

QMM QUEENSLAND MARKET MONITOR

YOUR SUBURB BY SUBURB PROPERTY GUIDE

MARCH 2020 | ISSUE 45

Reporting on the December Quarter 2019

Proudly supported by



**MACKAY ACHIEVES HIGHEST PRICE GROWTH
BRISBANE REACHES ITS RECORD PRICE
NOOSA NAMED TOP PERFORMER**



Editor: Olivier Björksäter-Bleylock



RP Data

Powering the Australian property market through easy access to data-driven insights

[LEARN MORE](#)



CoreLogic®



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.

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 or potentially several that fall within that postcode.

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

Source: Residential Tenancies Authority, rental bond lodgements

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.

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

VACANCY RATES

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

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

Source: REIQ Residential Rental Survey

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

0 - 2.5% = tight
2.6 - 3.5% = healthy
3.6% - plus = weak



Table of Contents

Queensland Market Overview	4	Sunshine Coast.....	54
Sales Market Summary.....	10	Fraser Coast	62
Rental Market Summary.....	16	Bundaberg.....	66
Greater Brisbane Market Updates		Gladstone.....	70
Greater Brisbane.....	22	Rockhampton	74
Brisbane LGA	36	Mackay	80
Regional Market Updates		Townsville	86
Gold Coast	44	Cairns	90
Toowoomba	50	Other Regional	94

Editor:
Olivier Björksäter-Bleylock
T. 07 3249 7300
E. media@reiq.com.au

Data: Sandra Stuckey
Analysis: Nicola McDougall,
Kieran Clair
Graphic Designer: Kristina Tindall

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



Source: REIQ, data supplied by CoreLogic
Front cover image: Mackay region, Queensland



EMPLOYMENT MARKET



Unemployment Rate

5.4%



Participation Rate

64.4%

HOUSE MARKET (<2400M²)



Quarter median price

\$490,000



Annual median price

\$480,000



Annual volume of sales

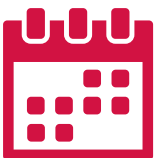
53,417



Annual median price 5yrs ago

\$430,000

HOUSE MARKET ALL



Median days on market

52 Days



Median vendor discount

-5.2%



Stock on market

7.9%

Brisbane Reaches Record Median House Price, Regions Showing Stronger Conditions

Editor: Olivier Björksäter-Bleylock

Data: Sandra Stuckey

Analysis: Nicola McDougall and Kieran Clair

The Brisbane median house price reached a new record price of \$703,000 over the December quarter as the market reacted positively to lower interest rates and less conservative lending at the end of last year.

Brisbane's median house price increased 3.6 per cent over the period to be above \$700,000 for the first time. However, the state capital was not the strongest house performer over the period – that mantle goes to Noosa which recorded median price growth of 11.6 per cent to hit a median house price of \$770,000.

Rockhampton also recorded an impressive increase of eight per cent over the quarter while the Sunshine Coast posted growth of six per cent. While its quarterly results don't seem so spectacular in comparison, there are further signs that Gladstone's property market is entrenched in recovery mode with days on market and median vendor discounting falling dramatically over the year.

There is no question that many locations across the state started to firm at the tail-end of last year, similar to other markets around the nation. However, time will only tell whether these stronger market conditions continue in 2020 – especially with coronavirus now impacting the national and global economies.

Over the year ending December, the best performer for median house price growth was actually Mackay, with a rise of 2.9 per cent. Mackay's housing market has been in recovery for a few years now, with its median house price clawing its way back from significant falls. Its median house price remains 11.4 per cent below the figure recorded in December 2014.

Unit markets across the state are also showing more robust market conditions, albeit not at the same pace as the housing sector, which is common in evolving market cycles. The top performer for the quarter and the year was Noosa, where median unit prices increased 7.1 per cent and 6.6 per cent respectively. The well-known tourism destination's median unit price was \$675,000 for the December quarter – a figure only marginally below the median house price for Brisbane.

Most markets across the state recorded fewer house and unit listings in the December quarter compared to the year before. Some locations showed stronger on the market indicators, such as days on market and vendor discounting as well.

The number of first home buyers continued to increase across Queensland at the end of last year as well, hitting 1,800 loan owner-occupier commitments in December, which was up from 1,559 in December the year before, according to the Australian Bureau of Statistics (ABS). The latest ABS figures for January 2020 showed that number increased to 1,903, with first home buyers now making up 30.5 per cent of all new owner-occupier commitments in Queensland.

Economic Update

At the start of 2019, the cash rate sat at 1.5 per cent with many commentators predicting a rising interest rate cycle sooner rather than later. By the end of the year, however, the cash rate had been reduced three separate times to sit at 0.75 per cent as the economy remained sluggish and wages growth mostly non-existent.

At the time of writing, the coronavirus pandemic had resulted in the rate being cut to just 0.5 per cent at the Reserve Bank of Australia's March meeting with a subsequent rate cut to 0.25 per cent announced by RBA governor Philip Lowe more recently, explaining the public health crisis is "having a very major impact on the economy and the financial system." Notwithstanding concerns about the economic impact of the coronavirus, the historically low interest rate environment is certainly underpinning property markets at an opportune time.



The jobless rate increased by 0.6 in Queensland (6.3 per cent) in January, with the impact of the summer bushfires taking part of the blame, according to the ABS. Queensland's jobless rate is now the highest in the nation and has the potential to go even higher given the impact to the entertainment, events, hospitality and tourism sectors from the coronavirus. However, at the time of writing, the Queensland Government had already rolled out payroll tax relief and a tourism economy stimulus package of \$27 million in response to the virus' potential economic impact on Queensland. The state budget, due in late April, is likely to outline a number of other economic stimulus packages with more clarity of the impact of the coronavirus likely by that point in time as well.

In mid-March, auction clearance rates in Brisbane remained in-line with the city's strengthening market conditions, even though the government had instigated a number of measures to slow the spread of the virus in recent days.

Following the federal election last year and the Royal Commission into the banking sector, the lending environment also started to return to more standard conditions following the removal of APRA credit restrictions during the second half of 2019. First home buyers, investors and upgraders didn't take long to return to the market, with the stronger market results at year's end evidence of that occurring.

While lending has become easier, potential borrowers are still having to jump through more hoops than normal, which is a situation that may change over the short-term given the potential economic shock of the coronavirus on global economies. While there is currently significant concern about the how the virus will impact our national economy, including a potential recession, for those of us in the property sector, it's important to remember how our markets have responded in the past.

Economic stimulus packages are designed to keep our economy moving in times of financial shock, which have underpinned our markets during such events in history. Additionally, the illiquid nature of property as well as the tendency for homeowners and investors to hold for the long-term means this asset class can withstand short-term financial upheavals better than most. There is a reason why the term "as safe as houses" has been around for so long after all.

House Market (<2400m2)

Brisbane

The Brisbane house market roared back into life over the December quarter, reaching a record median house price of \$703,000. The Brisbane LGA median house price increased 3.6 per cent over the quarter, following a number of quarters of price contractions. Similar to other state capitals,

Brisbane's market benefited from lower interest rates as well as the relaxation of lending criteria in the second half of last year.

The result was mainly due to a strong quarter for Brisbane's inner-city where median house prices jumped by 7.6 per cent to reach \$850,000. The middle-ring also had a robust quarter, with median house prices up by 3.6 per cent to \$645,000. The strong result for Brisbane overall was on the back of lower sales activity compared to the previous quarter and year. However, the number of listings has reduced significantly, down 9.8 per cent compared to the same period last year.

Greater Brisbane

Analysis of housing data showed that the overall housing market in the Greater Brisbane region continued to perform steadily. Price gains are a long-term prospect on the whole, however continued investment in infrastructure and business that promotes employment throughout the region will bring flow-on benefits to the real estate market.

The Greater Brisbane region experienced a 1.0 per cent rise in annual median price to December 2019. Logan, Moreton Bay and Redland all saw their medians fall modestly over the year. Logan recorded a median of \$395,000 (down 1.3 per cent), Moreton Bay a median of \$446,000 (down 0.4 per cent) and Redland \$525,000 (down 1.9 per cent). Ipswich was the only outer LGA to record a rise in median for the year, with an increase of 0.3 per cent to reach \$346,000.

In terms of price movement across the December 2019 quarter, Greater Brisbane experienced 1.3 per cent rise in the median house price, reaching \$542,000 across 6,005 transactions.

Gold Coast

The Gold Coast housing market recorded stable conditions throughout last year, with prices starting to increase over the December quarter. The Gold Coast annual house price rose 0.8 per cent for the year to December 2019, coming in at \$630,000 across 5,795 transactions. Prices rose modestly over the most recent quarter – up 3.2 per cent gain in value to \$638,500. The Gold Coast was the state's third most expensive LGA for houses based on the annual median price behind Noosa (\$730,000) and Brisbane (\$680,000).

