

QUEENSLAND MARKET MONITOR

YOUR SUBURB BY SUBURB PROPERTY GUIDE

DECEMBER 2019 | ISSUE 44
Reporting on the September Quarter 2019



POTENTIAL RENTAL
REFORMS THREATEN TO
SCARE OFF INVESTORS



Editor: Nicole Madigan

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REIQ RESEARCH EXPLANATORY NOTES

SALES MARKET DATA

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

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

A median sale price is derived by arranging a set of sale prices from lowest to highest and then selecting the middle value within this set (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 2400m²). All other data is based upon sales with a land size of less than 2400m²

#¹ Smallest stock on market refers to all houses for the year to November 2018. The annual median house prices refer to houses <2400m² 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



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Editor:
Nicole Madigan
T. 07 3249 7300
E. media@reiq.com.au

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

Source: REIQ, data supplied by CoreLogic

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50 Southgate Ave, Cannon Hill Qld 4170
PO Box 3447, Tingalpa DC Qld 4173
Ph: (07) 3249 7347 Fax: (07) 3249 6211
Email: research@reiq.com.au





EMPLOYMENT MARKET



Unemployment Rate

5.4%



Participation Rate

64.4%

The real estate sector was thrown into chaos in November, when Minister for Housing and Public Works, Mick de Brenni, announced proposed rental reforms, which have the potential to deter future investors from entering the rental market and threaten to push current investors out.

Marginal growth for Greater Brisbane, while potential rental reforms threaten to scare off investors

Editor: Nicole Madigan

Data: Taun Vos

Analysis: Nicola McDougall, Kieran Clair, Taun Vos

Over the past six months, the RBA cash rate was lowered to historical lows on two occasions; the first in July when the rate was cut by 25 basis points to 1 per cent.

The cash rate was again slashed in October to just 0.75 per cent, prompting speculation – and hope – that the cut might provide a much-needed boost to the housing market.

Public anticipation of a further rate cut was defused in December as the RBA decided to hold the current rate at 0.75 per cent.

RBA Governor Phillip Lowe said the Australian economy seemed to have reached a gentle turning point following a soft patch in the second half of last year.

“There are further signs of a turnaround in established housing markets,” said Mr Lowe.

“This is especially so in Sydney and Melbourne, but prices in some other markets have also increased recently.

“In contrast, new dwelling activity is still declining and growth in housing credit remains low.

“Demand for credit by investors is subdued and credit conditions, especially for small and medium-sized businesses, remain tight.

“Mortgage rates are at record lows and there is strong competition for borrowers of high credit quality.”

The real estate sector was thrown into chaos in November, when Minister for Housing and Public Works Mick de Brenni announced proposed rental reforms, which have the potential to deter future investors from entering the rental market and threaten to push current investors out.

The REIQ strongly opposes the proposed reforms which are a slap in the face to everyday ‘mum and dad’ property owners who provide the majority of housing to Queensland’s renters.

If enacted, the law change would erode fundamental landlord rights and deter property investment across the state. The reforms’ ripple effect would see renters struggling to find suitable housing under already tight conditions.

In a further blow to renters, by de Brenni’s own admission the reform would likely increase weekly rent by up to \$18, with property analysts predicting a rise of up to \$5000 per year.

Queensland has one of the highest proportions of renters in Australia with more than 34 per cent of Queensland households in the rental market.

The impact of the rate cuts and proposed rental reforms on the housing market is yet to be seen.



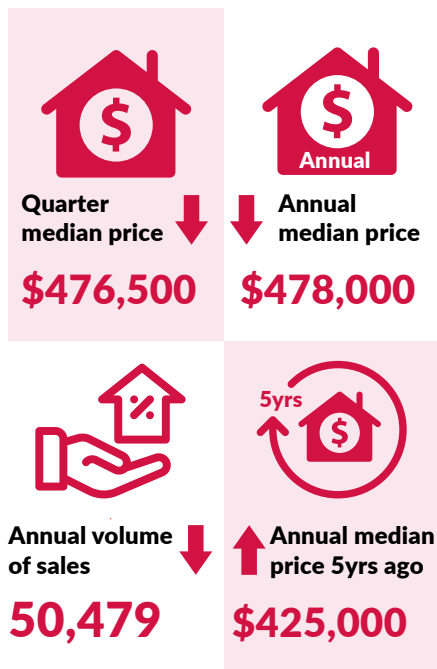
Key Findings for the Quarter

Sales markets for houses, units and land have continued to decline this quarter following a persistent downward trend in the annual number of sales over the past two years, with the land market reaching its lowest point in over ten years.

Year on year, the number of properties listed and stock on market for houses and units have both decreased marginally alongside an increase in number of days on market and a slight increase in median vendor discounts, signaling pressure across markets fueled by low demand.

Gladstone and Mackay were standout performers in the housing market this quarter, with Gladstone recording quarter on quarter growth of 11.8 per cent in median sales price, and Mackay 3.9 per cent.

For units, Noosa stood out ahead of other regions with 15.4 per cent growth quarterly in median sales price growth, followed by Sunshine Coast SD at 4.7 per cent.

**HOUSE MARKET (<2400M²)**

In terms of annual growth, Ipswich and Mackay reported positive growth across house, unit and land markets, with Ipswich remaining above 3 per cent for units.

HOUSE MARKET (<2400m²)

The Queensland housing market performance reduced by 0.7 per cent over the September quarter with the recorded quarterly median house price decreasing to \$476,500.

Alongside a reduced annual volume of sales by 16.7 per cent, the annual median house price also fell by a marginal 0.4 per cent, from \$480,000 in September 2018 to \$478,000 in September 2019.

Over the past five years, the annual median house price for Queensland increased by 12.5 per cent, from \$425,000 in September 2014 to \$478,000 in September 2019.

Gladstone and Fraser Coast were the strongest performers in terms of annual price growth. The annual median house price in Gladstone grew by 3.7 per cent, reaching \$280,000 while Fraser Coast achieved 1.6 per cent growth to \$325,000.

The Ipswich region once again retained positive growth at 1.5 per cent to an annual median house price of \$350,000.

Mackay also performed well with an increased median house price of 1.5 per cent, surpassing Brisbane LGA by 1.9 per cent as well as the Gold Coast market by 1.8 per cent. Despite recent annual growth for Mackay, the region still has some way to go before surpassing its annual price five years ago.

Greater Brisbane presented marginally improved performance for the house market over the year while the unit market continued to underperform resulting in negative 1.2 per cent growth for the year.

The annual median house price for Brisbane LGA fell slightly by 0.4 per cent for the year to \$675,000 while Logan, Moreton Bay and Redland followed a similar trend.

GENERAL ACTIVITY

Across Queensland, the housing market continues to outperform the unit market with a 1.5 per cent difference in annual growth resulting in an annual median house price of \$478,000 for houses and \$400,000 for units.

The regions where houses outperformed units by the greatest margin were Logan and Toowoomba at a 5.5 per cent and 4.5 per cent difference respectively. Where units managed to outperform houses the most were Noosa and Mackay at 3.4 per cent and 2.9 per cent respectively.

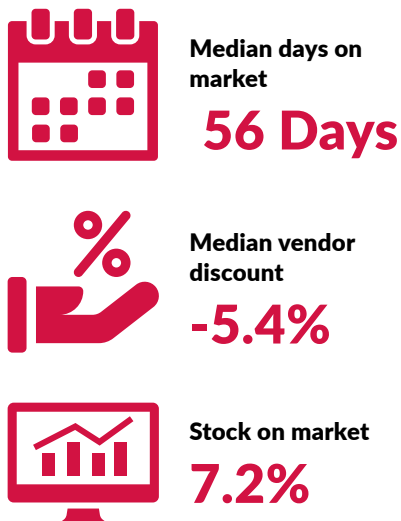
Annual listings for Queensland's housing market decreased by 1.6 per cent over the year from 105,015 listings in September 2018 to 103,371 listings in September 2019.

Regions that experienced the largest increases in house listings for the year were Ipswich, Gold Coast and Mackay. The number of Mackay house listings grew 23.2 per cent from 2,422 in September 2018 to 2,985 in September 2019.

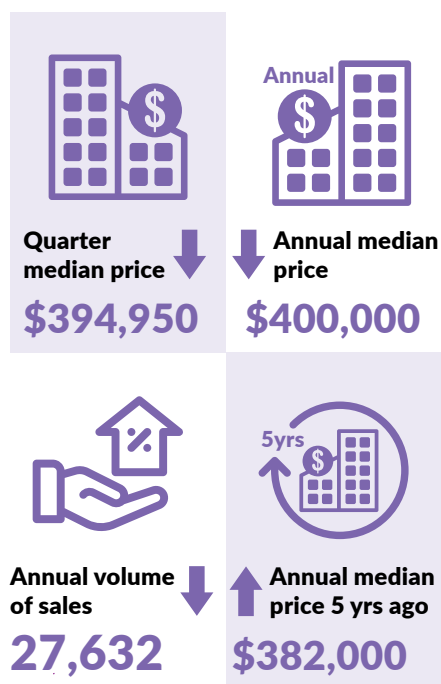
While the total number of house listings were up for Queensland, presenting more options for potential buyers, days on market increased from 45 to 56 days and the median vendor discount grew by 0.6 per cent.

Gladstone reported the largest fall in median vendor discount of about 1.9 per cent from 8.9 per cent in September 2018 to 6.9 per cent in September 2019. In addition, Gladstone houses spent 29 days less on market compared to the previous year, the largest decrease among Queensland regions, further indicating an increase in housing demand for the region.

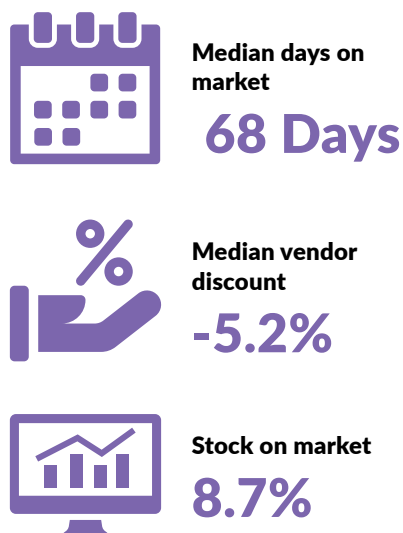
The quickest selling region was Brisbane LGA at 37 days on market for houses to reach contract of sale, while Rockhampton was the slowest selling region at 69 days.

HOUSE MARKET ALL

UNIT MARKET



UNIT MARKET ALL



Sunshine Coast LGA offered the smallest median vendor discount of 4.3 per cent, closely followed by Moreton Bay at 4.4 per cent, while Rockhampton offered the largest vendor discount of 9 per cent.

UNIT MARKET

Performance in the Queensland unit market has continued with subdued performance, experiencing negative 1.9 per cent annual growth resulting in an annual median unit price of \$400,000.

On a positive note, unit growth over the past five years was 4.7 per cent where median unit prices grew from \$382,000 in September 2014 to \$400,000 in September 2019.

Quarterly results show that the unit market fell marginally by 0.5 per cent in Queensland, resulting in a quarterly median price of \$394,950.

Many regions across Queensland which were assessed in this issue of the QMM had underperformed over the September 2019 quarter, the exceptions being Moreton Bay, Redland, Sunshine Coast SD, Sunshine Coast LGA and Noosa, all of which reported positive growth within the range of 2 per cent to 15.4 per cent over the quarter.

Top performers in terms of quarter on quarter growth included Noosa at 15.4 per cent, and Sunshine Coast SD at 4.7 per cent. The quarterly median unit price for Noosa increased from \$563,500 in the June quarter to \$650,000 in the September quarter in 2019.

The unit market's weakest performers for the quarter included Mackay and Logan, recording quarter on quarter growth of negative 27.6 per cent and negative 10.2 per cent respectively.

RENTAL MARKET

The Queensland rental market tightened at a quicker pace between June and September quarter this year compared to last year, indicating that demand for rental accommodation continues to remain high.

Brisbane LGA's vacancy rate tightened to 1.6 per cent, the lowest rate for the region in over a decade, and entering the tight range (less than 2.5 per cent) for the first time since September quarter 2018. This being an indicator of a highly competitive market where oversupply of new rental stock is quickly taken up.

The Greater Brisbane market also recorded its lowest vacancy rate in over a decade at 1.7 per cent, placing it well within the tight range, while Ipswich and Redcliffe were the only areas to fall within the healthy range at 2.9 per cent and 2.8 per cent respectively.

In the coastal markets, Gold Coast remained in the healthy range with a vacancy rate of 3 per cent, while Sunshine Coast SD and Sunshine Coast LGA both moved in to the healthy range with new figures at 2.6 per cent and 3.3 per cent respectively. All other coastal markets remained in the tight range except for Noosa which experienced a sharp increase to 4.4 per cent, placing the region within the weak range for the first time since March quarter 2017.

Gympie became the tightest rental market for the September 2019 quarter, reporting a vacancy rate of 0.3 per cent, while the highest vacancy rate for the quarter was recorded at 6.8 per cent for the Cassowary Coast.

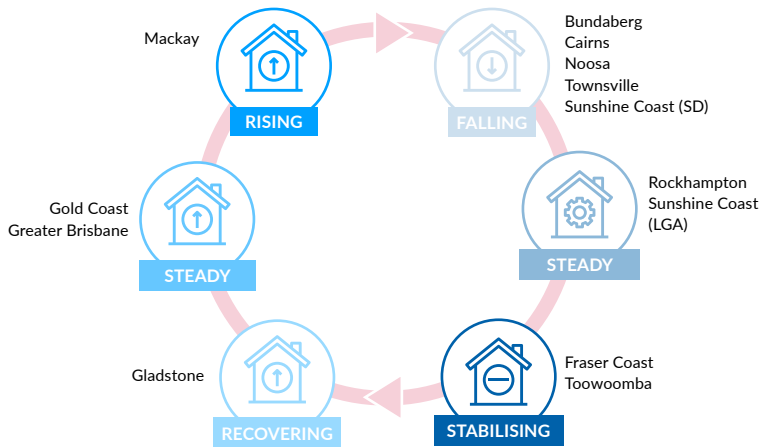


Statewide Statistics

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	10471	\$476,500	-0.7%	50479	\$478,000	\$480,000	-0.4%	\$425,000	12.5%
Queensland	Houses ^	1576	\$550,000	1.9%	8057	\$550,000	\$545,000	0.9%	\$480,000	14.6%
Queensland	Units	5201	\$394,950	-0.5%	27632	\$400,000	\$407,900	-1.9%	\$382,000	4.7%
Queensland	Land	1119	\$220,000	-4.4%	8567	\$230,000	\$233,000	-1.3%	\$203,000	13.3%
Queensland	Land ^	221	\$185,000	-26.0%	1551	\$230,000	\$240,000	-4.2%	\$220,000	4.5%

QUEENSLAND HOUSE MARKETS

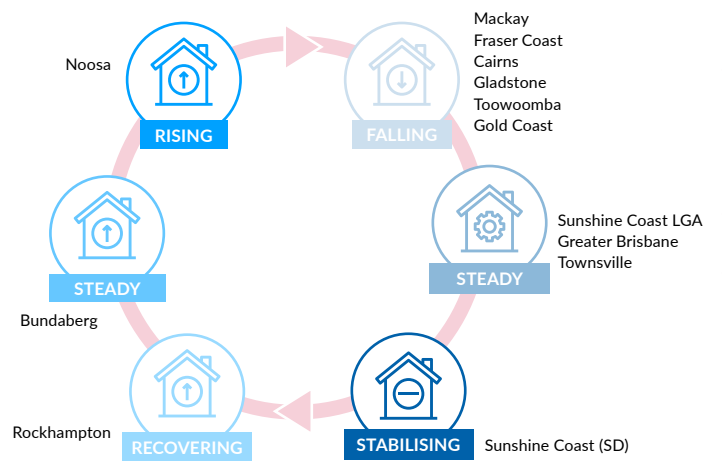
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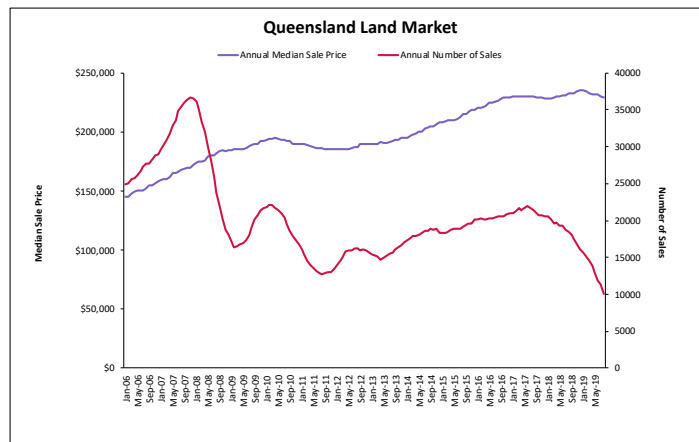
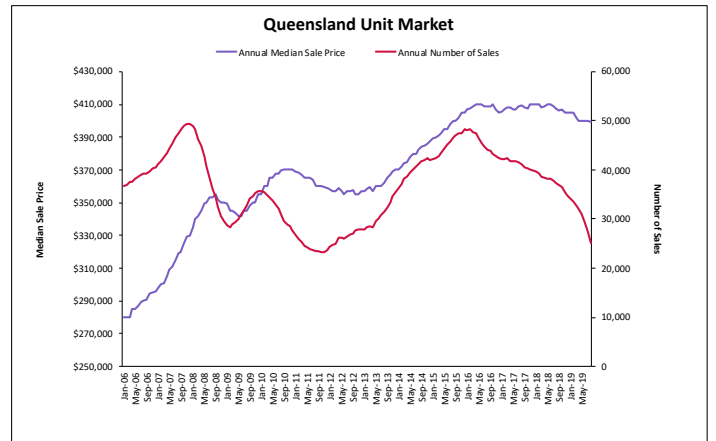
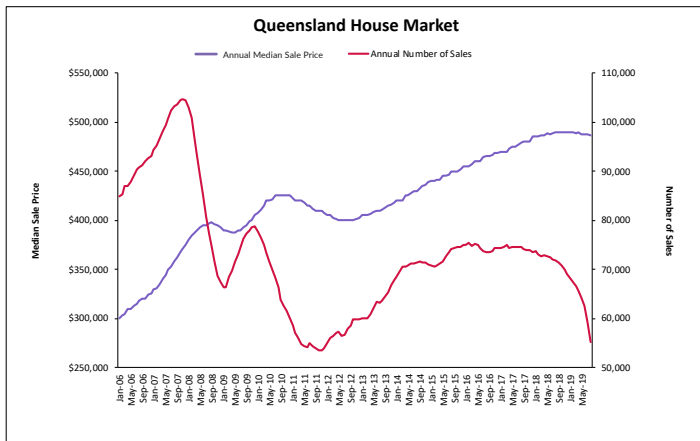
Source: REIQ
Based on the previous 4 quarters median sale price change and the annual change.
Houses < 2400 m2

QUEENSLAND UNIT MARKETS

Sep Qtr 2019



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





HOUSE MARKET COMPARISON



Best performer for the year

Greater Hobart
6.8%



Fastest selling capital city

Greater Hobart
16 Days



Smallest discount capital city

Canberra
-2.6%



Largest discount capital city

Greater Darwin
-7.1%

The annual median sale price for houses in the capital city of Greater Brisbane increased by 1.8 per cent to \$560,000 in the September 2019 quarter.

Greater Brisbane's housing market holds strong while Greater Hobart is once again the strongest performance overall.

The annual median sale price for houses in the capital city of Greater Brisbane increased by 1.8 per cent to \$560,000 in the September 2019 quarter.

Greater Brisbane ranked second in terms of quarter on quarter median house price growth and fifth for units among capital cities, with the median house price remaining at \$555,000 and the median unit price growing by 1.3 per cent to \$390,000. It was also one of two capital cities in the housing market alongside Greater Melbourne not to experience negative quarter on quarter growth.

Greater Darwin has once again recorded the largest vendor discounts for both houses and units for the second quarter in a row, offering a median discount of 7.1 per cent for houses and 8.7 per cent for units. Closely following in the housing market were Greater Sydney and Greater Melbourne with median discounts of 6.8 and 6.7 per cent respectively. For units, Greater Perth and Greater Sydney took second and third place offering median discounts of 7.9 and 6.4 per cent respectively.

Median vendor discounts for Greater Brisbane houses and units both sat below the market average taking sixth place among capital cities offering a 4.8 per cent discount for houses and a 5.1 per cent discount for units. Greater Brisbane houses spent around 41 days on market, four days less than the market average, ranking as the fourth quickest selling city.

House Market

The housing market across capital cities continued its downward trend in terms of annual number of sales numbers, however experienced a more subdued decrease compared to previous quarters at 0.5 per cent from 136,103 in the June quarter to 135,409 in the September quarter 2019. Similarly, the volume of annual listings decreased by 2.9 per cent from 193,528 in the June quarter to 187,930 in the September quarter 2019.

The September quarter also saw an even split of capital cities operating in both positive and negative territories in terms of annual growth, while the September quarter of 2018 only had one capital city with negative growth.

Annual Performance

Capital city annual median price growth (September quarter 2019)

- Greater Hobart 6.8%
- Greater Adelaide 2.1%
- Canberra 1.9%
- **Greater Brisbane 1.8%**
- Greater Darwin -0.8%
- Greater Perth -2.3%
- Greater Melbourne -6.1%
- Greater Sydney -7.2%

Greater Hobart has once again recorded the strongest annual growth at 6.8 per cent, jumping to an annual median house price of \$470,000 with 3,094 annual sales. The capital city was also the fastest selling city as well as the being the most affordable city in terms of both annual median house price and the second most affordable city for the September quarter.

Greater Sydney remained the most expensive city and second largest in the market

UNIT MARKET COMPARISON



Best performer for the year

Greater Hobart
8.8%



Fastest selling capital city

Greater Hobart
15 Days



Smallest discount capital city

Canberra
-3.0%



Largest discount capital city

Greater Darwin
-8.7%

(based on sales volume) falling by 7.2 per cent in annual median price.

Median house prices for Canberra and Greater Adelaide grew by 1.9 per cent and 2.1 per cent respectively for the past year. Both of these cities combined represented less than 50 per cent of the total annual number of sales for Greater Sydney and Greater Melbourne.

Greater Brisbane continued to post positive results following on from last quarter, retaining fourth position with an annual price growth of 1.8 per cent to \$560,000, and ranking as the fifth most affordable city.

On The Market Trends

Greater Hobart remained the fastest selling capital city in the market, offering the second smallest vendor discount among capital cities. The median vendor discount was 4.2 per cent, with typical houses in Greater Hobart remaining on the market for 16 days.

The second fastest selling capital city was Canberra where houses required 39 days to reach contract of sale and sold with a median vendor discount of 2.6 per cent. In comparison, Greater Sydney houses sat on the market for 12 days longer and offered a vendor discount 4.2 per cent higher than the capital city. Greater Brisbane was the third fastest selling capital city with properties remaining on the market for 41 days, offering a 4.8 per cent vendor discount.

The weakest performer for the quarter was Greater Darwin where houses took 70 days to reach contract of sale with a vendor discount of 7.1 per cent, the largest discount among capital cities. Other weaker performers include Greater Perth and Greater Sydney in terms of median number of days on market.

Hold Periods

Homeowners throughout Australian capital cities generally hold ownership between 9.2 and 14 years.

Greater Melbourne was the city with the longest ownership for houses, with the average hold period at 14 years, only marginally longer than the June quarter figure of 13.7 years.

Homeowners in Greater Brisbane retained shorter ownership over Greater Melbourne by 1.6 years, increasing from 12.1 to 12.4 years. Greater Adelaide remained below 11 years of ownership while Greater Sydney held at 12.7 years from the June quarter.

Ownership in Greater Darwin extended from nine years in the June quarter to 9.2 years in the September quarter.

Unit Market

The annual number of sales across the unit market for capital cities trended upward by 3.8 per cent from 48,699 sales in the June quarter to 50,534 for the September quarter in 2019.

The number of annual unit listings increased ahead of annual sales, recording an increase of approximately 4.2 per cent from 76,549 listings in June 2019 to 79,734 listings in September 2019.

Performance across capital cities in the unit market varied ranging from negative 9.7 per cent to 8.8 per cent for the year. With a similar result to the housing market, the best performing capital city in the unit market was Greater Hobart which posted an annual growth of 8.8 per cent, resulting in an annual median price of \$370,000 and 882 annual sales.

The capital cities of Greater Adelaide and Greater Melbourne both indicated positive annual growth with 2.3 percent and 1.4 per cent respectively. Despite remaining in negative territory, Greater Brisbane posted improved results from the previous quarter with a 1.8 per cent improvement resulting in negative 1.3 per cent growth for the September quarter.

Units across Greater Sydney remained the most expensive reporting an annual median price of \$690,000, down 4.2 percent for the year. The weakest performing capital city was Greater



The performance of Greater Brisbane's unit market has not improved from the previous quarter, taking units 54 days to reach contract of sale, compared to 41 days for houses.

Darwin with negative 9.7 per cent annual growth, and an annual median price of \$307,000 making it the cheapest in the unit market.

Annual Performance

Capital city annual price growth (September quarter 2019)

- Greater Hobart 8.8%
- Greater Adelaide 2.3%
- Greater Melbourne 1.4%
- Canberra -0.5%
- **Greater Brisbane -1.3%**
- Greater Sydney -4.2%
- Greater Perth -6.1%
- Greater Darwin -9.7%

On The Market Trends

Units across Australian capital cities took between 15 and 73 days to reach contract of sale, which were encouraged by vendor discounts ranging between 3 per cent and 8.7 per cent.

Greater Hobart was once again the fastest selling capital, in addition to being the top performing city in terms of growth and offering the second smallest vendor discount behind Canberra. The average vendor discount for Greater Hobart was 4 per cent, with units taking 15 days to reach contract of sale.

In contrast, Greater Perth was the weakest performing unit market with units taking 73 days to reach a contract of sale despite offering the second largest vendor discount of 7.9 per cent, which reflects strong negotiating power for buyers in the unit market.

The performance of Greater Brisbane's unit market has not improved from the previous quarter, taking units 54 days to reach contract of sale, compared to 41 days for houses. The median vendor discount for the Greater Brisbane unit market was 5.1 per cent, 0.3 per cent greater than the discount for housing which indicates that an oversupply of units is still lingering.

Hold Periods

The average hold period across Australian capital cities has reduced marginally from the previous quarter, arriving at a range from 9.8 years to 11.2 years.

Greater Perth units owners held on to their properties the longest for about 11.2 years, decreasing by 0.1 days from the previous quarter whereas unit owners for Greater Hobart held on to their properties for the shortest time at around 9.8 years.

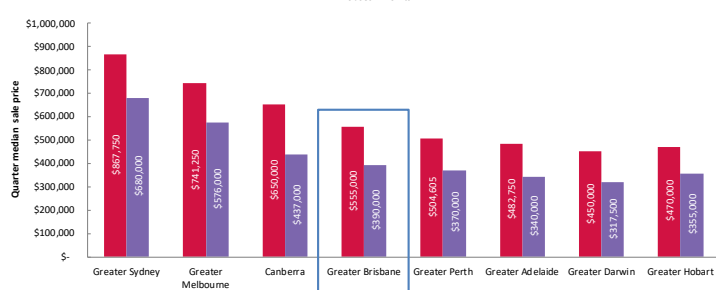


Capital Cities Comparison

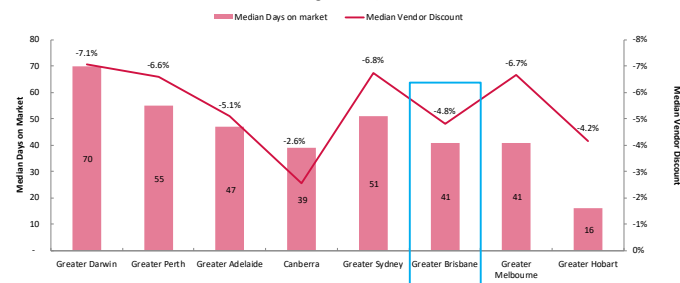
HOUSES										UNITS								
CAPITAL CITIES*	MEDIAN SALES PRICE (QUARTER)	NUMBER OF SALES (QUARTER)	ANNUAL MEDIAN SALES PRICE	ANNUAL NUMBER OF SALES	ANNUAL CHANGE IN MEDIAN SALE PRICE	ANNUAL LISTINGS	MEDIAN DAYS ON MARKET (DAYS)	MEDIAN VENDOR DISCOUNT	AVERAGE HOLD PERIOD (YEARS)	MEDIAN SALES PRICE (QUARTER)	NUMBER OF SALES (QUARTER)	ANNUAL MEDIAN SALES PRICE	ANNUAL NUMBER OF SALES	ANNUAL CHANGE IN MEDIAN SALE PRICE	ANNUAL LISTINGS	MEDIAN DAYS ON MARKET (DAYS)	MEDIAN VENDOR DISCOUNT	AVERAGE HOLD PERIOD (YEARS)
12 MNTHS ENDING AUG	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019	2019
Greater Adelaide	\$482,750	3,555	\$480,000	13,790	2.1%	17,756	47	-5.1%	10.6	\$340,000	740	\$338,000	2,846	2.3%	4,760	52	-5.9%	10.0
Greater Brisbane	\$555,000	5,435	\$560,000	23,212	1.8%	37,435	41	-4.8%	12.4	\$390,000	1,463	\$385,000	5,937	-1.3%	10,646	54	-5.1%	10.3
Canberra	\$650,000	923	\$662,500	3,580	1.9%	3,942	39	-2.6%	11.6	\$437,000	429	\$437,750	1,628	-0.5%	2,261	51	-3.0%	9.9
Greater Darwin	\$450,000	248	\$480,000	957	-0.8%	1,551	70	-7.1%	9.2	\$317,500	128	\$307,000	437	-9.7%	956	69	-8.7%	9.9
Greater Hobart	\$470,000	727	\$470,000	3,094	6.8%	3,444	16	-4.2%	11.8	\$355,000	197	\$370,000	882	8.8%	956	15	-4.0%	9.8
Greater Melbourne	\$741,250	9,455	\$750,000	37,823	-6.1%	49,475	41	-6.7%	14.0	\$576,000	4,543	\$565,000	13,911	1.4%	26,087	42	-5.6%	10.2
Greater Perth	\$504,605	4,641	\$513,000	17,483	-2.3%	30,137	55	-6.6%	12.0	\$370,000	1,181	\$375,500	4,189	-6.1%	8,787	73	-7.9%	11.2
Greater Sydney	\$867,750	10,040	\$900,000	35,470	-7.2%	44,190	51	-6.8%	12.7	\$680,000	6,232	\$690,000	20,704	-4.2%	25,281	53	-6.4%	10.3

* All figures for 12 months, ending 31 August 2019

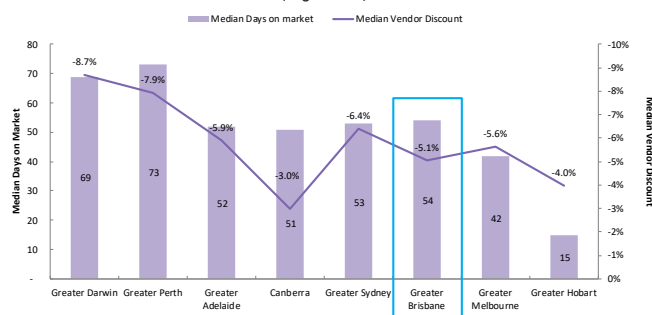
Median Sale Price
(August 2019)



House Market Trend Indicators
(August 2019)



Unit Market Trend Indicators
(August 2019)





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	10,471	\$476,500	-0.7%	5,201	\$394,950	-0.5%	1,119	\$220,000	-4.4%
GREATER BRISBANE									
GREATER BRISBANE	5,131	\$529,500	-0.6%	2,186	\$410,000	0.0%	561	\$238,500	1.1%
BRISBANE LGA	2,504	\$670,000	-0.7%	1,591	\$435,000	-1.1%	127	\$405,000	2.5%
IPSWICH	498	\$341,250	-2.5%	64	\$327,250	-2.3%	64	\$209,450	3.7%
LOGAN	600	\$388,250	0.8%	140	\$242,000	-10.2%	105	\$227,950	4.1%
MORETON BAY	1,061	\$445,000	0.0%	279	\$335,000	2.0%	125	\$270,000	12.1%
REDLAND	468	\$519,000	-1.1%	112	\$391,225	2.3%	140	N/D	N/D
TOURISM CENTRES									
GOLD COAST	1,246	\$640,000	3.2%	1,578	\$425,000	-2.3%	94	\$289,450	3.2%
SUNSHINE COAST SD	955	\$585,000	0.2%	650	\$439,800	4.7%	119	\$274,500	-1.9%
SUNSHINE COAST	812	\$580,000	1.8%	524	\$420,000	3.1%	110	\$264,000	-3.8%
NOOSA	143	\$638,500	-15.4%	126	\$650,000	15.4%	9	N/A	N/A
FRASER COAST	251	\$318,000	-0.6%	49	\$237,000	-5.2%	55	\$160,000	4.0%
CAIRNS	386	\$395,000	-5.2%	265	\$215,000	-8.5%	29	\$230,000	13.9%
REGIONAL CENTRES									
BUNDABERG	236	\$268,250	-1.0%	51	\$230,000	-7.6%	29	\$146,765	1.9%
GLADSTONE	94	\$299,000	11.8%	19	N/A	N/A	5	N/A	N/A
MACKAY	270	\$360,000	3.9%	45	\$191,500	-27.6%	26	\$158,500	-10.2%
ROCKHAMPTON	149	\$250,000	-5.7%	11	N/A	N/A	4	N/A	N/A
TOOWOOMBA	351	\$343,500	0.4%	82	\$257,500	-9.7%	19	N/A	N/A
TOWNSVILLE	414	\$310,000	-0.3%	96	\$225,000	-1.6%	28	\$170,000	5.6%

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

QUARTER STATISTICS SUMMARY

STRONGEST PERFORMERS FOR THE QUARTER					
HOUSES <2400m ²		UNITS		LAND <2400m ²	
QTRLY CHANGE	LGA/REGION	QTRLY CHANGE	LGA/REGION	QTRLY CHANGE	LGA/REGION
11.8%	GLADSTONE	15.4%	NOOSA	13.9%	CAIRNS
3.9%	MACKAY	4.7%	SUNSHINE COAST SD	12.1%	MORETON BAY
3.2%	GOLD COAST	3.1%	SUNSHINE COAST	5.6%	TOWNSVILLE



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	50,479	\$478,000	-0.4%	27,632	\$400,000	-1.9%	8,567	\$230,000	-1.3%
GREATER BRISBANE									
GREATER BRISBANE	25,370	\$530,000	0.8%	11,904	\$410,000	-1.2%	4,639	\$238,000	0.4%
BRISBANE LGA	12,123	\$675,000	-0.4%	8,571	\$440,000	-2.2%	965	\$400,000	-2.2%
IPSWICH	2,551	\$350,000	1.5%	369	\$333,000	3.5%	855	\$204,000	3.0%
LOGAN	3,007	\$395,000	-1.3%	796	\$275,000	-6.8%	1,058	\$222,000	1.6%
MORETON BAY	5,451	\$445,000	-0.2%	1,649	\$340,000	-2.9%	1,115	\$246,000	-1.6%
REDLAND	2,238	\$525,000	-1.9%	519	\$400,000	-4.8%	646	N/D	N/D
TOURISM CENTRES									
GOLD COAST	5,359	\$625,000	-0.3%	8,303	\$435,000	-0.9%	740	\$287,000	2.1%
SUNSHINE COAST SD	4,542	\$595,000	-0.7%	3,347	\$430,000	-1.2%	916	\$274,500	3.9%
SUNSHINE COAST (LGA)	3,798	\$580,000	0.0%	2,690	\$416,825	-0.8%	844	\$273,500	5.2%
NOOSA	744	\$720,000	-2.6%	657	\$573,750	0.8%	72	\$334,750	3.0%
FRASER COAST	1,560	\$325,000	1.6%	320	\$253,500	-0.6%	348	\$159,250	-0.5%
CAIRNS	1,875	\$410,000	1.2%	1,259	\$228,000	-0.9%	245	\$226,000	6.4%
REGIONAL CENTRES									
BUNDABERG	993	\$273,000	-4.2%	208	\$249,000	-2.4%	167	\$145,000	-3.3%
GLADSTONE	499	\$280,000	3.7%	130	\$175,000	6.1%	49	\$127,500	-1.9%
MACKAY	1,195	\$345,000	1.5%	236	\$235,000	4.4%	175	\$173,000	0.3%
ROCKHAMPTON	813	\$250,000	-5.7%	87	\$275,000	-5.8%	38	\$156,000	7.6%
TOOWOOMBA	1,780	\$350,850	-0.6%	428	\$290,000	-5.1%	168	\$167,250	-4.7%
TOWNSVILLE	1,749	\$315,000	-1.6%	453	\$245,000	-5.0%	228	\$161,000	0.6%

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

STRONGEST PERFORMERS FOR THE PAST 12 MONTHS

HOUSES <2400m ²		UNITS		LAND <2400m ²	
ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION
3.7%	GLADSTONE	6.1%	GLADSTONE	7.6%	ROCKHAMPTON
1.6%	FRASER COAST	4.4%	MACKAY	6.4%	CAIRNS
1.5%	MACKAY	3.5%	IPSWICH	5.2%	SUNSHINE COAST

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QUEENSLAND ALL LGAs ANNUAL STATISTICS

PERFORMANCE BY LGA*	HOUSES (<2400m ²)			HOUSES (>2400m ²)			UNITS			LAND (<2400m ²)			LAND (>2400m ²)		
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
BALONE (LGA)	24	\$155,000	0.0%	4	N/A	N/A	1	N/A	N/A	9	N/A	N/A	2	N/A	N/A
BANANA (LGA)	105	\$167,500	11.7%	26	\$272,500	-33.6%	2	N/A	N/A	7	N/A	N/A	5	N/A	N/A
BARCALDINE (LGA)	16	N/A	N/A	10	N/A	N/A	0	N/A	N/A	4	N/A	N/A	2	N/A	N/A
BARCOO (LGA)	5	N/A	N/A	0	N/A	N/A	0	N/A	N/A	2	N/A	N/A	0	N/A	N/A
BLACKALL TAMBO (LGA)	24	\$69,500	-7.3%	8	N/A	N/A	0	N/A	N/A	5	N/A	N/A	1	N/A	N/A
BOULIA (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
BRISBANE (LGA)	12,123	\$675,000	-0.4%	350	\$1,205,000	-0.4%	8,571	\$440,000	-2.2%	965	\$400,000	-2.2%	34	\$923,669	10.0%
BULLOO (LGA)	2	N/A	N/A	1	N/A	N/A	0	N/A	N/A	4	N/A	N/A	0	N/A	N/A
BUNDABERG (LGA)	993	\$273,000	-4.2%	273	\$340,000	-7.1%	208	\$249,000	-2.4%	167	\$145,000	-3.3%	66	\$159,975	6.7%
BURDEKIN (LGA)	129	\$157,500	-4.6%	17	N/A	N/A	12	N/A	N/A	14	N/A	N/A	3	N/A	N/A
BURKE (LGA)	2	N/A	N/A	1	N/A	N/A	0	N/A	N/A	1	N/A	N/A	0	N/A	N/A
CAIRNS (LGA)	1,875	\$410,000	1.2%	102	\$650,000	0.0%	1,259	\$228,000	-0.9%	245	\$226,000	6.4%	32	\$230,500	-3.2%
CARPENTARIA (LGA)	10	N/A	N/A	0	N/A	N/A	1	N/A	N/A	5	N/A	N/A	0	N/A	N/A
CASSOWARY COAST (LGA)	172	\$222,000	-5.1%	73	\$300,000	-11.8%	43	\$190,000	-3.8%	52	\$85,000	11.8%	19	N/A	N/A
CENTRAL HIGHLANDS (LGA)	212	\$225,000	32.4%	42	\$487,500	8.3%	38	\$190,000	7.3%	15	N/A	N/A	10	N/A	N/A
CHARTERS TOWERS (LGA)	63	\$175,000	25.5%	36	\$327,500	-10.9%	6	N/A	N/A	1	N/A	N/A	6	N/A	N/A
CLONCURRY (LGA)	23	\$110,000	0.0%	7	N/A	N/A	3	N/A	N/A	1	N/A	N/A	0	N/A	N/A
COOK (LGA)	31	\$269,000	-7.2%	21	\$241,500	-34.7%	2	N/A	N/A	6	N/A	N/A	1	N/A	N/A
CROYDON (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
DIAMANTINA (LGA)	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A
DOUGLAS (LGA)	120	\$460,000	5.1%	42	\$487,500	31.8%	229	\$245,000	4.3%	8	N/A	N/A	12	N/A	N/A
ETHERIDGE (LGA)	4	N/A	N/A	1	N/A	N/A	0	N/A	N/A	1	N/A	N/A	2	N/A	N/A
FLINDERS (LGA)	18	N/A	N/A	1	N/A	N/A	0	N/A	N/A	5	N/A	N/A	2	N/A	N/A
FRASER COAST (LGA)	1,560	\$325,000	1.6%	366	\$387,250	-2.0%	320	\$253,500	-0.6%	348	\$159,250	-0.5%	175	\$82,000	9.3%
GLADSTONE (LGA)	499	\$280,000	3.7%	131	\$390,000	3.5%	130	\$175,000	6.1%	49	\$127,500	-1.9%	26	\$166,000	3.8%
GOLD COAST (LGA)	5,359	\$625,000	-0.3%	603	\$834,000	-4.1%	8,303	\$435,000	-0.9%	740	\$287,000	2.1%	75	\$485,000	1.1%
GOONDIWINDI (LGA)	73	\$300,000	3.5%	25	\$365,000	3.7%	14	N/A	N/A	20	\$22,000	-75.3%	3	N/A	N/A
GYMPIE (LGA)	580	\$285,000	-1.7%	402	\$383,500	-2.9%	74	\$275,000	11.5%	123	\$132,000	5.6%	102	\$155,000	6.9%
HINCHINBROOK (LGA)	82	\$185,000	0.0%	19	N/A	N/A	10	N/A	N/A	12	N/A	N/A	5	N/A	N/A
IPSWICH (LGA)	2,551	\$350,000	1.5%	193	\$523,000	-3.2%	369	\$333,000	3.5%	855	\$204,000	3.0%	66	\$325,000	-0.5%
ISAAC (LGA)	155	\$187,000	16.9%	17	N/A	N/A	20	\$150,000	-2.6%	12	N/A	N/A	2	N/A	N/A
LIVINGSTONE (LGA)	398	\$372,000	2.3%	164	\$452,500	-5.7%	112	\$290,000	9.4%	131	\$175,000	-2.8%	31	\$212,000	-5.8%
LOCKYER VALLEY (LGA)	175	\$250,000	0.0%	321	\$390,000	3.2%	9	N/A	N/A	34	\$125,500	0.4%	40	\$150,000	-3.2%
LOGAN (LGA)	3,007	\$395,000	-1.3%	675	\$614,000	2.3%	796	\$275,000	-6.8%	1058	\$222,000	1.6%	128	\$312,750	0.9%
LONGREACH (LGA)	37	\$155,000	4.7%	3	N/A	N/A	1	N/A	N/A	0	N/A	N/A	0	N/A	N/A
MACKAY (LGA)	1,195	\$345,000	1.5%	185	\$478,500	12.6%	236	\$235,000	4.4%	175	\$173,000	0.3%	38	\$165,000	6.5%
MARANOA (LGA)	77	\$195,000	2.6%	19	N/A	N/A	2	N/A	N/A	4	N/A	N/A	1	N/A	N/A
MAREEBA (LGA)	107	\$290,000	0.2%	110	\$450,000	-2.2%	10	N/A	N/A	24	\$115,000	4.6%	26	\$126,950	-9.3%
MCKINLAY (LGA)	8	N/A	N/A	1	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A
MORETON BAY (LGA)	5,451	\$445,000	-0.2%	809	\$665,000	-2.1%	1,649	\$340,000	-2.9%	1115	\$246,000	-1.6%	176	\$311,000	3.7%
MOUNT ISA (LGA)	111	\$245,000	-3.5%	4	N/A	N/A	13	N/A	N/A	2	N/A	N/A	2	N/A	N/A
MURWEIH (LGA)	32	\$68,000	-43.3%	7	N/A	N/A	0	N/A	N/A	6	N/A	N/A	1	N/A	N/A
NOOSA (LGA)	744	\$720,000	-2.6%	302	\$720,000	1.6%	657	\$573,750	0.8%	72	\$334,750	3.0%	19	N/A	N/A
NORTH BURNETT (LGA)	72	\$127,500	-3.8%	33	\$249,000	13.2%	0	N/A	N/A	19	N/A	N/A	2	N/A	N/A
PAROO (LGA)	16	N/A	N/A	2	N/A	N/A	0	N/A	N/A	2	N/A	N/A	1	N/A	N/A

QUEENSLAND ALL LGAs ANNUAL STATISTICS (CONT'D)

PERFORMANCE BY LGA*	HOUSES (<2400m ²)			HOUSES (>2400m ²)			UNITS			LAND (<2400m ²)			LAND (>2400m ²)		
SUBURB/LGA	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	1YR CHANGE
QUILPIE (LGA)	5	N/A	N/A	0	N/A	N/A	0	N/A	N/A	2	N/A	N/A	0	N/A	N/A
REDLAND (LGA)	2,238	\$525,000	-1.9%	116	\$975,000	1.8%	519	\$400,000	-4.8%	646	\$28,000	-80.0%	8	N/A	N/A
RICHMOND (LGA)	6	N/A	N/A	3	N/A	N/A	0	N/A	N/A	0	N/A	N/A	2	N/A	N/A
ROCKHAMPTON (LGA)	813	\$250,000	-5.7%	67	\$360,000	2.9%	87	\$275,000	-5.8%	38	\$156,000	7.6%	16	N/A	N/A
SCENIC RIM (LGA)	340	\$409,500	-0.1%	304	\$595,000	8.2%	56	\$285,000	-14.9%	34	\$200,700	8.5%	39	\$205,000	-9.3%
SOMERSET (LGA)	181	\$252,000	-1.6%	172	\$428,250	7.1%	11	N/A	N/A	30	\$122,500	6.5%	22	\$167,500	-6.9%
SOUTH BURNETT (LGA)	248	\$203,000	4.1%	202	\$265,000	0.0%	19	N/A	N/A	47	\$37,000	5.7%	26	\$62,500	2.5%
SOUTHERN DOWNS (LGA)	300	\$250,000	0.0%	153	\$365,000	2.8%	29	\$220,000	3.8%	40	\$90,000	-4.3%	35	\$63,000	-25.9%
SUNSHINE COAST (LGA)	3,798	\$580,000	0.0%	695	\$730,000	3.2%	2,690	\$416,825	-0.8%	844	\$273,500	5.2%	98	\$407,500	4.5%
TABLELANDS (LGA)	178	\$300,000	3.6%	149	\$407,500	-1.3%	30	\$270,000	23.6%	34	\$118,250	2.8%	31	\$165,000	-4.6%
TOOWOOMBA (LGA)	1,780	\$350,850	-0.6%	416	\$530,000	-0.9%	428	\$290,000	-5.1%	168	\$167,250	-4.7%	74	\$257,500	17.1%
TORRES (LGA)	1	N/A	N/A	0	N/A	N/A	0	N/A	N/A	1	N/A	N/A	1	N/A	N/A
TORRES STRAIT ISLAND (LGA)	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	2	N/A	N/A	0	N/A	N/A
TOWNSVILLE (LGA)	1,749	\$315,000	-1.6%	193	\$420,000	6.2%	453	\$245,000	-5.0%	228	\$161,000	0.6%	42	\$200,000	0.8%
WEIPA (LGA)	10	N/A	N/A	0	N/A	N/A	4	N/A	N/A	1	N/A	N/A	0	N/A	N/A
WESTERN DOWNS (LGA)	241	\$180,000	-7.7%	110	\$320,000	15.1%	29	\$177,500	-9.4%	22	\$36,000	-10.0%	14	N/A	N/A
WHITSUNDAY (LGA)	333	\$340,000	-5.6%	71	\$476,250	0.3%	177	\$252,500	5.8%	112	\$148,750	-0.8%	26	\$212,500	14.3%
WINTON (LGA)	14	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	1	N/A	N/A

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

STRONGEST PERFORMERS BY LGA FOR THE PAST 12 MONTHS									
HOUSES (<2400m ²)		HOUSES (>2400m ²)		UNITS		LAND (<2400m ²)		LAND (>2400m ²)	
ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION
32.4%	CENTRAL HIGHLANDS	31.8%	DOUGLAS	23.6%	TABLELANDS	11.8%	CASSOWARY COAST	17.1%	TOOWOOMBA
25.5%	CHARTERS TOWERS	15.1%	WESTERN DOWNS	11.5%	GYMPIE	8.5%	SCENIC RIM	14.3%	WHITSUNDAY
16.9%	ISAAC	13.2%	NORTH BURNETT	9.4%	LIVINGSTONE	7.6%	ROCKHAMPTON	10.0%	BRISBANE

MOST EXPENSIVE LGAs FOR THE PAST 12 MONTHS									
HOUSES (<2400m ²)		HOUSES (>2400m ²)		UNITS		LAND (<2400m ²)		LAND (>2400m ²)	
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
\$720,000	NOOSA	\$1,205,000	BRISBANE	\$573,750	NOOSA	\$400,000	BRISBANE	\$923,669	BRISBANE
\$675,000	BRISBANE	\$975,000	REDLAND	\$440,000	BRISBANE	\$334,750	NOOSA	\$485,000	GOLD COAST
\$625,000	GOLD COAST	\$834,000	GOLD COAST	\$435,000	GOLD COAST	\$287,000	GOLD COAST	\$407,500	SUNSHINE COAST

MOST AFFORDABLE LGAs FOR THE PAST 12 MONTHS									
HOUSES (<2400m ²)		HOUSES (>2400m ²)		UNITS		LAND (<2400m ²)		LAND (>2400m ²)	
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
\$68,000	MURWEIH	\$241,500	COOK	\$150,000	ISAAC	\$22,000	GOONDIWINDI	\$62,500	SOUTH BURNETT
\$69,500	BLACKALL TAMBO	\$249,000	NORTH BURNETT	\$175,000	GLADSTONE	\$28,000	REDLAND	\$63,000	SOUTHERN DOWNS
\$110,000	CLONCURRY	\$265,000	SOUTH BURNETT	\$177,500	WESTERN DOWNS	\$36,000	WESTERN DOWNS	\$82,000	FRASER COAST

LARGEST SALES MARKETS BY LGA FOR THE PAST 12 MONTHS									
HOUSES (<2400m ²)		HOUSES (>2400m ²)		UNITS		LAND (<2400m ²)		LAND (>2400m ²)	
ANNUAL SALES	LGA/REGION	ANNUAL SALES	LGA/REGION	ANNUAL SALES	LGA/REGION	ANNUAL SALES	LGA/REGION	ANNUAL SALES	LGA/REGION
12,123	BRISBANE	809	MORETON BAY	8,571	BRISBANE	1,115	MORETON BAY	176	MORETON BAY
5,451	MORETON BAY	695	SUNSHINE COAST	8,303	GOLD COAST	1,058	LOGAN	175	FRASER COAST
5,359	GOLD COAST	675	LOGAN	2,690	SUNSHINE COAST	965	BRISBANE	128	LOGAN



ON THE MARKET INDICATORS

LGA / REGION	HOUSES (ALL)								CHANGE OVER YEAR			
	TOTAL LISTINGS		STOCK ON MARKET		MEDIAN DAYS ON MARKET**		MEDIAN VENDOR DISCOUNT**		TOTAL LISTINGS	STOCK ON MARKET	DAYS ON MARKET	VENDOR DISCOUNT
	12MTHS ENDING AUG	2019*	2018	2019*	2018	2019*	2018	2019*	CHANGE OVER YEAR		CHANGE OVER YEAR	
									% PTS			% PTS
QUEENSLAND	103,371	105,015	7.2%	7.3%	56	45	-5.4%	-4.8%	-1.6%	-0.1%	11	0.6%
GREATER BRISBANE	37,435	39,767	6.8%	7.3%	41	31	-4.8%	-4.2%	-5.9%	-0.5%	10	0.7%
BRISBANE LGA	19,805	18,815	6.3%	6.1%	37	33	-4.5%	-4.1%	5.3%	0.2%	4	0.5%
IPSWICH	5,882	4,913	8.3%	7.0%	54	42	-5.3%	-4.5%	19.7%	1.3%	12	0.7%
LOGAN	7,320	6,529	7.6%	6.9%	54	42	-5.0%	-4.1%	12.1%	0.7%	12	0.9%
MORETON BAY	10,682	9,886	7.8%	7.2%	45	35	-4.4%	-3.7%	8.1%	0.6%	10	0.7%
REDLAND	4,426	4,011	8.5%	7.7%	49	40	-5.0%	-4.1%	10.3%	0.7%	9	0.9%
GOLD COAST	12,414	10,318	9.3%	7.6%	50	42	-5.2%	-4.6%	20.3%	1.7%	8	0.6%
SUNSHINE COAST SD	7,230	7,361	8.5%	8.7%	50	37	-4.7%	-4.0%	-1.8%	-0.2%	13	0.7%
SUNSHINE COAST	8,134	6,982	9.0%	7.9%	50	42	-4.3%	-3.7%	16.5%	1.1%	8	0.6%
NOOSA	1,800	1,846	9.7%	9.2%	56	53	-5.2%	-4.4%	-2.5%	0.6%	3	0.8%
FRASER COAST	4,104	3,714	10.4%	9.5%	63	70	-5.4%	-5.4%	10.5%	0.9%	-7	0.0%
CAIRNS	3,790	3,411	8.2%	7.3%	52	58	-5.3%	-5.4%	11.1%	0.9%	-6	-0.1%
BUNDABERG	3,152	2,900	9.3%	8.5%	62	66	-5.9%	-5.4%	8.7%	0.8%	-4	0.5%
GLADSTONE	1,763	1,654	7.8%	7.3%	55	84	-6.9%	-8.9%	6.6%	0.5%	-29	-1.9%
MACKAY	2,985	2,422	7.6%	6.2%	48	49	-6.1%	-6.5%	23.2%	1.4%	-1	-0.4%
ROCKHAMPTON	2,254	2,020	7.8%	7.2%	69	71	-9.0%	-8.3%	11.6%	0.6%	-3	0.7%
TOOWOOMBA	4,220	3,839	8.1%	7.4%	50	55	-5.1%	-4.8%	9.9%	0.7%	-5	0.2%
TOWNSVILLE	4,267	3,782	6.8%	6.1%	61	63	-7.3%	-7.8%	12.8%	0.8%	-2	-0.4%

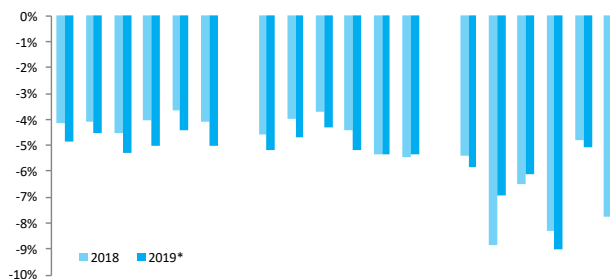
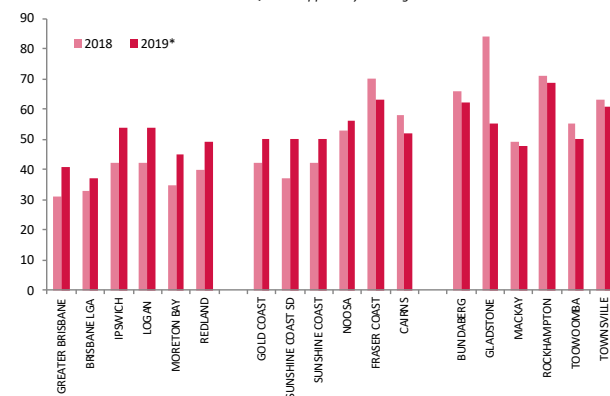
* Figures are preliminary

