPLOYMENT MARKET**
**BRISBANE - NORTH**

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

**Participation Rate**
**74.1%**
**EMPLOYMENT MARKET**
**BRISBANE - SOUTH**

**Unemployment Rate**
**6.4%**

**Participation Rate**
**68.4%**
**EMPLOYMENT MARKET**
**BRISBANE - WEST**

**Unemployment Rate**
**5.5%**

**Participation Rate**
**60.0%**
**EMPLOYMENT MARKET**
**BRISBANE - INNER CITY**

**Unemployment Rate**
**4.4%**

**Participation Rate**
**74.0%**

**Metrics looked promising for a strong 2020 prior to the coronavirus slowdown, with the first quarter showing the housing market to be in a steady-but-rising sector of the price cycle.**

## Brisbane Bounces Back

**2020 has delivered the most challenging year in living memory.**

Difficulties presented by the pandemic from February felt insurmountable, but with compliance, planning, resilience and adaptability, we've all charted a path to get through this very trying time.

Brisbane real estate professionals – many of whom feared the worst a few months back – would agree the market reached June 2020 in far better shape than expected.

According to our analysis, median prices across houses and units increased on an annual basis, with house prices improving quarterly as well.

Best of all, the good news continued past mid-year, according to REIQ Brisbane Northern Suburbs Zone Chair Brendan Whipps.

"If I look at my open home attendee numbers as a lead indicator, then pre-COVID we peaked at 750 groups of people through our homes on a weekend. Then, during COVID restrictions, it dropped as low as 40 inspections a week," he said.

"Ever since May, however, we've seen a nice steady increase back up, and last weekend we saw 715 groups through. So, we're now back to really strong conditions."

Mr Whipps said demand was being driven by local buyers.

"We get a lot of inquiry and engagement over the listing portals from interstate, but nobody can get here to take a look. There aren't too many sight unseen sales at the moment. It's a real mix of upgraders, downgraders and first home buyers."

He said with interest rates being so low, those who had the ability to service a loan were able to take advantage.

"People have had enough time to work out if their job is going to be impacted by COVID, so the confidence to borrow money among those with a secure job is really high."

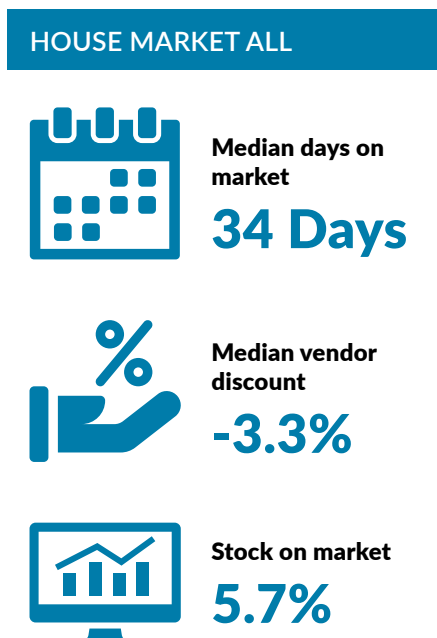
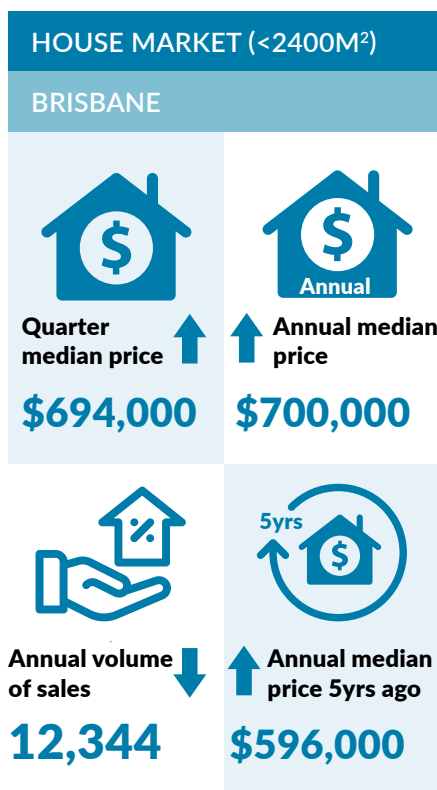
### Local Economy and Infrastructure Investment

Infrastructure works are steaming ahead in Brisbane as the government looks towards bolstering the economy beyond the crisis.

From Queens Wharf to Cross River Rail, there's big expenditure earmarked for the capital and it's hoped jobs from both construction and ongoing operation will assist in bringing strength to the Brisbane economy.

Of course, there are the flow on benefits to local businesses as well.





For example, the State Government recently reported work is underway to produce 25,000 concrete segments for the tunnels of South-East Queensland's new underground rail system at the Wagners Precast facility at Wacol. This is just one example of how infrastructure is benefitting the region's businesses.

#### House Market (<2400m<sup>2</sup>)

Our analysis of quarterly and annual median price movements indicates Brisbane houses are in the recovering phase of the cycle.

The median house price rose 0.7 per cent in June Quarter 2020 to record a result of \$694,000 across 1897 transactions.

On an annual basis, the detached house median price rose 2.9 per cent to reach \$700,000 across 12,344 transactions.

Our analysis factors in the period during which restriction began to ease as Queensland's infection rates fell.

Mr Whipps said the housing sector since June has been doing well too.

"Almost every house is getting a multiple offer situation. There are big groups through opens, it's competitive, there's lots of demand and not much supply," he said.

He does believe however that listings numbers may rise as we head into spring.

"I believe there's a lot of vendors in that consideration phase at present who might list in the near future, and they're watching the market carefully."

#### General Activity

Our general activity metrics indicate a lack of listings was behind the price resilience to mid-year, with tighter vendor discounting a result.

Total annual listing numbers to June 2020 were 17,822 which is a notable fall of 10.4 per cent compared to last year.

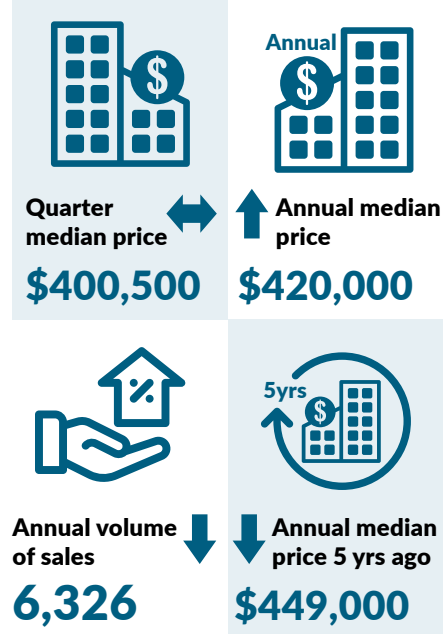
Stock on market also tightened from 6.4 per cent in 2019 to 5.7 per cent in 2020.

Meanwhile, median days on market held steady. For the year to June 2020, the result was 34, whereas at the same time last year it was 35 days.

Median vendor discounting held reasonably firm. The figure was -3.3 per cent for the year to June 2020 as compared to -3.9 per cent for the year to June 2019.



## UNIT MARKET



## Unit and Townhouse Market

A look at median price movements revealed unit values were steady, but still within the overall downward sector of the price cycle.

Unit and townhouse prices remained flat over the June 2020 quarter to record a median of \$400,500 across 882 transactions.

Over the past year, the annual median unit price rose 1.9 per cent to \$420,000 across 6326 transaction.

Listing numbers over the year to June 2020 were 9254 which was a 12.7 per cent fall on the 2019 figure.

Stock on market also fell, coming in at 6.0 per cent for the year to June 2020 as compared to 5.2 per cent in 2019.

Median days on market dropped by four to reach 47 to June 2020, while the median vendor discount fell by -0.9 per cent to reach -3.1 in 2020.

Mr Whipps said attached housing isn't performing as well as detached housing.

"Units are definitely slower, as it's typically the investor market buying into units and many of those purchasers would normally come from the southern states," he said.

## Rental Market

Brisbane's overall rental vacancy rate sits at 3.2 per cent for the June 2020 quarter.

The figure had been below 3.0 per cent for the past five quarters according to our analysis. The current result is the highest vacancy rate since September quarter 2017.

The Brisbane LGA median rent for a three-bedroom house held steady at \$430 per week for the year to June 2020.

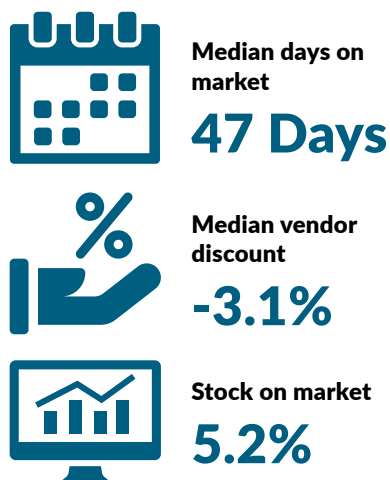
The three-bedroom townhouse median was \$420 per week for the year to June 2020 which is no change from the 2019 result.

Two-bedroom units saw a \$5-per-week increase in the median during the year to come in at \$415 per week.

The detached housing gross rental yield of 3.2 per cent for the June 2020 quarter was down just 0.2 per cent on the previous quarter's result.

Units in the Brisbane LGA saw their median gross yield fall to 5.4 per cent in the June 2020 quarter which was just 0.1 per cent less than the previous quarter.

## UNIT MARKET



## 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>BRISBANE (LGA)</b>	<b>1897</b>	<b>\$694,000</b>	<b>0.7%</b>	<b>12,344</b>	<b>\$700,000</b>	<b>\$680,000</b>	<b>2.9%</b>	<b>\$596,000</b>	<b>17.4%</b>
<b>BRISBANE (LGA) ^</b>	<b>54</b>	<b>\$950,000</b>	<b>-6.2%</b>	<b>307</b>	<b>\$1,135,000</b>	<b>\$1,255,000</b>	<b>-9.6%</b>	<b>\$980,000</b>	<b>15.8%</b>
ACACIA RIDGE	13	N/A	N/A	73	\$395,000	\$395,000	0.0%	\$353,500	11.7%
ALBION	0	N/A	N/A	11	N/A	\$834,500	N/A	\$710,000	N/A
ALDERLEY	7	N/A	N/A	69	\$830,000	\$837,500	-0.9%	N/A	N/A
ALGESTER	17	N/A	N/A	113	\$519,000	\$510,000	1.8%	\$470,000	10.4%
ANMERLEY	15	N/A	N/A	97	\$780,000	\$720,000	8.3%	N/A	N/A
ASCOT	12	N/A	N/A	65	\$1,450,000	\$1,485,000	-2.4%	\$1,370,000	5.8%
ASHGROVE	21	\$1,035,000	1.0%	161	\$1,010,000	\$970,000	4.1%	N/A	N/A
ASPLEY	28	\$621,250	0.7%	159	\$615,000	\$620,000	-0.8%	\$533,500	15.3%
AUCHENFLOWER	4	N/A	N/A	58	\$1,155,000	\$1,280,000	-9.8%	N/A	N/A
BALD HILLS	19	N/A	N/A	86	\$462,000	\$470,000	-1.7%	\$385,750	19.8%
BALMORAL	14	N/A	N/A	68	\$1,043,750	\$1,125,000	-7.2%	N/A	N/A
BANYO	15	N/A	N/A	84	\$571,250	\$545,000	4.8%	\$445,000	28.4%
BARDON	22	\$1,022,500	0.2%	174	\$1,019,000	\$946,250	7.7%	\$813,500	25.3%
BELLBOWRIE	9	N/A	N/A	57	\$560,000	\$557,500	0.4%	\$482,000	16.2%
BELMONT	12	N/A	N/A	55	\$665,000	\$690,000	-3.6%	\$593,500	12.0%
BOONDALL	21	\$535,000	0.0%	118	\$524,800	\$527,250	-0.5%	N/A	N/A
BRACKEN RIDGE	29	\$500,000	0.1%	228	\$507,500	\$495,000	2.5%	\$435,000	16.7%
BRIDGEMAN DOWNS	17	N/A	N/A	133	\$800,000	\$770,000	3.9%	\$724,000	10.5%
BRIGHTON	29	\$534,000	-1.3%	198	\$543,000	\$555,000	-2.2%	\$450,050	20.7%
BROOKFIELD ^	3	N/A	N/A	13	N/A	\$1,530,000	N/A	N/A	N/A
BULIMBA	9	N/A	N/A	75	\$1,300,000	\$1,350,000	-3.7%	N/A	N/A
CALAMVALE	27	\$670,000	4.0%	139	\$655,000	\$650,000	0.8%	\$578,500	13.2%
CAMP HILL	25	\$857,500	-1.1%	218	\$875,000	\$927,500	-5.7%	\$730,000	19.9%
CANNON HILL	12	N/A	N/A	79	\$730,000	\$730,000	0.0%	N/A	N/A
CARINA	17	N/A	N/A	92	\$677,000	\$674,250	0.4%	\$574,000	17.9%
CARINA HEIGHTS	11	N/A	N/A	67	\$703,000	\$700,000	0.4%	N/A	N/A
CARINDALE	37	\$901,000	4.1%	198	\$890,000	\$849,000	4.8%	\$750,000	18.7%
CARSELDINE	8	N/A	N/A	105	\$644,500	\$640,000	0.7%	\$560,000	15.1%
CHAPEL HILL	14	N/A	N/A	109	\$835,000	\$790,000	5.7%	\$700,000	19.3%
CHELMER	5	N/A	N/A	49	\$1,177,500	\$1,250,000	-5.8%	\$945,000	24.6%
CHERMSIDE	4	N/A	N/A	51	\$615,500	\$582,500	5.7%	N/A	N/A
CHERMSIDE WEST	20	\$622,500	1.6%	108	\$622,500	\$587,500	6.0%	\$522,500	19.1%
CLAYFIELD	12	N/A	N/A	87	\$1,061,000	\$1,177,500	-9.9%	\$980,000	8.3%
COOPERS PLAINS	5	N/A	N/A	38	\$580,000	\$550,250	5.4%	\$498,444	16.4%
COORPAROO	31	\$870,000	0.5%	168	\$965,000	\$845,000	14.2%	\$760,000	27.0%
CORINDA	10	N/A	N/A	54	\$850,000	\$825,000	3.0%	\$678,750	25.2%
DARRA	5	N/A	N/A	39	\$408,000	\$435,000	-6.2%	\$369,000	10.6%
DEAGON	12	N/A	N/A	66	\$497,500	\$511,250	-2.7%	\$413,000	20.5%
DOOLANDILLA	6	N/A	N/A	40	\$445,000	\$480,130	-7.3%	\$425,000	4.7%
DREWVALE	11	N/A	N/A	55	\$570,000	\$600,000	-5.0%	\$525,000	8.6%
DURACK	4	N/A	N/A	41	\$395,000	\$450,000	-12.2%	\$401,250	-1.6%
EAST BRISBANE	13	N/A	N/A	50	\$847,000	\$865,000	-2.1%	N/A	N/A
EIGHT MILE PLAINS	10	N/A	N/A	85	\$760,000	\$750,000	1.3%	\$698,000	8.9%
ELLEN GROVE	3	N/A	N/A	15	N/A	\$280,000	N/A	\$242,000	N/A
ENOGGERA	10	N/A	N/A	67	\$705,000	\$660,000	6.8%	N/A	N/A
EVERTON PARK	20	\$658,000	0.5%	123	\$630,000	\$597,500	5.4%	\$525,000	20.0%
FAIRFIELD	1	N/A	N/A	35	\$720,000	\$750,000	-4.0%	N/A	N/A
FERNY GROVE	9	N/A	N/A	73	\$649,000	\$621,000	4.5%	\$520,000	24.8%
FIG TREE POCKET	8	N/A	N/A	60	\$1,150,000	\$867,500	32.6%	\$851,000	35.1%
FITZGIBBON	9	N/A	N/A	93	\$485,000	\$460,500	5.3%	\$428,000	13.3%
FOREST LAKE	46	\$416,500	0.0%	313	\$430,000	\$440,000	-2.3%	\$398,000	8.0%
GAYTHORNE	6	N/A	N/A	27	\$720,000	\$710,000	1.4%	N/A	N/A
GEEBUNG	14	N/A	N/A	63	\$585,000	\$575,000	1.7%	\$468,650	24.8%
GORDON PARK	10	N/A	N/A	49	\$837,500	\$862,110	-2.9%	\$745,000	12.4%
GRACEVILLE	11	N/A	N/A	77	\$890,000	\$911,000	-2.3%	N/A	N/A
GRANGE	13	N/A	N/A	61	\$1,095,000	\$915,000	19.7%	N/A	N/A
GREENSLOPES	8	N/A	N/A	65	\$787,500	\$720,000	9.4%	N/A	N/A

## 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	9	N/A	N/A	52	\$1,401,944	\$1,500,000	-6.5%	\$1,461,000	-4.0%
HAWTHORNE	19	N/A	N/A	88	\$1,122,500	\$1,105,000	1.6%	N/A	N/A
HEATHWOOD	7	N/A	N/A	66	\$604,900	\$585,000	3.4%	\$545,000	11.0%
HEMMANT	3	N/A	N/A	50	\$539,999	\$528,000	2.3%	\$423,250	27.6%
HENDRA	21	\$897,500	-2.4%	88	\$1,025,000	\$1,075,000	-4.7%	\$885,000	15.8%
HERSTON	3	N/A	N/A	17	N/A	\$777,500	N/A	N/A	N/A
HIGHGATE HILL	3	N/A	N/A	33	\$1,200,000	\$940,000	27.7%	N/A	N/A
HOLLAND PARK	16	N/A	N/A	96	\$777,500	\$720,000	8.0%	\$635,000	22.4%
HOLLAND PARK WEST	12	N/A	N/A	89	\$746,000	\$705,000	5.8%	\$605,000	23.3%
INALA	25	\$325,000	-2.0%	115	\$343,000	\$355,000	-3.4%	\$312,200	9.9%
INDOOROPILLY	14	N/A	N/A	112	\$942,635	\$930,000	1.4%	\$790,000	19.3%
JAMBOREE HEIGHTS	9	N/A	N/A	44	\$496,500	\$517,000	-4.0%	N/A	N/A
JINDALEE	14	N/A	N/A	81	\$597,500	\$585,000	2.1%	N/A	N/A
KALINGA	3	N/A	N/A	19	N/A	\$1,200,000	N/A	\$916,250	N/A
KANGAROO POINT	4	N/A	N/A	18	N/A	\$971,250	N/A	\$900,000	N/A
KARANA DOWNS	4	N/A	N/A	35	\$470,000	\$459,000	2.4%	\$395,000	19.0%
KARANA DOWNS ^	13	N/A	N/A	33	\$580,000	\$599,000	-3.2%	N/A	N/A
KEDRON	24	\$805,000	3.3%	138	\$775,000	\$735,000	5.4%	N/A	N/A
KELVIN GROVE	3	N/A	N/A	36	\$828,500	\$805,000	2.9%	N/A	N/A
KENMORE	25	\$742,500	1.3%	155	\$718,000	\$700,000	2.6%	\$597,500	20.2%
KENMORE HILLS	0	N/A	N/A	19	N/A	\$872,500	N/A	\$705,000	N/A
KEPERRA	23	\$560,000	-0.9%	97	\$560,000	\$545,000	2.8%	\$461,000	21.5%
KURABY	9	N/A	N/A	78	\$681,000	\$723,750	-5.9%	\$625,000	9.0%
LOTA	7	N/A	N/A	56	\$622,500	\$602,500	3.3%	\$545,000	14.2%
LUTWYCHE	2	N/A	N/A	21	\$825,000	\$870,000	-5.2%	\$740,000	11.5%
MACGREGOR	7	N/A	N/A	43	\$760,000	\$726,000	4.7%	N/A	N/A
MACKENZIE	4	N/A	N/A	20	\$837,500	\$785,000	6.7%	\$730,000	14.7%
MANLY	9	N/A	N/A	64	\$857,500	\$806,750	6.3%	\$700,000	22.5%
MANLY WEST	17	N/A	N/A	142	\$624,000	\$600,000	4.0%	\$530,750	17.6%
MANSFIELD	22	\$714,000	1.4%	105	\$710,000	\$688,000	3.2%	\$560,000	26.8%
MCDOWALL	4	N/A	N/A	75	\$680,000	\$669,500	1.6%	\$599,750	13.4%
MIDDLE PARK	9	N/A	N/A	50	\$622,500	\$620,000	0.4%	N/A	N/A
MILTON	5	N/A	N/A	25	\$1,057,500	N/A	0.0%	N/A	N/A
MITCHELTON	15	N/A	N/A	107	\$635,000	\$670,000	-5.2%	\$572,250	11.0%
MOGGILL	15	N/A	N/A	83	\$553,500	\$560,000	-1.2%	\$485,000	14.1%
MOOROOKA	22	\$655,500	1.8%	120	\$652,500	\$632,000	3.2%	N/A	N/A
MORNINGSIDE	16	N/A	N/A	116	\$837,500	\$727,825	15.1%	\$678,750	23.4%
MOUNT GRAVATT	9	N/A	N/A	37	\$660,000	\$647,000	2.0%	N/A	N/A
MOUNT GRAVATT EAST	25	\$610,000	0.1%	139	\$637,000	\$653,100	-2.5%	\$1,125,000	-43.4%
MOUNT OMMANEY	4	N/A	N/A	25	\$862,000	\$899,000	-4.1%	N/A	N/A
MURARRIE	16	N/A	N/A	79	\$644,000	\$635,000	1.4%	N/A	N/A
NEW FARM	11	N/A	N/A	60	\$1,600,000	\$1,562,500	2.4%	N/A	N/A
NEWMARKET	8	N/A	N/A	39	\$900,000	\$952,000	-5.5%	\$752,000	19.7%
NORMAN PARK	15	N/A	N/A	90	\$838,500	\$910,000	-7.9%	N/A	N/A
NORTHGATE	13	N/A	N/A	66	\$651,000	\$720,000	-9.6%	N/A	N/A
NUDGE	8	N/A	N/A	53	\$667,500	\$650,000	2.7%	\$555,000	20.3%
NUNDAH	12	N/A	N/A	79	\$812,500	\$685,000	18.6%	\$650,000	25.0%
OXLEY	17	N/A	N/A	119	\$577,500	\$568,500	1.6%	\$500,000	15.5%
PADDINGTON	19	N/A	N/A	125	\$1,125,000	\$1,150,000	-2.2%	N/A	N/A
PARKINSON	17	N/A	N/A	121	\$657,000	\$632,000	4.0%	\$585,000	12.3%
PULLENVALE ^	5	N/A	N/A	42	\$1,113,500	\$1,160,000	-4.0%	N/A	N/A
RED HILL	12	N/A	N/A	60	\$865,000	\$852,500	1.5%	\$800,000	8.1%
RICHLANDS	2	N/A	N/A	16	N/A	\$384,000	N/A	\$410,000	N/A
RIVERHILLS	6	N/A	N/A	57	\$495,000	\$500,000	-1.0%	\$452,500	9.4%
ROBERTSON	5	N/A	N/A	20	\$970,000	\$1,067,500	-9.1%	N/A	N/A
ROCHEDALE	21	\$1,110,000	4.2%	89	\$1,050,000	\$957,500	9.7%	\$916,500	14.6%
ROCKLEA	4	N/A	N/A	42	\$413,250	\$409,500	0.9%	N/A	N/A
RUNCORN	17	N/A	N/A	104	\$560,000	\$561,500	-0.3%	\$495,000	13.1%

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	13	N/A	N/A	87	\$607,750	\$604,250	0.6%	\$506,000	20.1%
SANDGATE	6	N/A	N/A	52	\$727,500	\$700,000	3.9%	N/A	N/A
SEVEN HILLS	6	N/A	N/A	46	\$923,750	\$800,000	15.5%	N/A	N/A
SEVENTEEN MILE ROCKS	4	N/A	N/A	34	\$658,500	\$615,000	7.1%	\$587,500	12.1%
SHERWOOD	7	N/A	N/A	55	\$975,000	\$895,000	8.9%	\$800,000	21.9%
SHORNCLIFFE	7	N/A	N/A	21	\$827,500	\$750,000	10.3%	N/A	N/A
SINNAMON PARK	10	N/A	N/A	79	\$740,000	\$735,000	0.7%	N/A	N/A
SPRING HILL	1	N/A	N/A	20	\$1,015,000	\$875,000	16.0%	N/A	N/A
ST LUCIA	6	N/A	N/A	41	\$1,280,000	\$1,125,000	13.8%	N/A	N/A
STAFFORD	15	N/A	N/A	91	\$640,000	\$630,000	1.6%	N/A	N/A
STAFFORD HEIGHTS	12	N/A	N/A	105	\$640,000	\$615,000	4.1%	\$550,000	16.4%
STRETTON	4	N/A	N/A	32	\$877,750	\$797,000	10.1%	\$760,000	15.5%
SUNNYBANK	9	N/A	N/A	78	\$740,000	\$721,000	2.6%	N/A	N/A
SUNNYBANK HILLS	22	\$600,500	-1.0%	144	\$648,500	\$647,500	0.2%	\$1,270,250	-48.9%
TAIGUM	7	N/A	N/A	43	\$515,400	\$534,000	-3.5%	\$482,500	6.8%
TARINGA	7	N/A	N/A	49	\$935,000	\$900,000	3.9%	N/A	N/A
TARRAGINDI	24	\$831,500	2.5%	168	\$820,000	\$789,500	3.9%	\$660,000	24.2%
TENERIFFE	1	N/A	N/A	18	N/A	\$1,850,000	N/A	N/A	N/A
TENNYSON	1	N/A	N/A	14	N/A	N/A	N/A	\$645,000	N/A
THE GAP	33	\$717,500	0.0%	208	\$727,000	\$715,000	1.7%	\$610,000	19.2%
TINGALPA	13	N/A	N/A	105	\$567,500	\$536,000	5.9%	\$460,000	23.4%
TOOWONG	11	N/A	N/A	81	\$975,000	\$865,000	12.7%	\$747,500	30.4%
UPPER KEDRON	9	N/A	N/A	66	\$680,000	\$626,500	8.5%	\$577,495	17.7%
UPPER MOUNT GRAVATT	17	N/A	N/A	90	\$647,500	\$621,000	4.3%	\$567,000	14.2%
VIRGINIA	1	N/A	N/A	49	\$630,000	\$604,500	4.2%	\$529,000	19.1%
WAKERLEY	19	N/A	N/A	118	\$769,000	\$786,000	-2.2%	\$700,000	9.9%
WAVELL HEIGHTS	29	\$690,000	1.5%	188	\$749,250	\$705,000	6.3%	N/A	N/A
WEST END	2	N/A	N/A	43	\$997,500	\$987,500	1.0%	N/A	N/A
WESTLAKE	6	N/A	N/A	66	\$740,000	\$743,000	-0.4%	\$618,000	19.7%
WILSTON	9	N/A	N/A	46	\$1,052,500	\$980,000	7.4%	N/A	N/A
WINDSOR	11	N/A	N/A	68	\$980,000	\$840,000	16.7%	N/A	N/A
WISHART	16	N/A	N/A	93	\$730,000	\$729,000	0.1%	\$620,000	17.7%
WOOLLOONGABBA	11	N/A	N/A	41	\$750,000	\$819,000	-8.4%	N/A	N/A
WOOLLOOWIN	3	N/A	N/A	32	\$850,000	\$818,000	3.9%	N/A	N/A
WYNNUM	40	\$642,000	0.4%	227	\$650,000	\$645,000	0.8%	\$610,000	6.6%
WYNNUM WEST	26	\$527,500	0.0%	180	\$550,000	\$545,000	0.9%	\$465,000	18.3%
YEERONGPILLY	2	N/A	N/A	21	\$775,000	\$785,000	-1.3%	N/A	N/A
YERONGA	6	N/A	N/A	49	\$935,500	\$819,000	14.2%	\$726,000	28.9%
ZILLMERE	16	N/A	N/A	102	\$473,000	\$470,000	0.6%	N/A	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
BRISBANE (LGA)	882	\$400,500	0.0%	6326	\$420,000	\$412,125	1.9%	\$449,000	-6.5%
ACACIA RIDGE	3	N/A	N/A	16	N/A	\$322,500	N/A	\$348,000	N/A
ALBION	7	N/A	N/A	33	\$376,500	\$378,750	-0.6%	\$419,000	-10.1%
ALDERLEY	7	N/A	N/A	40	\$426,250	\$377,500	12.9%	\$476,250	-10.5%
ALGESTER	2	N/A	N/A	15	N/A	\$292,500	N/A	\$303,000	N/A
ANNERLEY	14	N/A	N/A	78	\$435,000	\$349,750	24.4%	\$393,000	10.7%
ASCOT	14	N/A	N/A	83	\$475,000	\$465,000	2.2%	\$430,000	10.5%
ASHGROVE	3	N/A	N/A	37	\$431,625	\$435,000	-0.8%	\$501,000	-13.8%
ASPLEY	5	N/A	N/A	28	\$385,000	\$390,000	-1.3%	\$375,000	2.7%
AUCHENFLOWER	6	N/A	N/A	66	\$458,000	\$452,500	1.2%	\$458,500	-0.1%
BALMORAL	2	N/A	N/A	19	N/A	\$502,500	N/A	\$512,500	N/A
BANYO	3	N/A	N/A	6	N/A	N/A	N/A	\$453,200	N/A
HERSTON	1	N/A	N/A	17	N/A	\$385,000	N/A	\$493,000	N/A
BARDON	6	N/A	N/A	26	\$712,500	\$594,500	19.8%	\$581,500	22.5%
BOWEN HILLS	7	N/A	N/A	63	\$390,000	\$365,800	6.6%	\$470,000	-17.0%
BRACKEN RIDGE	8	N/A	N/A	36	\$315,000	\$308,500	2.1%	\$323,293	-2.6%
BRIDGEMAN DOWNS	0	N/A	N/A	14	N/A	\$370,000	N/A	\$381,000	N/A
BRISBANE CITY	50	\$447,000	-3.1%	393	\$470,000	\$495,000	-5.1%	\$496,500	-5.3%
BULIMBA	9	N/A	N/A	102	\$660,000	\$600,000	10.0%	\$609,500	8.3%
CALAMVALE	13	N/A	N/A	89	\$350,000	\$336,000	4.2%	\$384,950	-9.1%
CAMP HILL	6	N/A	N/A	39	\$448,000	\$447,000	0.2%	\$455,000	-1.5%
CANNON HILL	6	N/A	N/A	29	\$445,000	\$437,750	1.7%	\$459,900	-3.2%
CARINA	18	N/A	N/A	110	\$437,000	\$440,000	-0.7%	\$460,000	-5.0%
CARINA HEIGHTS	8	N/A	N/A	68	\$468,000	\$430,000	8.8%	\$474,500	-1.4%
CARINDALE	6	N/A	N/A	24	\$442,500	\$452,500	-2.2%	\$520,000	-14.9%
CARSELDINE	6	N/A	N/A	42	\$350,000	\$375,000	-6.7%	\$380,000	-7.9%
CHERMESIDE	21	\$355,500	-0.1%	130	\$360,000	\$391,000	-7.9%	\$416,500	-13.6%
CLAYFIELD	19	N/A	N/A	125	\$350,000	\$372,500	-6.0%	\$383,333	-8.7%
COOPERS PLAINS	1	N/A	N/A	4	N/A	\$420,000	N/A	\$397,500	N/A
COORPAROO	29	\$390,000	0.8%	149	\$375,000	\$374,000	0.3%	\$400,250	-6.3%
CORINDA	4	N/A	N/A	17	N/A	\$385,000	N/A	\$422,500	N/A
DARRA	5	N/A	N/A	11	N/A	\$324,500	N/A	\$325,000	N/A
DOOLANDILLA	4	N/A	N/A	9	N/A	\$286,000	N/A	\$339,700	N/A
EAST BRISBANE	7	N/A	N/A	55	\$406,000	\$381,500	6.4%	\$432,500	-6.1%
EIGHT MILE PLAINS	7	N/A	N/A	65	\$370,000	\$380,000	-2.6%	\$429,000	-13.8%
ELLEN GROVE	2	N/A	N/A	5	N/A	N/A	N/A	\$349,750	N/A
ENOGERA	3	N/A	N/A	23	\$415,000	\$332,500	24.8%	\$415,000	0.0%
EVERTON PARK	14	N/A	N/A	75	\$377,000	\$354,000	6.5%	\$435,000	-13.3%
FAIRFIELD	5	N/A	N/A	24	\$431,000	N/A	0.0%	\$425,000	1.4%
FITZGIBBON	2	N/A	N/A	15	N/A	\$340,000	N/A	\$358,000	N/A
FORTITUDE VALLEY	25	\$366,750	-1.9%	163	\$380,000	\$386,000	-1.6%	\$462,500	-17.8%
GAYTHORNE	3	N/A	N/A	26	\$387,125	\$384,250	0.7%	\$440,000	-12.0%
GORDON PARK	3	N/A	N/A	33	\$340,000	\$314,166	8.2%	\$402,250	-15.5%
GREENSLOPES	10	N/A	N/A	71	\$367,500	\$395,000	-7.0%	\$422,250	-13.0%
HAMILTON	22	\$390,000	-3.1%	112	\$475,000	\$492,000	-3.5%	\$568,000	-16.4%
HAWTHORNE	6	N/A	N/A	47	\$480,000	\$520,000	-7.7%	\$546,000	-12.1%
HENDRA	0	N/A	N/A	9	N/A	\$525,000	N/A	\$530,000	N/A
HIGHGATE HILL	4	N/A	N/A	32	\$543,750	\$520,000	4.6%	\$623,000	-12.7%
HOLLAND PARK WEST	2	N/A	N/A	14	N/A	\$400,000	N/A	\$429,000	N/A
INDOOROPILLY	9	N/A	N/A	93	\$470,000	\$433,000	8.5%	\$533,500	-11.9%
KANGAROO POINT	19	N/A	N/A	180	\$470,000	\$515,000	-8.7%	\$505,000	-6.9%
KEDRON	6	N/A	N/A	41	\$366,000	\$395,000	-7.3%	\$452,500	-19.1%
KELVIN GROVE	15	N/A	N/A	86	\$400,000	\$423,000	-5.4%	\$460,000	-13.0%
LUTWYCHE	4	N/A	N/A	42	\$446,000	\$420,000	6.2%	\$472,000	-5.5%
MANLY	0	N/A	N/A	7	N/A	\$647,500	N/A	\$505,000	N/A
MANLY WEST	5	N/A	N/A	35	\$385,000	\$395,000	-2.5%	\$368,000	4.6%
MCDOWALL	1	N/A	N/A	23	\$375,000	\$390,000	-3.8%	\$463,750	-19.1%
MILTON	5	N/A	N/A	29	\$485,000	\$449,500	7.9%	\$558,700	-13.2%
MITCHELTON	3	N/A	N/A	18	N/A	\$420,000	N/A	\$408,500	N/A



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	11	N/A	N/A	71	\$356,000	\$337,500	5.5%	\$420,000	-15.2%
MORNINGSIDE	12	N/A	N/A	121	\$472,500	\$455,000	3.8%	\$481,500	-1.9%
MOUNT GRAVATT	2	N/A	N/A	14	N/A	\$375,000	N/A	\$445,000	N/A
MOUNT GRAVATT EAST	12	N/A	N/A	58	\$406,750	\$397,500	2.3%	\$459,000	-11.4%
MURARRIE	1	N/A	N/A	23	\$580,000	\$495,000	17.2%	\$440,000	31.8%
NEW FARM	32	\$680,000	1.7%	210	\$590,000	\$552,500	6.8%	\$585,000	0.9%
NEWMARKET	4	N/A	N/A	29	\$385,000	\$430,000	-10.5%	\$430,250	-10.5%
NEWSTEAD	15	N/A	N/A	113	\$632,500	\$605,000	4.5%	\$548,975	15.2%
NORMAN PARK	3	N/A	N/A	19	N/A	\$529,250	N/A	\$519,000	N/A
NORTHGATE	4	N/A	N/A	21	\$355,000	\$388,250	-8.6%	\$410,000	-13.4%
NUDGEE	0	N/A	N/A	9	N/A	N/A	N/A	\$449,700	N/A
NUNDAH	25	\$352,500	-2.6%	158	\$370,000	\$372,500	-0.7%	\$400,000	-7.5%
OXLEY	2	N/A	N/A	17	N/A	\$320,000	N/A	\$351,000	N/A
PADDINGTON	3	N/A	N/A	42	\$496,750	\$502,700	-1.2%	\$525,000	-5.4%
RED HILL	4	N/A	N/A	28	\$432,500	\$485,000	-10.8%	\$447,000	-3.2%
RICHLANDS	5	N/A	N/A	22	\$277,000	\$282,500	-1.9%	\$348,900	-20.6%
ROCHEDALE	0	N/A	N/A	13	N/A	N/A	N/A	\$425,500	N/A
ROCKLEA	0	N/A	N/A	4	N/A	N/A	N/A	\$389,500	N/A
RUNCORN	3	N/A	N/A	44	\$330,000	\$341,000	-3.2%	\$335,000	-1.5%
SALISBURY	1	N/A	N/A	9	N/A	\$397,000	N/A	\$372,000	N/A
SHERWOOD	6	N/A	N/A	55	\$414,000	\$425,000	-2.6%	\$450,000	-8.0%
SOUTH BRISBANE	19	N/A	N/A	196	\$467,500	\$505,000	-7.4%	\$529,500	-11.7%
SPRING HILL	6	N/A	N/A	85	\$400,000	\$350,000	14.3%	\$449,500	-11.0%
ST LUCIA	15	N/A	N/A	128	\$450,000	\$475,000	-5.3%	\$499,500	-9.9%
STAFFORD	7	N/A	N/A	48	\$355,000	\$374,500	-5.2%	\$442,500	-19.8%
SUNNYBANK HILLS	4	N/A	N/A	30	\$338,500	\$330,000	2.6%	\$355,000	-4.6%
TAIGUM	4	N/A	N/A	59	\$320,000	\$308,750	3.6%	\$385,000	-16.9%
TARINGA	19	N/A	N/A	124	\$397,000	\$386,000	2.8%	\$449,500	-11.7%
TENERIFFE	25	\$605,000	0.4%	170	\$567,500	\$550,000	3.2%	\$565,000	0.4%
THE GAP	3	N/A	N/A	13	N/A	\$485,000	N/A	\$495,000	N/A
TINGALPA	3	N/A	N/A	30	\$352,500	\$362,500	-2.8%	\$368,000	-4.2%
TOOWONG	17	N/A	N/A	148	\$430,000	\$425,000	1.2%	\$467,250	-8.0%
UPPER MOUNT GRAVATT	9	N/A	N/A	46	\$383,000	\$374,500	2.3%	\$464,810	-17.6%
WAKERLEY	7	N/A	N/A	34	\$415,000	\$427,500	-2.9%	\$410,000	1.2%
WEST END	17	N/A	N/A	132	\$508,750	\$530,000	-4.0%	\$560,000	-9.2%
WINDSOR	5	N/A	N/A	47	\$394,000	\$395,000	-0.3%	\$485,000	-18.8%
WISHART	3	N/A	N/A	18	N/A	\$393,500	N/A	\$385,000	N/A
WOOLLOONGABBA	9	N/A	N/A	52	\$410,044	\$405,000	1.2%	\$478,000	-14.2%
WYNNUM	12	N/A	N/A	50	\$410,000	\$425,000	-3.5%	\$457,900	-10.5%
WYNNUM WEST	7	N/A	N/A	42	\$350,000	\$340,000	2.9%	\$340,000	2.9%
YERONGA	9	N/A	N/A	57	\$411,000	\$437,500	-6.1%	\$480,000	-14.4%
YEERONGPILLY	2	N/A	N/A	25	\$445,000	N/A	N/A	\$408,750	8.9%
ZILLMERE	11	N/A	N/A	54	\$317,500	\$310,000	2.4%	\$360,000	-11.8%