Medium-term investment saw strong results, with the median house price having increased by 23.55 per cent since its \$510,000 figure just five years ago. While listing numbers and stock on market figures would suggest a tightening of the market overall, the Gold Coast has seen increased vendor discounting and longer listing periods.

Total annual house listing numbers fell to 12,381 for year ending December 2019 – a drop of 9.4 per cent on the previous year's result. Median days on market rose from 41 days for the year to



December 2018 to 50 days to December 2019. And the median vendor discount came in at 5.1 per cent to December 2019. This was an increase on the 4.6 per cent to December 2018.

Sunshine Coast & Noosa

The Sunshine Coast region continued its year of up and down median house price changes in the December quarter. In fact, it finished the year strongly, from a statistical point of view, with the Sunshine Coast LGA median house price increasing by 6.0 per cent and Noosa's up by 11.6 per cent over the quarter. Noosa was the best performer for all major regions in the state with the Sunshine Coast coming in third.

However, before everyone quits their jobs to go surfing while they live off the soaring equity in their properties, these results came off the back of variable quarterly changes over the year. A more realistic assessment of how the Sunshine Coast region's market performed last year can be made via its yearly results, which were far more modest. The Sunshine Coast LGA median house price finished the year up 0.3 per cent at \$586,500 – or \$1,500 more than the year before. The Noosa median house price fell 3.3 per cent to \$730,000 – or \$25,000 less than the previous year. Notwithstanding the modest yearly results, there is no doubt that the Sunshine Coast finished the decade as the strongest major housing market in the state over the past five years.

Rockhampton

The December quarterly median house price rose 8.0 per cent to \$270,000 across 185 sales – which is quite the turnaround in a three-month period. This was the second strongest quarterly performance among the jurisdictions studied for this report.

For the 12 months to December, houses recorded a median sale price of \$260,000 – which is a 0.8 per cent increase on the previous year – across 841 transactions. However, the five-year measure still showed a disappointing outcome with median house values having retracted 13.3 per cent since December 2014 when the figure sat at \$300,000.

General Activity

The number of listings and stock on market reduced across Queensland over the December quarter, but the preliminary nature of the data means caution is advised with this measure. In line with the stronger price results generally, however, a number of on the market indicators points to more robust housing market conditions in many regional locations.

Meanwhile, median vendor discounting has reduced in Cairns, Rockhampton, Gladstone and Townsville. Gladstone's housing market in particular is showing signs of healthier conditions with vendor discounting down from 8.1 per cent to 7.1 per cent between December 2019 and December the year before. Days on market in Gladstone has also fallen from 64 to 55 over the same period.

Unit Market

Brisbane

While Brisbane's housing market started showing signs of growth, its unit market remained soft over the quarter. Having said that, there were signs throughout last year that the unit sector was on the verge of a turnaround. Over the December quarter, the Brisbane median unit price reduced by 2.8 per cent to \$440,000. Over the year ending December, the result was a modest fall of 1.1 per cent. The price differential between units and houses in Brisbane is now more than \$260,000, which is likely to help underpin its price recovery over the short- to medium-term.

While the quarterly data continues to show median price falls, on the market metrics do point to brighter unit market conditions. The number of listings on the market have fallen 14.4 per cent over the year with vendor discounting down to 4.6 per cent.

Greater Brisbane

Ipswich experienced a 2.3 per cent gain in its annual unit median, reaching \$335,000 across 395 transactions. Ipswich was the only LGA in Greater Brisbane to see gains, with the biggest decline being in Logan, which was down 10.2 per cent. Looking at the numbers for the December quarter only, Ipswich saw a dramatic fall in its median, down 31 per cent to \$231,000 across 61 transactions. This was by far the softest result of all markets in the Greater Brisbane LGA, with the next softest result being just a 3.0 per cent fall by comparison.

Both total listing numbers and stock on market tightened across the Brisbane LGA over the year. Listing were down 13.1 per cent while stock shortened 0.9 per cent. This appears to indicate the oversupply of units continuing to be absorbed.

The Brisbane LGA did not, however, see the greatest tightening. Redland saw the most dramatic fall in total unit listings – down 21.7 per cent for the year ending December. This was followed reasonably closely by Logan, which recorded a 17.3 per cent fall in listings.

Vendor discounting remained relatively tight across all jurisdictions with the exception of Ipswich, which saw discounting increase from 5.6 per for the year to December 2018 to 9.9 per cent for the same timeframe in 2019. Overall, it appears most unit markets are steady, with only some minor shifts across Greater Brisbane regions.

Gold Coast

Market trends data for attached housing is mixed on the Gold Coast. Supply, in terms of listing numbers and stock percentages, has tightened, however units for sale are seeing a longer time on the market and more discounting from sellers.

Gold Coast unit and townhouse prices retracted over the quarter by a notable 4.0 per cent to record a median of \$422,500 across 1604 transactions. This was the third weakest quarterly outcome of the LGAs studied for this report, behind only Ipswich (down 31 per cent) and Townsville (down 5.7 per cent). However, for the year to December 2019, the annual median softened by just 2.3 per cent to a figure of \$435,000.

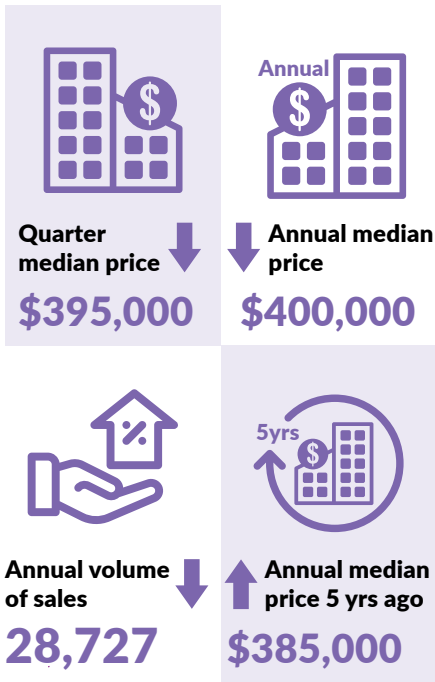
The Gold Coast was the state's third most expensive LGA for units based on the annual median price to December 2019 behind Noosa (\$613,025) and Brisbane (\$444,000). Based on annual unit sales volume, the Gold Coast was the most traded LGA with Brisbane (8,683) and the Sunshine Coast (2,934) filling out the podium. Medium-term price performance has been positive with units recording a price rise of 18.5 per cent on the \$367,000 figure from five years ago.

Noosa

The top prize for best unit performer over the past year goes to Noosa, where its median unit price increased an impressive 6.6 per cent. Over the quarter, it also recorded growth of 7.1 per cent to reach a record median price of \$675,000 – an extraordinary \$235,000 more than Brisbane's unit price. This level of growth is not surprising given the nature of market cycles, which often see units follow houses in terms of price growth.

Over the past five years, while most other locations recorded quite dim unit market conditions – apart from the Gold

UNIT MARKET



Coast – Noosa was the leader of the pack with median unit price growth of a staggering 57 per cent. Not to be outdone by its more plush northern neighbour, the Sunshine Coast also recorded robust results over the same period – up 17.4 per cent since December 2014.

That said, results over the quarter weren't quite as robust, recording a 3.5 per cent median unit price reduction. Over the year, prices edged up slightly by 0.6 per cent to reach a median unit price of \$422,500. Both markets have recorded softer on the market indicators over the past year with vendor discounting and days on market both increasing.

Regional Locations

A number of regional locations recorded strong quarterly median unit results over December, including Fraser Coast, Mackay, Bundaberg and Gladstone. But caution is advised given the relatively small unit markets that each location has. That said, it is clear that the unit sector in these locations is performing better than previously with median price results over the year generally showing stable conditions.

The outlier to this situation was Gladstone, where its median unit price increased 6.0 per year over the year ending December to be \$185,000. The result was so good that it came in as the second-best performer of all major regions in the state for the year – behind Noosa. Clearly, Gladstone's unit market is very different from Noosa's – especially when it comes to price given the Sunshine Coast tourism hotspot's median unit price is about three-fold more expensive.

General Commentary

On the market indicators for units across the state also showed fewer listings and stock on market compared to the same period the year before. However, the relative softness of the unit sector compared to the housing market is evident with many on the market indicators showing weaker conditions.

Days on market as well as median vendor discounting are edging up in many locations across the state. Vendor discounting is about -10 per cent in Ipswich in Greater Brisbane as well as in Rockhampton. Median days on market has also reached 116 in Rockhampton and 134 in Bundaberg but both of these locations only have small unit markets in comparison to house sales.

Rental Market

Brisbane

Brisbane's rental market finished last year in a healthy position, with a tad more demand than supply. The residential vacancy rate for the December quarter was 2.7 per cent, up from 1.6 per cent the previous quarter. The result is a vast improvement on rental conditions in mid-2016, when the vacancy rate hit 4.1 per cent.

The strengthening rental sector has resulted in rising rents for all dwelling types over the past year. The median weekly rent for a two-bedroom unit increased 2.4 per cent to \$430 between December 2019 and December 2018. The median weekly rent for a three-bedroom house increased 3.4 per cent to \$450 over the same period.