** 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 August
Source: REIQ, data supplied by CoreLogic RP Data



MEDIAN VENDOR DISCOUNTING - HOUSES

ON THE MARKET INDICATORS

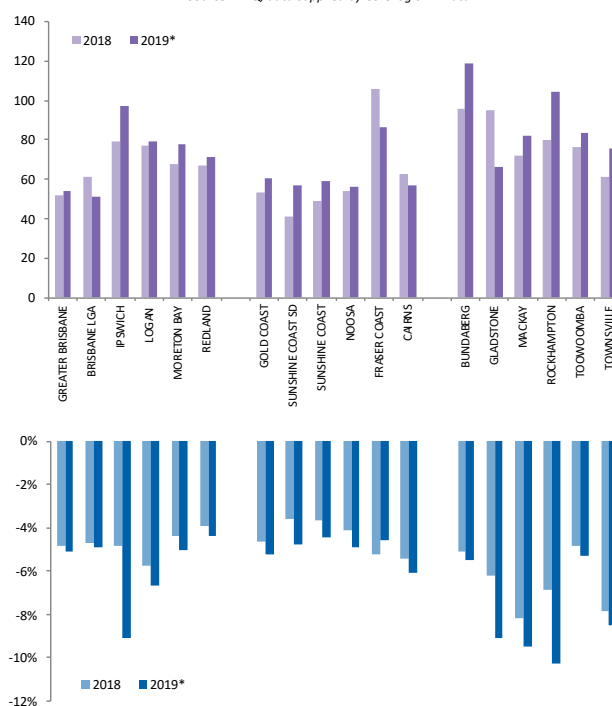
LGA / REGION	UNITS & TOWNHOUSES								CHANGE OVER YEAR			
	TOTAL LISTINGS		STOCK ON MARKET		MEDIAN DAYS ON MARKET**		MEDIAN VENDOR DISCOUNT**		TOTAL LISTINGS	STOCK ON MARKET	DAYS ON MARKET	VENDOR DISCOUNT
	2019*	2018	2019*	2018	2019*	2018	2019*	2018	CHANGE OVER YEAR			
12MTHS ENDING AUG									% PTS		% PTS	
QUEENSLAND	39,555	39,997	8.7%	8.8%	68	59	-5.2%	-4.7%	-1.1%	-0.1%	9	0.5%
GREATER BRISBANE	10,646	12,216	6.1%	7.1%	54	52	-5.1%	-4.8%	-12.9%	-0.9%	2	0.2%
BRISBANE LGA	10,695	10,902	6.1%	7.0%	51	61	-4.9%	-4.7%	-1.9%	-0.9%	-10	0.2%
IPSWICH	417	504	5.9%	10.4%	97	79	-9.1%	-4.9%	-17.3%	-4.5%	18	4.2%
LOGAN	1,182	1,390	7.1%	10.1%	80	77	-6.7%	-5.7%	-15.0%	-3.1%	3	1.0%
MORETON BAY	1,991	2,341	7.3%	10.1%	78	68	-5.0%	-4.4%	-15.0%	-2.8%	10	0.6%
REDLAND	621	799	7.4%	11.1%	72	67	-4.4%	-3.9%	-22.3%	-3.7%	5	0.5%
GOLD COAST	9,089	12,477	7.7%	10.5%	61	53	-5.2%	-4.7%	-27.2%	-2.8%	8	0.6%
SUNSHINE COAST SD	2,985	3,179	7.8%	8.3%	57	41	-4.8%	-3.6%	-6.1%	-0.5%	16	1.2%
SUNSHINE COAST	3,130	3,549	8.1%	9.3%	59	49	-4.4%	-3.7%	-11.8%	-1.2%	10	0.8%
NOOSA	693	977	7.4%	9.6%	56	54	-4.9%	-4.1%	-29.1%	-2.2%	2	0.8%
FRASER COAST	562	541	9.1%	11.9%	87	106	-4.6%	-5.2%	3.9%	-2.8%	-20	-0.6%
CAIRNS	1,931	1,933	8.2%	9.1%	57	63	-6.1%	-5.4%	-0.1%	-0.9%	-6	0.7%
BUNDABERG	522	416	9.0%	11.4%	119	96	-5.5%	-5.1%	25.5%	-2.4%	23	0.4%
GLADSTONE	307	308	6.9%	8.2%	66	95	-9.1%	-6.2%	-0.3%	-1.3%	-29	2.9%
MACKAY	415	396	5.3%	6.4%	82	72	-9.5%	-8.2%	4.8%	-1.0%	10	1.3%
ROCKHAMPTON	252	175	5.3%	7.3%	105	80	-10.3%	-6.9%	44.0%	-2.1%	25	3.4%
TOOWOOMBA	760	643	6.7%	7.6%	84	76	-5.3%	-4.8%	18.2%	-0.9%	8	0.5%
TOWNSVILLE	979	888	5.7%	7.2%	76	61	-8.5%	-7.8%	10.2%	-1.5%	15	0.7%

* 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 August
Source: REIQ, data supplied by CoreLogic RP Data



MEDIAN VENDOR DISCOUNTING - UNITS



RENTAL MARKET SUMMARY

QUARTER STATISTICS SUMMARY

Rental Trends		Median Weekly Rent					Gross Rental Yields				
LGA/Region		3-Bed House		2-Bed Flat		3-Bed Townhouse		Houses		Units	
Greater Brisbane		Quarterly Trend		Quarterly Trend		Quarterly Trend		Quarterly Trend		Quarterly Trend	
Brisbane LGA		\$430	Steady	\$430	Up	\$420	Steady	3.3%	Steady	5.1%	Steady
Ipswich		\$315	Steady	\$260	Up	\$325	Up	4.8%	Steady	4.1%	Steady
Logan		\$345	Down	\$288	Down	\$333	Up	4.6%	Steady	6.2%	Up
Moreton Bay		\$370	Steady	\$290	Steady	\$350	Steady	4.3%	Steady	4.5%	Steady
Redland		\$400	Steady	\$355	Down	\$400	Down	4.0%	Steady	4.7%	Up*
Tourism Centres											
Gold Coast		\$500	Up	\$440	Steady	\$450	Steady	4.1%	Steady	5.4%	Steady
Sunshine Coast		\$455	Down	\$375	Up	\$440	Up	4.1%	Steady	4.6%	Steady
Noosa		\$480	Down	\$423	Up	\$540	Down	3.9%	Steady	3.4%	Up
Fraser Coast		\$320	Up	\$265	Down	\$360	Up*	5.2%	Steady	5.8%	Down
Cairns		\$395	Up	\$310	Steady	\$400	Up*	5.2%	Steady	7.5%	Steady
Regional QLD											
Bundaberg		\$300	Steady	\$240	Steady	\$320	Steady	5.8%	Steady	5.4%	Down*
Gladstone		\$240	Up	\$180	Steady	\$240	Up	4.2%	Up	N/A	N/A
Mackay		\$360	Up	\$270	Up	\$350	Steady	5.2%	Steady	7.3%	Down*
Rockhampton		\$290	Steady	\$220	Steady	\$360	N/A	6.0%	Down	N/A	N/A
Toowoomba		\$320	Up	\$260	Up	\$340	Up*	4.8%	Steady	5.3%	Steady
Townsville		\$320	Steady	\$270	Up	\$350	Steady	5.4%	Steady	6.2%	Down

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

N/A Not available





RESIDENTIAL VACANCY RATES

COUNCIL / REGION	SEP-19	JUN-19	CHANGE	STATUS
BRISBANE SD	1.7%	2.4%	-0.7%	TIGHT
BRISBANE CITY	1.6%	2.8%	-1.2%	TIGHT
BRISBANE INNER (0-5KM)	1.9%	3.2%	-1.3%	TIGHT
BRISBANE REMAINDER (5KM+)	1.3%	2.5%	-1.2%	TIGHT
BRISBANE SURROUNDS	1.9%	2.0%	0.0%	TIGHT
IPSWICH CITY	2.9%	2.9%	0.0%	HEALTHY
LOGAN CITY	1.5%	2.4%	-0.9%	TIGHT
MORETON BAY	1.7%	1.4%	0.3%	TIGHT
MORETON BAY - CABOOLTURE	1.2%	1.0%	0.2%	TIGHT
MORETON BAY - PINE RIVERS	1.8%	1.7%	0.1%	TIGHT
MORETON BAY - REDCLIFFE	2.8%	1.8%	0.9%	HEALTHY
REDLAND CITY	1.5%	1.6%	0.0%	TIGHT
REDLAND CITY - MAINLAND	1.5%	1.6%	-0.1%	TIGHT
REDLAND CITY - BAY ISLANDS	2.1%	1.2%	0.9%	TIGHT
GOLD COAST CITY	3.0%	2.8%	0.1%	HEALTHY
SUNSHINE COAST SD	2.6%	2.3%	0.3%	HEALTHY
SUNSHINE COAST	3.3%	2.4%	0.9%	HEALTHY
SUNSHINE COAST - CALOUNDRA	1.6%	1.2%	0.4%	TIGHT
SUNSHINE COAST - MAROOCHY	1.6%	1.8%	-0.2%	TIGHT
SUNSHINE COAST - HINTERLAND*	1.5%	3.7%	-2.3%	TIGHT
NOOSA	4.4%	2.0%	2.4%	WEAK
FRASER COAST	1.3%	1.0%	0.3%	TIGHT
FRASER COAST - HERVEY BAY	1.2%	1.4%	-0.2%	TIGHT
FRASER COAST - MARYBOROUGH	1.7%	0.6%	1.1%	TIGHT
CAIRNS	0.9%	2.3%	-1.4%	TIGHT
BUNDABERG	2.6%	1.3%	1.3%	HEALTHY
GLADSTONE	1.8%	3.1%	-1.3%	TIGHT
MACKAY	1.7%	1.5%	0.3%	TIGHT
ROCKHAMPTON	3.6%	1.5%	2.1%	WEAK
TOOWOOMBA	1.1%	1.6%	-0.5%	TIGHT
TOWNSVILLE	3.2%	2.2%	1.1%	HEALTHY
BANANA	4.6%	1.7%	2.9%	WEAK
BURDEKIN	1.6%	4.3%	-2.7%	TIGHT
CASSOWARY COAST	6.8%	3.8%	3.0%	WEAK
CENTRAL HIGHLANDS	1.8%	4.7%	-2.9%	TIGHT
GYMPIE	0.3%	N/A	-	TIGHT
ISAAC	3.9%	4.1%	-0.2%	WEAK
LIVINGSTONE	1.0%	1.4%	-0.5%	TIGHT
LOCKYER VALLEY	5.0%	2.1%	2.9%	WEAK
MARANOVA	5.0%	3.5%	1.5%	WEAK
MOUNT ISA	3.7%	2.9%	0.9%	WEAK
MURWEH	N/A	N/A	-	N/A
SCENIC RIM	3.8%	2.5%	1.3%	WEAK
SOMERSET	N/A	N/A	-	N/A
SOUTH BURNETT	N/A	N/A	-	N/A
SOUTHERN DOWNS	6.4%	2.8%	3.6%	WEAK
TABLELANDS	2.3%	2.6%	-0.4%	TIGHT
WESTERN DOWNS	2.2%	2.4%	-0.2%	TIGHT
WHITSUNDAY	2.0%	3.9%	-2.0%	TIGHT

* 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

HOUSES¹UNITS²

LOCAL GOVERNMENT AREA	SEP-19	JUN-19	SEP-19	JUN-19
GREATER BRISBANE				
BRISBANE	3.3%	3.4%	5.1%	5.1%
IPSWICH	4.8%	4.7%	4.1%	4.3%
LOGAN	4.6%	4.8%	6.2%	6.5%
MORETON BAY	4.3%	4.3%	4.5%	4.7%
REDLAND	4.0%	4.0%	4.7%	5.3%
TOURISM CENTRES				
GOLD COAST	4.1%	4.2%	5.4%	5.3%
SUNSHINE COAST	4.1%	4.2%	4.6%	4.8%
NOOSA	3.9%	3.7%	3.4%	3.8%
FRASER COAST	5.2%	5.0%	5.8%	5.5%
CAIRNS	5.2%	5.0%	7.5%	7.3%
REGIONAL/RESOURCE AREAS				
BUNDABERG	5.8%	5.8%	5.4%	4.3%
GLADSTONE	4.2%	4.6%	N/A	5.8%
MACKAY	5.2%	5.4%	7.3%	4.8%
ROCKHAMPTON	6.0%	5.7%	N/A	N/A
TOOWOOMBA	4.8%	4.8%	5.3%	5.0%
TOWNSVILLE	5.4%	5.5%	6.2%	5.9%
OTHER REGIONAL AREAS				
BURDEKIN	8.8%	N/A	N/A	N/A
CASSOWARY COAST	6.2%	8.8%	N/A	N/A
CENTRAL HIGHLANDS	4.8%	5.9%	N/A	N/A
CHARTERS TOWERS	N/A	N/A	N/A	N/A
DOUGLAS	3.8%	N/A	6.1%	7.5%
GOONDIWINDI	N/A	N/A	N/A	N/A
GYMPIE	5.7%	5.2%	N/A	N/A
HINCHINBROOK	N/A	7.1%	N/A	N/A
ISAAC	6.8%	9.9%	N/A	N/A
LIVINGSTONE	4.5%	4.2%	4.6%	5.0%
LOCKYER VALLEY	6.1%	6.4%	N/A	N/A
MAREEBA	5.4%	N/A	N/A	N/A
MOUNT ISA	N/A	N/A	N/A	N/A
NORTH BURNETT	N/A	N/A	N/A	N/A
SCENIC RIM	4.2%	5.0%	N/A	N/A
SOMERSET	6.2%	7.0%	N/A	N/A
SOUTH BURNETT	7.5%	6.2%	N/A	N/A
SOUTHERN DOWNS	5.7%	5.3%	N/A	N/A
TABLELANDS	4.9%	5.9%	N/A	N/A
WESTERN DOWNS	7.6%	6.5%	N/A	N/A
WHITSUNDAY	5.7%	5.4%	5.3%	5.3%

Yields comparison based on preliminary data for Sep-19

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

¹ Based upon rents for 3-bedroom houses ; source: Residential Tenancies Authority, Bond Lodgements² 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	\$430	UP	\$420	STEADY	3.3%	STEADY	5.1%
IPSWICH	\$315	UP	\$260	STEADY	\$325	UP	4.8%	STEADY	4.1%
LOGAN	\$345	STEADY	\$288	DOWN	\$333	DOWN	4.6%	STEADY	6.2%
MORETON BAY	\$370	UP	\$290	STEADY	\$350	UP	4.3%	STEADY	4.5%
REDLAND	\$400	STEADY	\$355	UP	\$400	DOWN	4.0%	STEADY	4.7%
TOURISM CENTRES									
GOLD COAST	\$500	STEADY	\$440	UP	\$450	STEADY	4.1%	STEADY	5.4%
SUNSHINE COAST	\$455	UP	\$375	UP	\$440	UP	4.1%	STEADY	4.6%
NOOSA	\$480	DOWN	\$423	UP	\$540	UP*	3.9%	STEADY	3.4%
FRASER COAST	\$320	UP*	\$265	UP	\$360	UP*	5.2%	UP	5.8%
CAIRNS	\$395	UP	\$310	STEADY	\$400	UP*	5.2%	STEADY	7.5%
REGIONAL QLD									
BUNDABERG	\$300	UP	\$240	STEADY	\$320	UP*	5.8%	STEADY	5.4%
GLADSTONE	\$240	UP*	\$180	UP*	\$240	UP*	4.2%	DOWN	N/A
MACKAY	\$360	UP*	\$270	UP*	\$350	UP*	5.2%	STEADY	7.3%
ROCKHAMPTON	\$290	UP*	\$220	UP	\$360	UP*	6.0%	UP*	N/A
TOOWOOMBA	\$320	UP	\$260	UP	\$340	UP	4.8%	STEADY	5.3%
TOWNSVILLE	\$320	UP*	\$270	UP*	\$350	UP*	5.4%	UP*	6.2%

*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	308,305	307,687	0.2%	STEADY	223,084	218,852	1.9%	STEADY	62,938	61,500	2.3%	UP	594,327	588,039	1.1%	STEADY
GREATER BRISBANE	SEP-19	SEP-18	% CHANGE	ANNUAL TREND	SEP-19	SEP-18	% CHANGE	ANNUAL TREND	SEP-19	SEP-18	% CHANGE	ANNUAL TREND	SEP-19	SEP-18	% CHANGE	ANNUAL TREND
BRISBANE	59,942	59,874	0.1%	STEADY	92,577	89,194	3.8%	UP	21,808	21,269	2.5%	UP	174,327	170,337	2.3%	UP
IPSWICH	22,888	22,247	2.9%	UP	4,876	4,545	7.3%	UP	2,210	1,995	10.8%	UP	29,974	28,787	4.1%	UP
LOGAN	24,754	23,846	3.8%	UP	5,988	5,341	12.1%	UP	5,928	5,828	1.7%	STEADY	36,670	35,015	4.7%	UP
MORETON BAY	31,551	31,147	1.3%	STEADY	9,836	9,704	1.4%	STEADY	7,924	7,469	6.1%	UP	49,311	48,320	2.1%	UP
REDLAND	8,610	8,686	-0.9%	STEADY	1,681	1,660	1.3%	STEADY	1,872	1,682	11.3%	UP	12,163	12,028	1.1%	STEADY
TOURISM CENTRES																
GOLD COAST	29,574	29,521	0.2%	STEADY	35,552	35,379	0.5%	STEADY	13,536	13,630	-0.7%	STEADY	78,662	78,530	0.2%	STEADY
SUNSHINE COAST	18,107	17,928	1.0%	STEADY	12,364	12,435	-0.6%	STEADY	3,192	3,053	4.6%	UP	33,663	33,416	0.7%	STEADY
NOOSA	2,470	2,489	-0.8%	STEADY	1,266	1,278	-0.9%	STEADY	374	352	6.3%	UP	4,110	4,119	-0.2%	STEADY
FRASER COAST	6,970	7,125	-2.2%	DOWN	2,707	2,702	0.2%	STEADY	549	564	-2.7%	DOWN	10,226	10,391	-1.6%	STEADY
CAIRNS	9,477	9,567	-0.9%	STEADY	10,895	11,152	-2.3%	DOWN	918	978	-6.1%	DOWN	21,290	21,697	-1.9%	STEADY
REGIONAL QLD																
BUNDABERG	6,470	6,530	-0.9%	STEADY	2,881	2,815	2.3%	UP	133	134	-0.7%	STEADY	9,484	9,479	0.1%	STEADY
GLADSTONE	5,437	5,570	-2.4%	DOWN	2,091	2,069	1.1%	STEADY	817	814	0.4%	STEADY	8,345	8,453	-1.3%	STEADY
MACKAY	7,874	8,156	-3.5%	DOWN	4,257	4,279	-0.5%	STEADY	482	487	-1.0%	STEADY	12,613	12,922	-2.4%	DOWN
ROCKHAMPTON	4,766	4,673	2.0%	STEADY	2,685	2,598	3.3%	UP	128	141	-9.2%	DOWN	7,579	7,412	2.3%	UP
TOOWOOMBA	11,546	11,594	-0.4%	STEADY	7,421	7,271	2.1%	UP	505	490	3.1%	UP	19,472	19,355	0.6%	STEADY
TOWNSVILLE	14,650	15,091	-2.9%	DOWN	8,849	9,101	-2.8%	DOWN	769	811	-5.2%	DOWN	24,268	25,003	-2.9%	DOWN

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		
	SEP-18	SEP-19	% CHANGE	SEP-18	SEP-19	% CHANGE	SEP-18	SEP-19	% CHANGE	SEP-18	SEP-19	% CHANGE
Balonne Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	\$280	\$200	-28.6%	N/A	N/A	N/A
Banana Shire Council	\$180	N/A	N/A	\$225	\$240	6.7%	N/A	N/A	N/A	N/A	\$255	N/A
Barcaldine Regional 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
Barcoo Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Blackall-Tambo Regional Council	N/A	N/A	N/A	\$108	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	\$350	\$359	2.6%	\$420	\$430	2.4%	\$500	\$510	2.0%	\$390	\$400	2.6%
Bundaberg Regional Council	\$220	\$250	13.6%	\$240	\$240	0.0%	\$310	\$295	-4.8%	\$255	\$265	3.9%
Burdekin Shire Council	\$175	\$180	2.9%	\$220	\$210	-4.5%	N/A	\$220	N/A	\$223	\$245	10.1%
Cairns Regional Council	\$230	\$240	4.3%	\$310	\$310	0.0%	\$380	\$390	2.6%	\$330	\$345	4.5%
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	\$188	\$195	4.0%	\$230	\$230	0.0%	\$240	\$250	4.2%	\$260	\$255	-1.9%
Central Highlands Regional Council	\$200	\$210	5.0%	\$205	\$240	17.1%	\$260	\$280	7.7%	\$190	\$195	2.6%
Charters Towers Regional Council	N/A	N/A	N/A	\$190	\$205	7.9%	N/A	N/A	N/A	\$200	\$230	15.0%
Cloncurry Shire Council	\$135	\$200	48.1%	\$250	\$218	-13.0%	N/A	N/A	N/A	N/A	N/A	N/A
Cook Shire Council	\$161	\$149	-7.3%	N/A	N/A	N/A	N/A	N/A	N/A	\$250	\$260	4.0%
Diamantina Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Douglas Shire Council	\$245	\$240	-2.0%	\$300	\$320	6.7%	N/A	\$470	N/A	\$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	\$215	\$220	2.3%	\$255	\$265	3.9%	\$328	\$335	2.3%	\$265	\$268	0.9%
Gladstone Regional Council	\$130	\$150	15.4%	\$155	\$180	16.1%	\$220	\$240	9.1%	\$170	\$190	11.8%
Gold Coast City Council	\$345	\$350	1.4%	\$430	\$440	2.3%	\$490	\$495	1.0%	\$410	\$420	2.4%
Goondiwindi Regional Council	N/A	\$150	N/A	\$235	\$230	-2.1%	N/A	\$260	N/A	\$250	N/A	N/A
Gympie Regional Council	\$174	\$220	26.1%	\$220	\$245	11.4%	\$280	\$300	7.1%	\$260	\$268	2.9%
Hinchinbrook Shire Council	N/A	N/A	N/A	\$176	\$173	-2.1%	N/A	N/A	N/A	N/A	\$250	N/A
Ipswich City Council	\$240	\$230	-4.2%	\$260	\$260	0.0%	\$300	\$300	0.0%	\$275	\$273	-0.9%
Isaac Regional Council	\$210	\$110	-47.6%	\$190	\$250	31.6%	\$180	\$210	16.7%	\$185	\$200	8.1%
Livingstone Shire Council	\$208	\$208	-0.2%	\$270	\$290	7.4%	\$340	\$290	-14.7%	\$290	\$285	-1.7%
Lockyer Valley Regional Council	\$200	N/A	N/A	\$250	\$280	12.0%	\$275	\$290	5.5%	\$273	\$275	0.9%
Logan City Council	\$250	\$250	0.0%	\$290	\$288	-0.7%	\$340	\$340	0.0%	\$295	\$295	0.0%
Longreach Regional Council	\$120	N/A	N/A	\$185	\$175	-5.4%	N/A	N/A	N/A	\$215	\$200	-7.0%
Mackay Regional Council	\$200	\$230	15.0%	\$250	\$270	8.0%	\$330	\$350	6.1%	\$280	\$300	7.1%
Maranoa Regional Council	\$145	N/A	N/A	\$185	\$163	-12.2%	\$194	\$283	45.6%	\$150	\$178	18.3%
Mareeba Shire Council	\$210	\$205	-2.4%	\$250	\$245	-2.0%	N/A	\$305	N/A	\$283	\$300	6.2%
Moreton Bay Regional Council	\$240	\$250	4.2%	\$290	\$290	0.0%	\$330	\$330	0.0%	\$305	\$305	0.0%
Mount Isa City Council	\$158	\$180	14.3%	\$220	\$230	4.5%	\$308	\$320	4.1%	\$295	\$285	-3.4%
Murweh Shire Council	N/A	N/A	N/A	N/A	\$150	N/A	N/A	N/A	N/A	\$170	N/A	N/A
Noosa Shire Council	\$320	\$295	-7.8%	\$405	\$423	4.3%	\$640	\$600	-6.3%	\$380	\$370	-2.6%
North Burnett Regional Council	N/A	N/A	N/A	\$200	N/A	N/A	N/A	N/A	N/A	\$210	\$200	-4.8%
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	\$230	\$200	-13.0%	\$350	\$355	1.4%	\$422	\$425	0.7%	\$280	\$270	-3.6%
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	\$165	3.1%	\$210	\$220	4.8%	\$260	\$290	11.5%	\$230	\$240	4.3%
Scenic Rim Regional Council	\$255	\$250	-2.0%	\$240	\$275	14.6%	\$310	\$310	0.0%	\$350	\$350	0.0%
Somerset Regional Council	N/A	N/A	N/A	\$213	N/A	N/A	\$260	N/A	N/A	\$300	\$255	-15.0%
South Burnett Regional Council	\$160	\$175	9.4%	\$200	\$200	0.0%	\$255	\$255	0.0%	\$225	\$220	-2.2%
Southern Downs Regional Council	\$173	\$175	1.4%	\$220	\$223	1.1%	\$285	\$275	-3.5%	\$250	\$250	0.0%
Sunshine Coast Regional Council	\$290	\$290	0.0%	\$370	\$375	1.4%	\$430	\$450	4.7%	\$370	\$378	2.0%
Tablelands Regional Council	\$180	\$185	2.8%	\$230	\$250	8.7%	\$285	\$290	1.8%	\$250	\$270	8.0%
Toowoomba Regional Council	\$185	\$190	2.7%	\$250	\$260	4.0%	\$305	\$310	1.6%	\$265	\$280	5.7%
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	\$230	15.0%	\$235	\$270	14.9%	\$340	\$370	8.8%	\$260	\$300	15.4%
Weipa - part of Cook	\$325	N/A	N/A	\$533	\$550	3.3%	\$650	N/A	N/A	N/A	N/A	N/A
Western Downs Regional Council	\$145	\$160	10.3%	\$170	\$190	11.8%	\$200	\$230	15.0%	\$200	\$205	2.5%
Whitsunday Regional Council	\$208	\$210	1.2%	\$275	\$280	1.8%	\$315	\$330	4.8%	\$240	\$250	4.2%
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		
	SEP-18	SEP-19	% CHANGE	SEP-18	SEP-19	% CHANGE	SEP-18	SEP-19	% CHANGE	SEP-18	SEP-19	% CHANGE
Balonne Shire Council	\$240	\$250	4.2%	N/A	\$315	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Banana Shire Council	\$280	\$280	0.0%	\$370	\$360	-2.7%	N/A	N/A	N/A	N/A	N/A	N/A
Barcaldine Regional Council	\$163	\$210	29.2%	N/A	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	\$160	N/A	N/A	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%	\$520	\$525	1.0%	\$385	\$395	2.6%	\$420	\$420	0.0%
Bundaberg Regional Council	\$295	\$300	1.7%	\$350	\$360	2.9%	N/A	N/A	N/A	\$290	\$320	10.3%
Burdekin Shire Council	\$263	\$253	-3.8%	\$315	\$320	1.6%	N/A	N/A	N/A	N/A	N/A	N/A
Cairns Regional Council	\$380	\$395	3.9%	\$450	\$460	2.2%	\$290	\$300	3.4%	\$380	\$400	5.3%
Carpentaria Shire Council	\$300	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	\$300	\$300	0.0%	\$345	\$360	4.3%	\$270	\$275	1.9%	N/A	N/A	N/A
Central Highlands Regional Council	\$250	\$265	6.0%	\$350	\$360	2.9%	N/A	\$240	N/A	\$290	\$320	10.3%
Charters Towers Regional Council	\$230	\$250	8.7%	\$350	\$340	-2.9%	N/A	N/A	N/A	N/A	N/A	N/A
Cloncurry Shire Council	\$300	\$285	-5.0%	N/A	\$350	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cook Shire Council	\$300	\$290	-3.3%	N/A	N/A	N/A	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	\$400	\$385	-3.8%	\$420	\$490	16.7%	\$360	\$360	0.0%	\$450	\$463	2.8%
Flinders Shire Council	N/A	\$195	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fraser Coast Regional Council	\$300	\$320	6.7%	\$363	\$375	3.4%	\$280	\$305	8.9%	\$340	\$360	5.9%
Gladstone Regional Council	\$220	\$240	9.1%	\$265	\$290	9.4%	\$163	\$160	-1.5%	\$210	\$240	14.3%
Gold Coast City Council	\$500	\$500	0.0%	\$500	\$510	2.0%	\$390	\$393	0.6%	\$450	\$450	0.0%
Goondiwindi Regional Council	\$290	\$290	0.0%	\$380	\$380	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
Gympie Regional Council	\$290	\$300	3.4%	\$345	\$350	1.4%	\$258	\$300	16.5%	\$290	N/A	N/A
Hinchinbrook Shire Council	\$240	\$265	10.4%	\$230	\$280	21.7%	N/A	N/A	N/A	N/A	N/A	N/A
Ipswich City Council	\$310	\$315	1.6%	\$370	\$370	0.0%	\$275	\$268	-2.7%	\$313	\$325	4.0%
Isaac Regional Council	\$250	\$280	12.0%	\$290	\$355	22.4%	\$350	N/A	N/A	\$350	\$350	0.0%
Livingstone Shire Council	\$290	\$320	10.3%	\$320	\$350	9.4%	\$285	N/A	N/A	\$320	\$400	25.0%
Lockyer Valley Regional Council	\$310	\$300	-3.2%	\$320	\$340	6.3%	N/A	N/A	N/A	N/A	N/A	N/A
Logan City Council	\$345	\$345	0.0%	\$400	\$400	0.0%	\$283	\$280	-0.9%	\$335	\$333	-0.7%
Longreach Regional Council	\$260	\$243	-6.7%	\$290	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mackay Regional Council	\$335	\$360	7.5%	\$380	\$410	7.9%	\$293	\$300	2.6%	\$330	\$350	6.1%
Maranoa Regional Council	\$200	\$250	25.0%	\$315	\$330	4.8%	N/A	N/A	N/A	N/A	N/A	N/A
Mareeba Shire Council	\$320	\$330	3.1%	\$400	\$400	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
Moreton Bay Regional Council	\$360	\$370	2.8%	\$420	\$430	2.4%	\$310	\$313	0.8%	\$345	\$350	1.4%
Mount Isa City Council	\$360	\$370	2.8%	\$450	\$440	-2.2%	N/A	N/A	N/A	N/A	N/A	N/A
Murweh Shire Council	\$220	\$200	-9.1%	N/A	\$250	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Noosa Shire Council	\$490	\$480	-2.0%	\$550	\$570	3.6%	\$450	\$473	5.0%	\$520	\$540	3.8%
North Burnett Regional Council	\$250	\$250	0.0%	\$260	\$275	5.8%	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%	\$485	\$488	0.5%	\$348	\$350	0.7%	\$405	\$400	-1.2%
Richmond Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rockhampton Regional Council	\$270	\$290	7.4%	\$350	\$380	8.6%	\$250	N/A	N/A	\$335	\$360	7.5%
Scenic Rim Regional Council	\$350	\$340	-2.9%	\$390	\$380	-2.6%	N/A	N/A	N/A	\$282	\$305	8.2%
Somerset Regional Council	\$300	\$283	-5.8%	\$295	\$325	10.2%	N/A	N/A	N/A	N/A	N/A	N/A
South Burnett Regional Council	\$250	\$255	2.0%	\$305	\$320	4.9%	N/A	N/A	N/A	N/A	N/A	N/A
Southern Downs Regional Council	\$270	\$275	1.9%	\$330	\$330	0.0%	N/A	N/A	N/A	\$258	N/A	N/A
Sunshine Coast Regional Council	\$450	\$455	1.1%	\$525	\$530	1.0%	\$380	\$380	0.0%	\$430	\$440	2.3%
Tablelands Regional Council	\$310	\$315	1.6%	\$350	\$380	8.6%	N/A	N/A	N/A	N/A	N/A	N/A
Toowoomba Regional Council	\$310	\$320	3.2%	\$380	\$390	2.6%	\$275	\$267	-3.1%	\$330	\$340	3.0%
Torres Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Townsville City Council	\$290	\$320	10.3%	\$350	\$390	11.4%	\$250	\$270	8.0%	\$310	\$350	12.9%
Weipa - part of Cook	\$750	\$650	-13.3%	\$750	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Western Downs Regional Council	\$240	\$240	0.0%	\$280	\$290	3.6%	N/A	N/A	N/A	\$215	\$240	11.6%
Whitsunday Regional Council	\$340	\$350	2.9%	\$430	\$430	0.0%	\$380	\$340	-10.5%	\$400	\$400	0.0%
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 SA4



Unemployment Rate

6.6%



Participation Rate

64.5%

EMPLOYMENT MARKET

LOGAN - BEAUDESERT SA4



Unemployment Rate

7.9%



Participation Rate

63.5%

EMPLOYMENT MARKET

MORETON BAY - NORTH SA4



Unemployment Rate

9.4%



Participation Rate

58.1%

EMPLOYMENT MARKET

MORETON BAY - SOUTH SA4



Unemployment Rate

5.1%



Participation Rate

73.3%

One market that continues to do well is rentals. The Greater Brisbane vacancy rate tightened fairly dramatically during the September quarter, with outer area LGAs experiencing some of the strongest demand according to our analysis.

Steady as she goes

The Greater Brisbane region includes the local government areas of Brisbane, Ipswich, Moreton Bay, Logan and Redland, so it would be reasonable to expect some diversity in the market metrics.

Greater Brisbane experienced a 0.8 per cent rise in its 12-month median price to September 2019. The figure reached \$530,000 across 25,370 transactions, showing positive signs for long-term price recovery.

Drilling down into the individual LGAs and you'll find there were a mix of price movements across the quarter and the year, although shifts – both positive and negative – weren't dramatic.

The unit sector in all LGAs appears to be well past its peak according to our analytics. On balance, the price cycle would suggest values are likely to soften further for Greater Brisbane. The notable split, according to industry operators, is between investor stock and owner occupier accommodation. It's expected investment units will bear the brunt of further price falls.

One market that continues to do well is rentals. The Greater Brisbane vacancy rate tightened fairly dramatically during the September quarter, with outer area LGAs experiencing some of the strongest demands according to our analysis.

Regional Economy and Infrastructure Investment

Logan

Small business received a boost in Logan recently.

Two Logan metalwork companies will upgrade equipment and create more local jobs after securing over \$1.5 million in combined funding from the Queensland Government as part of the *Made in Queensland* (MiQ) initiative.

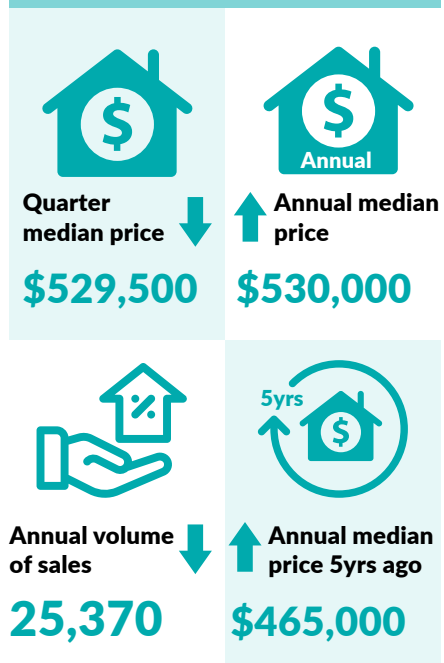
Transport infrastructure spending continues to focus on M1 upgrades with motorists given a sneak peek of the \$749 million M1 upgrade from Eight Mile Plains to Daisy Hill. The eight-kilometre project includes more lanes on the M1, a new busway to Springwood, and a bikeway to Paradise Road.

Ipswich

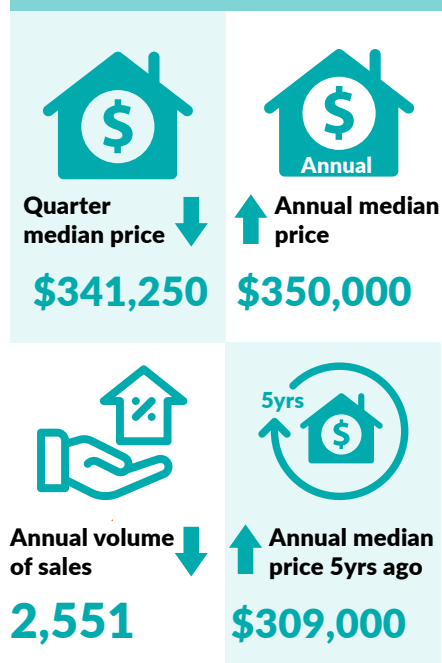
Ipswich will boost its innovation status with a \$5 million Defence Innovation Hub to be located alongside Ipswich entrepreneurs at Fire Station 101 on Limestone Street. The hub is set to open early next year. The State Government said \$5 million has been allocated to help local industry tap into the rapid growth of the defence industries sector.



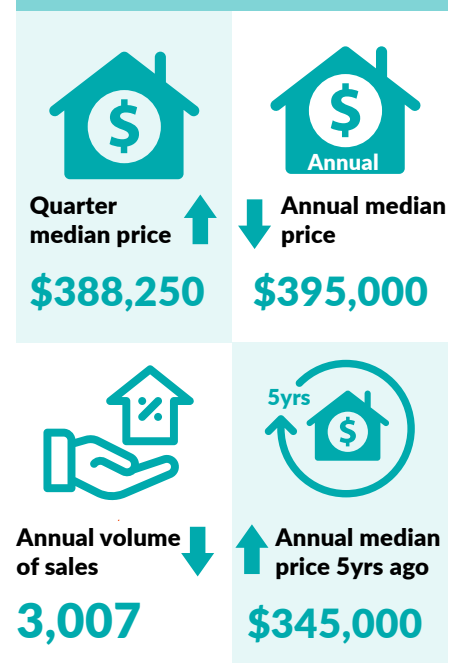
HOUSE MARKET (<2400M²) GREATER BRISBANE



HOUSE MARKET (<2400M²) IPSWICH



HOUSE MARKET (<2400M²) LOGAN



HOUSE MARKET (<2400M²)

MORETON BAY

Quarter
median price

\$445,000



Annual

Annual median
price

\$445,000

Annual volume
of sales

5,451



5yrs

Annual median
price 5yrs ago

\$390,000

HOUSE MARKET (<2400M²)

REDLAND

Quarter
median price

\$519,000



Annual

Annual median
price

\$525,000

Annual volume
of sales

2,238



5yrs

Annual median
price 5yrs ago

\$469,000

The latest round of the *Waste to Biofutures* fund has seen Wildfire Energy receive \$500,000 to establish its waste-to-energy demonstration project in Redbank Plains. The project will convert feedstocks into synthesis gas, enabling the production of renewable electricity, hydrogen and chemicals.

Moreton Bay

The MiQ grants have also reached Moreton Shire with two Brendale manufacturers leveraging new technology to create more jobs.

Harness and cable manufacturer Harnex has received \$150,761, while Polytuff Automotive was awarded \$50,125.

Member for Pine Rivers Nikki Boyd said the grants will help the businesses increase their manufacturing agility and enhance production.

"What this means is more jobs for our community, more than 30 in total, while the confidence this growth gives to local industry will help attract more businesses north of the city," she said.

In addition, the latest round of surveillance tests showed no signs of white spot disease in South East Queensland waters, more than two and a half years after the virus devastated the big prawn farms on the Logan River.

Prawn and marine worm samples were taken from a number of locations within Moreton Bay, Logan and Brisbane Rivers and all returned negative results, which was great news for the industry.

Redland

Town planning is front and centre in the jurisdiction with State Government winding up the Southern Moreton Bay Islands Act, so as to bring these location in line with Redland's overall town planning guidelines.

The Queensland Minister for State Development, Manufacturing, Infrastructure and Planning, Cameron Dick, said the changes would see planning on Russell, Macleay, Karragarra and Lamb Islands fall within the Redland City Plan.

On the health infrastructure front, Redland is set to benefit from a \$1.4 million State Government grant for the upgrade of the Redland Hospital to provide additional Emergency Department beds and birthing facilities.

Market Outlook

Analysis of housing data shows that the overall housing market in the Greater Brisbane region continues to perform steadily.

Price gains continue to be a long-term prospect on the whole, however continued investment in infrastructure and business that promotes employment throughout the region brings flow-on benefits to the real estate market.

HOUSE MARKET (<2400m²)

As mentioned, the Greater Brisbane region experienced a 0.8 per cent rise in annual median price to September 2019.

By contrast, the Brisbane City LGA saw its annual median house price soften 0.4 per cent to September 2019 reaching \$675,000. This placed its annual result well below Ipswich which experienced a 1.5 per cent increase in median house price.

In fact, Ipswich was the only LGA to see house price growth during the period. Logan's house price fell 1.3 per cent while Moreton's dropped 0.2 per cent and Redland's softened 1.9 per cent.

For those LGAs outside of Brisbane, it was Redland that had the most expensive housing with a median house price at \$525,000, while Ipswich had the most affordable with an annual median of \$350,000.

For just the September quarter 2019, Greater Brisbane experienced 0.6 per cent fall in

HOUSE MARKET ALL

GREATER BRISBANE



Median days on market

41 Days



Median vendor discount

-4.8%

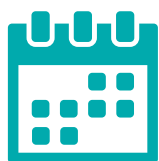


Stock on market

6.8%

HOUSE MARKET ALL

IPSWICH



Median days on market

54 Days



Median vendor discount

-5.3%

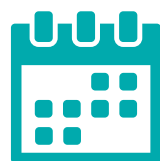


Stock on market

8.3%

HOUSE MARKET ALL

LOGAN



Median days on market

54 Days



Median vendor discount

-5.0%



Stock on market

7.6%

HOUSE MARKET ALL

MORETON BAY



Median days on market

45 Days



Median vendor discount

-4.4%



Stock on market

7.8%

the median house price, reaching \$529,500 across 5,131 transactions.

The Brisbane LGA median house price for the quarter fell by 0.7 per cent to \$670,000 across 2,504 transactions.

Of the outer local authorities, Logan was the only one to see a rise in its quarterly median price, increasing by 0.8 per cent to reach \$388,250.

Looking at five-year data, the annual median house price across Greater Brisbane grew an impressive 14 per cent since September 2014. The annual median house price in outer Brisbane localities grew within the range of 11.9 per cent to 18.4 per cent over the same period.

General Activity

For Greater Brisbane, the annual total listing volume fell 5.9 per cent for the year, from 39,767 to September 2018 to 37,435 to September 2019.

Stock on market was slightly lower for the year, coming in at 6.8 per cent, down 0.5 per cent on the previous year.

The period also saw a notable increase in median days on market, with a 2019 selling time of 41 days, which was ten days longer than the 2018 result. Vendor discounting over the 12 months also rose from 4.2 per cent discount in 2018 to a 4.8 per cent discount in 2019.

Outside of the Brisbane LGA, it was Moreton Bay that saw the lowest days on market at 45, although that was an increase of ten days on last year's result, and one of the highest increases across all Greater Brisbane LGAs.

Moreton also had the tightest vendor discount at 4.4 per cent, which was 0.7 per cent more than the same time last year. Ipswich, Logan and Redland all had similar shifts in vendor discount.

Stock on market increased across all the outer LGAs. The 2019 figures ranged from 7.6 per cent in Logan to 8.5 per cent in Redland. Brisbane City had a stock on market figure of 6.3 per cent for the period.

Our overall view of the outer Brisbane Region LGAs is that, while markets had loosened slightly, they're tracking well. There have been few dramatic shifts in the metrics since last year apart from a rise in days on market.

UNIT MARKET

The Brisbane LGA unit market saw its annual median slip slightly, down -2.2 per cent to \$440,000 to the end of September 2019.

HOUSE MARKET ALL

REDLAND



Median days on market

49 Days



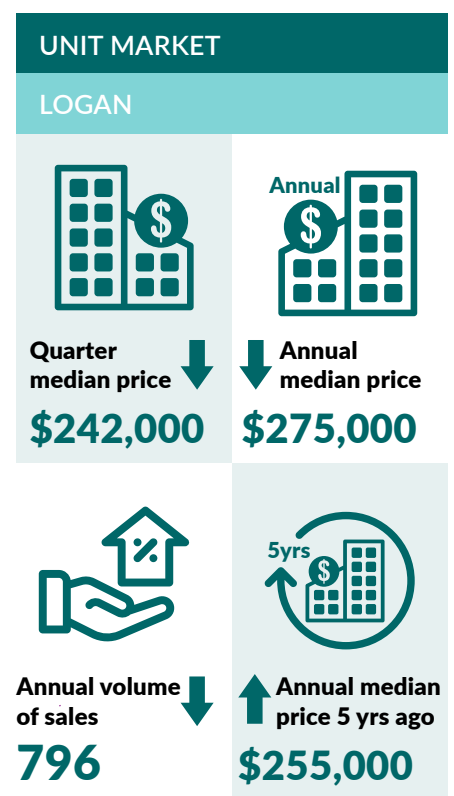
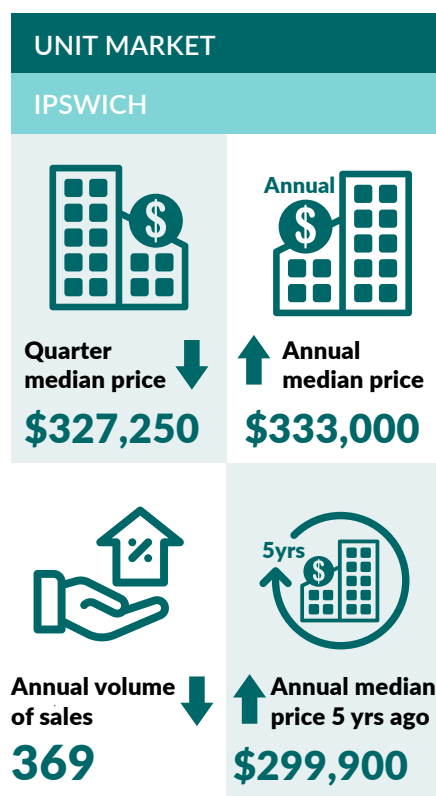
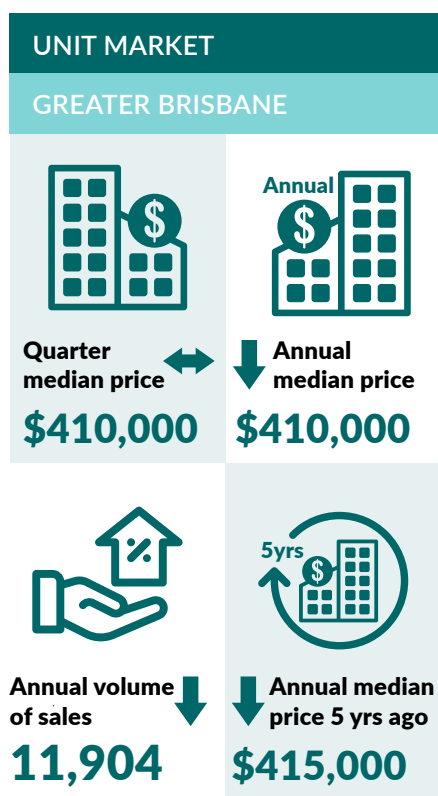
Median vendor discount

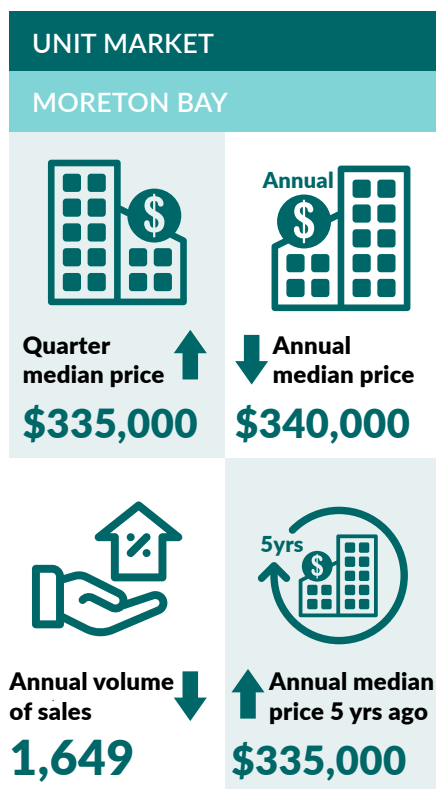
-5.0%



Stock on market

8.5%





By contrast, Ipswich experienced a 3.5 per cent gain in its annual unit median, reaching \$333,000 across 369 transactions.

Ipswich was, in fact, the only LGA in Greater Brisbane to see gains, with the biggest declines being in Logan (-6.8 per cent) and Redland (-4.8 per cent).

On a short-term basis, Logan saw a substantial 10.2 per cent fall in the median price during the September Quarter 2019. This was the softest result of all markets in the Greater Brisbane LGA with Redland's 2.3 per cent rise being the most substantial.

Total listing numbers and stock on market both tightened across Greater Brisbane over the year. Listings were down 12.9 per cent while stock shortened 0.9 per cent. This could, in part, reflect ongoing stock absorption in Brisbane itself as the market corrects from oversupply, however Brisbane did not see the greatest tightening.

Redland saw the most dramatic fall in total unit listings – down 22.3 per cent for the year to 621 to September 2019. This was followed reasonably closely by Ipswich which recorded a 17.3 per cent fall in listings. Stock on market also tightened most in Ipswich, with the city recording a fall of 4.5 percentage points.

For the days on market comparison, Brisbane saw its number fall by ten, while all outer LGAs experienced a rise, ranging from three in Logan to a substantial increase of 18 in Ipswich.

Vendor discounting remained relatively tight across all jurisdictions with the exception of Ipswich, which saw the number rise from 4.9 per cent to September 2018 to 9.1 per cent for the same timeframe this year.

Overall, it appears most unit markets are steady to slightly soft across Greater Brisbane.

RENTAL MARKET

September quarter median rental yields across outer Brisbane regions ranged from 4.0 per cent to 4.8 per cent for houses, and 4.1 per cent to 6.2 per cent for units.

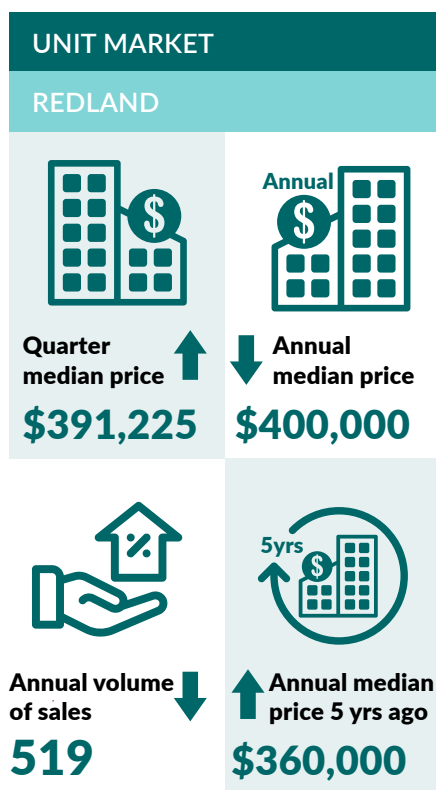
Yield movements from the previous quarter were mostly steady across all LGAs, with units in Redlands experiencing the biggest decrease down from 5.3 per cent last quarter to 4.7 per cent this most recent quarter.

Median annual rent for outer Brisbane three-bedroom houses ranged from \$315 per week in Ipswich to \$400 per week in Redland. The same measure for two-bedroom units ranged \$260 per week in Ipswich to \$355 per week in Redland.

The Greater Brisbane vacancy rate was at 1.7 per cent in the September quarter – a notable fall from the 2.4 per cent recorded over the previous quarter. This is the tightest recorded quarterly result in just over ten years.

Outer Brisbane regions saw some of the tightest vacancy rates during the three-month period.

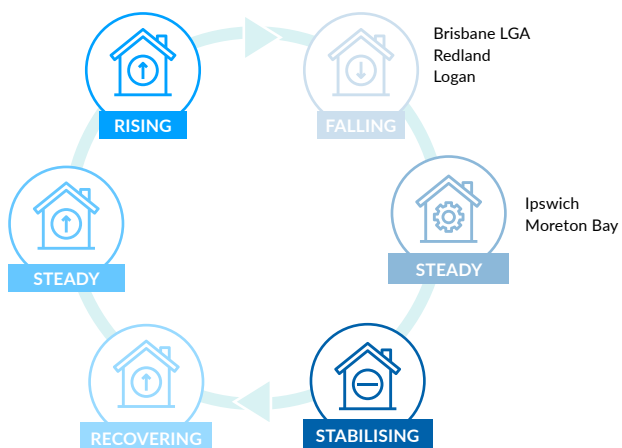
The most interesting result was Logan, which at 1.5 per cent vacancy is a drop of 0.9 percentage points from last quarter. This is the first sub-2.0 per cent result for Logan since June Quarter 2018.