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)	108	\$426,500	0.1%	1219	\$407,500	\$409,000	-0.4%	\$350,000	16.4%
BRISBANE (LGA) ^	12	N/A	N/A	53	\$1,030,000	\$1,100,000	-6.4%	\$685,000	50.4%
BRIDGEMAN DOWNS	5	N/A	N/A	77	\$425,000	\$409,500	3.8%	\$399,000	6.5%
CARINDALE	2	N/A	N/A	11	N/A	\$515,000	N/A	\$490,500	N/A
FITZGIBBON	0	N/A	N/A	4	N/A	N/A	N/A	\$213,500	N/A
HEATHWOOD	0	N/A	N/A	17	N/A	\$315,000	N/A	\$268,000	N/A
KENMORE	0	N/A	N/A	8	N/A	N/A	N/A	\$417,125	N/A
KURABY	2	N/A	N/A	17	N/A	N/A	N/A	\$341,250	N/A
ROCHEDALE	5	N/A	N/A	85	\$499,000	\$469,000	6.4%	\$445,500	12.0%
UPPER KEDRON	6	N/A	N/A	40	\$410,000	\$402,000	2.0%	\$312,500	31.2%

RENTAL MARKET - 3 BED HOUSES

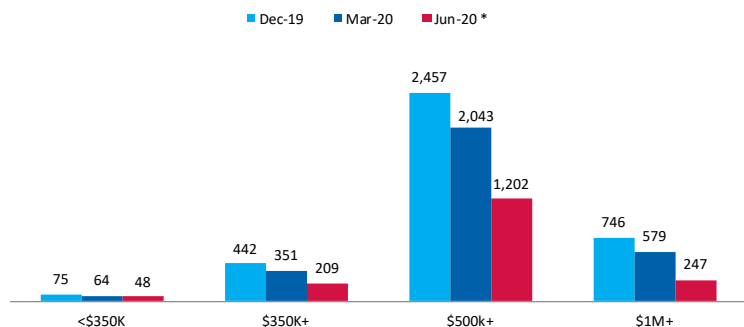
POST CODE	LOCALITY <sup>1</sup>	JUN-20 \$/ WEEK	NEW BONDS	JUN-19 \$/ WEEK	NEW BONDS	JUN-15 \$/ WEEK	NEW BONDS
BRISBANE CITY		\$430	2705	\$430	2390	\$420	2673
Bayside		\$445	111	\$430	108	\$415	149
4178	Lindum/Lytton/Wynnum	\$440	70	\$430	72	\$415	101
4179	Lota/Manly	\$450	41	\$430	36	\$410	48
City - Inner		\$550	208	\$553	178	\$540	212
4000	Brisbane City/Spring Hill	\$568	20	\$600	15	\$600	19
4005	New Farm/Teneriffe	\$775	10	\$625	22	\$700	22
4006	Bowen Hills/Fortitude Valley/Herston/Newstead	\$490	7	\$495	11	\$540	11
4064	Milton/Paddington/Rosalie	\$568	46	\$588	30	\$530	54
4066	Auchenflower/Mt Coot-tha/Toowong	\$548	26	\$550	25	\$505	21
4067	Ironside/St Lucia	\$508	8	\$525	6	N/A	3
4101	Highgate Hill/South Bris/West End	\$600	38	\$560	29	\$600	35
4102	Buranda/Dutton Park/Woolloongabba	\$478	22	\$495	14	\$450	21
4169	East Bris/Kangaroo Point	\$495	31	\$533	26	\$540	26
North - Inner		\$490	286	\$475	245	\$460	314
4007	Ascot/Hamilton	\$600	22	\$560	15	\$500	24
4010	Albion/Breakfast Creek	\$555	5	\$455	6	\$420	6
4011	Clayfield/Hendra	\$500	27	\$520	24	\$560	30
4012	Nundah/Toombul/Wavell Heights	\$470	69	\$450	72	\$450	81
4030	Lutwyche/Windsor/Woolloowin	\$500	35	\$490	22	\$495	49
4031	Gordon Park/Kedron	\$475	57	\$488	44	\$445	37
4051	Alderley/Enoggera/Gaythorne/Grange/Newmarket/Wilston	\$480	71	\$460	62	\$460	87
North - Outer		\$410	419	\$400	330	\$395	366
4013	Northgate	\$435	10	\$390	13	\$440	21
4014	Banyo/Nudgee/Virginia	\$430	39	\$425	30	\$395	33
4017	Bracken Ridge/Brighton/Deagon/Sandgate	\$408	94	\$420	77	\$390	88
4018	Fitzgibbon/Taigum	\$395	44	\$400	27	\$390	31
4032	Chermiside/Craiglea	\$410	61	\$400	58	\$400	45
4034	Aspley/Boondall/Geebung/Zillmere	\$420	152	\$408	112	\$400	129
4036	Bald Hills	\$390	19	\$385	13	\$370	19
North West - Inner		\$550	79	\$563	76	\$500	93
4059	Ballymore/Ithaca/Kelvin Grove/Red Hill	\$550	43	\$575	39	\$520	36
4060	Ashgrove/Dorrington/St Johns Wood	\$498	24	\$523	24	\$470	34
4065	Bardon/Jubilee/Rainworth	\$580	12	\$590	13	\$500	23
North West - Outer		\$450	243	\$430	225	\$420	234
4053	Brookside/Everson Park/McDowall/Stafford	\$450	167	\$440	146	\$420	148
4054	Arana Hills/Keperra	\$435	54	\$423	52	\$400	55
4061	The Gap	\$473	22	\$465	27	\$450	31
South - Inner		\$449	327	\$440	315	\$425	302
4103	Annerley/Fairfield	\$485	42	\$480	39	\$460	39
4104	Yeronga	\$450	9	\$470	12	\$430	20
4105	Clifton Hill/Moorooka/Tennyson	\$445	34	\$440	25	\$400	26
4120	Greenslopes/Stones Corner	\$500	18	\$490	29	\$470	27
4121	Ekibin/Holland Park/Tarragindi/Wellers Hill	\$450	76	\$440	78	\$430	76
4122	Mansfield/Mt Gravatt/Wishart	\$410	146	\$420	130	\$400	107
South - Outer		\$390	308	\$390	274	\$390	292
4106	Brisbane Market/Rocklea	\$375	9	N/A	4	\$360	10
4107	Salisbury	\$395	24	\$418	20	\$380	22
4108	Archerfield/Coopers Plains	\$375	27	\$380	24	\$400	26
4109	Altandi/Macgregor/Robertson/Sunnybank	\$395	95	\$400	75	\$400	87
4110	Acacia Ridge/Larapinta/Willawong	\$360	47	\$360	53	\$350	50
4112	Kuraby	N/A	4	\$400	9	\$370	12
4113	Eight Mile Plains/Runcorn	\$388	58	\$400	56	\$390	42
4115	Algester/Parkinson	\$400	21	\$390	17	\$390	21
4116	Calamvale/Drewvale/Stretton	\$420	23	\$425	16	\$420	22
South East - Inner		\$480	262	\$480	260	\$450	279
4151	Coorparoo	\$480	29	\$500	32	\$480	33
4152	Camp Hill/Carina/Carindale	\$460	103	\$465	97	\$440	108
4170	Cannon Hill/Morningside/Norman Park	\$480	88	\$480	97	\$450	75
4171	Balmoral/Bulimba/Hawthorne	\$550	27	\$525	30	\$540	37
4172	Murarie	\$475	15	N/A	4	\$400	26



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

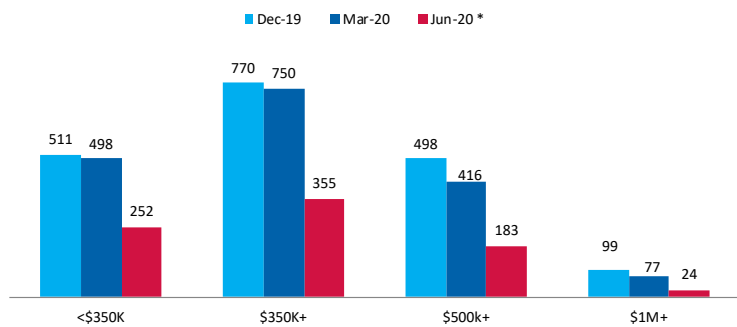
POST CODE	LOCALITY <sup>1</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>South East - Outer</b>	<b>\$430</b>	<b>37</b>	<b>\$440</b>	<b>31</b>	<b>\$425</b>	<b>48</b>
4153	Belmont	N/A	3	N/A	2	\$425	5
4154	Gumdale/Ransome/Wakerley	N/A	3	N/A	3	\$440	10
4173	Tingalpa	\$430	22	\$455	18	\$420	24
4174	Doboy/Hemmant	\$420	8	\$410	7	\$415	8
	<b>South West - Inner</b>	<b>\$450</b>	<b>107</b>	<b>\$450</b>	<b>81</b>	<b>\$440</b>	<b>80</b>
4068	Chelmer/Indooroopilly/Taringa	\$470	41	\$480	33	\$455	36
4075	Corinda/Graceville/Oxley/Sherwood	\$425	66	\$450	48	\$430	44
	<b>South West - Outer</b>	<b>\$370</b>	<b>318</b>	<b>\$370</b>	<b>267</b>	<b>\$360</b>	<b>304</b>
4069	Brookfield/Chapel Hill/Kenmore	\$450	52	\$450	34	\$450	28
4070	Anstead/Bellbowrie/Moggill	\$445	7	\$400	13	\$375	10
4073	Seventeen Mile Rocks/Sinnamon Park	\$405	14	\$445	10	\$430	7
4074	Jindalee/Mt Ommaney/Summer/Westlake	\$410	54	\$420	46	\$400	53
4076	Darra/Wacol	\$340	23	\$350	14	\$330	25
4077	Doolandella/Durack/Inala/Richlands	\$330	92	\$335	74	\$320	77
4078	Forest Lake/Carole Park	\$360	76	\$365	76	\$360	104

## BRISBANE LGA HOUSE SALES



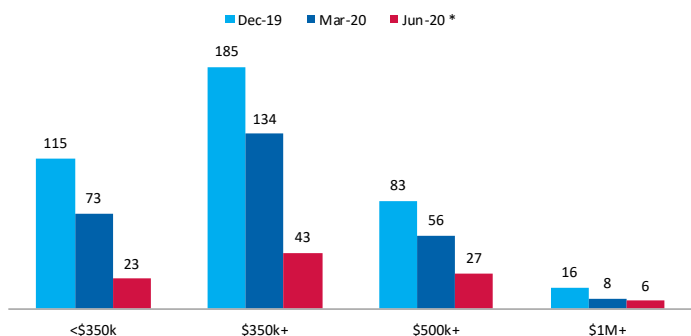
\*Preliminary data  
Houses<2400m<sup>2</sup>

## BRISBANE LGA UNIT SALES



\*Preliminary data

## BRISBANE LGA LAND SALES



\*Preliminary data

## RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>1</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>BRISBANE CITY</b>	<b>\$415</b>	<b>5469</b>	<b>\$420</b>	<b>5157</b>	<b>\$400</b>	<b>4298</b>
	<b>Bayside</b>	<b>\$355</b>	<b>57</b>	<b>\$370</b>	<b>72</b>	<b>\$330</b>	<b>53</b>
4178	Lindum/Lytton/Wynnum	\$358	42	\$375	54	\$330	34
4179	Lota/Manly	\$350	15	\$358	18	\$385	19
	<b>City - Inner</b>	<b>\$480</b>	<b>2535</b>	<b>\$490</b>	<b>2229</b>	<b>\$495</b>	<b>1680</b>
4000	Brisbane City/Spring Hill	\$500	452	\$540	347	\$600	293
4005	New Farm/Teneriffe	\$495	269	\$493	270	\$510	272
4006	Bowen Hills/Fortitude Valley/Herston/Newstead	\$480	615	\$480	517	\$480	240
4064	Milton/Paddington/Rosalie	\$400	77	\$400	77	\$410	53
4066	Auchenflower/Mt Coot-tha/Toowong	\$400	228	\$403	192	\$390	169
4067	Ironside/St Lucia	\$400	103	\$405	78	\$420	95
4101	Highgate Hill/South Bris/West End	\$500	432	\$520	424	\$510	280
4102	Buranda/Dutton Park/Wooloongabba	\$463	138	\$480	132	\$395	50
4169	East Bris/Kangaroo Point	\$480	220	\$470	192	\$495	228
	<b>North - Inner</b>	<b>\$375</b>	<b>1006</b>	<b>\$380</b>	<b>974</b>	<b>\$370</b>	<b>938</b>
4007	Ascot/Hamilton	\$450	201	\$450	191	\$410	156
4010	Albion/Breakfast Creek	\$420	62	\$453	48	\$390	28
4011	Clayfield/Hendra	\$350	129	\$345	111	\$350	131
4012	Nundah/Toombul/Wavell Heights	\$375	188	\$380	202	\$390	244
4030	Lutwyche/Windsor/Wooloowin	\$395	195	\$395	193	\$360	150
4031	Gordon Park/Kedron	\$345	93	\$340	82	\$340	88
4051	Alderley/Enoggera/Gaythorne/Grange/ Newmarket/Wilston	\$350	138	\$350	146	\$360	140
	<b>North - Outer</b>	<b>\$360</b>	<b>318</b>	<b>\$360</b>	<b>283</b>	<b>\$345</b>	<b>257</b>
4013	Northgate	\$328	16	\$340	21	\$330	24
4014	Banyo/Nudgee/Virginia	\$350	5	N/A	4	\$350	10
4017	Bracken Ridge/Brighton/Deagon/Sandgate	\$320	17	\$323	18	\$265	16
4018	Fitzgibbon/Taigum	\$320	19	\$350	17	\$320	8
4032	Chermside/Craigslea	\$395	164	\$400	154	\$370	128
4034	Aspley/Boondall/Geebung/Zillmere	\$350	93	\$348	68	\$345	70
	<b>North West - Inner</b>	<b>\$375</b>	<b>137</b>	<b>\$400</b>	<b>152</b>	<b>\$400</b>	<b>129</b>
4059	Ballymore/Ithaca/Kelvin Grove/Red Hill	\$370	84	\$405	95	\$400	75
4060	Ashgrove/Dorrington/St Johns Wood	\$340	33	\$380	41	\$440	43
4065	Bardon/Jubilee/Rainworth	\$450	20	\$440	16	\$300	11
	<b>North West - Outer</b>	<b>\$375</b>	<b>97</b>	<b>\$370</b>	<b>111</b>	<b>\$380</b>	<b>89</b>
4053	Brookside/Everton Park/McDowall/Stafford	\$370	89	\$370	103	\$380	84
	<b>South - Inner</b>	<b>\$365</b>	<b>488</b>	<b>\$360</b>	<b>501</b>	<b>\$350</b>	<b>407</b>
4103	Annerley/Fairfield	\$348	110	\$350	124	\$350	93
4104	Yeronga	\$340	30	\$360	45	\$350	30
4105	Clifton Hill/Moorooka/Tennyson	\$340	72	\$343	72	\$340	67
4120	Greenslopes/Stones Corner	\$360	100	\$350	112	\$345	82
4121	Ekibin/Holland Park/Tarragindi/Wellers Hill	\$350	36	\$358	34	\$350	43
4122	Mansfield/Mt Gravatt/Wishart	\$420	136	\$400	111	\$372	91
	<b>South - Outer</b>	<b>\$350</b>	<b>62</b>	<b>\$350</b>	<b>72</b>	<b>\$310</b>	<b>44</b>
4106	Brisbane Market/Rocklea	N/A	2	N/A	3	\$285	6
4108	Archerfield/Coopers Plains	\$400	18	\$380	17	N/A	4
4109	Altandi/Macgregor/Robertson/Sunnybank	\$375	13	\$450	21	\$350	20
4113	Eight Mile Plains/Runcorn	\$425	13	\$405	16	N/A	2
4115	Algester/Parkinson	\$285	7	\$293	6	N/A	4
	<b>South East - Inner</b>	<b>\$400</b>	<b>514</b>	<b>\$390</b>	<b>462</b>	<b>\$380</b>	<b>430</b>
4151	Coorparoo	\$375	173	\$355	149	\$360	171
4152	Camp Hill/Carina/Carindale	\$375	46	\$360	55	\$365	47
4170	Cannon Hill/Morningside/Norman Park	\$410	186	\$410	142	\$395	88
4171	Balmoral/Bulimba/Hawthorne	\$415	96	\$400	107	\$400	119
	<b>South East - Outer</b>	<b>\$350</b>	<b>8</b>	<b>\$348</b>	<b>10</b>	<b>\$315</b>	<b>9</b>
4173	Tingalpa	N/A	4	\$330	8	\$315	7
	<b>South West - Inner</b>	<b>\$380</b>	<b>229</b>	<b>\$395</b>	<b>277</b>	<b>\$375</b>	<b>242</b>
4068	Chelmer/Indooroopilly/Taringa	\$380	158	\$395	205	\$380	204
4075	Corinda/Graceville/Oxley/Sherwood	\$380	71	\$388	72	\$340	38
	<b>South West - Outer</b>	<b>\$325</b>	<b>18</b>	<b>\$325</b>	<b>14</b>	<b>\$300</b>	<b>20</b>
4069	Brookfield/Chapel Hill/Kenmore	N/A	4	N/A	2	N/A	3
4074	Jindalee/Mt Ommaney/Summer/Westlake	N/A	2	N/A	2	\$325	5
4076	Darra/Wacol	N/A	2	N/A	4	\$250	5
4078	Forest Lake/Carole Park	\$330	7	N/A	3	\$330	6



## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>BRISBANE CITY</b>	<b>\$420</b>	<b>1558</b>	<b>\$420</b>	<b>1599</b>	<b>\$410</b>	<b>1537</b>
	<b>Bayside</b>	<b>\$420</b>	<b>73</b>	<b>\$420</b>	<b>65</b>	<b>\$400</b>	<b>76</b>
4178	Lindum/Lytton/Wynnum	\$420	49	\$420	45	\$400	48
4179	Lota/Manly	\$425	24	\$455	20	\$400	28
	<b>City - Inner</b>	<b>\$590</b>	<b>62</b>	<b>\$625</b>	<b>65</b>	<b>\$615</b>	<b>59</b>
4000	Brisbane City/Spring Hill	N/A	1	N/A	4	\$645	5
4005	New Farm/Teneriffe	\$698	8	\$680	9	\$750	10
4006	Bowen Hills/Fortitude Valley/Herston/Newstead	\$580	7	\$600	13	\$650	9
4064	Milton/Paddington/Rosalie	\$595	5	\$673	10	\$600	10
4066	Auchenflower/Mt Coot-tha/Toowong	\$565	12	\$520	5	\$520	7
4067	Ironside/St Lucia	\$580	10	\$545	10	\$650	6
4101	Highgate Hill/South Bris/West End	\$715	10	\$625	9	\$600	8
4169	East Bris/Kangaroo Point	\$525	8	\$585	5	N/A	4
	<b>North - Inner</b>	<b>\$490</b>	<b>118</b>	<b>\$525</b>	<b>120</b>	<b>\$480</b>	<b>112</b>
4007	Ascot/Hamilton	\$543	16	\$620	17	\$600	12
4011	Clayfield/Hendra	\$535	10	\$560	17	\$490	14
4012	Nundah/Toombul/Wavell Heights	\$480	22	\$470	19	\$460	22
4030	Lutwyche/Windsor/Woolloowin	\$500	24	\$555	16	\$480	8
4031	Gordon Park/Kedron	\$450	9	\$513	20	\$450	22
4051	Alderley/Enoggera/Gaythorne/Grange/Newmarket/Wilston	\$465	36	\$480	28	\$480	33
	<b>North - Outer</b>	<b>\$400</b>	<b>173</b>	<b>\$395</b>	<b>199</b>	<b>\$390</b>	<b>203</b>
4013	Northgate	\$450	13	\$465	7	\$440	10
4017	Bracken Ridge/Brighton/Deagon/Sandgate	\$380	25	\$370	29	\$380	34
4018	Fitzgibbon/Taigum	\$400	38	\$395	58	\$370	47
4032	Chermside/Craiglea	\$415	19	\$425	32	\$415	24
4034	Aspley/Boondall/Geebung/Zillmere	\$390	57	\$390	55	\$395	77
4036	Bald Hills	\$375	11	\$347	6	\$365	7
	<b>North West - Inner</b>	<b>\$523</b>	<b>14</b>	<b>\$575</b>	<b>14</b>	<b>\$500</b>	<b>12</b>
4059	Ballymore/Ithaca/Kelvin Grove/Red Hill	N/A	4	\$580	6	N/A	2
4060	Ashgrove/Dorrington/St Johns Wood	\$500	7	N/A	4	\$500	7
4065	Bardon/Jubilee/Rainworth	N/A	3	N/A	4	N/A	3
	<b>North West - Outer</b>	<b>\$485</b>	<b>99</b>	<b>\$450</b>	<b>80</b>	<b>\$420</b>	<b>56</b>
4053	Brookside/Everton Park/McDowall/Stafford	\$485	94	\$440	69	\$420	48
4054	Arana Hills/Kepperra	N/A	1	\$435	5	\$395	6
4061	The Gap	N/A	4	\$583	6	N/A	2

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

POST CODE	LOCALITY <sup>1</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>South - Inner</b>	<b>\$450</b>	<b>123</b>	<b>\$455</b>	<b>148</b>	<b>\$440</b>	<b>116</b>
4103	Annerley/Fairfield	\$500	20	\$495	34	\$480	24
4104	Yeronga	\$490	20	\$485	10	\$490	13
4105	Clifton Hill/Moorooka/Tennyson	\$420	21	\$435	27	\$420	14
4120	Greenslopes/Stones Corner	\$490	19	\$490	12	\$465	24
4121	Ekibin/Holland Park/Tarragindi/Wellers Hill	\$450	5	\$453	14	\$440	6
4122	Mansfield/Mt Gravatt/Wishart	\$435	38	\$430	51	\$415	35
	<b>South - Outer</b>	<b>\$400</b>	<b>331</b>	<b>\$400</b>	<b>328</b>	<b>\$395</b>	<b>326</b>
4107	Salisbury	\$435	9	\$430	6	\$465	5
4109	Altandi/Macgregor/Robertson/Sunnybank	\$400	50	\$415	41	\$415	48
4110	Acacia Ridge/Larapinta/Willawong	\$365	21	\$363	20	\$350	15
4112	Kuraby	\$375	10	\$378	14	\$380	21
4113	Eight Mile Plains/Runcorn	\$400	93	\$410	123	\$400	122
4115	Algester/Parkinson	\$390	39	\$390	40	\$375	25
4116	Calamvale/Drewvale/Stretton	\$395	99	\$400	78	\$385	88
	<b>South East - Inner</b>	<b>\$500</b>	<b>227</b>	<b>\$498</b>	<b>250</b>	<b>\$480</b>	<b>221</b>
4151	Coorparoo	\$525	11	\$500	19	\$475	17
4152	Camp Hill/Carina/Carindale	\$465	95	\$450	100	\$455	100
4170	Cannon Hill/Morningside/Norman Park	\$490	65	\$510	76	\$495	73
4171	Balmoral/Bulimba/Hawthorne	\$645	41	\$620	36	\$530	18
4172	Murarie	\$550	15	\$550	19	\$530	13
	<b>South East - Outer</b>	<b>\$435</b>	<b>45</b>	<b>\$420</b>	<b>49</b>	<b>\$425</b>	<b>79</b>
4153	Belmont	\$433	6	\$435	5	\$440	5
4154	Gumdale/Ransome/Wakerley	\$450	17	\$415	17	\$420	30
4173	Tingalpa	\$405	18	\$420	21	\$410	42
	<b>South West - Inner</b>	<b>\$430</b>	<b>57</b>	<b>\$430</b>	<b>49</b>	<b>\$465</b>	<b>62</b>
4068	Chelmer/Indooroopilly/Taringa	\$495	19	\$505	12	\$550	24
4075	Corinda/Graceville/Oxley/Sherwood	\$408	38	\$400	37	\$400	38
	<b>South West - Outer</b>	<b>\$360</b>	<b>236</b>	<b>\$360</b>	<b>232</b>	<b>\$365</b>	<b>215</b>
4069	Brookfield/Chapel Hill/Kenmore	\$580	11	\$620	11	\$430	5
4073	Seventeen Mile Rocks/Sinnamon Park	\$448	6	\$415	9	\$435	8
4074	Jindalee/Mt Ommaney/Sumner/Westlake	\$400	6	\$390	8	\$405	14
4076	Darra/Wacol	\$350	7	\$385	7	\$370	27
4077	Doolandella/Durack/Inala/Richlands	\$360	155	\$355	146	\$360	120
4078	Forest Lake/Carole Park	\$354	51	\$349	49	\$360	40



## EMPLOYMENT MARKET

### GOLD COAST



Unemployment Rate

**4.8%**



Participation Rate

**69.9%**

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



Quarter median price

**\$635,000**



Annual median price

**\$630,500**



Annual volume of sales

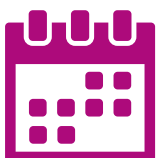
**6,835**



Annual median price 5yrs ago

**\$525,000**

## HOUSE MARKET ALL



Median days on market

**43 Days**



Median vendor discount

**-3.3%**



Stock on market

**8.4%**

## The Glitter Strip Shines

**Property stakeholders on the Gold Coast would have been justifiably concerned a few months back. As the lockdown began, it looked as if Aussies were set to spend much of this year within close proximity to home with little chance of a break at our traditional holiday hotspots.**

It looked likely tourist meccas like the Gold Coast would be ghost towns - particularly as our State border closed to residents from down south.

But like many other Queensland centres, the Gold Coast looks to be weathering the storm on the back of trips from the local population and our State's ability to manage the outbreak thus far which has enabled a return to reasonable economic activity.

As such, the property market is holding up.

Median prices for houses and units to June were rising and vacancy rates in the rental market remained tight.

The news in more recent months has been positive too, according to REIQ Gold Coast Zone Chair Andrew Henderson.

"Sales are good but stock level and turnover are still very low. Of course, as a result, prices are very resilient."

Interestingly, Mr Henderson said much-hyped interest from interstate buyers looking to secure a property in South East Queensland hadn't manifested on the Gold Coast in his experience.

Mr Henderson also noted that people who'd planned to move to the coast from interstate had, on the whole, decided to put that idea on hold due to tough border restrictions.

### Regional Economy and Investment

While the to and fro of border restrictions continues to prove challenging, there's been political support to help build the State's economy while still in the grip of the pandemic.

For example, the government is fast-tracking eight key State-wide projects to create jobs and leverage more than \$330 million in private sector investment via the Queensland Economic Recovery Plan.

Among the projects set to benefit is Lumina at the Gold Coast Health and Knowledge Precinct, with an expansion of the increasingly popular Cohort coworking, innovation and laboratory space, which is almost at capacity.

There are also a number of smaller projects being funded such as schools across the region who will be sharing in nearly \$24 million worth of new projects, minor works and upgrades through State Government funding.

### House Market (<2400m<sup>2</sup>)

Our analysis indicated the Gold Coast housing market had passed the bottom of the price cycle and is in a 'recovering' phase.

The Gold Coast's annual house price rose 2.5 per cent for the year to June 2020, coming in at \$630,500 across 6835 transactions.

Prices rose modestly over the June quarter, reflecting a 0.9 per cent gain to \$635,000 across 1003 transactions.

Mr Henderson said house prices had held up due to a lack of stock, although one sector was struggling a little.

"Across the board, house prices are quite strong, although anything that's oriented more toward holiday letting is softest because of lack of potential income. Obviously letting rates have been significantly slashed because we've lost that southern holiday market.

"That said, anything relating to the owner occupier market is strongest."





## UNIT MARKET



Quarter  
median price

**\$415,000**



Annual  
median price

**\$415,000**



Annual volume  
of sales

**6,173**



Annual median  
price 5 yrs ago

**\$370,000**

### General Activity

The metrics reflected much of the anecdotal information – that as the pandemic restrictions set in, housing stock numbers tightened, and vendors went to ground with a firmer market being the result.

Total annual house listing numbers fell to 11,387 for year ending May 2020 – a drop of 11.7 per cent on the previous year's listings.

Median days on market fell slightly to 43, which was six days down compared to last year's measure.

The median vendor discount for the year of -3.3 per cent also reflected a tightening on the -4.2 per cent discount recorded last year.

### Unit Market

Our analysis showed while unit prices are fairly steady, they remain in the softening sector of the price cycle.

Unit and townhouse median prices stayed flat over the quarter, coming in at \$415,000 across 773 transactions.

For the year to June 2020, the annual median rose by 1.2 per cent to \$415,000. This was across a total of 6173 sales.

According to Mr Henderson, the key is getting your asking figure correct.

"As long as the price is right, they'll sell in a fairly short time. The only thing that might stop a unit selling is the price," he said.

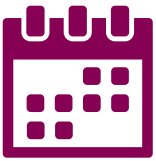
Listing numbers for the 12 months to May 2020 were 8016 – a sizable reduction of 15.2 per cent on the previous year's result of 9454.

Stock on market also decreased notably, recording 6.8 per cent to June 2020 as compared to 8.1 per cent to June 2019.

Median days on market fell to 56 for the 2020 measure from 59 in 2019, while the median vendor discount also decreased to 3.6 per cent to June 2020 from 4.3 per cent to June 2019.



## UNIT MARKET



Median days on market

**56 Days**



Median vendor discount

**-3.6%**



Stock on market

**6.8%**

## RENTAL MARKET



Vacancy Rates

**3.0%**



House Yields

**4.1%**



Unit Yields

**5.4%**

**Rental Market**

The last four quarters of vacancy rates have come in at 3.0 per cent apart from the December 2019 which was 1.8 per cent. Previous to this 12-month period, quarterly vacancy rates were running at between 1.1 and 2.7 per cent for approximately eight years.

The annual rent for a three-bedroom house to June 2020 was \$500 across 898 new bonds – this was an increase of \$5 per week on the 2019 measure.

The same comparisons for two-bedroom units saw a 2020 median of \$430 per week across 2751 new bonds as opposed \$440 per week in 2019.

“There’s been a lot of ebbs and flows around vacancy in the rental market this year, but in the last two and half weeks we’ve seen quite a bit of activity from tenants and it’s mainly price driven,” Mr Henderson said.

“The price of housing and three-bedroom apartments has remained relatively unchanged. There has been some recovery in two-bedroom apartment market and unfurnished units are generally getting a higher rent per week than the furnished.

“We’re seeing some strong demand from people looking for something that’s more affordable than their current home. A lot of tenants don’t want to ask for rent reductions, but they’ll move somewhere else to save a few dollars.”

**The Gold Coast looks to be weathering the storm on the back of trips from the local population and our State’s ability to manage the outbreak thus far which has enabled a return to reasonable economic activity. As such, the property market is holding up.**





## 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>1003</b>	<b>\$635,000</b>	<b>0.9%</b>	<b>6835</b>	<b>\$630,500</b>	<b>\$615,000</b>	<b>2.5%</b>	<b>\$525,000</b>	<b>20.1%</b>
<b>GOLD COAST (LGA) ^</b>	<b>113</b>	<b>\$868,750</b>	<b>0.6%</b>	<b>596</b>	<b>\$865,000</b>	<b>\$860,000</b>	<b>0.6%</b>	<b>\$716,300</b>	<b>20.8%</b>
ARUNDEL	30	\$600,000	3.8%	157	\$630,000	\$546,750	15.2%	\$522,500	20.6%
ASHMORE	27	\$579,000	2.3%	176	\$599,500	\$570,000	5.2%	\$502,500	19.3%
BENOWA	18	N/A	N/A	137	\$885,000	\$868,000	2.0%	N/A	N/A
BIGGERA WATERS	9	N/A	N/A	61	\$680,000	\$780,000	-12.8%	\$1,119,000	-39.2%
BONOGIN ^	16	N/A	N/A	65	\$867,500	\$795,000	9.1%	N/A	N/A
BROADBEACH WATERS	20	\$1,050,000	-2.1%	173	\$1,143,000	\$1,150,000	-0.6%	\$819,750	39.4%
BUNDALL	14	N/A	N/A	101	\$1,000,000	\$1,000,000	0.0%	N/A	N/A
BURLEIGH HEADS	11	N/A	N/A	84	\$905,000	\$765,000	18.3%	\$616,500	46.8%
BURLEIGH WATERS	34	\$780,000	-1.2%	219	\$825,000	\$752,500	9.6%	\$637,350	29.4%
CARRARA	19	N/A	N/A	150	\$602,500	\$605,500	-0.5%	\$471,000	27.9%
CLEAR ISLAND WATERS	7	N/A	N/A	56	\$1,162,500	\$1,100,000	5.7%	N/A	N/A
COOLANGATTA	3	N/A	N/A	21	\$980,000	\$801,000	22.3%	\$742,500	32.0%
COOMBABAH	16	N/A	N/A	141	\$476,000	\$487,500	-2.4%	\$430,000	10.7%
COOMERA	41	\$490,000	0.0%	291	\$500,000	\$549,970	-9.1%	\$427,055	17.1%
CURRUMBIN	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
CURRUMBIN VALLEY ^	6	N/A	N/A	24	\$1,110,000	\$940,000	18.1%	N/A	N/A
CURRUMBIN WATERS	11	N/A	N/A	112	\$725,000	\$662,500	9.4%	\$1,492,000	-51.4%
ELANORA	32	\$750,000	0.4%	168	\$723,000	\$675,000	7.1%	\$538,000	34.4%
GILSTON	2	N/A	N/A	21	\$620,000	\$565,000	9.7%	\$490,000	26.5%
HELENSVALE	47	\$624,500	0.8%	311	\$650,000	\$620,000	4.8%	\$520,000	25.0%
HIGHLAND PARK	14	N/A	N/A	92	\$540,000	\$535,000	0.9%	\$435,000	24.1%
HOLLYWELL	5	N/A	N/A	37	\$685,500	\$698,000	-1.8%	N/A	N/A
HOPE ISLAND	41	\$1,078,750	-1.9%	231	\$971,500	\$1,000,000	-2.9%	\$533,500	82.1%
JACOBS WELL	9	N/A	N/A	45	\$550,000	\$555,000	-0.9%	\$400,000	37.5%
LABRADOR	21	\$485,000	-1.1%	144	\$435,000	\$465,000	-6.5%	\$450,000	-3.3%
LOWER BEECHMONT	3	N/A	N/A	13	N/A	\$450,000	N/A	\$355,000	N/A
MAUDSLAND	12	N/A	N/A	91	\$558,000	\$592,500	-5.8%	\$461,000	21.0%
MERMAID BEACH	8	N/A	N/A	52	\$1,350,000	\$1,400,000	-3.6%	\$727,500	85.6%

## 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
MERMAID WATERS	27	\$980,000	2.6%	150	\$985,000	\$930,000	5.9%	N/A	N/A
MERRIMAC	13	N/A	N/A	79	\$525,000	\$521,490	0.7%	\$462,500	13.5%
MIAMI	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
MOLENDINAR	10	N/A	N/A	66	\$570,000	\$610,000	-6.6%	\$533,000	6.9%
MUDGEERABA	18	N/A	N/A	136	\$580,000	\$580,000	0.0%	\$499,500	16.1%
MUDGEERABA ^	4	N/A	N/A	42	\$871,250	\$847,500	2.8%	N/A	N/A
NERANG	27	\$485,000	1.7%	183	\$455,250	\$441,000	3.2%	\$387,000	17.6%
NERANG ^	4	N/A	N/A	25	\$832,500	\$857,500	-2.9%	N/A	N/A
ORMEAU	22	\$470,000	1.1%	188	\$475,000	\$469,500	1.2%	\$431,500	10.1%
ORMEAU HILLS	9	N/A	N/A	62	\$510,000	\$500,000	2.0%	\$465,000	9.7%
OXENFORD	29	\$515,000	0.0%	211	\$510,000	\$496,250	2.8%	\$450,000	13.3%
PACIFIC PINES	26	\$587,500	1.2%	218	\$546,500	\$530,500	3.0%	N/A	N/A
PALM BEACH	32	\$880,000	1.4%	195	\$895,000	\$845,400	5.9%	N/A	N/A
PARADISE POINT	17	N/A	N/A	113	\$1,047,500	\$995,000	5.3%	\$922,500	13.6%
PARKWOOD	19	N/A	N/A	112	\$610,500	\$590,000	3.5%	\$515,000	18.5%
PIMPAMA	29	\$445,000	0.0%	228	\$465,000	\$460,000	1.1%	\$435,000	6.9%
REEDY CREEK	7	N/A	N/A	99	\$800,000	\$795,000	0.6%	\$640,000	25.0%
ROBINA	56	\$682,500	3.8%	303	\$705,000	\$650,000	8.5%	\$571,750	23.3%
RUNAWAY BAY	20	\$815,000	0.3%	130	\$1,000,000	\$880,000	13.6%	\$892,000	12.1%
SOUTHPORT	30	\$560,000	0.9%	251	\$580,000	\$545,000	6.4%	\$495,000	17.2%
SPRINGBROOK	0	N/A	N/A	15	N/A	\$387,500	N/A	\$343,500	N/A
SURFERS PARADISE	20	\$1,630,000	5.9%	104	\$1,525,000	\$1,290,000	18.2%	\$1,230,000	24.0%
TALLAI ^	7	N/A	N/A	44	\$927,000	\$955,000	-2.9%	\$760,000	22.0%
TALLEBUDGERA ^	11	N/A	N/A	46	\$940,000	\$940,000	0.0%	N/A	N/A
TALLEBUDGERA VALLEY ^	2	N/A	N/A	17	N/A	\$1,175,000	N/A	\$766,250	N/A
TUGUN	10	N/A	N/A	62	\$710,000	\$637,500	11.4%	\$485,000	46.4%
UPPER COOMERA	64	\$490,000	0.9%	458	\$489,500	\$480,000	2.0%	\$419,000	16.8%
VARSITY LAKES	19	N/A	N/A	151	\$620,000	\$599,500	3.4%	\$532,500	16.4%
WONGAWALLAN ^	2	N/A	N/A	16	N/A	\$800,000	N/A	N/A	N/A
WORONGARY	9	N/A	N/A	32	\$540,000	\$518,750	4.1%	\$418,000	29.2%
WORONGARY ^	5	N/A	N/A	38	\$811,000	\$805,000	0.7%	N/A	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>GOLD COAST (LGA)</b>	<b>773</b>	<b>\$415,000</b>	<b>0.0%</b>	<b>6173</b>	<b>\$415,000</b>	<b>\$410,000</b>	<b>1.2%</b>	<b>\$370,000</b>	<b>12.2%</b>
ARUNDEL	9	N/A	N/A	48	\$336,750	\$360,000	-6.5%	\$317,500	6.1%
ASHMORE	12	N/A	N/A	63	\$327,500	\$334,000	-1.9%	\$291,000	12.5%
BENOWA	7	N/A	N/A	51	\$475,000	\$538,000	-11.7%	\$575,000	-17.4%
BIGGERA WATERS	18	N/A	N/A	196	\$365,000	\$347,000	5.2%	\$418,000	-12.7%
BILINGA	6	N/A	N/A	48	\$680,000	\$707,500	-3.9%	\$471,250	44.3%
BROADBEACH	41	\$555,000	0.7%	364	\$525,000	\$525,000	0.0%	\$432,000	21.5%
BROADBEACH WATERS	3	N/A	N/A	42	\$433,750	\$502,500	-13.7%	\$410,000	5.8%
BUNDALL	2	N/A	N/A	25	\$388,000	\$385,000	0.8%	\$335,900	15.5%
BURLEIGH HEADS	28	\$607,500	1.5%	236	\$580,500	\$539,500	7.6%	\$400,000	45.1%
BURLEIGH WATERS	7	N/A	N/A	71	\$390,000	\$438,000	-11.0%	\$369,000	5.7%
CARRARA	15	N/A	N/A	143	\$429,000	\$408,000	5.1%	\$436,000	-1.6%
CLEAR ISLAND WATERS	4	N/A	N/A	31	\$499,000	\$425,000	17.4%	\$452,500	10.3%
COOLANGATTA	27	\$583,500	-0.4%	191	\$597,500	\$580,000	3.0%	\$460,000	29.9%
COOMBABAH	12	N/A	N/A	85	\$353,500	\$358,000	-1.3%	\$335,000	5.5%
COOMERA	14	N/A	N/A	79	\$290,000	\$289,000	0.3%	\$350,000	-17.1%
CURRUMBIN	10	N/A	N/A	50	\$540,000	\$545,000	-0.9%	\$447,000	20.8%
CURRUMBIN WATERS	2	N/A	N/A	53	\$430,000	\$420,000	2.4%	\$350,460	22.7%
ELANORA	8	N/A	N/A	68	\$410,750	\$385,000	6.7%	\$309,500	32.7%
HELENSVALE	5	N/A	N/A	36	\$315,000	\$347,000	-9.2%	\$370,000	-14.9%
HIGHLAND PARK	1	N/A	N/A	17	N/A	\$321,000	N/A	\$275,000	N/A
HOLLYWELL	1	N/A	N/A	14	N/A	\$710,000	N/A	\$612,500	N/A
HOPE ISLAND	25	\$625,000	0.0%	181	\$515,000	\$507,500	1.5%	\$495,000	4.0%
LABRADOR	29	\$335,000	-0.7%	331	\$342,500	\$350,000	-2.1%	\$330,000	3.8%
MAIN BEACH	22	\$660,000	-0.8%	160	\$741,500	\$750,000	-1.1%	\$553,750	33.9%
MERMAID BEACH	21	\$440,000	2.3%	204	\$450,000	\$430,000	4.7%	\$358,000	25.7%
MERMAID WATERS	25	\$412,000	1.8%	129	\$407,000	\$382,000	6.5%	\$323,250	25.9%
MERRIMAC	8	N/A	N/A	77	\$378,500	\$355,000	6.6%	\$337,250	12.2%
MIAMI	12	N/A	N/A	102	\$475,000	\$438,750	8.3%	\$370,000	28.4%
MUDGEERABA	6	N/A	N/A	59	\$387,500	\$401,250	-3.4%	\$334,000	16.0%
NERANG	11	N/A	N/A	89	\$310,000	\$320,000	-3.1%	\$299,000	3.7%
ORMEAU	1	N/A	N/A	7	N/A	\$350,000	N/A	\$338,500	N/A
OXENFORD	5	N/A	N/A	24	\$300,000	\$317,500	-5.5%	\$287,639	4.3%
PACIFIC PINES	10	N/A	N/A	71	\$335,000	\$338,750	-1.1%	\$350,000	-4.3%
PALM BEACH	29	\$482,500	0.0%	224	\$465,000	\$428,500	8.5%	\$337,000	38.0%
PARADISE POINT	10	N/A	N/A	82	\$825,000	\$780,000	5.8%	\$657,500	25.5%