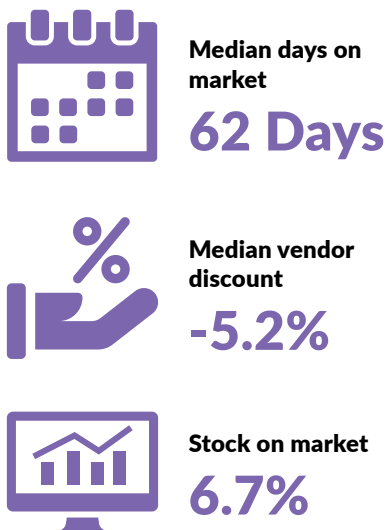
Brisbane's gross rental yield for houses remained static at 3.3 per cent over the quarter, as did units at 5.1 per cent. The gross rental yields for units, coupled with rising rents and affordable prices, are likely to see that dwelling type become attractive to investors again over the short- to medium-term.

Greater Brisbane

December quarter median rental yields across Greater Brisbane regions ranged from 4.0 per cent to 5.0 per cent for houses, and 4.4 per cent to 6.1 per cent for units. Yield movements for both units and houses from the previous quarter were mostly steady across all LGAs, with units in Ipswich experiencing the biggest shift, up from 4.1 per cent in the September quarter to 5.9 per cent in December.

Median annual rent for outer Brisbane three-bedroom houses ranged from \$320 per week in Ipswich to \$405 per week in Redland. The same measure for two-bedroom units ranged from \$260 per week in Ipswich to \$360 per week in Redland. The Greater Brisbane vacancy rate was at 2.3 per cent in

UNIT MARKET ALL



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	11892	\$490,000	2.1%	53417	\$480,000	\$480,000	0.0%	\$430,000	11.6%
Queensland	Houses ^	1476	\$553,000	-0.4%	8259	\$550,000	\$550,000	0.0%	\$487,500	12.8%
Queensland	Units	5300	\$395,000	-3.1%	28727	\$400,000	\$409,000	-2.2%	\$385,000	3.9%
Queensland	Land	1023	\$226,000	-3.4%	9191	\$233,000	\$235,000	-0.9%	\$205,000	13.7%
Queensland	Land ^	208	\$206,000	3.0%	1564	\$237,000	\$239,500	-1.0%	\$227,000	4.4%

the December 2019 quarter – a notable increase on the 1.7 per cent recorded in the previous quarter. That said, apart from September 2019, quarterly vacancy rates have ranged between 2.2 per cent and 3.0 per cent since December 2016. Of the outer LGAs, Moreton Bay and Redland had the tightest vacancy rates with both jurisdictions recording a 1.5 per cent result for the December quarter.

Gold Coast

The Gold Coast recorded a tightening rental market at the end of 2019, partly due to seasonal tourism factors. The December quarter vacancy rate of 1.8 per cent reflected a substantive tightening in the market compared to the September 2019 quarter, which recorded a vacancy rate of 3.0 per cent.

More demand than rental supply on the Gold Coast is resulting in rising rents. The annual rent for a three-bedroom house was \$520 in December, which was an increase of \$20 per week on the 2018 measure. The same comparisons for two-bedroom units saw a 2019 median of \$450 per week compared with \$440 per week in 2018.

September quarter yields were 4.2 per cent for houses and 5.5 per cent for units – a slight increase 0.1 per cent increase from the previous quarter for both property types.

Sunshine Coast & Noosa

The Sunshine Coast region bucked the overall state-wide vacancy rate trend over the December quarter with rates tightening over the period. Following vacancy rate increases the previous quarter, the region saw rates plummet, no doubt due to the seasonal demand for rental properties from short- and long-term tenants over summer.

The vacancy rate in the Sunshine Coast LGA fell from 3.3 per cent to 1.5 per cent over the quarter. The change in Noosa was even more pronounced – down from 4.4 per cent to just 1.3 per cent. These results push the region's rental market well into undersupply territory, with vacancy rates now the lowest in nearly two years.

The region recorded higher rents over the past year, however, it is the unit market where rents are rising the most. The median weekly rent for a two-bedroom unit in Noosa increased 6.1 per cent to \$435 and was up 5.4 per cent to \$390 on the Sunshine Coast.

The relatively high price of property in the region means its gross rental yields are not as high as many other locations. However, property price growth over recent years is no doubt keeping investors quite happy.

Gladstone & Mackay

It might seem strange to include two locations with middle of the road vacancy rates when assessing the best performers for this commentary. However, both of these regions have staged impressive rental market comebacks over recent years, which

desire to be duly noted. Gladstone recorded a vacancy rate of 4.1 per cent in December but that figure is a far cry from the eye-watering 11.3 per cent that the region recorded back in March 2016.

Further signs of the region's strengthening rental market are the significant increases in rents being recorded. The median weekly rent for a two-bedroom unit in Gladstone increased by 8.8 per cent between December 2018 and December 2019 to be \$185. The median weekly rent for a three-bedroom house result was even more impressive – up 13.5 per cent to \$250 over the same period.

These sorts of results are seeing the gross rental yields for investors rise in Gladstone. The rental yield for houses increased from 4.2 per cent to 4.7 per cent over the three months to December.

Likewise, in Mackay, the vacancy rate was 2.5 per cent in December. Looking back over the past decade, though, the region's rental market had more than its fair share of ups and downs. Its vacancy rate at the start of 2010 was 3.4 per cent, but by December 2014 the rate had hit 9.8 per cent as a result of the slowdown in the resources sector. Since that time, the region's rental market has been slowly recovering to now have a vacancy rate indicative of more demand than supply.

Mackay's strengthening rental market is resulting in rising rents. In fact, rents are not just rising, they are jumping up quite considerably. The median weekly rent for a two-bedroom unit increased 12 per cent to \$280 between December 2018 and December 2019. Likewise, the median weekly rent for a three-bedroom house increased 8.8 per cent to \$370 over the same period.

Gross rental yields remain attractive in Mackay with houses recording 5.3 per cent and units 6.2 per cent. With prices remaining stable, but with rents increasingly, these yields are likely to only go one way over the short term – up.

Brisbane's median house price increased 3.6 per cent over the period to be above \$700,000 for the first time. However, the state capital was not the strongest house performer over the period – that mantle goes to Noosa which recorded median price growth of 11.6 per cent to hit a median house price of \$770,000.

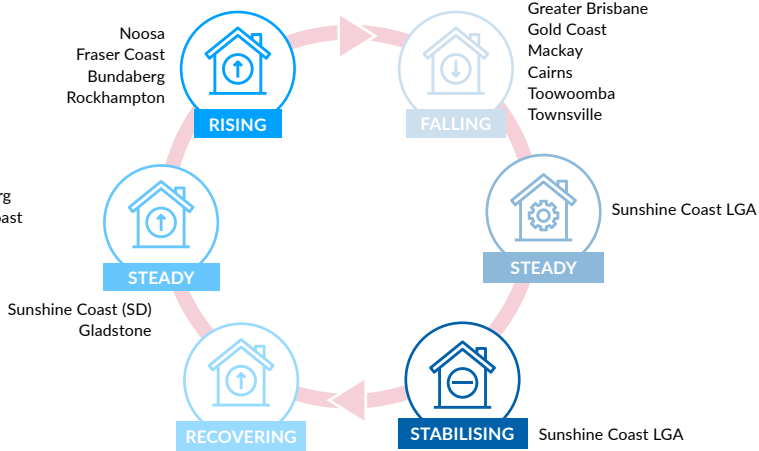
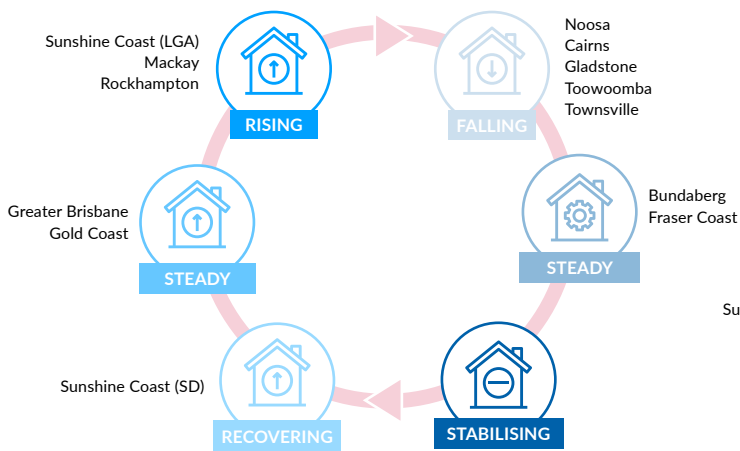