GREATER BRISBANE HOUSE MARKETS

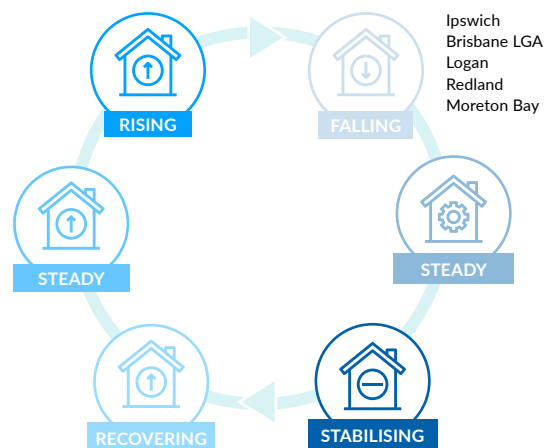
Sep Qtr 2019



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

GREATER BRISBANE UNIT MARKETS

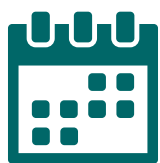
Sep Qtr 2019



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

UNIT MARKET

GREATER BRISBANE



Median days on market
54 Days



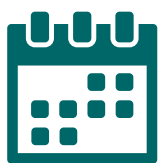
Median vendor discount
-5.1%



Stock on market
6.1%

UNIT MARKET

IPSWICH



Median days on market
97 Days



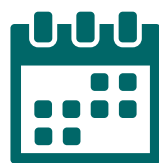
Median vendor discount
-9.1%



Stock on market
5.9%

UNIT MARKET

LOGAN



Median days on market
80 Days



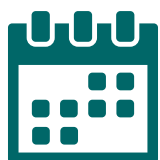
Median vendor discount
-6.7%



Stock on market
7.1%

UNIT MARKET

MORETON BAY



Median days on market
78 Days



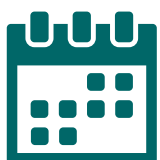
Median vendor discount
-5.0%



Stock on market
7.3%

UNIT MARKET

REDLAND



Median days on market
72 Days

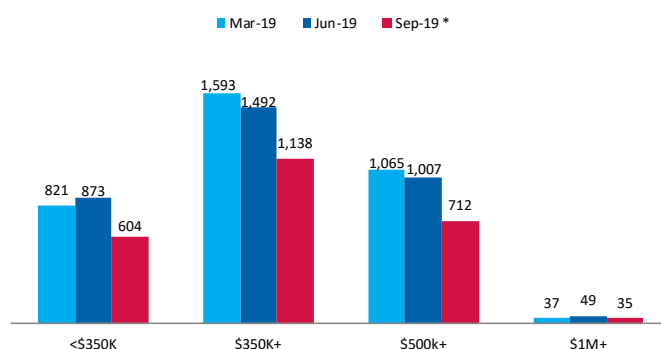


Median vendor discount
-4.4%



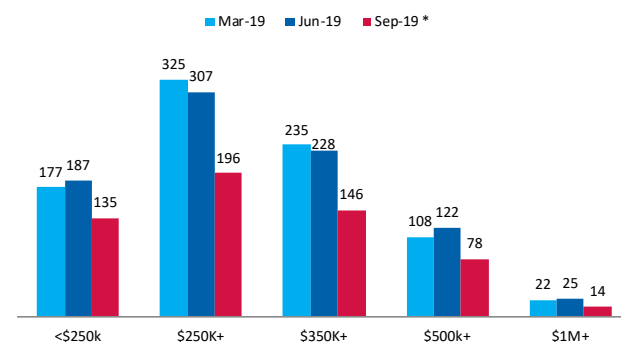
Stock on market
7.4%

OUTER BRISBANE HOUSE SALES



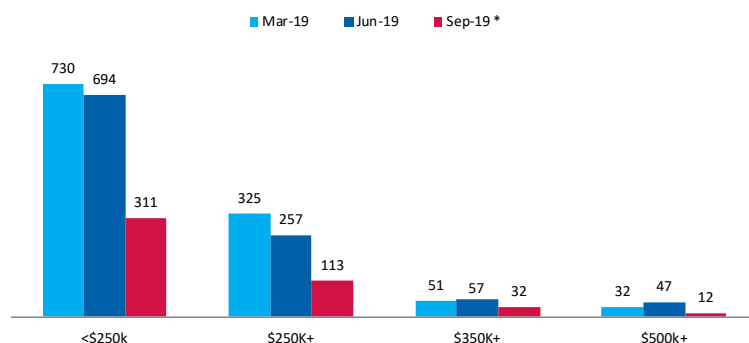
*Preliminary data
Houses <2400m²

OUTER BRISBANE UNIT SALES



*Preliminary data

OUTER BRISBANE LAND SALES



*Preliminary data

SALES MARKET - HOUSES <2400m ²										
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	5131	\$529,500	-0.6%	25370	\$530,000	\$526,000	0.8%	\$465,000	14.0%	
GREATER BRISBANE ^	412	\$655,000	0.8%	2143	\$670,000	\$670,000	0.0%	\$560,000	19.6%	
IPSWICH (LGA)	498	\$341,250	-2.5%	2551	\$350,000	\$345,000	1.5%	\$309,000	13.3%	
IPSWICH (LGA) ^	33	\$512,000	-5.2%	193	\$523,000	\$540,000	-3.2%	\$465,000	12.5%	
AUGUSTINE HEIGHTS	13	N/A	N/A	67	\$510,000	\$540,000	-5.6%	\$500,000	2.0%	
BELLBIRD PARK	15	N/A	N/A	86	\$370,000	\$371,250	-0.3%	\$310,100	19.3%	
BASIN POCKET	4	N/A	N/A	9	N/A	\$256,250	N/A	\$200,000	N/A	
BOOVAL	9	N/A	N/A	34	\$332,500	\$313,750	6.0%	\$252,500	31.7%	
BRASSALL	27	\$335,000	-6.3%	157	\$328,000	\$340,000	-3.5%	\$315,000	4.1%	
BROOKWATER	1	N/A	N/A	2	N/A	\$-	N/A	\$-	N/A	
BUNDAMBA	15	N/A	N/A	69	\$305,000	\$310,000	-1.6%	\$280,000	8.9%	
CAMIRA	21	\$412,500	-12.2%	82	\$420,000	\$405,000	3.7%	\$332,000	26.5%	
COALFALLS	2	N/A	N/A	18	N/A	\$339,500	N/A	\$282,000	N/A	
COLLINGWOOD PARK	27	\$333,000	-4.0%	101	\$333,000	\$336,500	-1.0%	\$302,500	10.1%	
DEEBING HEIGHTS	9	N/A	N/A	41	\$420,000	\$444,500	-5.5%	\$420,000	0.0%	
EAST IPSWICH	9	N/A	N/A	36	\$300,750	\$275,000	9.4%	\$252,000	19.3%	
EASTERN HEIGHTS	14	N/A	N/A	58	\$337,500	\$319,000	5.8%	\$272,500	23.9%	
FLINDERS VIEW	12	N/A	N/A	63	\$380,000	\$394,000	-3.6%	\$355,000	7.0%	
GAILES	5	N/A	N/A	17	N/A	\$259,000	N/A	\$240,000	N/A	
GOODNA	21	\$297,000	6.8%	115	\$291,000	\$311,250	-6.5%	\$280,000	3.9%	
IPSWICH	2	N/A	N/A	35	\$370,000	\$325,000	13.9%	\$277,500	33.3%	
KARALEE ^	7	N/A	N/A	35	\$605,000	\$590,000	2.5%	\$526,500	14.9%	
LEICHHARDT	9	N/A	N/A	55	\$255,000	\$245,000	4.1%	\$217,000	17.5%	
NEWTOWN	6	N/A	N/A	31	\$340,000	\$352,500	-3.6%	\$315,000	7.9%	
NORTH BOOVAL	5	N/A	N/A	39	\$260,000	\$275,000	-5.5%	\$230,000	13.0%	
NORTH IPSWICH	10	N/A	N/A	78	\$310,000	\$290,000	6.9%	\$255,000	21.6%	
ONE MILE	5	N/A	N/A	27	\$260,000	\$265,000	-1.9%	\$225,250	15.4%	
RACEVIEW	28	\$296,750	-6.4%	137	\$320,000	\$326,000	-1.8%	\$305,000	4.9%	
REDBANK	5	N/A	N/A	16	N/A	\$337,000	N/A	\$280,000	N/A	
REDBANK PLAINS	55	\$322,000	1.4%	249	\$322,500	\$335,000	-3.7%	\$300,000	7.5%	
RIPLEY	6	N/A	N/A	65	\$402,400	\$389,000	3.4%	\$302,000	33.2%	
RIVERVIEW	7	N/A	N/A	32	\$241,000	\$240,000	0.4%	\$233,250	3.3%	
ROSEWOOD	3	N/A	N/A	46	\$285,000	\$310,000	-8.1%	\$260,000	9.6%	
SADLIERS CROSSING	3	N/A	N/A	26	\$308,750	\$328,500	-6.0%	\$307,500	0.4%	
SILKSTONE	14	N/A	N/A	48	\$307,000	\$315,000	-2.5%	\$267,000	15.0%	
SPRINGFIELD	22	\$425,500	0.1%	85	\$425,000	\$427,550	-0.6%	\$378,000	12.4%	
SPRINGFIELD LAKES	59	\$428,000	3.1%	278	\$424,000	\$430,000	-1.4%	\$396,500	6.9%	
WOODEND	4	N/A	N/A	26	\$380,000	\$342,500	11.0%	\$310,000	22.6%	
WULKURAKA	3	N/A	N/A	14	N/A	\$305,000	N/A	\$310,000	N/A	
YAMANTO	11	N/A	N/A	78	\$392,000	\$350,000	12.0%	\$350,000	12.0%	
LOGAN (LGA)	600	\$388,250	0.8%	3007	\$395,000	\$400,000	-1.3%	\$345,000	14.5%	
LOGAN (LGA) ^	139	\$585,000	-3.1%	675	\$614,000	\$600,000	2.3%	\$508,000	20.9%	
BEENLEIGH	15	N/A	N/A	90	\$333,750	\$345,000	-3.3%	\$295,000	13.1%	
BETHANIA	12	N/A	N/A	61	\$351,250	\$348,000	0.9%	\$282,250	24.4%	
BORONIA HEIGHTS	15	N/A	N/A	78	\$340,000	\$350,000	-2.9%	\$317,250	7.2%	
BROWNS PLAINS	24	\$340,000	-20.5%	82	\$369,000	\$370,000	-0.3%	\$304,000	21.4%	
CEDAR GROVE ^	8	N/A	N/A	23	\$493,000	\$453,000	8.8%	\$425,000	16.0%	
CEDAR VALE ^	6	N/A	N/A	41	\$495,000	\$500,000	-1.0%	\$430,000	15.1%	
CHAMBERS FLAT ^	1	N/A	N/A	15	N/A	\$550,000	N/A	\$552,500	N/A	
CORNUBIA ^	5	N/A	N/A	14	N/A	\$785,000	N/A	\$695,000	N/A	
CORNUBIA	12	N/A	N/A	71	\$580,000	\$587,500	-1.3%	\$477,500	21.5%	
CRESTMEAD	27	\$340,000	11.5%	149	\$325,000	\$340,250	-4.5%	\$290,000	12.1%	
DAISY HILL	21	\$462,500	-3.3%	92	\$477,000	\$502,500	-5.1%	\$433,500	10.0%	

SALES MARKET - HOUSES <2400m ² (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	21	\$310,000	2.3%	105	\$310,000	\$320,000	-3.1%	\$255,500	21.3%	
EDENS LANDING	13	N/A	N/A	72	\$387,000	\$380,000	1.8%	\$340,000	13.8%	
FORESTDALE ^	5	N/A	N/A	27	\$742,000	\$787,500	-5.8%	\$654,500	13.4%	
GREENBANK ^	29	\$640,000	0.4%	93	\$630,000	\$620,000	1.6%	\$515,000	22.3%	
HERITAGE PARK	15	N/A	N/A	68	\$445,000	\$462,000	-3.7%	\$415,000	7.2%	
HILLCREST	22	\$384,500	9.7%	68	\$369,500	\$375,000	-1.5%	\$320,000	15.5%	
HOLMVUE	14	N/A	N/A	48	\$380,000	\$408,000	-6.9%	\$340,000	11.8%	
JIMBOOMBA	2	N/A	N/A	11	N/A	\$325,000	N/A	\$292,500	N/A	
JIMBOOMBA ^	12	N/A	N/A	77	\$575,000	\$548,000	4.9%	\$465,000	23.7%	
KINGSTON	19	N/A	N/A	103	\$292,000	\$315,000	-7.3%	\$265,500	10.0%	
LOGAN CENTRAL	9	N/A	N/A	45	\$280,000	\$310,000	-9.7%	\$265,000	5.7%	
LOGAN RESERVE	12	N/A	N/A	63	\$410,000	\$390,000	5.1%	\$339,000	20.9%	
LOGAN VILLAGE ^	10	N/A	N/A	42	\$628,500	\$610,000	3.0%	\$493,750	27.3%	
LOGANHOLME	20	\$435,000	16.8%	81	\$390,000	\$396,000	-1.5%	\$358,500	8.8%	
LOGANLEA	13	N/A	N/A	65	\$362,000	\$385,000	-6.0%	\$305,000	18.7%	
MARSDEN	27	\$368,000	7.5%	139	\$375,000	\$369,500	1.5%	\$310,000	21.0%	
MEADOWBROOK	4	N/A	N/A	24	\$427,500	\$436,500	-2.1%	\$370,000	15.5%	
MOUNT WARREN PARK	13	N/A	N/A	75	\$400,000	\$397,500	0.6%	\$340,000	17.6%	
MUNRUBEN ^	3	N/A	N/A	22	\$597,500	\$600,000	-0.4%	\$515,000	16.0%	
NEW BEITH ^	9	N/A	N/A	50	\$635,000	\$652,000	-2.6%	\$555,000	14.4%	
REGENTS PARK	37	\$420,000	6.7%	167	\$402,000	\$410,000	-2.0%	\$355,000	13.2%	
ROCHEDALE SOUTH	38	\$518,000	5.2%	195	\$510,000	\$519,000	-1.7%	\$425,000	20.0%	
SHAILER PARK	31	\$535,000	-8.2%	129	\$555,000	\$565,000	-1.8%	\$480,000	15.6%	
SLACKS CREEK	23	\$302,500	-13.0%	85	\$339,250	\$348,000	-2.5%	\$291,000	16.6%	
SPRINGWOOD	15	N/A	N/A	113	\$525,000	\$515,000	1.9%	\$439,000	19.6%	
TANAH MERAH	7	N/A	N/A	47	\$450,000	\$440,000	2.3%	\$391,500	14.9%	
UNDERWOOD	20	\$550,000	1.3%	73	\$545,888	\$571,250	-4.4%	\$479,000	14.0%	
WATERFORD	14	N/A	N/A	72	\$375,000	\$400,000	-6.3%	\$356,000	5.3%	
WATERFORD WEST	11	N/A	N/A	60	\$348,750	\$360,000	-3.1%	\$314,000	11.1%	
WINDAROO	7	N/A	N/A	38	\$474,250	\$450,000	5.4%	\$419,500	13.1%	
WOODRIDGE	15	N/A	N/A	78	\$297,625	\$306,000	-2.7%	\$258,000	15.4%	
YARRABILBA	18	N/A	N/A	135	\$385,000	\$410,975	-6.3%	\$387,000	-0.5%	
MORETON BAY (LGA)	1061	\$445,000	0.0%	5451	\$445,000	\$446,000	-0.2%	\$390,000	14.1%	
MORETON BAY (LGA) ^	149	\$660,000	0.8%	809	\$665,000	\$679,000	-2.1%	\$575,000	15.7%	
ALBANY CREEK	39	\$583,000	4.1%	180	\$600,000	\$580,000	3.5%	\$503,500	19.2%	
ARANA HILLS	24	\$545,000	-0.2%	107	\$541,000	\$555,000	-2.5%	\$455,755	18.7%	
BANKSIA BEACH	16	N/A	N/A	111	\$607,500	\$575,000	5.7%	\$467,000	30.1%	
BEACHMERE	16	N/A	N/A	70	\$371,875	\$381,500	-2.5%	\$315,000	18.1%	
BELLARA	8	N/A	N/A	61	\$379,000	\$391,000	-3.1%	\$330,000	14.8%	
BELLMERE	20	\$349,900	2.9%	103	\$350,000	\$350,000	0.0%	\$325,000	7.7%	
BONGAREE	15	N/A	N/A	100	\$458,750	\$470,000	-2.4%	\$392,000	17.0%	
BRAY PARK	33	\$435,250	1.8%	128	\$440,000	\$430,000	2.3%	\$365,000	20.5%	
BUNYA ^	3	N/A	N/A	16	N/A	\$935,000	N/A	\$740,000	N/A	
BURPENGARY	22	\$422,500	1.2%	131	\$424,000	\$413,000	2.7%	\$355,000	19.4%	
BURPENGARY ^	10	N/A	N/A	55	\$612,250	\$630,000	-2.8%	\$530,000	15.5%	
BURPENGARY EAST	8	N/A	N/A	38	\$508,375	\$495,500	2.6%	\$399,000	27.4%	
BURPENGARY EAST ^	10	N/A	N/A	50	\$650,000	\$650,000	0.0%	\$530,000	22.6%	
CABOOLTURE	50	\$335,000	-0.7%	304	\$337,500	\$340,000	-0.7%	\$287,250	17.5%	
CABOOLTURE ^	11	N/A	N/A	59	\$591,000	\$565,000	4.6%	\$451,000	31.0%	
CABOOLTURE SOUTH	17	N/A	N/A	92	\$297,750	\$305,000	-2.4%	\$275,000	8.3%	
CASHMERE	8	N/A	N/A	36	\$750,000	\$715,000	4.9%	\$617,500	21.5%	
CLONTARF	31	\$426,000	-0.6%	129	\$438,500	\$451,000	-2.8%	\$372,500	17.7%	
DAKABIN	8	N/A	N/A	39	\$440,000	\$461,500	-4.7%	\$427,000	3.0%	
DECEPTION BAY	56	\$365,000	4.3%	263	\$360,000	\$351,028	2.6%	\$300,000	20.0%	
EATONS HILL	14	N/A	N/A	84	\$580,000	\$587,003	-1.2%	\$542,000	7.0%	

SALES MARKET - HOUSES <2400m² (CONT'D)

SUBURB/ LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
ELIMBAH ^	5	N/A	N/A	46	\$579,000	\$615,000	-5.9%	\$480,000	20.6%
EVERTON HILLS	17	N/A	N/A	85	\$569,000	\$580,000	-1.9%	\$492,000	15.7%
FERNY HILLS	21	\$551,100	-2.2%	119	\$561,250	\$555,000	1.1%	\$465,000	20.7%
GRIFFIN	22	\$461,000	-6.6%	121	\$471,000	\$465,000	1.3%	\$430,000	9.5%
JOYNER	7	N/A	N/A	32	\$518,500	\$500,000	3.7%	\$527,500	-1.7%
KALLANGUR	65	\$402,000	2.1%	302	\$395,000	\$400,000	-1.3%	\$341,400	15.7%
KIPPA-RING	30	\$418,000	-3.9%	116	\$420,000	\$435,000	-3.5%	\$375,000	12.0%
LAWINTON	10	N/A	N/A	67	\$410,000	\$418,750	-2.1%	\$339,000	20.9%
MANGO HILL	26	\$500,000	-2.2%	132	\$518,000	\$535,000	-3.2%	\$435,000	19.1%
MARGATE	28	\$422,000	-8.3%	113	\$454,000	\$445,000	2.0%	\$372,000	22.0%
MORAYFIELD	43	\$345,000	0.0%	256	\$345,000	\$345,000	0.0%	\$310,000	11.3%
MORAYFIELD ^	12	N/A	N/A	75	\$640,000	\$600,000	6.7%	\$520,000	23.1%
MURRUMBA DOWNS	26	\$502,500	-3.4%	138	\$510,000	\$552,500	-7.7%	\$442,500	15.3%
NARANGBA	54	\$486,500	4.4%	285	\$479,000	\$480,000	-0.2%	\$425,000	12.7%
NARANGBA ^	4	N/A	N/A	24	\$755,000	\$745,000	1.3%	\$585,000	29.1%
NEWPORT	11	N/A	N/A	82	\$740,000	\$770,000	-3.9%	\$814,250	-9.1%
NINGI	8	N/A	N/A	43	\$375,000	\$385,000	-2.6%	\$361,900	3.6%
NINGI ^	13	N/A	N/A	40	\$610,000	\$585,000	4.3%	\$482,500	26.4%
NORTH LAKES	67	\$496,750	1.9%	373	\$484,500	\$490,000	-1.1%	\$450,000	7.7%
PETRIE	28	\$454,029	6.8%	128	\$444,500	\$440,000	1.0%	\$371,000	19.8%
REDCLIFFE	20	\$412,550	-5.7%	129	\$440,000	\$436,250	0.9%	\$378,500	16.2%
ROTHWELL	20	\$433,000	1.9%	88	\$430,000	\$425,000	1.2%	\$385,000	11.7%
SAMFORD VALLEY ^	5	N/A	N/A	32	\$942,500	\$965,000	-2.3%	\$861,250	9.4%
SANDSTONE POINT	14	N/A	N/A	77	\$450,000	\$452,750	-0.6%	\$372,500	20.8%
SCARBOROUGH	29	\$612,500	28.3%	128	\$568,000	\$539,250	5.3%	\$479,000	18.6%
STRATHPINE	31	\$420,000	-5.0%	200	\$437,050	\$437,500	-0.1%	\$355,000	23.1%
TOORBUL	1	N/A	N/A	11	N/A	\$335,000	N/A	\$364,500	N/A
UPPER CABOOLTURE	8	N/A	N/A	41	\$375,000	\$372,641	0.6%	\$315,000	19.0%
UPPER CABOOLTURE ^	5	N/A	N/A	20	\$585,000	\$610,000	-4.1%	\$520,000	12.5%
WAMURAN ^	8	N/A	N/A	32	\$570,000	\$645,000	-11.6%	\$492,500	15.7%
WARNER	31	\$502,000	-0.4%	175	\$514,990	\$520,000	-1.0%	\$470,000	9.6%
WARNER ^	3	N/A	N/A	21	\$825,000	\$850,000	-2.9%	\$690,000	19.6%
WOODY POINT	20	\$640,000	29.3%	71	\$502,250	\$465,000	8.0%	\$385,000	30.5%

REDLAND (LGA)	468	\$519,000	-1.1%	2238	\$525,000	\$535,000	-1.9%	\$469,000	11.9%
REDLAND (LGA) ^	24	\$949,500	-0.3%	116	\$975,000	\$957,500	1.8%	\$780,000	25.0%

ALEXANDRA HILLS	46	\$482,500	10.0%	240	\$455,500	\$475,000	-4.1%	\$410,000	11.1%
BIRKDALE	40	\$563,750	2.5%	205	\$560,000	\$580,000	-3.5%	\$490,000	14.3%
CAPALABA	33	\$459,000	-2.3%	175	\$472,000	\$475,000	-0.6%	\$424,000	11.3%
CAPALABA ^	4	N/A	N/A	33	\$975,000	\$957,500	1.8%	\$830,000	17.5%
CLEVELAND	49	\$572,500	-4.2%	218	\$590,000	\$633,250	-6.8%	\$522,550	12.9%
MACLEAY ISLAND	16	N/A	N/A	88	\$220,000	\$235,000	-6.4%	\$205,000	7.3%
MOUNT COTTON	26	\$517,500	-2.6%	107	\$530,000	\$545,000	-2.8%	\$475,000	11.6%
ORMISTON	17	N/A	N/A	99	\$710,000	\$670,000	6.0%	\$544,000	30.5%
REDLAND BAY	60	\$508,500	-9.9%	241	\$545,000	\$563,000	-3.2%	\$500,000	9.0%
RUSSELL ISLAND	24	\$190,000	-4.0%	127	\$194,000	\$205,000	-5.4%	\$179,500	8.1%
THORNESIDE	8	N/A	N/A	36	\$553,500	\$527,500	4.9%	\$425,000	30.2%
THORNLANDS	46	\$570,000	-2.2%	228	\$587,000	\$610,000	-3.8%	\$510,000	15.1%
THORNLANDS ^	6	N/A	N/A	21	\$1,100,000	\$1,100,000	0.0%	\$760,000	44.7%
VICTORIA POINT	53	\$503,750	0.4%	207	\$519,000	\$535,000	-3.0%	\$470,000	10.4%
WELLINGTON POINT	36	\$667,500	6.8%	179	\$635,000	\$620,000	2.4%	\$525,750	20.8%

SURROUNDS									
LOCKYER VALLEY (LGA)	36	\$255,000	2.0%	175	\$250,000	\$250,000	0.0%	\$250,000	0.0%
LOCKYER VALLEY (LGA) ^	59	\$360,000	-8.9%	321	\$390,000	\$378,000	3.2%	\$342,500	13.9%

SALES MARKET - HOUSES <2400m² (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
SURROUNDS									
GATTON	17	N/A	N/A	65	\$255,500	\$251,000	1.8%	\$260,000	-1.7%
KENSINGTON GROVE ^	4	N/A	N/A	33	\$440,000	\$389,500	13.0%	\$345,000	32.8%
LAIDLEY	12	N/A	N/A	61	\$238,500	\$233,000	2.4%	\$218,750	14.1%
LAIDLEY HEIGHTS ^	4	N/A	N/A	19	N/A	\$339,000	N/A	\$300,000	1.0%
REGENCY DOWNS ^	5	N/A	N/A	28	\$364,000	\$341,000	6.7%	\$305,000	16.4%

SCENIC RIM (LGA)	70	\$420,000	5.0%	340	\$409,500	\$410,000	-0.1%	\$357,000	14.7%
SCENIC RIM (LGA) ^	56	\$630,000	13.5%	304	\$595,000	\$550,000	8.2%	\$480,000	24.0%
BEAUDESERT	18	N/A	N/A	95	\$345,000	\$330,000	4.6%	\$321,000	7.5%
BOONAH	5	N/A	N/A	37	\$320,000	\$302,000	6.0%	\$265,000	20.8%
KOORALBYN ^	5	N/A	N/A	37	\$348,000	\$354,500	-1.8%	\$320,000	8.7%
TAMBORINE ^	9	N/A	N/A	55	\$635,000	\$640,000	-0.8%	\$535,000	18.7%
TAMBORINE MOUNTAIN	29	\$545,250	-1.8%	131	\$527,500	\$547,000	-3.6%	\$440,000	19.9%
TAMBORINE MOUNTAIN ^	8	N/A	N/A	44	\$835,000	\$850,000	-1.8%	\$605,000	38.0%
SOMERSET (LGA)	24	\$238,000	-11.2%	181	\$252,000	\$256,000	-1.6%	\$254,000	-0.8%
SOMERSET (LGA) ^	30	\$434,000	-1.1%	172	\$428,250	\$400,000	7.1%	\$380,000	12.7%
FERNVALE	2	N/A	N/A	26	\$327,500	\$357,000	-8.3%	\$340,000	-3.7%
KILCOY	9	N/A	N/A	37	\$255,000	\$275,000	-7.3%	\$239,000	6.7%
LOWOOD	7	N/A	N/A	43	\$236,250	\$245,000	-3.6%	\$240,000	-1.6%

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
GREATER BRISBANE	2186	\$410,000	0.0%	11904	\$410,000	\$415,000	-1.2%	\$415,000	-1.2%

IPSWICH (LGA)	64	\$327,250	-2.3%	369	\$333,000	\$321,600	3.5%	\$299,900	11.0%
BRASSALL	5	N/A	N/A	25	\$280,000	\$288,000	-2.8%	\$256,500	9.2%
BROOKWATER	7	N/A	N/A	50	\$701,500	\$547,500	28.1%	\$367,000	91.1%
BUNDAMBA	1	N/A	N/A	17	N/A	\$270,000	N/A	\$299,900	N/A
GOODNA	10	N/A	N/A	23	\$212,500	\$224,000	-5.1%	\$310,000	-31.5%
REDBANK PLAINS	17	N/A	N/A	62	\$335,000	\$319,900	4.7%	\$227,000	47.6%
SPRINGFIELD LAKES	1	N/A	N/A	12	N/A	\$385,000	N/A	\$352,000	N/A

LOGAN (LGA)	140	\$242,000	-10.2%	796	\$275,000	\$295,000	-6.8%	\$255,000	7.8%
BEENLEIGH	6	N/A	N/A	49	\$205,000	\$240,000	-14.6%	\$180,000	13.9%
BORONIA HEIGHTS	2	N/A	N/A	18	N/A	\$260,105	N/A	\$220,000	N/A
DAISY HILL	4	N/A	N/A	18	N/A	\$307,250	N/A	\$280,000	N/A
EAGLEBY	9	N/A	N/A	71	\$224,500	\$275,000	-18.4%	\$262,500	-14.5%
EDENS LANDING	7	N/A	N/A	14	N/A	\$227,000	N/A	\$207,000	N/A
HILLCREST	2	N/A	N/A	28	\$278,925	\$300,500	-7.2%	\$217,750	28.1%
KINGSTON	5	N/A	N/A	25	\$237,850	\$252,500	-5.8%	\$300,000	-20.7%
LOGAN CENTRAL	4	N/A	N/A	10	N/A	\$175,000	N/A	\$172,500	N/A
MARSDEN	4	N/A	N/A	28	\$337,900	\$343,900	-1.7%	\$329,000	2.7%
MEADOWBROOK	6	N/A	N/A	14	N/A	\$287,000	N/A	\$253,500	N/A
MOUNT WARREN PARK	6	N/A	N/A	19	N/A	\$232,500	N/A	\$212,500	N/A
ROCHEDALE SOUTH	7	N/A	N/A	25	\$295,000	\$275,000	7.3%	\$271,000	8.9%
SHAILER PARK	8	N/A	N/A	32	\$302,500	\$465,000	-35.0%	\$264,500	14.4%
SLACKS CREEK	7	N/A	N/A	37	\$200,000	\$210,000	-4.8%	\$202,500	-1.2%
SPRINGWOOD	8	N/A	N/A	45	\$276,500	\$277,250	-0.3%	\$262,900	5.2%
UNDERWOOD	2	N/A	N/A	20	\$395,850	\$402,500	-1.7%	\$382,000	3.6%
WATERFORD WEST	2	N/A	N/A	17	N/A	\$217,000	N/A	\$203,500	N/A
WOODRIDGE	11	N/A	N/A	69	\$175,000	\$185,000	-5.4%	\$182,000	-3.8%



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
MORETON BAY (LGA)	279	\$335,000	2.0%	1649	\$340,000	\$350,000	-2.9%	\$335,000	1.5%
ALBANY CREEK	8	N/A	N/A	42	\$451,000	\$472,000	-4.5%	\$386,000	16.8%
BELLARA	5	N/A	N/A	26	\$307,000	\$315,000	-2.5%	\$252,500	21.6%
BONGAREE	17	N/A	N/A	63	\$330,000	\$340,000	-2.9%	\$290,000	13.8%
BRENDALE	19	N/A	N/A	83	\$299,000	\$283,500	5.5%	\$323,500	-7.6%
BURPENGARY	6	N/A	N/A	42	\$264,500	\$265,000	-0.2%	\$255,000	3.7%
CABOOLTURE	22	\$186,250	-31.0%	84	\$247,500	\$196,500	26.0%	\$207,500	19.3%
CLONTARF	7	N/A	N/A	33	\$320,000	\$320,000	0.0%	\$430,000	-25.6%
DECEPTION BAY	9	N/A	N/A	67	\$250,000	\$283,750	-11.9%	\$269,000	-7.1%
GRIFFIN	6	N/A	N/A	36	\$365,000	\$376,000	-2.9%	\$354,500	3.0%
KALLANGUR	11	N/A	N/A	69	\$302,500	\$297,000	1.9%	\$331,000	-8.6%
KIPPA-RING	3	N/A	N/A	38	\$270,000	\$287,000	-5.9%	\$270,000	0.0%
LAWNTON	3	N/A	N/A	20	\$245,250	\$243,500	0.7%	\$232,000	5.7%
MANGO HILL	15	N/A	N/A	111	\$399,900	\$383,725	4.2%	\$355,000	12.6%
MARGATE	11	N/A	N/A	47	\$432,000	\$411,750	4.9%	\$377,000	14.6%
MORAYFIELD	8	N/A	N/A	71	\$330,000	\$325,000	1.5%	\$232,000	42.2%
MURRUMBA DOWNS	9	N/A	N/A	47	\$270,000	\$280,000	-3.6%	\$351,450	-23.2%
NORTH LAKES	14	N/A	N/A	108	\$413,000	\$467,373	-11.6%	\$359,000	15.0%
PETRIE	0	N/A	N/A	9	N/A	\$322,000	N/A	\$336,000	N/A
REDCLIFFE	24	\$370,000	-12.9%	132	\$388,000	\$398,750	-2.7%	\$345,000	12.5%
SCARBOROUGH	19	N/A	N/A	73	\$455,000	\$514,000	-11.5%	\$388,000	17.3%
STRATHPINE	1	N/A	N/A	12	N/A	\$272,500	N/A	\$255,000	N/A
WOODY POINT	4	N/A	N/A	48	\$400,000	\$405,000	-1.2%	\$320,000	25.0%
WOORIM	2	N/A	N/A	22	\$412,500	\$364,000	13.3%	\$310,000	33.1%
REDLAND (LGA)	112	\$391,225	2.3%	519	\$400,000	\$420,000	-4.8%	\$360,000	11.1%
BIRKDALE	4	N/A	N/A	18	N/A	\$376,250	N/A	\$384,125	N/A
CAPALABA	13	N/A	N/A	94	\$355,000	\$345,000	2.9%	\$325,000	9.2%
CLEVELAND	42	\$437,700	10.7%	147	\$402,500	\$421,000	-4.4%	\$418,750	-3.9%
ORMISTON	7	N/A	N/A	21	\$390,000	\$425,000	-8.2%	\$359,000	8.6%
THORNESIDE	11	N/A	N/A	40	\$320,000	\$310,000	3.2%	\$310,000	3.2%
THORNLANDS	3	N/A	N/A	60	\$423,000	\$424,000	-0.2%	\$445,000	-4.9%
VICTORIA POINT	11	N/A	N/A	41	\$420,000	\$407,000	3.2%	\$351,500	19.5%
WELLINGTON POINT	4	N/A	N/A	29	\$442,000	\$480,000	-7.9%	\$434,500	1.7%

SALES MARKET - VACANT LAND <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
GREATER BRISBANE	561	\$238,500	1.1%	4639	\$238,000	\$237,000	0.4%	\$216,000	10.2%
GREATER BRISBANE ^	36	\$312,500	-4.6%	412	\$315,000	\$315,000	0.0%	\$261,000	20.7%
IPSWICH (LGA)	64	\$209,450	3.7%	855	\$204,000	\$198,000	3.0%	\$179,000	14.0%
IPSWICH (LGA) ^	8	N/A	N/A	66	\$325,000	\$326,500	-0.5%	\$247,000	31.6%
BELBIRD PARK	5	N/A	N/A	65	\$234,000	\$230,000	1.7%	\$198,500	17.9%
BRASSALL	0	N/A	N/A	19	N/A	\$195,000	N/A	\$185,000	N/A
BROOKWATER	0	N/A	N/A	0	N/A	\$-	N/A	\$-	N/A
DEEBING HEIGHTS	3	N/A	N/A	59	\$182,900	\$192,700	-5.1%	\$165,275	10.7%
KARALEE ^	6	N/A	N/A	37	\$325,000	\$320,000	1.6%	\$252,500	28.7%
LEICHHARDT	1	N/A	N/A	18	N/A	\$174,000	N/A	\$167,500	N/A
REDBANK PLAINS	5	N/A	N/A	76	\$199,900	\$184,000	8.6%	\$150,350	33.0%
RIPLEY	5	N/A	N/A	67	\$204,000	\$198,000	3.0%	\$173,000	17.9%
SOUTH RIPLEY	4	N/A	N/A	90	\$213,600	\$210,650	1.4%	\$180,500	18.3%
SPRINGFIELD LAKES	3	N/A	N/A	4	N/A	\$279,500	N/A	\$194,500	N/A
LOGAN (LGA)	105	\$227,950	4.1%	1058	\$222,000	\$218,500	1.6%	\$175,500	26.5%
LOGAN (LGA) ^	10	N/A	N/A	128	\$312,750	\$310,000	0.9%	\$255,000	22.6%
BUCCAN ^	0	N/A	N/A	1	N/A	\$360,000	N/A	\$295,000	N/A
CORNUBIA	0	N/A	N/A	2	N/A	\$295,000	N/A	\$345,000	N/A
CRESTMEAD	0	N/A	N/A	3	N/A	\$229,500	N/A	\$175,000	N/A
HOLMVUE	6	N/A	N/A	63	\$223,000	\$225,000	-0.9%	\$178,650	24.8%

SALES MARKET - VACANT LAND <2400m² (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	1	N/A	N/A	4	N/A	\$216,000	N/A	\$176,000	N/A
JIMBOOMBA ^	1	N/A	N/A	19	N/A	\$319,000	N/A	\$235,000	N/A
LOGAN RESERVE	22	\$240,000	14.3%	158	\$210,000	\$209,000	0.5%	\$157,250	33.5%
LOGAN VILLAGE	2	N/A	N/A	10	N/A	\$281,250	N/A	\$248,500	N/A
LOGANLEA	2	N/A	N/A	27	\$250,000	\$235,000	6.4%	\$184,500	35.5%
MARSDEN	0	N/A	N/A	7	N/A	\$245,000	N/A	\$182,000	N/A
NEW BEITH ^	0	N/A	N/A	31	\$297,000	\$288,000	3.1%	\$275,000	8.0%
WATERFORD	0	N/A	N/A	0	N/A	\$-	N/A	\$175,000	N/A
YARRABILBA	9	N/A	N/A	146	\$184,500	\$178,750	3.2%	\$152,000	21.4%
MORETON BAY (LGA)	125	\$270,000	12.1%	1115	\$246,000	\$250,000	-1.6%	\$218,700	12.5%
MORETON BAY (LGA) ^	14	N/A	N/A	176	\$311,000	\$300,000	3.7%	\$265,000	17.4%
BANKSIA BEACH	5	N/A	N/A	40	\$523,500	\$579,000	-9.6%	\$425,000	23.2%
BURPENGARY	6	N/A	N/A	98	\$242,750	\$239,000	1.6%	\$214,900	13.0%
CABOOLTURE	12	N/A	N/A	85	\$210,000	\$210,000	0.0%	\$175,250	19.8%
CABOOLTURE ^	1	N/A	N/A	26	\$307,450	\$300,000	2.5%	\$255,000	20.6%
DAKABIN	1	N/A	N/A	5	N/A	\$295,000	N/A	\$205,000	N/A
GRIFFIN	11	N/A	N/A	87	\$285,000	\$285,000	0.0%	\$215,000	32.6%
KALLANGUR	3	N/A	N/A	9	N/A	\$279,500	N/A	\$220,000	N/A
MANGO HILL	12	N/A	N/A	120	\$235,000	\$238,000	-1.3%	\$228,000	3.1%
MORAYFIELD	10	N/A	N/A	122	\$189,500	\$195,625	-3.1%	\$175,000	8.3%
NARANGBA	5	N/A	N/A	57	\$247,000	\$230,000	7.4%	\$205,165	20.4%
NORTH LAKES	1	N/A	N/A	9	N/A	\$292,450	N/A	\$237,030	N/A
WARNER	1	N/A	N/A	15	N/A	\$307,300	N/A	\$232,700	N/A
REDLAND (LGA)	140	\$22,750	-1.1%	646	\$28,000	\$140,000	-80.0%	\$262,500	-89.3%
BIRKDALE	3	N/A	N/A	8	N/A	\$347,000	N/A	\$309,000	N/A
MACLEAY ISLAND	23	\$25,000	-23.1%	95	\$31,000	\$30,500	1.6%	\$30,000	3.3%
MOUNT COTTON	0	N/A	N/A	1	N/A	\$-	N/A	\$264,000	N/A
REDLAND BAY	3	N/A	N/A	36	\$300,000	\$278,000	7.9%	\$270,000	11.1%
RUSSELL ISLAND	97	\$20,000	17.7%	353	\$20,000	\$19,000	5.3%	\$20,000	0.0%
THORNLANDS	0	N/A	N/A	73	\$300,000	\$306,000	-2.0%	\$289,000	3.8%
WELLINGTON POINT	0	N/A	N/A	11	N/A	\$386,000	N/A	\$353,738	N/A

SURROUNDS

LOCKYER VALLEY (LGA)	1	N/A	N/A	34	\$125,500	\$125,000	0.4%	\$100,000	25.5%
LOCKYER VALLEY (LGA) ^	7	N/A	N/A	40	\$150,000	\$155,000	-3.2%	\$130,000	15.4%
KENSINGTON GROVE ^	1	N/A	N/A	4	N/A	\$171,500	N/A	\$148,500	N/A
SCENIC RIM (LGA)	6	N/A	N/A	34	\$200,700	\$185,000	8.5%	\$179,900	11.6%
SCENIC RIM (LGA) ^	5	N/A	N/A	39	\$205,000	\$226,000	-9.3%	\$232,500	-11.8%
GLENLEAGUE	3	N/A	N/A	6	N/A	\$184,000	N/A	\$179,000	N/A
SOMERSET (LGA)	0	N/A	N/A	30	\$122,500	\$115,000	6.5%	\$135,000	-9.3%
FERNVALE	0	N/A	N/A	10	N/A	\$159,000	N/A	\$145,000	N/A

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	SEP-19		SEP-18		SEP-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	IPSWICH CITY	\$315	688	\$310	739	\$300	797
4300	Goodna/ Bellbird Pk/ Camira/ Springfield	\$350	146	\$348	170	\$340	217
4301	Redbank/ Redbank Plns/ Collingwood Pk	\$320	111	\$320	122	\$310	119
4303	Dinmore/ Riverview	\$280	28	\$275	25	\$270	26
4304	Booval/ Blackstone/ Bundamba/ Ebbw Vale/ Silkstone	\$300	78	\$300	89	\$280	83
4305	Ipswich/ Brassall/ Bremer/ Churchill/ Flinders View/ Leichardt/ Raceview/ Tivoli/ Yamanto	\$300	244	\$300	234	\$280	273
4306	Amberley/ Fernvale/ Karana Downs/ Mt Crosby/ Peak Crossing/ Swanbank/ Willowbank	\$350	57	\$345	61	\$330	53
4340	Rosewood/ Ashwell/ Calvert/ Ebenezer/ Grandchester/ Moorang/ Mt Forbes/ Rosevale	\$295	15	\$300	24	\$265	24
	LOGAN CITY	\$345	880	\$345	982	\$340	980
4114	Kingston/ Logan City/ Trinder Pk/ Woodridge	\$313	156	\$310	167	\$315	177
4118	Browns Plains/Brownsleigh/ Forestdale/ Heritage Pk/ Hillcrest/ Regents Pk	\$350	67	\$350	98	\$340	106
4119	Underwood	\$430	15	\$395	15	\$395	15
4123	Priests Gully/ Rochedale	\$420	48	\$410	41	\$380	43
4124	Boronia Hts/ Greenbank/ New Beith	\$340	43	\$350	35	\$350	45
4125	Munruben/ Park Ridge	\$355	12	\$360	17	\$430	7
4127	Chatswood Hills/ Daisy Hill/ Preisdale/ Slacks Ck/ Springwood	\$380	78	\$350	92	\$360	103
4128	Kimberley Pk/ Logan Hyperdome/ Shailer Pk/ Tanah Merah	\$413	20	\$410	23	\$385	35
4129	Logandale/ Loganholme	\$380	18	\$355	25	\$355	29
4130	Carbrook/ Cornubia	\$410	5	\$400	15	\$385	14
4131	Loganlea/ Meadowbrook	\$340	43	\$340	39	\$350	41
4132	Crestmead/ Marsden	\$340	89	\$340	125	\$325	90
4133	Chambers Flat/ Logan Reserve/ Waterford	\$350	38	\$350	35	\$350	28
4205	Bethania	\$348	18	\$348	28	\$330	18
4207	Beenleigh/Eagliby/Mt Warren Pk	\$340	212	\$345	206	\$330	195
	MORETON BAY REGIONAL	\$370	958	\$360	1040	\$340	1059
	Redcliffe Region	\$375	202	\$375	192	\$350	216
4019	Clontarf/ Humpybong/ Margate/ Scotts Pt/ Woody Pt	\$380	89	\$375	75	\$360	89
4020	Redcliffe/ Scarborough/ Newport Waters/ Suttons Bch	\$380	84	\$383	70	\$360	73
4021	Kippa-Ring	\$373	20	\$378	30	\$350	30
4022	Rothwell	\$350	9	\$350	17	\$320	24
	Pine Rivers Region	\$390	376	\$380	438	\$365	382
4035	Albany Ck/ Bridgeman Downs/ Cashs Crossing	\$450	19	\$420	25	\$400	17
4037	Eatons Hill	\$450	6	\$420	5	n.a.	4
4055	Bunya/ Ferny Grove/ Ferny Hills/ Kedron Upper	\$440	34	\$430	32	\$410	30
4500	Bray Pk/ Brendale/ Cashmere/ Clear Mountain/ Joyner/ Strathpine/ Warner	\$383	78	\$380	89	\$350	78
4501	Lawnnton	\$370	14	\$365	16	\$330	23
4502	Frenchs Forest/ Petrie	\$370	33	\$360	35	\$350	30
4503	Dakabin/ Dohles Rocks/ Griffin/ Kallangur/ Kurwongbah	\$370	108	\$350	138	\$350	107
4509	Mango Hill	\$400	71	\$390	86	\$380	78
4520	Camp Mountain/ Cedar Ck/ Mt Glorious/ Mt Nebo/ Mt Samson/ Samford/ Yugar	\$505	8	\$515	6	\$450	8
4521	Dayboro/ Mt Mee/ Mt Pleasant/ Ocean View/ Rush Ck	\$440	5	\$408	6	\$410	7
	Caboolture Region	\$340	380	\$330	410	\$300	461
4504	Narangba	\$390	29	\$370	21	\$320	30
4505	Burpengary	\$353	36	\$360	38	\$340	22
4506	Marayfield/ Moorina	\$330	60	\$330	63	\$295	54
4507	Banksia Beach/ Bellara/ Bongaree/ Bribie Is/ Woorim	\$390	44	\$385	40	\$335	44
4508	Deception Bay	\$335	60	\$330	82	\$305	106
4510	Caboolture/ Beachmere/ Donnybrook/ Balingool/ Bellmere/ Meledale/ Moodlu/ Rocksberg/ Toorbul	\$320	122	\$310	141	\$285	162
4511	Godwin Beach/ Ningi/ Sandstone Pt/ Toorbul Pt	\$375	6	\$353	10	\$335	28
4514	Woodford/ Bellthorpe/ Bracalba/ Cedarton/ D'Aguilar/ Delaneys Ck/ Neorum/ Stanmore/ Stoney Ck/ Villeneuve	\$353	16	\$350	11	\$300	12

RENTAL MARKET - 3 BED HOUSES (CONT'D)

POST CODE		SEP-19		SEP-18		SEP-14	
LOCALITY ¹		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
REDLAND CITY		\$400	251	\$400	257	\$380	361
4157	Capalaba/ Sheldon	\$415	31	\$400	29	\$400	30
4158	Thornside	\$410	6	\$395	9	\$360	9
4159	Birkdale/ Aquatic Paradise/ Meridian Pt	\$420	19	\$400	25	\$395	25
4160	Ormiston/ Wellington Pt/ Erubin	\$398	32	\$403	24	\$390	39
4161	Alexandra Hills/ Burwood Hts	\$408	42	\$410	40	\$390	47
4163	Cleveland/ Raby Bay	\$425	24	\$420	24	\$420	50
4164	Thornlands/ Pinklands	\$420	12	\$425	15	\$395	21
4165	Mt Cotton/ Pt Halloran/ Pt Talburpin/ Redland Bay/ Victoria Pt	\$425	42	\$420	38	\$395	61
4183	Amity Pt/ Dunwich/ Pt Lookout	n.a.	2	n.a.	3	\$310	6
4184	Coochiemudlo Is/ Karragarra Is/ Lamb Is/ Macleay Is/ Peel Is/ Russell Is	\$255	41	\$268	50	\$245	73
LOCKYER VALLEY REGIONAL		\$300	61	\$310	75	\$270	116
4341	Blenheim	\$308	28	\$305	28	\$270	41
4342	Crowley Vale	\$350	7	\$330	7	\$270	18
4343	Adare	\$293	20	\$310	33	\$275	49
SOMERSET REGIONAL		\$283	42	\$300	55	\$280	63
4311	Atkinsons Dam	\$278	16	\$325	16	\$260	27
4312	Bryden	\$275	6	\$270	8	\$280	13
4313	Biarra	\$270	7	\$265	9	n.a.	3
4515	Glenfern	\$320	13	\$310	22	\$300	20

RENTAL MARKET

GREATER BRISBANE

FOR RENT

Vacancy Rates

↓ 1.7%

RENTAL MARKET

IPSWICH

FOR RENT

Vacancy Rates

↔ 2.9%



House Yields

↔ 4.8%



Unit Yields

↔ 4.1%



RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	SEP-19		SEP-18		SEP-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	IPSWICH CITY	\$260	140	\$260	158	\$250	171
4300	Goodna/ Bellbird Pk/ Camira/ Springfield	\$290	28	\$280	27	\$250	35
4301	Redbank/ Redbank Plns/ Collingwood Pk	\$265	19	\$263	28	\$270	30
4304	Booval/ Blackstone/ Bundamba/ Ebbw Vale/ Silkstone	\$250	28	\$245	22	\$245	29
4305	Ipswich/ Brassall/ Bremer/ Churchill/ Flinders View/ Leichardt/ Raceview/ Tivoli/ Yamanto etc	\$250	58	\$260	72	\$240	64
4306	Amberley/ Fernvale/ Karana Downs/ Mt Crosby/ Peak Crossing/ Swanbank/ Willowbank etc	n.a.	4	\$265	7	\$225	12
	LOGAN CITY	\$288	323	\$290	297	\$260	200
4114	Kingston/ Logan City/ Trinder Pk/ Woodridge	\$240	61	\$260	73	\$260	58
4123	Priests Gully/ Rochedale	\$320	6	n.a.	4	n.a.	3
4127	Chatswood Hills/ Daisy Hill/ Preisdale/ Slacks Ck/ Springwood	\$340	14	\$300	26	\$300	18
4128	Kimberley Pk/ Logan Hyperdome/ Shailer Pk/ Tanah Merah	n.a.	3	\$320	7	\$290	6
4131	Loganlea/ Meadowbrook	\$300	25	\$300	20	n.a.	3
4132	Crestmead/ Marsden	\$290	22	\$290	22	\$260	8
4133	Chambers Flat/ Logan Reserve/ Waterford	\$285	34	\$295	23	\$250	11
4207	Beenleigh/ Eagleby/ Mt Warren Pk	\$285	109	\$290	87	\$250	76
	MORETON BAY REGIONAL	\$290	453	\$290	423	\$270	527
	Redcliffe Region	\$295	127	\$300	119	\$280	177
4019	Clontarf/ Humpybong/ Margate/ Scotts Pt/ Woody Pt	\$283	54	\$300	56	\$270	81
4020	Redcliffe/ Scarborough/ Newport Waters/ Suttons Bch	\$318	60	\$300	60	\$290	80
	Pine Rivers Region	\$300	137	\$295	130	\$290	139
4500	Bray Pk/ Brendale/ Cashmere/ Clear Mountain/ Joyner/ Strathpine/ Warner	\$295	22	\$295	25	\$300	44
4501	Lawnton	\$350	16	\$275	5	\$280	17
4502	Frenchs Forest/ Petrie	\$325	8	\$280	7	n.a.	3
4503	Dakabin/ Dohles Rocks/ Griffin/ Kallangur/ Kurwongbah	\$285	47	\$283	54	\$280	53
4509	Mango Hill	\$335	34	\$330	37	\$315	15
	Caboolture Region	\$280	189	\$275	174	\$260	211
4505	Burpengary	\$275	15	\$295	10	\$230	9
4506	Morayfield/ Moorina	\$285	32	\$280	26	\$250	13
4507	Banksia Beach/ Bellara/ Bongaree/ Bribie Is/ Woorim	\$320	41	\$290	37	\$280	56
4508	Deception Bay	\$320	14	\$295	22	\$264	20
4510	Caboolture/ Beachmere/ Donnybrook/ Balingool/ Bellmere/ Meledale/ Moodlu/ Rocksberg/ Toorbul	\$270	78	\$265	74	\$250	102
	REDLAND CITY	\$355	72	\$350	90	\$330	71
4157	Capalaba/ Sheldon	\$370	11	\$343	20	\$325	13
4160	Ormiston/ Wellington Pt/ Erubin	\$365	5	\$345	5	n.a.	4
4163	Cleveland/ Raby Bay	\$373	28	\$383	30	\$368	34
	LOCKYER VALLEY REGIONAL	\$280	11	\$250	21	\$200	16
4343	Adare	\$285	8	\$255	17	\$225	11

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	SEP-19		SEP-18		SEP-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	IPSWICH CITY	\$325	200	\$313	204	\$310	142
4300	Goodna/ Bellbird Pk/ Camira/ Springfield	\$373	66	\$370	64	\$310	51
4301	Redbank/ Redbank Plns/ Collingwood Pk	\$330	58	\$323	38	\$310	25
4304	Booval/ Blackstone/ Bundamba/ Ebbw Vale/ Silkstone	\$290	35	\$290	32	\$305	37
4305	Ipswich/ Brassall/ Bremer/ Churchill/ Flinders View/ Leichardt/ Raceview/ Tivoli/ Yamanto	\$315	27	\$310	28	\$305	28
	LOGAN CITY	\$333	384	\$335	368	\$335	432
4114	Kingston/ Logan City/ Trinder Pk/ Woodridge	\$320	45	\$315	34	\$315	49
4118	Browns Plains/ Brownsleigh/ Forestdale/ Heritage Pk/ Hillcrest/ Regents Pk	\$350	46	\$350	43	\$350	47
4119	Underwood	\$410	12	\$410	18	\$410	36
4123	Priests Gully/ Rochedale	\$395	5	\$350	10	\$340	8
4124	Boronia Hts/ Greenbank/ New Beith	\$335	12	\$345	6	n.a.	2
4127	Chatswood Hills/ Daisy Hill/ Preisdale/ Slacks Ck/ Springwood	\$325	40	\$320	30	\$315	38
4128	Kimberley Pk/ Logan Hyperdome/ Shailer Pk/ Tanah Merah	\$350	13	\$380	9	\$340	15
4131	Loganlea/ Meadowbrook	\$350	31	\$360	26	\$350	23
4132	Crestmead/ Marsden	\$330	46	\$330	67	\$345	50
4133	Chambers Flat/ Logan Reserve/ Waterford	\$310	13	\$330	12	\$315	22
4205	Bethania	\$320	25	\$345	18	\$340	31
4207	Beenleigh/ Eagleby/ Mt Warren Pk	\$320	77	\$330	74	\$320	105
	MORETON BAY REGIONAL	\$350	682	\$345	693	\$335	513
	Caboolture Region	\$335	121	\$335	155	\$310	118
4504	Narangba	\$365	5	n.a.	2	\$345	6
4505	Burpengary	\$335	29	\$335	56	\$310	20
4506	Morayfield/ Moorina	\$330	38	\$335	34	\$310	17
4507	Banksia Beach/ Bellara/ Bongaree/ Bribie Is/ Woorim	n.a.	3	\$350	5	n.a.	4
4508	Deception Bay	\$328	16	\$318	34	\$310	56
4510	Caboolture/ Beachmere/ Donnybrook/ Balingool/ Bellmere/ Meledale/ Moodlu/ Rocksberg/ Toorbul	\$330	28	\$335	23	\$295	10
4511	Godwin Beach/ Ningi/ Sandstone Pt/ Toorbul Pt	n.a.	2	n.a.	1	\$335	5
	Pine Rivers Region	\$350	509	\$350	476	\$340	328
4035	Albany Ck/ Bridgeman Downs/ Cashes Crossing	\$450	30	\$450	44	\$385	8
4500	Bray Pk/ Brendale/ Cashmere/ Clear Mountain/ Joyner/ Strathpine/ Warner	\$350	61	\$355	68	\$335	29
4501	Lawnton	\$350	20	\$350	10	\$330	11
4502	Frenchs Forest/ Petrie	\$340	18	\$340	13	\$330	15
4503	Dakabin/ Dohles Rocks/ Griffin/ Kallangur/ Kurwongbah	\$345	256	\$340	243	\$340	174
4509	Mango Hill	\$360	122	\$358	96	\$350	89
	Redcliffe Region	\$345	52	\$340	62	\$335	67
4019	Clontarf/ Humpybong/ Margate/ Scotts Pt/ Woody Pt	\$385	6	\$425	9	\$350	12
4020	Redcliffe/ Scarborough/ Newport Waters/ Suttons Bch	\$400	19	\$355	22	\$340	12
4021	Kippa-Ring	\$330	24	\$330	28	\$330	38
	REDLAND CITY	\$400	158	\$405	131	\$390	92
4157	Capalaba/ Sheldon	\$388	26	\$400	11	\$360	19
4158	Thornside	\$380	12	\$388	6	\$390	12
4160	Ormiston/ Wellington Pt/ Erubin	\$410	24	\$400	31	\$395	8
4163	Cleveland/ Raby Bay	\$400	23	\$400	22	\$435	32
4164	Thornlands/ Pinklands	\$400	50	\$405	21	n.a.	1
4165	Mt Cotton/ Pt Halloran/ Pt Talburpin/ Redland Bay/ Victoria Pt	\$400	16	\$410	31	\$395	13



RENTAL MARKET

LOGAN

FOR RENT ↓ **Vacancy Rates**
1.5%

House Yields
↔ **4.6%**

Unit Yields
↑ **6.2%**

RENTAL MARKET

MORETON BAY

FOR RENT ↑ **Vacancy Rates**
1.7%

House Yields
↔ **4.3%**

Unit Yields
↔ **4.5%**

RENTAL MARKET

REDLAND

FOR RENT ↔ **Vacancy Rates**
1.5%

House Yields
↔ **4.0%**

Unit Yields
↑ **4.7%**

EMPLOYMENT MARKET
BRISBANE - EAST SA4

Unemployment Rate
5.5%

Participation Rate
71.1%
EMPLOYMENT MARKET
BRISBANE - WEST SA4

Unemployment Rate
5.5%

Participation Rate
60.0%
EMPLOYMENT MARKET
BRISBANE - INNER CITY SA4

Unemployment Rate
4.4%

Participation Rate
74.0%

Brisbane's fundamentals around infrastructure investment, interstate migration and jobs potential remain attractive and should help drive growth.

EMPLOYMENT MARKET
BRISBANE - NORTH SA4

Unemployment Rate
5.0%

Participation Rate
74.1%
EMPLOYMENT MARKET
BRISBANE - SOUTH SA4

Unemployment Rate
6.4%

Participation Rate
68.4%

Primed for gains

While the numbers aren't showing extraordinary upside for Brisbane to September 2019, industry operators believe real estate prices are set for steady gains over the long-term.

Brisbane's fundamentals around infrastructure investment, interstate migration and jobs potential remain attractive and should help drive growth in the real estate sector over an extended period.

In terms of detached housing, the annual median price for the Brisbane LGA reached \$675,000 in September 2019, falling 0.4 per cent for the year across 12,123 transactions.

Attached housing continues to struggle with the annual median unit price having fallen 2.2 cent to September 2019, with a figure of \$440,000 across 8,571 transactions.

That said, much of the pain is being felt in the investor-unit sector. By contrast, good quality, owner-occupier attached housing has seen reasonable demand, according to industry stakeholders.

Local Economy and Infrastructure Investment

Among the major infrastructure works set to benefit South East Queensland, few are as significant as Inland Rail.

It was announced in November the State and Federal Governments have signed a bilateral agreement to deliver the anticipated rail network.

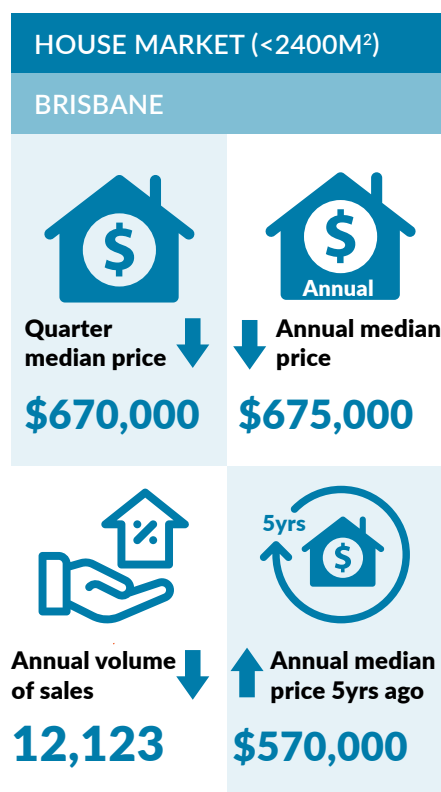
According to the Federal Government, more than 7,000 jobs will be created with the economic boost to the state's economy being \$7 billion.

Queensland Transport and Main Roads Minister Mark Bailey said the agreement would see close to \$2 billion in joint-funding fast-tracked for road and rail projects across the state.