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

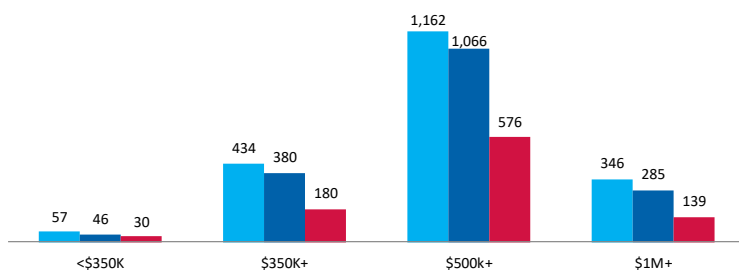
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
PARKWOOD	1	N/A	N/A	11	N/A	\$381,000	N/A	\$304,000	N/A
PIMPAMA	2	N/A	N/A	25	\$335,000	\$405,900	-17.5%	\$340,000	-1.5%
REEDY CREEK	6	N/A	N/A	49	\$367,500	\$365,000	0.7%	\$295,000	24.6%
ROBINA	32	\$413,000	0.9%	206	\$439,000	\$425,000	3.3%	\$436,000	0.7%
RUNAWAY BAY	12	N/A	N/A	128	\$477,500	\$501,500	-4.8%	\$400,000	19.4%
SOUTHPORT	77	\$386,250	0.3%	579	\$351,172	\$369,000	-4.8%	\$360,000	-2.5%
SURFERS PARADISE	139	\$375,000	-0.4%	1122	\$375,000	\$373,000	0.5%	\$340,000	10.3%
TUGUN	15	N/A	N/A	101	\$472,500	\$465,000	1.6%	\$380,000	24.3%
UPPER COOMERA	9	N/A	N/A	61	\$331,000	\$330,375	0.2%	\$315,000	5.1%
VARSITY LAKES	27	\$412,000	0.8%	174	\$428,500	\$419,000	2.3%	\$397,500	7.8%

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
<b>GOLD COAST (LGA)</b>	<b>72</b>	<b>\$349,000</b>	<b>0.7%</b>	<b>897</b>	<b>\$288,000</b>	<b>\$290,000</b>	<b>-0.7%</b>	<b>\$232,000</b>	<b>24.1%</b>
<b>GOLD COAST (LGA) ^</b>	<b>18</b>	<b>N/A</b>	<b>N/A</b>	<b>119</b>	<b>\$562,500</b>	<b>\$510,000</b>	<b>10.3%</b>	<b>\$385,000</b>	<b>46.1%</b>
COOMERA	11	N/A	N/A	197	\$287,000	\$283,700	1.2%	\$234,000	22.6%
ELANORA	0	N/A	N/A	2	N/A	N/A	N/A	\$320,500	N/A
GILSTON	0	N/A	N/A	1	N/A	N/A	N/A	\$265,000	N/A
HELENSVALE	2	N/A	N/A	38	\$389,900	\$399,900	-2.5%	\$549,000	-29.0%
HOPE ISLAND	8	N/A	N/A	32	\$680,000	\$695,000	-2.2%	N/A	N/A
MAUDSLAND	3	N/A	N/A	32	\$330,000	\$292,500	12.8%	\$228,000	44.7%
ORMEAU	3	N/A	N/A	101	\$254,900	\$254,500	0.2%	\$229,750	10.9%
ORMEAU HILLS	0	N/A	N/A	0	N/A	N/A	N/A	\$219,500	N/A
PACIFIC PINES	2	N/A	N/A	3	N/A	N/A	N/A	\$226,200	N/A
PIMPAMA	19	N/A	N/A	275	\$270,500	\$270,000	0.2%	\$229,000	18.1%
REEDY CREEK	0	N/A	N/A	3	N/A	N/A	N/A	\$330,000	N/A
UPPER COOMERA	3	N/A	N/A	27	\$325,000	\$289,900	12.1%	\$235,000	38.3%
WILLOW VALE	1	N/A	N/A	1	N/A	N/A	N/A	\$215,900	N/A

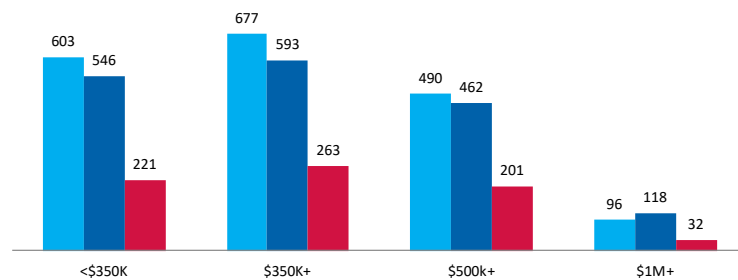
## GOLD COAST HOUSE SALES

■ Dec-19 ■ Mar-20 ■ Jun-20 \*

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

## GOLD COAST UNIT SALES

■ Dec-19 ■ Mar-20 ■ Jun-20 \*



\*Preliminary data



## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>A</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>GOLD COAST CITY</b>	<b>\$500</b>	<b>898</b>	<b>\$495</b>	<b>875</b>	<b>\$450</b>	<b>952</b>
4208	Gilberton/Jacobs Well/Ormeau	\$410	29	\$405	23	\$400	25
4209	Canowindra/Coomera/ Pimpama/ Willow Vale/ Yawalpah	\$410	127	\$405	139	\$390	108
4210	Oxenford/Studio Village/Wongawallan	\$433	18	\$430	15	\$420	22
4211	Advancetown/Beechmont/ Binna Burra/Carrara/ Gaven/ Nerang	\$465	77	\$460	91	\$400	112
4212	Boykambil/Helensvale/Hope Island/Sanctuary Cove	\$515	46	\$510	47	\$470	49
4213	Austinville/Mudgeeraba/Springbrook/ Tallai/ Worongary	\$510	30	\$520	48	\$460	33
4214	Arundel/Ashmore/Ernest/ Parkwood	\$495	62	\$490	69	\$430	86
4215	Chirn Pk/Southport/Labrador/Keebra Pk	\$450	114	\$470	87	\$430	113
4216	Biggera Wtrs/ Coombabah/Hollywell/ Paradise Pt/ Runaway Bay	\$490	75	\$490	60	\$455	61
4217	Benowa/Bundall/Main Bch/ Sorrento/ Surfers Paradise	\$600	43	\$660	39	\$550	42
4218	Broadbeach/Mermaid Bch/ Nobby Bch/Rialto	\$623	52	\$650	40	\$550	55
4220	Andrews/Burleigh/Miami/Tally Valley	\$580	54	\$600	52	\$500	58
4221	Elanora/Palm Bch	\$610	44	\$600	32	\$495	40
4223	Currumbin/Currumbin Valley	\$550	24	\$575	22	\$500	19
4224	Tugun	\$525	10	\$520	9	\$450	11
4226	Kerrydale/Merrimac/Robina	\$545	53	\$525	65	\$475	86
4227	Reedy Ck/Stephens/Varsity Lakes	\$528	32	\$535	24	\$470	24
	<b>Scenic Rim Regional</b>	<b>\$350</b>	<b>92</b>	<b>\$360</b>	<b>92</b>	<b>\$350</b>	<b>107</b>
4270	Tambarine/ Biddaddaba/ Boyland/ Mundoolun/ Wanglepong	N/A	3	N/A	3	N/A	3
4272	Mt Tamborine	\$445	14	\$470	20	\$410	30
4285	Beaudesert/ Cedar Vale/ Innisplain/ Kooralbyn/ Lamington	\$330	42	\$340	35	\$305	43
4309	Aratula/ Kalbar	\$265	5	\$293	6	\$265	7
4310	Boonah/ Dugandan/ Mt Alford	\$305	14	\$300	13	\$270	11

## RENTAL MARKET - 2 BED UNITS

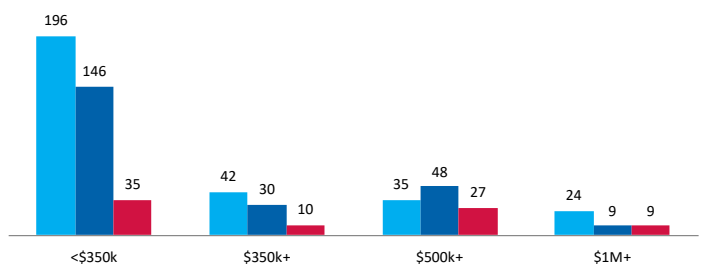
POST CODE	LOCALITY <sup>A</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>GOLD COAST CITY</b>	<b>\$430</b>	<b>2751</b>	<b>\$440</b>	<b>2245</b>	<b>\$380</b>	<b>2420</b>
4209	Canowindra/Coomera/ Pimpama/ Willow Vale/ Yawalpah	\$360	23	\$365	16	\$318	11
4210	Oxenford/Studio Village/Wongawallan	\$345	11	\$340	19	\$310	18
4211	Advancetown/Beechmont/ Binna Burra/Carrara/ Gaven/ Nerang	\$385	37	\$400	35	\$320	41
4212	Boykambil/Helensvale/Hope Island/Sanctuary Cove	\$430	37	\$415	47	\$400	45
4214	Arundel/Ashmore/Ernest/ Parkwood	\$370	19	\$400	16	\$300	18
4215	Chirn Pk/Southport/Labrador/Keebra Pk	\$420	586	\$400	590	\$360	519
4216	Biggera Wtrs/ Coombabah/Hollywell/ Paradise Pt/ Runaway Bay	\$410	185	\$430	184	\$370	225
4217	Benowa/Bundall/Main Bch/ Sorrento/ Surfers Paradise	\$450	693	\$480	454	\$420	556
4218	Broadbeach/Mermaid Bch/ Nobby Bch/Rialto	\$450	358	\$450	253	\$380	321
4220	Andrews/Burleigh/Miami/Tally Valley	\$450	231	\$450	177	\$400	211
4221	Elanora/Palm Bch	\$435	160	\$430	119	\$335	132
4223	Currumbin/Currumbin Valley	\$450	22	\$450	23	\$380	28
4224	Tugun	\$480	37	\$420	30	\$350	33
4225	Bilinga/Coolangatta/Greenmount/ Kirra/ Rainbow Bay	\$420	145	\$430	108	\$350	106
4226	Kerrydale/Merrimac/Robina	\$450	77	\$450	67	\$420	50
4227	Reedy Ck/Stephens/Varsity Lakes	\$460	116	\$470	101	\$340	98
	<b>Scenic Rim Regional</b>	<b>\$260</b>	<b>34</b>	<b>\$280</b>	<b>26</b>	<b>\$225</b>	<b>24</b>
4285	Beaudesert/ Cedar Vale/ Innisplain/ Kooralbyn/ Lamington/ etc	\$250	23	\$280	19	\$220	17

## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>A</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>GOLD COAST CITY</b>	<b>\$450</b>	<b>1057</b>	<b>\$450</b>	<b>961</b>	<b>\$400</b>	<b>1170</b>
4208	Gilberton/Jacobs Well/Ormeau	\$400	7	\$395	5	\$385	8
4209	Canowindra/Coomera/ Pimpama/ Willow Vale/ Yawalpah	\$395	213	\$390	170	\$370	172
4210	Oxenford/Studio Village/Wongawallan	\$430	10	\$418	8	\$370	19
4211	Advancetown/Beechmont/ Binna Burra/Carrara/ Gaven/ Nerang	\$420	121	\$420	146	\$385	208
4212	Boykambil/Helensvale/Hope Island/Sanctuary Cove	\$498	58	\$500	68	\$450	34
4213	Austinville/Mudgeeraba/Springbrook/ Tallai/ Worongary	\$430	24	\$450	29	\$385	34
4214	Arundel/Ashmore/Ernest/ Parkwood	\$420	49	\$420	51	\$380	54
4215	Chirn Pk/Southport/Labrador/Keebra Pk	\$455	105	\$450	96	\$420	138
4216	Biggera Wtrs/ Coombabah/Hollywell/ Paradise Pt/ Runaway Bay	\$420	65	\$410	47	\$400	93
4217	Benowa/Bundall/Main Bch/ Sorrento/ Surfers Paradise	\$510	44	\$550	37	\$550	53
4218	Broadbeach/Mermaid Bch/ Nobby Bch/Rialto	\$550	23	\$570	23	\$460	33
4220	Andrews/Burleigh/Miami/Tally Valley	\$570	36	\$508	32	\$440	38
4221	Elanora/Palm Bch	\$495	30	\$570	26	\$415	33
4223	Currumbin/Currumbin Valley	\$488	18	\$530	14	\$380	10
4224	Tugun	\$530	18	\$500	11	\$445	21
4226	Kerrydale/Merrimac/Robina	\$510	167	\$550	157	\$450	155
4227	Reedy Ck/Stephens/Varsity Lakes	\$480	61	\$480	35	\$430	63

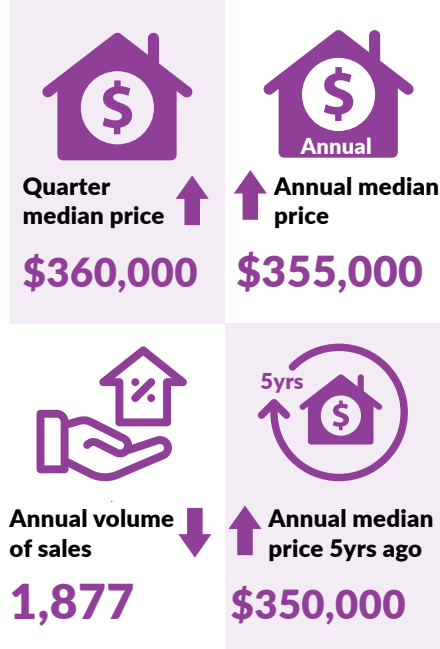
## GOLD COAST LAND SALES

■ Dec-19 ■ Mar-20 ■ Jun-20 \*

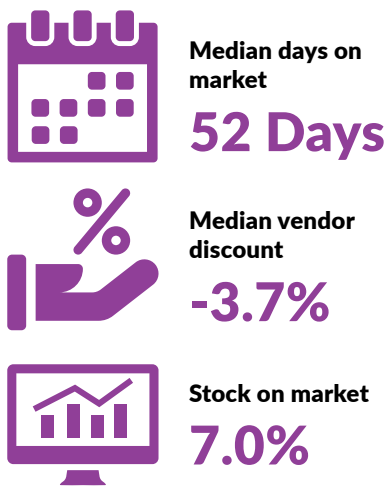


\*Preliminary data

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



### HOUSE MARKET ALL



**The Toowoomba house market was one of the strongest of all major regions over the June quarter, recording an increase of 1.4 per cent to \$360,000.**

## Toowoomba Prices Some of The Best Performers in State

**It's fairly unusual for any location to have all asset classes firing at the same time, but that has certainly been the case in Toowoomba over the June quarter.**

The region's house, unit and land markets were all in the top three performers for major locations over the period. To put that into perspective, Toowoomba is generally seen as a location that rarely hits the headlines.

Rather, prices tend to increase in a moderate and sustainable way over time.

While there is nothing unsustainable about the price changes over this quarter, the results are surely an indication that the region has been relatively unscathed by the pandemic.

Toowoomba's rental market continues to be one of the tightest in the State, with a vacancy rate of just 1.2 per cent.

The region's rental market has been mostly in undersupplied territory for the best part of a decade now, with seemingly no changes to that state of affairs on the horizon.

### Regional Economy and Infrastructure Investment

Refurbishing facilities at parks across Toowoomba, new water infrastructure at Meringandan, redeveloping the Brisbane Valley Rail Trail between Fernvale and Esk, and installing a new pump track, dog off-leash area and learn to ride course at Fairways Park are just some of the local projects to be funded with the Queensland Government's \$50 million Unite and Recover Community Stimulus Package.

Premier Anastacia Palaszczuk said 1500 jobs would be supported or created with the funding going to 12 South East Queensland councils for 63 projects.

"Throughout Toowoomba, Lockyer Valley and Somerset Regional Council areas, 19 projects are receiving more than \$12.12 million which the councils estimate will create or support more than 331 local jobs," the Premier said.

Toowoomba Regional Council Mayor Paul Antonio thanked the Queensland Government for the initiative.

"This program has come at just the right time and the jobs created through these projects will have a positive impact on local families and the local economy," Mayor Antonio said.

"We will ensure works get underway as quickly as possible to benefit the community."

Some of the new projects in Toowoomba include:

- Jondaryan Reservoir Upgrades – repair and replacement of the 300kl water storage valued at \$500,000.
- Vale View water pipeline – connecting the village of Vale View to the Toowoomba bulk water supply valued at \$300,000.
- Meringandan West trunk water mains – expansion of the water mains in the area to cope with increased residential growth in the area valued at \$1.2 million.
- Regional Towns Community Infrastructure Project – State contribution of \$1.6 million to deliver a number of community improvements to parks, halls and campgrounds across the region.

### House Market (<2400m<sup>2</sup>)

The Toowoomba house market was one of the strongest of all major regions over the June quarter, recording an increase of 1.4 per cent to \$360,000.

Over the year ending June, it also posted growth of 0.6 per cent.

## EMPLOYMENT MARKET

### TOOWOOMBA



Unemployment Rate

**5.0%**



Participation Rate

**62.3%**

## UNIT MARKET



Quarter  
median price ↑  
**\$303,750**



Annual  
median price ↑  
**\$276,000**

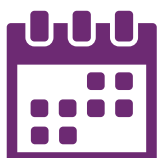


Annual volume  
of sales ↓  
**313**



Annual median  
price 5 yrs ago ↓  
**\$299,000**

## UNIT MARKET



Median days on  
market

**79 Days**



Median vendor  
discount

**-4.2%**



Stock on market

**5.9%**



The region also experienced a low volume of listings with sales volumes down about 50 per cent compared to the previous quarter.

According to Herron Todd White Director Bradley Neill, the lead up to the spring selling season had a different feel this year as sales activity and buyer enquiry had been unseasonably strong.

Sales activity is expected to remain buoyant over the next few months while the government stimulus packages are in place, he said.

There had been some examples of market-leading sales, which further support the strong market conditions with a custom-designed resort dwelling in Middle Ridge selling for \$1.41 million in May, he said.

The effects of COVID-19 were most prominent in March and early April, but enquiry returned to more normalised levels after that period.

Because Toowoomba is not heavily reliant on the tourism sector to sustain its economy, the previous closure of the Queensland border did not have a significant impact on the broader market in the region, he said.

Mr Neill said limited supply and a low interest rate environment have underpinned values in the higher price brackets and rural residential sectors.

The investor market was less buoyant but has been trading steadily, he said.

### Unit and Land Markets

The Toowoomba unit market was equally healthy over the June quarter, with a median unit price increase of 3.2 per cent recorded.

The region's median unit price is just shy of \$304,000, however, only 40 sales were reported over the three-month period with the volume of sales down significantly compared to the previous quarter.

Mr Neill said new unit construction has been slow over recent years but there have been early signs of a re-emergence of activity in the sector.

Demand for vacant land is "booming" in the region, similar to other locations around the State, due to the HomeBuilder scheme.



Indeed, Toowoomba was the best performing major region for vacant land median price change over the June quarter with an increase of 2.9 per cent.

Mr Neill said estates that had been carrying residual stock over the past two years are now fully sold with developers reporting unprecedented demand for additional lots.

Estates in fringe suburbs such as Kearneys Spring and Cotswold Hills and satellite suburbs including Highfields, Kleinton, Gowrie Junction and Withcott are basically sold-out, which has made it very challenging for first home builders to enter the market, he said.

Vacant land stocks have been absorbed and new home construction is set to boom between now and the end of 2020.

### Rental market

The region's rental market is still struggling with a lack of supply.

Indeed, its vacancy rate stayed at the very low level of 1.2 per cent across the March and June quarters, showing its resilience to the impacts of the pandemic.

In the past 10 years, Toowoomba's rental market has been consistently experiencing tight market conditions with vacancy rates generally below three per cent.

Unsurprisingly, median weekly rents have increased in the region over the past year.

The median rent for a three-bedroom house is up 1.6 per cent to \$320 per week.

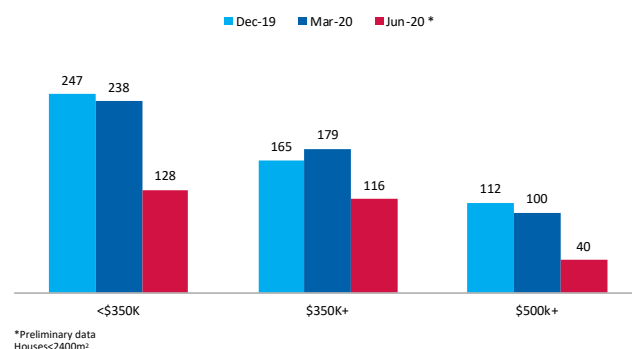
The median rent for a two-bedroom unit has increased by four per cent to \$260, while rents for three-bedroom townhouses are up nearly 11 per cent to \$330.

Toowoomba investors are enjoying solid yields with 4.6 per cent recorded for houses and 4.5 per cent for units in June.

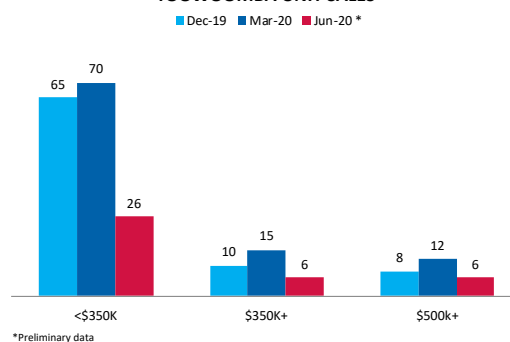
### RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>1</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>TOOWOOMBA REGIONAL</b>	<b>\$260</b>	<b>383</b>	<b>\$250</b>	<b>418</b>	<b>\$250</b>	<b>401</b>
4350	Centenary Heights/Darling Heights/Drayton/Glenvale/Harlaston/Harristown/Kearneys Spring/Middle Ridge/Mount Lofy/Newtown/Rangeville/Rockville/Toowoomba/Westbrook/Wilsons	\$268	344	\$250	382	\$255	374
4352	Cabarlah/Gowrie Junction/Hampton/Highfields/Hodgson Vale/Kleinton/Meringandan/Ravensbourne/Withcott/Wyreema	\$265	5	\$243	9	\$264	9
4401	Oakey	\$225	13	\$228	10	\$215	9
4614	Yarraman	\$150	5	N/A	4	N/A	2
	<b>GOONDIWINDI REGIONAL</b>	<b>\$230</b>	<b>30</b>	<b>\$205</b>	<b>22</b>	<b>\$195</b>	<b>33</b>
4390	Goondiwindi	\$230	30	\$210	21	\$195	32
	<b>SOUTHERN DOWNS REGIONAL</b>	<b>\$218</b>	<b>46</b>	<b>\$223</b>	<b>40</b>	<b>\$205</b>	<b>34</b>
4370	Warwick/Rosenthal Heights/Womina/Freestone/Maryvale	\$211	24	\$210	29	\$215	24
4380	Stanthorpe/Broadwater/Mount Tully/Severnlea/Sugarloaf/Greenlands/Pikedale/Eukey	\$220	20	\$250	10	\$205	9
	<b>WESTERN DOWNS REGIONAL</b>	<b>\$200</b>	<b>47</b>	<b>\$180</b>	<b>66</b>	<b>\$190</b>	<b>50</b>
4405	Dalby	\$200	27	\$195	40	\$200	23
4413	Chinchilla	\$200	16	\$180	17	\$170	22

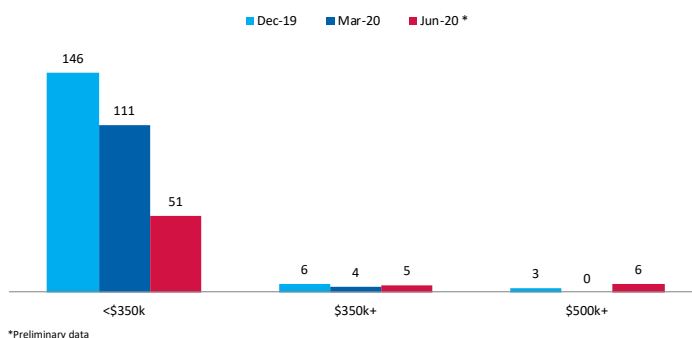
### TOOWOOMBA HOUSE SALES



### TOOWOOMBA UNIT SALES



### TOOWOOMBA LAND SALES



### RENTAL MARKET



#### Vacancy Rates

1.2%



#### House Yields

4.6%



#### Unit Yields

4.5%



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>304</b>	<b>\$360,000</b>	<b>1.4%</b>	<b>1877</b>	<b>\$355,000</b>	<b>\$352,750</b>	<b>0.6%</b>	<b>\$350,000</b>	<b>1.4%</b>
<b>TOOWOOMBA (LGA) ^</b>	<b>60</b>	<b>\$525,000</b>	<b>-1.9%</b>	<b>396</b>	<b>\$530,000</b>	<b>\$533,500</b>	<b>-0.7%</b>	<b>\$500,000</b>	<b>6.0%</b>
CENTENARY HEIGHTS	21	\$395,000	0.0%	114	\$360,000	\$370,000	-2.7%	N/A	N/A
CROWS NEST	5	N/A	N/A	22	\$256,250	\$246,500	4.0%	\$266,500	-3.8%
DARLING HEIGHTS	5	N/A	N/A	58	\$335,000	\$321,250	4.3%	\$350,000	-4.3%
EAST TOOWOOMBA	12	N/A	N/A	84	\$506,875	\$505,000	0.4%	\$445,000	13.9%
GLENVALE	9	N/A	N/A	62	\$345,000	\$360,000	-4.2%	\$377,500	-8.6%
GLENVALE ^	0	N/A	N/A	0	N/A	N/A	N/A	\$561,000	N/A
HARLAXTON	7	N/A	N/A	45	\$284,250	\$280,000	1.5%	\$283,750	0.2%
HARRISTOWN	20	\$352,500	3.0%	134	\$310,000	\$310,000	0.0%	\$320,000	-3.1%
HIGHFIELDS	0	N/A	N/A	0	N/A	N/A	N/A	\$1,092,500	N/A
HIGHFIELDS ^	14	N/A	N/A	82	\$540,000	\$560,000	-3.6%	N/A	N/A
KEARNEYS SPRING	0	N/A	N/A	0	N/A	N/A	N/A	\$599,000	N/A
KINGSTHORPE	0	N/A	N/A	17	N/A	\$333,000	N/A	\$316,250	N/A
KLEINTON	5	N/A	N/A	40	\$542,500	\$518,750	4.6%	\$496,500	9.3%
MERINGANDAN WEST ^	3	N/A	N/A	23	\$385,000	\$406,000	-5.2%	\$394,500	-2.4%
MIDDLE RIDGE	14	N/A	N/A	88	\$567,500	\$520,000	9.1%	\$515,000	10.2%
MOUNT LOFTY	15	N/A	N/A	86	\$481,500	\$422,500	14.0%	\$448,000	7.5%
NEWTOWN	31	\$285,000	-0.8%	154	\$300,000	\$308,250	-2.7%	\$310,000	-3.2%
NORTH TOOWOOMBA	9	N/A	N/A	61	\$338,750	\$360,000	-5.9%	N/A	N/A
Oakey	8	N/A	N/A	39	\$225,000	\$182,500	23.3%	\$220,000	2.3%
PITTSWORTH	7	N/A	N/A	35	\$310,000	\$285,000	8.8%	\$279,000	11.1%
RANGEVILLE	27	\$431,000	0.0%	149	\$435,000	\$440,000	-1.1%	\$449,500	-3.2%
ROCKVILLE	7	N/A	N/A	38	\$269,250	\$260,000	3.6%	\$280,000	-3.8%
SOUTH TOOWOOMBA	13	N/A	N/A	81	\$343,750	\$330,000	4.2%	N/A	N/A
TOOWOOMBA CITY	2	N/A	N/A	24	\$297,500	\$355,000	-16.2%	\$342,250	-13.1%
WESTBROOK	0	N/A	N/A	0	N/A	N/A	N/A	\$361,250	N/A
WILSONTON	0	N/A	N/A	0	N/A	N/A	N/A	\$837,500	N/A
WILSONTON HEIGHTS	7	N/A	N/A	32	\$275,000	\$253,250	8.6%	N/A	N/A
WYREEMA	4	N/A	N/A	24	\$323,000	\$325,000	-0.6%	\$336,000	-3.9%

SURROUNDS									
GOONDIWINDI (LGA)	12	N/A	N/A	71	\$262,500	\$285,000	-7.9%	\$262,000	0.2%
GOONDIWINDI	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A

<b>SOUTHERN DOWNS (LGA)</b>	<b>45</b>	<b>\$218,000</b>	<b>-2.4%</b>	<b>284</b>	<b>\$249,000</b>	<b>\$250,000</b>	<b>-0.4%</b>	<b>\$235,000</b>	<b>6.0%</b>
<b>SOUTHERN DOWNS (LGA) ^</b>	<b>27</b>	<b>\$326,000</b>	<b>-3.2%</b>	<b>129</b>	<b>\$375,000</b>	<b>\$365,000</b>	<b>2.7%</b>	<b>\$355,000</b>	<b>5.6%</b>
STANTHORPE	6	N/A	N/A	49	\$255,000	\$252,500	1.0%	\$226,250	12.7%
WARWICK	32	\$210,000	-5.5%	168	\$241,000	\$260,000	-7.3%	\$240,000	0.4%

<b>WESTERN DOWNS (LGA)</b>	<b>39</b>	<b>\$171,500</b>	<b>-0.5%</b>	<b>231</b>	<b>\$197,000</b>	<b>\$185,000</b>	<b>6.5%</b>	<b>\$250,000</b>	<b>-21.2%</b>
<b>WESTERN DOWNS (LGA) ^</b>	<b>24</b>	<b>\$296,250</b>	<b>0.0%</b>	<b>127</b>	<b>\$335,000</b>	<b>\$290,000</b>	<b>15.5%</b>	<b>\$325,000</b>	<b>3.1%</b>
CHINCHILLA	10	N/A	N/A	85	\$200,000	\$185,000	8.1%	\$312,000	-35.9%
DALBY	14	N/A	N/A	92	\$230,000	\$216,000	6.5%	\$250,000	-8.0%
DALBY ^	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A

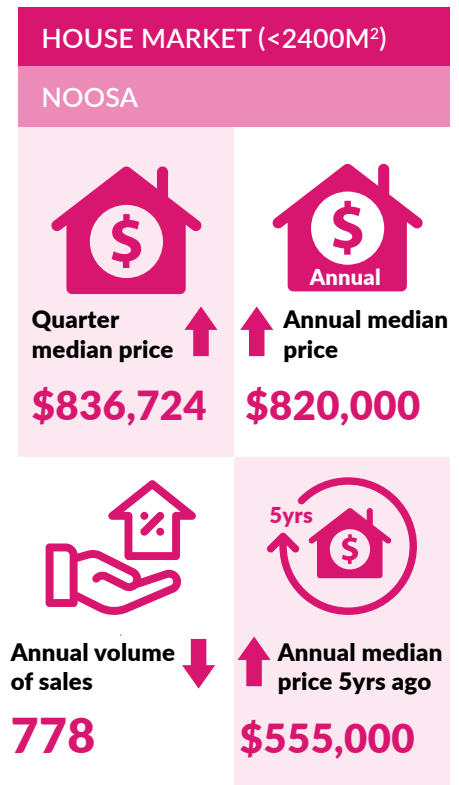
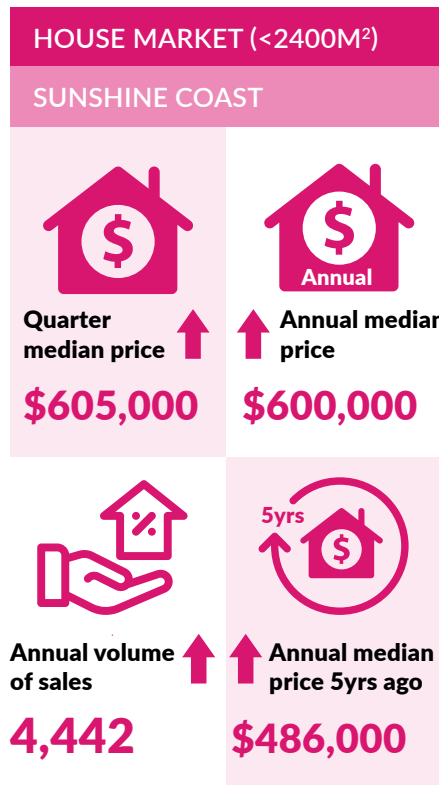
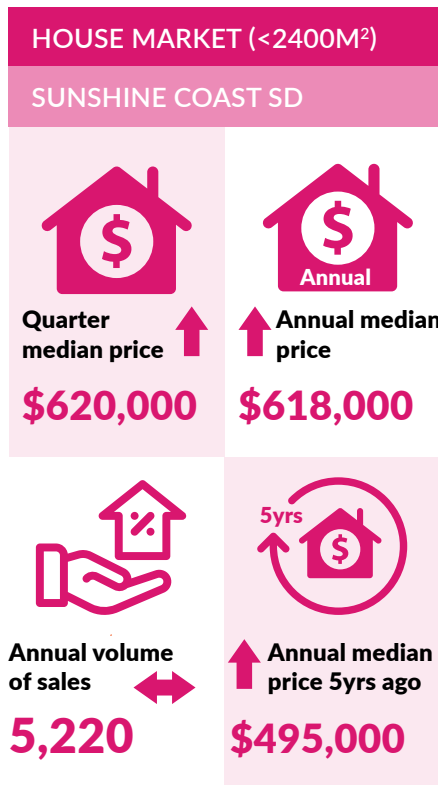
RENTAL MARKET - 3 BED TOWNHOUSES									
POST CODE	LOCALITY^	JUN-20		JUN-19		JUN-15			
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS		
<b>TOOWOOMBA REGIONAL</b>		<b>\$330</b>	<b>22</b>	<b>\$298</b>	<b>24</b>	<b>\$320</b>	<b>17</b>		
4350	Centenary Heights/Darling Heights/Drayton/Glenvale/Harlaxton/Harristown/Kearneys Spring/Middle Ridge/Mount Lofty/Newtown/Rangeville/Rockville/Toowoomba/Westbrook/Wilsonsant	\$330	22	\$310	22	\$320	15		
<b>SOUTHERN DOWNS REGIONAL</b>		<b>\$285</b>	<b>8</b>	<b>N/A</b>	<b>4</b>	<b>\$300</b>	<b>6</b>		
4370	Warwick/Rosenthal Heights/Womina/Freestone/Maryvale	N/A	3	N/A	3	\$300	5		
<b>WESTERN DOWNS REGIONAL</b>		<b>\$200</b>	<b>16</b>	<b>\$220</b>	<b>8</b>	<b>\$290</b>	<b>14</b>		
4405	Dalby	N/A	N/A	N/A	1	N/A	4		
4413	Chinchilla	\$210	5	\$210	5	\$350	10		

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>40</b>	<b>\$303,750</b>	<b>3.2%</b>	<b>313</b>	<b>\$276,000</b>	<b>\$269,000</b>	<b>2.6%</b>	<b>\$299,000</b>	<b>-7.7%</b>
CENTENARY HEIGHTS	3	N/A	N/A	22	\$352,500	\$332,500	6.0%	\$265,000	33.0%
EAST TOOWOOMBA	8	N/A	N/A	40	\$342,500	\$290,000	18.1%	\$358,000	-4.3%
HARRISTOWN	4	N/A	N/A	22	\$218,500	\$253,500	-13.8%	\$239,000	-8.6%
HIGHFIELDS	0	N/A	N/A	8	N/A	N/A	N/A	\$160,000	N/A
KEARNEYS SPRING	4	N/A	N/A	30	\$277,000	\$292,000	-5.1%	\$300,000	-7.7%
NEWTOWN	2	N/A	N/A	36	\$240,000	\$221,500	8.4%	\$276,000	-13.0%
RANGEVILLE	2	N/A	N/A	20	\$322,000	\$320,000	0.6%	\$345,000	-6.7%
SOUTH TOOWOOMBA	2	N/A	N/A	24	\$311,500	\$268,000	16.2%	\$309,000	0.8%
WILSONTON	2	N/A	N/A	17	N/A	\$246,500	N/A	\$266,000	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>36</b>	<b>\$185,750</b>	<b>2.9%</b>	<b>281</b>	<b>\$195,500</b>	<b>\$180,000</b>	<b>8.6%</b>	<b>\$168,500</b>	<b>16.0%</b>
<b>TOOWOOMBA (LGA) ^</b>	<b>32</b>	<b>\$211,500</b>	<b>0.3%</b>	<b>179</b>	<b>\$200,000</b>	<b>\$230,000</b>	<b>-13.0%</b>	<b>\$210,000</b>	<b>-4.8%</b>
CRANLEY	0	N/A	N/A	0	N/A	N/A	N/A	\$160,000	N/A
GLENVALE	0	N/A	N/A	9	N/A	N/A	N/A	\$169,950	N/A
KEARNEYS SPRING	7	N/A	N/A	28	\$205,000	N/A	0.0%	\$191,000	7.3%
KLEINTON	0	N/A	N/A	4	N/A	\$193,000	N/A	\$174,000	N/A
MIDDLE RIDGE	8	N/A	N/A	86	\$236,475	\$238,150	-0.7%	\$255,000	-7.3%
WESTBROOK	2	N/A	N/A	5	N/A	\$155,000	N/A	\$166,250	N/A
WYREEMA	1	N/A	N/A	5	N/A	N/A	N/A	\$147,000	N/A

SURROUNDS									
<b>SOUTHERN DOWNS (LGA)</b>	<b>6</b>	<b>N/A</b>	<b>N/A</b>	<b>44</b>	<b>\$95,000</b>	<b>\$98,000</b>	<b>-3.1%</b>	<b>\$85,000</b>	<b>11.8%</b>

RENTAL MARKET - 3 BED HOUSES									
POST CODE	LOCALITY^	JUN-20		JUN-19		JUN-15			
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS		
<b>TOOWOOMBA REGIONAL</b>		<b>\$320</b>	<b>628</b>	<b>\$315</b>	<b>500</b>	<b>\$300</b>	<b>556</b>		
4350	Centenary Heights/Darling Heights/Drayton/Glenvale/Harlaxton/Harristown/Kearneys Spring/Middle Ridge/Mount Lofty/Newtown/Rangeville/Rockville/Toowoomba/Westbrook/Wilsonsant	\$325	483	\$320	383	\$315	420		
4352	Cabarlah/Gowrie Junction/Hampton/Highfields/Hodgson Vale/Kleinton/Meringandan/Ravensbourne/Withcott/Wyreema	\$373	28	\$348	24	\$360	31		
4355	Crows Nest/Emu Creek	\$300	12	\$278	6	\$270	13		
4356	Pittsworth/Mount Tyson	\$285	25	\$280	17	\$280	13		
4357	Millmerran	\$260	9	\$300	9	\$245	5		
4358	Cambooya/Ramsay	\$310	5	\$300	5	\$300	5		
4361	Clifton	\$265	15	\$270	8	\$235	9		
4400	Kingsthorpe	N/A	4	N/A	2	\$290	6		
4401	Oakey	\$280	31	\$260	33	\$270	35		
<b>GOONDIWINDI REGIONAL</b>		<b>\$300</b>	<b>42</b>	<b>\$300</b>	<b>31</b>	<b>\$290</b>	<b>35</b>		
4387	Inglewood	\$215	6	N/A	4	N/A	3		
4390	Goondiwindi	\$310	32	\$340	20	\$295	28		
<b>SOUTHERN DOWNS REGIONAL</b>		<b>\$275</b>	<b>144</b>	<b>\$270</b>	<b>131</b>	<b>\$255</b>	<b>108</b>		
4362	Allora/Hendon/Talgai/Berat/Deuchar	\$300	5	\$300	6	\$260	7		
4370	Warwick/Rosenthal Heights/Womina/Freestone/Maryvale	\$280	75	\$270	71	\$260	55		
4380	Stanthorpe/Broadwater/Mount Tully/Severnlea/Sugarloaf/Greenlands/Pikedale/Eukey	\$275	37	\$280	23	\$260	26		
<b>WESTERN DOWNS REGIONAL</b>		<b>\$240</b>	<b>122</b>	<b>\$250</b>	<b>123</b>	<b>\$230</b>	<b>147</b>		
4405	Dalby	\$260	66	\$250	74	\$250	77		
4410	Jandowae	N/A	2	N/A	4	\$165	5		
4413	Chinchilla	\$230	33	\$230	27	\$200	42		
4415	Miles	\$190	8	\$200	8	\$220	16		



## EMPLOYMENT MARKET SUNSHINE COAST



**Unemployment Rate**  
**6.4%**



**Participation Rate**  
**62.2%**

**It's not just the house market that is firing, so is the coast's unit and land markets where demand is strong but supply is low.**

## Sun Shining on Coast's Market

**With the significant impact on tourism from the pandemic, it seems a little surreal that a holiday location proved to be the top house performer over the June quarter.**

However, that is the situation on the Sunshine Coast where the Noosa median house price increased by 1.9 per cent over the period and the wider region reported growth of 1.7 per cent.