QUEENSLAND HOUSE MARKETS

Dec Qtr 2019

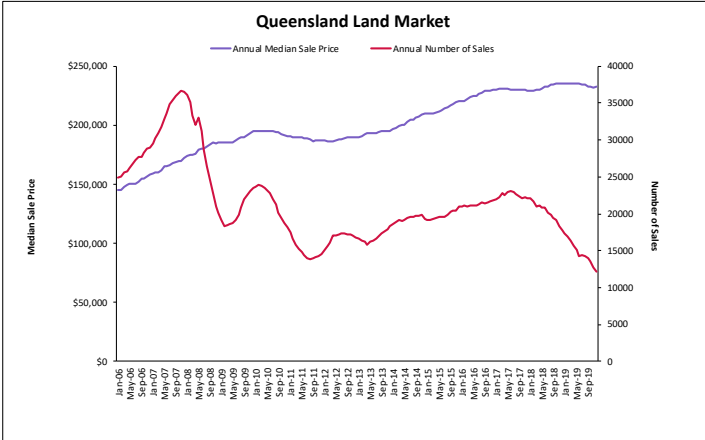
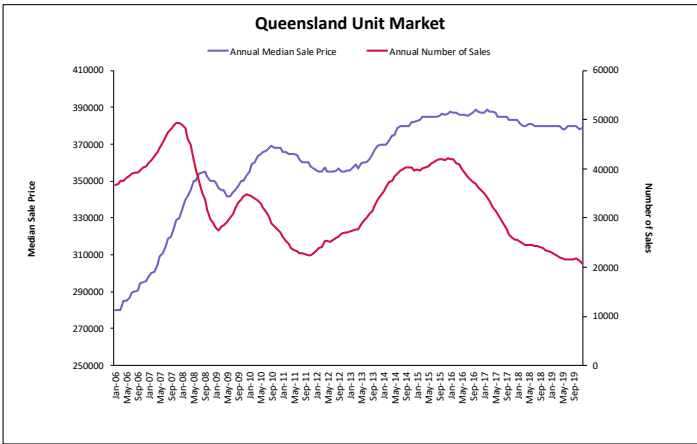
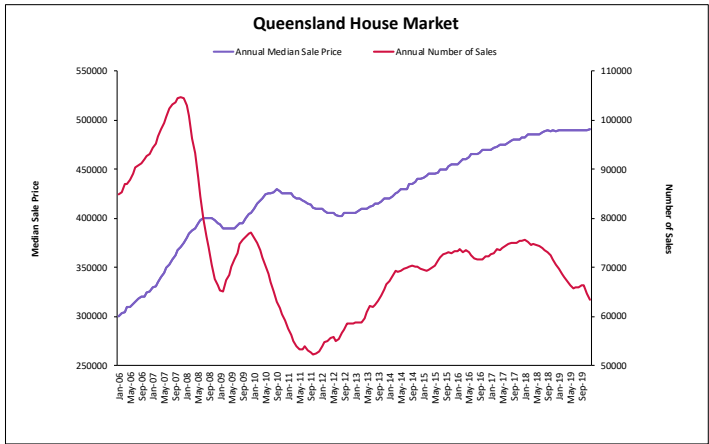
QUEENSLAND UNIT MARKETS

Dec Qtr 2019



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

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





SALES MARKET SUMMARY

QUARTER STATISTICS SUMMARY

HOUSES (<2400m ²)			UNITS & TOWNHOUSES			VACANT LAND (<2400m ²)			
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	11,892	\$490,000	2.1%	5,300	\$395,000	-3.1%	1,023	\$226,000	-3.4%
GREATER BRISBANE									
GREATER BRISBANE	6,005	\$542,000	1.3%	2,171	\$410,500	-1.7%	509	\$232,000	-3.3%
BRISBANE LGA	2,962	\$703,000	3.6%	1,635	\$440,000	-2.8%	108	\$410,000	2.5%
IPSWICH	610	\$335,500	-2.8%	61	\$231,000	-31.0%	79	\$201,800	-2.0%
LOGAN	688	\$405,000	2.5%	153	\$249,000	-2.9%	113	\$230,000	2.2%
MORETON BAY	1,239	\$450,000	1.1%	236	\$343,000	-2.0%	94	\$279,500	4.3%
REDLAND	506	\$530,000	1.9%	86	\$395,000	-3.0%	115	\$28,000	-6.7%
TOURISM CENTRES									
GOLD COAST	1,377	\$638,500	0.6%	1,604	\$422,500	-4.0%	113	\$285,000	-0.4%
SUNSHINE COAST SD	1,085	\$625,000	5.0%	719	\$450,000	0.0%	100	\$274,500	-0.6%
SUNSHINE COAST	939	\$620,000	6.0%	581	\$420,000	-3.5%	98	\$274,500	0.0%
NOOSA	146	\$770,000	11.6%	138	\$675,000	7.1%	2	N/A	N/A
FRASER COAST	341	\$320,000	1.3%	58	\$280,000	14.9%	37	\$135,000	-15.6%
CAIRNS	416	\$410,000	-1.2%	226	\$230,000	4.1%	26	\$224,450	-2.4%
REGIONAL CENTRES									
BUNDABERG	232	\$282,500	4.2%	43	\$277,500	14.2%	21	\$150,000	1.7%
GLADSTONE	96	\$277,000	-7.0%	19	N/A	N/A	13	N/A	N/A
MACKAY	307	\$360,000	0.0%	53	\$236,500	18.3%	18	N/A	N/A
ROCKHAMPTON	185	\$270,000	8.0%	20	\$311,000	31.0%	4	N/A	N/A
TOOWOOMBA	393	\$349,000	1.2%	74	\$275,000	0.0%	40	\$202,500	6.6%
TOWNSVILLE	444	\$316,000	1.9%	106	\$221,500	-5.7%	28	\$165,500	-4.3%

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

QUARTER STATISTICS SUMMARY

STRONGEST PERFORMERS FOR THE QUARTER					
HOUSES (<2400)		UNITS		LAND (<2400)	
QTRLY CHANGE	LGA/REGION	QTRLY CHANGE	LGA/REGION	QTRLY CHANGE	LGA/REGION
11.6%	NOOSA	31.0%	ROCKHAMPTON	6.6%	TOOWOOMBA
8.0%	ROCKHAMPTON	18.3%	MACKAY	4.3%	MORETON BAY
6.0%	SUNSHINE COAST	14.9%	FRASER COAST	2.5%	BRISBANE LGA



ANNUAL STATISTICS SUMMARY

HOUSES (<2400m ²)			UNITS & TOWNHOUSES			VACANT LAND (<2400m ²)			
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	53,417	\$480,000	0.0%	28,727	\$400,000	-2.2%	9,191	\$233,000	-0.9%
GREATER BRISBANE									
GREATER BRISBANE	26,750	\$533,000	1.0%	12,097	\$414,000	-0.2%	4,958	\$239,000	0.0%
BRISBANE LGA	12,840	\$680,000	0.4%	8,683	\$445,000	-1.1%	1,085	\$400,000	-2.2%
IPSWICH	2,678	\$346,000	0.3%	395	\$335,000	2.3%	883	\$205,000	2.5%
LOGAN	3,123	\$395,000	-1.3%	835	\$265,000	-10.2%	1,148	\$224,000	1.8%
MORETON BAY	5,751	\$446,000	-0.4%	1,643	\$340,000	-2.1%	1,155	\$250,000	0.0%
REDLAND	2,358	\$525,000	-1.9%	541	\$409,000	-2.6%	687	\$30,000	-62.5%
TOURISM CENTRES									
GOLD COAST	5,795	\$630,000	0.8%	8,725	\$435,000	-2.3%	854	\$285,000	0.0%
SUNSHINE COAST SD	4,881	\$600,000	0.0%	3,631	\$440,000	0.2%	934	\$275,800	2.8%
SUNSHINE COAST (LGA)	4,117	\$586,500	0.3%	2,934	\$422,500	0.6%	860	\$274,500	4.0%
NOOSA	764	\$730,000	-3.3%	697	\$613,025	6.6%	74	\$335,000	0.0%
FRASER COAST	1,636	\$320,000	0.0%	311	\$261,000	2.4%	354	\$160,000	0.0%
CAIRNS	2,005	\$415,000	1.7%	1,312	\$229,000	-0.4%	233	\$225,000	3.0%
REGIONAL CENTRES									
BUNDABERG	1,119	\$275,000	-2.5%	227	\$250,000	-3.1%	162	\$146,633	-2.2%
GLADSTONE	499	\$277,000	-0.4%	140	\$185,000	6.0%	63	\$100,000	-23.1%
MACKAY	1,281	\$350,000	2.9%	247	\$233,750	-1.6%	172	\$175,000	1.2%
ROCKHAMPTON	841	\$260,000	0.8%	91	\$289,000	-0.3%	49	\$153,000	2.0%
TOOWOOMBA	1,826	\$349,000	-1.0%	423	\$280,000	-8.2%	241	\$190,000	8.0%
TOWNSVILLE	1,867	\$315,000	-1.6%	496	\$238,000	-5.6%	270	\$164,750	1.1%