Other economic boosts have flowed from the State Government's \$46 million Made in Queensland (MiQ) grants program.

Recent MiQ announcements included \$2.3 million for four manufacturers in northside Brisbane. These four grants are helping create an estimated 80 new high-skilled jobs locally.

In addition, three manufacturers in Brisbane's south-west secured \$2.6 million under the MiQ program. The increased capacity created by this investment will see around 20 new jobs created, and will ensure hundreds more jobs are retained, according to the government.



And a \$280 million meat processing and distribution facility in Heathwood is creating jobs too, according to the State Government.

The Hilton Foods Australia's processing facility has established over 650 new jobs, with more on the cards when it ramps up to full production next year, said the government.

Market Outlook

A positive outlook for the house market continues among long-term observers.

Continued low interest rates, high infrastructure spending and a return in the interstate migration numbers toward levels once seen in 2003 have combined to fuel an atmosphere of positivity among property owners. Substantial price growth is still, however, expected to be gradual and long-term.

HOUSE MARKET (<2400m²)

The median house price fell 0.7 per cent in September quarter 2019 to record a result of \$670,000 across 2,504 transactions.

Brisbane remained the second most expensive local authority by annual median price, behind Noosa which recorded a median of \$720,000.

Brisbane's median house price five years ago was \$570,000 reflecting steady upward movement over the past half-decade of 18.4 per cent.

General activity

The most popular price range for houses in the Brisbane LGA was within the \$500,000 to \$1 million bracket during September quarter 2019. Sales in this range represented about 68 per cent of total transactions.

Listing numbers over the year to September 2019 were 19,805 which was a 5.3 per cent rise from the 2018 figure.

Stock on market also rose, coming in at 6.3 per cent to September 2019 as compared to 6.1 per cent in 2018.

Median days on market increased by four to reach 37 to September 2019, while the median vendor discount rose 0.5 per cent to reach -4.5 per cent in 2019.

UNIT AND TOWNHOUSE MARKET

Property professionals continue to find challenges with investor-level units, although many measures show the post-oversupply downturn has slowed, with owner-occupier designed stock helping lead the path to recovery.

Unit prices fell 1.1 per cent over the September period, to a quarterly median of \$435,000 across 1,591 transactions.

Over the past year, the annual median unit price fell 2.2 per cent to \$440,000.

Despite this, Brisbane remained the state's second most expensive market for units behind Noosa (\$573,750).

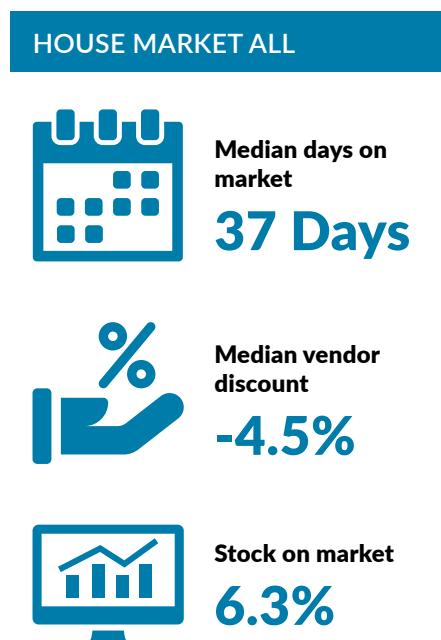
The most active price point for sales was between \$350,000 and \$500,000 where approximately 41 per cent of all units traded during the quarter.

The medium-term analysis also revealed the subdued nature of Brisbane's unit market. The annual median price has risen an extremely modest 0.4 per cent over the past five years. The median was \$438,170 in 2014.

Total annual listing numbers to September 2019 reached 10,695 which is a fall of 1.9 per cent compared to last year. Stock on market also tightened from 7.0 per cent in 2018 to 6.1 per cent in 2019.

Median days on market shortened as well. For the year to September 2019, the result was 51 whereas at the same time last year it was 61 days.

All these metrics bode well for absorbing the lag of oversupply, although we note a very slight increase in the median vendor discount from -4.7 per cent last year to -4.9 per cent in 2019.





UNIT MARKET



Quarter
median price ↓
\$435,000



Annual
median price ↓
\$440,000

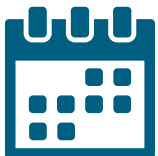


Annual volume
of sales ↓
8,571



Annual median
price 5 yrs ago ↑
\$438,170

UNIT MARKET



Median days on
market

51 Days



Median vendor
discount

-4.9%



Stock on market

6.1%

RENTAL MARKET



Vacancy Rates

↓ **1.6%**

These results support the premise that, while still softening, the rate of decline in unit activity has slowed.

RENTAL MARKET

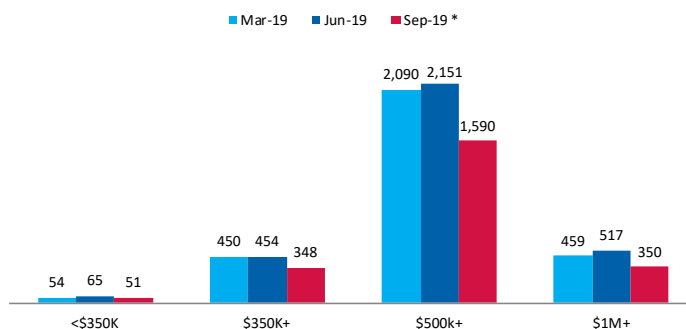
Brisbane LGA's vacancy rate tightened to 1.6 per cent for September Quarter 2019. This is a record low for the region, and was a dramatic move from the previous quarter's 2.8 per cent vacancy rate.

The Brisbane LGA median rent for a three-bedroom house held steady at \$430 per week for the year to September 2019. The three-bedroom townhouse median was \$420 per week for the year to September 2019 which was identical to the result to September 2018. Two-bedroom units saw a \$10-per-week increase in the median during the year to come in at \$430 per week.

The detached housing gross rental yield of 3.3 per cent was down just 0.1 per cent on the previous quarter's result.

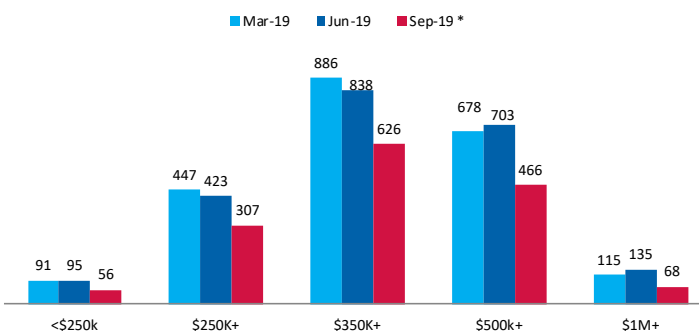
Units in Brisbane LGA held at a gross yield of 5.1 per cent in September 2019 when compared to the previous quarter.

BRISBANE LGA HOUSE SALES



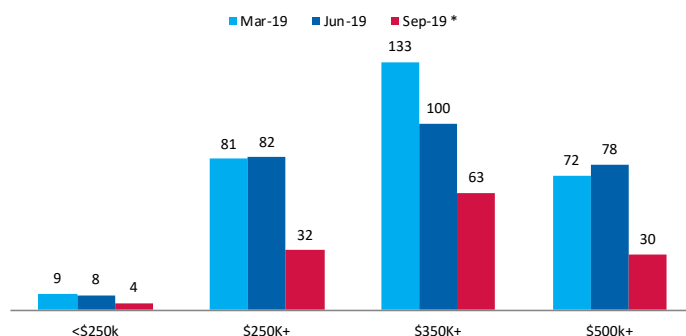
*Preliminary data
Houses <2400m²

BRISBANE LGA UNIT SALES



*Preliminary data

BRISBANE LGA LAND SALES



*Preliminary data

SALES MARKET - HOUSES <2400m ²									
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)	2504	\$670,000	-0.7%	12123	\$675,000	\$677,500	-0.4%	\$570,000	18.4%
BRISBANE (LGA) ^	67	\$1,082,500	-3.1%	350	\$1,205,000	\$1,210,000	-0.4%	\$875,000	37.7%
ACACIA RIDGE	14	N/A	N/A	80	\$390,000	\$402,000	-3.0%	\$328,000	18.9%
ALBION	4	N/A	N/A	22	\$808,500	\$775,000	4.3%	\$656,000	23.2%
ALDERLEY	12	N/A	N/A	69	\$855,000	\$850,000	0.6%	\$645,000	32.6%
ALGESTER	20	\$497,100	1.5%	100	\$506,500	\$512,500	-1.2%	\$445,000	13.8%
ANNERLEY	19	N/A	N/A	84	\$727,500	\$725,000	0.3%	\$635,000	14.6%
ASCOT	11	N/A	N/A	69	\$1,300,000	\$1,600,000	-18.8%	\$1,400,000	-7.1%
ASHGROVE	27	\$900,000	-6.8%	145	\$966,000	\$1,000,000	-3.4%	\$790,000	22.3%
ASPLEY	27	\$609,500	-0.9%	160	\$620,000	\$600,000	3.3%	\$520,000	19.2%
AUCHENFLOWER	11	N/A	N/A	43	\$1,280,000	\$1,200,000	6.7%	\$869,000	47.3%
BALD HILLS	18	N/A	N/A	82	\$465,000	\$450,000	3.3%	\$380,000	22.4%
BALMORAL	15	N/A	N/A	53	\$1,050,000	\$985,000	6.6%	\$877,500	19.7%
BANYO	15	N/A	N/A	84	\$532,500	\$545,000	-2.3%	\$430,000	23.8%
BARDON	31	\$970,000	2.1%	149	\$940,000	\$995,500	-5.6%	\$792,500	18.6%
BELLBOWRIE	10	N/A	N/A	60	\$560,000	\$540,000	3.7%	\$470,000	19.1%
BELMONT	5	N/A	N/A	39	\$700,000	\$670,000	4.5%	\$572,500	22.3%
BOONDALL	21	\$520,000	0.0%	122	\$520,000	\$520,000	0.0%	\$423,750	22.7%
BRACKEN RIDGE	52	\$493,000	1.4%	256	\$490,000	\$501,250	-2.2%	\$418,000	17.2%
BRIDGEMAN DOWNS	20	\$764,000	0.5%	116	\$767,500	\$740,000	3.7%	\$701,000	9.5%
BRIGHTON	39	\$625,000	10.6%	173	\$552,500	\$555,000	-0.5%	\$438,750	25.9%
BROOKFIELD ^	3	N/A	N/A	25	\$1,315,000	\$1,632,500	-19.5%	\$1,218,750	7.9%
BULIMBA	21	\$1,358,500	-4.8%	96	\$1,350,000	\$1,325,000	1.9%	\$1,091,500	23.7%
CALAMVALE	29	\$674,795	8.0%	124	\$659,500	\$671,900	-1.9%	\$553,000	19.3%
CAMP HILL	43	\$861,250	-9.1%	211	\$902,500	\$927,500	-2.7%	\$700,000	28.9%
CANNON HILL	18	N/A	N/A	98	\$712,250	\$732,000	-2.7%	\$650,000	9.6%
CARINA	24	\$652,500	-2.5%	124	\$666,500	\$670,000	-0.5%	\$542,000	23.0%
CARINA HEIGHTS	11	N/A	N/A	57	\$687,500	\$707,500	-2.8%	\$583,750	17.8%
CARINDALE	39	\$890,000	13.4%	179	\$854,250	\$880,000	-2.9%	\$705,211	21.1%
CARSELDINE	16	N/A	N/A	81	\$635,555	\$634,000	0.3%	\$555,000	14.5%
CHAPEL HILL	20	\$879,250	12.7%	124	\$790,000	\$830,000	-4.8%	\$674,000	17.2%
CHELMER	12	N/A	N/A	51	\$1,169,000	\$985,000	18.7%	\$870,000	34.4%
CHERMSIDE	18	N/A	N/A	56	\$570,000	\$621,500	-8.3%	\$507,300	12.4%
CHERMSIDE WEST	19	N/A	N/A	84	\$585,000	\$590,500	-0.9%	\$492,500	18.8%
CLAYFIELD	18	N/A	N/A	77	\$1,085,000	\$1,172,500	-7.5%	\$887,500	22.3%
COOPERS PLAINS	12	N/A	N/A	67	\$537,050	\$570,000	-5.8%	\$463,750	15.8%
COORPAROO	28	\$925,000	10.6%	132	\$875,000	\$842,500	3.9%	\$689,000	27.0%
CORINDA	10	N/A	N/A	61	\$760,000	\$775,000	-1.9%	\$551,000	37.9%
DARRA	8	N/A	N/A	44	\$429,000	\$436,000	-1.6%	\$349,000	22.9%
DEAGON	17	N/A	N/A	73	\$485,000	\$505,000	-4.0%	\$385,000	26.0%
DOOLANDELLA	10	N/A	N/A	44	\$470,000	\$480,250	-2.1%	\$405,000	16.0%
DREWVALE	12	N/A	N/A	55	\$582,000	\$630,000	-7.6%	\$477,500	21.9%
DURACK	13	N/A	N/A	60	\$422,475	\$408,000	3.6%	\$368,100	14.8%
EAST BRISBANE	16	N/A	N/A	49	\$860,000	\$860,000	0.0%	\$726,000	18.5%
EIGHT MILE PLAINS	18	N/A	N/A	94	\$742,000	\$760,000	-2.4%	\$653,500	13.5%
ELLEN GROVE	2	N/A	N/A	16	N/A	\$293,500	N/A	\$240,000	N/A
ENOGERA	16	N/A	N/A	60	\$713,500	\$705,000	1.2%	\$577,500	23.5%
EVERTON PARK	25	\$590,000	-3.7%	113	\$595,000	\$605,500	-1.7%	\$509,500	16.8%
FAIRFIELD	8	N/A	N/A	41	\$727,500	\$710,000	2.5%	\$650,000	11.9%
FERNY GROVE	17	N/A	N/A	63	\$622,000	\$605,000	2.8%	\$526,100	18.2%
FIG TREE POCKET	8	N/A	N/A	47	\$850,000	\$937,500	-9.3%	\$865,000	-1.7%
FITZGIBBON	16	N/A	N/A	70	\$461,250	\$470,000	-1.9%	\$415,000	11.1%
FOREST LAKE	75	\$443,500	5.3%	354	\$440,000	\$445,000	-1.1%	\$398,000	10.6%
GAYTHORNE	5	N/A	N/A	21	\$721,000	\$660,000	9.2%	\$545,000	32.3%
GEEBUNG	11	N/A	N/A	69	\$585,000	\$545,100	7.3%	\$474,000	23.4%
GORDON PARK	11	N/A	N/A	44	\$875,000	\$850,000	2.9%	\$702,500	24.6%
GRACEVILLE	9	N/A	N/A	72	\$908,500	\$920,000	-1.3%	\$680,500	33.5%
GRANGE	13	N/A	N/A	71	\$917,500	\$943,750	-2.8%	\$758,000	21.0%
GREENSLOPES	16	N/A	N/A	67	\$730,000	\$817,000	-10.7%	\$616,000	18.5%

SALES MARKET - HOUSES <2400m ² (CONT'D)									
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
HAMILTON	6	N/A	N/A	36	\$1,560,000	\$1,400,000	11.4%	\$1,075,750	45.0%
HAWTHORNE	17	N/A	N/A	79	\$1,040,000	\$1,190,000	-12.6%	\$1,025,000	1.5%
HEATHWOOD	15	N/A	N/A	68	\$590,425	\$565,000	4.5%	\$529,500	11.5%
HEMMANT	10	N/A	N/A	52	\$512,500	\$548,500	-6.6%	\$412,000	24.4%
HENDRA	22	\$1,123,750	10.8%	94	\$1,077,000	\$1,100,000	-2.1%	\$824,500	30.6%
HERSTON	2	N/A	N/A	15	N/A	\$780,000	N/A	\$597,500	N/A
HIGHGATE HILL	4	N/A	N/A	29	\$1,002,000	\$907,500	10.4%	\$900,500	11.3%
HOLLAND PARK	17	N/A	N/A	105	\$717,500	\$720,000	-0.4%	\$590,000	21.6%
HOLLAND PARK WEST	26	\$685,000	-4.2%	94	\$696,000	\$730,000	-4.7%	\$575,000	21.0%
INALA	23	\$350,000	-1.4%	116	\$351,000	\$367,500	-4.5%	\$295,000	19.0%
INDOOROOPILLY	21	\$980,000	13.3%	116	\$935,000	\$849,000	10.1%	\$717,500	30.3%
JAMBOREE HEIGHTS	9	N/A	N/A	37	\$500,072	\$510,000	-2.0%	\$447,000	11.9%
JINDALEE	15	N/A	N/A	97	\$575,000	\$570,000	0.9%	\$491,000	17.1%
KALINGA	5	N/A	N/A	24	\$1,300,000	\$1,070,000	21.5%	\$807,500	61.0%
KANGAROO POINT	2	N/A	N/A	26	\$972,500	\$970,000	0.3%	\$751,125	29.5%
KARANA DOWNS	9	N/A	N/A	36	\$475,000	\$435,000	9.2%	\$377,000	26.0%
KARANA DOWNS ^	3	N/A	N/A	17	N/A	\$555,000	N/A	\$460,000	N/A
KEDRON	28	\$775,000	6.4%	133	\$734,000	\$710,000	3.4%	\$600,000	22.3%
KELVIN GROVE	11	N/A	N/A	39	\$780,000	\$835,500	-6.6%	\$690,000	13.0%
KENMORE	39	\$668,500	-4.2%	122	\$691,500	\$716,000	-3.4%	\$573,500	20.6%
KENMORE HILLS	3	N/A	N/A	22	\$850,000	\$817,500	4.0%	\$650,000	30.8%
KEPERRA	17	N/A	N/A	93	\$545,000	\$530,000	2.8%	\$440,500	23.7%
KURABY	17	N/A	N/A	72	\$680,000	\$695,000	-2.2%	\$580,000	17.2%
LOTA	12	N/A	N/A	58	\$627,500	\$620,000	1.2%	\$510,000	23.0%
LUTWYCHE	4	N/A	N/A	20	\$705,000	\$780,000	-9.6%	\$650,000	8.5%
MACGREGOR	7	N/A	N/A	42	\$726,000	\$755,000	-3.8%	\$617,000	17.7%
MACKENZIE	3	N/A	N/A	16	N/A	\$813,500	N/A	\$685,000	N/A
MANLY	17	N/A	N/A	60	\$780,000	\$762,500	2.3%	\$660,000	18.2%
MANLY WEST	23	\$600,000	-1.6%	138	\$600,000	\$611,000	-1.8%	\$493,750	21.5%
MANSFIELD	17	N/A	N/A	114	\$683,000	\$680,000	0.4%	\$545,000	25.3%
MCDOWALL	24	\$650,000	-4.4%	78	\$650,000	\$677,544	-4.1%	\$585,000	11.1%
MIDDLE PARK	9	N/A	N/A	44	\$602,500	\$630,000	-4.4%	\$525,000	14.8%
MILTON	2	N/A	N/A	9	N/A	\$891,250	N/A	\$708,250	N/A
MITCHELTON	31	\$615,000	-12.5%	128	\$645,000	\$666,000	-3.2%	\$546,000	18.1%
MOGGILL	9	N/A	N/A	69	\$560,000	\$550,000	1.8%	\$505,000	10.9%
MOOROOKA	23	\$630,000	0.8%	114	\$640,000	\$642,500	-0.4%	\$533,750	19.9%
MORNINGSIDE	31	\$860,000	7.8%	137	\$761,000	\$757,500	0.5%	\$625,000	21.8%
MOUNT GRAVATT	10	N/A	N/A	42	\$645,000	\$661,000	-2.4%	\$549,000	17.5%
MOUNT GRAVATT EAST	35	\$655,000	8.0%	143	\$651,350	\$653,500	-0.3%	\$548,500	18.8%
MOUNT OMMANEY	3	N/A	N/A	13	N/A	\$985,000	N/A	\$780,000	N/A
MURARRIE	15	N/A	N/A	54	\$635,000	\$637,500	-0.4%	\$540,000	17.6%
NEW FARM	15	N/A	N/A	64	\$1,445,000	\$1,625,000	-11.1%	\$1,250,000	15.6%
NEWMARKET	6	N/A	N/A	39	\$990,000	\$825,000	20.0%	\$725,000	36.6%
NORMAN PARK	14	N/A	N/A	110	\$905,000	\$975,000	-7.2%	\$766,000	18.1%
NORTHGATE	15	N/A	N/A	48	\$715,000	\$635,000	12.6%	\$577,500	23.8%
NUDGE	8	N/A	N/A	50	\$657,500	\$600,000	9.6%	\$565,178	16.3%
NUNDAH	15	N/A	N/A	85	\$750,000	\$714,000	5.0%	\$650,000	15.4%
OXLEY	29	\$595,000	0.7%	129	\$580,000	\$576,500	0.6%	\$461,250	25.7%
PADDINGTON	20	\$1,150,000	-7.6%	141	\$1,150,000	\$1,150,000	0.0%	\$906,500	26.9%
PARKINSON	31	\$645,000	-0.5%	121	\$630,000	\$671,000	-6.1%	\$565,000	11.5%
PULLENVALE ^	12	N/A	N/A	41	\$1,100,000	\$1,225,000	-10.2%	\$932,500	18.0%
RED HILL	6	N/A	N/A	69	\$855,250	\$882,500	-3.1%	\$752,500	13.7%
RICHLANDS	4	N/A	N/A	13	N/A	\$432,000	N/A	\$408,000	N/A
RIVERHILLS	18	N/A	N/A	57	\$505,000	\$495,000	2.0%	\$435,000	16.1%
ROBERTSON	5	N/A	N/A	29	\$1,124,000	\$1,039,000	8.2%	\$755,000	48.9%
ROCHEDALE	11	N/A	N/A	34	\$999,444	\$964,000	3.7%	\$800,000	24.9%
ROCKLEA	11	N/A	N/A	28	\$407,000	\$412,500	-1.3%	\$360,000	13.1%
RUNCORN	17	N/A	N/A	99	\$552,000	\$569,000	-3.0%	\$469,000	17.7%

SALES MARKET - HOUSES <2400m² (CONT'D)

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
SALISBURY	17	N/A	N/A	93	\$605,250	\$591,500	2.3%	\$474,000	27.7%
SANDGATE	10	N/A	N/A	63	\$677,500	\$705,000	-3.9%	\$577,500	17.3%
SEVEN HILLS	11	N/A	N/A	38	\$825,000	\$878,000	-6.0%	\$641,000	28.7%
SEVENTEEN MILE ROCKS	15	N/A	N/A	41	\$630,000	\$605,000	4.1%	\$637,000	-1.1%
SHERWOOD	6	N/A	N/A	66	\$897,500	\$870,000	3.2%	\$722,500	24.2%
SHORNCLIFFE	2	N/A	N/A	25	\$775,000	\$831,500	-6.8%	\$680,000	14.0%
SINNAMON PARK	8	N/A	N/A	58	\$732,500	\$755,000	-3.0%	\$607,500	20.6%
SPRING HILL	6	N/A	N/A	22	\$852,500	\$836,250	1.9%	\$900,000	-5.3%
ST LUCIA	11	N/A	N/A	62	\$1,126,900	\$1,169,750	-3.7%	\$980,000	15.0%
STAFFORD	16	N/A	N/A	85	\$647,500	\$610,000	6.2%	\$535,000	21.0%
STAFFORD HEIGHTS	21	\$610,000	-1.6%	109	\$613,000	\$610,500	0.4%	\$514,500	19.1%
STRETTON	9	N/A	N/A	47	\$798,000	\$841,000	-5.1%	\$725,000	10.1%
SUNNYBANK	17	N/A	N/A	76	\$700,000	\$870,000	-19.5%	\$605,000	15.7%
SUNNYBANK HILLS	26	\$662,500	-0.4%	134	\$647,500	\$694,000	-6.7%	\$580,750	11.5%
TAIGUM	8	N/A	N/A	42	\$534,000	\$534,000	0.0%	\$455,000	17.4%
TARINGA	6	N/A	N/A	47	\$888,000	\$870,000	2.1%	\$814,000	9.1%
TARRAGINDI	34	\$797,500	5.1%	165	\$790,000	\$782,750	0.9%	\$602,000	31.2%
TENERIFFE	2	N/A	N/A	16	N/A	\$1,790,000	N/A	\$1,242,500	N/A
TENNYSON	5	N/A	N/A	11	N/A	\$662,500	N/A	\$645,000	N/A
THE GAP	48	\$686,000	-4.1%	222	\$695,000	\$682,000	1.9%	\$570,000	21.9%
TINGALPA	22	\$495,000	-11.1%	89	\$537,500	\$550,000	-2.3%	\$452,500	18.8%
TOOWONG	17	N/A	N/A	68	\$900,000	\$825,000	9.1%	\$735,000	22.4%
UPPER KEDRON	17	N/A	N/A	66	\$640,000	\$634,750	0.8%	\$540,000	18.5%
UPPER MOUNT GRAVATT	15	N/A	N/A	97	\$597,000	\$645,000	-7.4%	\$536,250	11.3%
VIRGINIA	8	N/A	N/A	47	\$589,500	\$615,000	-4.2%	\$495,000	19.1%
WAKERLEY	31	\$730,000	-9.3%	107	\$780,000	\$760,000	2.6%	\$655,000	19.1%
WAVELL HEIGHTS	32	\$752,000	7.4%	185	\$710,000	\$712,000	-0.3%	\$570,500	24.5%
WEST END	12	N/A	N/A	38	\$955,000	\$1,080,000	-11.6%	\$955,000	0.0%
WESTLAKE	14	N/A	N/A	58	\$724,000	\$732,000	-1.1%	\$635,000	14.0%
WILSTON	16	N/A	N/A	46	\$977,500	\$960,000	1.8%	\$820,000	19.2%
WINDSOR	14	N/A	N/A	79	\$912,750	\$756,000	20.7%	\$675,000	35.2%
WISHART	14	N/A	N/A	99	\$725,000	\$723,918	0.2%	\$562,500	28.9%
WOOLLOONGABBA	10	N/A	N/A	33	\$745,000	\$817,000	-8.8%	\$655,000	13.7%
WOOLOOWIN	5	N/A	N/A	43	\$840,000	\$805,000	4.4%	\$700,000	20.0%
WYNNUM	41	\$618,000	-1.1%	210	\$639,500	\$641,250	-0.3%	\$527,500	21.2%
WYNNUM WEST	33	\$550,000	4.8%	137	\$538,000	\$545,000	-1.3%	\$470,000	14.5%
YEERONGPILLY	2	N/A	N/A	13	N/A	\$800,000	N/A	\$685,000	N/A
YERONGA	10	N/A	N/A	48	\$799,000	\$843,000	-5.2%	\$677,500	17.9%
ZILLMERE	22	\$439,000	-4.6%	94	\$467,500	\$490,500	-4.7%	\$399,000	17.2%

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
BRISBANE (LGA)	1591	\$435,000	-1.1%	8571	\$440,000	\$450,000	-2.2%	\$438,170	0.4%
ACACIA RIDGE	2	N/A	N/A	17	N/A	\$344,000	N/A	\$348,000	N/A
ALBION	6	N/A	N/A	58	\$422,500	\$445,000	-5.1%	\$422,500	0.0%
ALDERLEY	9	N/A	N/A	58	\$416,500	\$428,000	-2.7%	\$420,000	-0.8%
ALGESTER	9	N/A	N/A	38	\$310,000	\$315,500	-1.7%	\$309,000	0.3%
ANMERLEY	18	N/A	N/A	155	\$397,000	\$466,000	-14.8%	\$425,000	-6.6%
ASCOT	22	\$400,000	-32.8%	84	\$495,000	\$540,000	-8.3%	\$435,000	13.8%
ASHGROVE	5	N/A	N/A	37	\$447,500	\$470,000	-4.8%	\$505,000	-11.4%
ASPLEY	9	N/A	N/A	36	\$416,250	\$395,000	5.4%	\$387,750	7.4%
AUCHENFLOWER	17	N/A	N/A	70	\$460,000	\$440,000	4.6%	\$476,250	-3.4%
BALMORAL	6	N/A	N/A	28	\$485,000	\$487,000	-0.4%	\$480,000	1.0%
BANYO	3	N/A	N/A	22	\$430,000	\$425,000	1.2%	\$474,130	-9.3%
BARDON	6	N/A	N/A	23	\$589,000	\$610,000	-3.4%	\$561,510	4.9%
BOWEN HILLS	10	N/A	N/A	62	\$380,000	\$403,500	-5.8%	\$465,000	-18.3%
BRACKEN RIDGE	14	N/A	N/A	45	\$332,000	\$325,000	2.2%	\$319,500	3.9%
BRIDGEMAN DOWNS	6	N/A	N/A	32	\$499,000	\$520,000	-4.0%	\$330,000	51.2%
BRISBANE CITY	90	\$485,000	-3.0%	395	\$508,000	\$510,000	-0.4%	\$520,000	-2.3%
BULIMBA	27	\$636,500	-7.4%	122	\$635,000	\$600,000	5.8%	\$599,000	6.0%
CALAMVALE	21	\$340,000	4.5%	96	\$360,000	\$385,888	-6.7%	\$382,888	-6.0%
CAMP HILL	11	N/A	N/A	42	\$577,500	\$520,000	11.1%	\$455,000	26.9%
CANNON HILL	6	N/A	N/A	22	\$432,500	\$457,000	-5.4%	\$421,500	2.6%
CARINA	26	\$468,000	1.7%	127	\$470,000	\$480,000	-2.1%	\$445,000	5.6%
CARINA HEIGHTS	23	\$450,000	0.0%	97	\$455,000	\$477,000	-4.6%	\$455,000	0.0%
CARINDALE	5	N/A	N/A	27	\$458,750	\$455,000	0.8%	\$446,500	2.7%
CARSELDINE	13	N/A	N/A	63	\$396,000	\$369,000	7.3%	\$398,000	-0.5%
CHERMESIDE	29	\$362,500	-12.0%	156	\$407,000	\$420,000	-3.1%	\$410,000	-0.7%
CLAYFIELD	25	\$355,000	2.5%	108	\$355,000	\$395,000	-10.1%	\$392,000	-9.4%
COOPERS PLAINS	2	N/A	N/A	21	\$420,000	\$402,500	4.4%	\$378,296	11.0%
COORPAROO	37	\$352,500	-8.4%	177	\$375,000	\$417,500	-10.2%	\$387,000	-3.1%
CORINDA	6	N/A	N/A	27	\$407,700	\$450,000	-9.4%	\$391,000	4.3%
DARRA	0	N/A	N/A	10	N/A	\$382,500	N/A	\$290,000	N/A
DOOLANDILLA	3	N/A	N/A	51	\$360,000	\$345,000	4.4%	\$340,000	5.9%
EAST BRISBANE	12	N/A	N/A	67	\$381,500	\$408,000	-6.5%	\$419,100	-9.0%
EIGHT MILE PLAINS	13	N/A	N/A	75	\$380,000	\$399,000	-4.8%	\$405,000	-6.2%
ELLEN GROVE	0	N/A	N/A	12	N/A	\$352,000	N/A	\$346,000	N/A
ENOGGERA	2	N/A	N/A	20	\$334,750	\$353,775	-5.4%	\$411,625	-18.7%
EVERTON PARK	19	N/A	N/A	119	\$460,000	\$435,000	5.8%	\$420,000	9.5%
FAIRFIELD	4	N/A	N/A	12	N/A	\$445,000	N/A	\$373,000	N/A
FITZGIBBON	5	N/A	N/A	18	N/A	\$340,000	N/A	\$306,000	N/A
FORTITUDE VALLEY	49	\$421,250	-3.3%	268	\$411,600	\$415,000	-0.8%	\$442,250	-6.9%
GAYTHORNE	11	N/A	N/A	43	\$420,000	\$377,000	11.4%	\$425,000	-1.2%
GORDON PARK	5	N/A	N/A	42	\$343,750	\$395,000	-13.0%	\$367,000	-6.3%
GREENSLOPES	9	N/A	N/A	83	\$476,000	\$461,500	3.1%	\$398,500	19.4%
HAMILTON	25	\$480,000	-15.0%	153	\$495,000	\$520,000	-4.8%	\$505,000	-2.0%
HAWTHORNE	9	N/A	N/A	40	\$535,000	\$455,000	17.6%	\$492,500	8.6%
HENDRA	2	N/A	N/A	15	N/A	\$573,750	N/A	\$517,500	N/A
HERSTON	3	N/A	N/A	21	\$385,000	\$415,000	-7.2%	\$455,000	-15.4%
HIGHGATE HILL	11	N/A	N/A	44	\$562,500	\$506,000	11.2%	\$515,000	9.2%
HOLLAND PARK WEST	3	N/A	N/A	25	\$410,000	\$400,000	2.5%	\$377,500	8.6%
INDOORoopILLY	29	\$530,000	2.6%	147	\$475,000	\$519,500	-8.6%	\$499,000	-4.8%
KANGAROO POINT	34	\$410,000	-24.0%	184	\$517,500	\$527,500	-1.9%	\$510,000	1.5%
KEDRON	11	N/A	N/A	73	\$420,000	\$413,500	1.6%	\$415,000	1.2%
KELVIN GROVE	17	N/A	N/A	75	\$412,750	\$422,000	-2.2%	\$460,500	-10.4%
LUTWYCHE	6	N/A	N/A	51	\$462,000	\$480,000	-3.8%	\$455,000	1.5%
MANLY	3	N/A	N/A	15	N/A	\$537,500	N/A	\$475,000	N/A
MANLY WEST	7	N/A	N/A	40	\$400,000	\$427,000	-6.3%	\$355,000	12.7%
MCDOWALL	5	N/A	N/A	14	N/A	\$392,000	N/A	\$405,000	N/A
MILTON	11	N/A	N/A	49	\$449,000	\$415,000	8.2%	\$535,000	-16.1%
MITCHELTON	8	N/A	N/A	28	\$412,500	\$427,000	-3.4%	\$384,000	7.4%

SALES MARKET - UNITS & TOWNHOUSES (CONT'D)

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
MOOROOKA	16	N/A	N/A	76	\$350,000	\$395,000	-11.4%	\$380,000	-7.9%
MORNINGSIDE	33	\$465,000	-2.6%	161	\$475,000	\$496,000	-4.2%	\$470,000	1.1%
MOUNT GRAVATT	2	N/A	N/A	20	\$450,100	\$449,000	0.2%	\$436,500	3.1%
MOUNT GRAVATT EAST	18	N/A	N/A	69	\$402,000	\$425,000	-5.4%	\$445,000	-9.7%
MURARRIE	7	N/A	N/A	51	\$580,000	\$508,500	14.1%	\$485,000	19.6%
NEW FARM	46	\$760,000	23.1%	207	\$623,000	\$603,000	3.3%	\$590,000	5.6%
NEWMARKET	11	N/A	N/A	37	\$480,000	\$500,000	-4.0%	\$455,500	5.4%
NEWSTEAD	32	\$627,188	-0.2%	181	\$643,625	\$647,000	-0.5%	\$565,000	13.9%
NORMAN PARK	3	N/A	N/A	28	\$607,500	\$485,000	25.3%	\$525,000	15.7%
NORTHGATE	10	N/A	N/A	52	\$351,250	\$392,500	-10.5%	\$402,900	-12.8%
NUDGE	2	N/A	N/A	5	N/A	\$484,500	N/A	\$439,000	N/A
NUNDAH	40	\$397,500	-1.9%	213	\$388,750	\$408,000	-4.7%	\$409,000	-5.0%
OXLEY	4	N/A	N/A	42	\$400,000	\$410,000	-2.4%	\$342,250	16.9%
PADDINGTON	8	N/A	N/A	67	\$475,000	\$518,500	-8.4%	\$485,106	-2.1%
RED HILL	4	N/A	N/A	33	\$487,000	\$535,000	-9.0%	\$407,250	19.6%
RICHLANDS	5	N/A	N/A	88	\$389,900	\$385,900	1.0%	\$346,900	12.4%
ROCHEDALE	12	N/A	N/A	93	\$645,000	\$650,000	-0.8%	\$412,750	56.3%
ROCKLEA	1	N/A	N/A	6	N/A	\$514,000	N/A	\$545,000	N/A
RUNCORN	9	N/A	N/A	68	\$346,500	\$352,250	-1.6%	\$337,000	2.8%
SALISBURY	5	N/A	N/A	21	\$397,000	\$378,000	5.0%	\$365,000	8.8%
SHERWOOD	16	N/A	N/A	78	\$427,500	\$447,000	-4.4%	\$450,000	-5.0%
SOUTH BRISBANE	45	\$470,000	-12.1%	368	\$505,000	\$574,000	-12.0%	\$511,250	-1.2%
SPRING HILL	17	N/A	N/A	124	\$367,500	\$396,000	-7.2%	\$390,000	-5.8%
ST LUCIA	29	\$470,000	-5.3%	149	\$506,000	\$482,000	5.0%	\$496,875	1.8%
STAFFORD	18	N/A	N/A	69	\$405,000	\$420,000	-3.6%	\$405,000	0.0%
SUNNYBANK HILLS	7	N/A	N/A	34	\$356,000	\$409,000	-13.0%	\$350,000	1.7%
TAIGUM	16	N/A	N/A	61	\$310,000	\$308,375	0.5%	\$384,000	-19.3%
TARINGA	30	\$405,000	-5.3%	162	\$445,000	\$446,000	-0.2%	\$435,000	2.3%
TENERIFFE	36	\$640,000	14.3%	163	\$561,250	\$578,000	-2.9%	\$587,500	-4.5%
THE GAP	4	N/A	N/A	27	\$517,500	\$536,250	-3.5%	\$475,000	8.9%
TINGALPA	9	N/A	N/A	61	\$370,500	\$370,000	0.1%	\$356,250	4.0%
TOOWONG	42	\$430,000	-9.3%	197	\$440,000	\$500,000	-12.0%	\$463,000	-5.0%
UPPER MOUNT GRAVATT	12	N/A	N/A	60	\$382,000	\$435,000	-12.2%	\$475,000	-19.6%
WAKERLEY	9	N/A	N/A	39	\$431,250	\$403,500	6.9%	\$413,000	4.4%
WEST END	48	\$592,515	2.2%	245	\$565,000	\$589,500	-4.2%	\$533,000	6.0%
WINDSOR	7	N/A	N/A	60	\$488,000	\$457,500	6.7%	\$465,000	4.9%
WISHART	4	N/A	N/A	29	\$393,000	\$405,000	-3.0%	\$376,500	4.4%
WOOLLOONGABBA	13	N/A	N/A	97	\$499,000	\$480,000	4.0%	\$427,250	16.8%
WYNNUM	13	N/A	N/A	95	\$434,500	\$439,000	-1.0%	\$450,000	-3.4%
WYNNUM WEST	6	N/A	N/A	46	\$349,000	\$345,000	1.2%	\$357,500	-2.4%
YERONGA	14	N/A	N/A	80	\$456,500	\$505,000	-9.6%	\$436,000	4.7%
YEERONGPILLY	5	N/A	N/A	15	N/A	\$439,000	N/A	\$412,000	N/A
ZILLMERE	11	N/A	N/A	56	\$313,750	\$338,000	-7.2%	\$375,000	-16.3%

SALES MARKET - VACANT LAND <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
BRISBANE (LGA)	127	\$405,000	2.5%	965	\$400,000	\$409,000	-2.2%	\$325,000	23.1%
BRISBANE (LGA) ^	2	N/A	N/A	34	\$923,669	\$840,000	10.0%	\$615,500	50.1%
BRIDGEMAN DOWNS	10	N/A	N/A	77	\$409,000	\$415,000	-1.5%	\$405,000	1.0%
CARINDALE	1	N/A	N/A	17	N/A	\$515,000	N/A	\$475,000	N/A
FITZGIBBON	1	N/A	N/A	5	N/A	\$232,500	N/A	\$213,500	N/A
HEATHWOOD	3	N/A	N/A	65	\$315,000	\$308,000	2.3%	\$265,000	18.9%
KENMORE	2	N/A	N/A	6	N/A	\$512,500	N/A	\$364,500	N/A
KURABY	1	N/A	N/A	2	N/A	\$432,500	N/A	\$334,250	N/A
ROCHEDALE	10	N/A	N/A	84	\$461,500	\$475,000	-2.8%	\$424,000	8.8%
UPPER KEDRON	4	N/A	N/A	31	\$395,000	\$385,000	2.6%	\$320,000	23.4%

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY	SEP-19 \$ / WEEK	NEW BONDS	SEP-18 \$ / WEEK	NEW BONDS	SEP-14 \$ / WEEK	NEW BONDS
BRISBANE CITY		\$430	2382	\$430	2647	\$415	2932
Bayside		\$430	115	\$420	113	\$410	151
4178	Lindum/Lytton/Wynnum	\$430	71	\$420	81	\$400	82
4179	Lota/Manly	\$430	44	\$430	32	\$420	69
City - Inner		\$550	194	\$550	194	\$530	231
4000	Brisbane City/Spring Hill	\$615	14	\$550	11	\$555	28
4005	New Farm/Teneriffe	\$900	17	\$843	18	\$700	7
4006	Bowen Hills/Valley/Herston/Newstead	\$500	14	\$535	8	\$520	11
4064	Milton/Paddington/Rosalie	\$605	37	\$568	44	\$540	51
4066	Auchenflower/MtCoatha/Toowong	\$495	21	\$500	39	\$500	49
4067	Ironside/St Lucia	\$635	8	\$510	7	\$180	10
4101	Highgate Hill/South Bris/West End	\$520	21	\$560	19	\$530	26
4102	Buranda/Dutton Park/Wooloongabba	\$525	29	\$510	15	\$470	20
4169	East Bris/Kangaroo Point	\$550	33	\$530	32	\$545	29
North - Inner		\$473	232	\$470	295	\$450	302
4007	Ascot/Hamilton	\$530	11	\$558	16	\$575	13
4010	Albion/Breakfast Creek	n.a.	4	\$505	8	\$550	6
4011	Clayfield/Hendra	\$550	20	\$558	30	\$500	36
4012	Nundah/Toombul/Wavell Heights	\$450	58	\$450	75	\$435	64
4030	Lutwyche/Windsor/Wooloowin	\$490	35	\$450	44	\$470	47
4031	Gordon Park/Kedron	\$453	38	\$500	47	\$430	46
4051	Alderley/Enogerra/Gaythorne/Grange/Newmarket/Wilston	\$475	66	\$440	74	\$450	89
North - Outer		\$400	337	\$405	393	\$390	419
4013	Northgate	\$390	14	\$400	17	\$380	16
4014	Banya/Nudgee/Virginia	\$425	35	\$430	39	\$380	36
4017	Bracken Ridge/Brighton/Deagon/Sandgate	\$395	79	\$410	88	\$380	141
4018	Fitzgibbon/Taigum	\$415	31	\$395	27	\$390	26
4032	Chermside/Craiglea	\$418	50	\$400	73	\$400	48
4034	Aspley/Boondal/Geebung/Zillmere	\$400	108	\$410	123	\$390	133
4036	Bald Hills	\$378	20	\$383	26	\$365	19
North West - Inner		\$550	79	\$410	123	\$500	121
4059	Ballymore/Ithaca/Kelvin Grove/Red Hill	\$573	40	\$580	33	\$500	51
4060	Ashgrove/Dorrington/St Johns Wood	\$495	21	\$500	33	\$475	32
4065	Bardon/Jubilee/Rainworth	\$529	18	\$540	24	\$500	38
North West - Outer		\$450	255	\$440	214	\$420	220
4053	Brookside/Everson Park/McDowall/Stafford	\$450	164	\$430	135	\$415	139
4054	Arana Hills/Keperra	\$425	67	\$435	59	\$400	41
4061	The Gap	\$500	24	\$478	20	\$460	40
South - Inner		\$440	271	\$440	314	\$425	320
4103	Annerley/Fairfield	\$460	35	\$450	35	\$450	31
4104	Yeronga	\$490	8	\$475	8	\$440	14
4105	Clifton Hill/Moorooka/Tennyson	\$415	36	\$438	44	\$420	47
4120	Greenslopes/Stones Corner	\$490	11	\$470	23	\$450	18
4121	Ekibin/Holland Park/Tarragindi/Wellers Hill	\$470	65	\$450	74	\$430	80
4122	Mansfield/Mt Gravatt/Wishart	\$420	114	\$430	127	\$400	129
South - Outer		\$390	277	\$388	312	\$380	371
4106	Brisbane Market/Rocklea	\$385	8	n.a.	4	\$360	14
4107	Salisbury	\$383	22	\$393	20	\$395	29
4108	Archerfield/Coopers Plains	\$390	25	\$390	23	\$380	32
4109	Altandi/Macgregor/Robertson/Sunnybank	\$400	88	\$395	98	\$400	107
4110	Acacia Ridge/Larapinta/Willawong	\$360	49	\$360	46	\$340	54
4112	Kuraby	n.a.	2	\$375	8	\$390	9
4113	Eight Miles Plains/Runcorn	\$400	49	\$395	69	\$385	83
4115	Algester/Parkinson	\$390	19	\$385	29	\$370	19
4116	Calamvale/Drewvale/Stretton	\$420	15	\$410	15	\$390	24
South East - Inner		\$460	243	\$470	277	\$450	293
4151	Coorparoo	\$483	28	\$495	31	\$450	26
4152	Camp Hill/Carina/Carindale	\$450	95	\$465	119	\$450	117
4170	Cannon Hill/Morningside/Norman Park	\$480	72	\$465	77	\$450	97
4171	Balmoral/Bulimba/Hawthorne	\$510	29	\$500	31	\$550	36
4172	Murarie	\$440	19	\$420	19	\$430	17





RENTAL MARKET - 3 BED HOUSES (CONT'D)

POST CODE	LOCALITY ¹	SEP-19		SEP-18		SEP-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	South East - Outer	\$450	35	\$440	37	\$410	56
4153	Belmont	n.a.	1	n.a.	3	\$400	8
4154	Gumdale/Ransome/Wakerley	n.a.	4	\$480	8	\$530	7
4173	Tingalpa	\$450	23	\$440	14	\$410	30
4174	Doboy/Hemant	\$450	6	\$420	9	\$370	8
	South West - Inner	\$465	93	\$428	98	\$430	108
4068	Chelmer/Indooroopilly/Taringa	\$485	37	\$450	40	\$450	42
4075	Corinda/Graceville/Oxley/Sherwood	\$463	56	\$420	58	\$420	66
	South West - Outer	\$370	251	\$370	310	\$360	340
4069	Brookfield/Chapel Hill/Kenmore	\$455	24	\$470	45	\$450	40
4070	Anstead/Bellbowrie/Moggill	\$425	7	\$420	7	n.a.	4
4073	Seventeen Mile Rocks/Sinnamon Park	\$420	9	\$440	21	\$400	15
4074	Jindalee/MtOmmaney/Sumner/Westlake	\$428	44	\$420	59	\$380	54
4076	Darra/Wacol	\$350	21	\$340	29	\$340	27
4077	Doalandella/Durack/Inala/Richlands	\$330	71	\$330	72	\$320	73
4078	Forest Lake/Carole Park	\$360	75	\$365	77	\$350	127

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	SEP-19		SEP-18		SEP-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	BRISBANE CITY	\$430	5301	\$420	5640	\$400	4474
	Bayside	\$370	63	\$360	69	\$340	37
4178	Lindum/Lytton/Wynnum	\$365	45	\$365	46	\$330	26
4179	Lota/Manly	\$375	18	\$340	23	\$430	11
	City - Inner	\$500	2410	\$490	2507	\$495	1925
4000	Brisbane City/Spring Hill	\$550	385	\$530	346	\$590	358
4005	New Farm/Teneriffe	\$500	241	\$495	230	\$495	300
4006	Bowen Hills/Valley/Herston/Newstead	\$485	600	\$485	607	\$495	279
4064	Milton/Paddington/Rosalie	\$450	59	\$470	81	\$405	64
4066	Auchenflower/MtCootha/Toowong	\$420	220	\$445	268	\$415	248
4067	Ironside/St Lucia	\$420	112	\$400	94	\$430	110
4101	Highgate Hill/South Bris/West End	\$530	444	\$505	507	\$500	289
4102	Buranda/Dutton Park/Wooloongabba	\$495	149	\$470	135	\$460	101
4169	East Bris/Kangaroo Point	\$499	198	\$450	239	\$465	176
	North - Inner	\$390	953	\$375	1047	\$360	855
4007	Ascot/Hamilton	\$450	210	\$420	187	\$395	136
4010	Albion/Breakfast Creek	\$450	48	\$450	55	\$390	29
4011	Clayfield/Hendra	\$340	114	\$330	145	\$355	131
4012	Nundah/Toombul/Wavell Heights	\$370	185	\$380	208	\$375	220
4030	Lutwyche/Windsor/Wooloowin	\$400	212	\$400	217	\$340	125
4031	Gordon Park/Kedron	\$365	77	\$350	91	\$330	74
4051	Alderley/Enoggera/Gaythorne/Grange/Newmarket/Wilston	\$370	107	\$350	143	\$340	140
	North - Outer	\$365	255	\$350	291	\$350	241
4013	Northgate	\$313	18	\$328	30	\$300	27
4014	Banyo/Nudgee/Virginia	n.a.	4	\$350	5	\$275	8
4017	Bracken Ridge/Brighton/Deagon/Sandgate	\$280	8	\$295	14	\$300	22
4018	Fitzgibbon/Taigum	\$330	7	\$348	10	\$330	5
4032	Chermside/Craigslea	\$390	142	\$385	167	\$375	102
4034	Aspley/Boondal/Geebung/Zillmere	\$350	75	\$340	63	\$350	77
	North West - Inner	\$428	158	\$340	63	\$400	156
4059	Ballymore/Ithaca/Kelvin Grove/Red Hill	\$450	102	\$453	122	\$430	106
4060	Ashgrove/Dorrington/St Johns Wood	\$390	38	\$370	35	\$380	40
4065	Bardon/Jubilee/Rainworth	\$373	18	\$440	11	\$300	10
	North West - Outer	\$380	95	\$380	131	\$370	95
4053	Brookside/Everton Park/McDowall/Stafford	\$370	89	\$380	121	\$370	91
	South - Inner	\$380	497	\$380	489	\$365	444
4103	Annerley/Fairfield	\$345	91	\$365	131	\$350	113
4104	Yeronga	\$370	24	\$345	33	\$370	37
4105	Clifton Hill/Moorooka/Tennyson	\$345	63	\$353	62	\$350	69
4120	Greenslopes/Stones Corner	\$383	128	\$380	101	\$370	104
4121	Ekibin/Holland Park/Tarragindi/Wellers Hill	\$360	37	\$355	38	\$340	35
4122	Mansfield/Mt Gravatt/Wishart	\$420	150	\$420	121	\$390	84
	South - Outer	\$385	68	\$345	57	\$320	58
4106	Brisbane Market/Rocklea	n.a.	2	n.a.	1	\$250	6
4108	Archerfield/Coopers Plains	\$400	14	\$410	13	\$250	6
4109	Altandi/Macgregor/Robertson/Sunnybank	\$420	19	\$385	14	\$390	24
4113	Eight Miles Plains/Runcom	\$428	18	\$378	10	\$340	5
4115	Algester/Parkinson	\$295	7	\$295	8	\$300	6
	South East - Inner	\$395	493	\$390	560	\$380	387
4151	Coorparoo	\$370	183	\$368	206	\$360	152
4152	Camp Hill/Carina/Carindale	\$383	38	\$380	47	\$360	30
4170	Cannon Hill/Morningside/Norman Park	\$420	155	\$400	189	\$395	88
4171	Balmoral/Bulimba/Hawthorne	\$413	104	\$410	111	\$435	114
	South East - Outer	\$355	7	\$350	12	n.a.	2
4173	Tingalpa	n.a.	4	\$350	9	n.a.	1
	South West - Inner	\$400	294	\$380	290	\$370	251
4068	Chelmer/Indooroopilly/Taringa	\$400	227	\$380	228	\$375	212
4075	Corinda/Graceville/Oxley/Sherwood	\$400	67	\$380	62	\$335	39
	South West - Outer	\$310	8	\$315	19	\$325	23
4069	Brookfield/Chapel Hill/Kenmore	n.a.	1	\$398	6	n.a.	3
4074	Jindalee/MtOmmaney/Sumner/Westlake					n.a.	3
4076	Darra/Wacol	n.a.	3	n.a.	4	\$250	6
4078	Forest Lake/Carole Park	n.a.	3	\$330	5	\$335	10



RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	SEP-19		SEP-18		SEP-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	BRISBANE CITY	\$420	1656	\$420	1715	\$405	1653
	Bayside	\$410	91	\$410	84	\$400	91
4178	Lindum/Lytton/Wynnum	\$408	56	\$410	46	\$400	53
4179	Lota/Manly	\$420	35	\$415	38	\$390	38
	City - Inner	\$600	64	\$565	76	\$600	66
4000	Brisbane City/Spring Hill			n.a.	3	n.a.	2
4005	New Farm/Teneriffe	\$725	6	\$850	11	n.a.	2
4006	Bowen Hills/Valley/Herston/Newstead	\$590	6	\$500	13	\$625	13
4064	Milton/Paddington/Rosalie	\$680	7	\$650	5	\$600	14
4066	Auchenflower/MtCoottha/Toowong	\$550	13	\$520	8	\$550	11
4067	Ironside/St Lucia	\$550	13	\$545	16	\$575	9
4101	Highgate Hill/South Bris/West End	\$640	14	\$550	15	\$750	7
4169	East Bris/Kangaroo Point	n.a.	4	n.a.	3	\$550	8
	North - Inner	\$500	108	\$490	99	\$470	96
4007	Ascot/Hamilton	\$590	18	\$595	10	\$550	9
4011	Clayfield/Hendra	\$600	5	\$583	12	\$500	12
4012	Nundah/Toombul/Wavell Heights	\$475	26	\$460	15	\$450	18
4030	Lutwyche/Windsor/Woolloowin	\$500	11	\$495	17	\$495	8
4031	Gordon Park/Kedron	\$500	17	\$460	13	\$450	19
4051	Alderley/Enoggera/Gaythorne/Grange/Newmarket/Wilston	\$500	28	\$475	30	\$450	28
	North - Outer	\$395	188	\$395	199	\$380	236
4013	Northgate	\$438	8	\$440	13	\$410	12
4017	Bracken Ridge/Brighton/Deagon/Sandgate	\$380	33	\$380	21	\$365	34
4018	Fitzgibbon/Taigum	\$398	46	\$400	52	\$296	66
4032	Chermside/Craiglea	\$420	24	\$415	23	\$430	22
4034	Aspley/Boondal/Geebung/Zillmere	\$390	65	\$390	74	\$395	93
4036	Bald Hills	\$360	8	\$337	10	\$294	9
	North West - Inner	\$600	9	\$390	74	\$500	20
4059	Ballymore/Ithaca/Kelvin Grove/Red Hill	n.a.	3	\$550	8	\$500	13
4060	Ashgrove/Dorrington/St Johns Wood	n.a.	4	\$560	5	n.a.	4
4065	Bardon/Jubilee/Rainworth	n.a.	2	\$510	5	n.a.	3
	North West - Outer	\$490	93	\$460	76	\$425	51
4053	Brookside/Everton Park/McDowall/Stafford	\$488	80	\$450	60	\$425	41
4054	Arana Hills/Keperra	\$455	6	n.a.	2	\$400	7
4061	The Gap	\$525	7	\$550	14	n.a.	3

RENTAL MARKET - 3 BED TOWNHOUSES (CONT'D)

POST CODE	LOCALITY ¹	SEP-19		SEP-18		SEP-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	South - Inner	\$450	135	\$445	152	\$440	155
4103	Annerley/Fairfield	\$500	21	\$480	25	\$490	27
4104	Yeronga	\$495	12	\$480	18	\$480	17
4105	Clifton Hill/Moorooka/Tennyson	\$450	17	\$430	17	\$450	23
4120	Greenslopes/Stones Corner	\$480	12	\$430	11	\$495	15
4121	Ekibin/Holland Park/Tarragindi/Wellers Hill	\$450	11	\$410	12	\$460	7
4122	Mansfield/Mt Gravatt/Wishart	\$440	62	\$430	69	\$420	66
	South - Outer	\$400	378	\$400	338	\$390	396
4107	Salisbury	\$425	9	\$450	8	\$495	7
4109	Altandi/Macgregor/Robertson/Sunnybank	\$410	54	\$410	41	\$405	63
4110	Acacia Ridge/Larapinta/Willawong	\$363	18	\$365	27	\$340	41
4112	Kuraby	\$383	22	\$390	13	\$380	18
4113	Eight Miles Plains/Runcorn	\$405	112	\$410	114	\$400	149
4115	Algester/Parkinson	\$388	40	\$395	26	\$380	31
4116	Calamvale/Drewvale/Stretton	\$390	112	\$400	101	\$385	85
	South East - Inner	\$510	221	\$500	263	\$485	209
4151	Coorparoo	\$520	21	\$480	23	\$495	8
4152	Camp Hill/Carina/Carindale	\$480	82	\$480	113	\$450	96
4170	Cannon Hill/Morningside/Norman Park	\$515	75	\$500	85	\$500	69
4171	Balmoral/Bulimba/Hawthorne	\$620	33	\$640	30	\$540	30
4172	Murarie	\$555	10	\$538	12	\$475	6
	South East - Outer	\$418	40	\$410	60	\$410	55
4153	Belmont	n.a.	4	n.a.	4	\$420	7
4154	Gumdale/Ransome/Wakerley	\$415	22	\$415	31	\$410	30
4173	Tingalpa	\$418	12	\$400	21	\$385	17
	South West - Inner	\$440	74	\$438	64	\$420	76
4068	Chelmer/Indooroopilly/Taringa	\$500	29	\$475	23	\$485	25
4075	Corinda/Graceville/Oxley/Sherwood	\$420	45	\$400	41	\$400	51
	South West - Outer	\$360	255	\$355	286	\$360	202
4069	Brookfield/Chapel Hill/Kenmore	\$600	9	\$473	10	n.a.	3
4073	Seventeen Mile Rocks/Sinnamon Park	\$415	5	\$430	10	\$400	11
4074	Jindalee/MtOmmaney/Sumner/Westlake	\$403	6	\$493	10	\$435	19
4076	Darra/Wacol	\$380	7	\$375	13	\$375	28
4077	Doolandella/Durack/Inala/Richlands	\$360	177	\$350	189	\$355	103
4078	Forest Lake/Carole Park	\$350	51	\$349	52	\$355	38

EMPLOYMENT MARKET

GOLD COAST SA4



Unemployment Rate

4.8%



Participation Rate

69.9%

HOUSE MARKET (<2400M²)



Quarter median price ↑

\$640,000



Annual median price ↓

\$625,000



Annual volume of sales ↓

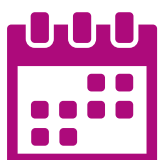
5,359



Annual median price 5yrs ago ↑

\$500,000

HOUSE MARKET ALL



Median days on market

50 Days



Median vendor discount

-5.2%



Stock on market

9.3%

Split performance

Our analysis of the Gold Coast residential market reveals performance is divided. Houses are holding steady within the rising sector of the cycle, while units are generally past their peak and within the falling half of the property clock.