The super low volume of listings is helping to underpin its housing market, but there has also been a huge influx of southern buyers keen to purchase sight unseen because of persistent border closures.

But it's not just the house market that is firing, so is the coast's unit and land markets where demand is strong but supply is low.

The region's rental market is also starting to strain from solid tenant demand and an undersupply of properties, which has pushed the vacancy rate to 1.9 per cent and resulted in rents starting to rise.

### Regional Economy and Infrastructure Investment

Revitalising the Mooloolaba Foreshore, developing a new Beerwah Community Meeting Place, and upgrading the Peregrine Beach Boardwalk are just some of the local projects to be funded with the Queensland Government's \$50 million Unite and Recover Community Stimulus Package.

"Throughout the Sunshine Coast Regional Council and Noosa Shire Council areas, 18 projects are receiving \$8.81 million which the councils estimate will create or support more than 680 local jobs," Premier Anastacia Palaszczuk said.

"This package builds on the \$50 million allocated to the 12 SEQ councils through the



COVID Works for Queensland program to make \$100 million worth of job-creating projects aimed at helping the region unite and recover from the impacts of the global pandemic.”

Sunshine Coast Regional Council Mayor Mark Jamieson thanked the Queensland Government for the initiative.

“It has been a particularly tough time and these projects are designed to create jobs and give the local economy a much-needed boost,” Mayor Jamieson said.

“We are ready to get shovels in the ground as soon as possible to make sure the benefits are delivered to the community sooner.”

Some of the new projects include:

- Beerwah Community Meeting Place – a new community hub with indoor and outdoor meeting rooms, flexible room sizes and kitchen facilities valued at \$1.65 million.
- Mooloolaba Foreshore Revitalisation Stage One Northern Parkland – State contribution of \$4.5 million to revitalise the Mooloolaba Foreshore Parkland as a renewed tourist asset to attract domestic tourists.
- Public Amenities Upgrade and Renewal – renewal and upgrades of a number of facilities across the Shire, valued at \$220,000.
- Boreen Point Campground Upgrades – upgrades to enhance the facilities and improve tourist experience, valued at \$410,000.
- Peregrine Beach Boardwalk Upgrade – upgrade to boardwalk north of Lifeguard Tower 57, valued at \$230,000.

### House Market (<2400m<sup>2</sup>)

Despite the Sunshine Coast’s status as a tourism location, increased median house prices made it the strongest property market in the State at present.

The June quarter saw the Sunshine Coast’s median house price increase by 1.7 per cent, while Noosa’s was even higher, up by 1.9 per cent. The median house price for the Sunshine Coast LGA is now \$605,000 and in Noosa it’s nearly \$840,000.

The region is no doubt benefitting from it being a domestic holiday location with an influx of South East Queenslanders taking place once travel restrictions eased.

REIQ Sunshine Coast Zone Chair Matt Diesel said the low volume of listings, along with increased demand for property from local and interstate buyers, was underpinning the house market.”

He said the “ridiculously low” stock levels just aren’t in proportion to the number of buyers in the market.

One of the main impacts from the pandemic has been a huge increase in the number of buyers and enquiries from interstate, he said.

Enquiries are coming from Melbourne as well as from across New South Wales, with a record number resorting to buying sight unseen after having a virtual tour of property.

Mr Diesel said he would normally only have a handful of such sales every year.

However, now, nearly every second property has an interstate buyer who has either made an enquiry or an offer.

He said many interstate buyers were keen to relocate sooner rather than later, with plenty also factoring quarantine into their buying decisions.

Lifestyle and housing affordability factors were part of their decision-making with some buyers who were locked out of southern cities because of high prices seeing they can realise their dreams of home ownership on the Sunshine Coast.

Buyers are also attracted to the Sunshine Coast because of their ability to retain their southern jobs and incomes by working from home and then flying down to Sydney or Melbourne when needed as soon as some semblance of normality returns.

### Unit and Land Markets

Whereas unit markets in other regional locations are bearing the brunt of the pandemic, the situation seems to be reversed on the Sunshine Coast.

The median unit price has increased by 1.2 per cent over the June quarter and is up an impressive 3.8 per cent in Noosa.

Similar to its housing market, the low volume of listings is supporting the unit market with demand generally out-stripping supply. The volume of unit sales on the Sunshine Coast has fallen by more than 50 per cent compared to the previous quarter.

The HomeBuilder scheme is also doing its job with buyer demand for vacant land high over recent months.

Mr Diesel said land was “the flavour of the month” which is saying something when the region’s house and unit markets are performing so strongly.

He said he had never seen such strong demand for land in the region.

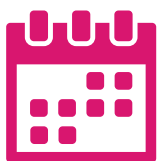
Similar to other parts of the State, the low volume of property listings generally does not appear to be changing anytime soon.





## HOUSE MARKET ALL

## SUNSHINE COAST SD



Median days on market

52 Days



Median vendor discount

-3.1%

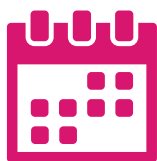


Stock on market

8.3%

## HOUSE MARKET ALL

## SUNSHINE COAST



Median days on market

50 Days



Median vendor discount

-2.9%



Stock on market

8.3%

## HOUSE MARKET ALL

## NOOSA



Median days on market

58 Days



Median vendor discount

-3.8%



Stock on market

8.6%

Mr Diesel said the continued uncertainty was causing would-be vendors to delay listing their properties.

But they also don't want to be caught out if they are unable to find a suitable new home after selling theirs due to the restricted supply of properties.

However, with such strong demand and low supply of properties, it was actually an optimal time to sell, Mr Diesel said.

#### Rental Market

The vacancy rate on the Sunshine Coast has continued its downward trend.

The only locality that recorded a jump in vacancy rate during the lockdown was Noosa, but that state of play has since evaporated.

Demand for rental properties by tenants has pushed the vacancy rate down to 1.9 per cent on the coast with rents starting to increase for new leases especially.

The increased demand from tenants has yet to flow through to the data in the June quarter, however, the September quarter is likely to see higher rents recorded.

Mr Diesel said the situation for tenants on the coast was unlikely to become easier over the short term given the region's rental market was already undersupplied prior to the pandemic.

## UNIT MARKET

## SUNSHINE COAST LGA



Quarter median price

\$410,000

Annual



Annual median price

\$420,000



Annual volume of sales

2,006



Annual median price 5 yrs ago

\$365,000

## UNIT MARKET

## NOOSA



Quarter median price

\$715,000

Annual



Annual median price

\$654,000



Annual volume of sales

568



Annual median price 5 yrs ago

\$400,000



# How does your agency stack up?



## Take the 🕒 5 minute survey.

This quick online assessment will give you a personalised result for how your agency compares with the rest of the real estate industry.

The tool considers all aspects of your customer relationship activity:

prospecting, listing management, nurturing relationships, admin and business performance, to give you loads of actionable insights and tips you can use to grow your business.



Scan me

Take the survey at

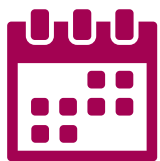
[realestate.crmgrader.io](https://realestate.crmgrader.io)

or scan the QR code to take part in this industry first for real estate agencies in Australia.



## UNIT MARKET

## SUNSHINE COAST LGA



Median days on market

57 Days



Median vendor discount

-3.2%

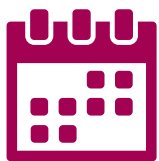


Stock on market

7.4%

## UNIT MARKET

## NOOSA



Median days on market

59 Days



Median vendor discount

-3.2%



Stock on market

6.3%

## RENTAL MARKET

## SUNSHINE COAST LGA



Vacancy Rates

1.9%



House Yields

4.0%



Unit Yields

4.8%

## RENTAL MARKET

## NOOSA



Vacancy Rates

2.4%



House Yields

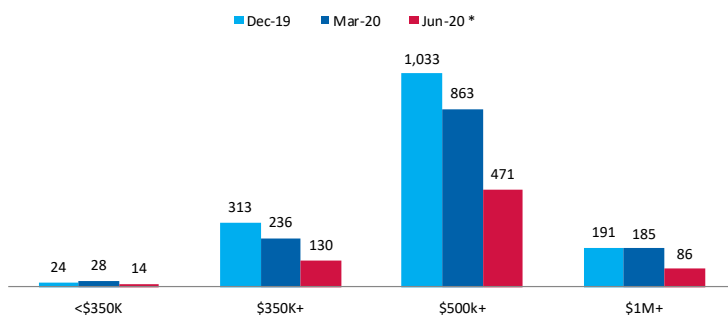
3.0%



Unit Yields

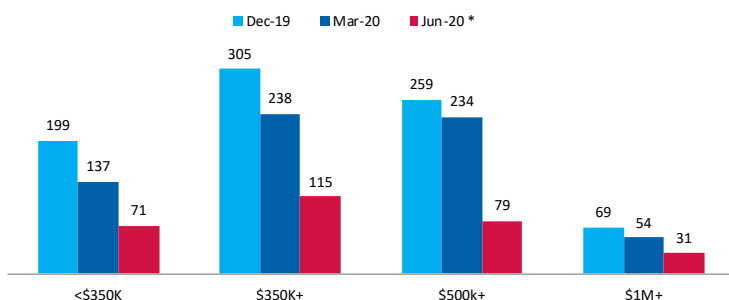
3.1%

## SUNSHINE COAST &amp; NOOSA HOUSE SALES



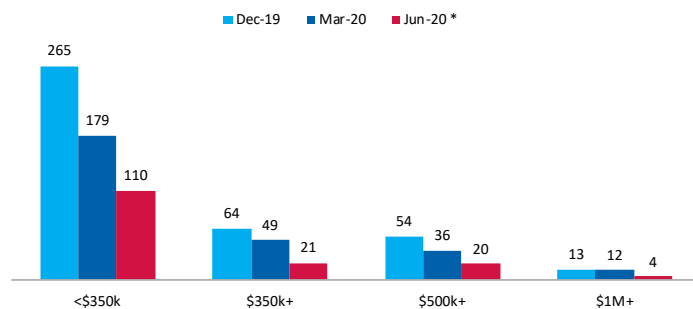
\*Preliminary data  
Houses<2400m²

## 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>795</b>	<b>\$620,000</b>	<b>1.3%</b>	<b>5220</b>	<b>\$618,000</b>	<b>\$595,000</b>	<b>3.9%</b>	<b>\$495,000</b>	<b>24.8%</b>
<b>SUNSHINE COAST (SD) ^</b>	<b>170</b>	<b>\$719,000</b>	<b>0.0%</b>	<b>1108</b>	<b>\$730,000</b>	<b>\$730,000</b>	<b>0.0%</b>	<b>\$585,000</b>	<b>24.8%</b>
<b>SUNSHINE COAST (LGA)</b>	<b>686</b>	<b>\$605,000</b>	<b>1.7%</b>	<b>4442</b>	<b>\$600,000</b>	<b>\$580,000</b>	<b>3.4%</b>	<b>\$486,000</b>	<b>23.5%</b>
<b>SUNSHINE COAST (LGA) ^</b>	<b>130</b>	<b>\$730,000</b>	<b>-0.7%</b>	<b>870</b>	<b>\$735,000</b>	<b>\$740,000</b>	<b>-0.7%</b>	<b>\$596,000</b>	<b>23.3%</b>
ALEXANDRA HEADLAND	7	N/A	N/A	30	\$970,000	\$1,262,500	-23.2%	N/A	N/A
AROONA	12	N/A	N/A	79	\$592,500	\$555,500	6.7%	N/A	N/A
BATTERY HILL	2	N/A	N/A	35	\$589,500	\$572,000	3.1%	N/A	N/A
BEERWAH	20	\$475,000	1.1%	111	\$465,000	\$447,000	4.0%	\$392,000	18.6%
BIRTINYA	10	N/A	N/A	55	\$659,000	\$654,000	0.8%	\$530,375	24.3%
BLI BLI	24	\$557,500	0.2%	172	\$561,000	\$543,750	3.2%	\$433,000	29.6%
BOKARINA	9	N/A	N/A	34	\$840,000	\$765,000	9.8%	\$530,000	58.5%
BUDDINA	7	N/A	N/A	57	\$850,000	\$812,500	4.6%	N/A	N/A
BUDERIM	82	\$698,000	0.7%	485	\$673,000	\$645,000	4.3%	\$549,000	22.6%
BUDERIM ^	3	N/A	N/A	30	\$980,000	\$1,220,000	-19.7%	N/A	N/A
BURNSIDE	10	N/A	N/A	71	\$470,000	\$445,000	5.6%	\$394,500	19.1%
CALOUNDRA	4	N/A	N/A	30	\$535,000	\$510,000	4.9%	\$436,000	22.7%
CALOUNDRA WEST	15	N/A	N/A	126	\$480,000	\$481,000	-0.2%	\$432,000	11.1%
COES CREEK	3	N/A	N/A	32	\$472,500	\$475,000	-0.5%	\$364,000	29.8%
COOLUM BEACH	28	\$720,000	2.0%	141	\$701,250	\$695,000	0.9%	\$516,500	35.8%
CURRIMUNDI	16	N/A	N/A	105	\$560,000	\$529,000	5.9%	N/A	N/A
DICKY BEACH	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
EUMUNDI	3	N/A	N/A	24	\$600,000	\$565,000	6.2%	\$495,000	21.2%
EUMUNDI ^	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
GLASS HOUSE MOUNTAINS	9	N/A	N/A	63	\$485,000	\$492,000	-1.4%	\$420,000	15.5%
GLASS HOUSE MOUNTAINS ^	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
GOLDEN BEACH	13	N/A	N/A	85	\$620,000	\$575,000	7.8%	N/A	N/A
KULUIN	2	N/A	N/A	31	\$510,000	\$509,250	0.1%	\$407,500	25.2%
LANDSBOROUGH	10	N/A	N/A	54	\$450,000	\$430,000	4.7%	\$360,000	25.0%
LITTLE MOUNTAIN	13	N/A	N/A	129	\$580,000	\$563,250	3.0%	\$500,000	16.0%
MALENY	3	N/A	N/A	48	\$557,500	\$575,000	-3.0%	\$440,000	26.7%
MALENY ^	5	N/A	N/A	29	\$705,000	\$762,500	-7.5%	N/A	N/A
MARCOOLA	6	N/A	N/A	28	\$650,000	\$640,000	1.6%	\$725,000	-10.3%
MAROOCHYDORE	37	\$671,250	0.8%	186	\$655,000	\$640,000	2.3%	\$496,240	32.0%
MERIDAN PLAINS	15	N/A	N/A	61	\$535,500	\$507,000	5.6%	\$449,250	19.2%
MINYAMA	4	N/A	N/A	48	\$1,165,000	\$923,000	26.2%	N/A	N/A
MOFFAT BEACH	8	N/A	N/A	44	\$910,000	\$811,500	12.1%	N/A	N/A
MOOLOOLABA	16	N/A	N/A	87	\$858,750	\$820,000	4.7%	N/A	N/A
MOOLOOLAH VALLEY	8	N/A	N/A	40	\$481,000	\$465,000	3.4%	\$407,500	18.0%
MOOLOOLAH VALLEY ^	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
MOUNT COOLUM	11	N/A	N/A	57	\$633,550	\$598,000	5.9%	\$497,000	27.5%
MOUNTAIN CREEK	0	N/A	N/A	0	N/A	N/A	N/A	\$126,000	N/A
MUDJIMBA	6	N/A	N/A	39	\$762,000	\$720,000	5.8%	\$560,000	36.1%

## 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	32	\$430,000	1.2%	176	\$415,000	\$400,000	3.8%	\$346,000	19.9%
NINDERRY ^	3	N/A	N/A	26	\$735,000	\$735,000	0.0%	N/A	N/A
PACIFIC PARADISE	0	N/A	N/A	0	N/A	N/A	N/A	\$474,000	N/A
PALMWOODS	19	N/A	N/A	87	\$555,000	\$510,000	8.8%	\$445,000	24.7%
PARREARRA	6	N/A	N/A	89	\$745,000	\$770,000	-3.2%	N/A	N/A
PELICAN WATERS	25	\$827,500	0.5%	166	\$772,500	\$750,000	3.0%	\$660,000	17.0%
PEREGIAN SPRINGS	24	\$625,000	0.0%	182	\$655,000	\$632,500	3.6%	\$550,000	19.1%
SIPPY DOWNS	26	\$528,500	1.1%	164	\$530,000	\$520,000	1.9%	\$447,000	18.6%
TANAWHA ^	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
TWIN WATERS	11	N/A	N/A	63	\$812,000	\$854,000	-4.9%	\$702,500	15.6%
WARANA	11	N/A	N/A	69	\$760,000	\$702,500	8.2%	\$545,000	39.4%
WOOMBYE	9	N/A	N/A	63	\$522,500	\$516,500	1.2%	\$412,875	26.6%
WURTULLA	14	N/A	N/A	86	\$620,000	\$645,000	-3.9%	N/A	N/A
YANDINA	3	N/A	N/A	29	\$473,500	\$467,500	1.3%	\$371,500	27.5%
YAROOMBA	5	N/A	N/A	42	\$965,000	\$755,000	27.8%	N/A	N/A
<b>NOOSA (LGA)</b>	<b>109</b>	<b>\$836,724</b>	<b>1.9%</b>	<b>778</b>	<b>\$820,000</b>	<b>\$780,000</b>	<b>5.1%</b>	<b>\$555,000</b>	<b>47.7%</b>
<b>NOOSA (LGA) ^</b>	<b>40</b>	<b>\$688,500</b>	<b>-0.7%</b>	<b>238</b>	<b>\$690,000</b>	<b>\$695,000</b>	<b>-0.7%</b>	<b>\$550,000</b>	<b>25.5%</b>
BLACK MOUNTAIN ^	6	N/A	N/A	27	\$669,000	\$627,500	6.6%	N/A	N/A
COORAN	0	N/A	N/A	23	\$430,000	\$405,000	6.2%	\$292,500	47.0%
COORAN ^	1	N/A	N/A	23	\$590,000	\$565,000	4.4%	\$565,000	4.4%
COOROIBAH ^	2	N/A	N/A	26	\$745,000	\$727,500	2.4%	N/A	N/A
COOROY	7	N/A	N/A	58	\$550,000	\$526,000	4.6%	\$429,500	28.1%
DOONAN ^	7	N/A	N/A	60	\$966,250	\$868,500	11.3%	N/A	N/A
NOOSA HEADS	20	\$1,140,000	-2.5%	103	\$1,214,000	\$1,195,000	1.6%	\$722,500	68.0%
NOOSAVILLE	16	N/A	N/A	137	\$1,080,000	\$982,500	9.9%	\$750,000	44.0%
PEREGIAN BEACH	11	N/A	N/A	76	\$825,000	\$870,000	-5.2%	\$682,000	21.0%
POMONA	1	N/A	N/A	23	\$530,000	\$490,000	8.2%	\$370,000	43.2%
POMONA ^	4	N/A	N/A	31	\$650,000	\$695,000	-6.5%	N/A	N/A
SUNRISE BEACH	9	N/A	N/A	68	\$1,000,000	\$835,000	19.8%	N/A	N/A
SUNSHINE BEACH	10	N/A	N/A	71	\$1,750,000	\$1,313,500	33.2%	N/A	N/A
TEWANTIN	28	\$627,500	1.7%	186	\$600,500	\$578,000	3.9%	\$456,500	31.5%



## 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>SUNSHINE COAST (SD)</b>	<b>326</b>	<b>\$433,750</b>	<b>2.1%</b>	<b>2574</b>	<b>\$445,000</b>	<b>\$425,000</b>	<b>4.7%</b>	<b>\$370,000</b>	<b>20.3%</b>
<b>SUNSHINE COAST (LGA)</b>	<b>254</b>	<b>\$410,000</b>	<b>1.2%</b>	<b>2006</b>	<b>\$420,000</b>	<b>\$410,000</b>	<b>2.4%</b>	<b>\$365,000</b>	<b>15.1%</b>
ALEXANDRA HEADLAND	14	N/A	N/A	116	\$438,000	\$380,000	15.3%	\$340,000	28.8%
BATTERY HILL	2	N/A	N/A	16	N/A	\$284,000	N/A	\$255,000	N/A
BIRTINYA	4	N/A	N/A	38	\$410,000	\$420,000	-2.4%	\$445,000	-7.9%
BUDDINA	4	N/A	N/A	26	\$507,500	\$475,000	6.8%	\$425,000	19.4%
BUDERIM	22	\$440,000	0.0%	146	\$385,000	\$395,000	-2.5%	\$371,500	3.6%
CALOUNDRA	11	N/A	N/A	101	\$490,000	\$450,500	8.8%	\$395,000	24.1%
CALOUNDRA WEST	0	N/A	N/A	6	N/A	\$360,000	N/A	\$311,750	N/A
COOLUM BEACH	12	N/A	N/A	105	\$425,000	\$412,500	3.0%	\$360,000	18.1%
CURRIMUNDI	2	N/A	N/A	16	N/A	\$416,000	N/A	\$359,500	N/A
GOLDEN BEACH	16	N/A	N/A	89	\$436,000	\$442,000	-1.4%	\$350,000	24.6%
KINGS BEACH	17	N/A	N/A	157	\$460,000	\$435,000	5.7%	\$380,000	21.1%
LITTLE MOUNTAIN	2	N/A	N/A	17	N/A	N/A	N/A	\$390,000	N/A
MARCOOLA	11	N/A	N/A	74	\$410,000	\$375,000	9.3%	\$317,500	29.1%
MAROOCHYDORE	42	\$427,500	-0.8%	368	\$441,500	\$410,000	7.7%	\$366,250	20.5%
MINYAMA	4	N/A	N/A	21	\$362,500	\$362,500	0.0%	\$310,000	16.9%
MOFFAT BEACH	3	N/A	N/A	13	N/A	\$505,000	N/A	\$487,500	N/A
MOOLOOLABA	34	\$377,000	-1.6%	249	\$410,000	\$417,500	-1.8%	\$370,000	10.8%
MOUNT COOLUM	7	N/A	N/A	56	\$420,000	\$422,500	-0.6%	\$357,500	17.5%
MOUNTAIN CREEK	4	N/A	N/A	39	\$369,500	\$423,500	-12.8%	\$371,000	-0.4%
NAMBOUR	9	N/A	N/A	53	\$260,000	\$273,500	-4.9%	\$247,000	5.3%
PARREARRA	4	N/A	N/A	61	\$500,000	\$492,500	1.5%	\$430,000	16.3%
PELICAN WATERS	1	N/A	N/A	28	\$420,000	\$448,000	-6.3%	\$465,000	-9.7%
PEREGIAN SPRINGS	1	N/A	N/A	15	N/A	\$580,000	N/A	\$293,500	N/A
TWIN WATERS	2	N/A	N/A	23	\$630,750	\$682,500	-7.6%	\$489,500	28.9%
WARANA	2	N/A	N/A	12	N/A	\$385,000	N/A	\$310,000	N/A
WURTULLA	5	N/A	N/A	14	N/A	\$385,000	N/A	\$370,000	N/A
<b>NOOSA (LGA)</b>	<b>72</b>	<b>\$715,000</b>	<b>3.8%</b>	<b>568</b>	<b>\$654,000</b>	<b>\$575,000</b>	<b>13.7%</b>	<b>\$400,000</b>	<b>63.5%</b>
COOROY	1	N/A	N/A	11	N/A	N/A	N/A	\$315,000	N/A
NOOSA HEADS	27	\$1,000,000	3.5%	192	\$897,500	\$830,000	8.1%	\$450,000	99.4%
NOOSAVILLE	25	\$592,500	2.8%	188	\$550,000	\$485,000	13.4%	\$395,000	39.2%
PEREGIAN BEACH	5	N/A	N/A	29	\$570,000	\$536,250	6.3%	\$380,000	50.0%
SUNRISE BEACH	5	N/A	N/A	35	\$520,000	\$530,000	-1.9%	\$340,000	52.9%
SUNSHINE BEACH	3	N/A	N/A	65	\$775,000	\$727,500	6.5%	\$522,500	48.3%
TEWANTIN	5	N/A	N/A	41	\$370,000	\$385,000	-3.9%	\$290,000	27.6%

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>SUNSHINE COAST (SD)</b>	<b>128</b>	<b>\$257,450</b>	<b>-0.1%</b>	<b>1069</b>	<b>\$274,500</b>	<b>\$274,500</b>	<b>0.0%</b>	<b>\$246,900</b>	<b>11.2%</b>
<b>SUNSHINE COAST (SD) ^</b>	<b>45</b>	<b>\$475,000</b>	<b>-1.0%</b>	<b>211</b>	<b>\$495,000</b>	<b>\$470,000</b>	<b>5.3%</b>	<b>\$310,000</b>	<b>59.7%</b>
<b>SUNSHINE COAST (LGA)</b>	<b>126</b>	<b>\$256,950</b>	<b>-1.4%</b>	<b>1015</b>	<b>\$270,750</b>	<b>\$271,600</b>	<b>-0.3%</b>	<b>\$245,000</b>	<b>10.5%</b>
<b>SUNSHINE COAST (LGA) ^</b>	<b>42</b>	<b>\$475,000</b>	<b>-2.9%</b>	<b>185</b>	<b>\$500,000</b>	<b>\$460,000</b>	<b>8.7%</b>	<b>\$310,000</b>	<b>61.3%</b>
BEERWAH	0	N/A	N/A	4	N/A	N/A	N/A	\$210,000	N/A
BIRTINYA	1	N/A	N/A	7	N/A	N/A	N/A	\$279,000	N/A
BLI BLI	0	N/A	N/A	5	N/A	N/A	N/A	\$250,000	N/A
CALOUNDRA WEST	0	N/A	N/A	2	N/A	N/A	N/A	\$213,000	N/A
FOREST GLEN	0	N/A	N/A	0	N/A	N/A	N/A	\$250,500	N/A
GLASS HOUSE MOUNTAINS	2	N/A	N/A	40	\$265,000	N/A	0.0%	\$198,000	33.8%
LITTLE MOUNTAIN	1	N/A	N/A	6	N/A	N/A	N/A	\$245,000	N/A
MALENY	1	N/A	N/A	4	N/A	N/A	N/A	\$236,900	N/A
MAROOCHYDORE	5	N/A	N/A	26	\$397,000	\$270,000	47.0%	\$228,000	74.1%
MERIDIAN PLAINS	0	N/A	N/A	0	N/A	N/A	N/A	\$232,900	N/A
MOUNTAIN CREEK	0	N/A	N/A	3	N/A	N/A	N/A	\$285,000	N/A
NAMBOUR	5	N/A	N/A	24	\$249,000	\$248,000	0.4%	\$175,950	41.5%
PALMVIEW ^	0	N/A	N/A	17	N/A	N/A	N/A	\$310,000	N/A
PELICAN WATERS	2	N/A	N/A	38	\$502,500	\$540,000	-6.9%	\$265,000	89.6%
PEREGIAN SPRINGS	3	N/A	N/A	28	\$376,000	\$425,000	-11.5%	\$337,500	11.4%
SIPPY DOWNS	0	N/A	N/A	2	N/A	N/A	N/A	\$197,000	N/A
YAROOMBA	0	N/A	N/A	14	N/A	N/A	N/A	\$352,500	N/A
<b>NOOSA (LGA)</b>	<b>2</b>	<b>N/A</b>	<b>N/A</b>	<b>54</b>	<b>\$487,000</b>	<b>\$322,500</b>	<b>51.0%</b>	<b>\$312,000</b>	<b>56.1%</b>
NOOSAVILLE	0	N/A	N/A	11	N/A	\$702,500	N/A	\$335,000	N/A
PEREGIAN BEACH	0	N/A	N/A	7	N/A	\$365,000	N/A	\$235,000	N/A

## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-20 \$/ WEEK	NEW BONDS	JUN-19 \$/ WEEK	NEW BONDS	JUN-15 \$/ WEEK	NEW BONDS
	<b>SUNSHINE COAST REGIONAL</b>	<b>\$460</b>	<b>762</b>	<b>\$460</b>	<b>733</b>	<b>\$420</b>	<b>735</b>
4518	Glass House Mountains	N/A	4	\$390	9	\$350	13
4519	Beerwah/ Peachester	\$390	27	\$375	20	\$350	12
4550	Landsborough/ Mt Mellum	\$410	16	\$400	11	\$340	12
4551	Aroona/ Battery Hill/ Caloundra/ Currimundi/ Diamond Head/ Dicky Bch/ Golden Bch/ Kings Bch/ Little Mtn/ Meridan Plns/ Moffat Bch/ Pelican Waters/ Shelly Bch	\$450	150	\$450	162	\$410	153
4552	Bald Knob/ Baron Pocket/ Booroobin/ Conondale/ Maleny/ Mountain View/ Reesville/ Witta	\$430	25	\$450	12	\$370	27
4553	Glenview/ Mooloolah/ Mooloolah Valley/ Palmview	\$463	34	\$450	30	\$360	7
4555	Chevallum/ Hunchy/ Landers Shoot/ Palmwoods	\$445	10	\$450	7	\$395	10
4556	Buderim/ Forest Glen/ Kunda Pk/ Mons/ Sippy Downs/ Tanawha	\$490	55	\$483	64	\$440	88
4557	Bundills/ Kawana Is/ Mooloolaba/ Mountain Ck	\$500	40	\$500	38	\$460	45
4558	Cotton Tree/ Kuluin/ Maroochydores/ Sunshine Plaza	\$490	67	\$495	61	\$410	42
4560	Bli Bli/ Burnside/ Coes Ck/ Cooloolabin/ Dulong/ Flaxton/ Highworth/ Image Flat/ Kiamba/ Kulangoor/ Kureelpa/ Mapleton/ Montville/ Nambour/ Parklands/ Perwillowen/ Rosemont/ Towen Mtn	\$430	80	\$410	81	\$380	71
4561	Bridges/ Maroochy River/ Ninderry/ Nth Arm/ Valdora/ Yandina/ Yandina Ck	\$435	14	\$440	12	\$400	15
4562	Belli Pk/ Doonan/ Eerwah Vale/ Eumundi/ Verrierdale/ Webbs Downs	\$520	10	\$595	13	\$410	19
4564	Marcoola/ Mudjimba/ Pacific Paradise	\$460	25	\$480	13	\$450	26
4572	Alexandra Headland	\$595	5	N/A	2	\$420	9
4573	Centenary Heights/ Coolool Bch/ Marcus Bch/ Mt Coolool/ Peregian Bch/ Pt Arkwright/ Yaroomba	\$490	93	\$480	79	\$430	78
4575	Birtinya/ Bokarina/ Buddina/ Kawana Waters/ Minyama/ Parrearra/ Warana/ Wurtulla	\$490	83	\$485	98	\$430	95





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

POST CODE	LOCALITY <sup>a</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>NOOSA SHIRE</b>	<b>\$490</b>	<b>111</b>	<b>\$485</b>	<b>108</b>	<b>\$440</b>	<b>116</b>
4563	Black Mountain/ Carters Ridge/ Cooray/ Tinbeerwah	\$475	15	\$410	13	\$420	14
4565	Boreen Pt/ Cootharaba/ Lake Cootharaba/ Noosa Parklands/ Teewah/ Tewantin	\$488	38	\$480	40	\$425	37
4566	Munna Pt/ Noosaville	\$520	11	\$600	6	\$500	14
4567	Castaways Bch/ Little Cove/ Noosa Heads/ Sunrise Bch/ Sunshine Bch	\$520	34	\$598	30	\$510	26
4568	Pomona	\$428	8	\$450	13	\$400	16
4569	Cooran	\$390	5	N/A	4	\$300	6

### RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>a</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>SUNSHINE COAST REGIONAL</b>	<b>\$380</b>	<b>969</b>	<b>\$370</b>	<b>705</b>	<b>\$340</b>	<b>763</b>
4519	Beerwah/ Peachester	\$308	8	\$320	5	N/A	3
4551	Aroona/ Battery Hill/ Caloundra/ Currimundi/ Diamond Head/ Dicky Bch/ Golden Bch/ Kings Bch/ Little Mtn/ Meridan Plns/ Moffat Bch/ Pelican Waters/ Shelly Bch	\$380	160	\$370	142	\$330	163
4556	Buderim/ Forest Glen/ Kunda Pk/ Mons/ Sippy Downs/ Tanawha	\$373	98	\$365	61	\$330	67
4557	Bundills/ Kawana Is/ Mooloolaba/ Mountain Ck	\$397	126	\$370	77	\$330	93
4558	Cotton Tree/ Kuluin/ Maroochydore/ Sunshine Plaza	\$390	179	\$390	136	\$350	149
4560	Bli Bli/ Burnside/ Coes Ck/ Cooloolabin/ Dulang/ Flaxton/ Highworth/ Image Flat/ Kiamba/ Kulangoor/ Kureelpa/ Mapleton/ Montville/ Nambour/ Parklands/ Perwillowen/ Rosemont/ Towen Mtn	\$323	50	\$330	33	\$260	32
4564	Marcoola/ Mudjimba/ Pacific Paradise	\$380	45	\$400	44	\$350	56
4572	Alexandra Headland	\$410	61	\$405	32	\$350	47
4573	Centenary Heights/ Coolum Bch/ Marcus Bch/ Mt Coolum/ Peregrin Bch/ Pt Arkwright/ Yaroomba	\$380	75	\$375	43	\$350	57
4575	Birtinya/ Bokarina/ Buddina/ Kawana Waters/ Minyama/ Parrearra/ Warana/ Wurtulla	\$415	122	\$420	94	\$410	78
	<b>NOOSA SHIRE</b>	<b>\$420</b>	<b>109</b>	<b>\$415</b>	<b>85</b>	<b>\$365</b>	<b>109</b>
4565	Boreen Pt/ Cootharaba/ Lake Cootharaba/ Noosa Parklands/ Teewah/ Tewantin	\$375	10	\$350	11	\$320	10
4566	Munna Pt/ Noosaville	\$410	33	\$425	28	\$360	38
4567	Castaways Bch/ Little Cove/ Noosa Heads/ Sunrise Bch/ Sunshine Bch	\$445	57	\$440	43	\$375	56

### RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>a</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	SUNSHINE COAST REGIONAL	\$435	278	\$430	233	\$400	209
4519	Beerwah/ Peachester	\$350	7	\$340	5	\$300	11
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	39	\$430	40	\$390	25
4556	Buderim/ Forest Glen/ Kunda Pk/ Mons/ Sippy Downs/ Tanawha	\$430	49	\$425	47	\$400	47
4557	Bundills/ Kawana Is/ Mooloolaba/ Mountain Ck	\$450	24	\$443	28	\$420	37
4558	Cotton Tree/ Kuluin/ Maroochydore/ Sunshine Plaza	\$435	36	\$450	33	\$380	27
4560	Bli Bli/ Burnside/ Coes Ck/ Cooloolabin/ Dulong/ Flaxton/ Highworth/ Image Flat/ Kiamba/ Kulangoor/ Kureelpa/ Mapleton/ Montville/ Nambour/ Parklands/ Perwillowen/ Rosemont/ Towen Mtn	\$400	26	\$385	9	\$360	11
4564	Marcoola/ Mudjimba/ Pacific Paradise	\$455	12	\$480	9	\$395	16
4573	Centenary Heights/ Coolum Bch/ Marcus Bch/ Mt Coolum/ Peregian Bch/ Pt Arkwright/ Yaroomba	\$480	41	\$475	45	\$435	24
4575	Birtinya/ Bokarina/ Buddina/ Kawana Waters/ Minyama/ Parrearra/ Warana/ Wurtulla	\$460	31	\$478	8	\$445	8
	NOOSA SHIRE	\$588	38	\$545	18	\$475	18
4566	Munna Pt/ Noosaville	\$600	14	\$535	8	\$460	9
4567	Castaways Bch/ Little Cove/ Noosa Heads/ Sunrise Bch/ Sunshine Bch	\$590	23	\$570	8	\$550	6

## EMPLOYMENT MARKET

### WIDE BAY



Unemployment Rate

**7.5%**



Participation Rate

**49.6%**

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



Quarter  
median price ↑

**\$320,000**



Annual  
median price ↓

**\$322,500**



Annual volume  
of sales ↓

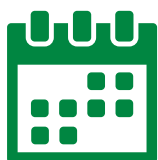
**1,622**



Annual median  
price 5yrs ago ↑

**\$300,000**

## HOUSE MARKET ALL



Median days on  
market

**68 Days**



Median vendor  
discount

**-4.0%**



Stock on market

**9.4%**

## Fantastic Fraser Coast

**Like many of Queensland's regional property markets, the Fraser Coast has really evolved into its own this year in what some would consider a surprising turn of events.**

When the pandemic began early 2020, the mood in the region was sombre. But as the months passed, things improved, according to REIQ Fraser Coast Zone Chair Kim Carter.