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

STRONGEST PERFORMERS FOR THE PAST 12 MONTHS

HOUSES (<2400)		UNITS		LAND (<2400)	
ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION	ANNUAL CHANGE	LGA/REGION
2.9%	MACKAY	6.6%	NOOSA	8.0%	TOOWOOMBA
1.7%	CAIRNS	6.0%	GLADSTONE	4.0%	SUNSHINE COAST
1.0%	GREATER BRISBANE	2.4%	FRASER COAST	3.0%	CAIRNS



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	TYR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	TYR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	TYR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	TYR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE
BALONNE (LGA)	20	\$210,000	41.9%	6	N/A	N/A	1	N/A	N/A	13	N/A	N/A	5	N/A	N/A
BANANA (LGA)	98	\$160,000	1.6%	25	\$280,000	-26.3%	4	N/A	N/A	7	N/A	N/A	4	N/A	N/A
BARCALDINE (LGA)	12	N/A	N/A	9	N/A	N/A	0	N/A	N/A	3	N/A	N/A	1	N/A	N/A
BARCOO (LGA)	4	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)	25	\$70,000	-3.5%	6	N/A	N/A	0	N/A	N/A	6	N/A	N/A	1	N/A	N/A
BOULIA (LGA)	3	N/A	N/A	0	N/A	N/A	0	N/A	N/A	1	N/A	N/A	0	N/A	N/A
BRISBANE (LGA)	12,840	\$680,000	0.4%	329	\$1,150,000	-5.8%	8,683	\$445,000	-1.1%	1085	\$400,000	-2.2%	38	\$775,000	-18.8%
BULLOO (LGA)	3	N/A	N/A	1	N/A	N/A	0	N/A	N/A	5	N/A	N/A	0	N/A	N/A
BUNDABERG (LGA)	1,119	\$275,000	-2.5%	297	\$355,000	0.7%	227	\$250,000	-3.1%	162	\$146,633	-2.2%	72	\$156,000	4.0%
BURDEKIN (LGA)	143	\$155,000	-11.4%	13	N/A	N/A	14	N/A	N/A	13	N/A	N/A	4	N/A	N/A
BURKE (LGA)	3	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	1	N/A	N/A
CAIRNS (LGA)	2,005	\$415,000	1.7%	124	\$690,000	6.2%	1,312	\$229,000	-0.4%	233	\$225,000	3.0%	31	\$231,000	10.0%
CARPENTARIA (LGA)	12	N/A	N/A	1	N/A	N/A	1	N/A	N/A	4	N/A	N/A	0	N/A	N/A
CASSOWARY COAST (LGA)	196	\$240,000	5.0%	73	\$300,000	-12.4%	74	\$167,000	-14.4%	91	\$105,000	42.4%	25	\$120,000	-11.1%
CENTRAL HIGHLANDS (LGA)	216	\$239,000	35.6%	39	\$485,000	7.8%	31	\$175,000	-5.9%	13	N/A	N/A	7	N/A	N/A
CHARTERS TOWERS (LGA)	65	\$190,000	31.0%	27	\$325,000	-15.6%	4	N/A	N/A	1	N/A	N/A	5	N/A	N/A
CLONCURRY (LGA)	22	\$112,550	-6.2%	6	N/A	N/A	3	N/A	N/A	2	N/A	N/A	1	N/A	N/A
COOK (LGA)	29	\$225,000	-22.4%	19	N/A	N/A	2	N/A	N/A	8	N/A	N/A	2	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	\$450,000	0.0%	37	\$500,000	28.2%	245	\$236,000	0.4%	8	N/A	N/A	11	N/A	N/A
ETHERIDGE (LGA)	5	N/A	N/A	1	N/A	N/A	0	N/A	N/A	0	N/A	N/A	1	N/A	N/A
FLINDERS (LGA)	18	N/A	N/A	1	N/A	N/A	0	N/A	N/A	3	N/A	N/A	1	N/A	N/A
FRASER COAST (LGA)	1,636	\$320,000	0.0%	393	\$405,000	4.5%	311	\$261,000	2.4%	354	\$160,000	0.0%	177	\$83,000	6.4%
GLADSTONE (LGA)	499	\$277,000	-0.4%	132	\$397,000	4.5%	140	\$185,000	6.0%	63	\$100,000	-23.1%	25	\$167,000	7.1%
GOLD COAST (LGA)	5,795	\$630,000	0.8%	621	\$830,000	-4.6%	8,725	\$435,000	-2.3%	854	\$285,000	0.0%	103	\$485,000	0.0%
GOONDIWINDI (LGA)	84	\$290,000	-1.7%	22	\$340,000	11.5%	11	N/A	N/A	16	N/A	N/A	3	N/A	N/A
GYMPIE (LGA)	625	\$292,500	0.9%	411	\$395,000	0.0%	91	\$266,000	2.3%	127	\$132,000	4.8%	97	\$140,000	-12.5%
HINCHINBROOK (LGA)	78	\$171,250	-13.5%	16	N/A	N/A	9	N/A	N/A	15	N/A	N/A	3	N/A	N/A
IPSWICH (LGA)	2,678	\$346,000	0.3%	224	\$550,000	3.8%	395	\$335,000	2.3%	883	\$205,000	2.5%	69	\$325,000	0.0%
ISAAC (LGA)	170	\$195,000	14.7%	16	N/A	N/A	22	\$155,000	0.7%	9	N/A	N/A	1	N/A	N/A
LIVINGSTONE (LGA)	423	\$372,000	1.5%	172	\$465,000	-4.1%	123	\$235,000	-17.0%	146	\$172,450	-4.2%	41	\$220,000	0.0%
LOCKYER VALLEY (LGA)	197	\$250,000	0.0%	318	\$390,000	3.0%	15	N/A	N/A	40	\$125,000	0.0%	51	\$152,500	-1.6%
LOGAN (LGA)	3,123	\$395,000	-1.3%	725	\$610,000	0.0%	835	\$265,000	-10.2%	1148	\$224,000	1.8%	111	\$297,000	-3.9%
LONGREACH (LGA)	45	\$165,000	13.8%	3	N/A	N/A	1	N/A	N/A	0	N/A	N/A	1	N/A	N/A
MACKAY (LGA)	1,281	\$350,000	2.9%	201	\$476,000	8.2%	247	\$233,750	-1.6%	172	\$175,000	1.2%	30	\$165,000	3.8%
MARANOA (LGA)	68	\$215,000	12.0%	27	\$315,000	-11.9%	3	N/A	N/A	7	N/A	N/A	0	N/A	N/A
MAREEBA (LGA)	110	\$289,000	-0.3%	121	\$450,000	-1.1%	9	N/A	N/A	22	\$115,000	4.3%	25	\$124,000	-10.8%
MCKINLAY (LGA)	9	N/A	N/A	1	N/A	N/A	0	N/A	N/A	0	N/A	N/A	1	N/A	N/A
MORETON BAY (LGA)	5,751	\$446,000	-0.4%	829	\$670,000	-3.3%	1,643	\$340,000	-2.1%	1155	\$250,000	0.0%	162	\$315,000	5.0%
MOUNT ISA (LGA)	110	\$225,000	-15.1%	4	N/A	N/A	12	N/A	N/A	2	N/A	N/A	2	N/A	N/A
MURWEIH (LGA)	37	\$71,000	-44.3%	6	N/A	N/A	0	N/A	N/A	5	N/A	N/A	2	N/A	N/A
NOOSA (LGA)	764	\$730,000	-3.3%	310	\$715,000	0.0%	697	\$613,025	6.6%	74	\$335,000	0.0%	22	\$560,000	12.0%
NORTH BURNETT (LGA)	81	\$125,000	-5.7%	36	\$250,000	1.2%	0	N/A	N/A	19	N/A	N/A	4	N/A	N/A
PAROO (LGA)	13	N/A	N/A	2	N/A	N/A	0	N/A	N/A	1	N/A	N/A	0	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	YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	YR CHANGE	ANNUAL SALES	ANNUAL MEDIAN SALE	YR CHANGE
QUILPIE (LGA)	8	N/A	N/A	0	N/A	N/A	0	N/A	N/A	1	N/A	N/A	0	N/A	N/A
REDLAND (LGA)	2,358	\$525,000	-1.9%	112	\$980,000	3.2%	541	\$409,000	-2.6%	687	\$30,000	-62.5%	8	N/A	N/A
RICHMOND (LGA)	9	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	2	N/A	N/A
ROCKHAMPTON (LGA)	841	\$260,000	0.8%	75	\$335,000	-7.7%	91	\$289,000	-0.3%	49	\$153,000	2.0%	14	N/A	N/A
SCENIC RIM (LGA)	346	\$400,275	-4.7%	300	\$585,000	2.2%	54	\$282,500	-18.1%	29	\$185,000	-5.1%	30	\$211,000	-4.1%
SOMERSET (LGA)	179	\$250,000	-4.9%	170	\$410,000	0.0%	17	N/A	N/A	27	\$108,900	-0.1%	22	\$182,500	5.2%
SOUTH BURNETT (LGA)	257	\$200,000	0.0%	196	\$280,000	4.3%	22	\$146,500	-18.6%	46	\$37,000	-9.8%	29	\$70,000	4.5%
SOUTHERN DOWNS (LGA)	289	\$255,000	2.0%	132	\$375,500	8.2%	30	\$209,000	-5.9%	35	\$94,000	1.4%	22	\$59,750	-14.6%
SUNSHINE COAST (LGA)	4,117	\$586,500	0.3%	731	\$719,000	-0.1%	2,934	\$422,500	0.6%	860	\$274,500	4.0%	106	\$447,500	7.8%
TABLELANDS (LGA)	198	\$303,750	8.5%	151	\$438,000	8.8%	32	\$278,000	26.4%	41	\$110,000	-6.4%	36	\$165,000	-5.4%
TOOWOOMBA (LGA)	1,826	\$349,000	-1.0%	409	\$530,750	0.8%	423	\$280,000	-8.2%	241	\$190,000	8.0%	73	\$270,000	12.5%
TORRES (LGA)	3	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)	1,867	\$315,000	-1.6%	196	\$430,000	7.1%	496	\$238,000	-5.6%	270	\$164,750	1.1%	43	\$205,000	4.6%
WEIPA (LGA)	7	N/A	N/A	0	N/A	N/A	5	N/A	N/A	1	N/A	N/A	0	N/A	N/A
WESTERN DOWNS (LGA)	219	\$182,000	-5.5%	119	\$310,000	1.6%	23	\$173,500	15.7%	19	N/A	N/A	15	N/A	N/A
WHITSUNDAY (LGA)	344	\$355,000	1.4%	64	\$447,500	-6.3%	169	\$262,500	5.2%	109	\$142,500	-5.0%	22	\$220,000	12.8%
WINTON (LGA)	12	N/A	N/A	0	N/A	N/A	0	N/A	N/A	1	N/A	N/A	1	N/A	N/A