The quarterly house median price gain was the strongest three-monthly rise in the past year, while the unit median price retracted after a positive result in the previous quarter.

Annual median house and unit prices both softened modestly – under 1.0 per cent. The vendor discount also rose for houses, while days on market increased.

For units, supply has tightened somewhat although vendor discounting rose.

The rental market was also slightly softer this quarter, with the rising vacancy rate hitting 3.0 per cent.

Regional Economy and Investment

The Gold Coast's economic pillar of tourism is set to get a boost via a renowned piece of real estate.

The next stage of the State Government's plan to revitalise The Spit was delivered in November through the introduction of the Implementation of The Spit Master Plan Bill 2019 to parliament.

Minister for State Development Cameron Dick said master plan projects will create around 1,800 jobs during the lifetime of the venture.

Soon after its introduction, the State Government announced the first commercial development site to be released under the master plan.

The government said a 9,858-square-metre site with a marina allotment adjacent to Sunland's Mariner's Cove would be the first of several state-owned sites to be released under the proposal.

Minister Dick said the site will be the first undeveloped commercial property to be released on The Spit since the late 1990s.

"The delivery of The Spit master plan means we now have a cohesive vision for the area that will unlock private and public investment, while ensuring the protection and enhancement of public open space," he said.

Mr Dick said the site would be offered as a long-term lease with a marina allotment.

In other economic news, part of announced federal infrastructure spend of \$1.9 billion will include construction of Gold Coast Light Rail Stage 3, plus \$46.3 million for two M1 exit upgrades.

HOUSE MARKET (<2400m²)

Prices rose strongly over the most recent quarter. It was a 3.2 per cent gain in values to \$640,000 across 1,246 transactions – the strongest quarterly result recorded in the past 12 months.

For the year to September 2019, the annual median house price fell 0.3 per cent to \$625,000 across a total of 5,359 transactions.

The Gold Coast was the state's third most expensive LGA for houses based on the annual median price behind Noosa (\$720,000) and Brisbane (\$675,000).

On annual transaction numbers, the Gold Coast was the third most traded LGA with 5,359 transactions behind Brisbane (12,123) and Moreton Bay (5,451).

UNIT MARKET



Quarter
median price ↓
\$425,000



Annual
median price ↓
\$435,000



Annual volume
of sales ↓
8,303



5yrs
Annual median
price 5 yrs ago ↑
\$365,000

Medium term investment saw strong results, with the median house price having increased by 25 per cent since its \$500,000 figure just five years ago.

One suburbs saw double-digit value gains during the year to September 2019 which was Jacobs Well at 12.2 per cent annual growth.

Six suburbs were in the annual million-dollar-median club as at the September 2019 quarter: Runaway Bay (\$1 million), Surfers Paradise (\$1.465 million), Mermaid Beach (\$1.45 million), Broadbeach Waters (\$1.1 million), Clear Island Waters (\$1.074 million) and Paradise Point (\$1,137,500).

General Activity

Market trends data indicates house conditions have continued to ease over the past 12 months.

Total annual house listing numbers rose to 12,414 for year ending September 2019 – a substantial 20 per cent rise on the previous year's result.

Median days on market increased by eight coming in at 50 for the 2019 measure as opposed to 42 in 2018.

The median vendor discount came in at -5.2 per cent to September 2019. This was a notable increase on the -4.6 per cent to September 2018.

Stock on market also increased to 9.3 per cent to September 2019 as opposed to the September 2018 result of 7.6 per cent.

UNIT MARKET

Unit and townhouse prices retracted over the quarter by a notable 2.3 per cent to record a median of \$425,000 across 1,578 transactions.

However, for the year to September 2019, the annual median softened by just 0.9 per cent to a figure of \$435,000. This was across a total of 8,303 sales.

The Gold Coast was the state's third most expensive LGA for units based on the annual median price to September 2019 behind Noosa (\$573,750) and Brisbane (\$440,000).

Based on annual unit sales volume, the Gold Coast was the second most traded LGA after Brisbane (8,571).

Medium-term price performance has been positive with units recording a price rise of 19.2 per cent on the \$365,000 figure from five years ago.

Suburbs which saw a double-digit percentage rise in their annual median unit price over the year were Arundel (16.4 per cent), Bilinga (11.2 per cent) and Highland Park (11.6 per cent).

General Activity

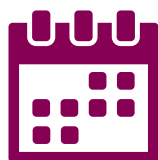
Market trends data for attached housing is sending mixed messages. While activity seems to have eased and supply tightened, an increased vendor discount and longer listing times indicate vendors must still be willing to temper expectations and meet the market.

Total annual unit listing numbers tightened substantially over the year. Listing numbers for the 12 months to September 2019 were 9,089 – a reduction of 27 per cent decrease on the September 2018 listings number of 12,477.

Stock on market also decreased significantly, recording 7.7 per cent for 2019 as compared to 10.5 per cent to September 2019.

Contrary to these results, median days on market increased to 61 for the 2019 measure from 53 in 2018.

UNIT MARKET



Median days on
market
61 Days



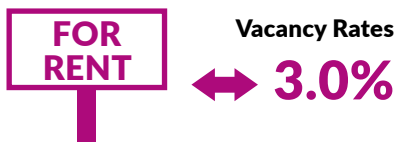
Median vendor
discount
-5.2%



Stock on market
7.7%



RENTAL MARKET



The median annual rental price to September quarter 2019 for three-bedroom houses was \$500 per week and for two-bedroom units was \$440 per week. Compared to the same measure in 2018, these outcomes reflect no change for houses, but a \$10 per week fall for units.

The median vendor discount also increased. It came in at -5.2 per cent to September 2019, but was -4.7 per cent to September 2018.

RENTAL MARKET

The September Quarter 2019 vacancy rate of 3.0 per cent reflected a continued easing in the measure since a low of 1.1 in March 2018.

The median annual rental price to September quarter 2019 for three-bedroom houses was \$500 per week and for two-bedroom units was \$440 per week. Compared to the same measure in 2018, these outcomes reflect no change for houses, but a \$10 per week fall for units.

September quarter yields were 4.1 per cent for houses and 5.4 per cent for units. This reflected a 0.1 per cent softening from the previous quarter for houses and a slight 0.1 per cent increase for units.



SALES MARKET - HOUSES <2400m²

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
GOLD COAST (LGA)	1246	\$640,000	3.2%	5359	\$625,000	\$627,000	-0.3%	\$500,000	25.0%
GOLD COAST (LGA) ^	141	\$825,000	-1.8%	603	\$834,000	\$870,000	-4.1%	\$670,000	24.5%
ARUNDEL	22	\$595,000	6.4%	118	\$590,000	\$600,000	-1.7%	\$470,000	25.5%
ASHMORE	34	\$610,500	9.9%	151	\$577,000	\$605,000	-4.6%	\$480,000	20.2%
BENOWA	26	\$930,000	0.0%	111	\$880,000	\$910,000	-3.3%	\$705,000	24.8%
BIGGERA WATERS	9	N/A	N/A	41	\$686,500	\$731,500	-6.2%	\$588,500	16.7%
BONOGIN ^	8	N/A	N/A	51	\$772,500	\$827,500	-6.7%	\$590,000	30.9%
BROADBEACH WATERS	29	\$1,042,500	-8.4%	153	\$1,100,000	\$1,160,000	-5.2%	\$840,000	31.0%
BUNDALL	25	\$898,250	-5.7%	94	\$970,000	\$976,500	-0.7%	\$775,000	25.2%
BURLEIGH HEADS	14	N/A	N/A	69	\$851,000	\$880,000	-3.3%	\$611,500	39.2%
BURLEIGH WATERS	49	\$855,000	-0.6%	199	\$810,000	\$803,500	0.8%	\$584,550	38.6%
CARRARA	19	N/A	N/A	103	\$595,000	\$590,000	0.9%	\$464,000	28.2%
CLEAR ISLAND WATERS	11	N/A	N/A	51	\$1,074,000	\$1,032,500	4.0%	\$830,000	29.4%
COOLANGATTA	9	N/A	N/A	24	\$770,000	\$801,000	-3.9%	\$567,750	35.6%
COOMBABAH	16	N/A	N/A	83	\$486,750	\$525,000	-7.3%	\$399,500	21.8%
COOMERA	32	\$444,750	4.7%	112	\$440,500	\$450,000	-2.1%	\$366,250	20.3%
CURRUMBIN	7	N/A	N/A	25	\$852,500	\$830,000	2.7%	\$750,000	13.7%
CURRUMBIN VALLEY ^	6	N/A	N/A	28	\$925,000	\$925,000	0.0%	\$785,000	17.8%
CURRUMBIN WATERS	29	\$709,000	3.5%	102	\$685,000	\$670,000	2.2%	\$503,000	36.2%
ELANORA	47	\$700,000	5.3%	155	\$685,000	\$685,000	0.0%	\$520,000	31.7%
GILSTON	5	N/A	N/A	33	\$565,000	\$590,000	-4.2%	\$471,000	20.0%
HELENSVALE	56	\$627,000	6.7%	246	\$612,500	\$595,000	2.9%	\$480,000	27.6%
HIGHLAND PARK	19	N/A	N/A	99	\$518,000	\$571,625	-9.4%	\$419,500	23.5%
HOLLYWELL	9	N/A	N/A	42	\$744,500	\$797,500	-6.7%	\$552,500	34.8%
HOPE ISLAND	28	\$839,000	43.4%	60	\$682,500	\$680,000	0.4%	\$532,500	28.2%
JACOBS WELL	6	N/A	N/A	28	\$533,000	\$475,000	12.2%	\$404,500	31.8%
LABRADOR	6	N/A	N/A	61	\$550,000	\$550,000	0.0%	\$440,000	25.0%
LOWER BEECHMONT	3	N/A	N/A	11	N/A	\$464,500	N/A	\$375,000	N/A
MAUDSLAND	17	N/A	N/A	50	\$562,500	\$539,000	4.4%	\$457,500	23.0%
MERMAID BEACH	16	N/A	N/A	48	\$1,450,000	\$1,600,000	-9.4%	\$935,000	55.1%

SALES MARKET - HOUSES <2400m² (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	32	\$960,000	3.9%	162	\$917,500	\$872,000	5.2%	\$660,000	39.0%
MERRIMAC	16	N/A	N/A	56	\$530,000	\$525,000	1.0%	\$421,250	25.8%
MIAMI	8	N/A	N/A	45	\$775,000	\$775,000	0.0%	\$579,500	33.7%
MOLENDINAR	11	N/A	N/A	65	\$610,000	\$592,500	3.0%	\$500,000	22.0%
MUDGEERABA	32	\$572,000	0.4%	134	\$580,000	\$590,000	-1.7%	\$474,000	22.4%
MUDGEERABA ^	13	N/A	N/A	44	\$830,000	\$855,000	-2.9%	\$630,000	31.7%
NERANG	28	\$451,000	1.4%	140	\$450,000	\$463,500	-2.9%	\$371,000	21.3%
NERANG ^	6	N/A	N/A	22	\$801,250	\$900,000	-11.0%	\$700,000	14.5%
ORMEAU	29	\$530,000	14.0%	186	\$480,000	\$478,500	0.3%	\$418,500	14.7%
ORMEAU HILLS	13	N/A	N/A	62	\$500,000	\$526,250	-5.0%	\$446,000	12.1%
OXENFORD	35	\$560,000	4.7%	151	\$527,000	\$535,500	-1.6%	\$435,000	21.1%
PACIFIC PINES	45	\$531,000	-2.5%	207	\$535,000	\$545,000	-1.8%	\$460,000	16.3%
PALM BEACH	40	\$875,000	3.1%	154	\$875,000	\$835,000	4.8%	\$568,500	53.9%
PARADISE POINT	27	\$1,162,500	4.7%	106	\$1,137,500	\$1,200,000	-5.2%	\$832,500	36.6%
PARKWOOD	20	\$670,000	11.7%	96	\$601,250	\$600,000	0.2%	\$495,000	21.5%
PIMPAMA	27	\$481,000	6.9%	139	\$471,000	\$485,000	-2.9%	\$406,000	16.0%
REEDY CREEK	25	\$760,000	-4.6%	82	\$792,000	\$810,000	-2.2%	\$620,000	27.7%
ROBINA	67	\$650,000	1.6%	248	\$655,000	\$690,000	-5.1%	\$519,000	26.2%
RUNAWAY BAY	19	N/A	N/A	101	\$1,000,000	\$990,000	1.0%	\$819,000	22.1%
SOUTHPORT	43	\$575,000	1.8%	193	\$575,000	\$593,000	-3.0%	\$460,000	25.0%
SPRINGBROOK	7	N/A	N/A	17	N/A	\$405,000	N/A	\$312,000	N/A
SURFERS PARADISE	19	N/A	N/A	77	\$1,465,000	\$1,535,000	-4.6%	\$1,138,750	28.6%
TALLAI ^	10	N/A	N/A	49	\$950,000	\$920,000	3.3%	\$750,000	26.7%
TALLEBUDGERA ^	7	N/A	N/A	42	\$925,000	\$920,000	0.5%	\$676,500	36.7%
TALLEBUDGERA VALLEY ^	3	N/A	N/A	18	N/A	\$1,090,000	N/A	\$750,000	N/A
TUGUN	16	N/A	N/A	63	\$690,000	\$665,000	3.8%	\$485,000	42.3%
UPPER COOMERA	100	\$495,000	2.9%	389	\$488,500	\$495,000	-1.3%	\$400,000	22.1%
VARSITY LAKES	23	\$637,500	0.0%	122	\$629,000	\$620,850	1.3%	\$487,000	29.2%
WONGAWALLAN ^	0	N/A	N/A	15	N/A	\$855,000	N/A	\$688,000	N/A
WORONGARY	9	N/A	N/A	36	\$517,500	\$510,750	1.3%	\$409,250	26.5%
WORONGARY ^	13	N/A	N/A	35	\$785,000	\$752,500	4.3%	\$635,000	23.6%



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
GOLD COAST (LGA)	1578	\$425,000	-2.3%	8303	\$435,000	\$439,100	-0.9%	\$365,000	19.2%
ARUNDEL	25	\$420,250	2.1%	91	\$398,000	\$342,000	16.4%	\$307,750	29.3%
ASHMORE	19	N/A	N/A	88	\$332,000	\$343,000	-3.2%	\$283,750	17.0%
BENOWA	14	N/A	N/A	122	\$630,000	\$600,000	5.0%	\$638,000	-1.3%
BIGGERA WATERS	55	\$355,000	-12.4%	273	\$385,000	\$429,500	-10.4%	\$406,000	-5.2%
BILINGA	10	N/A	N/A	42	\$661,500	\$595,000	11.2%	\$445,000	48.7%
BROADBEACH	65	\$505,000	-4.7%	377	\$545,000	\$550,000	-0.9%	\$475,000	14.7%
BROADBEACH WATERS	11	N/A	N/A	57	\$500,000	\$555,000	-9.9%	\$370,000	35.1%
BUNDALL	11	N/A	N/A	42	\$431,250	\$390,000	10.6%	\$329,900	30.7%
BURLEIGH HEADS	58	\$680,000	31.0%	301	\$550,000	\$515,000	6.8%	\$390,000	41.0%
BURLEIGH WATERS	19	N/A	N/A	122	\$447,550	\$456,000	-1.9%	\$339,000	32.0%
CARRARA	29	\$456,500	11.3%	193	\$461,000	\$475,000	-3.0%	\$430,000	7.2%
CLEAR ISLAND WATERS	6	N/A	N/A	41	\$445,000	\$453,000	-1.8%	\$485,000	-8.2%
COOLANGATTA	54	\$572,500	-5.0%	233	\$560,000	\$620,000	-9.7%	\$390,000	43.6%
COOMBABAH	31	\$360,000	-1.4%	132	\$376,500	\$365,444	3.0%	\$320,000	17.7%
COOMERA	37	\$447,000	-14.9%	232	\$492,500	\$473,500	4.0%	\$351,400	40.2%
CURRUMBIN	8	N/A	N/A	45	\$560,000	\$600,000	-6.7%	\$406,000	37.9%
CURRUMBIN WATERS	22	\$440,000	-1.1%	72	\$443,000	\$408,000	8.6%	\$305,000	45.2%
ELANORA	17	N/A	N/A	81	\$410,000	\$410,000	0.0%	\$300,000	36.7%
HELENSVALE	18	N/A	N/A	112	\$473,500	\$475,000	-0.3%	\$359,000	31.9%
HIGHLAND PARK	7	N/A	N/A	24	\$342,500	\$307,000	11.6%	\$246,000	39.2%
HOLLYWELL	3	N/A	N/A	27	\$683,500	\$710,000	-3.7%	\$619,900	10.3%
HOPE ISLAND	57	\$550,000	-21.9%	383	\$665,000	\$700,000	-5.0%	\$446,000	49.1%
LABRADOR	78	\$350,000	-4.1%	451	\$372,500	\$370,000	0.7%	\$341,826	9.0%
MAIN BEACH	33	\$712,500	1.1%	176	\$750,000	\$720,000	4.2%	\$555,000	35.1%
MERMAID BEACH	45	\$467,500	8.5%	216	\$465,000	\$445,000	4.5%	\$355,000	31.0%
MERMAID WATERS	35	\$400,000	-6.2%	126	\$407,500	\$395,000	3.2%	\$315,000	29.4%
MERRIMAC	24	\$407,250	11.0%	97	\$358,500	\$405,000	-11.5%	\$360,650	-0.6%
MIAMI	26	\$570,750	12.1%	143	\$500,000	\$520,000	-3.9%	\$350,000	42.9%
MUDGEERABA	24	\$472,500	15.2%	117	\$455,500	\$490,000	-7.0%	\$320,000	42.3%
NERANG	25	\$311,250	-7.8%	134	\$328,000	\$325,750	0.7%	\$284,000	15.5%
ORMEAU	10	N/A	N/A	56	\$371,250	\$383,000	-3.1%	\$329,000	12.8%
OXENFORD	17	N/A	N/A	76	\$330,000	\$335,000	-1.5%	\$281,000	17.4%
PACIFIC PINES	20	\$346,500	6.9%	106	\$356,250	\$360,000	-1.0%	\$359,250	-0.8%
PALM BEACH	67	\$507,500	-3.3%	278	\$460,000	\$500,000	-8.0%	\$353,500	30.1%
PARADISE POINT	15	N/A	N/A	110	\$650,000	\$715,000	-9.1%	\$550,000	18.2%

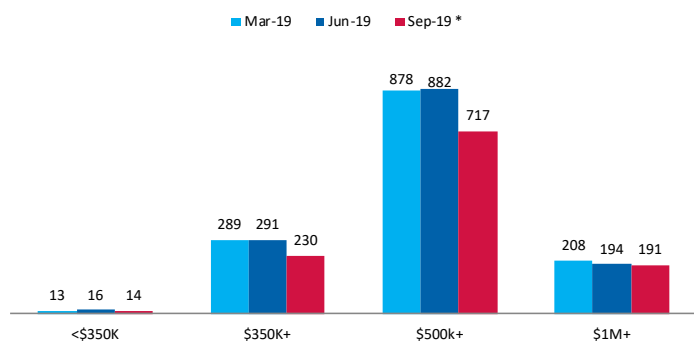
SALES MARKET - UNITS & TOWNHOUSES (CONT'D)

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
PARKWOOD	2	N/A	N/A	12	N/A	\$378,250	N/A	\$300,000	N/A
PIMPAMA	22	\$390,900	-5.8%	158	\$400,000	\$402,900	-0.7%	\$340,000	17.6%
REEDY CREEK	15	N/A	N/A	62	\$370,000	\$382,500	-3.3%	\$297,000	24.6%
ROBINA	39	\$456,000	4.8%	273	\$446,000	\$470,000	-5.1%	\$460,000	-3.0%
RUNAWAY BAY	29	\$390,000	-32.5%	149	\$501,500	\$523,000	-4.1%	\$400,000	25.4%
SOUTHPORT	129	\$365,000	-2.7%	608	\$380,000	\$383,000	-0.8%	\$338,407	12.3%
SURFERS PARADISE	204	\$362,500	-7.1%	1124	\$380,000	\$380,000	0.0%	\$343,000	10.8%
TUGUN	25	\$483,250	0.7%	135	\$472,000	\$475,000	-0.6%	\$376,750	25.3%
UPPER COOMERA	17	N/A	N/A	103	\$344,000	\$368,750	-6.7%	\$297,500	15.6%
VARSITY LAKES	51	\$443,000	4.2%	247	\$440,000	\$443,500	-0.8%	\$390,000	12.8%

SALES MARKET - VACANT LAND <2400m²

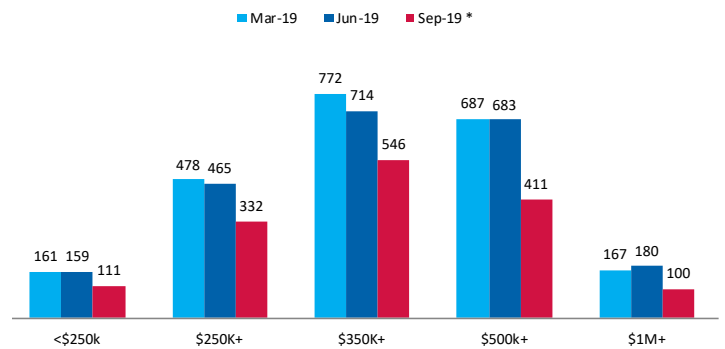
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
GOLD COAST (LGA)	94	\$289,450	3.2%	740	\$287,000	\$281,000	2.1%	\$230,000	24.8%
GOLD COAST (LGA) ^	8	N/A	N/A	75	\$485,000	\$479,900	1.1%	\$354,250	36.9%
COOMERA	23	\$278,000	-0.2%	156	\$283,232	\$275,000	3.0%	\$227,000	24.8%
ELANORA	0	N/A	N/A	0	N/A	\$430,000	N/A	\$315,000	N/A
GILSTON	0	N/A	N/A	4	N/A	\$317,500	N/A	\$255,000	N/A
HELENSVALE	14	N/A	N/A	51	\$399,900	\$389,900	2.6%	\$487,500	-18.0%
HOPE ISLAND	0	N/A	N/A	1	N/A	\$700,000	N/A	\$337,000	N/A
MAUDSLAND	1	N/A	N/A	56	\$292,500	\$285,000	2.6%	\$240,000	21.9%
ORMEAU	15	N/A	N/A	98	\$254,000	\$249,900	1.6%	\$221,500	14.7%
ORMEAU HILLS	0	N/A	N/A	5	N/A	\$260,000	N/A	\$214,000	N/A
PACIFIC PINES	0	N/A	N/A	0	N/A	\$360,000	N/A	\$222,999	N/A
PIMPAMA	16	N/A	N/A	178	\$270,000	\$270,000	0.0%	\$222,000	21.6%
REEDY CREEK	0	N/A	N/A	2	N/A	\$405,000	N/A	\$320,000	N/A
UPPER COOMERA	8	N/A	N/A	21	\$293,280	\$309,500	-5.2%	\$228,874	28.1%
WILLOW VALE	0	N/A	N/A	1		\$223,800	N/A	\$205,000	N/A

GOLD COAST HOUSE SALES



*Preliminary data
Houses<2400m²

GOLD COAST UNIT SALES



Preliminary data

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	SEP-19		SEP-18		SEP-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	GOLD COAST CITY	\$500	789	\$500	855	\$430	941
4208	Gilberton/Jacobs Well/Ormeau	\$410	21	\$400	9	\$380	21
4209	Canowindra/Coomera/ Pimpama/ Willow Vale/ Yawalpah	\$410	119	\$400	111	\$385	115
4210	Oxenford/Studio Village/Wongawallan	\$410	15	\$430	19	\$430	17
4211	Advancetown/Beechmont/ Binna Burra/Carrara/ Gaven/ Nerang	\$450	70	\$450	85	\$410	101
4212	Boykambil/Helensvale/Hope Island/Sanctuary Cove	\$530	45	\$520	55	\$490	59
4213	Austinville/Mudgeeraba/Springbrook/ Tallai/ Worongary	\$535	39	\$493	32	\$440	35
4214	Arundel/Ashmore/Ernest/ Parkwood	\$463	62	\$485	79	\$420	93
4215	Chirn Pk/Southport/Labrador/Keebra Pk	\$463	82	\$480	87	\$410	98
4216	Biggera Wtrs/ Coombabah/Hollywell/ Paradise Pt/ Runaway Bay	\$498	54	\$480	46	\$430	51
4217	Benowa/Bundall/Main Bch/ Sorrento/ Surfers Paradise	\$630	19	\$600	36	\$530	50
4218	Broadbeach/Mermaid Bch/ Nobby Bch/Rialto	\$600	51	\$610	64	\$500	60
4220	Andrews/Burleigh/Miami/Tally Valley	\$600	57	\$595	37	\$470	60
4221	Elanora/Palm Bch	\$560	39	\$575	48	\$470	47
4223	Currumbin/Currumbin Valley	\$625	24	\$555	30	\$500	25
4224	Tugun	\$590	9	\$593	10	\$400	11
4226	Kerrydale/Merrimac/Robina	\$550	56	\$530	59	\$460	55
4227	Reedy Ck/Stephens/Varsity Lakes	\$540	19	\$520	38	\$450	33

Scenic Rim Regional		\$340	98	\$350	92	\$300	94
4270	Tamborine/ Biddaddaba/ Boyland/ Mundoolun/ Wonglepong	\$550	9	\$415	7	n.a.	3
4272	Mt Tamborine	\$425	19	\$440	17	\$360	17
4285	Beaudesert/ Cedar Vale/ Innisplain/ Kooralbyn/ Lamington	\$320	41	\$330	41	\$290	36
4309	Aratula/ Kalbar	\$295	8	n.a.	4	\$245	8
4310	Boonah/ Duganden/ Mt Alford	\$285	13	\$285	11	\$265	13

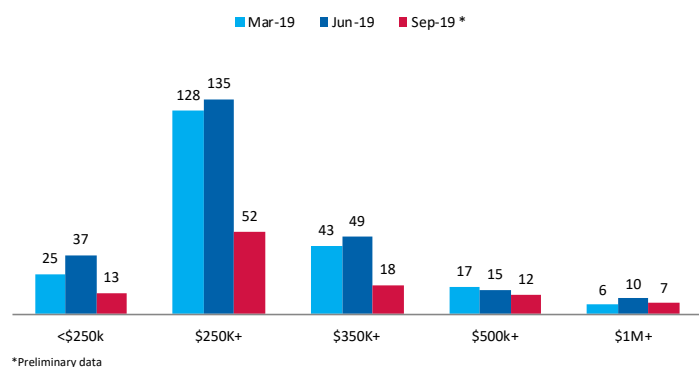
RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	SEP-19		SEP-18		SEP-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	GOLD COAST CITY	\$450	991	\$450	909	\$385	1133
4208	Gilberton/Jacobs Well/Ormeau	\$390	10	\$413	6	\$360	12
4209	Canowindra/Coomera/ Pimpama/ Willow Vale/ Yawalpah	\$390	191	\$388	154	\$360	159
4210	Oxenford/Studio Village/Wongawallan	\$405	14	\$420	8	\$360	18
4211	Advancetown/Beechmont/ Binna Burra/Carrara/ Gaven/ Nerang	\$420	125	\$410	150	\$370	192
4212	Boykambil/Helensvale/Hope Island/Sanctuary Cove	\$495	56	\$500	65	\$430	35
4213	Austinville/ Mudgeeraba/ Springbrook/ Tallai/ Worongary	\$450	22	\$420	18	\$380	42
4214	Arundel/ Ashmore/ Ernest/ Parkwood	\$420	51	\$420	42	\$380	33
4215	Chirn Pk/ Southport/ Labrador/ Keebra Pk	\$450	106	\$450	92	\$380	125
4216	Biggera Wtrs/ Coombabah/ Hollywell/ Paradise Pt/ Runaway Bay	\$450	50	\$450	57	\$380	86
4217	Benowa/ Bundall/ Main Bch/ Sorrento/ Surfers Paradise	\$525	42	\$533	40	\$440	42
4218	Broadbeach/ Mermaid Bch/ Nobby Bch/ Rialto	\$543	24	\$595	22	\$450	34
4220	Andrews/ Burleigh/ Miami/ Tally Valley	\$495	23	\$550	26	\$390	26
4221	Elanora/ Palm Bch	\$450	27	\$500	22	\$390	32
4223	Currumbin/ Currumbin Valley	\$533	10	\$490	11	\$400	12
4224	Tugun	\$520	7	\$490	15	\$430	19
4226	Kerrydale/ Merrimac/ Robina	\$530	183	\$520	134	\$440	176
4227	Reedy Ck/ Stephens/ Varsity Lakes	\$490	47	\$495	43	\$420	81

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	SEP-19		SEP-18		SEP-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	GOLD COAST CITY	\$440	2047	\$430	2162	\$360	2634
4209	Canowindra/Coomera/ Pimpama/ Willow Vale/ Yawalpah	\$350	13	\$345	6	n.a.	4
4210	Oxenford/Studio Village/Wongawallan	\$355	10	\$345	17	\$300	23
4211	Advancetown/Beechmont/ Binna Burra/Carrara/ Gaven/ Nerang	\$375	37	\$398	22	\$325	30
4212	Boykambil/Helensvale/Hope Island/Sanctuary Cove	\$400	21	\$415	26	\$390	57
4214	Arundel/Ashmore/Ernest/ Parkwood	\$380	23	\$350	23	\$300	20
4215	Chirn Pk/Southport/Labrador/Keebra Pk	\$430	570	\$400	527	\$350	573
4216	Biggera Wtrs/ Coombabah/Hollywell/ Paradise Pt/ Runaway Bay	\$420	172	\$405	169	\$355	182
4217	Benowa/Bundall/Main Bch/ Sorrento/ Surfers Paradise	\$475	413	\$450	462	\$400	656
4218	Broadbeach/Mermaid Bch/ Nobby Bch/Rialto	\$440	228	\$430	265	\$350	333
4220	Andrews/Burleigh/Miami/Tally Valley	\$450	144	\$460	183	\$380	218
4221	Elanora/Palm Bch	\$425	83	\$410	100	\$325	124
4223	Currumbin/Currumbin Valley	\$430	24	\$400	17	\$370	34
4224	Tugun	\$413	22	\$400	31	\$340	46
4225	Bilinga/Coolangatta/Greenmount/ Kirra/ Rainbow Bay	\$420	91	\$425	104	\$330	142
4226	Kerrydale/Merrimac/Robina	\$460	72	\$448	68	\$410	63
4227	Reedy Ck/Stephens/Varsity Lakes	\$470	116	\$465	138	\$360	124
	Scenic Rim Regional	\$275	26	\$240	26	\$220	30
4285	Beaudesert/ Cedar Vale/ Innisplain/ Kooralbyn/ Lamington/ etc	\$270	21	\$250	21	\$210	20

GOLD COAST LAND SALES



EMPLOYMENT MARKET

TOOWOOMBA SA4



Unemployment Rate

5.0%



Participation Rate

62.3%

HOUSE MARKET (<2400M²)



Quarter median price

\$343,500



Annual median price

\$350,850



Annual volume of sales

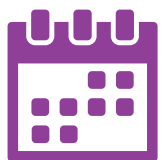
1,780



Annual median price 5yrs ago

\$335,000

HOUSE MARKET ALL



Median days on market

50 Days



Median vendor discount

-5.1%



Stock on market

8.1%

Sales steady while rents strengthen

The Toowoomba market is experiencing steady sales market conditions but an extremely tight rental sector.

The residential vacancy rate has continued its downward trajectory to hit just 1.1 per cent, which has resulted in rents increasing over the past year.

Toowoomba now has the lowest vacancy rate of all major locations in regional Queensland.

The region's sales market, however, has posted mostly stable results with its median house price up marginally over the quarter.

Its unit sector continues to record volatile results given its small size compared to the house market.

Kearneys Spring, however, has recorded growth for houses by 6.6 per cent for the quarter, while recording 5.3 per cent growth for units over the year which is possibly a sign of a strengthening local market given its location near the region's major university campus.

Regional Economy and Infrastructure Investment

The most significant freight infrastructure project in the nation's history has taken a major step forward with the Australian and Queensland Governments signing a ground-breaking bilateral agreement to deliver Inland Rail.

The inland rail-line linking Melbourne and Brisbane via Wagga Wagga, Parkes, Moree and Toowoomba will dramatically reduce rail freight costs and transit times along the eastern states and increase reliability.

According to Toowoomba Regional Council, Inland Rail will also make it cheaper and more efficient for businesses to send goods to new markets around the country and for export while using a mode of transport that is safer and more environmentally responsible.

The project will involve the creation of a business case for passenger services from Brisbane to Toowoomba.

Queensland Transport and Main Roads Minister Mark Bailey said that the agreement cements protections for Queenslanders and would see close to \$2 billion in joint-funding fast-tracked for road and rail projects across the state.

"The delivery of Inland Rail in Queensland is a huge win for the state, providing jobs and opportunities to communities," Mr Bailey said.

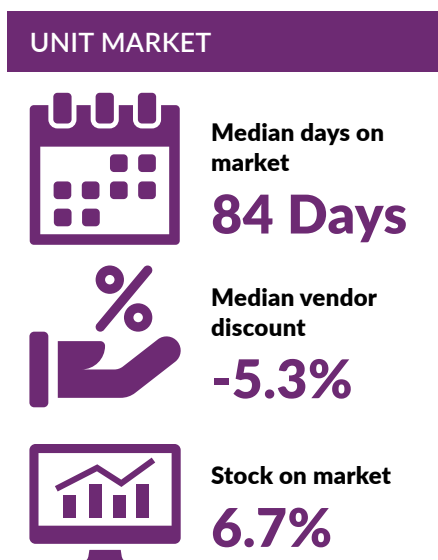
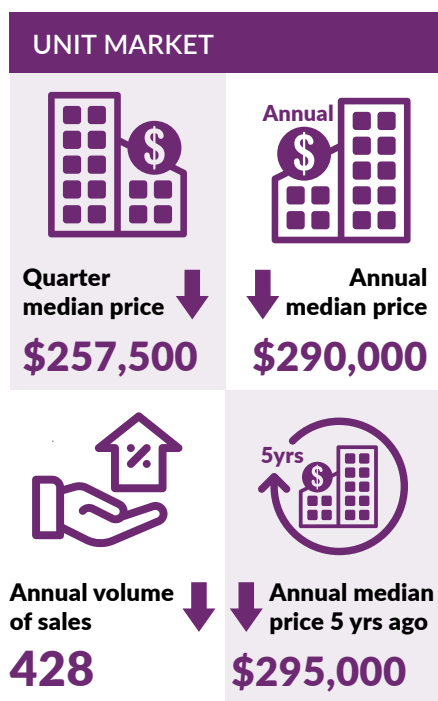
"This deal will see us work with the Federal Government on business cases for passenger rail services from Salisbury to Beaudesert, Brisbane to Toowoomba and a dedicated rail freight line to the Port of Brisbane."

A major milestone has also been reached in a project to create habitat to attract fish and improve recreational fishing in Toowoomba's Cressbrook Dam.

Toowoomba Regional Council Mayor Paul Antonio said the project is a win for the region and provides a real opportunity to improve the fish habitat of Lake Cressbrook.

"This Australian-first project could benefit local anglers and provide extra incentive for visitors to travel to our region, stay in our towns and enjoy some recreational fishing," he said.

"We can't wait to see more people visiting our region and enjoying the recreation of our dams and open spaces."



“The study has hit the halfway point and the next step will be to promote our dams and encourage anglers come to our region and hopefully go home with fewer stories about the one that got away.”

House market

The Toowoomba market is known as one of the most stable in the state and this quarter it wears that mantle once again.

Over the September quarter, its median house price was up marginally by 0.4 per cent to \$343,500.

Over the year, its median house price was mostly flat, recording a modest decline of 0.6 per cent.

These market conditions are in line with the on the market indicators for the past year, which show days on market, vendor discounting, and stock on market levels mostly stable.

However, the number of listings over the past year has fallen by about 18 per cent, but this could be attributed to the weak start to the year that most of the state experienced.

Solid performers over the September quarter included Harristown, with median house price growth of 3.5 per cent to \$309,500, and Kearneys Spring, near the University of Southern Queensland campus, whose median price increased by 6.6 per cent to \$389,000.

Unit market

While its housing market has held firm during the year, the same can't unfortunately be said for Toowoomba's unit sector.

Representing only a small proportion of the overall market, it is likely to bear the brunt of any market softness.

Over the September quarter, the Toowoomba unit price dropped by 9.7 per cent to \$257,500.

However, this was based on 82 settled sales over the quarter, which one can safely assume were in lower price brackets, thus dragging the median price down.

When it comes to median unit price performance across the state over the past quarter, it must be said that everywhere had a less than stellar period – apart from the Sunshine Coast region.

Over the year ending September, the median unit price fall in Toowoomba was slightly more modest, at 5.1 per cent.



The standout performer over the year ending September was again Kearneys Spring, whose median unit price increased 5.3 per cent to \$316,000.

Rental market

While the Toowoomba sales market might not be anything to shout about from the roof tops, its rental sector definitely deserves a tune or two.

The residential vacancy rate has continued its downward trajectory to hit just 1.1 per cent in September.

This figure is actually its lowest level since March 2013 and is the lowest for all major regional areas.

It is clear that supply is drying up, which is correspondingly seeing rents start to rise.

Year on year, weekly median rents for all dwelling types have risen.

The median rent for a three-bedroom house in Toowoomba is now \$320, \$340 for three-bedroom townhouses, and \$260 for two-bedroom units.

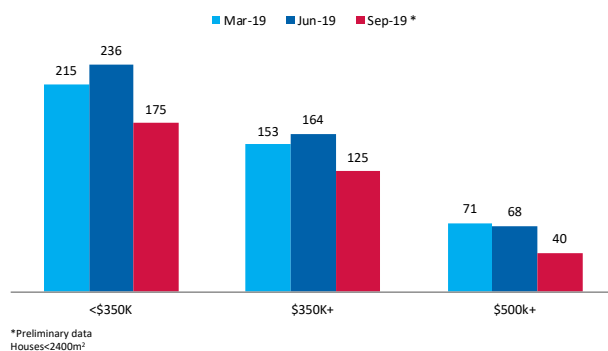
While investors of Toowoomba real estate may not be achieving the same yields as other regional areas, the stable marketplace more than makes up for that.

The gross rental yield for houses is currently 4.8 per cent and for units it is 5.3 per cent.

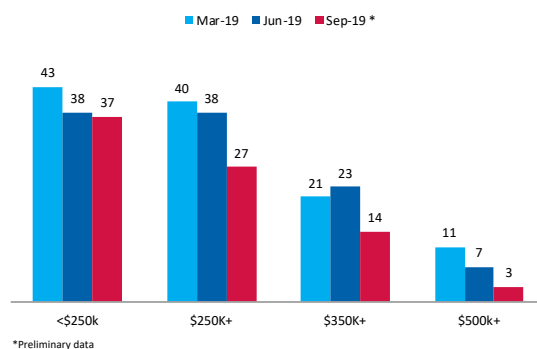
RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	SEP-19		SEP-18		SEP-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	TOOWOOMBA REGIONAL	\$260	364	\$250	382	\$240	359
4350	Centenary Heights/Darling Heights/Drayton/Glenvale/Harlaxton/Harristown/Kearney Springs/Middle Ridge/Mount Loffy/Newtown/Rangeville/Rockville/Toowoomba/Westbrook/Wilsonton	\$260	335	\$250	354	\$245	325
4352	Cabarlah/Gowrie Junction/Hampton/Highfields/Hodgson Vale/Kleinton/Meringandan/Ravensbourne/Withcott/Wyreema	\$255	11	\$250	8	\$264	7
4401	Oakey	\$240	5	\$230	9	\$210	13
4614	Yarraman	n.a.	1	n.a.	1	n.a.	2
	GOONDIWINDI REGIONAL	\$230	19	\$235	24	\$190	23
4390	Goondiwindi	\$233	18	\$240	23	\$200	21
	SOUTHERN DOWNS REGIONAL	\$223	48	\$220	61	\$195	61
4370	Warwick/Rosenthal Heights/Womina/Freestone/Maryvale	\$210	35	\$230	42	\$200	43
4380	Stanthorpe/Broadwater/Mount Tully/Severnlea/Sugarloaf/Greenlands/Pikedale/Eukey	\$225	13	\$215	18	\$180	16
	WESTERN DOWNS REGIONAL	\$190	38	\$170	63	\$250	54
4405	Dalby	\$190	24	\$170	35	\$205	31
4413	Chinchilla	\$275	7	\$170	21	\$300	19

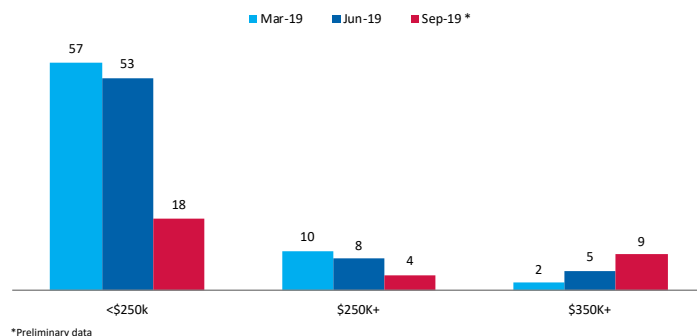
TOOWOOMBA HOUSE SALES



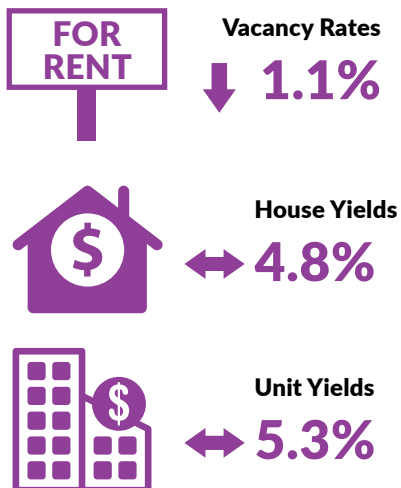
TOOWOOMBA UNIT SALES



TOOWOOMBA LAND SALES



RENTAL MARKET



SALES MARKET - HOUSES <2400m ²									
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
TOOWOOMBA (LGA)	351	\$343,500	0.4%	1780	\$350,850	\$353,000	-0.6%	\$335,000	4.7%
TOOWOOMBA (LGA) ^	81	\$503,750	-8.4%	416	\$530,000	\$535,000	-0.9%	\$484,500	9.4%
CENTENARY HEIGHTS	19	N/A	N/A	101	\$365,000	\$350,000	4.3%	\$350,000	4.3%
CROWS NEST	3	N/A	N/A	21	\$250,000	\$316,000	-20.9%	\$242,000	3.3%
DARLING HEIGHTS	16	N/A	N/A	55	\$325,000	\$339,000	-4.1%	\$335,000	-3.0%
EAST TOOWOOMBA	13	N/A	N/A	81	\$462,000	\$500,000	-7.6%	\$432,000	6.9%
GLENVALE	9	N/A	N/A	57	\$360,000	\$355,000	1.4%	\$353,250	1.9%
GLENVALE ^	4	N/A	N/A	14	N/A	\$550,000	N/A	\$507,500	N/A
HARLAXTON	10	N/A	N/A	30	\$285,000	\$276,800	3.0%	\$255,000	11.8%
HARRISTOWN	25	\$309,500	3.5%	126	\$310,000	\$310,000	0.0%	\$310,000	0.0%
HIGHFIELDS	8	N/A	N/A	33	\$492,500	\$483,000	2.0%	\$460,000	7.1%
HIGHFIELDS ^	20	\$500,750	-15.1%	75	\$550,000	\$545,000	0.9%	\$520,000	5.8%
KEARNEYS SPRING	25	\$389,000	6.6%	103	\$378,500	\$396,250	-4.5%	\$365,000	3.7%
KINGSTHORPE	6	N/A	N/A	28	\$329,500	\$320,000	3.0%	\$297,000	10.9%
KLEINTON	9	N/A	N/A	41	\$532,500	\$514,750	3.5%	\$480,000	10.9%
MERINGANDAN WEST ^	1	N/A	N/A	19	N/A	\$439,000	N/A	\$347,500	N/A
MIDDLE RIDGE	15	N/A	N/A	101	\$505,000	\$520,000	-2.9%	\$478,000	5.6%
MOUNT LOFTY	17	N/A	N/A	77	\$425,000	\$480,000	-11.5%	\$414,000	2.7%
NEWTOWN	32	\$292,000	-0.3%	164	\$300,000	\$307,250	-2.4%	\$293,500	2.2%
NORTH TOOWOOMBA	11	N/A	N/A	56	\$350,000	\$350,000	0.0%	\$303,500	15.3%
Oakey	6	N/A	N/A	31	\$185,000	\$230,000	-19.6%	\$220,000	-15.9%
PITTSWORTH	4	N/A	N/A	29	\$284,000	\$281,000	1.1%	\$279,000	1.8%
RANGEVILLE	30	\$424,375	-0.2%	144	\$437,500	\$441,250	-0.9%	\$395,000	10.8%
ROCKVILLE	5	N/A	N/A	36	\$263,500	\$280,000	-5.9%	\$283,000	-6.9%
SOUTH TOOWOOMBA	16	N/A	N/A	84	\$325,000	\$330,000	-1.5%	\$319,000	1.9%
TOOWOOMBA CITY	4	N/A	N/A	30	\$360,750	\$355,000	1.6%	\$322,000	12.0%
WESTBROOK	7	N/A	N/A	49	\$440,000	\$449,000	-2.0%	\$435,500	1.0%
WILSONTON	16	N/A	N/A	75	\$292,500	\$293,000	-0.2%	\$312,000	-6.3%
WILSONTON HEIGHTS	9	N/A	N/A	43	\$255,000	\$250,000	2.0%	\$293,750	-13.2%
WYREEMA	3	N/A	N/A	24	\$324,000	\$335,000	-3.3%	\$323,750	0.1%

SURROUNDS									
GOONDIWINDI (LGA)	13	N/A	N/A	73	\$300,000	\$290,000	3.5%	\$248,000	21.0%
GOONDIWINDI	9	N/A	N/A	50	\$343,000	\$319,000	7.5%	\$280,000	22.5%

SOUTHERN DOWNS (LGA)	56	\$250,000	-4.8%	300	\$250,000	\$250,000	0.0%	\$250,000	0.0%
SOUTHERN DOWNS (LGA) ^	14	N/A	N/A	153	\$365,000	\$355,000	2.8%	\$330,000	10.6%
STANTHORPE	11	N/A	N/A	52	\$251,250	\$260,000	-3.4%	\$240,000	4.7%
WARWICK	31	\$257,000	-1.2%	168	\$260,000	\$265,000	-1.9%	\$260,000	0.0%

WESTERN DOWNS (LGA)	51	\$165,000	-7.0%	241	\$180,000	\$195,000	-7.7%	\$278,500	-35.4%
WESTERN DOWNS (LGA) ^	22	\$345,000	24.3%	110	\$320,000	\$278,000	15.1%	\$397,500	-19.5%
CHINCHILLA	16	N/A	N/A	92	\$187,500	\$185,000	1.4%	\$350,000	-46.4%
DALBY	25	\$203,000	21.2%	109	\$210,000	\$220,000	-4.6%	\$260,000	-19.2%
DALBY ^	8	N/A	N/A	35	\$416,250	\$375,000	11.0%	\$430,000	-3.2%

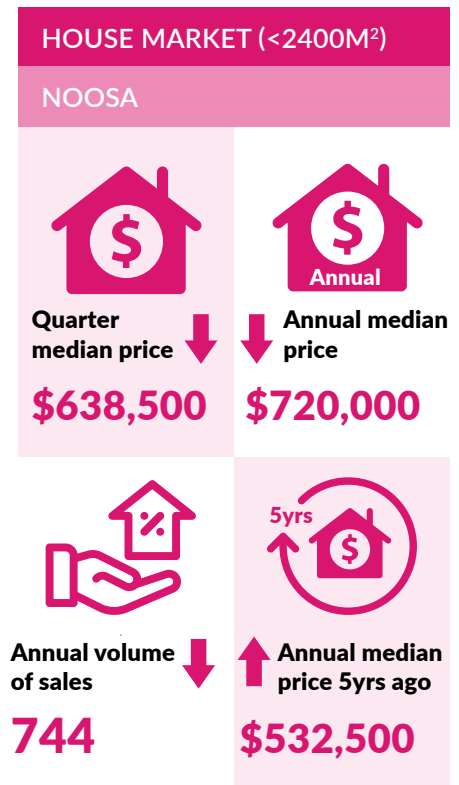
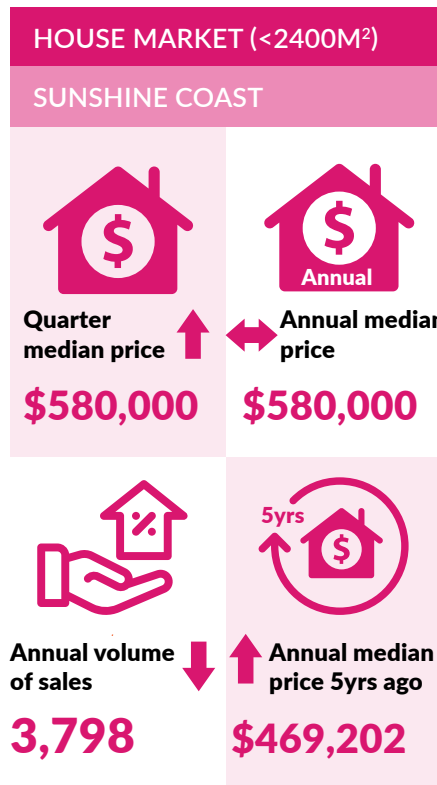
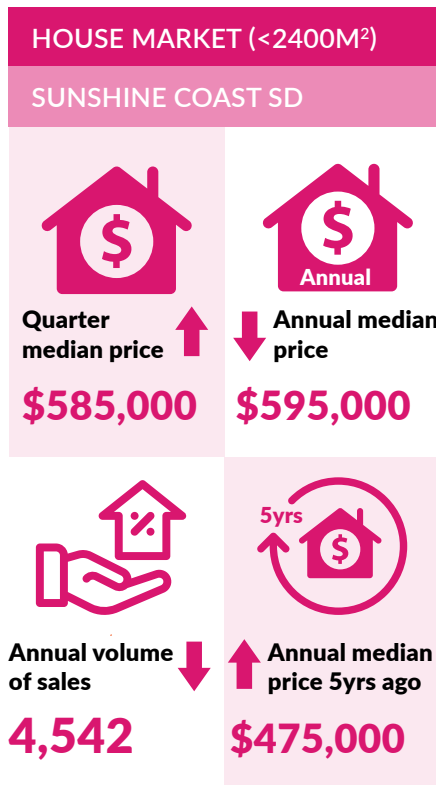
RENTAL MARKET - 3 BED TOWNHOUSES									
POST CODE	LOCALITY^	SEP-19		SEP-18		SEP-14			
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS		
TOOWOOMBA REGIONAL		\$340	36	\$330	19	\$295	22		
4350	Centenary Heights/Darling Heights/Drayton/Glenvale/Harlaxton/Harristown/Kearney Springs/Middle Ridge/Mount Lofty/Newtown/Rangeville/Rockville/Toowoomba/Westbrook/Wilonton	\$340	34	\$330	19	\$295	22		
SOUTHERN DOWNS REGIONAL		n.a.	2	\$258	8	\$250	11		
4370	Warwick/Rosenthal Heights/Womina/Freestone/Maryvale	n.a.	2	\$258	8	\$250	7		
WESTERN DOWNS REGIONAL		\$240	5	\$215	7	\$300	10		
4405	Dalby			n.a.	1	n.a.	2		
4413	Chinchilla		4	\$215	5	\$300	7		

SALES MARKET - UNITS & TOWNHOUSES									
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
TOOWOOMBA (LGA)	82	\$257,500	-9.7%	428	\$290,000	\$305,500	-5.1%	\$295,000	-1.7%
CENTENARY HEIGHTS	3	N/A	N/A	38	\$339,900	\$336,950	0.9%	\$291,500	16.6%
EAST TOOWOOMBA	9	N/A	N/A	39	\$285,000	\$361,500	-21.2%	\$277,000	2.9%
HARRISTOWN	7	N/A	N/A	32	\$267,500	\$305,000	-12.3%	\$263,000	1.7%
HIGHFIELDS	3	N/A	N/A	10	N/A	\$340,000	N/A	\$309,500	N/A
KEARNEYS SPRING	7	N/A	N/A	49	\$316,000	\$300,000	5.3%	\$295,000	7.1%
NEWTOWN	11	N/A	N/A	48	\$237,500	\$255,000	-6.9%	\$286,000	-17.0%
RANGEVILLE	3	N/A	N/A	27	\$370,000	\$370,000	0.0%	\$319,500	15.8%
SOUTH TOOWOOMBA	7	N/A	N/A	41	\$277,500	\$320,000	-13.3%	\$310,000	-10.5%
WILSONTON	6	N/A	N/A	16	N/A	\$299,500	N/A	\$289,500	N/A

SALES MARKET - VACANT LAND <2400m ²									
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
TOOWOOMBA (LGA)	19	N/A	N/A	168	\$167,250	\$175,500	-4.7%	\$157,975	5.9%
TOOWOOMBA (LGA) ^	12	N/A	N/A	74	\$257,500	\$220,000	17.1%	\$176,250	46.1%
CRANLEY	0	N/A	N/A	0	N/A	\$165,000	N/A	\$159,950	N/A
GLENVALE	0	N/A	N/A	4	N/A	\$166,000	N/A	\$170,000	N/A
KEARNEYS SPRING	0	N/A	N/A	4	N/A	\$197,000	N/A	\$202,500	N/A
KLEINTON	0	N/A	N/A	14	N/A	\$191,500	N/A	\$157,500	N/A
MIDDLE RIDGE	2	N/A	N/A	16	N/A	\$437,500	N/A	\$290,500	N/A
WESTBROOK	0	N/A	N/A	11	N/A	\$195,000	N/A	\$158,500	N/A
WYREEMA	0	N/A	N/A	3	N/A	\$167,500	N/A	\$147,000	N/A

SURROUNDS									
SOUTHERN DOWNS (LGA)	8	N/A	N/A	40	\$90,000	\$94,000	-4.3%	\$72,500	24.1%

RENTAL MARKET - 3 BED HOUSES									
POST CODE	LOCALITY^	SEP-19		SEP-18		SEP-14			
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS		
TOOWOOMBA REGIONAL		\$320	465	\$310	504	\$300	588		
4350	Centenary Heights/Darling Heights/Drayton/Glenvale/Harlaxton/Harristown/Kearney Springs/Middle Ridge/Mount Lofty/Newtown/Rangeville/Rockville/Toowoomba/Westbrook/Wilonton	\$320	368	\$310	391	\$305	445		
4352	Cabarlah/Gowrie Junction/Hampton/Highfields/Hodgson Vale/Kleinton/Meringandan/Ravensbourne/Withcott/Wyreema	\$345	26	\$330	29	\$325	18		
4355	Crows Nest/Emu Creek	\$280	8	\$268	8	\$265	15		
4356	Pittsworth/Mount Tyson	\$285	11	\$273	12	\$270	23		
4357	Millmerran	\$260	5	\$280	5	\$245	11		
4358	Cambooya/Ramsay	\$330	10	\$325	10	n.a.	2		
4361	Clifton	\$260	5	n.a.	4	\$220	9		
4400	Kingsthorpe	n.a.	3	\$300	5	\$260	6		
4401	Oakey	\$285	17	\$263	26	\$275	42		
GOONDIWINDI REGIONAL		\$290	39	\$290	31	\$280	37		
4387	Inglewood	\$220	6	n.a.	2	\$200	7		
4390	Goondiwindi	\$310	27	\$300	21	\$300	26		
SOUTHERN DOWNS REGIONAL		\$275	106	\$270	123	\$255	140		
4362	Allora/Hendon/Talgai/Berat/Deuchar	n.a.	4	n.a.	3	\$275	9		
4370	Warwick/Rosenthal Heights/Womina/Freestone/Maryvale	\$275	66	\$260	56	\$260	71		
4380	Stanthorpe/Broadwater/Mount Tully/Severnlea/Sugarloaf/Greenlands/Pikedale/Eukey	\$280	22	\$320	48	\$250	45		
WESTERN DOWNS REGIONAL		\$240	80	\$240	105	\$300	154		
4405	Dalby	\$250	42	\$250	62	\$280	68		
4410	Jandowae	n.a.	2	n.a.	1	\$220	5		
4413	Chinchilla	\$245	21	\$220	24	\$315	52		
4415	Miles	\$180	5	\$200	9	\$375	14		



EMPLOYMENT MARKET SUNSHINE COAST SA4



Unemployment Rate

6.4%



Participation Rate

62.2%

The Noosa region recorded a median house price fall of 15.4 per cent over the quarter to \$638,500.