"April was just appalling – everyone was watching the TV, they didn't want to interact, and they were all scared about what might happen, but since then May, June, July and August have been really good months," Ms Carter said.

"Overall the market is really good at the moment. We've seen sales of units from a few hundred thousand right up to homes worth a million dollars."

This sort of optimism hasn't necessarily played out in our analysis of results up to June 2020 for this *Market Monitor's* report, as values have been relatively flat up to mid-year.

It appears, however, that Queensland's successful approach to keeping infections low, in tandem with political support and regional lifestyle appeal, has come to the fore as the year progressed.

Ms Carter believed pandemic restrictions had given property stakeholders a chance to pause and reassess.

"I've noticed that a lot of people who normally would be travelling this time of year – overseas or across the country – can't. A lot are spending that time at home and they're thinking about downsizing or changing where they live."

Ms Carter said one future challenge will be the availability of listings.

"Our biggest problem will be stock levels. We have owners here who might have been planning to move, but they're choosing not to sell just yet."

She said while expectations are the market will remain strong through to Christmas, property owners will be carefully watching for any potential downturn once the JobKeeper scheme is wrapped up.

### House Market (<2400m<sup>2</sup>)

Our analysis of both quarterly and annual median house price movements up to June 2020 indicated Fraser Coast values are stable but within the falling section of the price cycle.

Ms Carter said much of the region's price movement will have been more recent.

"Houses between \$500,000 and \$700,000 are now selling. Interestingly, that was a benchmark figure up here where houses over \$500,000 took a while to sell, but now we're noticing listings between that \$500,000 to \$700,000 are moving."

This is certainly the upper price point. Based on our analysis, the annual median house price was \$322,500 across 1622 transaction to June 2020 – a minor fall of 0.8 per cent on last year's figure.

The quarterly median house price to June 2020 was \$320,000 across 219 transactions and reflected an increase of 1.0 per cent over the period.

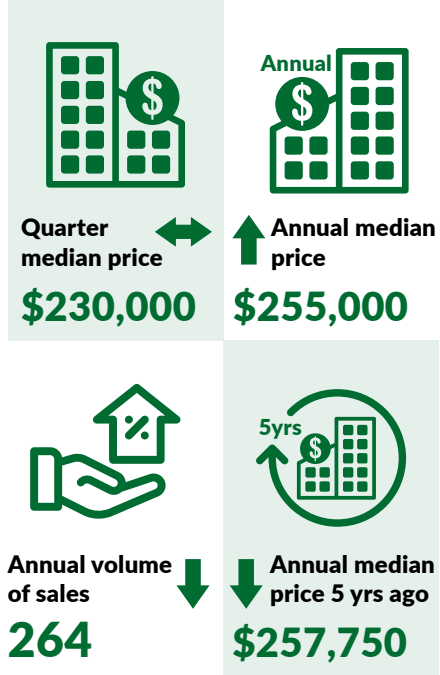
Fraser Coast housing's stock-on-market figure fell by 1.2 per cent to reach 9.4 per cent for the year to June 2020. Total listing numbers dropped by 11.1 per cent over the same comparison periods.

Median days on market for houses increased to 68 for the year to June 2020 as compared to 62 for the same measure in 2019. The median vendor discount fell by 0.7 per cent to reach 4.0 per cent for the year to June 2020.

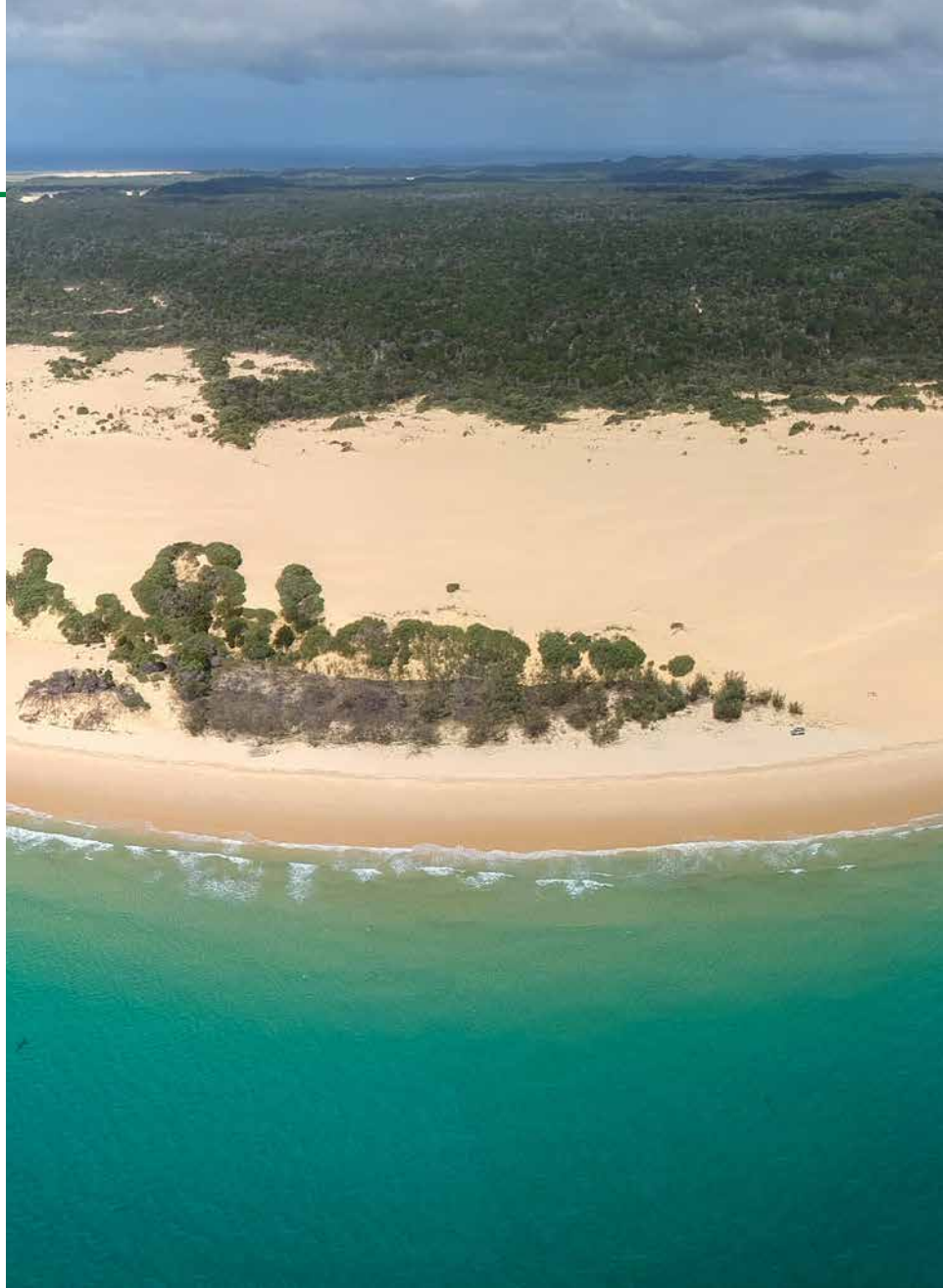
### Unit Market

According to our analysis, the Fraser Coast unit market is moving toward its peak of the current cycle.

## UNIT MARKET



When the pandemic began in early 2020, the mood in Fraser Coast was sombre. But as the months passed, things began to improve.



Ms Carter said there had been good interest in attached housing of late as well.

“A lot of the units that had been sitting around waiting for a buyer are now selling.”

Ms Carter said while she’d observed local investors purchasing units to put on the short-stay market for additional income, the majority of buyers continued to be owner occupiers.

The annual median unit price to June 2020 was \$255,000 across 264 transactions, which reflects a 2.0 per cent increase on last year’s measure.

The quarterly median unit price to June 2020 was \$230,000 across 41 transactions which reflected no significant change on last year’s result.

Total listing numbers for units fell over the year by 14.0 per cent while stock on market was down 1.2 per cent. Both reflect a tightening in the sector.

Median days on market also fell. This measure came in at 91 for the year to June 2020 while the same metric for the year to June 2019 was 95.

Median vendor discounting also tightened for the year to June 2020 coming in at -4.5 per cent as compared to -5.3 per cent for the previous period.

### Rental Market

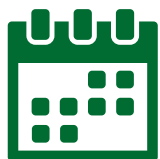
Ms Carter said the rental market remained buoyant into the second half of 2020.

“We had people during COVID looking at shifting from house to house. The pandemic gave them time to think about their living situation, and a few decided to move,” she said.





## UNIT MARKET



Median days on market

91 Days



Median vendor discount

-4.4%



Stock on market

7.6%

## RENTAL MARKET



Vacancy Rates

1.2%



House Yields

5.3%



Unit Yields

6.4%

"But more recently, few are moving because they can't find anything to rent."

She'd also observed a rise in rent levels of late.

"Your standard four-bedroom, double-lockup houses are up to \$380 to \$400 per week now, and they were only achieving \$360 per week not long ago."

According to our analysis of the June 2020 quarter, three-bedroom houses recorded a median weekly rent of \$325 across 273 new rental bonds. This median rent was \$15 more per week as compared to 2019's result.

Two-bedroom units had a median of \$285 across 147 new rental bonds. This was an increase of \$15 per week compared to the same time last year.

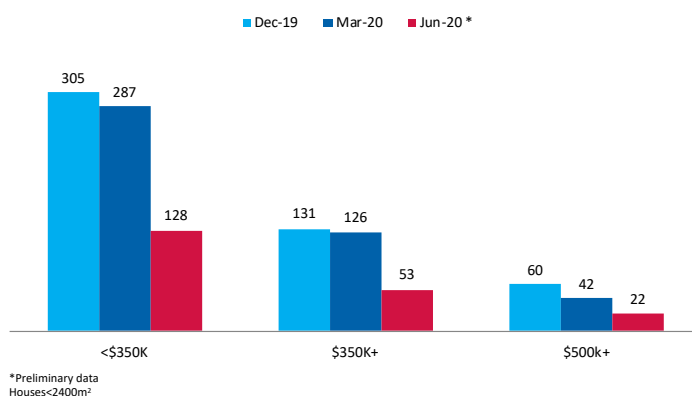
Three-bedroom townhouses came in at \$345 per week across 45 new rental bonds. This was a \$5 per week rise on last year's result.

Gross rental yields for detached houses rose slightly to reach 5.3 per cent for the June 2020 quarter.

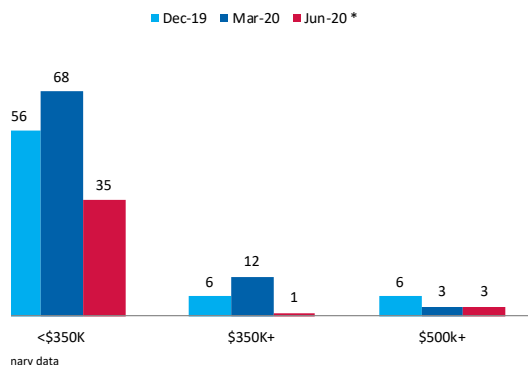
In comparison, gross yields rose dramatically from 5.5 per cent in the March 2020 quarter to 6.2 per cent for the June quarter 2020.

Vacancy rates tightened dramatically from the March 2020 quarter figure of 3.1 per cent to reach 1.2 per cent for the June 2020 quarter. This sudden reversal brought the vacancy rate back under 2.5 per cent which is where it had been tracking since June quarter 2017.

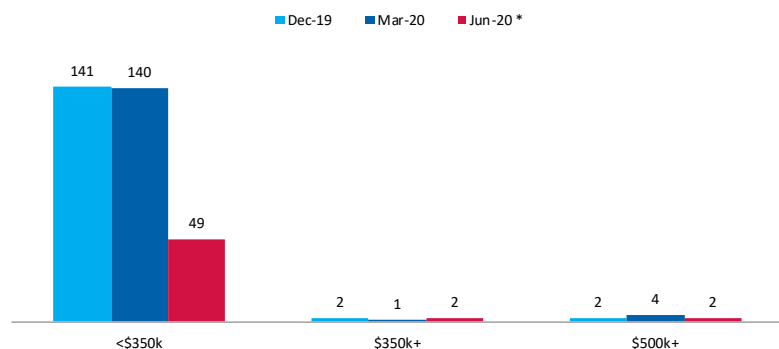
FRASER COAST HOUSE SALES



FRASER COAST UNIT SALES



FRASER COAST 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>FRASER COAST (LGA)</b>	<b>219</b>	<b>\$320,000</b>	<b>0.1%</b>	<b>1622</b>	<b>\$322,500</b>	<b>\$325,000</b>	<b>-0.8%</b>	<b>\$300,000</b>	<b>7.5%</b>
<b>FRASER COAST (LGA) ^</b>	<b>66</b>	<b>\$372,000</b>	<b>-2.3%</b>	<b>398</b>	<b>\$401,500</b>	<b>\$399,500</b>	<b>0.5%</b>	<b>\$365,000</b>	<b>10.0%</b>
BOORAL ^	1	N/A	N/A	14	N/A	\$425,000	N/A	N/A	N/A
BURRUM HEADS	11	N/A	N/A	62	\$392,000	\$405,000	-3.2%	\$380,000	3.2%
DUNDOWRAN BEACH	3	N/A	N/A	22	\$532,500	\$565,000	-5.8%	\$548,750	-3.0%
DUNDOWRAN BEACH ^	3	N/A	N/A	42	\$586,250	\$600,000	-2.3%	N/A	N/A
ELI WATERS	11	N/A	N/A	78	\$326,000	\$325,000	0.3%	N/A	N/A
GLENWOOD ^	13	N/A	N/A	59	\$258,000	\$255,000	1.2%	N/A	N/A
GRANVILLE	6	N/A	N/A	43	\$205,000	\$219,000	-6.4%	\$196,000	4.6%
KAWUNGAN	5	N/A	N/A	79	\$346,000	\$355,000	-2.5%	\$331,500	4.4%
MARYBOROUGH	42	\$220,000	2.4%	291	\$210,000	\$204,500	2.7%	\$204,500	2.7%
PIALBA	6	N/A	N/A	60	\$312,000	\$305,000	2.3%	N/A	N/A
POINT VERNON	20	\$342,000	0.1%	124	\$340,000	\$320,000	6.3%	\$300,000	13.3%
RIVER HEADS	6	N/A	N/A	34	\$352,500	\$340,000	3.7%	\$285,000	23.7%
SCARNESS	7	N/A	N/A	59	\$312,500	\$305,000	2.5%	\$275,000	13.6%
TINANA	10	N/A	N/A	45	\$280,000	\$270,000	3.7%	\$259,000	8.1%
TOOGOOM	10	N/A	N/A	67	\$355,000	\$339,000	4.7%	\$302,500	17.4%
TORQUAY	15	N/A	N/A	96	\$326,000	\$333,000	-2.1%	\$295,000	10.5%
URANGAN	23	\$380,000	0.0%	218	\$349,000	\$340,000	2.6%	\$310,000	12.6%
URRAWEEEN	11	N/A	N/A	131	\$372,000	\$372,000	0.0%	\$345,703	7.6%

SURROUNDS									
<b>GYMPIE (LGA)</b>	<b>89</b>	<b>\$290,000</b>	<b>-0.2%</b>	<b>633</b>	<b>\$295,000</b>	<b>\$299,000</b>	<b>-1.3%</b>	<b>\$263,000</b>	<b>12.2%</b>
<b>GYMPIE (LGA) ^</b>	<b>52</b>	<b>\$398,500</b>	<b>1.3%</b>	<b>410</b>	<b>\$400,000</b>	<b>\$390,000</b>	<b>2.6%</b>	<b>\$328,000</b>	<b>22.0%</b>
CHATSWORTH ^	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
COOLOOLA COVE	6	N/A	N/A	69	\$305,000	\$302,500	0.8%	\$275,000	10.9%
CURRA ^	4	N/A	N/A	44	\$325,000	\$327,500	-0.8%	N/A	N/A
GYMPIE	44	\$281,250	0.0%	258	\$270,000	\$272,250	-0.8%	\$241,000	12.0%
SOUTHSIDE	19	N/A	N/A	106	\$322,500	\$337,000	-4.3%	\$320,000	0.8%
TIN CAN BAY	3	N/A	N/A	60	\$323,750	\$342,500	-5.5%	N/A	N/A

<b>SOUTH BURNETT (LGA)</b>	<b>37</b>	<b>\$205,000</b>	<b>1.6%</b>	<b>255</b>	<b>\$195,000</b>	<b>\$205,000</b>	<b>-4.9%</b>	<b>\$195,000</b>	<b>0.0%</b>
<b>SOUTH BURNETT (LGA) ^</b>	<b>36</b>	<b>\$312,500</b>	<b>3.4%</b>	<b>197</b>	<b>\$305,000</b>	<b>\$265,500</b>	<b>14.9%</b>	<b>\$250,000</b>	<b>22.0%</b>
KINGAROY	23	\$225,000	-2.2%	131	\$225,000	\$240,000	-6.3%	\$232,500	-3.2%
KINGAROY ^	7	N/A	N/A	31	\$370,000	\$364,500	1.5%	N/A	N/A
MURGON	3	N/A	N/A	26	\$134,100	\$120,000	11.8%	\$140,000	-4.2%
NANANGO	2	N/A	N/A	37	\$180,000	\$192,500	-6.5%	\$175,000	2.9%

## 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>FRASER COAST (LGA)</b>	<b>41</b>	<b>\$230,000</b>	<b>0.0%</b>	<b>264</b>	<b>\$255,000</b>	<b>\$250,000</b>	<b>2.0%</b>	<b>\$257,750</b>	<b>-1.1%</b>
PIALBA	4	N/A	N/A	34	\$254,000	\$280,001	-9.3%	\$247,500	2.6%
SCARNESS	6	N/A	N/A	33	\$275,000	\$273,500	0.5%	\$265,000	3.8%
TORQUAY	4	N/A	N/A	40	\$242,500	\$235,000	3.2%	\$212,500	14.1%
URANGAN	16	N/A	N/A	96	\$268,500	\$267,500	0.4%	\$275,000	-2.4%

SURROUNDS									
GYMPIE (LGA)	14	N/A	N/A	90	\$250,500	\$285,000	-12.1%	\$260,000	-3.7%

## 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>FRASER COAST (LGA)</b>	<b>30</b>	<b>\$162,500</b>	<b>0.0%</b>	<b>337</b>	<b>\$160,000</b>	<b>\$165,000</b>	<b>-3.0%</b>	<b>\$149,000</b>	<b>7.4%</b>
<b>FRASER COAST (LGA) ^</b>	<b>28</b>	<b>\$100,000</b>	<b>4.2%</b>	<b>219</b>	<b>\$100,000</b>	<b>\$90,000</b>	<b>11.1%</b>	<b>\$110,000</b>	<b>-9.1%</b>
BURRUM HEADS	3	N/A	N/A	30	\$138,000	\$130,000	6.2%	\$100,000	38.0%
GLENWOOD ^	13	N/A	N/A	70	\$75,000	\$71,000	5.6%	\$66,000	13.6%
RIVER HEADS	4	N/A	N/A	43	\$100,000	\$81,500	22.7%	\$92,500	8.1%
TOOGOOM	2	N/A	N/A	21	\$155,000	\$159,250	-2.7%	\$110,000	40.9%
WONDUNNA	2	N/A	N/A	16	N/A	\$162,000	N/A	\$161,000	N/A

SURROUNDS									
<b>GYMPIE (LGA)</b>	<b>22</b>	<b>\$112,000</b>	<b>0.0%</b>	<b>138</b>	<b>\$139,995</b>	<b>\$126,500</b>	<b>10.7%</b>	<b>\$120,000</b>	<b>16.7%</b>
<b>GYMPIE (LGA) ^</b>	<b>30</b>	<b>\$199,000</b>	<b>3.1%</b>	<b>155</b>	<b>\$185,000</b>	<b>\$176,000</b>	<b>5.1%</b>	<b>\$135,000</b>	<b>37.0%</b>
GYMPIE	5	N/A	N/A	26	\$134,498	\$127,000	5.9%	\$116,000	15.9%

## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-20 \$ / WEEK	NEW BONDS	JUN-19 \$ / WEEK	NEW BONDS	JUN-15 \$ / WEEK	NEW BONDS
	<b>FRASER COAST REGIONAL</b>	<b>\$325</b>	<b>273</b>	<b>\$310</b>	<b>269</b>	<b>\$285</b>	<b>347</b>
4650	Maryborough region	\$290	111	\$275	114	\$260	131
4655	Hervey Bay/Pialba/Scarness/Urangan	\$340	153	\$330	142	\$300	194
4659	Burrum/Burrum Heads/Howard	\$335	6	\$300	11	\$250	20
	<b>GYMPIE REGIONAL</b>	<b>\$318</b>	<b>152</b>	<b>\$300</b>	<b>115</b>	<b>\$260</b>	<b>167</b>
4570	Gympie/Amamoor/Curra/Imbil/Kandanga/Monkland/Southside/Victory Heights	\$320	126	\$300	95	\$260	126
4580	Cooloola/Tin Can Bay	\$298	12	\$300	14	\$270	27
	<b>SOUTH BURNETT REGIONAL</b>	<b>\$270</b>	<b>117</b>	<b>\$260</b>	<b>125</b>	<b>\$240</b>	<b>150</b>
4605	Barlil	\$240	15	\$240	17	\$220	33
4606	MP Creek	\$235	8	\$228	14	\$210	16
4608	Charlestown	N/A	3	N/A	4	\$210	8
4610	Alice Creek	\$280	67	\$273	60	\$250	63
4615	Barker Creek Flat	\$268	24	\$250	29	\$235	26

## RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>1</sup>	JUN-20 \$ / WEEK	NEW BONDS	JUN-19 \$ / WEEK	NEW BONDS	JUN-15 \$ / WEEK	NEW BONDS
	<b>FRASER COAST REGIONAL</b>	<b>\$285</b>	<b>147</b>	<b>\$270</b>	<b>127</b>	<b>\$235</b>	<b>160</b>
4650	Aldershot	\$205	30	\$200	25	\$190	54
4655	Hervey Bay/Pialba/Scarness/Urangan	\$300	114	\$275	99	\$250	104
	<b>GYMPIE REGIONAL</b>	<b>\$248</b>	<b>46</b>	<b>\$250</b>	<b>43</b>	<b>\$220</b>	<b>47</b>
4570	Gympie/Amamoor/Curra/Imbil/Kandanga/Monkland/Southside/Victory Heights	\$223	32	\$225	32	\$210	28
4580	Cooloola/Tin Can Bay	N/A	4	N/A	2	\$220	8
4581	Rainbow Beach/Inskip	\$260	8	\$260	9	\$260	10
	<b>SOUTH BURNETT REGIONAL</b>	<b>\$215</b>	<b>51</b>	<b>\$198</b>	<b>42</b>	<b>\$190</b>	<b>46</b>
4605	Barlil	N/A	4	N/A	4	N/A	3
4610	Alice Creek	\$218	38	\$210	32	\$195	36

## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-20 \$ / WEEK	NEW BONDS	JUN-19 \$ / WEEK	NEW BONDS	JUN-15 \$ / WEEK	NEW BONDS
	<b>FRASER COAST REGIONAL</b>	<b>\$345</b>	<b>45</b>	<b>\$340</b>	<b>29</b>	<b>\$320</b>	<b>39</b>
4655	Hervey Bay/Pialba/Scarness/Urangan	\$348	44	\$340	29	\$320	39
	<b>GYMPIE REGIONAL</b>	<b>\$318</b>	<b>10</b>	<b>N/A</b>	<b>4</b>	<b>\$275</b>	<b>10</b>
4570	Gympie/Amamoor/Curra/Imbil/Kandanga/Monkland/Southside/Victory Heights	\$320	7	N/A	1	\$275	8

## EMPLOYMENT MARKET

### WIDE BAY



#### Unemployment Rate

**7.5%**



#### Participation Rate

**49.6%**

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



#### Quarter median price

**\$280,000**



#### Annual median price

**\$280,000**



#### Annual volume of sales

**1,175**



#### Annual median price 5yrs ago

**\$280,000**

## HOUSE MARKET ALL



#### Median days on market

**56 Days**



#### Median vendor discount

**-4.0%**



#### Stock on market

**8.2%**

## Flying Through The Crisis

**Despite the concerning start to 2020, Bundaberg's property market is not only weathering the storm but, in many respects, flourishing.**

Prices across the region have continued to improve, while rental vacancies have tightened to a record low.

A relatively diverse economy coupled with regional Queensland appeal and a coastal lifestyle have held Bundaberg's real estate in good stead with buyers.

And while our analysis up until June 2020 revealed strong results, anecdotal observations from local sources indicate the good news continued through to the second half of the year as well.

REIQ Bundaberg Zone Chair Le-Anne Allan said lifestyle is a huge attraction to new residents and is helping drive the market.

"Why would anyone want to live anywhere else?" Ms Allan said.

"Feedback from agents around the region is that there are buyers in the market and they're buying wherever they see value.

"The market is still tight for listings, and for anyone who's thinking of selling in the market, now is a good time."

Ms Allan said the strength of the market had seen vendors become less negotiable on their asking prices as well.

She said there was good demand from out-of-town retirees looking to relocate to Bundy, and relative affordability was a big drawcard.

"When you consider it's \$350,000 to \$400,000 for a three-bedroom, two-bathroom, two-car home that's within a couple of blocks of the beach, that's great value."

### Local Economy and Infrastructure Investment

Queensland's path to recovery is being politically defined via industry support programs and infrastructure spending.

Among the measures are a number of local projects that will aggregate to assist in boosting local economies.

Recent announcements of benefit to the Bundaberg region include local schools receiving a share of over \$2.4 million in funding for new projects, minor works and upgrades. In addition, two youth engagement programs and a \$12 million infrastructure program are in full swing at Bundaberg State High School.

On the health services front, a 60-hectare greenfield site on Bundaberg Ring Road – approximately five kilometres south of the central business district – has been announced as the preferred site for Bundaberg's new hospital.

According to the government, \$6.7 million has been committed to develop a detailed business case to investigate the delivery of this brand new, state-of-the-art facility on the parcel.

### House Market (<2400m<sup>2</sup>)

Analysis of both quarterly and annual median price movement indicate Bundaberg's housing is in the 'recovering' phase of its price cycle.

Bundaberg's median house price rose 1.8 per cent in the year to June 20, coming in at \$280,000 based on 1175 transactions.

The region's June quarter 2020 median price was \$280,000 based on 152 sales.

This was a 1.1 per cent increase on the median price as compared to the previous quarter.

Total annual house listing numbers fell by 11.3 per cent from 3171 for the year to June 2019, to 2813 for the year to June 2020.

Stock on market decreased from 9.3 per cent in 2019 to 8.2 per cent in 2020.

Median days on market fell by seven. The figure was 56 in the year to June 2020.





## UNIT MARKET



**Quarter  
median price** ↑

**\$247,750**



**Annual median  
price** ↑

**\$255,000**



**Annual volume  
of sales** ↑

**198**



**Annual median  
price 5 yrs ago** ↑

**\$250,000**

Sellers held reasonably firm on the median vendor discount. The figure for the 12 months to June 2020 was -4.0 per cent as compared to 2019's median discount of -4.8 per cent.

### Unit Market

Analysis of both quarterly and annual median price movement indicate Bundaberg's unit market is in the rising sector of the cycle and approaching its peak.

Ms Allan said units were proving attractive to one buyer type in particular.

"Units continue to tick over and there has been a bit of a lean toward those higher-end apartments which appeal to owner occupiers," she said.

"These even appeal to an older demographic such as buyers in their 70s."

The quarterly unit and townhouse price saw a dramatic uptick, although sale numbers were limited at 27. The figure for the June 2020 quarter was \$247,750 which was a notable 2.0 per cent increase compared to the previous quarter.

The annual median for units to June 2020 was \$255,000 based on 198 transactions. This reflected a 2.0 per cent increase on the median compared to last year's result.

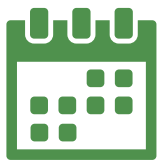
Total listings for the year to June 2020 was 341 representing a dramatic 24.2 per cent reduction on last year's total figure of 450 listings. Stock on market to June 2020 was 8.1 per cent which is 2.0 percentage points lower than the same measure last year.

Median days on market for the year to June 2020 was 112 days which was similar to last year's number.

Vendor discounting also held firm. The year to June 2020 revealed a median discount of -4.6 per cent, compared to the 2019 result of -4.7.



## UNIT MARKET



Median days on market

112 Days



Median vendor discount

-4.6%



Stock on market

6.1%

## RENTAL MARKET



Vacancy Rates

1.0%



House Yields

↔ 5.6%



Unit Yields

↔ 5.0%

Prices across the region have continued to improve, while rental vacancies have tightened to a record low.

## Rental Market

The Bundaberg rental market remains healthy with tight vacancies and firm rent return.

The June quarter 2020 vacancy rates came in at 1.0 per cent which was substantially tighter than the previous quarter's vacancy rate of 2.4 per cent. This latest rate is the tightest quarterly vacancy result for more than a decade.

"Investment properties being put on the market are being purchased by owner occupiers and this is putting pressure on rental properties," Ms Allan said.

"Bundaberg has one of the lowest vacancy rates in Queensland and part of the reason is investors selling their properties to owner occupiers has reduced rental stock levels."

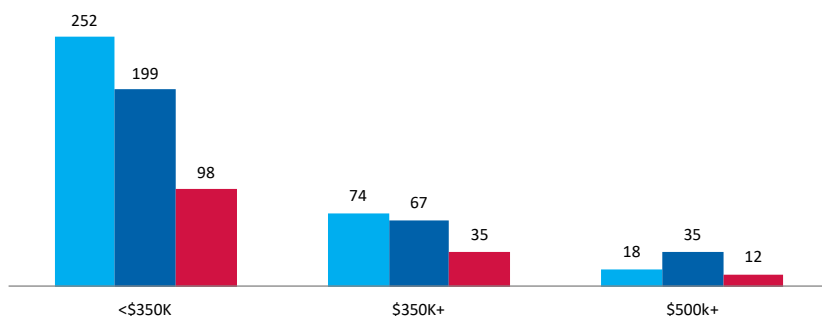
Median rent for a three-bedroom house in June quarter 2020 was \$300 per week which was unchanged from the same measure last year. The June 2020 quarterly median rent for a two-bedroom unit was \$240 per week, which was the same as the median in June quarter 2019.

Median rental yields for houses changed marginally with the June 2020 quarterly yield coming in at 5.6 per cent as compared to the 5.7 per cent result for the previous quarter.

Unit yields came in at 5.0 per cent in the June 2020 quarter – a minor tightening on the previous quarter's result of 5.3 per cent.

## BUNDABERG HOUSE SALES

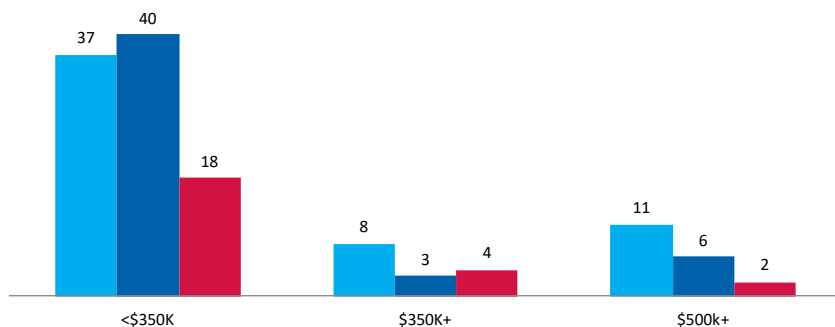
■ Dec-19 ■ Mar-20 ■ Jun-20 \*



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

## BUNDABERG UNIT SALES

■ Dec-19 ■ Mar-20 ■ Jun-20 \*



\*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>BUNDABERG (LGA)</b>	<b>152</b>	<b>\$280,000</b>	<b>1.1%</b>	<b>1175</b>	<b>\$280,000</b>	<b>\$275,000</b>	<b>1.8%</b>	<b>\$280,000</b>	<b>0.0%</b>
<b>BUNDABERG (LGA) ^</b>	<b>53</b>	<b>\$343,750</b>	<b>0.0%</b>	<b>316</b>	<b>\$350,000</b>	<b>\$349,000</b>	<b>0.3%</b>	<b>\$350,000</b>	<b>0.0%</b>
AVENELL HEIGHTS	10	N/A	N/A	57	\$255,000	\$252,500	1.0%	\$266,000	-4.1%
AVOCA	9	N/A	N/A	61	\$292,000	\$286,000	2.1%	\$299,500	-2.5%
BARGARA	21	\$417,000	-1.3%	164	\$395,000	\$369,000	7.0%	\$382,000	3.4%
BRANYAN ^	5	N/A	N/A	35	\$421,500	\$420,000	0.4%	N/A	N/A
BUNDABERG EAST	2	N/A	N/A	22	\$223,000	\$275,000	-18.9%	\$252,000	-11.5%
BUNDABERG NORTH	8	N/A	N/A	65	\$230,000	\$210,000	9.5%	\$232,500	-1.1%
BUNDABERG SOUTH	3	N/A	N/A	41	\$222,500	\$205,000	8.5%	\$505,000	-55.9%
BUNDABERG WEST	2	N/A	N/A	30	\$226,250	\$242,500	-6.7%	N/A	N/A
BURNETT HEADS	3	N/A	N/A	38	\$323,000	\$297,000	8.8%	\$305,000	5.9%
CORAL COVE	4	N/A	N/A	42	\$391,000	\$379,500	3.0%	\$395,000	-1.0%
KALKIE	8	N/A	N/A	53	\$335,000	\$329,000	1.8%	\$315,000	6.3%
KEPNOCK	5	N/A	N/A	75	\$255,000	\$255,000	0.0%	\$268,000	-4.9%
MILLBANK	7	N/A	N/A	44	\$230,000	\$250,000	-8.0%	\$230,000	0.0%
NORVILLE	7	N/A	N/A	46	\$248,000	\$214,000	15.9%	N/A	N/A
SVENSSON HEIGHTS	9	N/A	N/A	51	\$240,000	\$240,000	0.0%	\$259,000	-7.3%
THABEBAN	6	N/A	N/A	43	\$233,500	\$244,750	-4.6%	\$268,500	-13.0%
WALKERVALE	6	N/A	N/A	52	\$222,500	\$210,000	6.0%	N/A	N/A
WOODGATE	3	N/A	N/A	41	\$385,000	\$380,000	1.3%	\$435,000	-11.5%

### SURROUNDS

<b>NORTH BURNETT (LGA)</b>	<b>15</b>	<b>N/A</b>	<b>N/A</b>	<b>85</b>	<b>\$120,000</b>	<b>\$125,000</b>	<b>-4.0%</b>	<b>\$157,500</b>	<b>-23.8%</b>
----------------------------	-----------	------------	------------	-----------	------------------	------------------	--------------	------------------	---------------

## 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>BUNDABERG (LGA)</b>	<b>27</b>	<b>\$247,750</b>	<b>2.0%</b>	<b>198</b>	<b>\$255,000</b>	<b>\$250,000</b>	<b>2.0%</b>	<b>\$250,000</b>	<b>2.0%</b>
AVENELL HEIGHTS	3	N/A	N/A	12	N/A	\$244,000	N/A	\$247,500	N/A
BARGARA	8	N/A	N/A	74	\$353,500	\$370,000	-4.5%	\$330,000	7.1%

## 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>37</b>	<b>\$111,750</b>	<b>-0.7%</b>	<b>218</b>	<b>\$149,000</b>	<b>\$145,000</b>	<b>2.8%</b>	<b>\$144,000</b>	<b>3.5%</b>
<b>BUNDABERG (LGA) ^</b>	<b>23</b>	<b>\$166,500</b>	<b>0.0%</b>	<b>138</b>	<b>\$150,000</b>	<b>\$149,750</b>	<b>0.2%</b>	<b>\$145,000</b>	<b>3.4%</b>
BRANYAN	1	N/A	N/A	20	\$151,250	\$151,000	0.2%	\$137,500	10.0%

## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-20 \$ / WEEK	JUN-20 NEW BONDS	JUN-19 \$ / WEEK	JUN-19 NEW BONDS	JUN-15 \$ / WEEK	JUN-15 NEW BONDS
<b>BUNDABERG REGIONAL</b>		<b>\$300</b>	<b>294</b>	<b>\$300</b>	<b>282</b>	<b>\$285</b>	<b>337</b>
4660	Apple Tree Creek/Childers/Woodgate	\$310	26	\$290	28	\$280	25
4670	Bundaberg/Avoca/Bargara/Burnett Heads/Innes Park/Kepnock/Millbank/Thabeban	\$300	246	\$300	239	\$285	295
4671	Gin Gin/Mount Perry	\$265	21	\$260	15	\$250	16
<b>NORTH BURNETT REGIONAL</b>		<b>\$250</b>	<b>51</b>	<b>\$245</b>	<b>33</b>	<b>\$235</b>	<b>43</b>
4625	Aranbanga	\$245	16	\$250	11	\$250	17
4626	Beeran	\$260	17	\$280	9	\$240	13
4630	Bancroft	\$180	12	\$180	10	\$180	10

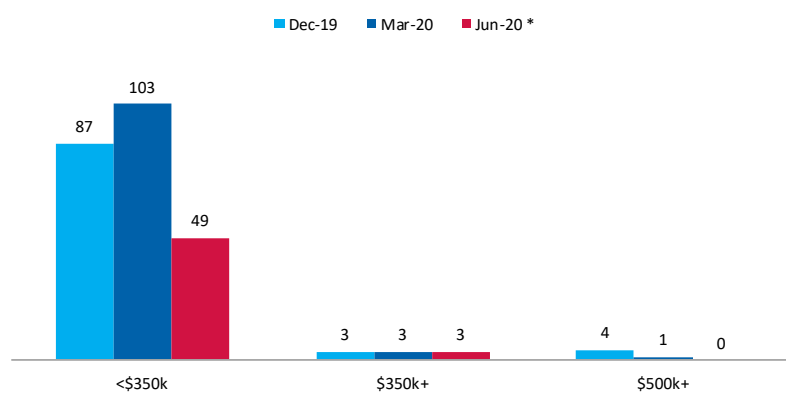
## RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>1</sup>	JUN-20 \$ / WEEK	JUN-20 NEW BONDS	JUN-19 \$ / WEEK	JUN-19 NEW BONDS	JUN-15 \$ / WEEK	JUN-15 NEW BONDS
<b>BUNDABERG REGIONAL</b>		<b>\$240</b>	<b>168</b>	<b>\$240</b>	<b>167</b>	<b>\$225</b>	<b>191</b>
4670	Bundaberg, Avoca, Bargara, Burnett Heads, Innes Park, Kepnock, Millbank, Thabeban	\$240	160	\$243	158	\$225	185

## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-20 \$ / WEEK	JUN-20 NEW BONDS	JUN-19 \$ / WEEK	JUN-19 NEW BONDS	JUN-15 \$ / WEEK	JUN-15 NEW BONDS
<b>BUNDABERG REGIONAL</b>		<b>\$3</b>	<b>308</b>	<b>\$4</b>	<b>320</b>	<b>\$290</b>	<b>15</b>
4670	Bundaberg/Avoca/Bargara/Burnett Heads/Innes Park/Kepnock/Millbank/Thabeban	\$300	9	\$320	5	\$290	13

## BUNDABERG LAND SALES



\*Preliminary data

## EMPLOYMENT MARKET

### FITZROY



**Unemployment Rate**

**5.6%**



**Participation Rate**

**68.9%**

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



**Quarter median price** ↑

**\$270,000**



**Annual median price** ↑

**\$286,000**



**Annual volume of sales** ↑

**581**



**Annual median price 5yrs ago** ↓

**\$374,000**

## Equal Top Spot For Annual House Price Growth

**There is no question that the Gladstone market recovery is well entrenched with its region recording the equal top result for median house price growth over the year.**

The Gladstone median house price increased 5.9 per cent over the year ending June – equal with Mackay. The region's property market has been somewhat immune to the pandemic with sales and rental prices holding firm over the quarter.