* All figures are for 12 months to Dec-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
41.9%	BALONNE	28.2%	DOUGLAS	26.4%	TABLELANDS	42.4%	CASSOWARY COAST	12.8%	WHITSUNDAY
35.6%	CENTRAL HIGHLANDS	11.5%	GOONDIWINDI	15.7%	WESTERN DOWNS	8.0%	TOOWOOMBA	12.5%	TOOWOOMBA
31.0%	CHARTERS TOWERS	8.8%	TABLELANDS	6.6%	NOOSA	4.8%	GYMPIE	12.0%	NOOSA

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
\$730,000	NOOSA	\$1,150,000	BRISBANE	\$613,025	NOOSA	\$400,000	BRISBANE	\$775,000	BRISBANE
\$680,000	BRISBANE	\$980,000	REDLAND	\$445,000	BRISBANE	\$335,000	NOOSA	\$560,000	NOOSA
\$630,000	GOLD COAST	\$830,000	GOLD COAST	\$435,000	GOLD COAST	\$285,000	GOLD COAST	\$485,000	GOLD 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
\$70,000	BLACKALL TAMBO	\$250,000	NORTH BURNETT	\$146,500	SOUTH BURNETT	\$30,000	REDLAND	\$59,750	SOUTHERN DOWNS
\$71,000	MURWEIH	\$280,000	BANANA	\$155,000	ISAAC	\$37,000	SOUTH BURNETT	\$70,000	SOUTH BURNETT
\$112,550	CLONCURRY	\$280,000	SOUTH BURNETT	\$167,000	CASSOWARY COAST	\$94,000	SOUTHERN DOWNS	\$83,000	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
12,840	BRISBANE	829	MORETON BAY	8,725	GOLD COAST	1,155	MORETON BAY	177	FRASER COAST
5,795	GOLD COAST	731	SUNSHINE COAST	8,683	BRISBANE	1,148	LOGAN	162	MORETON BAY
5,751	MORETON BAY	725	LOGAN	2,934	SUNSHINE COAST	1,085	BRISBANE	111	LOGAN



ON THE MARKET INDICATORS

SALES MARKET SUMMARY

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
	2019*	2018	2019*	2018	2019*	2018	2019*	2018	CHANGE OVER YEAR			
									% PTS		% PTS	
QUEENSLAND	114,455	127,127	7.9%	8.8%	52	40	-5.2%	-4.8%	-10.0%	-0.9%	12	0.5%
GREATER BRISBANE	37,054	40,701	6.7%	7.4%	42	33	-4.8%	-4.2%	-9.0%	-0.7%	9	0.6%
BRISBANE LGA	19,576	21,695	6.2%	6.9%	37	30	-4.5%	-4.0%	-9.8%	-0.7%	7	0.5%
IPSWICH	5,775	6,309	8.1%	9.0%	57	45	-5.4%	-4.8%	-8.5%	-0.9%	12	0.5%
LOGAN	7,259	8,260	7.5%	8.6%	56	42	-5.0%	-4.2%	-12.1%	-1.1%	14	0.8%
MORETON BAY	10,445	11,480	7.6%	8.4%	46	35	-4.3%	-3.8%	-9.0%	-0.8%	11	0.6%
REDLAND	4,358	4,784	8.3%	9.2%	52	39	-4.9%	-4.4%	-8.9%	-0.9%	13	0.5%
GOLD COAST	12,381	13,669	9.2%	10.2%	50	41	-5.1%	-4.6%	-9.4%	-1.0%	9	0.5%
SUNSHINE COAST SD	7,148	7,648	8.4%	9.0%	55	38	-4.9%	-4.0%	-6.5%	-0.6%	17	0.9%
SUNSHINE COAST	8,026	8,538	8.8%	9.5%	55	38	-4.4%	-3.6%	-6.0%	-0.6%	17	0.8%
NOOSA	1,769	1,949	9.5%	10.5%	56	43	-5.1%	-4.5%	-9.2%	-1.0%	13	0.6%
FRASER COAST	4,011	4,519	10.1%	11.5%	67	60	-5.5%	-5.2%	-11.2%	-1.4%	7	0.3%
CAIRNS	3,723	4,008	8.0%	8.7%	49	51	-5.2%	-5.4%	-7.1%	-0.6%	-2	-0.2%
BUNDABERG	3,168	3,507	9.3%	10.3%	60	61	-5.8%	-5.6%	-9.7%	-1.0%	-1	0.1%
GLADSTONE	1,797	2,019	7.9%	8.8%	55	64	-7.1%	-8.1%	-11.0%	-1.0%	-9	-1.0%
MACKAY	2,981	3,087	7.6%	7.9%	49	43	-6.3%	-6.1%	-3.4%	-0.3%	6	0.2%
ROCKHAMPTON	2,193	2,396	7.5%	8.2%	67	64	-8.3%	-9.0%	-8.5%	-0.7%	3	-0.7%
TOOWOOMBA	4,123	4,619	7.9%	8.9%	53	47	-5.0%	-4.8%	-10.7%	-1.0%	6	0.2%
TOWNSVILLE	4,289	4,852	6.9%	7.8%	54	57	-6.9%	-7.7%	-11.6%	-0.9%	-3	-0.8%