Market makes a positive upturn

The Sunshine Coast's housing market appears to have responded positively to better finance conditions in the second half of this year.

With record low interest rates as well as a relaxation of the lending environment, the region's median house price increased by 1.8 per cent to \$580,000 over the September quarter.

However, the Noosa region recorded a median house price fall of 15.4 per cent over the quarter to \$638,500.

That said, Noosa was the standout performer for the past year or two and recorded overall median house price growth of 35.2 per cent over the past five years.

The region's unit market produced superior price growth over the period, with Noosa posting a median price increase of 15.4 per cent to \$650,000.

The Sunshine Coast's median unit price grew by 3.1 per cent to \$420,000 over the same period.

Seasonal factors were in play over the quarter in the region's rental market, with residential vacancy rates in both locations recording increases.

Regional Economy and Infrastructure Investment

Around 860 jobs are a step closer as the landing station for the \$35 million Sunshine Coast International Broadband Network is nearing completion.

The project facilitated the direct landing of a new undersea internet data cable at Maroochydore on the Sunshine Coast and will generate almost \$1 billion for the state economy, according to the Sunshine Coast Council.



“This \$7.2 million cable landing station is the gateway to better internet connectivity for Queensland businesses,” the Queensland Premier said.

“Better connectivity means faster processing times for bigger data and more jobs.

“The cable will be able to provide Australia’s fastest data and telecommunications transmission speeds to Asia and the second fastest to the USA.

“It pitches Queensland firms to the forefront of the digital economy and will be a major drawcard for businesses and investment.”

An independent assessment commissioned by Sunshine Coast Council found the project could lead to an estimated 864 new jobs in the Sunshine Coast region and could generate \$927 million for Queensland’s economy.

The cable landing station is adjacent to the Maroochydore City Centre Priority Development Area.

The submarine cable network is expected to be in service by mid-2020.

A new deal with Air New Zealand will increase flights to the Sunshine Coast, bringing around 9,000 extra tourists over three years and injecting more than \$11 million into the local economy, it was recently announced.

The additional flights are set to commence in April 2020, supported through the Attracting Aviation Investment Fund in partnership with Visit Sunshine Coast and Sunshine Coast Airport.

On the Sunshine Coast, Air New Zealand will extend seasonal services by two months from mid-April to June to a total of six months flying across April to October.

New Zealand is the Sunshine Coast’s largest international market in terms of visitor numbers, with 70,000 travellers visiting in the year ending March 2019 – a growth of close to six per cent.

New Zealand is Queensland’s second-largest international market, with visitors from New Zealand generating \$563 million a year for the state’s economy.

In fact, a record 28 million tourists spent more than ever before in Queensland last year with the latest data released by Tourism Research Today showing visitors spent \$24.8 billion in the Sunshine State in the year ended June 2019.

House market

The Sunshine Coast’s housing market appears to have responded

positively to the better finance conditions since mid-year with prices firming over the September quarter.

With record low interest rates as well as a relaxation of the lending environment, the region’s median house price increased by 1.8 per cent to \$580,000 over the period.

While the volume of sales reduced somewhat over the quarter, the Sunshine Coast’s on the market indicators remained relatively stable over the year.

No doubt this is the reason why the region’s median house price growth recorded a nil result for the year ending September.

The Noosa region, however, recorded a median house price fall of 15.4 per cent over the quarter to \$638,500.

Noosa’s median house price is now below both the Brisbane and the Gold Coast local government areas.

That said, Noosa was the standout performer for the past year or two and recorded an overall median house price growth of 35.2 per cent over the past five years.

The Sunshine Coast also performed well over the same period, with its median house price up 23.6 per cent.

Solid performers over the quarter included Coolumb Beach, Currimundi and Little Mountain.

Unit market

The Sunshine Coast unit market also had a solid quarter with its median price up by 3.1 per cent to \$420,000.

In a statistical coincidence, the median unit price in Noosa increased by the same percentage as the fall in its house median – up by 15.4 per cent to hit the highest major region unit price in the state at \$650,000.

Not overly surprising, the total number of listings as well as stock on market in both regions has fallen over the year in line with these improved median price results.

The unit stock on market in Noosa has reduced 9.6 per cent to 7.4 per cent over the year ending September, while the unit stock on market on the Sunshine Coast has fallen from 9.3 per cent to 8.1 per cent over the same period.

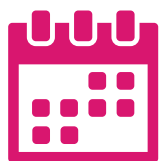
Similar to the housing market, the unit market is robust in Coolumb Beach where its median price increased by 6.6 per cent to \$422,000 over the quarter.

In Noosa, it is the prestigious locations of Noosa Heads and



HOUSE MARKET ALL

SUNSHINE COAST SD

Median days on
market

50 Days

Median vendor
discount

-4.7%

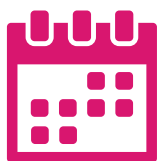


Stock on market

8.5%

HOUSE MARKET ALL

SUNSHINE COAST

Median days on
market

50 Days

Median vendor
discount

-4.3%



Stock on market

9.0%

HOUSE MARKET ALL

NOOSA

Median days on
market

56 Days

Median vendor
discount

-5.2%



Stock on market

9.7%

Noosaville which are powering the overall strong unit market conditions.

The median unit price in Noosa Heads rose by 7.1 per cent to \$910,000 and in Noosaville it soared by 17.4 per cent to be just shy of \$505,000 over the quarter.

Rental market

The Sunshine Coast region's rental market vacancies increased marginally by 0.3 per cent, placing the region within the healthy range at 3.3 per cent.

Weekly median rents increased by 1.1 per cent year on year for three-bedroom houses and 1.4 per cent for two-bedroom units, both climbing by \$5 more per week than the previous year.

The residential vacancy rate in Noosa, however, increased to 4.4 per cent, from 2 per cent the previous quarter.

This unusual jump is likely due to seasonal factors impacting the Noosa region given its dominant tourism sector.

The comparatively high price of property in Noosa, compared to its median rental prices in the \$420 to \$540 range, means its gross rental yields are 3.9 per cent for houses and 3.4 per cent for units.

On the Sunshine Coast, however, investors are enjoying healthy yields of 4.1 per cent for houses and 4.6 per cent for units.

UNIT MARKET

SUNSHINE COAST LGA

Quarter
median price

\$420,000

Annual

Annual median
price

\$416,825

Annual volume
of sales

2,690

Annual median
price 5 yrs ago

\$354,000

UNIT MARKET

NOOSA

Quarter
median price

\$650,000

Annual

Annual median
price

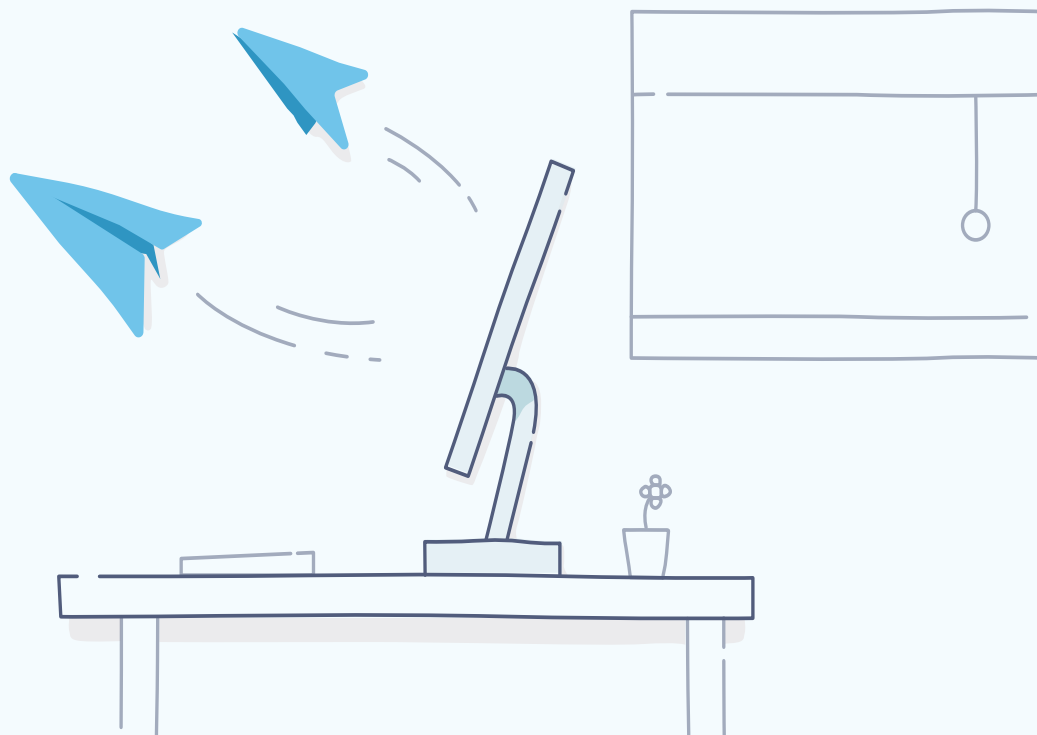
\$573,750

Annual volume
of sales

657

Annual median
price 5 yrs ago

\$392,000



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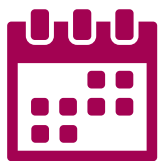
*"I timed every single thing that we did in our old system and how long it took an admin to do it. Then I went and timed myself doing exactly the same job in Rex. I worked out that it was **88.8 hours a month saved in admin hours.**"*

Emily-Jane Megraw, LJ Hooker Nerang



UNIT MARKET

SUNSHINE COAST LGA



Median days on market

59 Days



Median vendor discount

-4.4%

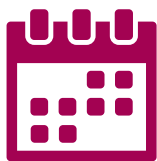


Stock on market

8.1%

UNIT MARKET

NOOSA



Median days on market

56 Days



Median vendor discount

-4.9%



Stock on market

7.4%

RENTAL MARKET

SUNSHINE COAST LGA



Vacancy Rates

↑ 3.3%



House Yields

↔ 4.1%



Unit Yields

↔ 4.6%

RENTAL MARKET

NOOSA



Vacancy Rates

↑ 4.4%



House Yields

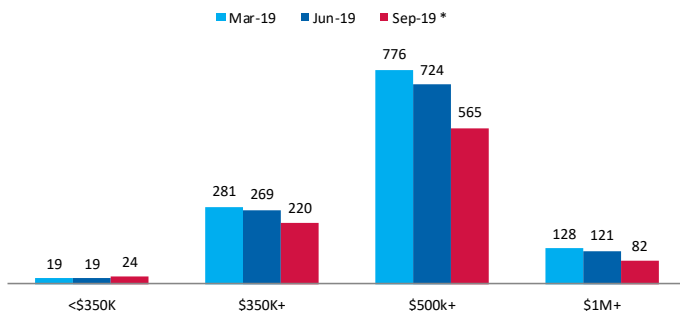
↔ 3.9%



Unit Yields

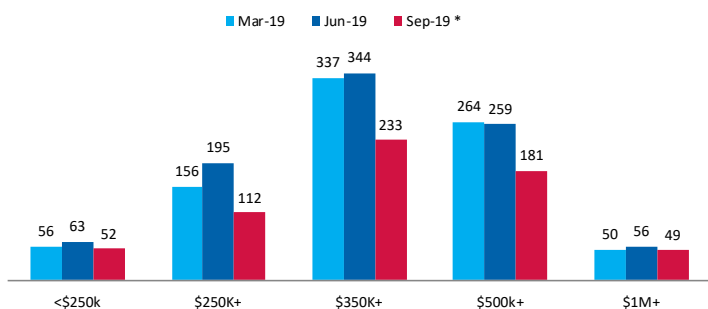
↑ 3.4%

SUNSHINE COAST & NOOSA HOUSE SALES



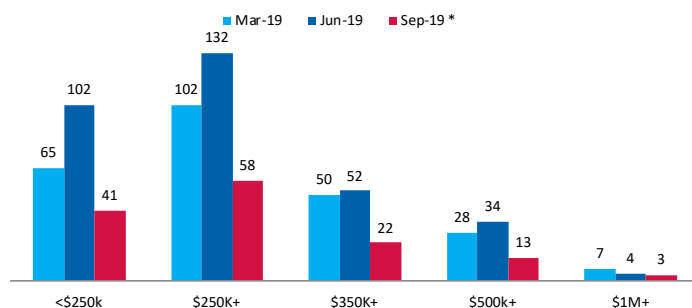
*Preliminary data
Houses <2400m²

SUNSHINE COAST & NOOSA UNIT SALES



*Preliminary data

SUNSHINE COAST & NOOSA LAND SALES



*Preliminary data

SALES MARKET - HOUSES <2400m²

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
SUNSHINE COAST (SD)	955	\$585,000	0.2%	4542	\$595,000	\$599,000	-0.7%	\$475,000	25.3%
SUNSHINE COAST (SD) ^	206	\$748,500	2.5%	997	\$725,000	\$707,750	2.4%	\$555,000	30.6%
SUNSHINE COAST (LGA)	812	\$580,000	1.8%	3798	\$580,000	\$580,000	0.0%	\$469,202	23.6%
SUNSHINE COAST (LGA) ^	146	\$780,000	7.6%	695	\$730,000	\$707,250	3.2%	\$565,000	29.2%
ALEXANDRA HEADLAND	7	N/A	N/A	31	\$1,190,000	\$977,500	21.7%	\$758,750	56.8%
AROONA	15	N/A	N/A	57	\$545,000	\$579,000	-5.9%	\$440,500	23.7%
BATTERY HILL	9	N/A	N/A	34	\$557,500	\$577,000	-3.4%	\$435,000	28.2%
BEERWAH	21	\$440,000	-0.1%	101	\$445,000	\$455,500	-2.3%	\$380,000	17.1%
BIRTINYA	9	N/A	N/A	54	\$646,000	\$678,250	-4.8%	\$552,750	16.9%
BLI BLI	34	\$545,000	-0.1%	140	\$540,000	\$543,000	-0.6%	\$435,000	24.1%
BOKARINA	4	N/A	N/A	24	\$887,500	\$661,750	34.1%	\$640,000	38.7%
BUDDINA	14	N/A	N/A	58	\$829,000	\$790,000	4.9%	\$532,500	55.7%
BUDERIM	82	\$635,500	-0.6%	423	\$650,000	\$660,000	-1.5%	\$530,000	22.6%
BUDERIM ^	8	N/A	N/A	29	\$1,070,000	\$1,100,000	-2.7%	\$880,000	21.6%
BURNSIDE	7	N/A	N/A	42	\$447,000	\$442,500	1.0%	\$377,500	18.4%
CALOUNDRA	5	N/A	N/A	22	\$575,000	\$549,800	4.6%	\$431,500	33.3%
CALOUNDRA WEST	24	\$464,000	-2.7%	107	\$480,000	\$494,500	-2.9%	\$415,400	15.6%
COES CREEK	3	N/A	N/A	23	\$475,000	\$460,000	3.3%	\$366,500	29.6%
COOLUM BEACH	35	\$669,500	3.8%	141	\$680,000	\$680,000	0.0%	\$485,000	40.2%
CURRIMUNDI	21	\$542,500	2.2%	90	\$542,500	\$550,000	-1.4%	\$438,000	23.9%
DICKY BEACH	3	N/A	N/A	17	N/A	\$783,000	N/A	\$573,250	N/A
EUMUNDI	4	N/A	N/A	17	N/A	\$546,500	N/A	\$460,000	N/A
EUMUNDI ^	7	N/A	N/A	21	\$906,000	\$982,500	-7.8%	\$625,000	45.0%
GLASS HOUSE MOUNTAINS	18	N/A	N/A	70	\$492,000	\$500,000	-1.6%	\$414,000	18.8%
GLASS HOUSE MOUNTAINS ^	6	N/A	N/A	25	\$620,000	\$540,000	14.8%	\$440,000	40.9%
GOLDEN BEACH	8	N/A	N/A	74	\$581,000	\$593,000	-2.0%	\$449,000	29.4%
KULUIN	9	N/A	N/A	34	\$511,750	\$505,000	1.3%	\$422,500	21.1%
LANDSBOROUGH	12	N/A	N/A	53	\$430,000	\$436,500	-1.5%	\$350,000	22.9%
LITTLE MOUNTAIN	28	\$580,000	2.7%	144	\$568,611	\$547,000	4.0%	\$470,000	21.0%
MALENY	9	N/A	N/A	51	\$570,000	\$545,000	4.6%	\$436,500	30.6%
MALENY ^	4	N/A	N/A	23	\$738,000	\$750,000	-1.6%	\$555,000	33.0%
MARCOOLA	3	N/A	N/A	21	\$555,000	\$615,000	-9.8%	\$488,000	13.7%
MAROOCHYDORE	33	\$588,500	-6.8%	163	\$630,000	\$645,000	-2.3%	\$465,000	35.5%
MERIDAN PLAINS	11	N/A	N/A	51	\$515,000	\$527,000	-2.3%	\$475,000	8.4%
MINYAMA	11	N/A	N/A	43	\$925,000	\$1,402,000	-34.0%	\$789,250	17.2%
MOFFAT BEACH	8	N/A	N/A	36	\$850,000	\$765,000	11.1%	\$610,000	39.3%
MOOLOOLABA	17	N/A	N/A	63	\$870,000	\$835,000	4.2%	\$587,500	48.1%
MOOLOOLAH VALLEY	4	N/A	N/A	25	\$480,000	\$482,500	-0.5%	\$400,000	20.0%
MOOLOOLAH VALLEY ^	2	N/A	N/A	23	\$625,000	\$627,500	-0.4%	\$535,000	16.8%
MOUNT COOLUM	15	N/A	N/A	49	\$610,000	\$662,500	-7.9%	\$485,000	25.8%
MOUNTAIN CREEK	42	\$610,000	-0.8%	178	\$610,000	\$627,500	-2.8%	\$510,000	19.6%
MUDJIMBA	5	N/A	N/A	26	\$738,000	\$725,500	1.7%	\$558,750	32.1%

SALES MARKET - HOUSES <2400m² (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	38	\$398,750	-0.3%	189	\$399,000	\$395,000	1.0%	\$330,000	20.9%
NINDERRY ^	6	N/A	N/A	29	\$717,500	\$711,000	0.9%	\$545,000	31.7%
PACIFIC PARADISE	3	N/A	N/A	37	\$490,000	\$462,500	6.0%	\$386,250	26.9%
PALMWOODS	13	N/A	N/A	87	\$515,000	\$500,000	3.0%	\$422,500	21.9%
PARREARRA	28	\$752,500	0.0%	77	\$775,000	\$685,000	13.1%	\$560,000	38.4%
PELICAN WATERS	30	\$715,000	-6.8%	129	\$740,000	\$767,500	-3.6%	\$650,000	13.8%
PEREGIAN SPRINGS	17	N/A	N/A	88	\$697,000	\$650,000	7.2%	\$568,250	22.7%
SIPPY DOWNS	33	\$512,500	-0.7%	150	\$517,500	\$503,750	2.7%	\$432,500	19.7%
TANAWHA ^	5	N/A	N/A	19	N/A	\$832,500	N/A	\$742,500	N/A
TWIN WATERS	9	N/A	N/A	61	\$850,000	\$935,000	-9.1%	\$666,250	27.6%
WARANA	10	N/A	N/A	53	\$760,000	\$667,500	13.9%	\$500,000	52.0%
WOOMBYE	16	N/A	N/A	57	\$518,000	\$502,500	3.1%	\$408,000	27.0%
WURTULLA	20	\$630,000	1.6%	90	\$649,400	\$595,000	9.1%	\$470,000	38.2%
YANDINA	3	N/A	N/A	25	\$440,000	\$425,000	3.5%	\$368,000	19.6%
YAROOMBA	5	N/A	N/A	28	\$725,000	\$749,000	-3.2%	\$490,000	48.0%
NOOSA (LGA)	143	\$638,500	-15.4%	744	\$720,000	\$739,500	-2.6%	\$532,500	35.2%
NOOSA (LGA) ^	60	\$730,000	-2.0%	302	\$720,000	\$709,000	1.6%	\$530,000	35.8%
BLACK MOUNTAIN ^	5	N/A	N/A	23	\$690,000	\$630,000	9.5%	\$492,000	40.2%
COORAN	7	N/A	N/A	24	\$410,000	\$379,000	8.2%	\$305,000	34.4%
COORAN ^	5	N/A	N/A	24	\$547,500	\$535,000	2.3%	\$337,000	62.5%
COOROIBAH ^	4	N/A	N/A	18	N/A	\$762,000	N/A	\$547,500	N/A
COOROY	14	N/A	N/A	52	\$543,750	\$514,500	5.7%	\$413,500	31.5%
DOONAN ^	6	N/A	N/A	68	\$862,500	\$980,000	-12.0%	\$645,000	33.7%
NOOSA HEADS	11	N/A	N/A	77	\$1,017,500	\$1,200,000	-15.2%	\$667,500	52.4%
NOOSAVILLE	23	\$1,130,000	-0.4%	142	\$1,028,500	\$1,025,000	0.3%	\$690,000	49.1%
PEREGIAN BEACH	17	N/A	N/A	77	\$821,250	\$840,000	-2.2%	\$587,500	39.8%
POMONA	7	N/A	N/A	35	\$500,000	\$450,000	11.1%	\$325,000	53.8%
POMONA ^	10	N/A	N/A	33	\$630,000	\$668,000	-5.7%	\$463,000	36.1%
SUNRISE BEACH	11	N/A	N/A	73	\$851,333	\$832,500	2.3%	\$622,500	36.8%
SUNSHINE BEACH	7	N/A	N/A	32	\$1,216,000	\$1,612,500	-24.6%	\$1,005,000	21.0%
TEWANTIN	36	\$605,000	15.2%	177	\$580,000	\$582,500	-0.4%	\$434,500	33.5%

SALES MARKET - UNITS & TOWNHOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
SUNSHINE COAST (SD)	650	\$439,800	4.7%	3347	\$430,000	\$435,000	-1.2%	\$358,000	20.1%
SUNSHINE COAST (LGA)	524	\$420,000	3.1%	2690	\$416,825	\$420,000	-0.8%	\$354,000	17.7%
ALEXANDRA HEADLAND	35	\$380,250	-3.9%	147	\$383,250	\$408,750	-6.2%	\$322,000	19.0%
BATTERY HILL	2	N/A	N/A	21	\$282,000	\$285,000	-1.1%	\$231,000	22.1%
BIRTINYA	9	N/A	N/A	66	\$430,000	\$459,000	-6.3%	\$410,000	4.9%
BUDDINA	5	N/A	N/A	27	\$548,790	\$435,000	26.2%	\$401,000	36.9%
BUDERIM	27	\$391,500	-0.1%	175	\$417,500	\$420,000	-0.6%	\$375,000	11.3%
CALOUNDRA	19	N/A	N/A	159	\$445,000	\$430,000	3.5%	\$359,000	24.0%
CALOUNDRA WEST	7	N/A	N/A	25	\$373,500	\$397,500	-6.0%	\$307,500	21.5%
COOLUM BEACH	30	\$422,000	6.6%	122	\$405,321	\$390,000	3.9%	\$351,000	15.5%
CURRIMUNDI	5	N/A	N/A	36	\$402,500	\$443,500	-9.2%	\$350,000	15.0%
GOLDEN BEACH	14	N/A	N/A	89	\$445,000	\$430,000	3.5%	\$357,000	24.6%
KINGS BEACH	53	\$469,500	3.2%	177	\$449,500	\$462,500	-2.8%	\$360,000	24.9%
LITTLE MOUNTAIN	3	N/A	N/A	12	N/A	\$382,250	N/A	\$384,000	N/A
MARCOOLA	10	N/A	N/A	73	\$370,000	\$365,000	1.4%	\$305,000	21.3%
MAROOCHYDORE	81	\$400,000	-5.9%	404	\$425,000	\$440,000	-3.4%	\$359,000	18.4%
MINYAMA	8	N/A	N/A	34	\$356,500	\$380,000	-6.2%	\$293,500	21.5%
MOFFAT BEACH	3	N/A	N/A	21	\$412,500	\$415,000	-0.6%	\$397,500	3.8%
MOOLOOLABA	52	\$402,000	-0.3%	246	\$415,000	\$446,250	-7.0%	\$362,450	14.5%
MOUNT COOLUM	16	N/A	N/A	66	\$415,000	\$420,000	-1.2%	\$289,500	43.4%
MOUNTAIN CREEK	14	N/A	N/A	55	\$440,000	\$420,000	4.8%	\$369,950	18.9%
NAMBOUR	16	N/A	N/A	78	\$285,000	\$294,000	-3.1%	\$213,000	33.8%
PARREARRA	10	N/A	N/A	61	\$487,500	\$510,000	-4.4%	\$405,000	20.4%
PELICAN WATERS	4	N/A	N/A	29	\$492,500	\$525,000	-6.2%	\$457,500	7.7%
PEREGIAN SPRINGS	22	\$562,500	3.9%	102	\$550,000	\$517,950	6.2%	\$256,000	114.8%
TWIN WATERS	7	N/A	N/A	23	\$582,500	\$645,000	-9.7%	\$472,500	23.3%
WARANA	7	N/A	N/A	40	\$392,500	\$355,000	10.6%	\$320,000	22.7%
WURTULLA	8	N/A	N/A	35	\$350,000	\$365,000	-4.1%	\$336,500	4.0%
NOOSA (LGA)	126	\$650,000	15.4%	657	\$573,750	\$569,375	0.8%	\$392,000	46.4%
COOROY	4	N/A	N/A	12	N/A	\$347,000	N/A	\$292,000	N/A
NOOSA HEADS	44	\$910,000	7.1%	214	\$850,000	\$845,000	0.6%	\$430,000	97.7%
NOOSAVILLE	41	\$504,750	17.4%	252	\$430,000	\$475,000	-9.5%	\$365,000	17.8%
PEREGIAN BEACH	4	N/A	N/A	27	\$577,500	\$540,000	6.9%	\$390,000	48.1%
SUNRISE BEACH	11	N/A	N/A	36	\$525,000	\$547,500	-4.1%	\$373,000	40.8%
SUNSHINE BEACH	13	N/A	N/A	57	\$760,000	\$703,000	8.1%	\$535,000	42.1%
TEWANTIN	7	N/A	N/A	52	\$390,000	\$391,000	-0.3%	\$300,000	30.0%

SALES MARKET - VACANT LAND <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
SUNSHINE COAST (SD)	119	\$274,500	-1.9%	916	\$274,500	\$264,100	3.9%	\$236,500	16.1%
SUNSHINE COAST (SD) ^	18	N/A	N/A	117	\$415,000	\$393,750	5.4%	\$295,000	40.7%
SUNSHINE COAST (LGA)	110	\$264,000	-3.8%	844	\$273,500	\$260,000	5.2%	\$235,000	16.4%
SUNSHINE COAST (LGA) ^	14	N/A	N/A	98	\$407,500	\$390,000	4.5%	\$295,000	38.1%
BEERWAH	1	N/A	N/A	5	N/A	\$285,000	N/A	\$206,500	N/A
BIRTINYA	1	N/A	N/A	7	N/A	\$263,000	N/A	\$263,000	N/A
BLI BLI	2	N/A	N/A	9	N/A	\$335,500	N/A	\$236,500	N/A
CALOUNDRA WEST	0	N/A	N/A	1	N/A	\$122,000	N/A	\$200,750	N/A
FOREST GLEN	0	N/A	N/A	0	N/A	\$-	N/A	\$240,000	N/A
GLASS HOUSE MOUNTAINS	2	N/A	N/A	3	N/A	\$270,000	N/A	\$193,500	N/A
LITTLE MOUNTAIN	0	N/A	N/A	4	N/A	\$327,500	N/A	\$225,000	N/A
MALENY	1	N/A	N/A	4	N/A	\$329,500	N/A	\$214,000	N/A
MAROOCHYDORE	7	N/A	N/A	52	\$250,000	\$260,000	-3.9%	\$221,600	12.8%
MERIDAN PLAINS	0	N/A	N/A	0	N/A	\$220,000	N/A	\$217,900	N/A
MOUNTAIN CREEK	1	N/A	N/A	3	N/A	\$-	N/A	\$255,000	N/A
NAMBOUR	6	N/A	N/A	58	\$250,000	\$227,500	9.9%	\$155,250	61.0%
PALMVIEW ^	0	N/A	N/A	5	N/A	\$407,500	N/A	\$295,000	N/A
PELICAN WATERS	4	N/A	N/A	16	N/A	\$405,000	N/A	\$377,500	N/A
PEREGIAN SPRINGS	2	N/A	N/A	23	\$425,000	\$410,000	3.7%	\$235,000	80.9%
SIPPY DOWNS	0	N/A	N/A	0	N/A	\$-	N/A	\$213,000	N/A
YAROOMBA	0	N/A	N/A	1	N/A	\$472,500	N/A	\$410,000	N/A
NOOSA (LGA)	9	N/A	N/A	72	\$334,750	\$325,000	3.0%	\$265,000	26.3%
NOOSAVILLE	0	N/A	N/A	10	N/A	\$1,134,074	N/A	\$287,500	N/A
PEREGIAN BEACH	0	N/A	N/A	16	N/A	\$350,000	N/A	\$235,000	N/A

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	SEP-19		SEP-18		SEP-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	SUNSHINE COAST REGIONAL	\$455	691	\$450	686	\$400	782
4518	Glass House Mountains	\$435	10	\$390	7	\$355	7
4519	Beerwah/ Peachester	\$385	25	\$375	23	\$340	21
4550	Landsborough/ Mt Mellum	\$375	6	\$380	8	\$310	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	\$440	148	\$430	163	\$400	155
4552	Bald Knob/ Baron Pocket/ Booroobin/ Conondale/ Maleny/ Mountain View/ Reesville/ Witta	\$480	17	\$450	15	\$350	26
4553	Glenview/ Mooloolah/ Mooloolah Valley/ Palmview	\$440	23	\$470	12	\$400	13
4555	Chevallum/ Hunchy/ Landers Shoot/ Palmwoods	\$430	11	\$450	10	\$380	14
4556	Buderim/ Forest Glen/ Kunda Pk/ Mons/ Sippy Downs/ Tanawha	\$475	53	\$470	57	\$420	82
4557	Bundills/ Kawana Is/ Mooloolaba/ Mountain Ck	\$493	40	\$465	33	\$436	63
4558	Cotton Tree/ Kuluin/ Maroochydore/ Sunshine Plaza	\$485	55	\$485	53	\$400	53
4560	Bli Bli/ Burnside/ Coes Ck/ Cooloolabin/ Dulong/ Flaxton/ Highworth/ Image Flat/ Kiamba/ Kulangoor/ Kureelipa/ Mapleton/ Montville/ Nambour/ Parklands/ Perwillowen/ Rosemont/ Townen Mtn	\$416	70	\$400	70	\$360	83
4561	Bridges/ Maroochy River/ Ninderry/ Nth Arm/ Valdora/ Yandina/ Yandina Ck	\$425	9	\$420	10	\$375	16
4562	Belli Pk/ Doonan/ Eerwah Vale/ Eumundi/ Verrierdale/ Webba Downs	\$513	10	\$463	12	\$450	12
4564	Marcoola/ Mudjimba/ Pacific Paradise	\$460	23	\$460	16	\$380	36
4572	Alexandra Headland	\$475	6	n.a.	4	n.a.	4
4573	Centenary Heights/ Coolum Bch/ Marcus Bch/ Mt Coolum/ Peregian Bch/ Pt Arkwright/ Yaroomba	\$480	84	\$468	78	\$420	91
4575	Birtinya/ Bokarina/ Buddina/ Kawana Waters/ Minyama/ Parrearra/ Warana/ Wurtulla	\$475	83	\$475	99	\$430	81



RENTAL MARKET - 3 BED HOUSES (CONT'D)

POST CODE	LOCALITY ¹	SEP-19		SEP-18		SEP-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	NOOSA SHIRE	\$480	83	\$490	100	\$420	141
4563	Black Mountain/ Carters Ridge/ Cooroy/ Tinbeerwah	\$478	12	\$450	14	\$380	10
4565	Boreen Pt/ Cootharaba/ Lake Cootharaba/ Noosa Parklands/ Teewah/ Tewantin	\$450	23	\$460	31	\$400	43
4566	Munna Pt/ Noosaville	\$500	7	\$560	11	\$460	20
4567	Castaways Bch/ Little Cove/ Noosa Heads/ Sunrise Bch/ Sunshine Bch	\$600	27	\$620	31	\$500	45
4568	Pomona	\$423	8	\$443	6	\$350	13
4569	Cooran	n.a.	4	\$425	7	\$320	8

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	SEP-19		SEP-18		SEP-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	SUNSHINE COAST REGIONAL	\$375	723	\$370	817	\$320	823
4519	Beerwah/ Peachester	\$250	7	\$320	13	n.a.	1
4551	Aroona/ Battery Hill/ Caloundra/ Currimundi/ Diamond Head/ Dicky Bch/ Golden Bch/ Kings Bch/ Little Mtn/ Meridan Plns/ Moffat Bch/ Pelican Waters/ Shelly Bch	\$360	110	\$360	136	\$320	147
4556	Buderim/ Forest Glen/ Kunda Pk/ Mons/ Sippy Downs/ Tanawha	\$375	90	\$370	98	\$320	41
4557	Bundills/ Kawana Is/ Mooloolaba/ Mountain Ck	\$380	84	\$360	90	\$320	124
4558	Cotton Tree/ Kuluin/ Maroochydore/ Sunshine Plaza	\$400	147	\$380	137	\$320	165
4560	Bli Bli/ Burnside/ Coes Ck/ Cooloolabin/ Dulang/ Flaxton/ Highworth/ Image Flat/ Kiamba/ Kulangoor/ Kureelipa/ Mapleton/ Montville/ Nambour/ Parklands/ Perwillowen/ Rosemont/ Towen Mtn	\$305	36	\$290	53	\$245	42
4564	Marcoola/ Mudjimba/ Pacific Paradise	\$390	49	\$370	45	\$350	52
4572	Alexandra Headland	\$410	27	\$388	36	\$360	58
4573	Centenary Heights/ Coolum Bch/ Marcus Bch/ Mt Coolum/ Peregrin Bch/ Pt Arkwright/ Yaroomba	\$395	63	\$375	64	\$335	73
4575	Birtinya/ Bokarina/ Buddina/ Kawana Waters/ Minyama/ Parrearra/ Warana/ Wurtulla	\$425	76	\$420	114	\$400	97
	NOOSA SHIRE	\$423	64	\$405	72	\$360	95
4565	Boreen Pt/ Cootharaba/ Lake Cootharaba/ Noosa Parklands/ Teewah/ Tewantin	n.a.	4	\$345	8	\$300	9
4566	Munna Pt/ Noosaville	\$405	20	\$398	22	\$365	27
4567	Castaways Bch/ Little Cove/ Noosa Heads/ Sunrise Bch/ Sunshine Bch	\$440	40	\$430	37	\$360	57

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	SEP-19		SEP-18		SEP-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
	SUNSHINE COAST REGIONAL	\$440	221	\$430	267	\$370	186
4519	Beerwah/ Peachester	n.a.	2	n.a.	2	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	\$438	40	\$420	39	\$365	18
4556	Buderim/ Forest Glen/ Kunda Pk/ Mons/ Sippy Downs/ Tanawha	\$430	48	\$420	42	\$395	25
4557	Bundilla/ Kawana Is/ Mooloolaba/ Mountain Ck	\$470	25	\$460	40	\$400	52
4558	Cotton Tree/ Kuluin/ Maroochydore/ Sunshine Plaza	\$430	29	\$430	31	\$350	30
4560	Bli Bli/ Burnside/ Coes Ck/ Cooloolabin/ Dulang/ Flaxton/ Highworth/ Image Flat/ Kiamba/ Kulangoor/ Kureelipa/ Mapleton/ Montville/ Nambour/ Parklands/ Perwillowen/ Rosemont/ Towen Mtn	\$400	13	\$400	23	\$330	11
4564	Marcoola/ Mudjimba/ Pacific Paradise	\$470	8	\$450	8	\$385	17
4573	Centenary Heights/ Coolum Bch/ Marcus Bch/ Mt Coolum/ Peregrine Bch/ Pt Arkwright/ Yaroomba	\$495	37	\$455	66	\$360	18
4575	Birtinya/ Bokarina/ Buddina/ Kawana Waters/ Minyama/ Parrearra/ Warana/ Wurtulla	\$480	10	\$485	5	n.a.	4
	NOOSA SHIRE	\$540	18	\$520	14	\$490	34
4566	Munna Pt/ Noosaville	\$530	5	\$493	6	\$550	11
4567	Castaways Bch/ Little Cove/ Noosa Heads/ Sunrise Bch/ Sunshine Bch	\$595	10	\$630	7	\$490	21

EMPLOYMENT MARKET

WIDE BAY SA4



Unemployment Rate

7.5%



Participation Rate

49.6%

HOUSE MARKET (<2400M²)



Quarter
median price ↓

\$318,000



↑ Annual median
price

\$325,000



Annual volume
of sales ↓

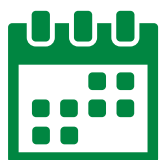
1,560



↑ Annual median
price 5yrs ago

\$300,000

HOUSE MARKET ALL



Median days on
market

63 Days



Median vendor
discount

-5.4%



Stock on market

10.4%

Rising prices boost expectations

The Fraser Coast house market has seen modest moves and mixed results recently, however a rise in the median price and tightening of some metrics should boost long-term confidence.

That said, the measures for units are a little less positive.

The annual median house price to September 2019 increased 1.6 per cent to \$325,000 across 1,560 sales. While modest, this was the second-best result for the regions studied by this report, with Gladstone's 3.7 per cent rise being the most outstanding.

In comparison, unit values retracted 0.6 per cent over the year to reach an annual median of \$253,500 across 320 transactions.

Fraser Coast housing's stock on market figure rose by 0.9 points to reach 10.4 per cent for the year to September 2019. For the unit and townhouse market, stock on market fell 2.8 per cent to record 9.1 per cent over the same comparison.

For houses, the local authority saw total listing numbers rise to 4,104 in the year to September 2019, compared to the 3,714 listings in the previous year – a solid 10.5 per cent increase.

Median days on market for houses tightened from 70 in 2019 to 63 in 2018 for the year to September. Median vendor discount remained flat at -5.4 per cent.

For attached housing, median days on market dropped substantially from 106 in the year to September 2018, to 87 days for the same period in 2019. The median vendor discount for units and townhouses also tightened from -5.2 per cent in 2018 to -4.6 per cent in 2019.

Both of these results reflect a strengthening in position for sellers.

Regional Economy and Infrastructure Investment

A new regional plan is being prepared to boost economic opportunities and create jobs for the Wide Bay Burnett region, according the State Government.

"The current regional plan for the Wide Bay Burnett area, which comprises the Fraser Coast, North Burnett and South Burnett council areas, Bundaberg, Gympie and Cherbourg was released in 2011, and is the next region to undergo a review, given the significant change in the area," said the QLD Minister for Planning, Cameron Dick.

"The new plan will have a tailored economic strategy which aligns land use, infrastructure and industry development to help support the expected growth in this region."

A power upgrade has also been flagged by a \$9 million State Government investment.

The project is designed to facilitate connection for a soon-to-be-built shell forging plant in Maryborough.

The government said the \$60 million Rheinmetall NIOA Munitions facility will create up to 100 advanced manufacturing jobs for Maryborough.

There's also been an announcement of a jointly-funded \$107 million package to tackle a notorious stretch of highway south of Maryborough.

The project will see a new road built east of Tiaro and around flood-prone areas like Black Swamp Creek within five years.

As well as increasing accessibility, the upgrade is expected to add hundreds of jobs to the region.

Market Outlook

The future of the house and unit sales markets will be steady on balance. Expect value gains to be long-term. In addition, evidence indicates detached housing will enjoy



UNIT MARKET



**Quarter
median price** ↓
\$237,000



**Annual
median price** ↓
\$253,500



**Annual volume
of sales** ↓
320



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

stronger price growth in the near future than that experienced by attached housing.

HOUSE MARKET (<2400m2)

The overall housing market on the Fraser coast is stabilising at the bottom end of the price cycle according to our analysis.

The quarterly median house price to September 2019 was \$318,000 reflecting a fall of 0.6 per cent. This rounds out four consecutive of quarterly price falls over the past year.

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

General Activity

The most active price range for houses was for houses below \$350,000 which represented 65 per cent of the volume of sales for the September 2019 quarter.

Quarterly sale volumes to September 2019 was 251 which is a modest 0.6 reduction on the previous quarter.

Total listing numbers have fallen over the year. The total number to September 2019 was 3,714 – which is a reduction on the 4,104 recorded for the year to September 2018.

UNIT MARKET

According to our analysis, the Fraser Coast unit market has passed its peak and is within the softening phase of its price cycle.

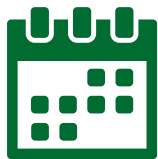
The quarterly median unit price to September 2019 was \$237,000 which reflected a 5.2 per cent drop across 49 transactions. Like houses, this continues a trend of four consecutive quarterly falls across the past 12 months.

The medium-term reflected relatively flat performance, with the five-year median unit price seeing a 2.5 per cent fall over the half decade. The median unit price was \$260,000 in 2014.

Total listing numbers for units have risen over the year. Total annual listing to September 2019 was 562 as compared to 541 listings to September 2018.



UNIT MARKET



Median days on market

87 Days



Median vendor discount

-4.6%



Stock on market

9.1%

RENTAL MARKET



Vacancy Rates

1.3%



House Yields

5.2%



Unit Yields

5.8%

The most active price range for units in the LGA was below \$250,000 which represented around 56 per cent of the volume of sales for the September 2019 quarter.

The September 2019 quarter sale volumes was 49 – a 43.7 per cent reduction on the June 2019 result which was 87.

Market conditions

Evidence suggests demand for units has continued to soften. Given the rise in listing numbers, fall in annual median price and flat five-year performance, it's likely the slow unit market will persist for some time.

RENTAL MARKET

Median weekly rent rose across a number of dwelling types according to the annual measure, while continued low vacancy suggests the trend could be set to continue.

Three-bedroom houses recorded a median weekly rent of \$320 (up \$20 for the year) across 244 new rental bonds (down 34 bonds for the year). Two-bedroom units had a median of \$265 (up \$10) across 125 new rental bonds (down 58), while three-bedroom townhouses came in at approximately \$360 (up \$20 for the year) across 24 new rental bonds (down 7).

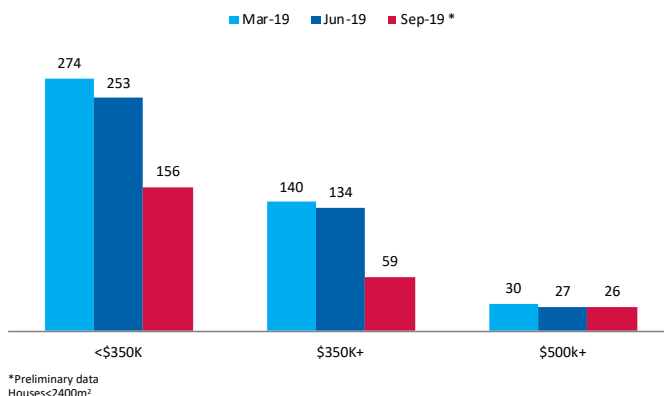
Quarterly house yields rose slightly over the quarter increasing from 5.0 per cent in June 2019 to 5.2 per cent in September 2019.

Quarterly unit yields rose 0.3 per cent to record a figure 5.8 per cent in September 2019.

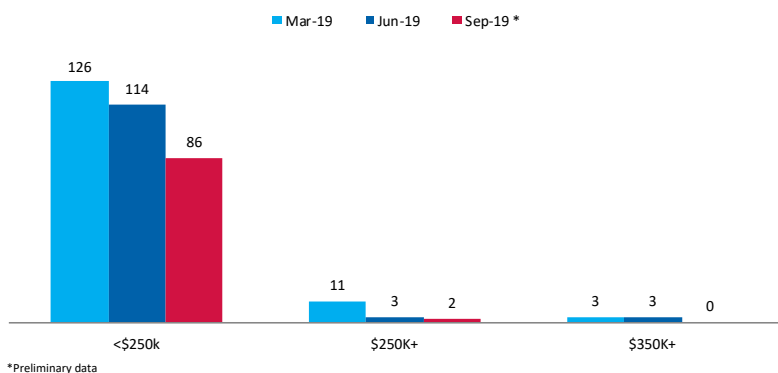
Vacancy rates remain tight on the Fraser Coast coming in at 1.3 per cent for the September 2019 quarter – a continuation of the below-two per cent rates that began in the December 2017 quarter.

While the rental market is subject to seasonal fluctuation, it has remained overall firm.

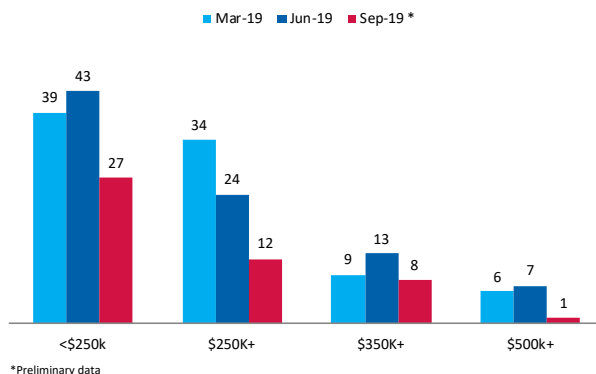
FRASER COAST HOUSE SALES



FRASER COAST LAND SALES



FRASER COAST UNIT SALES



SALES MARKET - HOUSES <2400m ²									
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
FRASER COAST (LGA)	251	\$318,000	-0.6%	1560	\$325,000	\$320,000	1.6%	\$300,000	8.3%
FRASER COAST (LGA) ^	74	\$407,500	5.8%	366	\$387,250	\$395,000	-2.0%	\$368,500	5.1%
BOORAL ^	4	N/A	N/A	17	N/A	\$399,000	N/A	\$363,500	N/A
BURRUM HEADS	10	N/A	N/A	53	\$383,500	\$395,000	-2.9%	\$392,000	-2.2%
DUNDOWRAN BEACH	3	N/A	N/A	33	\$562,500	\$600,000	-6.3%	\$505,000	11.4%
DUNDOWRAN BEACH ^	9	N/A	N/A	32	\$585,000	\$582,500	0.4%	\$520,000	12.5%
ELI WATERS	13	N/A	N/A	83	\$325,000	\$335,000	-3.0%	\$325,000	0.0%
GLENWOOD ^	9	N/A	N/A	45	\$255,000	\$222,000	14.9%	\$196,250	29.9%
GRANVILLE	7	N/A	N/A	28	\$225,000	\$200,000	12.5%	\$200,000	12.5%
KAWUNGAN	13	N/A	N/A	83	\$352,625	\$357,700	-1.4%	\$330,000	6.9%
MARYBOROUGH	41	\$184,250	-10.3%	257	\$200,000	\$200,000	0.0%	\$206,000	-2.9%
PIALBA	5	N/A	N/A	47	\$300,000	\$311,500	-3.7%	\$300,000	0.0%
POINT VERNON	25	\$329,975	3.9%	133	\$325,000	\$320,000	1.6%	\$300,000	8.3%
RIVER HEADS	5	N/A	N/A	37	\$330,000	\$347,500	-5.0%	\$270,000	22.2%
SCARNESS	8	N/A	N/A	47	\$300,000	\$315,000	-4.8%	\$275,000	9.1%
TINANA	4	N/A	N/A	41	\$270,000	\$257,500	4.9%	\$281,500	-4.1%
TOOGOOM	8	N/A	N/A	82	\$333,750	\$340,000	-1.8%	\$293,168	13.8%
TORQUAY	18	N/A	N/A	83	\$330,000	\$325,000	1.5%	\$328,000	0.6%
URANGAN	33	\$347,000	-2.4%	202	\$346,500	\$326,250	6.2%	\$310,000	11.8%
URRAWEEEN	21	\$375,000	2.7%	141	\$371,950	\$368,000	1.1%	\$339,593	9.5%

SURROUNDS									
GYMPIE (LGA)	139	\$272,500	-10.7%	580	\$285,000	\$290,000	-1.7%	\$260,000	9.6%
GYMPIE (LGA) ^	92	\$383,500	2.3%	402	\$383,500	\$395,000	-2.9%	\$327,000	17.3%
CHATSWORTH ^	6	N/A	N/A	19	N/A	\$426,500	N/A	\$332,500	N/A
COOLOOLA COVE	10	N/A	N/A	59	\$295,000	\$312,500	-5.6%	\$265,000	11.3%
CURRA ^	12	N/A	N/A	51	\$310,000	\$305,000	1.6%	\$255,000	21.6%
GYMPIE	65	\$263,450	-5.9%	254	\$265,000	\$260,000	1.9%	\$235,000	12.8%
SOUTHSIDE	15	N/A	N/A	81	\$331,000	\$338,000	-2.1%	\$309,250	7.0%
TIN CAN BAY	15	N/A	N/A	56	\$342,500	\$330,750	3.6%	\$290,000	18.1%
SOUTH BURNETT (LGA)	46	\$177,500	-7.6%	248	\$203,000	\$195,000	4.1%	\$200,000	1.5%
SOUTH BURNETT (LGA) ^	40	\$295,000	6.1%	202	\$265,000	\$265,000	0.0%	\$240,000	10.4%
KINGAROY	23	\$220,000	-9.3%	131	\$238,000	\$220,000	8.2%	\$235,000	1.3%
KINGAROY ^	7	N/A	N/A	29	\$363,000	\$350,000	3.7%	\$365,000	-0.5%
MURGON	5	N/A	N/A	22	\$120,000	\$142,500	-15.8%	\$137,500	-12.7%
NANANGO	5	N/A	N/A	32	\$178,500	\$185,000	-3.5%	\$179,500	-0.6%

SALES MARKET - UNITS & TOWNHOUSES									
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
FRASER COAST (LGA)	49	\$237,000	-5.2%	320	\$253,500	\$255,000	-0.6%	\$260,000	-2.5%
PIALBA	6	N/A	N/A	49	\$266,000	\$260,000	2.3%	\$310,000	-14.2%
SCARNESS	4	N/A	N/A	27	\$290,000	\$265,000	9.4%	\$247,000	17.4%
TORQUAY	8	N/A	N/A	77	\$245,000	\$255,000	-3.9%	\$242,500	1.0%
URANGAN	17	N/A	N/A	103	\$247,500	\$269,000	-8.0%	\$260,000	-4.8%

SURROUNDS									
GYMPIE (LGA)	16	N/A	N/A	74	\$275,000	\$246,750	11.5%	\$277,022	-0.7%

SALES MARKET - VACANT LAND <2400M ²									
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
FRASER COAST (LGA)	55	\$160,000	4.0%	348	\$159,250	\$160,000	-0.5%	\$148,500	7.2%
FRASER COAST (LGA) ^	33	\$79,000	4.0%	175	\$82,000	\$75,000	9.3%	\$95,000	-13.7%
BURRUM HEADS	2	N/A	N/A	25	\$139,000	\$125,000	11.2%	\$110,000	26.4%
GLENWOOD ^	14	N/A	N/A	80	\$72,000	\$68,000	5.9%	\$70,000	2.9%
RIVER HEADS	11	N/A	N/A	36	\$87,750	\$105,000	-16.4%	\$96,500	-9.1%
TOOGOOM	5	N/A	N/A	36	\$160,000	\$150,000	6.7%	\$95,000	68.4%
WONDUNNA	2	N/A	N/A	9	N/A	\$155,000	N/A	\$158,000	N/A

SURROUNDS									
GYMPIE (LGA)	29	\$128,000	-5.2%	123	\$132,000	\$124,995	5.6%	\$110,000	20.0%
GYMPIE (LGA) ^	14	N/A	N/A	102	\$155,000	\$145,000	6.9%	\$120,500	28.6%
GYMPIE	5	N/A	N/A	23	\$132,000	\$124,995	5.6%	\$110,000	20.0%

RENTAL MARKET - 3 BED HOUSES						
POST CODE	LOCALITY ¹	SEP-19 \$/ WEEK	NEW BONDS	SEP-18 \$/ WEEK	NEW BONDS	SEP-14 \$/ WEEK
	FRASER COAST REGIONAL	\$320	244	\$300	278	\$280
4650	Maryborough region	\$290	100	\$270	119	\$260
4655	Hervey Bay/Pialba/Scarness/Urangan	\$340	131	\$320	144	\$290
4659	Burrum/Burrum Heads/Howard	\$285	12	\$300	15	\$280
	GYMPIE REGIONAL	\$300	111	\$290	135	\$260
4570	Gympie/Amamoor/Curra/Imbil/Kandanga/Monkland/Southside/Victory Heights	\$300	88	\$290	108	\$253
4580	Cooloola/Tin Can Bay	\$305	16	\$275	18	\$270
	SOUTH BURNETT REGIONAL	\$255	93	\$250	114	\$230
4605	Barlil	\$220	19	\$220	17	\$200
4606	MP Creek	n.a.	4	\$250	6	\$220
4608	Charlestown	n.a.	2	n.a.	1	\$225
4610	Alice Creek	\$270	50	\$260	64	\$250
4615	Barker Creek Flat	\$250	15	\$243	22	\$230

RENTAL MARKET - 2 BED UNITS						
POST CODE	LOCALITY ¹	SEP-19 \$/ WEEK	NEW BONDS	SEP-18 \$/ WEEK	NEW BONDS	SEP-14 \$/ WEEK
	FRASER COAST REGIONAL	\$265	125	\$255	183	\$235
4650	Aldershot	\$218	30	\$200	46	\$190
4655	Hervey Bay/Pialba/Scarness/Urangan	\$285	92	\$270	135	\$250
	GYMPIE REGIONAL	\$245	34	\$220	49	\$204
4570	Gympie/Amamoor/Curra/Imbil/Kandanga/Monkland/Southside/Victory Heights	\$225	27	\$220	38	\$200
4580	Cooloola/Tin Can Bay	n.a.	1	n.a.	3	\$210
4581	Rainbow Beach/Inskip	\$260	6	\$260	7	\$250
	SOUTH BURNETT REGIONAL	\$200	35	\$200	42	\$185
4605	Barlil	n.a.	1	n.a.	3	\$185
4610	Alice Creek	\$205	22	\$210	35	\$200

RENTAL MARKET - 3 BED TOWNHOUSES						
POST CODE	LOCALITY ¹	SEP-19 \$/ WEEK	NEW BONDS	SEP-18 \$/ WEEK	NEW BONDS	SEP-14 \$/ WEEK
	FRASER COAST REGIONAL	\$360	24	\$340	31	\$325
4655	Hervey Bay/Pialba/Scarness/Urangan	\$360	23	\$340	30	\$325
	GYMPIE REGIONAL	n.a.	4	\$290	9	\$265
4570	Gympie/Amamoor/Curra/Imbil/Kandanga/Monkland/Southside/Victory Heights	n.a.	4	\$290	9	\$270



EMPLOYMENT MARKET

WIDE BAY SA4



Unemployment Rate

7.5%



Participation Rate

49.6%

HOUSE MARKET (<2400M²)

Quarter median price

\$268,250



Annual median price

\$273,000



Annual volume of sales

993



Annual median price 5yrs ago

\$280,000

HOUSE MARKET ALL



Median days on market

62 Days



Median vendor discount

-5.9%



Stock on market

9.3%

Long recovery ahead

The Bundaberg region is likely to see modest property price performance for the foreseeable future.