Indeed, the public health emergency has encouraged plenty of new residents to town with some coming from interstate. This new demand is putting additional pressure on a sales market already struggling with a small volume of listings.

Demand for vacant land in the region is robust from those seeking to take advantage of the HomeBuilder scheme. The rental market is also firing with its vacancy now at just two per cent – half what it was a year ago. This is correspondingly seeing rents increase with double digit rises for both three-bedroom houses and three-bedroom townhouses over the year.

### Regional Economy and Infrastructure Investment

Refurbishing the Gladstone Aquatic Centre, replacing playground equipment across the region and upgrading the Cassy Lives Skate Park are just some of the projects that will create jobs and benefit the Gladstone community as part of Queensland's economic recovery plan.

Premier Annastacia Palaszczuk visited the Gladstone Aquatic Centre in July with Member for Gladstone Glenn Butcher and Mayor Matt Burnett ahead of announcing the nine projects worth \$5.2 million under the recently launched \$200 million COVID Works for Queensland program.

The Premier said the pandemic had impacted economies around the world, but it's because of Queensland's strong health response that we're able to reopen Queensland's economy more quickly.

"Gladstone's allocation of \$5.2 million will go towards nine projects in the region, which the Gladstone Regional Council expects will create or support 60 jobs," she said.

Gladstone COVID Works for Queensland projects:

- \$1.8m pump station SPS A06 upgrade
- \$1.23m to upgrade the Gladstone Aquatic Centre
- \$427,200 Playground Replacement Program
- \$400,000 to install a second weighbridge at Benaraby Landfill
- \$380,500 to construct stormwater mitigation measures at the Gladstone Waste Water Treatment Plant.
- \$325,000 to upgrade Cassy Lives Skate Park
- \$279,000 to repair the Boyne Island Community Centre Library Floor
- \$200,000 to repair Castle Tower Building's verandas at the Boyne Island Community Centre
- \$150,000 for safety improvements to the Gladstone Entertainment and Convention Centre (GECC)

Member for Gladstone Glenn Butcher said the projects were part of Queensland's road to economic recovery and would make a difference to the region.

"I am very pleased that projects like the Aquatic Centre upgrade and new playground equipment across the region will be funded through this fantastic initiative," he said.

"While there's no doubt our people are resilient, I know these projects, and the jobs they create, will be extremely welcome during this tough time."

## HOUSE MARKET ALL



Median days on market

**57 Days**



Median vendor discount

**-5.3%**



Stock on market

**7.5%**

**The public health emergency has encouraged plenty of new residents to town with some coming from interstate. This new demand is putting additional pressure on a sales market already struggling with a small volume of listings.**



Gladstone Mayor Matt Burnett said the council was looking forward to delivering the projects for the community.

“These projects will make a real difference in helping the community get through this period by improving liveability as well as creating jobs for local families,” Mayor Burnett said.

Projects are required to be completed by June 2021.

### House Market (<2400m<sup>2</sup>)

The Gladstone housing market continued its strong market conditions over the previous quarter. In fact, it seems like the region has felt very few negative, and many positive, impacts from the pandemic.

Indeed, REIQ Gladstone Zone Chair Alicia Williams said it’s probably the best market conditions the region has seen for about seven years.

The Gladstone median house price increased 0.4 per cent over the June quarter but its performance over the year was the equal best major region in the State with growth of 5.9 per cent.

The median house price in Gladstone is now \$286,000.

Ms Williams said there had been strong activity from first home buyers over the quarter, with many keen to take advantage of the HomeBuilder scheme as well as First Home Owner Grants.

However, one of the biggest changes to the market has been the influx of new locals to the region.

Ms Williams said new residents were coming from intrastate but also from interstate.

Affordable housing is one of the reasons for their migration, but so too are the social freedoms that the region has enjoyed during the pandemic for its residents.

She said many properties were selling in a day or two because of the increased demand but also due to the small volume of listings.

Indeed, the number of sales in Gladstone was down about 40 per cent compared to the previous quarter.

About 20 or 30 per cent of enquiry is coming from out of towners keen to stake their claim before moving to the region.

### Unit and Land Markets

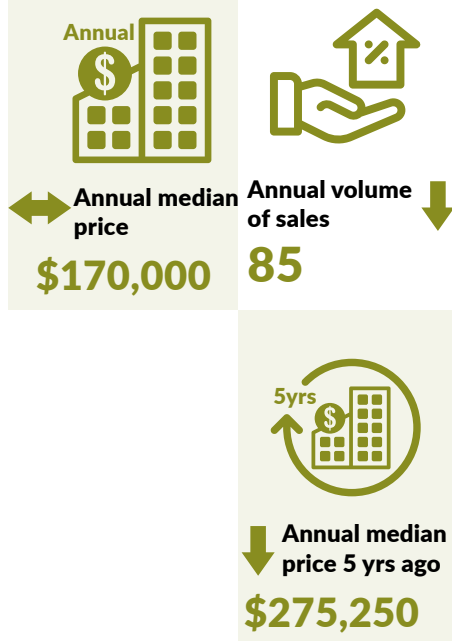
The Gladstone unit market has been slower to recover than its housing sector, which is a common scenario. Over the March quarter, the median unit price decreased five per cent to \$170,000. That said, over the year ending March 2020, the median unit price increased 0.3 per cent to \$171,000.

Ms Williams said the unit market had remained soft over recent years, partly due to the high number of mortgagee sales. However, the volume of these types of sales had fallen significantly, which was a positive for the unit sector.

Another factor that had kept Gladstone’s unit market off the boil was the previously low yields that were on offer. Even with low buy-in prices, the weekly rents often didn’t tip in



## UNIT MARKET



enough cash flow to make it worth an investor's while, Ms Williams said. However, that situation was slowly changing with rents increasing strongly over the past year or two. Units located close to the Gladstone city centre were mostly in demand from buyers, she said.

## Rental Market

The Gladstone rental market remains undersupplied with a vacancy rate of two per cent. As a comparison, in the June quarter last year, its vacancy rate was 4.1 per cent.

Ms Williams said the true vacancy rate is probably even lower at present with her agency's rental roll recently only having two properties available for rent out of 800 possible.

Lease renewals are commonly seeing rent increases of about \$20 to \$30 per week. However, new leases are recording bigger rental jumps again.

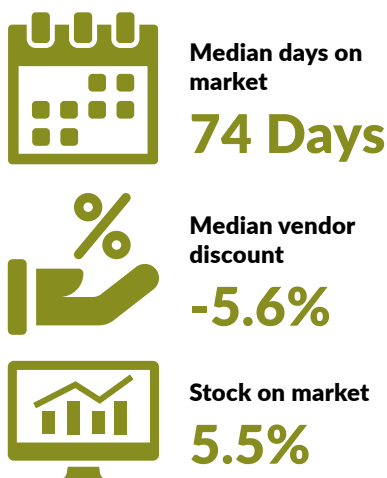
Tenants are increasingly desperate for properties given they are in such short supply at present, she said.

The median weekly rents for all surveyed dwelling types have increased since the previous quarter. The median rent for a three-bedroom house in Gladstone has increased 13 per cent over the past year to \$300 per week. The median weekly rent for a two-bedroom unit has also jumped by nearly seven per cent to \$193 per week.

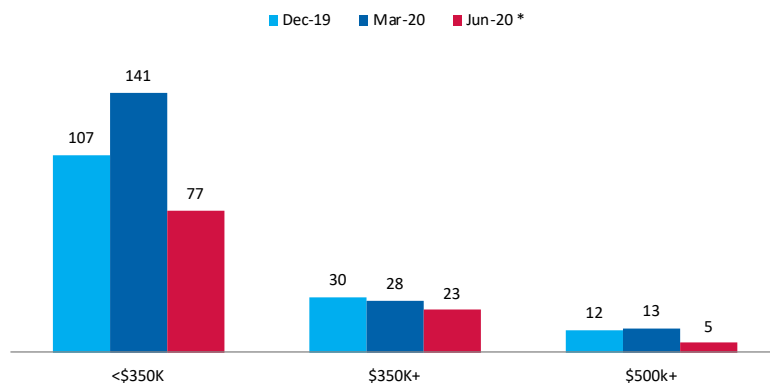
Likewise, the median weekly rent for a three-bedroom townhouse is now nearly 11 per cent higher over the past year to now be \$255 per week.

Gladstone investors are also enjoying healthy house yields of five per cent.

## UNIT MARKET

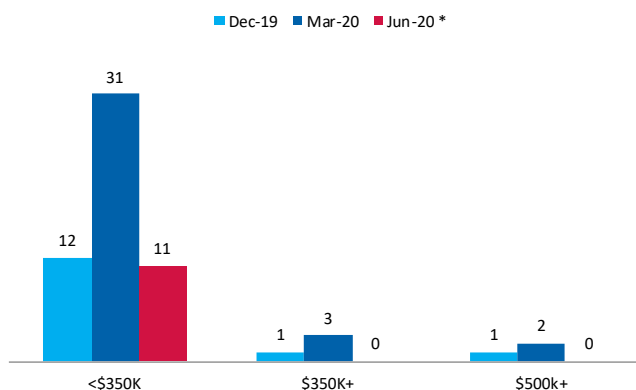


## GLADSTONE HOUSE SALES



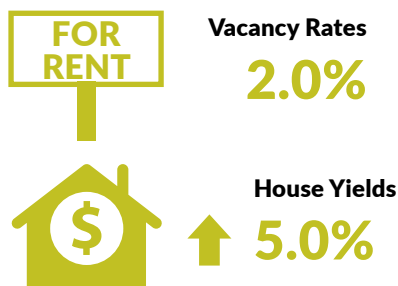
\*Preliminary data  
Houses<2400m<sup>2</sup>

## GLADSTONE UNIT SALES



\*Preliminary data

## 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>GLADSTONE (LGA)</b>	<b>108</b>	<b>\$270,000</b>	<b>0.4%</b>	<b>581</b>	<b>\$286,000</b>	<b>\$270,000</b>	<b>5.9%</b>	<b>\$374,000</b>	<b>-23.5%</b>
<b>GLADSTONE (LGA) ^</b>	<b>25</b>	<b>\$310,000</b>	<b>1.3%</b>	<b>152</b>	<b>\$380,000</b>	<b>\$382,500</b>	<b>-0.7%</b>	<b>\$489,000</b>	<b>-22.3%</b>
AGNES WATER ^	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
BOYNE ISLAND	7	N/A	N/A	48	\$300,000	\$290,000	3.4%	\$420,000	-28.6%
CALLIOPE	6	N/A	N/A	45	\$261,000	\$247,000	5.7%	\$365,250	-28.5%
CLINTON	10	N/A	N/A	68	\$281,000	\$250,000	12.4%	\$341,000	-17.6%
GLEN EDEN	4	N/A	N/A	36	\$285,000	\$266,000	7.1%	\$430,000	-33.7%
KIN KORA	5	N/A	N/A	28	\$260,500	\$260,000	0.2%	N/A	N/A
KIRKWOOD	10	N/A	N/A	35	\$335,500	\$305,000	10.0%	\$430,500	-22.1%
NEW AUCKLAND	11	N/A	N/A	45	\$315,000	\$308,337	2.2%	\$372,500	-15.4%
SOUTH GLADSTONE	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
TANNUM SANDS	11	N/A	N/A	56	\$371,500	\$330,000	12.6%	\$425,000	-12.6%
TELINA	3	N/A	N/A	25	\$280,000	\$264,500	5.9%	\$385,000	-27.3%
WEST GLADSTONE	8	N/A	N/A	51	\$210,000	\$185,000	13.5%	\$299,500	-29.9%
<b>SURROUNDS</b>									
<b>BANANA (LGA)</b>	<b>18</b>	<b>N/A</b>	<b>N/A</b>	<b>103</b>	<b>\$160,000</b>	<b>\$160,000</b>	<b>0.0%</b>	<b>\$260,000</b>	<b>-38.5%</b>
BILOELA	9	N/A	N/A	49	\$225,000	\$215,000	4.7%	\$310,000	-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>GLADSTONE (LGA)</b>	<b>11</b>	<b>N/A</b>	<b>N/A</b>	<b>85</b>	<b>\$170,000</b>	<b>\$170,000</b>	<b>0.0%</b>	<b>\$275,250</b>	<b>-38.2%</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>11</b>	<b>N/A</b>	<b>N/A</b>	<b>71</b>	<b>\$98,000</b>	<b>\$136,250</b>	<b>-28.1%</b>	<b>\$189,000</b>	<b>-48.1%</b>
KIRKWOOD	2	N/A	N/A	16	N/A	N/A	N/A	\$192,500	N/A

## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-20 \$ / WEEK	JUN-20 NEW BONDS	JUN-19 \$ / WEEK	JUN-19 NEW BONDS	JUN-15 \$ / WEEK	JUN-15 NEW BONDS
<b>GLADSTONE REGIONAL</b>		<b>\$260</b>	<b>166</b>	<b>\$230</b>	<b>205</b>	<b>\$300</b>	<b>280</b>
4677	Agnes Water / Miriam Vale	\$320	13	\$320	11	\$300	17
4680	Gladstone / Boyne Island / Clinton / New Auckland / Kin Kora / Tannum Sands	\$250	151	\$220	189	\$300	257
<b>BANANA SHIRE</b>		<b>\$270</b>	<b>51</b>	<b>\$273</b>	<b>44</b>	<b>\$300</b>	<b>50</b>
4715	Biloela	\$290	23	\$320	20	\$330	18
4718	Bauhinia	\$250	25	\$230	20	\$290	27

## RENTAL MARKET - 2 BED UNITS

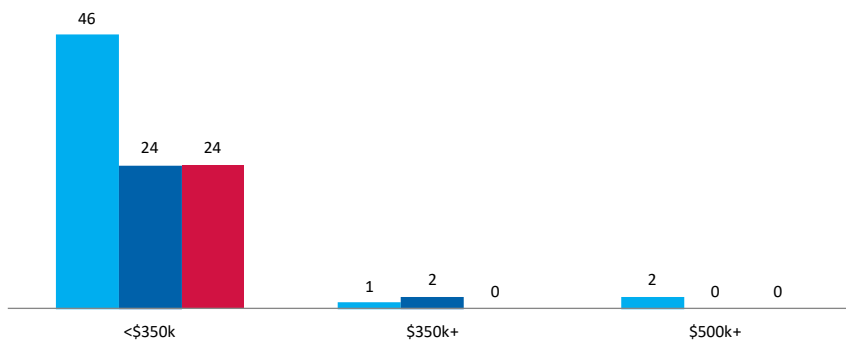
POST CODE	LOCALITY <sup>1</sup>	JUN-20 \$ / WEEK	JUN-20 NEW BONDS	JUN-19 \$ / WEEK	JUN-19 NEW BONDS	JUN-15 \$ / WEEK	JUN-15 NEW BONDS
<b>GLADSTONE REGIONAL</b>		<b>\$193</b>	<b>202</b>	<b>\$180</b>	<b>172</b>	<b>\$240</b>	<b>205</b>
4677	Agnes Water / Miriam Vale	\$250	10	\$260	5	\$260	5
4680	Gladstone / Boyne Island / Clinton / New Auckland / Kin Kora / Tannum Sands	\$190	192	\$180	167	\$240	200
<b>BANANA SHIRE</b>		<b>\$250</b>	<b>25</b>	<b>\$240</b>	<b>17</b>	<b>\$231</b>	<b>21</b>
4715	Biloela	\$265	20	\$250	11	\$270	13

## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-20 \$ / WEEK	JUN-20 NEW BONDS	JUN-20 \$ / WEEK	JUN-20 NEW BONDS	JUN-15 \$ / WEEK	JUN-15 NEW BONDS
<b>GLADSTONE REGIONAL</b>		<b>\$255</b>	<b>70</b>	<b>\$230</b>	<b>76</b>	<b>\$325</b>	<b>85</b>
4677	Agnes Water / Miriam Vale	N/A	2	N/A	1	N/A	2
4680	Gladstone / Boyne Island / Clinton / New Auckland / Kin Kora / Tannum Sands	\$250	68	\$230	75	\$325	83

## GLADSTONE LAND SALES

■ Dec-19 ■ Mar-20 ■ Jun-20 \*



\*Preliminary data

## EMPLOYMENT MARKET

### FITZROY



#### Unemployment Rate

**5.6%**



#### Participation Rate

**68.9%**

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



#### Quarter median price

**\$275,000**



#### Annual median price

**\$267,000**



#### Annual volume of sales

**1,002**



#### Annual median price 5yrs ago

**\$295,000**

**REIQ Rockhampton Zone Chair Noel Livingston said the region had been the picture of resilience during recent months, with a diverse economic base being part of the solution.**

## Rock Solid

**Rockhampton's property market is showing signs of not just resilience, but growth as we proceed through this extraordinary year.**

Median house prices rose and the rental market continued to strengthen with a sub-1.0 per cent quarterly vacancy rate reflecting a 10-year low.

Our June quarter analysis indicated overall that both housing and units were in the rising phase of the property price cycle.

The pandemic's direct effect on the economy and real estate sector appears to have been minimal. In some respects, restrictions placed on the big interstate capitals seemed to have only highlighted the appeal of regional centres, and Rockhampton has been among the beneficiaries.

### Regional Economy and Infrastructure Investment

Rockhampton's property prospects are being bolstered by planned and current infrastructure projects.

The \$352 million Rookwood Weir is a landmark venture for the region. On completion, the weir is set to provide thousands of megalitres of water to underpin agricultural, industrial and urban growth in central Queensland.

In August it was announced a central Queensland firm, McCosker Contracting, had won the construction bid along with Lendlease Engineering.

The State Government said delivery of the project would create at least 140 local jobs. Of course, flow-on effects are expected to be incredibly favourable.

Another project helping the local economy is the \$241 million expansion of Capricornia Correctional Centre. This project's undertaking has already had direct, positive outcomes for local businesses supplying services to the venture.

Rockhampton MP Barry O'Rourke said the expansion of the Capricornia Correctional Centre would create hundreds of ongoing permanent jobs when complete in 2021.

### Market Outlook

The growth numbers have looked good during the time period of our data up to June 2020, but local contacts confirm the good news had continued beyond mid-year as well.

REIQ Rockhampton Zone Chair Noel Livingston said the region had been the picture of resilience during recent months, with a diverse economic base being part of the solution.

"It's just powering on – it's been rock solid. We've had no real COVID impact on our market," he said.

"We're not tourist based at all, mining is very strong, and the rural economy is extremely strong. Cattle prices are through the roof so we're getting investment from the bush as well."

In fact, the property sector's immunity from the pandemic's economic fallout is showing no signs of weakening anytime soon, according to Mr Livingston.

"It's all looking good for the next year or two here in Rocky."

He noted housing remained the city's primary property type. The appeal of detached housing among local stakeholders is playing out in the availability of listings.

"We've now got a shortage of housing stock in certain areas, like The Range which is our old, established area near the hospital and the grammar schools. It's hard to find a listing, so prices are moving up there."

For investors, the news remained good in Rockhampton as well, according to Mr Livingston.

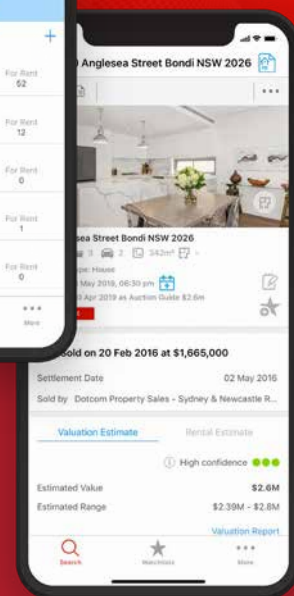
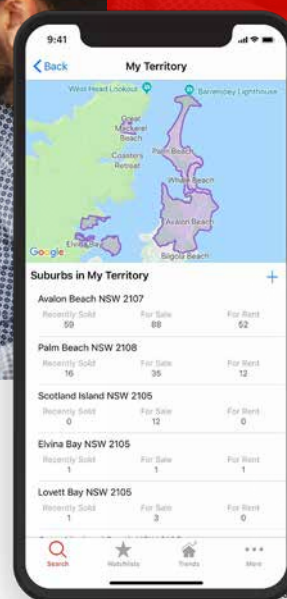
"Our vacancy rate is so low. I've got nothing available for rent in my office at present out of 300 rentals on the books."

### House Market (<2400m<sup>2</sup>)

Based on the metrics, we consider Rockhampton housing to be in the recovering phase of the property price cycle.



CoreLogic®



# Get mobile and see more clients

Take your business truly mobile, improving efficiency and responsiveness in an increasingly digital and changing business environment.

Research the market, create and deliver reports between meetings and respond to enquiries immediately from any location.

## PROVIDING CLARITY IN UNCERTAIN TIMES

If you wish to know more about the ways we are working to support our customers and the community at this time, our COVID-19 response information is available on our website.

 <https://www.corelogic.com.au/covid-19-response>

The **RP Data Pro Mobile App** is available with all RP Data Professional subscriptions.

 Download on the App Store

 GET IT ON Google Play

For more information, contact us on **1300 734 318**  
or visit **corelogic.com.au**

corelogic.com.au

## HOUSE MARKET ALL



Median days on market

**62 Days**



Median vendor discount

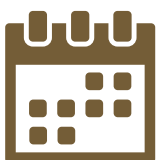
**-5.7%**



Stock on market

**7.1%**

## UNIT MARKET



Median days on market

**109 Days**



Median vendor discount

**-6.6%**



Stock on market

**4.2%**



The June 2020 quarterly median house price rose slightly over the period to \$275,000 across 201 sales.

For the 12 months to June 2020, houses also recorded a median sale price of \$267,000 – which is a 4.3 per cent increase on the previous year – across 1002 transactions.

Values are notably softer on a medium-term analysis. The median house price five years ago was \$295,000 which translates to a 9.5 per cent drop in the figure since that time.

### General Activity

The total number of house listings in Rockhampton for the 12 months to May 2020 was 2092, which was a 10.4 per cent drop on the previous year's 2334 listings.

Stock on market for the period was 7.1 per cent which was lower than last year's 7.9 per cent result.

The median vendor discount for the 12 months to May 2020 was 5.7 per cent which is less than the 7.9 per cent outcome to May 2019.

Median days on market for the 12-month period was 62 – a small fall on the previous year's result of 68.

### Unit Market

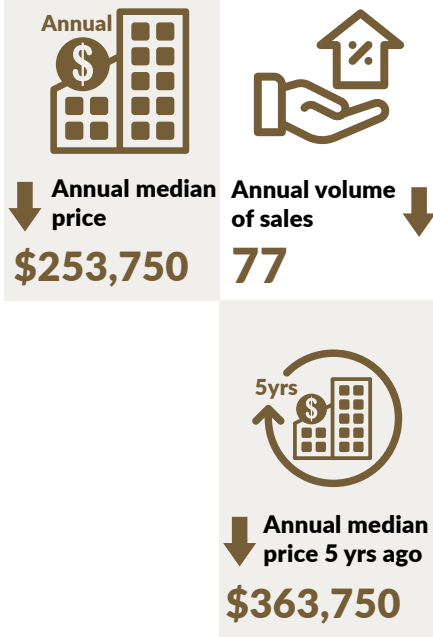
The unit market in Rockhampton is relatively thin – although there's been a recent shift in the appeal of attached housing in one location, according to Mr Livingston.

"We've never been a particularly strong 'unit' city although the developments along the river are changing that. There's been some resales down there that've been really encouraging – but it's not a big part of our market."





## UNIT MARKET



The 12-month median unit price fell by a notable 6.0 per cent to \$253,750 across 77 sales.

The total number of unit listings in Rockhampton for the 12 months to May 2020 was 200 – a substantial 23.7 per cent decrease on the previous 12-month period, which had 262 listings.

Stock on market for the period was 4.2 per cent which was mildly tighter than the 5.6 per cent result for the year to May 2019.

Median days increased slightly. The 12 months to March 2020 recorded a 109-day median, while the previous year saw 100 days.

The annual median vendor discount to May 2020 was -6.6 per cent, which was tighter than the previous year's figure of -8.7 per cent.

**Rental Market**

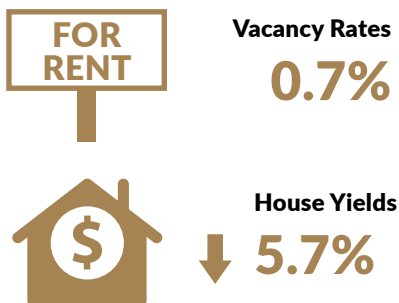
The vacancy rate for the June 2020 quarter was 0.7 per cent, which is a tightening of the previous quarter's vacancy rate of 1.3 per cent and the lowest quarterly vacancy rate for over a decade.

Median rent for a three-bedroom house in the year to June 2020 was \$300 per week – up \$10 on the previous year.

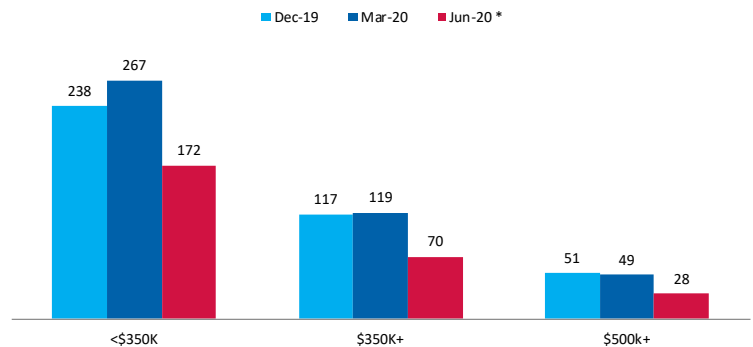
For two-bedroom units, the annual median was \$230 per week which was a rise of \$10 per week based on the previous year's result.

The median gross rental yield for Rockhampton investment houses softened coming in at 5.7 per cent in June 2020 quarter – a fall from the 6.1 per cent outcome for March quarter 2020.

## RENTAL MARKET



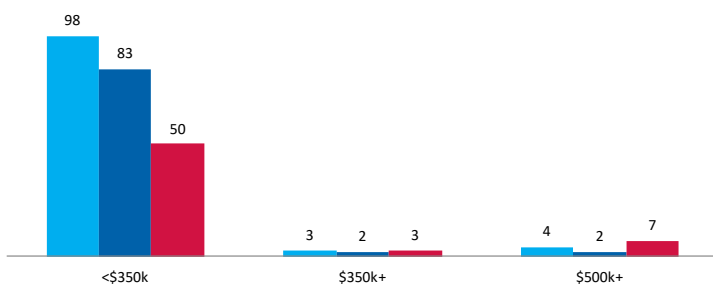
## ROCKHAMPTON &amp; LIVINGSTONE HOUSE SALES



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

## ROCKHAMPTON &amp; LIVINGSTONE LAND SALES

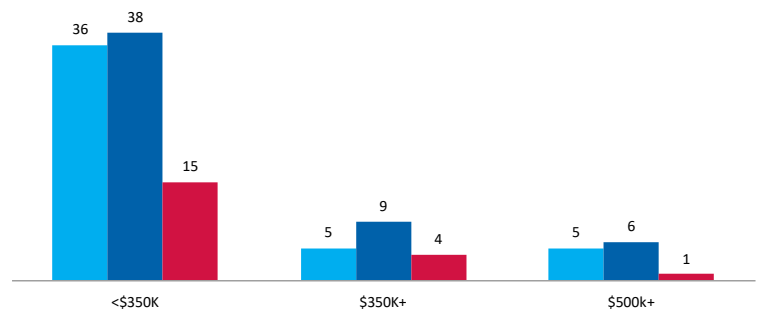
■ Dec-19 ■ Mar-20 ■ Jun-20 \*



\*Preliminary data

## ROCKHAMPTON &amp; LIVINGSTONE UNIT SALES

■ Dec-19 ■ Mar-20 ■ Jun-20 \*



\*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
ROCKHAMPTON (LGA)	201	\$275,000	0.8%	1002	\$267,000	\$256,000	4.3%	\$295,000	-9.5%
ROCKHAMPTON (LGA) ^	18	N/A	N/A	92	\$390,000	\$340,000	14.7%	\$402,500	-3.1%
ALLENSTOWN	4	N/A	N/A	37	\$226,000	\$200,000	13.0%	\$262,500	-13.9%
BERSEKER	14	N/A	N/A	98	\$217,250	\$171,900	26.4%	\$225,000	-3.4%
FRENCHVILLE	36	\$321,250	2.8%	140	\$318,750	\$320,000	-0.4%	\$316,000	0.9%
GRACEMERE	0	N/A	N/A	0	N/A	N/A	N/A	\$720,000	N/A
KAWANA	12	N/A	N/A	44	\$279,000	\$292,500	-4.6%	\$315,000	-11.4%
KOONGAL	11	N/A	N/A	50	\$212,500	\$219,000	-3.0%	\$230,000	-7.6%
MOUNT MORGAN	6	N/A	N/A	41	\$100,000	\$88,000	13.6%	\$104,500	-4.3%
NORMAN GARDENS	0	N/A	N/A	0	N/A	N/A	N/A	\$745,000	N/A
PARK AVENUE	14	N/A	N/A	68	\$224,000	\$217,000	3.2%	\$254,000	-11.8%
THE RANGE	17	N/A	N/A	87	\$362,000	\$365,000	-0.8%	\$365,000	-0.8%
WANDAL	14	N/A	N/A	68	\$280,500	\$280,000	0.2%	\$315,000	-11.0%

## SURROUNDS

CENTRAL HIGHLANDS (LGA)	48	\$235,000	2.9%	219	\$256,250	\$210,000	22.0%	\$240,000	6.8%
BLACKWATER	12	N/A	N/A	47	\$148,000	\$145,000	2.1%	\$160,000	-7.5%
EMERALD	33	\$307,000	3.3%	147	\$310,000	\$271,000	14.4%	\$290,000	6.9%

LIVINGSTONE (LGA)	86	\$384,500	0.0%	480	\$390,000	\$375,000	4.0%	\$385,000	1.3%
LIVINGSTONE (LGA) ^	34	\$545,000	3.6%	166	\$500,000	\$470,000	6.4%	\$488,500	2.4%
EMU PARK	7	N/A	N/A	37	\$340,000	\$332,500	2.3%	\$328,500	3.5%
LAMMERMOOR	10	N/A	N/A	52	\$467,750	\$418,500	11.8%	\$405,000	15.5%
YEPPON	17	N/A	N/A	112	\$369,000	\$350,500	5.3%	\$376,000	-1.9%
ZILZIE	15	N/A	N/A	61	\$330,000	\$340,000	-2.9%	\$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
ROCKHAMPTON (LGA)	14	N/A	N/A	77	\$253,750	\$270,000	-6.0%	\$363,750	-30.2%
ROCKHAMPTON CITY	1	N/A	N/A	14	N/A	\$407,500	N/A	\$448,185	N/A

## SURROUNDS

LIVINGSTONE (LGA)	7	N/A	N/A	83	\$219,500	\$265,000	-17.2%	\$309,000	-29.0%
YEPPON	2	N/A	N/A	38	\$287,500	\$282,500	1.8%	\$286,500	0.3%

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

ROCKHAMPTON (LGA)	12	N/A	N/A	95	\$153,000	\$166,500	-8.1%	\$170,000	-10.0%
GRACEMERE	1	N/A	N/A	19	N/A	N/A	N/A	\$146,500	N/A
NORMAN GARDENS	6	N/A	N/A	34	\$155,000	\$165,900	-6.6%	\$179,000	-13.4%

## SURROUNDS

LIVINGSTONE (LGA)	25	\$152,000	-2.4%	147	\$165,000	\$172,500	-4.3%	\$170,000	-2.9%
HIDDEN VALLEY	1	N/A	N/A	18	N/A	N/A	N/A	\$177,000	N/A
PARKHURST	4	N/A	N/A	24	\$188,750	\$187,700	0.6%	\$172,000	9.7%
ZILZIE	2	N/A	N/A	18	N/A	\$111,250	N/A	\$165,000	N/A

## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-20 \$ / WEEK	NEW BONDS	JUN-19 \$ / WEEK	NEW BONDS	JUN-15 \$ / WEEK	NEW BONDS
	ROCKHAMPTON REGIONAL	\$300	260	\$290	219	\$290	288
4700	Allenstown/Depot Hill/Great Keppel Is/Rockhampton/Wandal	\$300	95	\$290	93	\$285	86
4701	Central Qld Uni/ Frenchville/ Kalka/ Koongal/ Lakes Ck/ Nerimbera/ Nth Rockhampton/ Oasis Gardens/ Pk Avenue/Rockhampton	\$300	150	\$290	119	\$290	191
	LIVINGSTONE SHIRE	\$330	131	\$300	130	\$310	141
4702	Ambrose/Banana/Baralaba/Gindie/Gracemere/Jericho/Keppel Sands/SaphireStanwell/Rubyvale/Westwood/Woorabinda/Wowan/Yaraka	\$300	70	\$275	62	\$290	63
4703	Bayfield/Bungundarra/Byfield/Coee Bay/Farnborough/Kemp Bch/Kinka Bch/Lammermoor Bch/Statute Bay/Tarangamba/Woodbury/Yeppoon	\$365	40	\$348	52	\$340	61
4710	Emu Park/Zilzie	\$350	21	\$320	15	\$320	16
4714	Mount Morgan	\$210	15	\$218	6	\$190	10
	CENTRAL HIGHLANDS REGIONAL	\$270	150	\$260	122	\$220	129
4717	Blackwater	\$250	83	\$250	56	\$200	66
4720	Emerald	\$350	55	\$295	52	\$230	56

## RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>1</sup>	JUN-20 \$ / WEEK	NEW BONDS	JUN-19 \$ / WEEK	NEW BONDS	JUN-15 \$ / WEEK	NEW BONDS
	ROCKHAMPTON REGIONAL	\$230	184	\$220	161	\$230	188
4700	Allenstown/Depot Hill/Great Keppel Is/Rockhampton/Wandal	\$263	64	\$240	51	\$270	32
4701	Central Qld Uni/ Frenchville/ Kalka/ Koongal/ Lakes Ck/ Nerimbera/ Nth Rockhampton/ Oasis Gardens/ Pk Avenue/Rockhampton	\$220	119	\$218	110	\$220	154
	LIVINGSTONE SHIRE	\$300	67	\$258	56	\$280	66
4702	Ambrose/Banana/Baralaba/Gindie/Gracemere/Jericho/Keppel Sands/SaphireStanwell/Rubyvale/Westwood/Woorabinda/Wowan/Yaraka	\$230	7	\$200	7	N/A	4
4703	Bayfield/Bungundarra/Byfield/Coee Bay/Farnborough/Kemp Bch/Kinka Bch/Lammermoor Bch/Statute Bay/Tarangamba/Woodbury/Yeppoon	\$320	57	\$270	45	\$280	62
	CENTRAL HIGHLANDS REGIONAL	\$245	70	\$220	64	\$190	51
4717	Blackwater	\$150	11	\$150	13	\$150	5
4720	Emerald	\$250	57	\$233	50	\$190	45
4722	Springsure	N/A	1	N/A	1	N/A	1

## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-20 \$ / WEEK	NEW BONDS	JUN-19 \$ / WEEK	NEW BONDS	JUN-15 \$ / WEEK	NEW BONDS
	ROCKHAMPTON REGIONAL	\$345	6	N/A	2	\$120	10
4701	Central Qld Uni, Frenchville, Kalka, Koongal, Lakes Ck, Nerimbera, Nth Rockhampton, Oasis Gardens, Pk Avenue, Rockhampton	N/A	4	N/A	1	\$120	7
	LIVINGSTONE SHIRE	\$390	17	\$380	17	\$330	10
4702	Ambrose/Banana/Baralaba/Gindie/Gracemere/Jericho/Keppel Sands/SaphireStanwell/Rubyvale/Westwood/Woorabinda/Wowan/Yaraka	\$425	5	\$380	15	N/A	2
4703	Bayfield/Bungundarra/Byfield/Coee Bay/Farnborough/Kemp Bch/Kinka Bch/Lammermoor Bch/Statute Bay/Tarangamba/Woodbury/Yeppoon	\$360	11	N/A	2	\$300	7
	CENTRAL HIGHLANDS REGIONAL	\$350	13	\$310	11	\$270	17
4720	Emerald	\$350	11	\$310	9	\$250	8







## EMPLOYMENT MARKET

### MACKAY



#### Unemployment Rate

**4.3%**



#### Participation Rate

**68.9%**

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



#### Quarter median price

**\$358,000**



#### Annual median price

**\$360,000**



#### Annual volume of sales

**1,336**



#### Annual median price 5yrs ago

**\$380,000**

## Mackay Enjoying Supercharged Economic Conditions

**The run of solid market conditions in Mackay has not been slowed by the pandemic.**

While housing recorded a flat result over the June quarter, the year ending figure was the equal strongest of all major regions across the State.

The region has also welcomed plenty of new residents over recent months with many workers opting to relocate rather than battle ongoing travel restrictions and difficulties.