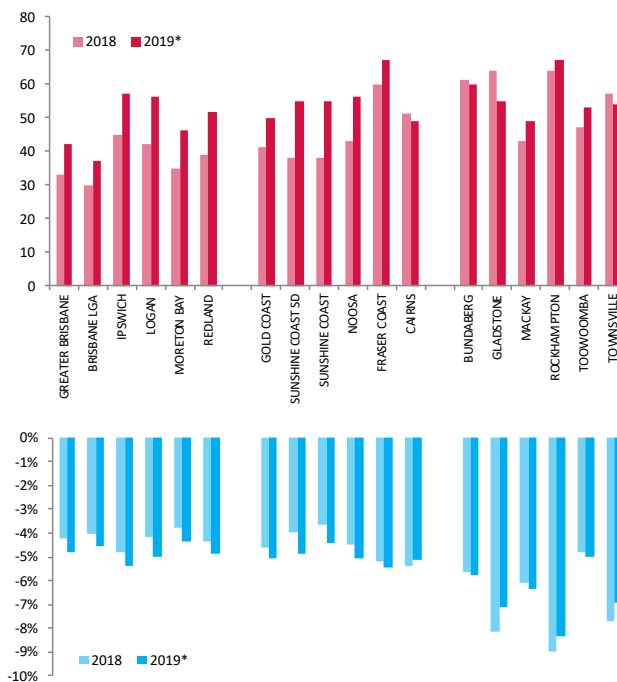
* Figures are preliminary

** 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 December
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			
12 MONTHS TO DEC									% PTS		% PTS	
QUEENSLAND	34,540	40,005	6.7%	7.8%	62	52	-5.2%	-4.7%	-13.7%	-1.1%	10	0.5%
GREATER BRISBANE	10,351	12,089	5.9%	7.0%	54	51	-5.0%	-4.9%	-14.4%	-1.0%	3	0.1%
BRISBANE LGA	10,463	12,034	6.0%	6.9%	50	50	-4.6%	-4.8%	-13.1%	-0.9%	0	-0.2%
IPSWICH	414	473	5.9%	6.9%	106	72	-9.9%	-5.6%	-12.5%	-1.0%	34	4.2%
LOGAN	1,107	1,339	6.6%	8.1%	76	82	-6.1%	-6.6%	-17.3%	-1.4%	-6	-0.5%
MORETON BAY	1,970	2,273	7.2%	8.4%	78	64	-5.2%	-4.5%	-13.3%	-1.2%	14	0.7%
REDLAND	596	761	7.2%	9.3%	72	55	-4.5%	-3.2%	-21.7%	-2.2%	17	1.4%
GOLD COAST	8,830	10,317	7.5%	8.8%	63	50	-5.2%	-4.7%	-14.4%	-1.3%	13	0.5%
SUNSHINE COAST SD	2,930	3,184	7.7%	8.3%	62	42	-5.0%	-3.4%	-8.0%	-0.7%	20	1.6%
SUNSHINE COAST	3,118	3,358	8.0%	8.7%	63	44	-4.5%	-3.2%	-7.1%	-0.7%	19	1.4%
NOOSA	636	777	6.8%	8.3%	63	42	-5.4%	-3.9%	-18.1%	-1.5%	21	1.5%
FRASER COAST	533	604	8.7%	9.8%	83	96	-4.9%	-5.0%	-11.8%	-1.2%	-14	-0.1%
CAIRNS	1,874	2,050	7.9%	8.7%	70	57	-6.4%	-5.7%	-8.6%	-0.8%	13	0.7%
BUNDABERG	503	544	8.7%	9.4%	134	85	-6.0%	-4.8%	-7.5%	-0.7%	49	1.2%
GLADSTONE	283	321	6.4%	7.3%	77	67	-9.5%	-9.4%	-11.8%	-0.9%	10	0.2%
MACKAY	409	407	5.3%	5.3%	74	70	-8.6%	-8.0%	0.5%	-0.0%	4	0.6%
ROCKHAMPTON	245	302	5.1%	6.3%	116	88	-10.1%	-8.0%	-18.9%	-1.2%	28	2.1%
TOOWOOMBA	744	826	6.5%	7.3%	82	64	-5.5%	-4.9%	-9.9%	-0.8%	19	0.6%
TOWNSVILLE	987	1,078	5.7%	6.2%	79	60	-8.8%	-7.9%	-8.4%	-0.5%	19	0.9%

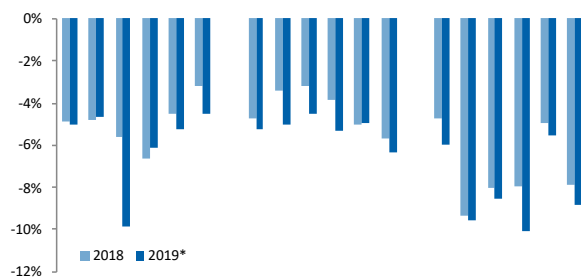
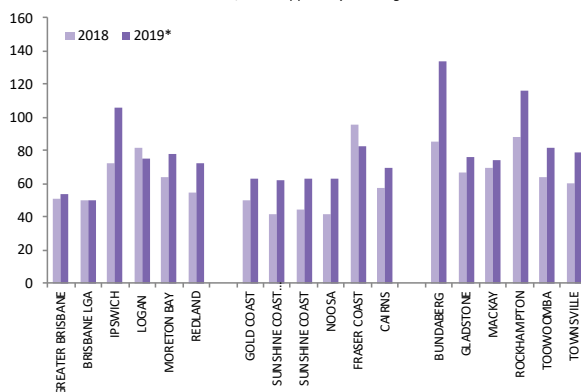
* Figures are preliminary

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

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

MEDIAN DAYS ON MARKET- UNITS

*12 months to December
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	
			QUARTERLY TREND		QUARTERLY TREND		QUARTERLY TREND		QUARTERLY TREND		QUARTERLY TREND
GREATER BRISBANE											
BRISBANE LGA		\$450	UP*	\$430	STEADY	\$425	UP	3.3%	STEADY	5.1%	STEADY
IPSWICH		\$320	UP	\$260	STEADY	\$330	UP	5.0%	STEADY	5.9%	UP*
LOGAN		\$345	STEADY	\$290	UP	\$330	DOWN	4.4%	STEADY	6.1%	STEADY
MORETON BAY		\$370	STEADY	\$290	STEADY	\$350	STEADY	4.3%	STEADY	4.4%	STEADY
REDLAND		\$405	UP	\$360	UP	\$410	UP	4.0%	STEADY	4.7%	STEADY
TOURISM CENTRES											
GOLD COAST		\$520	UP*	\$450	UP	\$455	UP	4.2%	STEADY	5.5%	STEADY
SUNSHINE COAST		\$460	UP	\$390	UP	\$450	UP	3.9%	STEADY	4.8%	STEADY
NOOSA		\$500	UP*	\$435	UP	\$600	UP*	3.4%	DOWN*	3.4%	STEADY
FRASER COAST		\$320	STEADY	\$270	UP	\$355	DOWN	5.2%	STEADY	5.0%	DOWN*
CAIRNS		\$400	UP	\$320	UP	\$393	DOWN	5.1%	STEADY	7.2%	STEADY
REGIONAL QLD											
BUNDABERG		\$305	UP	\$240	STEADY	\$345	UP*	5.6%	STEADY	4.5%	DOWN*
GLADSTONE		\$250	UP	\$185	UP	\$240	STEADY	4.7%	UP*	N/A	N/A
MACKAY		\$370	UP	\$280	UP	\$360	UP	5.3%	STEADY	6.2%	DOWN*
ROCKHAMPTON		\$290	STEADY	\$230	UP	\$340	DOWN*	5.6%	DOWN	3.8%	N/A
TOOWOOMBA		\$320	STEADY	\$255	DOWN	\$340	STEADY	4.8%	STEADY	4.8%	DOWN
TOWNSVILLE		\$330	UP	\$285	UP	\$340	DOWN	5.4%	STEADY	6.7%	UP

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

N/A Not available





RESIDENTIAL VACANCY RATES

COUNCIL / REGION	DEC-19	SEP-19	CHANGE	STATUS
BRISBANE SD	2.3%	1.7%	0.6%	TIGHT
BRISBANE CITY	2.7%	1.6%	1.1%	HEALTHY
BRISBANE INNER (0-5KM)	3.9%	1.8%	2.1%	WEAK
BRISBANE REMAINDER (5KM+)	1.7%	1.3%	0.4%	TIGHT
BRISBANE SURROUNDS	1.9%	1.9%	0.0%	TIGHT
IPSWICH CITY	2.8%	2.9%	0.0%	HEALTHY
LOGAN CITY	1.6%	1.5%	0.1%	TIGHT
MORETON BAY	1.5%	1.7%	-0.2%	TIGHT
MORETON BAY - CABOOLTURE	1.4%	1.2%	0.2%	TIGHT
MORETON BAY - PINE RIVERS	1.2%	1.8%	-0.6%	TIGHT
MORETON BAY - REDCLIFFE	1.9%	2.8%	-0.9%	TIGHT
REDLAND CITY	1.5%	1.5%	0.0%	TIGHT
REDLAND CITY - MAINLAND	1.5%	1.5%	0.0%	TIGHT
REDLAND CITY - BAY ISLANDS	1.6%	2.1%	-0.5%	TIGHT
GOLD COAST CITY	1.8%	3.0%	-1.1%	TIGHT
SUNSHINE COAST SD	2.0%	2.7%	-0.7%	TIGHT
SUNSHINE COAST	1.5%	3.3%	-1.8%	TIGHT
SUNSHINE COAST - CALOUNDRA	0.4%	1.6%	-1.2%	TIGHT
SUNSHINE COAST - MAROOCHY	1.1%	1.6%	-0.5%	TIGHT
SUNSHINE COAST - HINTERLAND*	2.3%	1.5%	0.8%	TIGHT
NOOSA	1.3%	4.4%	-3.1%	TIGHT
FRASER COAST	1.7%	0.9%	0.8%	TIGHT
FRASER COAST - HERVEY BAY	1.9%	0.8%	1.1%	TIGHT
FRASER COAST - MARYBOROUGH	1.4%	1.7%	-0.3%	TIGHT
CAIRNS	1.7%	0.9%	0.8%	TIGHT
BUNDABERG	1.5%	2.6%	-1.1%	TIGHT
GLADSTONE	4.1%	1.8%	2.3%	WEAK
MACKAY	2.5%	1.7%	0.8%	TIGHT
ROCKHAMPTON	1.6%	3.6%	-2.0%	TIGHT
TOOWOOMBA	2.4%	1.1%	1.3%	TIGHT
TOWNSVILLE	2.1%	3.2%	-1.1%	TIGHT
BANANA	4.9%	4.6%	0.3%	WEAK
BURDEKIN	12.3%	1.6%	10.7%	WEAK
CASSOWARY COAST	3.5%	6.8%	-3.3%	WEAK
CENTRAL HIGHLANDS	2.4%	1.8%	0.6%	TIGHT
GYMPIE	0.8%	0.3%	0.5%	TIGHT
ISAAC	6.8%	3.9%	2.9%	WEAK
LIVINGSTONE	0.4%	1.0%	-0.5%	TIGHT
LOCKYER VALLEY	2.6%	5.0%	-2.3%	HEALTHY
MARANOVA	8.5%	5.0%	3.5%	WEAK
MOUNT ISA	3.6%	3.7%	-0.1%	WEAK
MURWEH	N/A	N/A	-	N/A
SCENIC RIM	3.2%	3.8%	-0.6%	HEALTHY
SOMERSET	1.5%	N/A	-	TIGHT
SOUTH BURNETT	1.9%	N/A	-	TIGHT
SOUTHERN DOWNS	2.5%	6.4%	-3.9%	HEALTHY
TABLELANDS	7.0%	2.3%	4.7%	WEAK
WESTERN DOWNS	3.5%	2.2%	1.3%	HEALTHY
WHITSUNDAY	0.4%	2.0%	-1.6%	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