The Bundaberg house market has passed its peak pricing and appears well entrenched in the falling phase of the cycle.

This contrasted slightly with the area's unit market which is considered to be steady, but in an overall rising market based on the metrics.

Bundaberg's rental market displayed relative strength – particularly in terms vacancy rates – however median rents held steady. Rental returns to house investors stayed flat while yields for units rose convincingly.

Local Economy and Infrastructure Investment

Tourism continues to be in focus as a jobs creator in the Bundaberg Region. The area is expected to benefit from a planned State Government funded marketing campaign focussed on bringing European visitors to Queensland's northern coasts, and highlighting the Great Barrier Reef.

Tourism Industry Development Minister Kate Jones said strong partnerships with reef-based Regional Tourism Organisations (RTOs) and councils had supported the marketing push.

"This is about creating jobs in the tourism industry," she said.

"Already one in ten Queenslanders are employed in this sector because we've invested in tourism to grow our economy. But we know there's room for growth and that's what this campaign is about."

In addition, the new Mon Repos Turtle Centre has been completed in time for this year's turtle season.

The State Government said more than \$22 million had been invested in the redevelopment project which is set to continue boosting tourism interest in the region.

There was also a recent tech industry announcement of a \$1.9 million agricultural waste-to-bioenergy project that will power electric vehicles within the Bundaberg Regional Council area.

Biogas company Energy360 has been awarded a state grant to develop a small-scale biogas facility in Bundaberg that will transform agricultural waste into bioenergy.

The Bundaberg facility will have the capacity to convert up to 4,000 tonnes of waste each year into around 830MWh of power to charge electric vehicles.

Market Outlook

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

The road toward convincing property price rises appears to be a long one, although the relative strength of the rental market coupled with a continued push to drive the tourism dollar could filter into better real estate outcomes sooner.

HOUSE MARKET (<2400m²)

Bundaberg's median house price continued its steady quarterly retraction throughout the past 12 months.

The median fell 1.0 per cent in the September quarter. While negative, it was a better result than the 3.8 per cent fall during the previous quarter.



UNIT MARKET



Quarter
median price ↓
\$230,000



Annual
median price ↓
\$249,000



Annual volume
of sales ↓
208



Annual median
price 5 yrs ago ↓
\$252,000

The annual median house price to the end of September 2019 softened too, recording a 4.2 per cent fall to \$273,000 across 993 sales. This price retraction placed Bundaberg as the second weakest performer for houses among the LGAs studied for this report, behind only Rockhampton.

The five-year growth outcome was also negative, down 2.5 per cent for the half decade. The median for houses back then was \$280,000.

The stock on market is the percentage of dwellings that have been listed for sale over the past 12 months. Bundaberg's result for houses to September 2019 was 9.3 per cent – an increase on the previous year's result which was 8.5 per cent.

General Activity

Annual market trend indicators tell the story of a subdued housing that appeared to be entrenched at the bottom of its price cycle for now.

Total annual house listing numbers increased by 8.7 per cent from 2,900 as at September 2018 to 3,152 for the 2019 result.

Median days on market was 62 in the year to September 2019 which was a slight tightening on the 66 days for the same measure in 2018.

Sellers have held reasonably firm based on the median vendor discount. The figure for the 12 months to September 2019 was -5.9 per cent, just slightly more than the -5.4 per cent recorded for 2018.

UNIT MARKET

Quarterly unit prices continue the dramatic shifts we've seen in previous analysis.

The September quarter result was a 7.6 per cent fall across 51 transactions, but this followed on from a 19.8 per cent rise in the median price over the previous quarter. March 2019 had a 15.1 per cent drop while December 2018 recorded a 6.9 per cent rise.

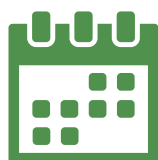
Looking at annual data to September 2019, the median unit price fell 2.4 per cent to \$249,000 across 208 sales. A poor result, but a long way from the worst recorded for the studied LGAs.

Total listings in the year to September 2019 was 522 representing a 25.5 per cent increase on last year's figure of 416. Stock on market for the same period was 9.0 per cent which is 2.4 percentage points lower than the same measure last year.

Median days on market for the year to September 2019 was 119 days – a decrease of 23 days compared to last year's result of 96 days.

Vendor discounting also tightened slightly with a figure of -5.5 per cent to September 2019, compared to -5.1 per cent to September 2018.

UNIT MARKET



Median days on
market
119 Days



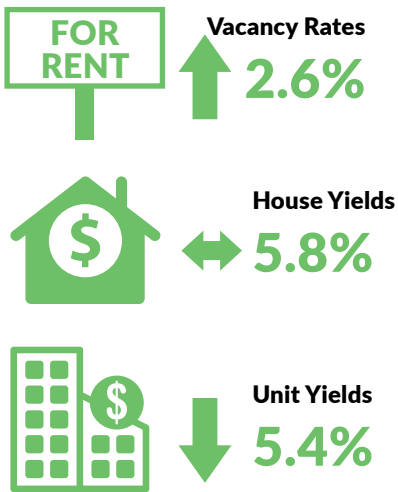
Median vendor
discount
-5.5%



Stock on market
9.0%



RENTAL MARKET



The Bundaberg rental market has maintained a healthy status although vacancy rates have relaxed somewhat. Vacancy rates in the September 2019 quarter hit 2.6 per cent which was a convincing rise from the 1.3 per cent recorded last quarter. That said, it is still a relatively good result in terms of tenant demand.

The five-year measure has seen unit prices retract. The annual median in September 2014 was \$252,500 which means prices have fallen just 1.2 per cent over the past five years.

RENTAL MARKET

The Bundaberg rental market has maintained a healthy status although vacancy rates have relaxed somewhat.

Vacancy rates in the September 2019 quarter hit 2.6 per cent which was a convincing rise from the 1.3 per cent recorded last quarter. That said, it is still a relatively good result in terms of tenant demand.

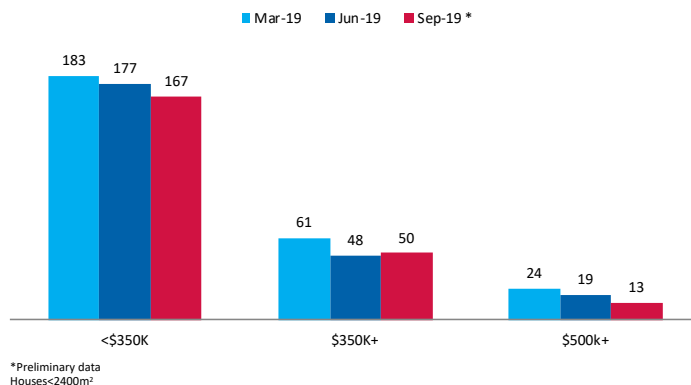
Median rent for a three-bedroom house in the September quarter was \$300 per week which has it holding steady from the previous period. The quarterly median rent for two-bedroom units remained at \$240 per week.

The number of new bonds was up by 22 for three-bedroom houses between the September 2019 and June 2019 quarters, while bonds for two-bedroom units were down by 33 on the June 2019 quarter.

Median rental yields for houses saw no change over the quarter, coming in once again at 5.8 per cent.

Unit yields came in at 5.4 per cent in the September 2019 quarter – a strong rise on the 4.3 per cent in June 2019.

BUNDABERG HOUSE SALES



SALES MARKET - HOUSES <2400m²

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
BUNDABERG (LGA)	236	\$268,250	-1.0%	993	\$273,000	\$285,000	-4.2%	\$280,000	-2.5%
BUNDABERG (LGA) ^	62	\$350,000	12.9%	273	\$340,000	\$366,000	-7.1%	\$360,000	-5.6%
AVENELL HEIGHTS	10	N/A	N/A	55	\$257,500	\$247,000	4.3%	\$278,000	-7.4%
AVOCA	7	N/A	N/A	63	\$287,000	\$295,000	-2.7%	\$316,250	-9.2%
BARGARA	32	\$380,000	-16.5%	131	\$380,000	\$380,250	-0.1%	\$368,000	3.3%
BRANYAN ^	8	N/A	N/A	38	\$434,000	\$394,500	10.0%	\$390,750	11.1%
BUNDABERG EAST	1	N/A	N/A	27	\$275,000	\$250,000	10.0%	\$260,000	5.8%
BUNDABERG NORTH	18	N/A	N/A	58	\$219,500	\$220,000	-0.2%	\$215,000	2.1%
BUNDABERG SOUTH	12	N/A	N/A	38	\$207,500	\$217,000	-4.4%	\$225,000	-7.8%
BUNDABERG WEST	11	N/A	N/A	26	\$208,500	\$259,000	-19.5%	\$250,000	-16.6%
BURNETT HEADS	6	N/A	N/A	41	\$300,000	\$310,000	-3.2%	\$290,000	3.4%
CORAL COVE	12	N/A	N/A	32	\$392,500	\$397,500	-1.3%	\$380,000	3.3%
KALKIE	7	N/A	N/A	30	\$327,500	\$355,000	-7.8%	\$329,000	-0.5%
KEPNOCK	13	N/A	N/A	59	\$258,000	\$270,000	-4.4%	\$268,000	-3.7%
MILLBANK	11	N/A	N/A	36	\$242,500	\$226,250	7.2%	\$251,000	-3.4%
NORVILLE	6	N/A	N/A	33	\$215,000	\$233,000	-7.7%	\$235,000	-8.5%
SVENSSON HEIGHTS	7	N/A	N/A	44	\$236,500	\$240,000	-1.5%	\$256,343	-7.7%
THABEBAN	14	N/A	N/A	40	\$243,250	\$250,000	-2.7%	\$280,000	-13.1%
WALKERVALE	11	N/A	N/A	52	\$205,000	\$218,000	-6.0%	\$230,000	-10.9%
WOODGATE	6	N/A	N/A	33	\$395,000	\$425,000	-7.1%	\$381,500	3.5%

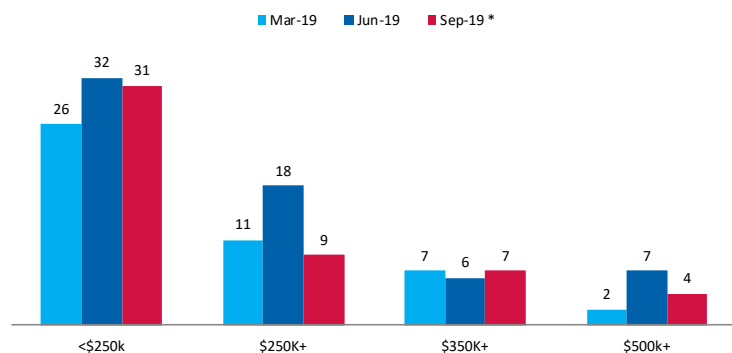
SURROUNDS

NORTH BURNETT (LGA)	10	N/A	N/A	72	\$127,500	\$132,500	-3.8%	\$152,000	-16.1%
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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
BUNDABERG (LGA)	51	\$230,000	-7.6%	208	\$249,000	\$255,000	-2.4%	\$252,000	-1.2%
AVENELL HEIGHTS	1	N/A	N/A	16	N/A	\$243,000	N/A	\$266,750	N/A
BARGARA	18	N/A	N/A	63	\$365,000	\$420,000	-13.1%	\$328,500	11.1%

BUNDABERG UNIT SALES



*Preliminary data

SALES MARKET - VACANT LAND <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
BUNDABERG (LGA)	29	\$146,765	1.9%	167	\$145,000	\$150,000	-3.3%	\$144,000	0.7%
BUNDABERG (LGA) ^	11	N/A	N/A	66	\$159,975	\$150,000	6.7%	\$142,500	12.3%
BRANYAN	4	N/A	N/A	17	N/A	\$143,000	N/A	\$137,000	N/A

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	SEP-19 \$ / WEEK	NEW BONDS	SEP-18 \$ / WEEK	NEW BONDS	SEP-14 \$ / WEEK	NEW BONDS
BUNDABERG REGIONAL		\$300	288	\$295	310	\$285	331
4660	Apple Tree Creek/Childers/Woodgate	\$290	21	\$300	31	\$255	14
4670	Bundaberg/Avoca/Bargara/Burnett Heads/Innes Park/Kepnock/Millbank/Thabeban	\$300	248	\$295	262	\$290	305
4671	Gin Gin/Mount Perry	\$260	19	\$250	15	\$250	12
NORTH BURNETT REGIONAL		\$250	44	\$250	44	\$235	39
4625	Aranbanga	\$250	13	\$245	20	\$245	13
4626	Beeran	\$285	15	\$255	12	\$250	12
4630	Bancroft	\$185	10	\$193	8	\$190	9

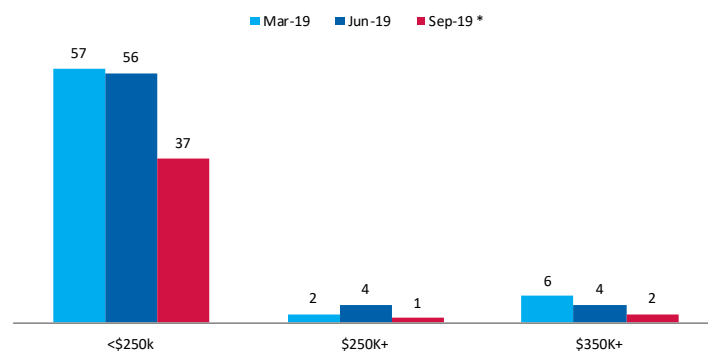
RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	SEP-19 \$ / WEEK	NEW BONDS	SEP-18 \$ / WEEK	NEW BONDS	SEP-14 \$ / WEEK	NEW BONDS
BUNDABERG REGIONAL		\$240	147	\$240	180	\$230	179
4670	Bundaberg, Avoca, Bargara, Burnett Heads, Innes Park, Kepnock, Millbank, Thabeban	\$240	143	\$240	171	\$230	172

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	SEP-19 \$ / WEEK	NEW BONDS	SEP-18 \$ / WEEK	NEW BONDS	SEP-14 \$ / WEEK	NEW BONDS
BUNDABERG REGIONAL		\$320	5	\$290	9	\$320	16
4670	Bundaberg/Avoca/Bargara/Burnett Heads/Innes Park/Kepnock/Millbank/Thabeban	n.a.	4	\$285	8	\$325	15

BUNDABERG LAND SALES



*Preliminary data

EMPLOYMENT MARKET

FITZROY SA4



Unemployment Rate

5.6%



Participation Rate

68.9%

HOUSE MARKET (<2400M²)



Quarter median price ↑

\$299,000



Annual median price ↑

\$280,000



Annual volume of sales ↓

499



Annual median price 5yrs ago ↓

\$400,000

Gladstone growth number one in the state

After successive quarters, a glimpse of positive growth in December quarter 2018, and, indeed, years of median house price falls, the Gladstone housing market appears to have re-entered its long-awaited recovery phase.

In fact, its performance over the September quarter secured Gladstone the top spot for median house price growth for all major regions in the state.

Over the September quarter, Gladstone's median house price increased 11.8 per cent to \$299,000.

The region also came in at number one for median house price growth over the year ending September.

Like the housing market, Gladstone's unit sector performed well over the year ending September.

So well, in fact, that it was number one for median price performance of all major regions, including Brisbane, in the state.

The median unit price in Gladstone increased 6.1 per cent over the year to \$175,000.

With its residential vacancy rate also falling to just 1.8 per cent, it certainly seems that Gladstone's market recovery is under way.

Regional Economy and Infrastructure Investment

A new \$350 million wind farm south-west of Gladstone, given the go-ahead by the Queensland Government and creating up to 150 construction jobs, will add to the big surge in wind power now coming on line in the state.

And it will produce most of its power overnight from its site on the Banana Range, an area known for its strong overnight winds.

Minister for Planning Cameron Dick said the Banana Range wind farm, located 20 kilometres west of Biloela, would provide a huge boost for the local economy.

"With up to 150 construction jobs and up to 15 ongoing jobs, the Banana Range wind farm will not only generate electricity for homes and businesses but will be an economic energy source for the surrounding region," he said.

"Besides the great environmental benefits for Queensland, investment in projects such as this also creates a flow-on economic effect for local businesses and assists in diversifying the town's economy."

In what is a first for Queensland, an early warning detection system has been placed in the water at the Port of Gladstone to find any traces of exotic marine pests.

Member for Gladstone Glenn Butcher said Queensland boasted some of Australia's and the world's best marine environments, but they were at risk from unwelcome visitors.

"Biosecurity Queensland has partnered with Queensland Port Authorities to deploy specially-designed detectors in the waters at the Ports of Cairns, Townsville, Mackay, Gladstone and Brisbane — all of which are close to natural heritage areas," he said.

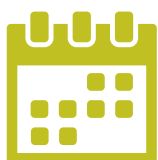
"This partnership demonstrates that our port authorities are taking shared responsibility for marine biosecurity seriously."

Gladstone Region Mayor Matt Burnett has also welcomed the funding announcement from the State Government for the upgrade of the Gladstone to Monto Road between Nagoorin and Ubobo.

Gladstone Regional Council has been successful in securing a Department of



HOUSE MARKET ALL



Median days on market

55 Days



Median vendor discount

-6.9%



Stock on market

7.8%

Transport and Main Roads' contract to widen a section of the Gladstone to Monto Road.

Work on the final section of single sealed road between Nagoorin and Ubobo began recently.

"Council's road crews are currently clearing grass and excavating within the drains to prepare the road corridor for the double lane width," Cr Burnett said.

The project is expected to be finished in January 2020, weather permitting.

House Market

After successive quarters, a glimpse of positive growth in December quarter 2018, and, indeed, years of median house price falls, the Gladstone housing market appears to have re-entered its long-awaited recovery phase.

In fact, its performance over the September quarter secured Gladstone the top spot for median house price growth for all major regions in the state.

Over the September quarter, Gladstone's median house price increased 11.8 per cent to \$299,000 with 94 house sales recorded over the period.

If that wasn't good enough news, the region came in number one for median house price growth over the year ending September as well, at growth of 3.7 per cent, which is a more solid indicator that the price falls may be at an end.

This market consolidation is apparent when assessing the region's on the market indicators with days on market drastically falling along with vendor discounting.

Last year, the median days on market was 84, but that metric has this year fallen to 55.

Likewise, the median vendor discount last year was 8.9 per cent but has dropped to 6.9 per cent this year.

While it is certainly time to celebrate some much-needed market strengthening, median house prices remain well below the level of five years ago.

In September 2014, the annual median house price was \$400,000 versus \$280,000 in the year ending September.



UNIT MARKET



Annual volume of sales

130



Annual median price

\$175,000



Annual median price 5 yrs ago

\$355,000

Like the housing market, Gladstone's unit sector performed well over the year ending September.

Unit Market

Like the housing market, Gladstone's unit sector performed well over the year ending September.

So well, in fact, that it was number one for median price performance of all major regions, including Brisbane, in the state.

The median unit price in Gladstone increased 6.1 per cent over the year to \$175,000.

However, the Gladstone unit sector still remains a very small part of the overall sales market in the region.

That said, days on market have also fallen dramatically over the past year – down from 95 to 66 days.

Rental Market

It certainly appears that all of the elements of a market recovery are in play, with Gladstone's rental market also strengthening.

The region's residential vacancy rate is now just 1.8 per cent to put it in the tight market range.

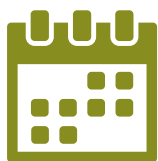
The downward trend in vacancy rate has been apparent for a number of years now with it reducing every year from 6.4 per cent in June 2017.

This significant reduction in rental supply is pushing median weekly rents, with rents for three-bedroom houses, three-bedroom townhouses and two-bedroom units all up over the year ending September.

The median weekly rent for three-bedroom houses and townhouses is now \$240, and \$180 for two-bedroom units.

Gladstone investors are correspondingly starting to see gross rental yields improve, with the median house yield now at 4.2 per cent.

UNIT MARKET



Median days on market

66 Days



Median vendor discount

-9.1%



Stock on market

6.9%

RENTAL MARKET



Vacancy Rates

1.8%

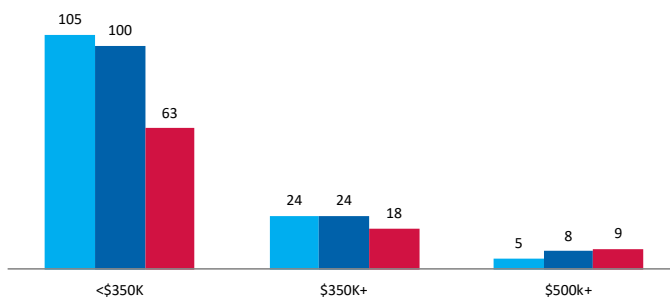


House Yields

4.2%

GLADSTONE HOUSE SALES

■ Mar-19 ■ Jun-19 ■ Sep-19 *



*Preliminary data
Houses <2400m²

SALES MARKET - HOUSES <2400m²

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
GLADSTONE (LGA)	94	\$299,000	11.8%	499	\$280,000	\$270,000	3.7%	\$400,000	-30.0%
GLADSTONE (LGA) ^	27	\$365,000	-1.4%	131	\$390,000	\$377,000	3.5%	\$481,250	-19.0%
AGNES WATER ^	5	N/A	N/A	21	\$340,000	\$355,000	-4.2%	\$340,000	0.0%
BOYNE ISLAND	9	N/A	N/A	49	\$295,000	\$285,000	3.5%	\$430,000	-31.4%
CALLIOPE	4	N/A	N/A	34	\$243,750	\$240,000	1.6%	\$420,000	-42.0%
CLINTON	15	N/A	N/A	66	\$260,000	\$259,750	0.1%	\$374,000	-30.5%
GLEN EDEN	11	N/A	N/A	28	\$272,500	\$270,000	0.9%	\$412,000	-33.9%
KIN KORA	7	N/A	N/A	24	\$295,000	\$288,000	2.4%	\$370,000	-20.3%
KIRKWOOD	4	N/A	N/A	32	\$305,000	\$320,000	-4.7%	\$450,000	-32.2%
NEW AUCKLAND	5	N/A	N/A	43	\$292,500	\$292,500	0.0%	\$399,000	-26.7%
SOUTH GLADSTONE	2	N/A	N/A	29	\$280,000	\$230,000	21.7%	\$355,500	-21.2%
TANNUM SANDS	12	N/A	N/A	54	\$367,500	\$311,250	18.1%	\$492,000	-25.3%
TELINA	5	N/A	N/A	21	\$280,000	\$255,000	9.8%	\$393,750	-28.9%
WEST GLADSTONE	4	N/A	N/A	37	\$209,000	\$170,000	22.9%	\$371,000	-43.7%

SURROUNDS

BANANA (LGA)	23	\$166,000	25.3%	105	\$167,500	\$150,000	11.7%	\$275,000	-39.1%
BILOELA	14	N/A	N/A	59	\$230,000	\$260,000	-11.5%	\$305,000	-24.6%

SALES MARKET - UNITS & TOWNHOUSES

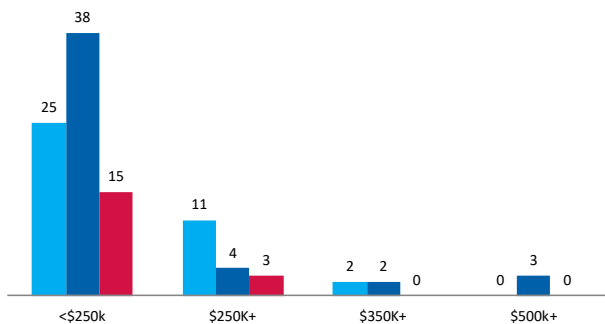
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
GLADSTONE (LGA)	19	N/A	N/A	130	\$175,000	\$165,000	6.1%	\$355,000	-50.7%

SALES MARKET - VACANT LAND <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
GLADSTONE (LGA)	5	N/A	N/A	49	\$127,500	\$130,000	-1.9%	\$220,000	-42.0%
KIRKWOOD	1	N/A	N/A	8	N/A	\$120,000	N/A	\$230,000	N/A

GLADSTONE UNIT SALES

■ Mar-19 ■ Jun-19 ■ Sep-19 *



*Preliminary data

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	SEP-19 \$/ WEEK	NEW BONDS	SEP-18 \$/ WEEK	NEW BONDS	SEP-14 \$/ WEEK	NEW BONDS
	GLADSTONE REGIONAL	\$240	197	\$220	202	\$320	295
4677	Agnes Water/Miriam Vale	\$330	12	\$300	13	\$300	6
4680	Gladstone/Boyne Island/Clinton/New Auckland/Kin Kora/Tannum Sands	\$230	182	\$220	188	\$320	280
	BANANA SHIRE	\$280	56	\$280	57	\$300	60
4715	Biloela	\$300	23	\$300	25	\$330	23
4718	Bauhinia	\$250	27	\$250	26	\$250	30

RENTAL MARKET - 2 BED UNITS

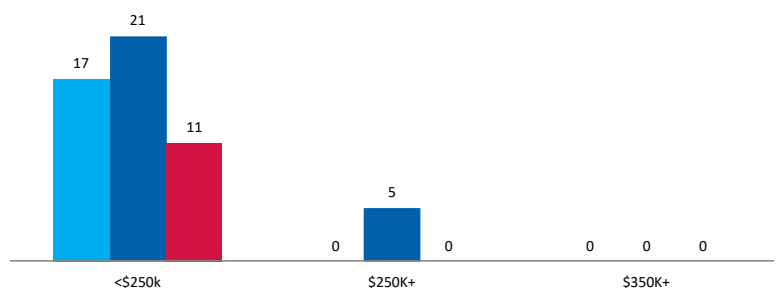
POST CODE	LOCALITY ¹	SEP-19 \$/ WEEK	NEW BONDS	SEP-18 \$/ WEEK	NEW BONDS	SEP-14 \$/ WEEK	NEW BONDS
	GLADSTONE REGIONAL	\$180	174	\$155	167	\$250	238
4677	Agnes Water/Miriam Vale	\$260	6	n.a.	4	n.a.	1
4680	Gladstone/Boyne Island/Clinton/New Auckland/Kin Kora/Tannum Sands	\$175	167	\$155	162	\$250	237
	BANANA SHIRE	\$240	9	\$225	16	\$250	22
4715	Biloela	\$250	7	\$245	12	\$260	13

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	SEP-19 \$/ WEEK	NEW BONDS	SEP-18 \$/ WEEK	NEW BONDS	SEP-14 \$/ WEEK	NEW BONDS
	GLADSTONE REGIONAL	\$240	63	\$210	74	\$350	98
4677	Agnes Water/Miriam Vale	n.a.	3	n.a.	1	n.a.	2
4680	Gladstone/Boyne Island/Clinton/New Auckland/Kin Kora/Tannum Sands	\$240	60	\$210	73	\$350	96

GLADSTONE LAND SALES

■ Mar-19 ■ Jun-19 ■ Sep-19 *



*Preliminary data

EMPLOYMENT MARKET

FITZROY SA4



Unemployment Rate

5.6%



Participation Rate

68.9%

HOUSE MARKET (<2400M²)



Quarter
median price

\$250,000



Annual
median price

\$250,000



Annual volume
of sales

813



Annual median
price 5yrs ago

\$300,500

The Advance Queensland strategy is expected to boost jobs growth over the next 20 years.

Recovery stalled

Revival of the Rockhampton market from the post-mining downturn has stalled somewhat, based on the latest set of results.

An overall improvement in the resources sector seemed to be a catalyst for tightening quarter-on-quarter rental vacancies. These looked to be establishing a foundation for long-term value growth.

Prospects for market improvement can be expected in years to come, but the most recent data shows a market that's working its way through a downturn.

The annual median house price softened over the past 12 months, as did the unit figure, and the five-year growth numbers were also disappointing.

Regional Economy and Infrastructure Investment

While Rockhampton's economy works toward recovery, there is a range of projects that will help boost the region's appeal and finances.

For starters, the \$352 million Rookwood Weir is officially underway, with first works occurring 60 kilometres outside Rockhampton.

Queensland's Natural Resources Minister Dr Anthony Lynham said that Rockhampton Council crews have commenced work on the \$7.5 million upgrade of Thirsty Creek Road.

The Thirsty Creek Road works will improve access into the weir site to accommodate higher traffic volumes, work crews and heavy equipment. The works are expected to be completed by July 2020.

Critical infrastructure work is also helping boost employment. More than 100 jobs will be supported as part of a \$49 million rebuild of the Bouldercombe electricity substation.

The four-year project will support 112 jobs and involves replacement of all primary equipment such as circuit breakers, structures and foundations as well as the installation of a new transformer on site.

The substation was first built in the 1970s and has supported industrial and residential growth in the area for more than 40 years.

A partnership between the State Government and Central Queensland University (CQU) is set to deliver an advanced technology and innovation centre in Rockhampton. The works are part of the new Advance Queensland strategy designed to create jobs in the agricultural technology, mining and manufacturing industries in regional Queensland.

The Advance Queensland strategy is expected to boost jobs growth over the next 20 years.

Member for Rockhampton, Barry O'Rourke, said the \$2.8 million partnership with CQU was a great win for Central Queensland.

"This is about preparing local students for great careers in mining, agriculture and manufacturing and helping them get out there into the workforce," he said.

Market Outlook

The 2019 outlook for the sales market remains one where positive moves will be long-term.

Our analysis indicated house prices have stabilised, but remain in the overall softening sector of the property price cycle.

Conversely, unit prices appear to have passed through the bottom of the cycle and



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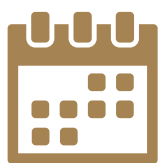


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HOUSE MARKET ALL



Median days on market

69 Days



Median vendor discount

-9.0%



Stock on market

7.8%

UNIT MARKET



Median days on market

105 Days



Median vendor discount

-10.3%



Stock on market

5.3%

are in the recovery phase. That said, the turnaround is also expected to be steady.

Despite the recent poor numbers, industry observers remain positive about the long-term outlook for Rockhampton.

HOUSE MARKET (<2400m2)

The September 2019 quarterly median house price dropped 5.7 per cent to \$250,000 across 149 sales – a fairly disappointing result. Rockhampton had the second-largest quarterly fall in median house price of all LGAs studied for this Queensland Market Monitor report.

This quarterly outcome aligned with Rockhampton's annual result. For the 12-months to September 2019, houses recorded a median sale price of \$250,000 – which is a 5.7 per cent fall on the previous year – across 813 transactions. Our analysis revealed this to be the largest percentage fall in house prices for the period among the regions studied.

The five-year measure showed a highly disappointing outcome. Median house values have retracted 16.8 per cent since September 2014 when the figure sat at \$300,500.

General Activity

The total number of house listings in Rockhampton for the 12 months to September 2019 was 2,254, which was a 12 per cent rise on the previous year's 2,020 listings.

Stock on market for the period was 7.8 per cent which was higher than last year's 7.2 per cent result.

The median vendor discount for the 12 months to September 2019 was 9.0 per cent which is greater than the 8.3 per cent outcome to September 2018.

Median days on market for the 12 month period was 69 – a drop of two days on the previous year's number.

The majority of houses that traded in Rockhampton over the September quarter were priced below \$350,000. This sector made up 76 per cent of all transactions.

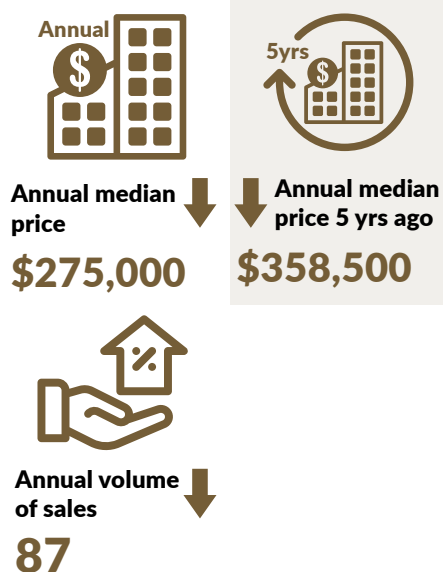
UNIT MARKET

The unit market in Rockhampton continued to show little improvement with even longer-term owners suffering from a loss in values.

The 12-month median price fell 5.8 per cent to \$275,000 across 87 sales.

The total number of unit listings in Rockhampton for the 12 months to September 2019 was 252 – a huge 44 per cent increase on the previous 12-month period, which had 175 listings.

UNIT MARKET



Stock on market for the period was 5.3 per cent which was much tighter than the 7.3 per cent results for the year to September 2018.

Median days on market blew out substantially this year. The 12 months to September 2019 recorded a 105 day median, while the previous year saw 80 days.

The annual median vendor discount to September 2019 was -10.3 per cent, which was a substantial shift from the previous year's figure of -6.9 per cent.

Medium-term performance in the unit sector was extremely disappointing with the median price having fallen a whopping 23.3 per cent compared to September 2014 when the figure sat at \$385,500.

RENTAL MARKET

The rental market in Rockhampton has turned quickly based on quarterly comparisons. The vacancy rate for the September 2019 quarter was 3.6 per cent – a massive jump on the previous quarter's vacancy rate of 1.5 per cent.

It's also the highest quarterly vacancy rate since March quarter 2018, and propels the city's rental market into 'weak' status.

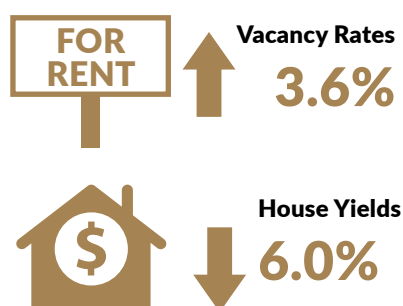
This will be a disappointing outcome for investors, who had been watching the tightening vacancy rates set a foundation for future price growth.

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

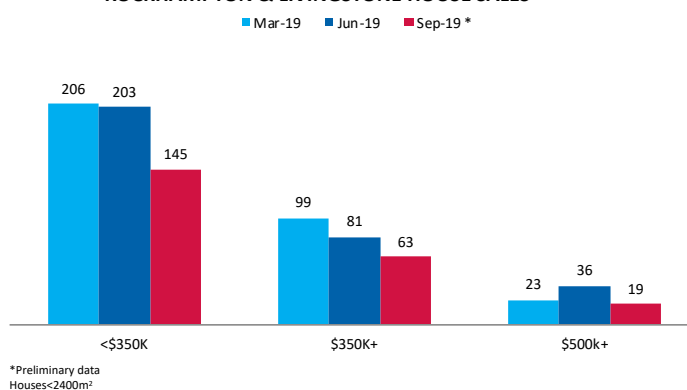
For two-bedroom units, the annual median was \$220 per week which was a rise of \$10 per week based from the previous year's result.

Gross rental yields for Rockhampton investment houses remained flat, coming in at 6.0 per cent in September quarter 2019 – a slight rise on the 5.7 per cent in June quarter 2019.

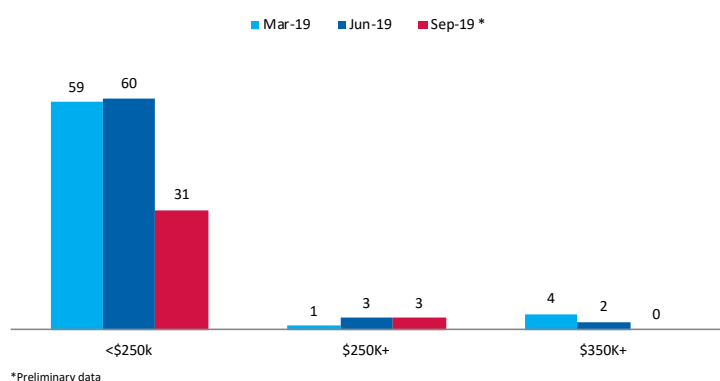
RENTAL MARKET



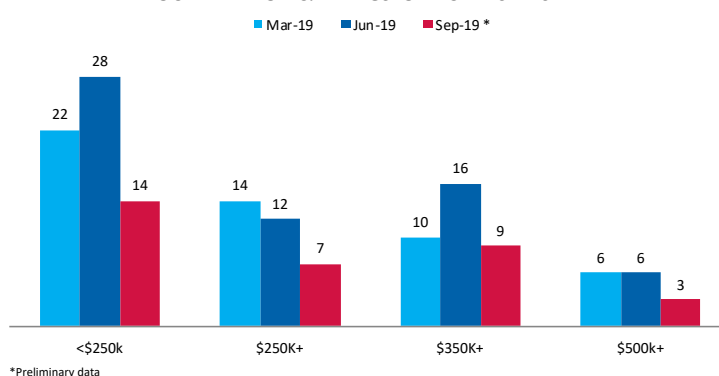
ROCKHAMPTON & LIVINGSTONE HOUSE SALES



ROCKHAMPTON & LIVINGSTONE LAND SALES



ROCKHAMPTON & LIVINGSTONE UNIT SALES



SALES MARKET - HOUSES <2400m²

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
ROCKHAMPTON (LGA)	149	\$250,000	-5.7%	813	\$250,000	\$265,000	-5.7%	\$300,500	-16.8%
ROCKHAMPTON (LGA) ^	9	N/A	N/A	67	\$360,000	\$350,000	2.9%	\$380,500	-5.4%
ALLENSTOWN	5	N/A	N/A	35	\$198,000	\$200,000	-1.0%	\$280,000	-29.3%
BERSERKER	18	N/A	N/A	84	\$177,500	\$186,300	-4.7%	\$235,000	-24.5%
FRENCHVILLE	15	N/A	N/A	104	\$313,500	\$310,000	1.1%	\$340,000	-7.8%
GRACEMERE	17	N/A	N/A	90	\$249,000	\$266,000	-6.4%	\$320,000	-22.2%
KAWANA	3	N/A	N/A	35	\$278,000	\$273,750	1.6%	\$320,000	-13.1%
KOONGAL	7	N/A	N/A	38	\$208,750	\$217,000	-3.8%	\$272,250	-23.3%
MOUNT MORGAN	6	N/A	N/A	38	\$87,500	\$85,000	2.9%	\$110,000	-20.5%
NORMAN GARDENS	22	\$387,500	3.3%	122	\$381,250	\$410,000	-7.0%	\$380,000	0.3%
PARK AVENUE	16	N/A	N/A	73	\$225,000	\$227,500	-1.1%	\$277,000	-18.8%
THE RANGE	13	N/A	N/A	72	\$387,500	\$353,000	9.8%	\$355,500	9.0%
WANDAL	12	N/A	N/A	50	\$258,000	\$225,625	14.4%	\$288,500	-10.6%

SURROUNDS

CENTRAL HIGHLANDS (LGA)	42	\$286,000	25.7%	212	\$225,000	\$170,000	32.4%	\$345,000	-34.8%
BLACKWATER	8	N/A	N/A	42	\$130,000	\$90,000	44.4%	\$280,000	-53.6%
EMERALD	30	\$335,000	36.7%	148	\$286,000	\$272,500	5.0%	\$365,000	-21.6%

LIVINGSTONE (LGA)	81	\$370,000	-0.7%	398	\$372,000	\$363,750	2.3%	\$380,000	-2.1%
LIVINGSTONE (LGA) ^	25	\$479,000	5.9%	164	\$452,500	\$480,000	-5.7%	\$507,000	-10.7%
EMU PARK	8	N/A	N/A	36	\$320,000	\$330,000	-3.0%	\$345,000	-7.2%
LAMMERMOOR	8	N/A	N/A	47	\$420,000	\$435,000	-3.5%	\$468,500	-10.4%
YEPPON	18	N/A	N/A	112	\$353,000	\$325,000	8.6%	\$365,000	-3.3%
ZILZIE	11	N/A	N/A	42	\$333,000	\$334,000	-0.3%	\$375,000	-11.2%

SALES MARKET - UNITS & TOWNHOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
ROCKHAMPTON (LGA)	11	N/A	N/A	87	\$275,000	\$291,986	-5.8%	\$358,500	-23.3%
ROCKHAMPTON CITY	2	N/A	N/A	19	N/A	\$470,000	N/A	\$439,462	N/A

SURROUNDS

LIVINGSTONE (LGA)	22	\$330,000	26.9%	112	\$290,000	\$265,000	9.4%	\$349,000	-16.9%
YEPPON	10	N/A	N/A	58	\$275,000	\$280,000	-1.8%	\$338,500	-18.8%

SALES MARKET - VACANT LAND <2400M²

ROCKHAMPTON (LGA)	4	N/A	N/A	38	\$156,000	\$145,000	7.6%	\$170,000	-8.2%
GRACEMERE	0	N/A	N/A	7	N/A	\$145,000	N/A	\$148,500	N/A
NORMAN GARDENS	1	N/A	N/A	18	N/A	\$166,900	N/A	\$180,000	N/A

SURROUNDS

LIVINGSTONE (LGA)	21	\$176,000	4.1%	131	\$175,000	\$180,000	-2.8%	\$172,000	1.7%
HIDDEN VALLEY	5	N/A	N/A	8	N/A	\$170,000	N/A	\$-	N/A
PARKHURST	6	N/A	N/A	25	\$186,900	\$187,900	-0.5%	\$172,000	8.7%
ZILZIE	2	N/A	N/A	11	N/A	\$110,000	N/A	\$170,000	N/A

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	SEP-19 \$/ WEEK	NEW BONDS	SEP-18 \$/ WEEK	NEW BONDS	SEP-14 \$/ WEEK	NEW BONDS
	ROCKHAMPTON REGIONAL	\$290	220	\$270	245	\$300	317
4700	Allenstown/Depot Hill/Great Keppel Is/Rockhampton/Wandal	\$290	75	\$268	90	\$300	99
4701	Central Qld Uni/ Frenchville/ Kalka/ Koongal/ Lakes Ck/ Nerimbera/ Nth Rockhampton/ Oasis Gardens/ Pk Avenue PO/Rockhampton	\$298	134	\$273	142	\$310	201
	LIVINGSTONE SHIRE	\$320	123	\$290	159	\$307	175
4702	Ambrose/Banana/Baralaba/Gindie/Gracemere/Jericho/Keppel Sands/SaphireStanwell/Rubyvale/Westwood/Woorabinda/Wowan/Yaraka	\$288	58	\$260	75	\$300	73
4703	Bayfield/Bungundarra/Byfield/Cootee Bay/Farnborough/Kemp Bch/Kinka Bch/Lammermoor Bch/Statute Bay/Taranganba/Woodbury/Yeppoon	\$350	49	\$320	68	\$330	74
4710	Emu park/Zilzie	\$330	15	\$300	15	\$300	27
4714	Mount Morgan	\$240	10	\$200	13	\$200	16
	CENTRAL HIGHLANDS REGIONAL	\$265	120	\$250	130	\$250	123
4717	Blackwater	\$230	63	\$230	60	\$250	61
4720	Emerald	\$293	46	\$270	48	\$270	57

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	SEP-19 \$/ WEEK	NEW BONDS	SEP-18 \$/ WEEK	NEW BONDS	SEP-14 \$/ WEEK	NEW BONDS
	ROCKHAMPTON REGIONAL	\$220	181	\$210	151	\$230	185
4700	Allenstown/Depot Hill/Great Keppel Is/Rockhampton/Wandal	\$250	61	\$210	49	\$240	56
4701	Central Qld Uni/ Frenchville/ Kalka/ Koongal/ Lakes Ck/ Nerimbera/ Nth Rockhampton/ Oasis Gardens/ Pk Avenue PO/Rockhampton	\$220	120	\$210	102	\$230	129
	LIVINGSTONE SHIRE	\$290	49	\$270	64	\$270	71
4702	Ambrose/Banana/Baralaba/Gindie/Gracemere/Jericho/Keppel Sands/SaphireStanwell/Rubyvale/Westwood/Woorabinda/Wowan/Yaraka	\$200	5	\$221	6	\$200	7
4703	Bayfield/Bungundarra/Byfield/Cootee Bay/Farnborough/Kemp Bch/Kinka Bch/Lammermoor Bch/Statute Bay/Taranganba/Woodbury/Yeppoon	\$290	42	\$290	55	\$280	63
	CENTRAL HIGHLANDS REGIONAL	\$240	59	\$205	61	\$220	69
4717	Blackwater	n.a.	4	\$145	6	\$60	8
4720	Emerald	\$245	50	\$220	50	\$220	59
4722	Springsure	n.a.	2	n.a.	4	\$0	0

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	SEP-19 \$/ WEEK	NEW BONDS	SEP-18 \$/ WEEK	NEW BONDS	SEP-14 \$/ WEEK	NEW BONDS
	ROCKHAMPTON REGIONAL	\$360	9	\$335	8	\$300	7
4701	Central Qld Uni, Frenchville, Kalka, Koongal, Lakes Ck, Nerimbera, Nth Rockhampton, Oasis Gardens, Pk Avenue PO, Rockhampton	\$360	7	n.a.	4	\$300	5
	LIVINGSTONE SHIRE	\$400	9	\$320	17	\$465	11
4702	Ambrose/Banana/Baralaba/Gindie/Gracemere/Jericho/Keppel Sands/SaphireStanwell/Rubyvale/Westwood/Woorabinda/Wowan/Yaraka	n.a.	4	\$375	12	\$550	7
4703	Bayfield/Bungundarra/Byfield/Cootee Bay/Farnborough/Kemp Bch/Kinka Bch/Lammermoor Bch/Statute Bay/Taranganba/Woodbury/Yeppoon	n.a.	4	n.a.	3	n.a.	4
	CENTRAL HIGHLANDS REGIONAL	\$320	12	\$290	7	\$300	17
4720	Emerald	\$320	11	\$290	6	\$290	16



EMPLOYMENT MARKET

MACKAY SA4



Unemployment Rate

4.3%



Participation Rate

68.9%

HOUSE MARKET (<2400M²)



Quarter median price ↑

\$360,000



Annual median price ↑

\$345,000



Annual volume of sales ↓

1,195



Annual median price 5yrs ago ↓

\$407,000

Mackay market gathers momentum

It certainly seems that Mackay's rising market has put down solid roots, with its housing market posting solid results for another quarter.

The Mackay median house price strengthened by 3.9 per cent to \$360,00 over the quarter – the second best of all major regions in the state.

Plus, Mackay's yearly price increase of 1.5 per cent took out third spot in the state.

While the region's unit market continues to fluctuate each quarter, over the year it has posted solid median price growth of 4.4 per cent.

There is no doubt that Mackay's rental market is solid, though, with vacancy rates at just 1.7 per cent and rents growing strongly over the year.

All of these market factors, as well as its myriad major infrastructure projects, are no doubt some of the reasons why the region was recently named in a list of top 10 regional property investment locations.

Regional Economy and Infrastructure Investment

Mackay's biggest ever road project has hit another milestone, with the \$497 million Mackay Ring Road – Stage 1's largest overpass now complete.

Crews recently placed the final 31-tonne bridge deck on the Mackay Ring Road's new overpass at Ooralea, putting the project on the home stretch.

The Federal Government also recently brought forward funding for the second stage of the project.

Deputy Prime Minister and Federal Minister for Infrastructure, Transport and Regional Development Michael McCormack said the Ring Road will be a game-changer for the Mackay region.

"The 11.3-kilometre bypass will provide an alternative route for freight and traffic to improve accessibility of urban sections of the Bruce Highway, which means motorists will reach their destinations sooner and safer," Mr McCormack said.

"This major infrastructure project, requiring 159 decks and 68 piles, will enhance the capability of Mackay's road network and reduce travel times with the removal of 10 sets of traffic signals."

More than 1,200 local workers have been inducted on the project to-date, according to the State Government.

Mackay was also recently named as one of the top 10 places to consider buying property around Australia in 2020, with long-term capital gains expected in each location.

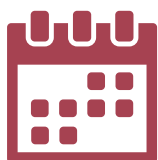
The region's Qantas pilot training academy, construction of the Mackay Ring Road, around \$1.3 billion in funding for road infrastructure upgrades in the Mackay region between now and 2022, and the rebuilding of Cyclone Yasi-impacted Lindeman Island resort, which is in the Mackay local government area, were all identified as positives for the local property market.

Three key projects are on track for completion, which will facilitate future trade and connect the Port of Mackay with key road infrastructure.

The \$2.9m extension of Edmund Casey Drive will improve port operational efficiencies, provide additional emergency access and create future land development opportunities.



HOUSE MARKET ALL



Median days on market

48 Days



Median vendor discount

-6.1%



Stock on market

7.6%

Two other key infrastructure investment projects by North Queensland Bulk Ports Corporation (NQBP) are also under way as part of an infrastructure investment program costing almost \$6 million and supporting up to 120 local jobs.

House Market

It certainly seems that Mackay's rising market has put down solid roots, with its housing market posting solid results for another quarter.

In fact, Mackay's median house price performance over the September quarter has been classified as the second best of all major regions behind Gladstone.

The Mackay median house price strengthened by 3.9 per cent to \$360,00 over the quarter.

After three quarters of growth, and one of negative growth, over the past year, it's little surprise that its median price change over the period was positive also.

Plus, Mackay's yearly price increase of 1.5 per cent took out third spot in the state.

Unlike Gladstone, however, where market indicators seem to easily point to a market shift, in Mackay, the metrics are relatively static compared to last year.



UNIT MARKET

Quarter
median price

\$191,500

Annual median
price

\$235,000

Annual volume
of sales

236

Annual median
price 5 yrs ago

\$325,000

Standout suburbs over the past year have included South and West Mackay as well as Beaconsfield and Mount Pleasant.

Mackay's median house price remains about 15 per cent below its level five years, which, when coupled with its infrastructure program, is no doubt attracting investors near and far.

Unit Market

Because of the small size of the Mackay unit market, median prices tend to be very volatile from one quarter to another, with no exception this period.

Over the September quarter, statistically speaking, its median unit price dropped by 27.6 per cent to \$191,500.

However, that figure is based off a total of 45 sales, which were likely to be in the affordable price bracket, thus dropping the overall median down.

The more reliable statistic to assess the Mackay unit market is the yearly median result due to the higher number of sales recorded.

Over the year ending September, the Mackay median unit price actually increased by 4.4 per cent to \$235,000, which is a much brighter result than the quarterly figure.

The indicators for the unit market, however, show a sector that is holding its ground, but far from firing on all cylinders.

Rental Market

Like so many parts of regional Queensland, the Mackay rental market is well in the tight range with its residential vacancy rate of just 1.7 per cent.

Property managers have reported an increase in residents due to a rise in employment opportunities, contributing to the region's economy.

While there has been some fluctuation in vacancy rates over the past year, there is no denying that Mackay's rental market is in much better shape than it was a few years ago when the vacancy rate hit 6.4 per cent.

With a number of major infrastructure projects on the go, the region's rental market is likely to become tighter still over the short to medium term.

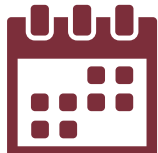
The median weekly rents being achieved in Mackay are now the highest of all major centres in regional Queensland.

Rents have increased strongly over the past year, with the median weekly rent for a three-bedroom house now \$360, for three-bedroom townhouses it is currently \$350 and for two-bedroom units it is \$270.

With these types of rents being achieved, it's no great shock to learn that gross rental yields are high.

The gross rental yield for houses is 5.2 per cent and for units it is 7.3 per cent – the second highest in the state.

UNIT MARKET

Median days on
market

82 Days

Median vendor
discount

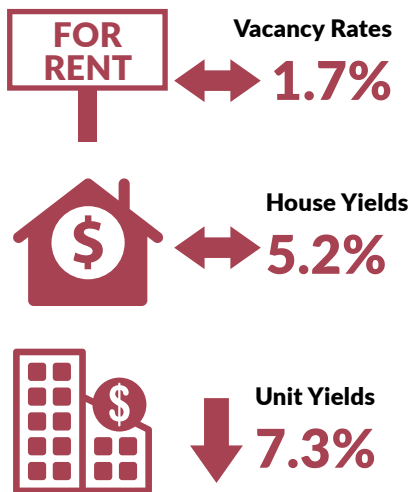
-9.5%



Stock on market

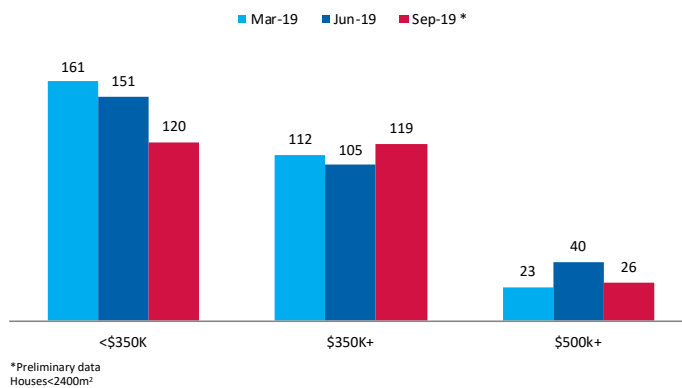
5.3%

RENTAL MARKET

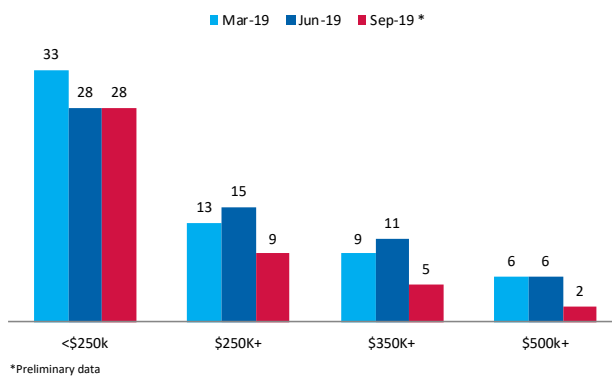


Like so many parts of regional Queensland, the Mackay rental market is well in the tight range with its residential vacancy rate at just 1.7 per cent. Property managers have reported an increase in residents due to a rise in employment opportunities, contributing to the region's economy.