The influx of new locals is helping to supercharge the local economy as well as underpin its housing market.

Mackay's rental market is now one of the tightest in Queensland with a vacancy rate of just 1.3 per cent.

Rents are correspondingly starting to rise with increases of five to 10 per cent relatively common.

### Regional Economy and Infrastructure Investment

The new \$7 million Mackay Resources Centre of Excellence has officially opened its doors to students and industry in what will be a game changer for the region's mining sector.

State Development Minister Kate Jones said the one-of-a-kind facility in Queensland featured an Underground Simulator Mining Facility, control room, workshop, laboratory, and classrooms.

"This is about creating jobs and ensuring locals have the training they need to fill them," Ms Jones said.

Assistant Minister for Treasury and Member for Mackay Julieanne Gilbert said the coal mine simulator spanned more than 6800 square metres and replicated the physical conditions of working underground.

"This centre will give locals some of the best training in the world to prepare for a career in the resources sector," she said.

"The centre will provide safer and more accelerated training options for students and apprentices, and support companies developing new products and researching the field.

"Infrastructure like that will attract more private sector investment and create new jobs."

Mackay Mayor Greg Williamson said the construction commenced on council land in September 2019 and the facility was completed within budget and on time.

"This project has supported 22 direct and indirect jobs both onsite and through the supply chain," Mayor Williamson said.

"This is a great example of council working together with State Government and industry to deliver what will become a key landmark for Mackay."

Queensland Resources Council Chief Executive Ian Macfarlane said Mackay was an ideal location for a mining excellence centre given its proximity to our high quality coal fields and concentration of industry expertise and METS companies.

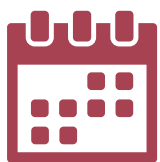
"The world wants our resources, so we need the skilled workforce to make sure we can take advantage of the global demand. This centre along with our education arm the Queensland Minerals and Energy Academy (QMEA) will help equip the next crop of resource workers with the right skills," Mr Macfarlane said.

"QMEA is a partnership between the resources sector and the Queensland Government





## HOUSE MARKET ALL



**Median days on market**

**46 Days**



**Median vendor discount**

**-4.6%**



**Stock on market**

**7.0%**

under the Gateway to Industries School Program. Currently sitting at 75 schools, QMEA is expanding its network in Mackay with more schools to be onboarded in coming months.”

### House Market (<2400m<sup>2</sup>)

The Mackay housing market has continued its run of healthy market conditions over the June quarter.

While recording a flat median house price of \$400,000 over the period, the region has had four consecutive quarters with positive price results.

These sorts of numbers helped Mackay to become the equal number one major region for median house price growth over the year ending June with a price uplift of 5.9 per cent.

The median house price in Mackay is now only about five per cent off its figure from five years ago.

REIQ Mackay Zone Chair Allison Cunningham said the impacts of the pandemic had mostly been positive for the region with more residents choosing to call Mackay home.

The influx of new locals was partly due to the job opportunities available but there is a cohort of people who decided to relocate to Mackay because of the travel restrictions, she said.



## UNIT MARKET



Quarter  
median price

**\$222,000**



Annual  
median price

**\$220,000**



Annual volume  
of sales

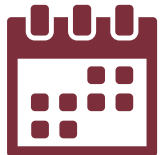
**200**



Annual median  
price 5 yrs ago

**\$307,500**

## UNIT MARKET



Median days on  
market

**66 Days**



Median vendor  
discount

**-5.2%**



Stock on market

**4.9%**

Some of the new residents have been travelling to the area for work for a number of years but decided to move there permanently during, and after, the lockdown.

New locals are generally coming from interstate as well as from Brisbane.

The steady stream of new arrivals has helped the local house market with steady conditions over the past three months.

Many properties are selling within a few weeks of listing, however, slow lending is pushing out days on market as contracts wait to go unconditional.

The local economy is also being supercharged by its increasing population with positive sentiment amongst local business owners.

The travel restrictions are also having a positive impact on nearby tourism locations with locals holidaying close by rather than heading overseas as they may have previously done.

### Unit and Land Markets

The solid market conditions have yet to positively impact the region's unit sector.

The Mackay median unit price reduced 2.2 per cent over the June quarter to \$222,000 and was also down 2.2 per cent over the year.

The unit market remains soft but is also a very small part of the overall market with only 30 sales recorded over the June quarter.

The median unit price is still 28.5 per cent below its level five years ago, which is a fall of more than \$80,000.

However, its current low median unit price is now the most affordable of all major regions, which is likely to become attractive to bargain hunters in the times ahead.

While other parts of regional Queensland are reporting strong vacant land sales due to the HomeBuilder scheme, the same can't be said for Mackay.

Only 23 vacant land sales were recorded over the June quarter with a median price of \$155,000 recorded.

### Rental Market

Mackay's rental market has hardly skipped a bit this year, even during the lockdown period.

In fact, its vacancy rate has fallen to just 1.3 per cent – one of the lowest in the State and a figure that shows the local rental market is well in undersupplied territory.

The lack of rental properties at the same time as an influx of new residents is starting to significantly impact prices as well as create stress for would-be tenants.

Ms Cunningham said the rental market was probably the best it has been for eight years, which was a time period when the vacancy rate was 1.7 per cent.

She said there were currently only about 180 rental properties available across the whole of Mackay.

The increased demand is causing rents to rise by between five to 10 per cent for renewals as well as new leases.

The impact of the low vacancy will likely be pronounced in the next quarter of statistics, but it's clear that Mackay rents are already increasing.

The median rent for a three-bedroom house is up nearly three per cent to \$360,000 compared to June last year.

Investors in Mackay are achieving 5.2 per cent gross rental yields for houses and 6.6 per cent yields for units.

## RENTAL MARKET



**Vacancy Rates**  
**1.3%**



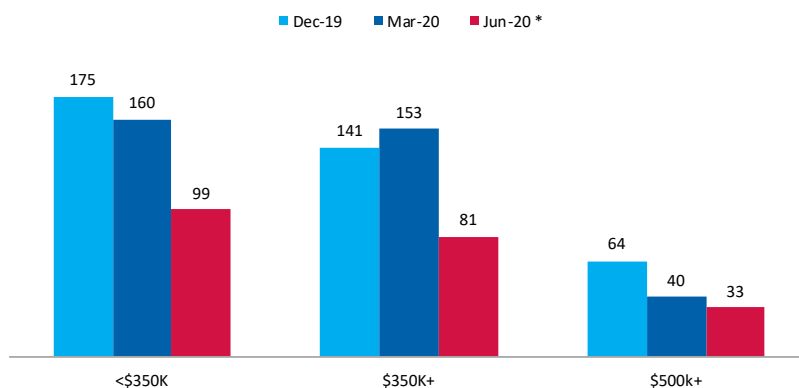
**House Yields**  
**5.2%**



**Unit Yields**  
**6.6%**

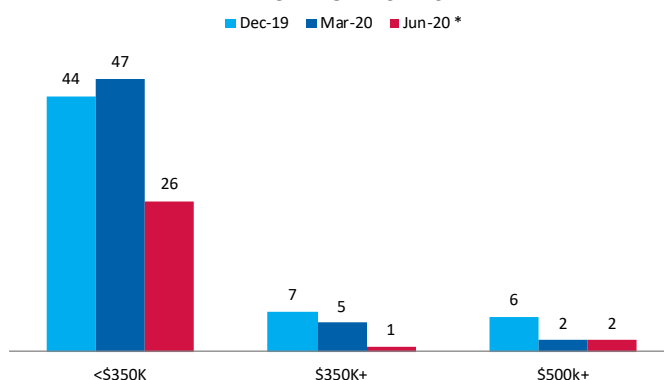
The region has welcomed plenty of new residents over recent months with many workers opting to relocate rather than battle ongoing travel restrictions and difficulties.

### MACKAY HOUSE SALES



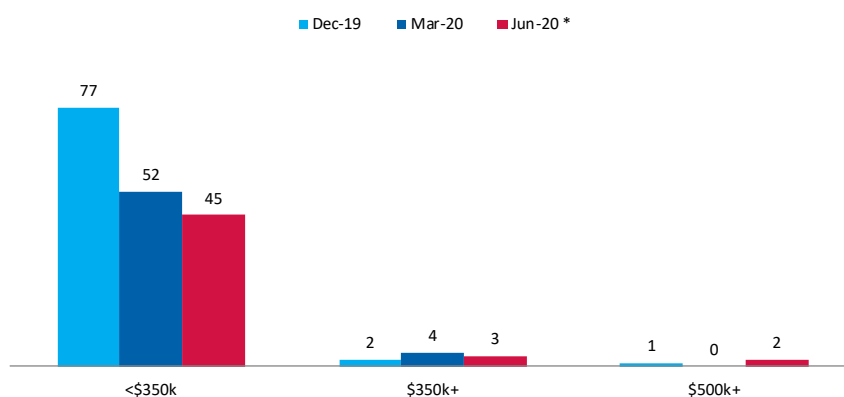
\*Preliminary data  
Houses<2400m<sup>2</sup>

### 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>226</b>	<b>\$358,000</b>	<b>0.0%</b>	<b>1336</b>	<b>\$360,000</b>	<b>\$340,000</b>	<b>5.9%</b>	<b>\$380,000</b>	<b>-5.3%</b>
<b>MACKAY (LGA) ^</b>	<b>47</b>	<b>\$477,500</b>	<b>-1.9%</b>	<b>238</b>	<b>\$466,000</b>	<b>\$480,000</b>	<b>-2.9%</b>	<b>\$465,000</b>	<b>0.2%</b>
ANDERGROVE	17	N/A	N/A	119	\$357,000	\$325,000	9.8%	\$350,000	2.0%
BEACONSFIELD	11	N/A	N/A	61	\$380,000	\$355,000	7.0%	N/A	N/A
BLACKS BEACH	9	N/A	N/A	50	\$340,000	\$310,000	9.7%	N/A	N/A
BUCASIA	7	N/A	N/A	79	\$380,000	\$350,000	8.6%	\$390,000	-2.6%
EAST MACKAY	7	N/A	N/A	51	\$349,000	\$340,000	2.6%	N/A	N/A
SHOAL POINT	0	N/A	N/A	0	N/A	N/A	N/A	\$710,000	N/A
EIMEO	12	N/A	N/A	52	\$365,000	\$360,000	1.4%	\$407,500	-10.4%
GLENELLA	12	N/A	N/A	69	\$470,000	\$434,500	8.2%	\$505,000	-6.9%
MARIAN	15	N/A	N/A	68	\$407,500	\$430,000	-5.2%	\$449,500	-9.3%
MOUNT PLEASANT	11	N/A	N/A	55	\$350,000	\$409,000	-14.4%	\$395,000	-11.4%
NORTH MACKAY	14	N/A	N/A	83	\$285,000	\$252,500	12.9%	\$317,000	-10.1%
OORALEA	6	N/A	N/A	47	\$446,500	\$435,000	2.6%	\$452,000	-1.2%
RURAL VIEW	10	N/A	N/A	79	\$423,750	\$431,500	-1.8%	\$451,500	-6.1%
SARINA	6	N/A	N/A	44	\$235,000	\$250,000	-6.0%	\$235,000	0.0%
SLADE POINT	12	N/A	N/A	48	\$305,000	\$312,500	-2.4%	\$290,000	5.2%
SOUTH MACKAY	13	N/A	N/A	84	\$316,000	\$280,000	12.9%	N/A	N/A
WALKERSTON	0	N/A	N/A	0	N/A	N/A	N/A	\$235,000	N/A
WEST MACKAY	13	N/A	N/A	80	\$350,000	\$332,000	5.4%	\$342,500	2.2%

## SURROUNDS

<b>ISAAC (LGA)</b>	<b>33</b>	<b>\$240,000</b>	<b>6.8%</b>	<b>179</b>	<b>\$228,000</b>	<b>\$180,000</b>	<b>26.7%</b>	<b>\$212,500</b>	<b>7.3%</b>
MORANBAH	15	N/A	N/A	106	\$265,000	\$216,000	22.7%	N/A	N/A

<b>WHITSUNDAY (LGA)</b>	<b>56</b>	<b>\$255,000</b>	<b>-2.6%</b>	<b>357</b>	<b>\$350,000</b>	<b>\$360,000</b>	<b>-2.8%</b>	<b>\$388,750</b>	<b>-10.0%</b>
<b>WHITSUNDAY (LGA) ^</b>	<b>20</b>	<b>\$505,000</b>	<b>2.0%</b>	<b>73</b>	<b>\$520,000</b>	<b>\$485,000</b>	<b>7.2%</b>	<b>\$470,000</b>	<b>10.6%</b>
BOWEN	21	\$220,000	-2.0%	115	\$245,000	\$272,500	-10.1%	\$330,000	-25.8%
CANNONVALE	12	N/A	N/A	100	\$435,000	\$429,000	1.4%	\$429,700	1.2%
PROSERPINE	7	N/A	N/A	38	\$269,500	\$285,000	-5.4%	\$242,500	11.1%

## 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>30</b>	<b>\$222,000</b>	<b>-2.2%</b>	<b>200</b>	<b>\$220,000</b>	<b>\$225,000</b>	<b>-2.2%</b>	<b>\$307,500</b>	<b>-28.5%</b>
MACKAY	5	N/A	N/A	37	\$210,000	\$270,000	-22.2%	\$321,216	-34.6%

## SURROUNDS

<b>WHITSUNDAY (LGA)</b>	<b>22</b>	<b>\$235,000</b>	<b>0.0%</b>	<b>128</b>	<b>\$263,750</b>	<b>\$232,000</b>	<b>13.7%</b>	<b>\$265,000</b>	<b>-0.5%</b>
AIRLIE BEACH	4	N/A	N/A	46	\$315,000	\$372,000	-15.3%	\$410,000	-23.2%
CANNONVALE	10	N/A	N/A	47	\$210,000	\$220,000	-4.5%	\$250,000	-16.0%

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

<b>MACKAY (LGA)</b>	<b>23</b>	<b>\$155,000</b>	<b>-1.1%</b>	<b>177</b>	<b>\$175,000</b>	<b>\$178,500</b>	<b>-2.0%</b>	<b>\$199,000</b>	<b>-12.1%</b>
RURAL VIEW	3	N/A	N/A	34	\$158,500	\$168,000	-5.7%	\$199,500	-20.6%

<b>SURROUNDS</b>									
<b>WHITSUNDAY (LGA)</b>	<b>17</b>	<b>N/A</b>	<b>N/A</b>	<b>104</b>	<b>\$154,500</b>	<b>\$148,750</b>	<b>3.9%</b>	<b>\$174,000</b>	<b>-11.2%</b>
CANNONVALE	6	N/A	N/A	25	\$154,000	\$160,000	-3.8%	\$174,000	-11.5%

## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>MACKAY REGIONAL</b>	<b>\$360</b>	<b>326</b>	<b>\$350</b>	<b>352</b>	<b>\$300</b>	<b>411</b>
4737	Sarina/Sarina Beach/Armstrong Beach	\$325	26	\$345	27	\$280	31
4740	Mackay	\$360	257	\$350	294	\$300	329
4741	Various Islands/Clairview/Eton/Farleigh/Flaggy Rock/Gargett/Mt Christian/Mt Ossa/Oakenden/Pinnacle/Pleystowe/Seaforth/Yalbaroo	N/A	4	\$285	8	\$320	5
4750	Bucasia/Seaview Heights/Shoal Pt	\$365	14	\$350	9	\$295	17
4751	Palmyra/Walkerston	\$360	11	\$315	6	\$285	12
	<b>ISAAC REGIONAL</b>	<b>\$300</b>	<b>203</b>	<b>\$300</b>	<b>138</b>	<b>\$220</b>	<b>141</b>
4721	Clermont	\$295	18	\$280	12	N/A	4
4742	Nebo	\$250	5	N/A	3	\$200	8
4744	Moranbah	\$380	85	\$340	69	\$250	82
4745	Dysart	\$223	38	\$185	34	\$180	41
4746	Middlemount	\$300	14	\$250	17	\$250	5
	<b>WHITSUNDAY REGIONAL</b>	<b>\$360</b>	<b>144</b>	<b>\$330</b>	<b>107</b>	<b>\$290</b>	<b>182</b>
4800	Cannon Valley/Conway/Dingo Bch/Erlando Bch/Mt Julian/Mt Marlow/Nth Gregory/Proserpine/Riordanvale/Strathdickie/Wilson Bch	\$350	28	\$330	21	\$300	30
4802	Airlie Bch/Cannonvale/Jubilee/Shute Harbour/Shutehaven/Whitsunday	\$420	56	\$400	36	\$370	46
4804	Collinsville	\$250	17	\$250	11	\$170	19
4805	Bowen	\$315	43	\$290	39	\$265	87

## RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>1</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>MACKAY REGIONAL</b>	<b>\$280</b>	<b>277</b>	<b>\$260</b>	<b>250</b>	<b>\$225</b>	<b>336</b>
4737	Sarina/Sarina Beach/Armstrong Beach	\$220	11	\$210	17	\$198	22
4740	Mackay	\$280	252	\$260	222	\$230	301
4750	Bucasia/Seaview Heights/Shoal Pt	\$230	9	N/A	4	N/A	4
	<b>ISAAC REGIONAL</b>	<b>\$280</b>	<b>55</b>	<b>\$210</b>	<b>55</b>	<b>\$175</b>	<b>20</b>
4721	Clermont	\$200	7	N/A	4	\$150	5
4744	Moranbah	\$280	25	\$215	28	\$250	7
4746	Middlemount	\$280	17	\$250	11	\$250	6
	<b>WHITSUNDAY REGIONAL</b>	<b>\$280</b>	<b>168</b>	<b>\$280</b>	<b>143</b>	<b>\$260</b>	<b>173</b>
4800	Cannon Valley/Conway/Dingo Bch/Erlando Bch/ Mt Julian/Mt Marlow/Nth Gregory/Proserpine/ Riordanvale/Strathdickie/Wilson Bch	\$228	22	\$200	11	\$200	9
4802	Airlie Bch/Cannonvale/Jubilee/Shute Harbour/ Shutehaven/Whitsunday	\$320	97	\$320	89	\$275	108
4805	Bowen	\$238	42	\$236	42	\$220	52

## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	<b>MACKAY REGIONAL</b>	<b>\$360</b>	<b>45</b>	<b>\$350</b>	<b>36</b>	<b>\$300</b>	<b>43</b>
4740	Mackay	\$360	42	\$350	34	\$300	40
	<b>ISAAC REGIONAL</b>	<b>\$425</b>	<b>11</b>	<b>\$370</b>	<b>27</b>	<b>\$270</b>	<b>17</b>
4744	Moranbah	\$450	9	\$400	15	\$315	8
4745	Dysart	N/A	N/A	N/A	1	\$165	6
	<b>WHITSUNDAY REGIONAL</b>	<b>\$400</b>	<b>26</b>	<b>\$430</b>	<b>29</b>	<b>\$315</b>	<b>25</b>
4802	Airlie Bch/Cannonvale/Jubilee/Shute Harbour/Shutehaven/Whitsunday	\$380	15	\$385	12	\$350	15
4805	Bowen	\$450	10	\$450	16	\$300	5





# How sub-contracting can give you the freedom to spread your wings further



**For many sales agents looking to further their careers, becoming a principal licensee is an obvious step.**

Running your own agency brings absolute freedom – but also absolute responsibility. What if there were a way to have more control over your day-to-day, without the onerous management that comes with being a principal licensee? For Brad McCrohon, the answer is sub-contracting.

Operating as a sub-contractor still requires a full real estate licence, but it gives McCrohon the freedom to sell how he pleases. “By sub-contracting, you get the best of both worlds,” he says. “I’ve got the freedom of being a principal, but none of the pressure of ensuring an entire team is operating.” Not only that, McCrohon believes it’s made him a better agent. “It lets you rely more on the client’s

needs and wants, rather than just treating them like you need to sell their home and then forget about it,” he continues. “You become friendlier and learn more about their situation so you can customise your service.”

Another advantage McCrohon has found is he doesn’t need to be concerned with building brand loyalty. As a sub-contractor, he’s still beneath the umbrella of his agency – Team Solomon Estate Agents. “Even though you’re managing yourself like a business, you’ve still got that name there for brand recognition,” says McCrohon.

While it’s not currently on his radar, having the full licence gives McCrohon the option of opening his own agency some time down the track, too. “I definitely would consider it, but the way I operate right now is as if I am the licensee,” he says. “I’m the one who’s accountable and I’m the one to blame, and that’s lifted my game a lot.”

As for the licence upgrade itself, McCrohon found the training gave his

skills some extra polish and fine-tuning. “Even for the things I already knew from working in the industry, it was a really good refresher,” he says. “It offered different ways of looking at things, and goes into so much more depth than the registration certificate. And the trainers were absolutely exceptional – all of them. Ever since school I haven’t been much for studying, but nothing was too much trouble for them; it was easy, simple, and great.”

If, like Brad McCrohon, you’re ready to take further control of your real estate career by becoming a sub-contractor – or even a principal licensee, register for your licence upgrade today by [clicking here](#).

**If you’re already working in real estate, you may be eligible for Recognition of Prior Learning, which credits you with units based on your acquired skills and knowledge. [Assess your RPL eligibility here](#). As always, call us at 1300 MYREIQ for more information.**

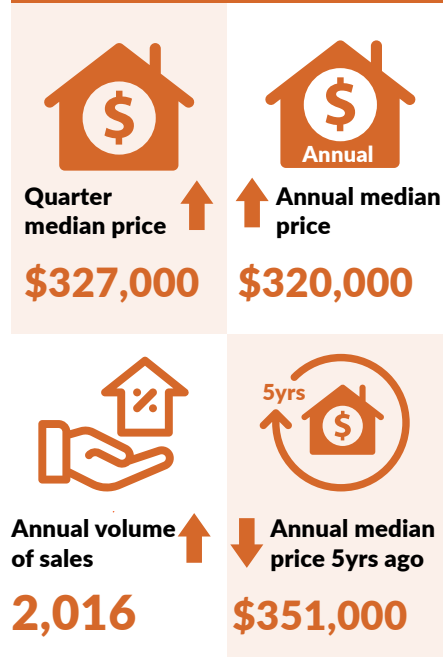


## YOU MIGHT BE CLOSER THAN YOU THINK TO A FULL LICENCE!

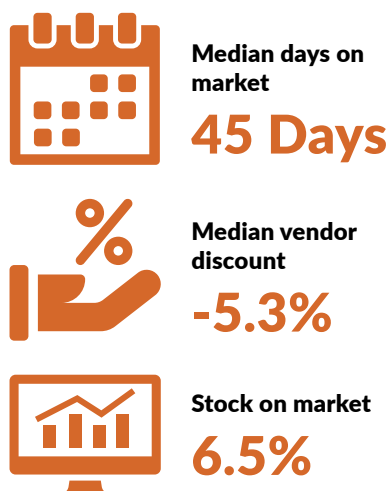
**Enquire about RPL**

RTO No. 5420

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



### HOUSE MARKET ALL



## Townsville Market Firing Up

**Six months ago, local agents were rightly worried about what lay ahead for the Townsville property market.**

Now, the region's property sector is experiencing strong conditions across all three asset classes, as well as in its rental market.

Townsville's median house price increased by 0.6 per cent over the three months to June.

However, its unit market stole the thunder somewhat with a rise of 3.8 per cent over the quarter and an increase of 8.3 per cent over the year.

Land sales are robust with upgraders and first home buyers keen to take advantage of the HomeBuilder scheme.

Townsville's rental market is also experiencing its lowest vacancy rate in more than a decade, recording just 1.7 per cent in June.

Indeed, the region's local economy seems to have proven to be mostly immune from the pandemic with plenty of local jobs currently available and an increasing number of southerners keen to relocate.

### Regional Economy and Infrastructure Investment

Upgrading the Northern Beaches Leisure Centre pool, improving the irrigation system at the Palmetum Botanical Gardens and replacing water pipes are just some of the items Townsville City Council has discussed with Local Government Minister Stirling Hinchliffe.

Mr Hinchliffe said the program was a significant component of the Unite and Recover for Queensland Jobs blueprint for recovery as the world continued to grapple with the health and economic fallout of the pandemic.

"This specific program is expected to create or support thousands of jobs across the State, hundreds of which will be in North Queensland.

"Townsville City Council has been allocated \$13.54 million through the COVID Works for Queensland program and it will go a long way to helping boost resilience.

"It's really important to meet with the council and talk about how our two levels of government can unite to benefit our communities and our workforces."

Member for Mundingburra Coralee O'Rourke said the irrigation system for the gardens would be a welcome upgrade.

"This is such a haven for our residents and a drawcard for visitors that it's important to make sure it's in the best shape possible," she said.

Member for Townsville Scott Stewart welcomed the extra funding for city projects.

"Our councils are doing outstanding jobs by delivering services and infrastructure for their regions, towns and cities, and now we're making sure they have the support they need to stimulate their economies and create jobs," he said.

### House Market (<2400m<sup>2</sup>)

The Townsville median house price held steady over the June quarter, posting an increase of 0.6 per cent to \$320,000.

The annual median house price change was also an increase of 0.6 per cent.

The volume of sales was down about 30 per cent over quarter – a better result than many other parts of Queensland.

REIQ Townsville Zone Chair Ben Kingsberry said the region experienced strong conditions in May, June and July.

Any properties priced up to \$600,000 were selling quickly during that time, he said.

However, by August, conditions had softened somewhat due to the low volume of listings.

## EMPLOYMENT MARKET

### TOWNSVILLE



Unemployment Rate

**7.9%**



Participation Rate

**62.7%**

## UNIT MARKET



Quarter median price

**\$255,000**



Annual median price

**\$249,000**



Annual volume of sales

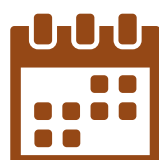
**468**



Annual median price 5 yrs ago

**\$289,000**

## UNIT MARKET



Median days on market

**56 Days**



Median vendor discount

**-5.7%**



Stock on market

**5.2%**



Enquiry from southerners as well as the southeast corner has been significant with many people wanting to either invest in the region or move there permanently, he said.

Some of the reasons for their desire to migrate to Townsville are the region's strong jobs market as well as affordable housing and lifestyle factors.

Mr Kingsberry said the strength of the sales market had been surprising, given in March it seemed that the pandemic was more likely to negatively impact the region, when the opposite has been true.

### Unit and Land Markets

The Townsville unit market was stronger over the quarter, posting a healthy 3.8 per cent median unit price increase.

Over the year ending June, Townsville median unit price rise of 8.3 per cent was the second highest of all major regions in the State – behind the seemingly perennial number one unit location of Noosa.

Mr Kingsberry said the strength of the unit sector was mainly due to the reduction of affordable stock on the market.

Not that long ago, buyers could pick up units priced between \$180,000 and \$200,000 but those price points have long since disappeared.

Coupled with the strengthened housing market, buyers looking for affordable property are having to return to the unit sector to secure a holding, he said.

The land market in Townsville is going great guns, similar to many other regional Queensland locations.

Mr Kingsberry said demand had been so strong for vacant land, off the back of the HomeBuilder scheme, that wait lists were becoming increasingly common.

He said the price point for buying a vacant house block and building a new home was about \$400,000, which was attractive for first home buyers in particular given there is up to \$45,000 of various grants currently on offer.

### Rental Market

The Townsville rental market is experiencing its lowest vacancy rate in more than 10 years, according to QMM data.

The region's vacancy rate in June was just 1.7 per cent – a figure that hasn't been recorded by the REIQ in recent history.

Townsville's rental market started to tip into undersupplied territory in the September quarter last year with that situation now even more pronounced.

Mr Kingsberry said the rental market was struggling with the lack of supply with rents starting to increase by about 10 per cent.





He said the situation was even more critical than after the 2019 floods, which saw 3000 properties taken out of the rental market.

Back then, there were about 450 rental properties advertised for rent after the floods, but now there are only about 320 properties available for lease.

He said new leases could potentially result in increased rents of 15 to 20 per cent at present.

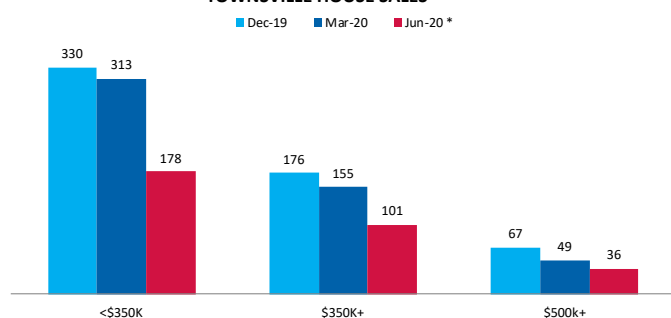
The median weekly rent for three-bedroom houses has not recorded an increase over the year, however, that is likely to change in future quarterly data-sets.

The median rent for two-bedroom units was up 3.8 per cent to \$270 over the year, with rents for three-bedroom townhouses up by 2.9 per cent to \$360.

Townsville investors are enjoying healthy yields with 5.1 per cent recorded for houses and 5.5 per cent for units in June.

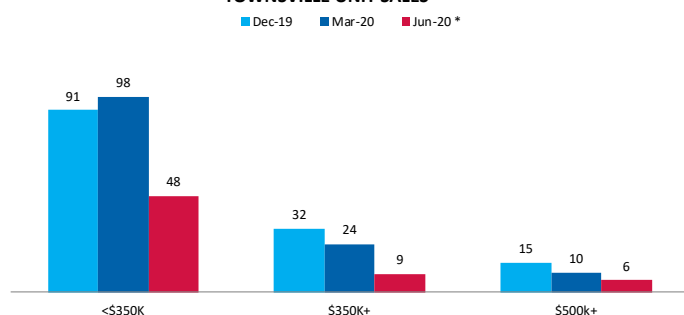
**The region's local economy seems to have proven to be mostly immune from the pandemic with plenty of local jobs currently available and an increasing number of southerners keen to relocate.**

TOWNSVILLE HOUSE SALES



\*Preliminary data  
Houses <2400m²

TOWNSVILLE UNIT SALES



\*Preliminary data

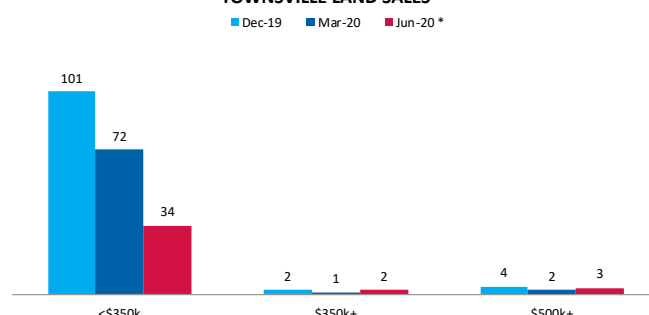
## SALES MARKET - HOUSES &lt;2400m²

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>TOWNSVILLE (LGA)</b>	<b>363</b>	<b>\$327,000</b>	<b>0.6%</b>	<b>2016</b>	<b>\$320,000</b>	<b>\$318,000</b>	<b>0.6%</b>	<b>\$351,000</b>	<b>-8.8%</b>
<b>TOWNSVILLE (LGA) ^</b>	<b>41</b>	<b>\$450,000</b>	<b>0.4%</b>	<b>220</b>	<b>\$430,000</b>	<b>\$420,000</b>	<b>2.4%</b>	<b>\$440,000</b>	<b>-2.3%</b>
AITKENVALE	7	N/A	N/A	49	\$280,000	\$282,875	-1.0%	\$310,000	-9.7%
ALICE RIVER ^	6	N/A	N/A	24	\$495,000	\$466,000	6.2%	N/A	N/A
ANNANDALE	0	N/A	N/A	0	N/A	N/A	N/A	\$650,000	N/A
BELGIAN GARDENS	6	N/A	N/A	25	\$395,500	\$450,000	-12.1%	\$480,000	-17.6%
BOHLE PLAINS	4	N/A	N/A	55	\$385,000	\$369,000	4.3%	\$415,000	-7.2%
BURDELL	17	N/A	N/A	84	\$327,500	\$339,000	-3.4%	\$415,000	-21.1%
BUSHLAND BEACH	27	\$425,000	1.3%	131	\$384,750	\$367,000	4.8%	\$397,000	-3.1%
CONDON	9	N/A	N/A	50	\$259,250	\$240,000	8.0%	\$281,000	-7.7%
COSGROVE	0	N/A	N/A	11	N/A	\$388,800	N/A	N/A	N/A
CRANBROOK	8	N/A	N/A	57	\$250,000	\$257,500	-2.9%	N/A	N/A
CURRAJONG	11	N/A	N/A	38	\$238,500	\$250,000	-4.6%	N/A	N/A
DEERAGUN	2	N/A	N/A	39	\$235,000	\$270,000	-13.0%	\$327,500	-28.2%
DOUGLAS	19	N/A	N/A	105	\$350,000	\$350,000	0.0%	\$395,000	-11.4%
GULLIVER	3	N/A	N/A	36	\$262,500	\$245,000	7.1%	N/A	N/A
HEATLEY	12	N/A	N/A	44	\$230,000	\$220,000	4.5%	N/A	N/A
HERMIT PARK	0	N/A	N/A	0	N/A	N/A	N/A	\$650,000	N/A
HYDE PARK	2	N/A	N/A	11	N/A	\$352,500	N/A	N/A	N/A
IDALIA	23	\$392,500	-5.6%	55	\$408,000	\$458,000	-10.9%	\$525,000	-22.3%
KELSO	0	N/A	N/A	0	N/A	N/A	N/A	\$730,000	N/A
KIRWAN	44	\$310,000	0.0%	256	\$315,000	\$310,000	1.6%	\$345,000	-8.7%
MOUNT LOUISA	18	N/A	N/A	120	\$360,000	\$336,750	6.9%	\$372,500	-3.4%
MUNDINGBURRA	10	N/A	N/A	35	\$330,000	\$323,000	2.2%	N/A	N/A
NORTH WARD	0	N/A	N/A	0	N/A	N/A	N/A	\$642,500	N/A
OONONBA	3	N/A	N/A	21	\$270,000	\$305,000	-11.5%	N/A	N/A
RAILWAY ESTATE	4	N/A	N/A	36	\$280,000	\$287,500	-2.6%	N/A	N/A
RANGEWOOD ^	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
RASMUSSEN	7	N/A	N/A	34	\$215,000	\$185,000	16.2%	\$289,000	-25.6%
SOUTH TOWNSVILLE	2	N/A	N/A	23	\$313,500	\$325,000	-3.5%	N/A	N/A
THURINGOWA CENTRAL	2	N/A	N/A	20	\$275,000	\$280,000	-1.8%	N/A	N/A
VINCENT	1	N/A	N/A	20	\$240,000	\$235,000	2.1%	N/A	N/A
WEST END	8	N/A	N/A	57	\$358,000	\$332,000	7.8%	N/A	N/A
WULGURU	9	N/A	N/A	48	\$250,000	\$250,000	0.0%	\$300,000	-16.7%

## SURROUNDS

<b>BURDEKIN (LGA)</b>	<b>22</b>	<b>\$137,500</b>	<b>3.1%</b>	<b>151</b>	<b>\$165,000</b>	<b>\$165,000</b>	<b>0.0%</b>	<b>\$190,000</b>	<b>-13.2%</b>
AYR	14	N/A	N/A	93	\$180,000	\$180,000	0.0%	\$230,000	-21.7%
<b>CHARTERS TOWERS (LGA)</b>	<b>11</b>	<b>N/A</b>	<b>N/A</b>	<b>66</b>	<b>\$155,000</b>	<b>\$145,000</b>	<b>6.9%</b>	<b>\$175,000</b>	<b>-11.4%</b>
CHARTERS TOWERS CITY	5	N/A	N/A	21	\$107,000	\$85,000	25.9%	\$150,000	-28.7%
<b>HINCHINBROOK (LGA)</b>	<b>15</b>	<b>N/A</b>	<b>N/A</b>	<b>85</b>	<b>\$210,000</b>	<b>\$185,000</b>	<b>13.5%</b>	<b>\$220,000</b>	<b>-4.5%</b>
INGHAM	5	N/A	N/A	29	\$152,500	\$156,000	-2.2%	\$215,000	-29.1%

## TOWNSVILLE LAND SALES



\*Preliminary data



## 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>70</b>	<b>\$255,000</b>	<b>3.8%</b>	<b>468</b>	<b>\$249,000</b>	<b>\$230,000</b>	<b>8.3%</b>	<b>\$289,000</b>	<b>-13.8%</b>
BELGIAN GARDENS	4	N/A	N/A	15	N/A	\$241,000	N/A	\$299,000	N/A
DOUGLAS	3	N/A	N/A	19	N/A	\$250,000	N/A	\$325,000	N/A
NORTH WARD	21	\$287,500	2.0%	107	\$287,500	\$272,500	5.5%	\$314,000	-8.4%
PIMLICO	1	N/A	N/A	12	N/A	N/A	N/A	\$255,500	N/A
SOUTH TOWNSVILLE	2	N/A	N/A	19	N/A	\$375,000	N/A	\$518,951	N/A
TOWNSVILLE CITY	10	N/A	N/A	73	\$369,375	\$302,000	22.3%	\$381,500	-3.2%
WEST END	2	N/A	N/A	36	\$202,000	\$212,500	-4.9%	\$219,000	-7.8%

## RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>1</sup>	JUN-20 \$/ WEEK	NEW BONDS	JUN-19 \$/ WEEK	NEW BONDS	JUN-15 \$/ WEEK	NEW BONDS
	<b>TOWNSVILLE CITY</b>	<b>\$270</b>	<b>729</b>	<b>\$260</b>	<b>555</b>	<b>\$250</b>	<b>711</b>
4810	Belgian Gardens/Cape Cleveland/Castle Hill/Nth Ward/Pallarenda/Railway Estate/Rowes Bay/Townsville/West End/Yarrowwonga	\$295	317	\$280	249	\$275	333
4811	Cluden/Idalia/James Cook Uni/Mt Stuart/Oak Valley/Oonoonba/Partington/Roseneath/Serene Valley/Stuart/Wulguru	\$345	65	\$320	42	\$300	30
4812	Currajong/Gulliver/Hermit Pk/Hyde Pk/Hyde Pk Castletown/Mundingburra/Mysterton/Pilmico/Rising Sun/Rosslea	\$250	202	\$240	127	\$230	161
4814	Aitkenvale/Cranbrook/Douglas/ Garbutt/Heatley/Mt Elliot/Mt Louisa/Murray/Vincent	\$250	78	\$250	68	\$270	98
4815	Candon/Kelso/Pinnacles/Rasmussen	\$250	17	\$228	22	\$230	25
4817	Alice River/Bohle Plns/Kirwan/Rangewood/Rupertswood/Stableford/Thuringowa Central	\$280	22	\$250	26	\$250	33
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	\$295	5	\$250	5	\$225	12
4819	Arcadia/Arcadia Bay/Horseshoe Bay/Magnetic Is/Nelly Bay/Picnic Bay	\$325	23	\$350	16	\$250	19
	<b>BURDEKIN SHIRE</b>	<b>\$210</b>	<b>58</b>	<b>\$200</b>	<b>45</b>	<b>\$210</b>	<b>40</b>
4807	Airville	\$210	52	\$200	39	\$210	36
	<b>CHARTERS TOWERS REGIONAL</b>	<b>\$220</b>	<b>17</b>	<b>\$190</b>	<b>14</b>	<b>\$200</b>	<b>17</b>
4820	Richmond Hill	\$220	17	\$190	14	\$200	17
	<b>HINCHINBROOK SHIRE</b>	<b>\$185</b>	<b>20</b>	<b>\$180</b>	<b>32</b>	<b>\$170</b>	<b>24</b>
4850	Abergowrie	\$185	20	\$180	32	\$170	24

## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-20 \$/ WEEK	NEW BONDS	JUN-19 \$/ WEEK	NEW BONDS	JUN-15 \$/ WEEK	NEW BONDS
	<b>TOWNSVILLE CITY</b>	<b>\$340</b>	<b>37</b>	<b>\$350</b>	<b>29</b>	<b>\$335</b>	<b>42</b>
4810	Belgian Gardens/Cape Cleveland/Castle Hill/Nth Ward/Pallarenda/Railway Estate/Rowes Bay/Townsville/West End/Yarrowwonga	\$395	10	\$415	8	\$350	8
4812	Currajong/Gulliver/Hermit Pk/Hyde Pk/Hyde Pk Castletown/Mundingburra/Mysterton/Pilmico/Rising Sun/Rosslea	\$303	8	\$320	9	\$365	7
4814	Aitkenvale/Cranbrook/Douglas/ Garbutt/Heatley/Mt Elliot/Mt Louisa/Murray/Vincent	\$350	8	\$365	6	\$335	8
4817	Alice River/Bohle Plns/Kirwan/Rangewood/Rupertswood/Stableford/Thuringowa Central	N/A	2	N/A	3	\$310	8
4818	Beach Holm/Black River/Blue Hills/Bluewater/Bohle/Burdell/Bushland Bch/Carinya/Cordelia/Deeragun/Innes/Jensen/Lynam/Mt Low/Purono Pk/Saunders Bch/Shaw/Toolakea/Yabulu	\$350	5	N/A	3	N/A	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
<b>TOWNSVILLE (LGA)</b>	<b>30</b>	<b>\$147,000</b>	<b>0.0%</b>	<b>284</b>	<b>\$163,000</b>	<b>\$162,000</b>	<b>0.6%</b>	<b>\$162,000</b>	<b>0.6%</b>
<b>TOWNSVILLE (LGA) ^</b>	<b>17</b>	<b>N/A</b>	<b>N/A</b>	<b>70</b>	<b>\$220,000</b>	<b>\$240,000</b>	<b>-8.3%</b>	<b>\$222,500</b>	<b>-1.1%</b>
BOHLE PLAINS	1	N/A	N/A	35	\$160,000	\$165,000	-3.0%	\$165,000	-3.0%
BURDELL	2	N/A	N/A	18	N/A	\$152,363	N/A	\$160,750	N/A
BUSHLAND BEACH	3	N/A	N/A	14	N/A	\$145,000	N/A	\$149,000	N/A
KELSO	0	N/A	N/A	3	N/A	N/A	N/A	\$137,000	N/A
MOUNT LOUISA	2	N/A	N/A	13	N/A	\$205,750	N/A	\$183,000	N/A
MOUNT LOW	0	N/A	N/A	18	N/A	\$152,000	N/A	\$161,000	N/A
OONONBA	0	N/A	N/A	8	N/A	\$159,000	N/A	N/A	N/A
SHAW	0	N/A	N/A	7	N/A	N/A	N/A	\$153,750	N/A

## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-20 \$/ WEEK	NEW BONDS	JUN-19 \$/ WEEK	NEW BONDS	JUN-15 \$/ WEEK	NEW BONDS
	<b>TOWNSVILLE CITY</b>	<b>\$320</b>	<b>712</b>	<b>\$320</b>	<b>628</b>	<b>\$310</b>	<b>741</b>
4810	Belgian Gardens/Cape Cleveland/Castle Hill/Nth Ward/Pallarenda/Railway Estate/Rowes Bay/Townsville/West End/Yarrowwonga	\$350	57	\$375	48	\$350	75
4811	Cluden/Idalia/James Cook Uni/Mt Stuart/Oak Valley/Oonoonba/Partington/Roseneath/Serene Valley/Stuart/Wulguru	\$350	46	\$323	32	\$330	30
4812	Currajong/Gulliver/Hermit Pk/Hyde Pk/Hyde Pk Castletown/Mundingburra/Mysterton/Pilmico/Rising Sun/Rosslea	\$330	80	\$330	72	\$320	64
4814	Aitkenvale/Cranbrook/Douglas/ Garbutt/Heatley/Mt Elliot/Mt Louisa/Murray/Vincent	\$320	213	\$340	158	\$315	195
4815	Candon/Kelso/Pinnacles/Rasmussen	\$290	99	\$300	105	\$290	113
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	\$300	12	\$280	10	\$320	13
4817	Alice River/Bohle Plns/Kirwan/Rangewood/Rupertswood/Stableford/Thuringowa Central	\$330	105	\$330	99	\$320	129
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	\$340	88	\$330	97	\$300	114
4819	Arcadia/Arcadia Bay/Horseshoe Bay/Magnetic Is/Nelly Bay/Picnic Bay	\$340	12	\$310	7	\$300	8
	<b>BURDEKIN SHIRE</b>	<b>\$255</b>	<b>60</b>	<b>\$270</b>	<b>42</b>	<b>\$250</b>	<b>56</b>
4806	Arkenideith	\$240	13	\$260	10	\$250	12
4807	Airville	\$270	41	\$280	29	\$250	38
	<b>CHARTERS TOWERS REGIONAL</b>	<b>\$260</b>	<b>31</b>	<b>\$250</b>	<b>35</b>	<b>\$280</b>	<b>34</b>
4820	Richmond Hill	\$260	31	\$250	35	\$280	34
	<b>HINCHINBROOK SHIRE</b>	<b>\$240</b>	<b>28</b>	<b>\$243</b>	<b>28</b>	<b>\$240</b>	<b>34</b>
4850	Abergowrie	\$240	28	\$243	28	\$240	34

## RENTAL MARKET

**FOR RENT**

**Vacancy Rates**

**1.7%**



**House Yields**

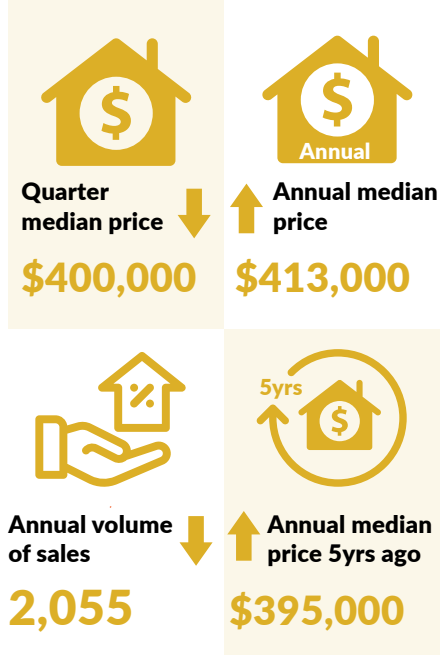
**5.1%**



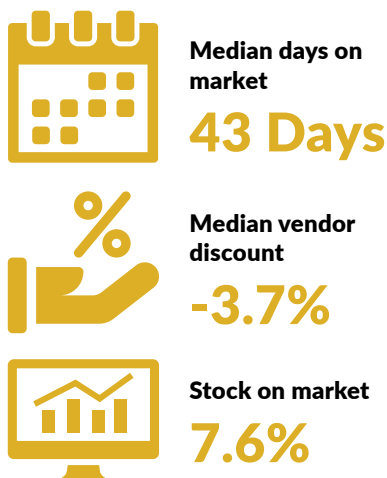
**Unit Yields**

**5.5%**

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



## HOUSE MARKET



**The median house price in Cairns is currently \$400,000 - a slight increase over the year ending June.**

## Cairns Market Holding Its Ground

**The Cairns property market held its ground over the June quarter; however, its unit sector appears to be bearing the brunt of the pandemic.**

The median house price in Cairns is currently \$400,000 - a slight increase over the year ending June.

The unit market is experiencing tougher conditions with prices softening, partly due to the sluggish tourism sector.

First home buyers are out in force across the region, with many keen to make the most of the HomeBuilder scheme to build or buy a new home.

Demand for vacant land is correspondingly strong with the potential for an undersupplied market to become a reality next year.

The Cairns rental market has also bounced back from its temporary period of market softness with the vacancy rate back down to 2.4 per cent and rents on the rise, too.

### Regional Economy and Infrastructure Investment

Works are underway at the Cairns TAFE campus as part of the more than \$13 million investment to ensure the Far North has world-class training facilities to provide the skilled workforce needed for jobs now and into the future.

"We know our apprentices and trainees will play a vital role in our State's economic recovery," Minister for Training and Skills Development Shannon Fentiman said.

Member for Cairns Michael Healy said the State Government's investment in the campus will see the completion of the automotive workshop as well as a hair, beauty and hospitality precinct, a new customer service point and upgrade to the Banggu Minjaany Art Gallery.

"This is great news for the Cairns region. Not only are we providing world-class training facilities for the region, there will also be around 45 local jobs supported during construction," Mr Healy said.

"Work is also under way on the solar panel project which will improve the campus' environmental footprint."

The Minister said the impacts of COVID-19 are far-reaching and investment in training infrastructure is vital to continue to support the Queensland economy and to ensure Queenslanders have the skills they need for employment.

"One of the most important ways to help rebuild the economy is to support our apprentices and boost skills and training by investing in world class infrastructure," the Minister said.

"We are also backing local businesses to provide more opportunities to employ an apprentice or trainee thanks to our free apprenticeships initiative and the newly announced Apprentice and Trainee Boost as part of the Back to Work program.

"In Far North Queensland, more than 1200 young people are already being supported to undertake a free apprenticeship or traineeship and we want that number to grow."

### House Market (<2400m<sup>2</sup>)

The Cairns region was set to be more negatively impacted than most other Queensland regions during the lockdown, but it held its ground over the June quarter.

Its median house price dipped by 0.5 per cent to \$400,000 over the quarter and recorded an increase of 0.7 per cent over the year ending June.

## EMPLOYMENT MARKET

### CAIRNS



Unemployment Rate

**4.8%**



Participation Rate

**62.9%**

## UNIT MARKET



Quarter median price ↓

**\$215,000**



Annual median price ↓

**\$222,000**



Annual volume of sales ↓

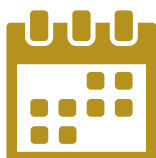
**1,097**



Annual median price 5 yrs ago ↑

**\$220,000**

## UNIT MARKET



Median days on market

**63 Days**



Median vendor discount

**-4.5%**



Stock on market

**7.3%**



REIQ Cairns Zone Chair Thomas Quaid said the local economy had benefited from the temporary – as it turned out – reopening of interstate borders, however holidaymakers from intrastate were continuing to be out in force.

House prices were being supported by the continued low volume of listings, with robust competition among buyers for properties on the market, he said.

Buyers were often missing out on securing their preferred properties due to the tight supply levels. That situation is reflected in the volume of sales, which are down about 53 per cent compared to the previous quarter, according to QMM data.

One of the main drivers of the current market was due to the HomeBuilder scheme, Mr Quaid said. First home buyers in particular were taking advantage of not only the \$25,000 grant to build or buy a new home but also the First Home Owners Grant and regional boost, which could tip \$45,000 into the purchase of a property.

The affordable price points in Cairns meant that first-time buyers could potentially buy a block of land and build a four-bedroom, two-bathroom house for between \$400,000 and \$450,000.

Mr Quaid expects stronger results over the September quarter, however, only time will tell what may happen to the market after the end of the JobKeeper scheme next year.

His advice to vendors thinking of selling is to take advantage of the current market conditions, which includes strong buyer demand and on-point bank valuations, because there is more certainty about now than what might happen next year.

### Unit and Land Markets

The Cairns unit market is not faring quite as well with median prices reducing over the quarter and the year. The median unit price fell 1.3 per cent over the June quarter to \$215,000 and was also down 1.3 per cent over the year ending June. Only 120 unit sales were recorded during the June quarter, down significantly from the previous three-month period.

The median days on market for Cairns units have also increased from 59 to 63 days compared to 2019. Mr Quaid said the weakness in the Cairns unit market was partly due to the struggles of the tourism sector with fewer holidaymakers booking short-term letting accommodation.

Land sales in the region, on the other hand, are strengthening due to strong first home buyer activity. The median vacant land price in Cairns is now about \$222,000. Mr Quaid said vacant land in new estates is selling quickly with that stock generally attractive to first-time buyers. Suburbs with plenty of land sales activity include Gordonvale, Smithfield, Trinity Beach and Kewarra Beach.

The geographical constraints of Cairns, with the ocean on one side and mountains and wet tropics on the other, mean that an undersupply of developable land may kick in next year. Mr Quaid said developers were scrambling to get projects shovel-ready to take advantage of the HomeBuilder scheme with some sites already selling lots in the second or third project stages.

### Rental Market

The Cairns rental market has bounced back from its temporary soft conditions during the lockdown.



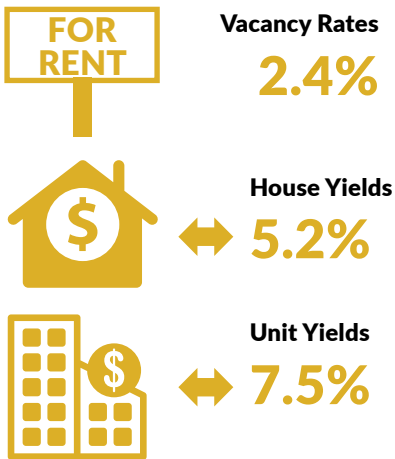
Its vacancy rate in June was 2.4 per cent, down from 3.5 per cent in March. The region's rental market was well into undersupplied territory prior to the pandemic, and with that state of affairs have now returned.

The influx of Airbnb listings on to the permanent rental market has stopped with multiple applications common and rents starting to increase for houses in particular, Mr Quaid said.

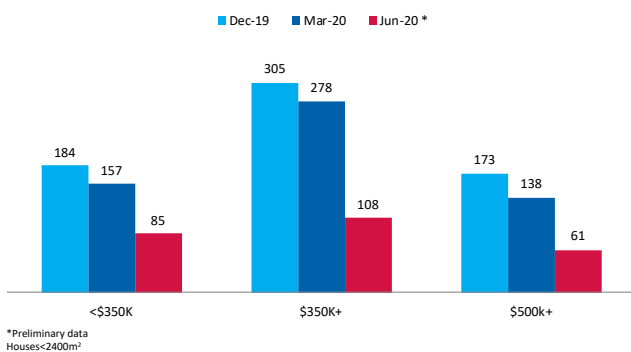
The weekly median rent for a three-bedroom house in Cairns was steady over the period at \$400, while the median rent for two-bedroom units reduced to \$310.

Cairns property investors are enjoying healthy gross rental yields at 5.1 per cent for houses and 7.5 per cent for units.

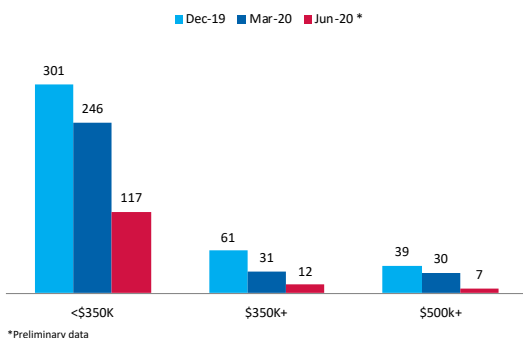
## RENTAL MARKET



### CAIRNS & DOUGLAS HOUSE SALES



### CAIRNS & DOUGLAS UNIT SALES



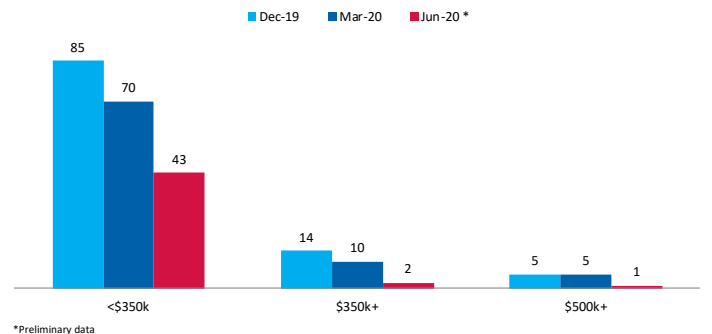
## SALES MARKET - HOUSES <2400m<sup>2</sup>

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
<b>CAIRNS (LGA)</b>	<b>255</b>	<b>\$400,000</b>	<b>-0.5%</b>	<b>2055</b>	<b>\$413,000</b>	<b>\$410,000</b>	<b>0.7%</b>	<b>\$395,000</b>	<b>4.6%</b>
<b>CAIRNS (LGA) ^</b>	<b>14</b>	<b>N/A</b>	<b>N/A</b>	<b>135</b>	<b>\$665,542</b>	<b>\$677,500</b>	<b>-1.8%</b>	<b>\$585,000</b>	<b>13.8%</b>
BAYVIEW HEIGHTS	6	N/A	N/A	48	\$427,500	\$422,000	1.3%	\$390,000	9.6%
BENTLEY PARK	23	\$343,500	3.3%	142	\$359,000	\$343,000	4.7%	\$354,000	1.4%
BRINSMEAD	0	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
BUNGALOW	0	N/A	N/A	19	N/A	\$324,500	N/A	N/A	N/A
CARAVONICA	5	N/A	N/A	26	\$381,500	\$437,500	-12.8%	\$375,000	1.7%
CLIFTON BEACH	4	N/A	N/A	44	\$520,000	\$523,500	-0.7%	\$527,500	-1.4%
EARLVILLE	7	N/A	N/A	43	\$360,000	\$395,000	-8.9%	\$350,500	2.7%
EDGE HILL	7	N/A	N/A	57	\$551,000	\$492,000	12.0%	\$487,500	13.0%
EDMONTON	22	\$337,500	-1.4%	139	\$340,000	\$332,500	2.3%	\$340,000	0.0%
FRESHWATER	3	N/A	N/A	25	\$570,000	\$530,000	7.5%	\$513,500	11.0%
GOLDSBOROUGH ^	0	N/A	N/A	0	N/A	N/A	N/A	\$432,500	N/A
GORDONVALE	9	N/A	N/A	77	\$320,000	\$320,000	0.0%	\$300,000	6.7%
GORDONVALE ^	4	N/A	N/A	19	N/A	\$595,000	N/A	N/A	N/A
HOLLOWAYS BEACH	6	N/A	N/A	39	\$389,000	\$392,000	-0.8%	\$377,500	3.0%
KANIMBLA	5	N/A	N/A	42	\$495,000	\$500,000	-1.0%	\$527,500	-6.2%
KEWARRA BEACH	13	N/A	N/A	149	\$450,000	\$448,500	0.3%	\$428,000	5.1%
MANOORA	10	N/A	N/A	49	\$310,000	\$295,000	5.1%	\$282,500	9.7%
MANUNDA	3	N/A	N/A	44	\$322,500	\$345,000	-6.5%	N/A	N/A
MOOROOBOOL	0	N/A	N/A	0	N/A	N/A	N/A	\$555,000	N/A
MOUNT SHERIDAN	19	N/A	N/A	145	\$367,000	\$387,000	-5.2%	\$362,750	1.2%
PALM COVE	4	N/A	N/A	40	\$600,000	\$552,500	8.6%	\$585,000	2.6%
PARRAMATTA PARK	5	N/A	N/A	33	\$420,000	\$455,000	-7.7%	\$390,000	7.7%
REDLYNCH	14	N/A	N/A	153	\$499,000	\$487,500	2.4%	\$450,250	10.8%
SMITHFIELD	11	N/A	N/A	96	\$435,000	\$440,000	-1.1%	\$410,000	6.1%
TRINITY BEACH	13	N/A	N/A	79	\$475,000	\$487,500	-2.6%	\$922,500	-48.5%
TRINITY PARK	9	N/A	N/A	93	\$434,500	\$440,000	-1.3%	N/A	N/A
WESTCOURT	1	N/A	N/A	24	\$337,500	\$364,000	-7.3%	N/A	N/A
WHITE ROCK	6	N/A	N/A	46	\$302,500	\$300,000	0.8%	\$310,000	-2.4%
WHITFIELD	4	N/A	N/A	58	\$527,500	\$545,000	-3.2%	\$513,000	2.8%
WORREE	6	N/A	N/A	27	\$300,000	\$303,000	-1.0%	\$346,750	-13.5%
YORKEYS KNOB	1	N/A	N/A	31	\$387,500	\$385,000	0.6%	\$387,000	0.1%

## SURROUNDS

<b>CASSOWARY COAST (LGA)</b>	<b>33</b>	<b>\$225,000</b>	<b>2.0%</b>	<b>244</b>	<b>\$260,000</b>	<b>\$219,500</b>	<b>18.5%</b>	<b>\$246,000</b>	<b>5.7%</b>
<b>CASSOWARY COAST (LGA) ^</b>	<b>12</b>	<b>N/A</b>	<b>N/A</b>	<b>77</b>	<b>\$335,000</b>	<b>\$327,000</b>	<b>2.4%</b>	<b>\$335,000</b>	<b>0.0%</b>
<b>DOUGLAS (LGA)</b>	<b>13</b>	<b>N/A</b>	<b>N/A</b>	<b>128</b>	<b>\$428,000</b>	<b>\$431,000</b>	<b>-0.7%</b>	<b>\$382,500</b>	<b>11.9%</b>
PORT DOUGLAS	1	N/A	N/A	43	\$563,000	\$607,500	-7.3%	\$530,000	6.2%
<b>MAREEBA (LGA)</b>	<b>11</b>	<b>N/A</b>	<b>N/A</b>	<b>120</b>	<b>\$301,500</b>	<b>\$290,000</b>	<b>4.0%</b>	<b>\$275,000</b>	<b>9.6%</b>
<b>MAREEBA (LGA) ^</b>	<b>13</b>	<b>N/A</b>	<b>N/A</b>	<b>117</b>	<b>\$477,000</b>	<b>\$457,500</b>	<b>4.3%</b>	<b>\$435,000</b>	<b>9.7%</b>
KURANDA ^	4	N/A	N/A	41	\$494,500	\$460,000	7.5%	N/A	N/A
MAREEBA	8	N/A	N/A	91	\$315,000	\$290,000	8.6%	\$280,000	12.5%
<b>TABLELANDS (LGA)</b>	<b>26</b>	<b>\$336,000</b>	<b>5.3%</b>	<b>183</b>	<b>\$313,750</b>	<b>\$280,000</b>	<b>12.1%</b>	<b>\$300,000</b>	<b>4.6%</b>
<b>TABLELANDS (LGA) ^</b>	<b>25</b>	<b>\$399,000</b>	<b>-1.1%</b>	<b>149</b>	<b>\$434,000</b>	<b>\$410,000</b>	<b>5.9%</b>	<b>\$405,000</b>	<b>7.2%</b>
ATHERTON	14	N/A	N/A	84	\$320,000	\$290,000	10.3%	\$307,500	4.1%
TOLGA ^	0	N/A	N/A	0	N/A	N/A	N/A	\$395,000	N/A

### CAIRNS & DOUGLAS LAND SALES





## 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>CAIRNS (LGA)</b>	<b>120</b>	<b>\$215,000</b>	<b>-1.3%</b>	<b>1097</b>	<b>\$222,000</b>	<b>\$225,000</b>	<b>-1.3%</b>	<b>\$220,000</b>	<b>0.9%</b>
BUNGALOW	4	N/A	N/A	24	\$214,500	\$131,000	63.7%	\$145,000	47.9%
CAIRNS CITY	7	N/A	N/A	92	\$340,000	\$369,000	-7.9%	\$322,000	5.6%
CAIRNS NORTH	16	N/A	N/A	155	\$225,000	\$236,250	-4.8%	\$230,000	-2.2%
EARLVILLE	2	N/A	N/A	30	\$230,500	\$178,500	29.1%	\$185,000	24.6%
EDGE HILL	3	N/A	N/A	28	\$215,000	\$185,000	16.2%	\$200,000	7.5%
EDMONTON	2	N/A	N/A	24	\$137,500	\$137,500	0.0%	\$183,097	-24.9%
FRESHWATER	4	N/A	N/A	28	\$242,500	\$239,500	1.3%	\$250,000	-3.0%
MANOORA	12	N/A	N/A	91	\$158,000	\$153,000	3.3%	\$155,000	1.9%
MANUNDA	5	N/A	N/A	52	\$144,000	\$165,000	-12.7%	\$148,000	-2.7%
MOOROOBOOL	5	N/A	N/A	40	\$195,000	\$198,000	-1.5%	\$202,000	-3.5%
PALM COVE	8	N/A	N/A	67	\$310,000	\$282,000	9.9%	\$255,000	21.6%
PARRAMATTA PARK	2	N/A	N/A	32	\$215,000	\$224,000	-4.0%	\$239,500	-10.2%
TRINITY BEACH	10	N/A	N/A	97	\$279,888	\$269,000	4.0%	\$258,250	8.4%
WESTCOURT	9	N/A	N/A	56	\$237,500	\$220,000	8.0%	\$235,000	1.1%
WOREE	6	N/A	N/A	35	\$120,000	\$136,000	-11.8%	\$130,000	-7.7%
YORKEYS KNOB	3	N/A	N/A	59	\$215,000	\$241,500	-11.0%	\$218,000	-1.4%

SURROUNDS									
<b>DOUGLAS (LGA)</b>	<b>29</b>	<b>\$220,000</b>	<b>4.6%</b>	<b>227</b>	<b>\$251,000</b>	<b>\$230,000</b>	<b>9.1%</b>	<b>\$230,250</b>	<b>9.0%</b>
PORT DOUGLAS	25	\$257,500	5.0%	205	\$252,000	\$225,000	12.0%	\$220,000	14.5%
ATHERTON	1	N/A	N/A	13	N/A	\$210,000	N/A	\$205,000	N/A

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

<b>CAIRNS (LGA)</b>	<b>42</b>	<b>\$222,250</b>	<b>0.9%</b>	<b>270</b>	<b>\$230,000</b>	<b>\$230,000</b>	<b>0.0%</b>	<b>\$209,250</b>	<b>9.9%</b>
EDMONTON	3	N/A	N/A	13	N/A	N/A	N/A	\$142,850	N/A
GORDONVALE	5	N/A	N/A	17	N/A	\$154,000	N/A	\$135,000	N/A
KANIMBLA	2	N/A	N/A	7	N/A	\$295,000	N/A	\$245,000	N/A
KEWARRA BEACH	5	N/A	N/A	23	\$194,500	\$257,500	-24.5%	\$262,000	-25.8%
REDLYNCH	5	N/A	N/A	27	\$282,000	\$261,500	7.8%	\$218,000	29.4%
SMITHFIELD	11	N/A	N/A	43	\$220,000	\$210,000	4.8%	\$209,500	5.0%
TRINITY PARK	0	N/A	N/A	4	N/A	N/A	N/A	\$225,000	N/A
SURROUNDS									
<b>CASSOWARY COAST (LGA)</b>	<b>8</b>	<b>N/A</b>	<b>N/A</b>	<b>135</b>	<b>\$105,000</b>	<b>\$77,000</b>	<b>36.4%</b>	<b>\$85,000</b>	<b>23.5%</b>
MISSION BEACH	1	N/A	N/A	51	\$120,000	\$85,000	41.2%	\$113,500	5.7%
<b>DOUGLAS (LGA)</b>	<b>2</b>	<b>N/A</b>	<b>N/A</b>	<b>16</b>	<b>N/A</b>	<b>\$131,000</b>	<b>N/A</b>	<b>\$124,000</b>	<b>N/A</b>
<b>MAREEBA (LGA)</b>	<b>2</b>	<b>N/A</b>	<b>N/A</b>	<b>21</b>	<b>\$95,000</b>	<b>\$111,500</b>	<b>-14.8%</b>	<b>\$90,000</b>	<b>5.6%</b>
MAREEBA	1	N/A	N/A	12	N/A	\$115,000	N/A	\$92,500	N/A
<b>TABLELANDS (LGA)</b>	<b>12</b>	<b>N/A</b>	<b>N/A</b>	<b>47</b>	<b>\$115,000</b>	<b>\$125,000</b>	<b>-8.0%</b>	<b>\$100,000</b>	<b>15.0%</b>
ATHERTON	5	N/A	N/A	20	\$115,000	\$125,000	-8.0%	\$100,000	15.0%

## RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY <sup>a</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
<b>CAIRNS REGIONAL</b>		<b>\$355</b>	<b>12</b>	<b>\$370</b>	<b>11</b>	<b>\$350</b>	<b>15</b>
4870	Cairns & suburbs of Cairns	N/A	3	\$370	5	\$395	5
4861	Babinda, Bartle Frere	N/A	N/A	\$0	0	\$0	0
<b>DOUGLAS SHIRE</b>		<b>\$420</b>	<b>7</b>	<b>\$430</b>	<b>17</b>	<b>\$390</b>	<b>19</b>
4877	Port Douglas/Craiglie/Mowbray/Oak Beach	\$435	6	\$430	17	\$390	19

## RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>a</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
<b>CAIRNS REGIONAL</b>		<b>\$400</b>	<b>394</b>	<b>\$390</b>	<b>380</b>	<b>\$355</b>	<b>426</b>
4865	Gordonvale	\$375	17	\$365	13	\$330	23
4868	Mt Sheridan/Bayview Hts/Tarrowarra/White Rock/Woree	\$375	56	\$380	83	\$350	84
4869	Centenary Hts/Centenary Pk/Edmonton/Tamarind Gardens	\$363	52	\$370	53	\$340	62
4870	Cairns & suburbs of Cairns	\$400	148	\$400	136	\$365	152
4878	Caravanica/Holloways Bch/Lake Placid/Machans Bch/McGregor/Smithfield/Smithfield Hts/Yorkeys Knob	\$425	41	\$420	44	\$380	37
4879	Buchan Pt/Clifton Bch/Ellis Bch/Kewarra Bch/Palm Cove/Trinity Bch/Trinity Pk	\$450	78	\$425	48	\$395	64
<b>DOUGLAS SHIRE</b>		<b>\$390</b>	<b>42</b>	<b>\$363</b>	<b>28</b>	<b>\$340</b>	<b>37</b>
4873	Mossman/Cooya Beach/Cow Bay/Mialla/Newell/Wonga	\$363	26	\$345	18	\$300	24
4877	Port Douglas/Craiglie/Mowbray/Oak Beach	\$505	16	\$515	10	\$420	13
<b>CASSOWARY COAST REGIONAL</b>		<b>\$295</b>	<b>98</b>	<b>\$320</b>	<b>80</b>	<b>\$280</b>	<b>105</b>
4849	Cardwell	N/A	3	\$265	8	N/A	4
4852	Bingil Bay	\$375	20	\$373	18	\$350	20
4854	Bilyana	\$273	14	\$280	17	\$275	16
4858	Comoon Loop	N/A	2	N/A	1	\$260	5
4860	Bamboo Creek	\$295	45	\$305	30	\$270	48
<b>TABLELANDS REGIONAL</b>		<b>\$330</b>	<b>68</b>	<b>\$300</b>	<b>84</b>	<b>\$290</b>	<b>75</b>
4872	Dimbulah/Kairi/Mt Garnett/Tinaroo/Walkamin	\$230	5	\$250	11	\$280	7
4882	Talga	\$355	8	N/A	3	\$310	9
4883	Atherton/Upper Baron	\$340	29	\$320	31	\$295	36
4884	Yungaburra/Lake Eacham	\$350	5	\$380	5	N/A	3
4885	Malanda/Tarzali/Joggan	\$318	10	\$333	8	\$270	9
4887	Herberton/Wondecla	N/A	1	\$280	9	N/A	3
4888	Ravenshoe/Evelyn/Millstream	\$270	10	\$300	15	\$250	8
<b>MAREEBA SHIRE</b>		<b>\$350</b>	<b>37</b>	<b>\$345</b>	<b>60</b>	<b>\$310</b>	<b>52</b>
4880	Mareeba/Biboohra	\$340	33	\$333	50	\$310	45
4881	Kuranda/Koah/Spewah	N/A	4	\$435	10	\$325	7

## RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>a</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
<b>CAIRNS REGIONAL</b>		<b>\$310</b>	<b>779</b>	<b>\$310</b>	<b>614</b>	<b>\$285</b>	<b>803</b>
4868	Mt Sheridan/Bayview Hts/Tarrowarra/White Rock/Woree	\$280	65	\$280	58	\$250	73
4869	Centenary Hts/Centenary Pk/Edmonton/Tamarind Gardens	\$290	13	\$278	10	\$250	16
4870	Cairns & suburbs of Cairns	\$310	487	\$310	403	\$280	504
4878	Caravanica/Holloways Bch/Lake Placid/Machans Bch/McGregor/Smithfield/Smithfield Hts/Yorkeys Knob	\$310	69	\$315	64	\$285	79
4879	Buchan Pt/Clifton Bch/Ellis Bch/Kewarra Bch/Palm Cove/Trinity Bch/Trinity Pk	\$330	139	\$330	72	\$315	120
<b>DOUGLAS SHIRE</b>		<b>\$300</b>	<b>55</b>	<b>\$330</b>	<b>64</b>	<b>\$280</b>	<b>88</b>
4873	Mossman/Cooya Beach/Cow Bay/Mialla/Newell/Wonga	\$275	9	\$250	11	\$220	14
4877	Port Douglas/Craiglie/Mowbray/Oak Beach	\$300	46	\$340	53	\$295	74
<b>CASSOWARY COAST REGIONAL</b>		<b>\$243</b>	<b>80</b>	<b>\$220</b>	<b>69</b>	<b>\$210</b>	<b>99</b>
4849	Cardwell	\$200	9	\$200	8	N/A	4
4852	Bingil Bay	\$268	32	\$250	15	\$245	27
4854	Bilyana	\$240	7	\$220	13	\$120	21
4860	Bamboo Creek	\$230	32	\$210	32	\$200	46
<b>TABLELANDS REGIONAL</b>		<b>\$235</b>	<b>36</b>	<b>\$233</b>	<b>36</b>	<b>\$230</b>	<b>40</b>
4883	Atherton/Upper Baron	\$220	25	\$255	28	\$230	33
<b>MAREEBA SHIRE</b>		<b>\$275</b>	<b>37</b>	<b>\$253</b>	<b>24</b>	<b>\$250</b>	<b>32</b>
4880	Mareeba/Biboohra	\$265	31	\$255	23	\$250	28



CAIRNS



## 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>									
MARANOVA (LGA)	24	\$232,500	8.6%	81	\$209,000	\$180,000	16.1%	\$285,000	-26.7%
ROMA	21	\$243,500	4.7%	68	\$225,000	\$215,000	4.7%	\$305,000	-26.2%
CHARLEVILLE	9	N/A	N/A	32	\$82,500	\$100,000	-17.5%	\$120,000	-31.3%
<b>NORTH WEST</b>									
MOUNT ISA (LGA)	23	\$225,000	0.0%	127	\$245,000	\$252,500	-3.0%	\$350,000	-30.0%
COOKTOWN	1	N/A	N/A	13	N/A	\$285,000	N/A	\$285,000	N/A

### RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY <sup>1</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
<b>SOUTH WEST</b>							
	BALONNE SHIRE	\$260	15	\$240	14	\$250	22
4487	St George	\$275	13	\$250	11	\$260	17
	MARANOVA REGIONAL	\$250	62	\$245	54	\$305	64
4455	Roma	\$255	52	\$255	44	\$320	57
	MURWEH SHIRE	\$195	20	\$210	25	\$240	28
4470	Charleville	\$195	20	\$210	25	\$240	28
<b>CENTRAL WEST</b>							
	LONGREACH REGIONAL	\$260	23	\$250	19	\$240	16
4730	Brixton	\$275	21	\$250	18	\$250	15
	BLACKALL-TAMBO REGIONAL	\$190	8	\$173	8	\$170	5
4472	Blackall	N/A	4	\$185	7	N/A	4
<b>NORTH WEST</b>							
	CLONCURRY SHIRE	\$333	20	\$295	18	\$300	15
4824	Cloncurry	\$333	20	\$295	18	\$300	15
	MOUNT ISA CITY	\$400	122	\$380	84	\$410	109
4825	Alexandria	\$400	122	\$380	84	\$410	109
<b>FAR NORTH</b>							
	COOK SHIRE	\$320	24	\$308	14	\$290	31
4871	Almaden	\$290	16	\$280	9	\$260	20
4895	Bloomfield	\$338	8	\$360	5	\$300	11

### RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY <sup>1</sup>	JUN-20		JUN-19		JUN-15	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
<b>SOUTH WEST</b>							
	BALONNE SHIRE	\$260	5	\$275	7	N/A	2
4487	St George	\$260	5	\$280	5	N/A	2
	MARANOVA REGIONAL	\$185	30	\$160	24	\$250	33
4455	Roma	\$190	28	\$163	22	\$250	32
<b>NORTH WEST</b>							
	CLONCURRY SHIRE	\$250	6	\$250	6	N/A	1
4824	Cloncurry	\$250	6	\$250	6	N/A	1
	MOUNT ISA CITY	\$250	71	\$220	56	\$270	103
4825	Alexandria	\$250	71	\$220	56	\$270	103
<b>FAR NORTH</b>							
	COOK SHIRE	N/A	1	\$220	5	\$250	7
4895	Bloomfield	N/A	N/A	N/A	2	\$270	5

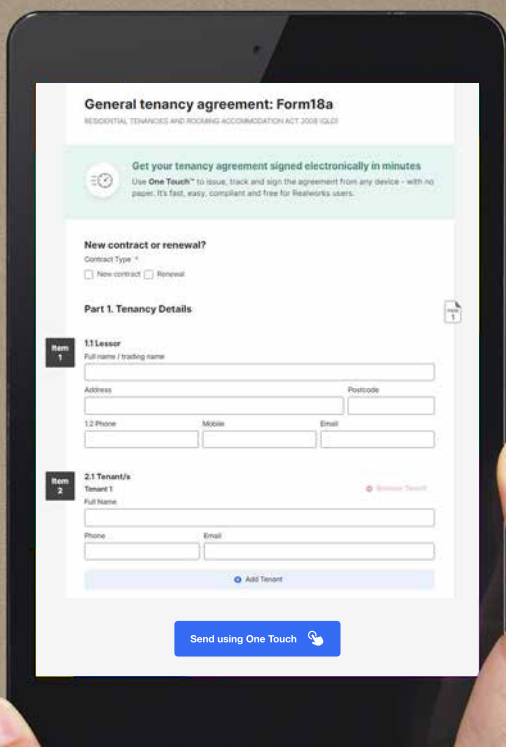
Queensland Market Monitor is published by The Real Estate Institute of Queensland (REIQ).  
ABN 49 009 661 287

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.



Get your tenancy agreements completed, issued, tracked, and digitally signed in minutes.

Send using One Touch 

# 5

## REASONS YOU'LL LOVE ONE TOUCH™



### SAVE TIME

No more chasing signatures from tenants, lawyers or landlords. Save time, and your sanity by getting contracts signed in minutes, not days.



### MORE REFERRALS

Make more money from your tenancy agreements with built-in utilities provider connection and referral tools.



### NO NEW SYSTEMS

Works alongside your existing tools. There is no need to have to learn new complicated systems that don't talk to each other.



### FAST & CONVENIENT

Send tenancy agreements from anywhere, anytime and have contracts signed by all parties at the touch of a button.



### HAVE FUN

You can spend more time enjoying the best moments of property management – like handing over the keys to your tenants or calling the owner to tell them their property's leased.



**SUBSCRIBE TO  QMM** QUEENSLAND  
MARKET MONITOR

Visit [REIQ.com/QMM](https://REIQ.com/QMM) and never miss an issue