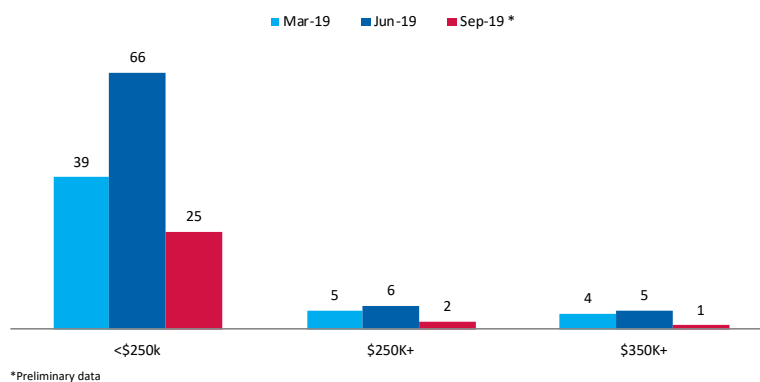
MACKAY HOUSE SALES



MACKAY UNIT SALES



MACKAY LAND SALES



SALES MARKET - HOUSES <2400m²

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
MACKAY (LGA)	270	\$360,000	3.9%	1195	\$345,000	\$340,000	1.5%	\$407,000	-15.2%
MACKAY (LGA) ^	45	\$517,500	3.5%	185	\$478,500	\$425,000	12.6%	\$480,000	-0.3%
ANDERGROVE	27	\$342,000	5.2%	110	\$330,000	\$323,000	2.2%	\$380,000	-13.2%
BEACONSFIELD	15	N/A	N/A	66	\$362,000	\$343,500	5.4%	\$411,000	-11.9%
BLACKS BEACH	7	N/A	N/A	49	\$300,000	\$315,000	-4.8%	\$440,000	-31.8%
BUCASIA	15	N/A	N/A	67	\$351,000	\$340,000	3.2%	\$405,500	-13.4%
EAST MACKAY	10	N/A	N/A	37	\$340,000	\$350,000	-2.9%	\$400,000	-15.0%
SHOAL POINT	6	N/A	N/A	17	N/A	\$416,000	N/A	\$487,500	N/A
EIMEO	10	N/A	N/A	47	\$370,000	\$369,000	0.3%	\$432,500	-14.5%
GLENELLA	15	N/A	N/A	49	\$450,000	\$458,750	-1.9%	\$469,000	-4.1%
MARIAN	13	N/A	N/A	57	\$430,000	\$402,500	6.8%	\$475,000	-9.5%
MOUNT PLEASANT	9	N/A	N/A	51	\$395,000	\$375,000	5.3%	\$440,000	-10.2%
NORTH MACKAY	13	N/A	N/A	75	\$250,000	\$280,000	-10.7%	\$325,000	-23.1%
OORALEA	11	N/A	N/A	39	\$415,000	\$432,500	-4.1%	\$460,000	-9.8%
RURAL VIEW	17	N/A	N/A	76	\$419,250	\$395,000	6.1%	\$475,000	-11.7%
SARINA	11	N/A	N/A	38	\$252,500	\$210,000	20.2%	\$315,000	-19.8%
SLADE POINT	7	N/A	N/A	41	\$315,000	\$316,500	-0.5%	\$342,200	-7.9%
SOUTH MACKAY	16	N/A	N/A	77	\$310,000	\$285,000	8.8%	\$365,000	-15.1%
WALKERSTON	7	N/A	N/A	37	\$365,000	\$397,500	-8.2%	\$462,500	-21.1%
WEST MACKAY	26	\$342,500	14.2%	94	\$325,000	\$307,500	5.7%	\$380,000	-14.5%

SURROUNDS

ISAAC (LGA)	39	\$215,000	19.4%	155	\$187,000	\$160,000	16.9%	\$245,000	-23.7%
MORANBAH	21	\$230,000	0.0%	81	\$229,000	\$200,000	14.5%	\$300,000	-23.7%

WHITSUNDAY (LGA)	90	\$317,500	-8.2%	333	\$340,000	\$360,000	-5.6%	\$390,000	-12.8%
WHITSUNDAY (LGA) ^	17	N/A	N/A	71	\$476,250	\$475,000	0.3%	\$470,000	1.3%
BOWEN	28	\$222,250	-22.0%	102	\$253,500	\$250,000	1.4%	\$360,000	-29.6%
CANNONVALE	29	\$440,000	2.8%	95	\$436,000	\$430,000	1.4%	\$450,000	-3.1%
PROSERPINE	8	N/A	N/A	47	\$280,000	\$280,000	0.0%	\$290,000	-3.4%

SALES MARKET - UNITS & TOWNHOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
MACKAY (LGA)	45	\$191,500	-27.6%	236	\$235,000	\$225,000	4.4%	\$325,000	-27.7%
MACKAY	7	N/A	N/A	42	\$232,500	\$249,000	-6.6%	\$322,846	-28.0%

SURROUNDS

WHITSUNDAY (LGA)	37	\$275,000	14.6%	177	\$252,500	\$238,750	5.8%	\$306,500	-17.6%
AIRLIE BEACH	16	N/A	N/A	52	\$330,000	\$375,000	-12.0%	\$387,000	-14.7%
CANNONVALE	11	N/A	N/A	66	\$220,000	\$217,000	1.4%	\$259,000	-15.1%

SALES MARKET - VACANT LAND <2400M²

MACKAY (LGA)	26	\$158,500	-10.2%	175	\$173,000	\$172,500	0.3%	\$205,000	-15.6%
RURAL VIEW	1	N/A	N/A	35	\$160,000	\$163,000	-1.8%	\$215,000	-25.6%

SURROUNDS

WHITSUNDAY (LGA)	19	N/A	N/A	112	\$148,750	\$150,000	-0.8%	\$160,088	-7.1%
CANNONVALE	4	N/A	N/A	27	\$160,000	\$155,000	3.2%	\$162,500	-1.5%

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	SEP-19 \$ / WEEK	NEW BONDS	SEP-18 \$ / WEEK	NEW BONDS	SEP-14 \$ / WEEK	NEW BONDS
	MACKAY REGIONAL	\$360	289	\$335	329	\$345	433
4737	Sarina/Sarina Beach/Armstrong Beach	\$315	18	\$315	18	\$320	28
4740	Mackay	\$360	223	\$338	268	\$350	346
4741	Various Islands/Clairview/Eton/Farleigh/Flaggy Rock/Gargett/Mt Christian/Mt Ossa/Oakenden/Pinnacle/Pleystowe/Seaforth/Yalbaroo	\$395	7	\$350	9	\$300	19
4750	Bucasia/Seaview Heights/Shoal Pt	\$375	23	\$350	18	\$345	19
4751	Palmyra/Walkerston	\$425	5	n.a.	4	\$330	6
	ISAAC REGIONAL	\$280	156	\$250	157	\$275	157
4721	Clermont	\$250	12	\$280	13	\$280	13
4742	Nebo	n.a.	2	\$180	5	n.a.	1
4744	Moranbah	\$325	83	\$260	85	\$290	101
4745	Dysart	\$190	34	\$160	35	\$220	27
4746	Middlemount	\$250	22	\$260	15	\$300	13
	WHITSUNDAY REGIONAL	\$350	99	\$340	117	\$320	143
4800	Cannon Valley/Conway/Dingo Bch/Erlanda Bch/Mt Julian/Mt Marlow/Nth Gregory/Proserpine/Riordanvale/Strathdickie/Wilson Bch	\$333	20	\$340	20	\$320	35
4802	Airlie Bch/Cannonvale/Jubilee/Shute Harbour/Shutehaven/Whitsunday	\$400	40	\$425	42	\$395	39
4804	Collinsville	\$250	14	\$280	15	\$275	11
4805	Bowen	\$300	25	\$300	40	\$270	58

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	SEP-19 \$ / WEEK	NEW BONDS	SEP-18 \$ / WEEK	NEW BONDS	SEP-14 \$ / WEEK	NEW BONDS
	MACKAY REGIONAL	\$270	223	\$250	269	\$250	300
4737	Sarina/Sarina Beach/Armstrong Beach	\$210	9	\$195	20	\$225	18
4740	Mackay	\$273	198	\$250	233	\$260	267
4750	Bucasia/Seaview Heights/Shoal Pt	\$250	9	\$210	5	\$190	6
	ISAAC REGIONAL	\$250	30	\$190	55	\$250	47
4721	Clermont	\$200	5	n.a.	4	\$200	6
4744	Moranbah	\$285	13	\$180	31	\$250	11
4746	Middlemount	\$250	8	\$250	10	\$250	24
	WHITSUNDAY REGIONAL	\$280	113	\$275	123	\$280	177
4800	Cannon Valley/Conway/Dingo Bch/Erlanda Bch/Mt Julian/Mt Marlow/Nth Gregory/Proserpine/Riordanvale/Strathdickie/Wilson Bch	\$210	14	\$220	18	\$230	13
4802	Airlie Bch/Cannonvale/Jubilee/Shute Harbour/Shutehaven/Whitsunday	\$320	68	\$325	78	\$300	123
4805	Bowen	\$240	26	\$200	23	\$250	39



RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	SEP-19 \$ / WEEK	NEW BONDS	SEP-18 \$ / WEEK	NEW BONDS	SEP-14 \$ / WEEK	NEW BONDS
	MACKAY REGIONAL	\$350	38	\$330	31	\$350	50
4740	Mackay	\$360	34	\$330	29	\$350	49
	ISAAC REGIONAL	\$350	18	\$350	27	\$425	16
4744	Moranbah	\$425	9	\$355	22	\$425	12
4745	Dysart	n.a.	2		n.a.		1
	WHITSUNDAY REGIONAL	\$400	28	\$400	21	\$340	28
4802	Airlie Bch/Cannonvale/Jubilee/Shute Harbour/Shutehaven/Whitsunday	\$395	22	\$405	16	\$360	20
4805	Bowen	n.a.	3	n.a.	3	n.a.	4

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EMPLOYMENT MARKET

TOWNSVILLE SA4



Unemployment Rate

7.9%



Participation Rate

62.7%

HOUSE MARKET (<2400M²)



Quarter median price

\$310,000



Annual median price

\$315,000



Annual volume of sales

1,749



Annual median price 5yrs ago

\$360,000

HOUSE MARKET ALL



Median days on market

61 Days



Median vendor discount

-7.3%



Stock on market

6.8%

Townsville market recovering

Cyclone Oma's impact on the Townsville sales market appears to have been short-lived, with house prices stabilising.

While in the June quarter the median house price fell by 4.7 per cent, over the September period the result was a more modest fall of just 0.3 per cent, which has clawed back the previous reduction.

The quarterly median house price in Townsville is now \$310,000.

Importantly, the number of sales has also stabilised over the quarter.

The unit market continues to be relatively soft, however, with prices continuing to reduce along with the volume of sales.

Following on from a fall of eight per cent last quarter, the Townsville median unit price reduced by a further 1.6 per cent in the September period – albeit an improvement from three months ago.

The rental sector, perhaps unsurprisingly, continues to be strong with a healthy vacancy rate and rising rents.

Investors of Townsville real estate are also enjoying some of the best gross rental yields in regional Queensland.

Regional Economy and Infrastructure Investment

Townsville's road boom is set to keep rolling with expressions of interest to design and build the city's \$180 million missing ring road link.

The Australian and Queensland Governments made the announcement for Townsville Ring Road Stage 5 following another milestone on the Haughton River project south of Townsville, which now has all pre-cast concrete piles manufactured and onsite, ready for driving into the bridge structures.

Queensland Transport and Main Roads Minister Mark Bailey said making sure jobs would go to locals and local businesses would be a key focus of the EOI, with up to 200 jobs on offer.

"This is the final piece of the puzzle for Townsville's Ring Road project, making sure that we're ready for the city's growth and that locals and businesses can access vital services and work," he said.

The project will duplicate the existing, six-kilometre, two-lane section between Vickers Bridge and Shaw Road to four lanes and add a new connection at Beck Drive.

The design and construction contract will be awarded to the successful contractor next year, with shovels to hit the ground in mid-2021.

Planning has also started on Riverway Drive Stage 2, with technical assessments and traffic modelling to be carried out early next year.

Townsville's building and construction sector has been given a boost with the expansion of steel building product manufacturer Metroll following the settlement of land in Bohle Industrial Estate.

Member for Townsville Scott Stewart said the settlement of Lot 22 at the Economic Development Queensland (EDQ) industrial precinct was a sign of confidence in the region.

"Metroll's acquisition of this industrial land is expected to support 12 local jobs and will further boost Townsville's building and construction sector," Mr Stewart said.

"The company's new manufacturing site in Bohle Industrial Estate will be three



UNIT MARKET



Quarter
median price

\$225,000



Annual
median price

\$245,000



Annual volume
of sales

453



Annual median
price 5 yrs ago

\$284,000

UNIT MARKET



Median days on
market

76 Days



Median vendor
discount

-8.5%



Stock on market

5.7%

times the size of their current Townsville site.

“The 10,970m2 block will allow Metroll to expand their business, increase their workforce and provide greater services to our region.

“Increasing access to industrial land provides businesses such as Metroll with the essential building blocks to expand and grow regional economies, resulting in more local jobs for places like Townsville.”

Major rail projects worth almost \$305 million are driving a regional rail jobs boom across Queensland generally.

The largest investment – the \$100 million North Coast line upgrade between Townsville and Rockhampton – started construction in July and will support more than 300 construction jobs.

House market

The impact of Cyclone Oma on the Townsville house market appears to have been and gone with the latest round of data showing stable conditions.

While in the June quarter, the median house price fell by 4.7 per cent, over the September period the result was a more modest fall of just 0.3 per cent, which has clawed back the previous reduction.

The quarterly median house price in Townsville is now \$310,000.

The better market conditions are also evidenced by the stable number of sales over the quarter.

It should be noted that Townsville records the highest number of house sales per quarter of any major region north of the Sunshine Coast, which is a signpost of the depth and stability of its market.

Likewise, for the year ending September, the region posted a small median house price fall of 1.6 per cent.

Townsville’s on the market indicators such as days on market and listing numbers are also stable compared to the same period last year.

A solid performer over the September quarter was Kirwan, which recorded 52 house sales as well as a median house price increase of 3.3 per cent to \$310,000.

Unit market

While the house market appears to have rebounded since February’s weather event, the same unfortunately can’t be said for Townsville’s unit sector.

Following on from a fall of eight per cent last quarter, the unit price reduced by a further 1.6 per cent in the September period – albeit an improvement from three months ago.

The quarterly number of sales also increased about 9.1 per cent from the previous quarter, however, the Townsville unit market is only a small proportion of overall dwelling sales in the region.

However, over the year ending September, the median unit price reduced five per cent and is down 13.7 per cent over the past five years.



In line with these relatively weak market conditions, the number of unit listings has increased by about 10 per cent over the past year.

Likewise, the days on market have increased from 61 to 76 since last year.

Rental market

The short-term impact of Cyclone Oma on the local rental market appears to be dissipating, with an increase in vacancy rates over the quarter.

The vacancy rate increased from 2.2 per cent in June to 3.2 per cent in September, which remains in the healthy range of demand and supply.

Weekly rents in Townsville, on the other hand, have strengthened significantly over the past year as is common when a sales market is relatively soft.

The median rent for a three-bedroom house has increased from \$290 to \$320 per week over the year to September.

Weekly rents for two-bedroom units and three-bedroom townhouses have grown from \$235 to \$270 and \$310 to \$350 respectively over the same period.

These robust weekly rents as well as lower property prices means investors are enjoying some of the best gross rental yields in regional Queensland.

The gross rental yield for houses is now 5.4 per cent, while it is an impressive 6.2 per cent for units.

SALES MARKET - HOUSES <2400m²

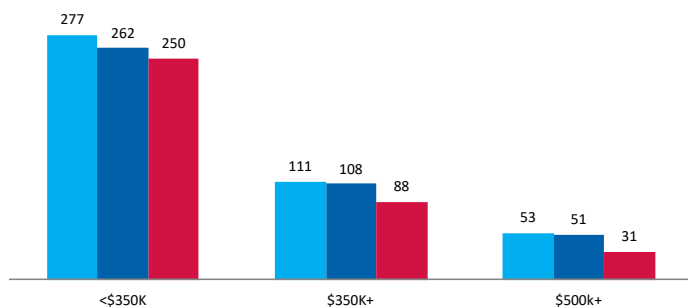
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
TOWNSVILLE (LGA)	414	\$310,000	-0.3%	1749	\$315,000	\$320,000	-1.6%	\$360,000	-12.5%
TOWNSVILLE (LGA) ^	37	\$405,000	-3.6%	193	\$420,000	\$395,500	6.2%	\$435,000	-3.4%
AITKENVALE	4	N/A	N/A	43	\$277,000	\$275,000	0.7%	\$305,000	-9.2%
ALICE RIVER ^	3	N/A	N/A	26	\$466,000	\$465,000	0.2%	\$465,000	0.2%
ANNANDALE	24	\$385,250	0.1%	94	\$400,000	\$405,000	-1.2%	\$430,000	-7.0%
BELGIAN GARDENS	7	N/A	N/A	27	\$450,000	\$450,000	0.0%	\$457,500	-1.6%
BOHLE PLAINS	13	N/A	N/A	42	\$368,000	\$387,000	-4.9%	\$427,500	-13.9%
BURDELL	17	N/A	N/A	76	\$337,500	\$368,500	-8.4%	\$435,000	-22.4%
BUSHLAND BEACH	22	\$359,000	-7.0%	100	\$359,000	\$387,500	-7.4%	\$415,500	-13.6%
CONDON	11	N/A	N/A	48	\$240,000	\$240,000	0.0%	\$291,000	-17.5%
COSGROVE	1	N/A	N/A	12	N/A	\$399,500	N/A	\$414,750	N/A
CRANBROOK	12	N/A	N/A	54	\$257,500	\$225,000	14.4%	\$290,000	-11.2%
CURAJONG	13	N/A	N/A	43	\$247,500	\$233,500	6.0%	\$300,000	-17.5%
DEERAGUN	10	N/A	N/A	36	\$247,500	\$280,750	-11.8%	\$316,350	-21.8%
DOUGLAS	17	N/A	N/A	74	\$345,000	\$369,000	-6.5%	\$397,500	-13.2%
GULLIVER	13	N/A	N/A	35	\$238,500	\$245,000	-2.7%	\$305,000	-21.8%
HEATLEY	5	N/A	N/A	33	\$220,000	\$230,000	-4.4%	\$290,000	-24.1%
HERMIT PARK	4	N/A	N/A	27	\$300,000	\$348,000	-13.8%	\$377,500	-20.5%
HYDE PARK	2	N/A	N/A	15	N/A	\$332,500	N/A	\$385,000	N/A
IDALIA	5	N/A	N/A	27	\$422,500	\$465,000	-9.1%	\$490,000	-13.8%
KELSO	19	N/A	N/A	77	\$229,000	\$244,500	-6.3%	\$300,000	-23.7%
KIRWAN	52	\$310,000	3.3%	219	\$307,750	\$300,000	2.6%	\$350,000	-12.1%
MOUNT LOUISA	28	\$325,000	-6.2%	95	\$331,000	\$340,000	-2.7%	\$385,000	-14.0%
MUNDINGBURRA	6	N/A	N/A	30	\$330,000	\$331,500	-0.5%	\$380,000	-13.2%
NORTH WARD	13	N/A	N/A	40	\$549,250	\$560,000	-1.9%	\$517,500	6.1%
OONOONBA	4	N/A	N/A	17	N/A	\$285,000	N/A	\$305,000	N/A
RAILWAY ESTATE	10	N/A	N/A	34	\$280,000	\$310,000	-9.7%	\$330,000	-15.2%
RANGEWOOD ^	3	N/A	N/A	13	N/A	\$400,000	N/A	\$485,000	N/A
RASMUSSEN	8	N/A	N/A	43	\$195,000	\$250,000	-22.0%	\$269,000	-27.5%
SOUTH TOWNSVILLE	6	N/A	N/A	33	\$317,500	\$337,500	-5.9%	\$350,000	-9.3%
THURINGOWA CENTRAL	4	N/A	N/A	17	N/A	\$282,500	N/A	\$314,000	N/A
VINCENT	5	N/A	N/A	17	N/A	\$210,000	N/A	\$276,250	N/A
WEST END	13	N/A	N/A	49	\$335,000	\$335,000	0.0%	\$357,500	-6.3%
WULGURU	10	N/A	N/A	43	\$250,000	\$262,500	-4.8%	\$294,000	-15.0%

SURROUNDS

BURDEKIN (LGA)	34	\$150,000	20.0%	129	\$157,500	\$165,000	-4.6%	\$215,000	-26.7%
AYR	19	N/A	N/A	76	\$180,000	\$187,000	-3.7%	\$250,000	-28.0%
CHARTERS TOWERS (LGA)	14	N/A	N/A	63	\$175,000	\$139,500	25.5%	\$200,000	-12.5%
CHARTERS TOWERS CITY	2	N/A	N/A	12	N/A	\$132,500	N/A	\$179,000	N/A
HINCHINBROOK (LGA)	17	N/A	N/A	82	\$185,000	\$185,000	0.0%	\$231,750	-20.2%
INGHAM	3	N/A	N/A	35	\$155,000	\$175,000	-11.4%	\$240,000	-35.4%

TOWNSVILLE HOUSE SALES

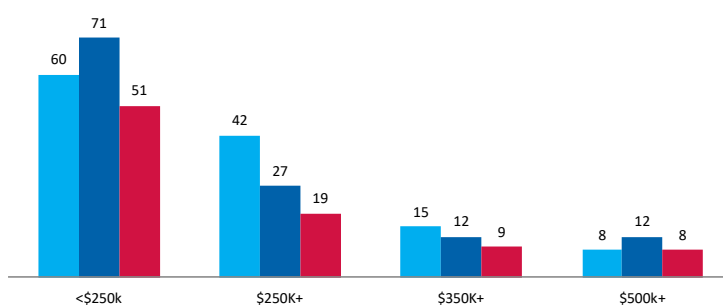
■ Mar-19 ■ Jun-19 ■ Sep-19 *



*Preliminary data
Houses<2400m²

TOWNSVILLE UNIT SALES

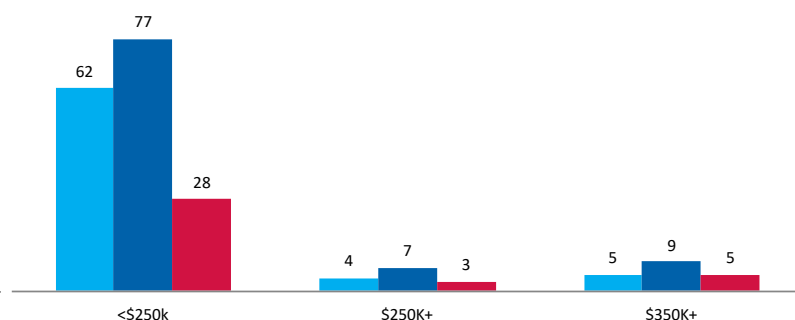
■ Mar-19 ■ Jun-19 ■ Sep-19 *



*Preliminary data

TOWNSVILLE LAND SALES

■ Mar-19 ■ Jun-19 ■ Sep-19 *



*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
TOWNSVILLE (LGA)	96	\$225,000	-1.6%	453	\$245,000	\$258,000	-5.0%	\$284,000	-13.7%
BELGIAN GARDENS	4	N/A	N/A	16	N/A	\$276,500	N/A	\$285,000	N/A
DOUGLAS	4	N/A	N/A	16	N/A	\$225,000	N/A	\$290,000	N/A
NORTH WARD	20	\$191,500	-30.1%	94	\$269,500	\$303,000	-11.1%	\$270,000	-0.2%
PIMLICO	3	N/A	N/A	7	N/A	\$250,000	N/A	\$245,000	N/A
SOUTH TOWNSVILLE	4	N/A	N/A	22	\$285,000	\$317,500	-10.2%	\$375,000	-24.0%
TOWNSVILLE CITY	20	\$335,000	-30.9%	71	\$317,000	\$355,000	-10.7%	\$378,000	-16.1%
WEST END	6	N/A	N/A	33	\$235,000	\$245,000	-4.1%	\$235,000	0.0%

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	SEP-19 \$/ WEEK	NEW BONDS	SEP-18 \$/ WEEK	NEW BONDS	SEP-14 \$/ WEEK	NEW BONDS
	TOWNSVILLE CITY	\$270	596	\$235	650	\$265	739
4810	Belgian Gardens/Cape Cleveland/Castle Hill/Nth Ward/Pallarenda/Railway Estate/Rowes Bay/Townsville/West End/Yarrowonga	\$280	267	\$250	291	\$285	354
4811	Cluden/Idalia/James Cook Uni/Mt Stuart/Oak Valley/Oonoonba/Partington/Roseneath/Serene Valley/Stuart/Wulguru	\$330	56	\$310	59	\$350	45
4812	Currajong/Gulliver/Hermit Pk/Hyde Pk/Hyde Pk Castletown/Mundingburra/Mysterton/Pilmico/Rising Sun/Rosslea	\$250	135	\$205	159	\$245	164
4814	Aitkenvale/Cranbrook/Douglas, Garbutt/Heatley/Mt Elliot/Mt Louisa/Murray/Vincent	\$280	69	\$230	79	\$270	83
4815	Candon/Kelso/Pinnacles/Rasmussen	\$260	27	\$256	17	\$270	25
4817	Alice River/Bohle Plns/Kirwan/Rangewood/Rupertswood/Stableford/Thuringowa Central	\$250	28	\$250	32	\$260	36
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	\$270	5	\$260	7	\$224	16
4819	Arcadia/Arcadia Bay/Horseshoe Bay/Magnetic Is/Nelly Bay/Picnis Bay	\$260	9	\$250	6	\$320	16
	BURDEKIN SHIRE	\$210	43	\$220	35	\$210	51
4807	Airville	\$210	35	\$220	33	\$210	42
	CHARTERS TOWERS REGIONAL	\$205	9	\$190	10	\$180	7
4820	Richmond Hill	\$205	9	\$190	10	\$180	7
	HINCHINBROOK SHIRE	\$173	20	\$176	18	\$200	18
4850	Abergowrie	\$173	20	\$176	18	\$200	18

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	SEP-19 \$/ WEEK	NEW BONDS	SEP-18 \$/ WEEK	NEW BONDS	SEP-14 \$/ WEEK	NEW BONDS
	TOWNSVILLE CITY	\$350	30	\$310	35	\$330	34
4810	Belgian Gardens/Cape Cleveland/Castle Hill/Nth Ward/Pallarenda/Railway Estate/Rowes Bay/Townsville/West End/Yarrowonga	\$450	9	\$340	7	n.a.	1
4812	Currajong/Gulliver/Hermit Pk/Hyde Pk/Hyde Pk Castletown/Mundingburra/Mysterton/Pilmico/Rising Sun/Rosslea	\$320	6	n.a.	4	\$310	12
4814	Aitkenvale/Cranbrook/Douglas, Garbutt/Heatley/Mt Elliot/Mt Louisa/Murray/Vincent	n.a.	4	W	5	n.a.	3
4817	Alice River/Bohle Plns/Kirwan/Rangewood/Rupertswood/Stableford/Thuringowa Central	\$330	5	\$315	7	\$330	7
4818	Beach Holm/Black River/Blue Hills/Bluewater/Bohle/Burdell/Bushland Bch/Carinya/Cordelia/Deeragun/Innes/Jensen/Lynam/Mt Low/Purono Pk/Saunders Bch/Shaw/Toolakea/Yabulu	n.a.	2	\$305	6	\$350	5

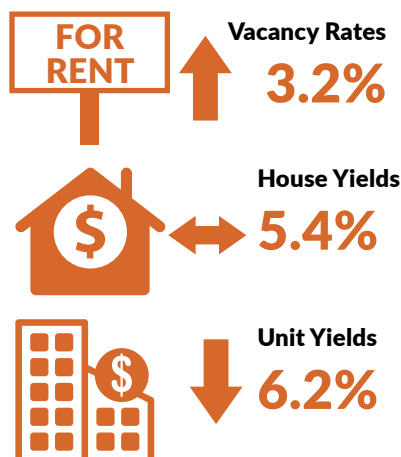
SALES MARKET - VACANT LAND <2400M²

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
TOWNSVILLE (LGA)	28	\$170,000	5.6%	228	\$161,000	\$160,013	0.6%	\$163,000	-1.2%
TOWNSVILLE (LGA) ^	8	N/A	N/A	42	\$200,000	\$198,500	0.8%	\$199,500	0.3%
BOHLE PLAINS	1	N/A	N/A	34	\$177,000	\$163,000	8.6%	\$160,000	10.6%
BURDELL	2	N/A	N/A	17	N/A	\$158,500	N/A	\$157,300	N/A
BUSHLAND BEACH	1	N/A	N/A	11	N/A	\$149,000	N/A	\$151,000	N/A
KELSO	0	N/A	N/A	3	N/A	\$115,000	N/A	\$139,000	N/A
MOUNT LOUISA	2	N/A	N/A	11	N/A	\$180,000	N/A	\$185,000	N/A
MOUNT LOW	1	N/A	N/A	20	\$155,000	\$146,500	5.8%	\$162,000	-4.3%
OONONBA	0	N/A	N/A	15	N/A	\$159,500	N/A	\$158,000	N/A
SHAW	0	N/A	N/A	2	N/A	\$166,750	N/A	\$156,250	N/A

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	SEP-19 \$/ WEEK	NEW BONDS	SEP-18 \$/ WEEK	NEW BONDS	SEP-14 \$/ WEEK	NEW BONDS
	TOWNSVILLE CITY	\$320	521	\$290	643	\$320	683
4810	Belgian Gardens/Cape Cleveland/Castle Hill/Nth Ward/Pallarenda/Railway Estate/Rowes Bay/Townsville/West End/Yarrowonga	\$350	51	\$305	62	\$350	64
4811	Cluden/Idalia/James Cook Uni/Mt Stuart/Oak Valley/Oonoonba/Partington/Roseneath/Serene Valley/Stuart/Wulguru	\$329	32	\$325	32	\$340	30
4812	Currajong/Gulliver/Hermit Pk/Hyde Pk/Hyde Pk Castletown/Mundingburra/Mysterton/Pilmico/Rising Sun/Rosslea	\$320	53	\$290	55	\$320	64
4814	Aitkenvale/Cranbrook/Douglas, Garbutt/Heatley/Mt Elliot/Mt Louisa/Murray/Vincent	\$320	145	\$290	188	\$320	176
4815	Candon/Kelso/Pinnacles/Rasmussen	\$300	77	\$260	115	\$300	118
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	n.a.	4	\$260	10	\$250	12
4817	Alice River/Bohle Plns/Kirwan/Rangewood/Rupertswood/Stableford/Thuringowa Central	\$320	76	\$310	92	\$330	94
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	\$323	70	\$300	83	\$310	105
4819	Arcadia/Arcadia Bay/Horseshoe Bay/Magnetic Is/Nelly Bay/Picnis Bay	\$380	13	\$300	6	\$300	20
	BURDEKIN SHIRE	\$253	42	\$263	62	\$270	52
4806	Arkenideith	\$223	12	\$243	14	\$260	12
4807	Airville	\$255	27	\$270	42	\$270	37
	CHARTERS TOWERS REGIONAL	\$250	31	\$230	43	\$250	40
4820	Richmond Hill	\$250	31	\$230	43	\$250	40
	HINCHINBROOK SHIRE	\$265	25	\$240	19	\$250	32
4850	Abergowrie	\$265	25	\$240	19	\$250	32

RENTAL MARKET



EMPLOYMENT MARKET

CAIRNS SA4



Unemployment Rate

4.8%



Participation Rate

62.9%

HOUSE MARKET (<2400M²)



Quarter median price

\$395,000



Annual median price

\$410,000



Annual volume of sales

1,875



Annual median price 5yrs ago

\$378,000

HOUSE MARKET



Median days on market

52 Days



Median vendor discount

-5.3%



Stock on market

8.2%

Sales flat but rental market soaring

The Cairns sales market continued to record soft conditions as well as median price reductions over the September quarter.

However, metrics such as days on market, stock levels and vendor discounting have stayed relatively steady, which is potentially a sign of a turnaround in the short to medium term.

The median house price in Cairns reduced by 5.2 per cent to \$395,000 over the quarter to now represent the second most affordable major tourism location in the state.

However, while the median house price recorded a fall over the quarter, over the year ending September it posted a rise of 1.2 per cent to \$410,000.

Over the September quarter, the Cairns median unit price reduced by 8.5 per cent to hit \$215,000.

However, while its sales market is clearly flat, the region's rental market is soaring with a record low vacancy rate of just 0.9 per cent.

Correspondingly, rents are increasing, and investors are enjoying impressive gross rental yields.

Regional Economy and Infrastructure Investment

As well as its tourism sector, the Cairns region is benefitting from a number of economic stimulus programs.

Cairns has been selected as one of two regional sites for a multimillion-dollar investment to boost jobs in Far North Queensland and enhance the region's reputation as an agricultural export hot spot.

The Premier recently announced that Air Freight Handling Services (AFHS) had been selected to establish a Regional Trade Distribution Centre (RTDC) in Cairns.

"This will supercharge rapid airfreight access for agricultural producers," the Premier said.

"It means graziers and growers will have easier access to export markets and that means jobs."

The centre is expected to boost access to markets in Asia, Europe and other global locations.

As well as creating jobs, the centre will allow North Queensland's fruit and seafood industries, along with a range of other industries, improved access to international markets, which in turn will have a flow-on benefit to regional communities

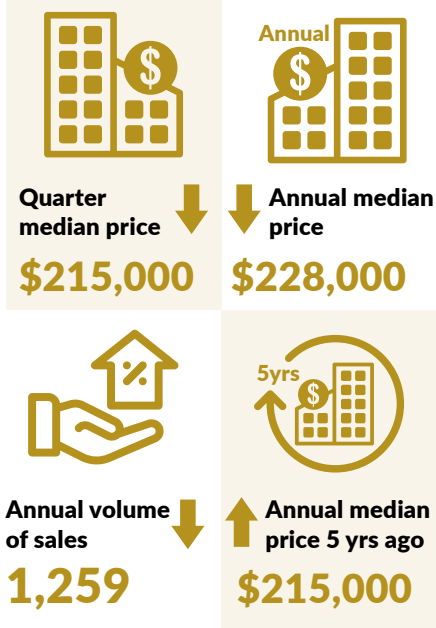
AFHS anticipates that construction of the state-of-the-art 3,400 square metre facility at Cairns International Airport will start in the second quarter of 2020 and will take about 13 months.

A new five-star hotel has also opened its doors in the heart of the Cairns cultural precinct, which will support 150 tourism jobs.

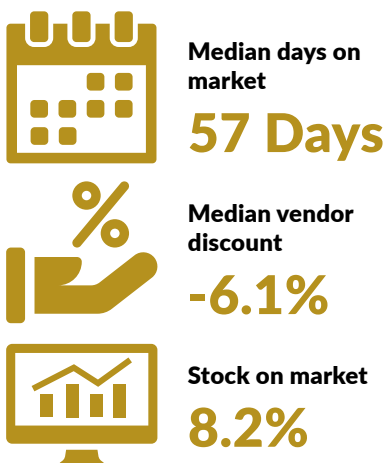
Bailey is Crystalbrook's second five-star hotel to open in the city in the past 12 months, with the first venture – Riley – opening in 2018 and another luxury offering – Flynn – expected early next year.

By the end of 2020, the group's collection of properties will have added more than 800 hotel rooms to Cairns, creating 3,500 jobs and injecting more than \$900

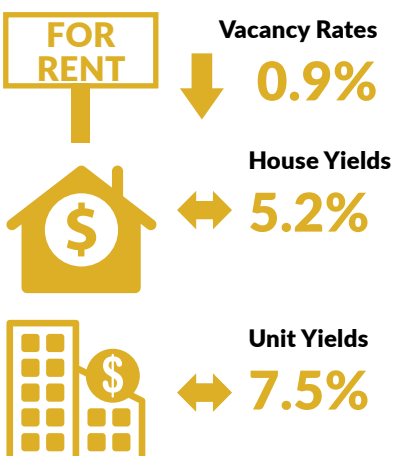
UNIT MARKET



UNIT MARKET



RENTAL MARKET



million into the local economy.

The second stage of the multimillion-dollar Mareeba Airport upgrade was officially opened recently, which will see more aviation jobs, training opportunities and a wide range of economic benefits delivered to the far north.

The \$23 million project is expected to create economic flow into Mareeba, the Shire and Tablelands, and support at least 200 jobs as a result.

House Market

The moderation in the Cairns housing market continued over the September quarter with median prices falling once again.

The median house price in Cairns reduced by 5.2 per cent to \$395,000 to now represent the second most affordable major tourism location in the state.

However, while the median house price recorded a fall over the quarter, over the year ending September it posted a rise of 1.2 per cent to \$410,000.

Sales activity continues to trend lower, however, with the volume of house sales over the year reducing by nearly 20 per cent.

The number of listings has also increased over the year – up 11 per cent – while days on market as well as vendor discounting has reduced marginally over the same period.

Second only to the Fraser Coast, Cairns is now offering excellent value for both homebuyers and investors.

While the reduction in activity meant that many suburbs didn't record enough sales to produce a reliable median house price, standout performers over the quarter were Bentley Park, up 15.9 per cent to \$371,000, and Redlynch which recorded growth of 5 per cent to \$530,000.

Unit Market

There is no doubt that the Cairns unit market bore the brunt of softer market conditions in 2019.

Over the September quarter, its median unit price reduced by 8.5 per cent to hit \$215,000.

That median unit price is now the second most affordable major region in Queensland, behind Mackay.

However, it's fair to say that the Cairns unit sector is more mature than Mackay's, which should augur well for a future market turnaround.

While unit prices have reduced in Cairns, days on market, as well as stock levels and vendor discounting, have remained relatively static over the year ending September.

Such metrics are perhaps why the Cairns median unit price has reduced by only 0.9 per cent over the year.

The volatility of the unit market means over the quarter many locations didn't record enough sales for a solid median price to be calculated or variable sale prices saw prices jump up or down in an unreliable way.

Over the year, however, some solid performers included Cairns City, Freshwater and Yorkeys Knob.

Rental Market

While the Cairns house and unit sales markets might seem like a temporary tale of



woe, the same can't be said for its rental sector, which is now officially the tightest of all major regions in the state.

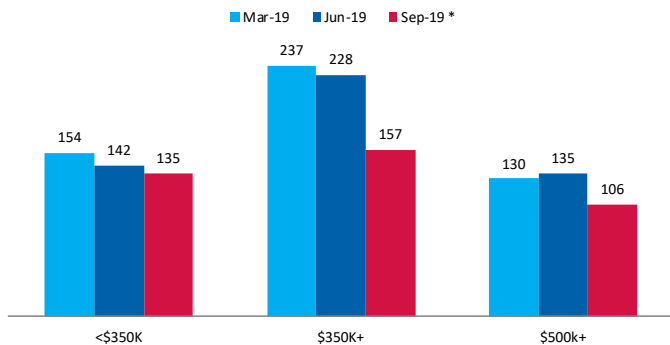
Over the September quarter, Cairns vacancies were at an historical record low for the region, reporting 0.9 per cent for the quarter.

Correspondingly, weekly median rents were up year on year across three-bedroom houses, three-bedroom units and three-bedroom townhouses, with the latter reporting the highest increase of 5.3 per cent.

The combination of increasing rents and lower property prices means investors in Cairns are enjoying rental yields that Sydneysiders and Melbournites can only dream about.

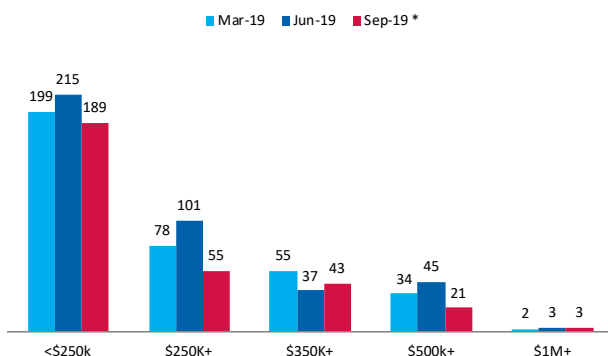
The gross house rental yield was 5.2 per cent for the September quarter and for units it was an impressive 7.5 per cent – the highest of all major regions in the state.

CAIRNS & DOUGLAS HOUSE SALES



*Preliminary data
Houses<2400m²

CAIRNS & DOUGLAS UNIT SALES



*Preliminary data

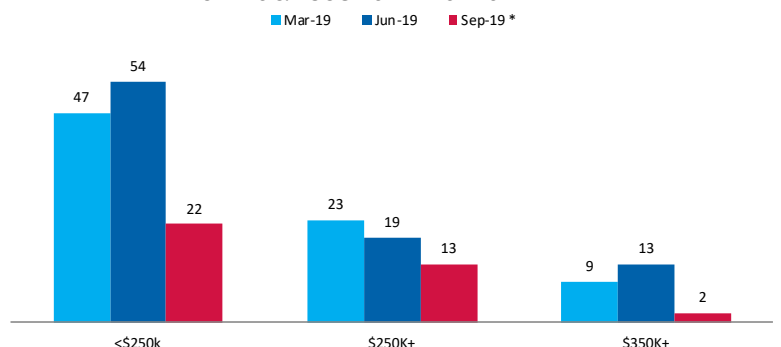
SALES MARKET - HOUSES <2400m²

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
CAIRNS (LGA)	386	\$395,000	-5.2%	1875	\$410,000	\$405,000	1.2%	\$378,000	8.5%
CAIRNS (LGA) ^	24	\$560,000	-13.9%	102	\$650,000	\$650,000	0.0%	\$575,500	12.9%
BAYVIEW HEIGHTS	10	N/A	N/A	45	\$395,000	\$407,500	-3.1%	\$382,500	3.3%
BENTLEY PARK	24	\$371,000	15.9%	133	\$355,000	\$346,000	2.6%	\$345,000	2.9%
BRINSMEAD	16	N/A	N/A	83	\$475,000	\$457,500	3.8%	\$415,000	14.5%
BUNGALOW	6	N/A	N/A	19	N/A	\$380,000	N/A	\$355,000	N/A
CARAVONICA	1	N/A	N/A	19	N/A	\$445,000	N/A	\$352,000	N/A
CLIFTON BEACH	9	N/A	N/A	37	\$515,000	\$525,000	-1.9%	\$504,000	2.2%
EARLVILLE	10	N/A	N/A	37	\$400,000	\$382,500	4.6%	\$351,000	14.0%
EDGE HILL	11	N/A	N/A	47	\$503,000	\$516,000	-2.5%	\$480,000	4.8%
EDMONTON	23	\$320,000	-7.5%	125	\$330,000	\$333,500	-1.1%	\$335,000	-1.5%
FRESHWATER	6	N/A	N/A	18	N/A	\$512,500	N/A	\$430,000	N/A
GOLDSBOROUGH ^	4	N/A	N/A	13	N/A	\$532,500	N/A	\$438,750	N/A
GORDONVALE	21	\$307,000	-8.4%	86	\$319,500	\$318,000	0.5%	\$310,000	3.1%
GORDONVALE ^	1	N/A	N/A	14	N/A	\$633,000	N/A	\$555,000	N/A
HOLLOWAYS BEACH	7	N/A	N/A	34	\$389,000	\$400,000	-2.8%	\$372,500	4.4%
KANIMBLA	6	N/A	N/A	37	\$493,250	\$505,000	-2.3%	\$447,500	10.2%
KEWARRA BEACH	14	N/A	N/A	103	\$445,500	\$420,000	6.1%	\$420,000	6.1%
MANOORA	5	N/A	N/A	34	\$300,000	\$330,000	-9.1%	\$270,000	11.1%
MANUNDA	10	N/A	N/A	24	\$358,000	\$340,500	5.1%	\$315,000	13.7%
MOOROOBOOL	11	N/A	N/A	89	\$355,000	\$370,000	-4.1%	\$330,000	7.6%
MOUNT SHERIDAN	23	\$330,000	-12.8%	132	\$371,250	\$390,000	-4.8%	\$352,500	5.3%
PALM COVE	12	N/A	N/A	38	\$547,500	\$600,000	-8.8%	\$562,500	-2.7%
PARRAMATTA PARK	5	N/A	N/A	25	\$455,000	\$457,750	-0.6%	\$375,500	21.2%
REDLYNCH	29	\$530,000	5.0%	116	\$503,500	\$480,000	4.9%	\$440,790	14.2%
SMITHFIELD	27	\$400,000	-6.5%	115	\$435,000	\$426,500	2.0%	\$395,000	10.1%
TRINITY BEACH	16	N/A	N/A	85	\$485,000	\$467,500	3.7%	\$445,000	9.0%
TRINITY PARK	21	\$452,000	2.8%	81	\$440,000	\$442,500	-0.6%	\$420,000	4.8%
WESTCOURT	5	N/A	N/A	27	\$362,000	\$337,500	7.3%	\$328,000	10.4%
WHITE ROCK	13	N/A	N/A	61	\$290,000	\$308,500	-6.0%	\$290,000	0.0%
WHITFIELD	4	N/A	N/A	43	\$550,000	\$552,500	-0.5%	\$505,000	8.9%
WOREE	6	N/A	N/A	28	\$327,500	\$310,000	5.7%	\$317,000	3.3%
YORKEYS KNOB	5	N/A	N/A	17	N/A	\$375,000	N/A	\$368,000	N/A

SURROUNDS

CASSOWARY COAST (LGA)	30	\$250,000	26.3%	172	\$222,000	\$234,000	-5.1%	\$240,000	-7.5%
CASSOWARY COAST (LGA) ^	7	N/A	N/A	73	\$300,000	\$340,000	-11.8%	\$327,500	-8.4%
DOUGLAS (LGA)	28	\$525,000	16.7%	120	\$460,000	\$437,500	5.1%	\$390,000	17.9%
PORT DOUGLAS	14	N/A	N/A	41	\$599,500	\$605,000	-0.9%	\$490,000	22.3%
MAREEBA (LGA)	23	\$315,000	14.6%	107	\$290,000	\$289,500	0.2%	\$280,000	3.6%
MAREEBA (LGA) ^	18	N/A	N/A	110	\$450,000	\$460,000	-2.2%	\$420,000	7.1%
KURANDA ^	5	N/A	N/A	38	\$457,500	\$452,500	1.1%	\$430,000	6.4%
MAREEBA	19	N/A	N/A	93	\$295,000	\$285,000	3.5%	\$280,000	5.4%
TABLELANDS (LGA)	23	\$334,000	21.5%	178	\$300,000	\$289,500	3.6%	\$290,000	3.4%
TABLELANDS (LGA) ^	24	\$400,000	-3.6%	149	\$407,500	\$413,000	-1.3%	\$395,000	3.2%
ATHERTON	9	N/A	N/A	87	\$305,000	\$292,000	4.5%	\$310,000	-1.6%
TOLGA ^	6	N/A	N/A	26	\$450,000	\$485,000	-7.2%	\$400,000	12.5%

CAIRNS & DOUGLAS 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
CAIRNS (LGA)	265	\$215,000	-8.5%	1259	\$228,000	\$230,000	-0.9%	\$215,000	6.0%
BUNGALOW	5	N/A	N/A	37	\$155,000	\$153,750	0.8%	\$162,250	-4.5%
CAIRNS CITY	22	\$241,000	-19.8%	105	\$360,000	\$295,000	22.0%	\$315,000	14.3%
CAIRNS NORTH	38	\$197,500	-24.0%	156	\$240,000	\$240,000	0.0%	\$222,000	8.1%
EARLVILLE	2	N/A	N/A	26	\$225,000	\$170,000	32.4%	\$210,000	7.1%
EDGE HILL	6	N/A	N/A	31	\$193,000	\$173,500	11.2%	\$164,500	17.3%
EDMONTON	8	N/A	N/A	20	\$141,250	\$164,000	-13.9%	\$141,000	0.2%
FRESHWATER	5	N/A	N/A	26	\$248,500	\$226,750	9.6%	\$277,500	-10.5%
MANOORA	30	\$163,000	-5.0%	88	\$158,000	\$169,500	-6.8%	\$145,000	9.0%
MANUNDA	6	N/A	N/A	65	\$172,000	\$170,000	1.2%	\$148,500	15.8%
MOOROOBOOL	8	N/A	N/A	42	\$197,500	\$215,000	-8.1%	\$182,500	8.2%
PALM COVE	7	N/A	N/A	86	\$269,500	\$325,000	-17.1%	\$276,750	-2.6%
PARRAMATTA PARK	10	N/A	N/A	43	\$215,000	\$227,000	-5.3%	\$246,500	-12.8%
TRINITY BEACH	28	\$265,000	-1.9%	117	\$270,000	\$285,000	-5.3%	\$255,000	5.9%
WESTCOURT	11	N/A	N/A	53	\$216,500	\$230,000	-5.9%	\$220,000	-1.6%
WOREE	8	N/A	N/A	59	\$143,000	\$140,000	2.1%	\$118,250	20.9%
YORKEYS KNOB	19	N/A	N/A	68	\$245,000	\$227,000	7.9%	\$230,000	6.5%

SURROUNDS

DOUGLAS (LGA)	56	\$272,500	21.1%	229	\$245,000	\$235,000	4.3%	\$240,000	2.1%
PORT DOUGLAS	55	\$270,000	21.1%	204	\$235,500	\$230,000	2.4%	\$239,000	-1.5%
ATHERTON	2	N/A	N/A	20	\$259,600	\$219,000	18.5%	\$200,000	29.8%

SALES MARKET - VACANT LAND <2400M²

CAIRNS (LGA)	29	\$230,000	13.9%	245	\$226,000	\$212,500	6.4%	\$187,000	20.9%
EDMONTON	1	N/A	N/A	9	N/A	\$162,500	N/A	\$135,350	N/A
GORDONVALE	1	N/A	N/A	11	N/A	\$147,000	N/A	\$125,000	N/A
KANIMBLA	1	N/A	N/A	17	N/A	\$335,000	N/A	\$210,000	N/A
KEWARRA BEACH	2	N/A	N/A	10	N/A	\$265,000	N/A	\$204,500	N/A
REDLYNCH	3	N/A	N/A	13	N/A	\$248,500	N/A	\$194,000	N/A
SMITHFIELD	4	N/A	N/A	29	\$207,500	\$220,000	-5.7%	\$186,750	11.1%
TRINITY PARK	0	N/A	N/A	9	N/A	\$208,000	N/A	\$210,000	N/A

SURROUNDS

CASSOWARY COAST (LGA)	11	N/A	N/A	52	\$85,000	\$76,000	11.8%	\$95,000	-10.5%
MISSION BEACH	3	N/A	N/A	10	N/A	\$117,000	N/A	\$86,500	N/A

DOUGLAS (LGA)	1	N/A	N/A	8	N/A	\$160,000	N/A	\$145,000	N/A
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MAREEBA (LGA)	3	N/A	N/A	24	\$115,000	\$110,000	4.6%	\$89,500	28.5%
MAREEBA	2	N/A	N/A	16	N/A	\$111,500	N/A	\$89,500	N/A

TABLELANDS (LGA)	4	N/A	N/A	34	\$118,250	\$115,000	2.8%	\$100,000	18.3%
ATHERTON	0	N/A	N/A	11	N/A	\$118,750	N/A	\$100,000	N/A

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	SEP-19 \$ / WEEK	NEW BONDS	SEP-18 \$ / WEEK	NEW BONDS	SEP-14 \$ / WEEK	NEW BONDS
	CAIRNS REGIONAL	\$400	13	\$380	11	\$350	19
4870	Cairns & suburbs of Cairns	\$400	8	\$388	6	\$350	8
4861	Babinda, Bartle Frere					\$0	0
	DOUGLAS SHIRE			\$450	11	\$400	12
4877	Port Douglas/Craiglie/Mowbray/Oak Beach	\$463	10	\$450	11	\$400	11

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	SEP-19 \$ / WEEK	NEW BONDS	SEP-18 \$ / WEEK	NEW BONDS	SEP-14 \$ / WEEK	NEW BONDS
	CAIRNS REGIONAL	\$395	333	\$380	363	\$350	460
4865	Gordonvale	\$365	14	\$360	14	\$310	23
4868	Mt Sheridan/Bayview Hts/Tarrowarra/White Rock/Woree	\$380	62	\$368	74	\$340	81
4869	Centenary Hts/Centenary Pk/Edmonton/Tamarind Gardens	\$360	52	\$360	48	\$325	69
4870	Cairns & suburbs of Cairns	\$400	107	\$390	125	\$350	160
4878	Caravanica/Holloways Bch/Lake Placid/Machans Bch/McGregor/Smithfield/Smithfield Hts/Yorkeys Knob	\$400	37	\$395	41	\$370	42
4879	Buchan Pt/Clifton Bch/Ellis Bch/Kewarra Bch/Palm Cove/Trinity Bch/Trinity Pk	\$420	56	\$410	56	\$375	81
	DOUGLAS SHIRE	n.a.	1	\$400	26	\$330	40
4873	Mossman/Cooya Beach/Cow Bay/Mialla/Newell/Wonga	\$345	16	\$345	16	\$320	28
4877	Port Douglas/Craiglie/Mowbray/Oak Beach	\$500	9	\$500	10	\$420	12
	CASSOWARY COAST REGIONAL	\$300	80	\$300	76	\$280	102
4849	Cardwell	n.a.	3	\$255	6	\$250	6
4852	Bingil Bay	\$365	16	\$350	15	\$350	20
4854	Bilyana	\$290	20	\$280	13	\$305	13
4858	Comoon Loop	n.a.	4	n.a.	4	n.a.	4
4860	Bamboo Creek	\$290	32	\$295	34	\$275	53
	TABLELANDS REGIONAL	\$315	76	\$310	84	\$290	90
4872	Dimbulah/Kairi/Mt Garnett/Tinaroo/Walkamin	\$270	5	\$325	10	\$250	5
4882	Tolga	\$310	8	\$355	8	n.a.	3
4883	Atherton/Upper Baron	\$330	40	\$330	29	\$295	40
4884	Yungaburra/Lake Eacham	n.a.	4	n.a.	4	\$300	10
4885	Malanda/Tarzali/Jaggan	n.a.	4	\$295	15	\$270	12
4887	Herberton/Wondecla	n.a.	4	n.a.	4	\$295	5
4888	Ravenshoe/Evelyn/Millstream	\$295	9	\$270	13	\$250	14
	MAREEBA SHIRE	\$330	53	\$320	43	\$310	54
4880	Mareeba/Biboohra	\$320	46	\$320	35	\$300	43
4881	Kuranda/Koah/Spewah	\$420	7	\$395	8	\$360	11

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	SEP-19 \$ / WEEK	NEW BONDS	SEP-18 \$ / WEEK	NEW BONDS	SEP-14 \$ / WEEK	NEW BONDS
	CAIRNS REGIONAL	\$310	597	\$310	662	\$280	835
4868	Mt Sheridan/Bayview Hts/Tarrowarra/White Rock/Woree	\$280	69	\$268	58	\$280	80
4869	Centenary Hts/Centenary Pk/Edmonton/Tamarind Gardens	\$278	18	\$270	22	\$220	9
4870	Cairns & suburbs of Cairns	\$310	371	\$310	430	\$270	542
4878	Caravanica/Holloways Bch/Lake Placid/Machans Bch/McGregor/Smithfield/Smithfield Hts/Yorkeys Knob	\$300	55	\$315	77	\$270	64
4879	Buchan Pt/Clifton Bch/Ellis Bch/Kewarra Bch/Palm Cove/Trinity Bch/Trinity Pk	\$340	79	\$325	74	\$300	132
	DOUGLAS SHIRE	n.a.	1	\$300	51	\$285	74
4873	Mossman/Cooya Beach/Cow Bay/Mialla/Newell/Wonga	\$240	15	\$250	20	\$200	16
4877	Port Douglas/Craiglie/Mowbray/Oak Beach	\$350	35	\$340	31	\$300	58
	CASSOWARY COAST REGIONAL	\$230	58	\$230	61	\$200	98
4849	Cardwell	n.a.	3	\$225	6	\$200	8
4852	Bingil Bay	\$245	14	\$250	12	\$230	20
4854	Bilyana	\$250	7	\$203	8	\$120	24
4860	Bamboo Creek	\$220	31	\$220	35	\$195	44
	TABLELANDS REGIONAL	\$250	25	\$230	22	\$230	42
4883	Atherton/Upper Baron	\$253	20	\$240	13	\$230	34
	MAREEBA SHIRE	\$245	30	\$250	24	\$250	37
4880	Mareeba/Biboohra	\$240	27	\$250	21	\$250	31



OTHER REGIONAL

SALES MARKET - HOUSES <2400m²

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
SOUTH-WEST									
MARANOVA (LGA)	14	N/A	N/A	77	\$195,000	\$190,000	2.6%	\$290,000	-32.8%
ROMA	10	N/A	N/A	62	\$240,000	\$205,000	17.1%	\$310,000	-22.6%
CHARLEVILLE	4	N/A	N/A	22	\$75,000	\$150,000	-50.0%	\$107,500	-30.2%
NORTH-WEST									
MOUNT ISA (LGA)	17	N/A	N/A	111	\$245,000	\$253,750	-3.5%	\$365,000	-32.9%
COOKTOWN	2	N/A	N/A	20	\$279,000	\$280,000	-0.4%	\$249,000	12.0%

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	MAR-19		MAR-18		MAR-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
SOUTH WEST							
	BALONNE SHIRE	\$250	15	\$240	19	\$250	13
4487	St George	\$250	14	\$240	17	\$250	12
	MARANOVA REGIONAL	\$250	52	\$200	73	\$400	73
4455	Roma	\$263	44	\$218	66	\$425	58
	MURWEH SHIRE	\$200	12	\$220	16	\$220	18
4470	Charleville	\$200	12	\$220	16	\$220	17
CENTRAL WEST							
	LONGREACH REGIONAL	\$243	12	\$260	15	\$270	26
4730	Brixton	\$245	11	\$260	15	\$270	24
	BLACKALL-TAMBO REGIONAL	\$210	9	\$160	13	\$180	8
4472	Blackwall	n.a.	2	\$155	12	\$200	6
NORTH WEST							
	CLONCURRY SHIRE	\$285	14	\$300	12	\$350	24
4824	Cloncurry	\$285	14	\$300	12	\$350	24
	MOUNT ISA CITY	\$370	101	\$360	79	\$480	88
4825	Alexandria	\$370	100	\$360	79	\$480	88
FAR NORTH							
	COOK SHIRE	\$290	15	\$300	20	\$280	35
4871	Almaden	\$280	13	\$280	15	\$270	12
4895	Bloomfield	n.a.	2	\$330	5	\$300	22

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	SEP-19		SEP-18		SEP-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
SOUTH WEST							
	BALONNE SHIRE	n.a.	3	n.a.	1	\$190	5
4487	St George	n.a.	2			\$190	5
	MARANOVA REGIONAL	\$163	10	\$185	26	\$320	22
4455	Roma	\$165	9	\$185	26	\$320	22
NORTH WEST							
	CLONCURRY SHIRE	\$218	10	\$250	10	\$280	6
4824	Cloncurry	\$218	10	\$250	10	\$280	6
	MOUNT ISA CITY	\$230	81	\$220	62	\$320	87
4825	Alexandria	\$230	81	\$220	62	\$320	87
FAR NORTH							
	COOK SHIRE	n.a.	3	n.a.	4	\$200	7
4895	Bloomfield	n.a.	2	n.a.	2	\$200	7

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