LOCAL GOVERNMENT AREA	HOUSES ¹		UNITS ²	
	DEC-19	SEP-19	DEC-19	SEP-19
GREATER BRISBANE				
BRISBANE	3.3%	3.3%	5.1%	5.1%
IPSWICH	5.0%	4.8%	5.9%	4.1%
LOGAN	4.4%	4.6%	6.1%	6.2%
MORETON BAY	4.3%	4.3%	4.4%	4.5%
REDLAND	4.0%	4.0%	4.7%	4.7%
TOURISM CENTRES				
GOLD COAST	4.2%	4.1%	5.5%	5.4%
SUNSHINE COAST	3.9%	4.1%	4.8%	4.6%
NOOSA	3.4%	3.9%	3.4%	3.4%
FRASER COAST	5.2%	5.2%	5.0%	5.8%
CAIRNS	5.1%	5.2%	7.2%	7.5%
REGIONAL/RESOURCE AREAS				
BUNDABERG	5.6%	5.8%	4.5%	5.4%
GLADSTONE	4.7%	4.2%	N/A	N/A
MACKAY	5.3%	5.2%	6.2%	7.3%
ROCKHAMPTON	5.6%	6.0%	3.8%	N/A
TOOWOOMBA	4.8%	4.8%	4.8%	5.3%
TOWNSVILLE	5.4%	5.4%	6.7%	6.2%
OTHER REGIONAL AREAS				
BURDEKIN	10.5%	8.8%	N/A	N/A
CASSOWARY COAST	4.8%	6.2%	6.1%	N/A
CENTRAL HIGHLANDS	6.2%	4.8%	N/A	N/A
CHARTERS TOWERS	N/A	N/A	N/A	N/A
DOUGLAS	4.7%	3.8%	7.5%	6.1%
GOONDIWINDI	N/A	N/A	N/A	N/A
GYMPIE	5.0%	5.7%	4.7%	N/A
HINCHINBROOK	N/A	N/A	N/A	N/A
ISAAC	8.5%	6.8%	N/A	N/A
LIVINGSTONE	4.5%	4.5%	7.7%	4.6%
LOCKYER VALLEY	6.2%	6.1%	N/A	N/A
MAREEBA	N/A	5.4%	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	4.6%	4.2%	N/A	N/A
SOMERSET	6.5%	6.2%	N/A	N/A
SOUTH BURNETT	6.6%	7.5%	N/A	N/A
SOUTHERN DOWNS	5.6%	5.7%	N/A	N/A
TABLELANDS	5.9%	4.9%	N/A	N/A
WESTERN DOWNS	5.8%	7.6%	N/A	N/A
WHITSUNDAY	5.4%	5.7%	6.7%	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	
			ANNUAL TREND		ANNUAL TREND		ANNUAL TREND		ANNUAL TREND		ANNUAL TREND
GREATER BRISBANE											
BRISBANE LGA	\$450	UP	\$430	UP	\$425	UP	3.3%	STEADY	5.1%	STEADY	
IPSWICH	\$320	UP	\$260	STEADY	\$330	UP	5.0%	UP	5.9%	UP*	
LOGAN	\$345	STEADY	\$290	STEADY	\$330	DOWN	4.4%	STEADY	6.1%	UP	
MORETON BAY	\$370	UP	\$290	STEADY	\$350	UP	4.3%	STEADY	4.4%	STEADY	
REDLAND	\$405	UP	\$360	UP	\$410	STEADY	4.0%	STEADY	4.7%	STEADY	
TOURISM CENTRES											
GOLD COAST	\$520	UP*	\$450	UP	\$455	UP	4.2%	STEADY	5.5%	STEADY	
SUNSHINE COAST	\$460	UP	\$390	UP*	\$450	UP*	3.9%	STEADY	4.8%	STEADY	
NOOSA	\$500	UP	\$435	UP*	\$600	DOWN*	3.4%	DOWN	3.4%	DOWN*	
FRASER COAST	\$320	UP	\$270	UP	\$355	UP*	5.2%	STEADY	5.0%	DOWN*	
CAIRNS	\$400	UP	\$320	UP	\$393	DOWN	5.1%	STEADY	7.2%	UP	
REGIONAL QLD											
BUNDABERG	\$305	UP	\$240	DOWN	\$345	N/A	5.6%	STEADY	4.5%	DOWN	
GLADSTONE	\$250	UP*	\$185	UP	\$240	UP*	4.7%	UP*	N/A	N/A	
MACKAY	\$370	UP*	\$280	UP*	\$360	UP*	5.3%	STEADY	6.2%	UP	
ROCKHAMPTON	\$290	UP	\$230	UP*	\$340	UP	5.6%	DOWN*	3.8%	N/A	
TOOWOOMBA	\$320	UP	\$255	UP	\$340	UP	4.8%	UP	4.8%	STEADY	
TOWNSVILLE	\$330	UP*	\$285	UP*	\$340	UP*	5.4%	UP*	6.7%	UP*	

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

N/A Not available


SIZE OF RENTAL MARKET
TOTAL BONDS - ANNUAL TREND

LGA/REGION	HOUSES				UNITS				TOWNHOUSES				TOTAL			
QUEENSLAND	313,261	309,232	1.3%	STEADY	226,278	221,417	2.2%	UP	64,899	61,920	4.8%	UP	604,438	592,569	2.0%	UP
GREATER BRISBANE	DEC-19	DEC-18	% CHANGE	ANNUAL TREND	DEC-19	DEC-18	% CHANGE	ANNUAL TREND	DEC-19	DEC-18	% CHANGE	ANNUAL TREND	DEC-19	DEC-18	% CHANGE	ANNUAL TREND
BRISBANE	61,094	60,220	1.5%	STEADY	93,893	90,827	3.4%	UP	22,519	21,435	5.1%	UP	177,506	172,482	2.9%	UP
IPSWICH	23,370	22,603	3.4%	UP	5,046	4,692	7.5%	UP	2,350	2,059	14.1%	UP	30,766	29,354	4.8%	UP
LOGAN	25,526	24,174	5.6%	UP	6,152	5,565	10.5%	UP	6,161	5,817	5.9%	UP	37,839	35,556	6.4%	UP
MORETON BAY	32,187	31,421	2.4%	UP	10,104	9,871	2.4%	UP	8,212	7,677	7.0%	UP	50,503	48,969	3.1%	UP
REDLAND	8,769	8,720	0.6%	STEADY	1,695	1,665	1.8%	STEADY	1,956	1,738	12.5%	UP	12,420	12,123	2.4%	UP
TOURISM CENTRES																
GOLD COAST	30,191	29,741	1.5%	STEADY	36,244	35,543	2.0%	STEADY	13,796	13,552	1.8%	STEADY	80,231	78,836	1.8%	STEADY
SUNSHINE COAST	18,487	18,120	2.0%	UP	12,539	12,457	0.7%	STEADY	3,346	3,105	7.8%	UP	34,372	33,682	2.0%	UP
NOOSA	2,517	2,521	-0.2%	STEADY	1,258	1,271	-1.0%	STEADY	374	367	1.9%	STEADY	4,149	4,159	-0.2%	STEADY
FRASER COAST	7,009	7,102	-1.3%	STEADY	2,723	2,758	-1.3%	STEADY	542	554	-2.2%	DOWN	10,274	10,414	-1.3%	STEADY
CAIRNS	9,539	9,584	-0.5%	STEADY	10,961	11,171	-1.9%	STEADY	917	959	-4.4%	DOWN	21,417	21,714	-1.4%	STEADY
REGIONAL QLD																
BUNDABERG	6,437	6,495	-0.9%	STEADY	2,881	2,840	1.4%	STEADY	137	131	4.6%	UP	9,455	9,466	-0.1%	STEADY
GLADSTONE	5,521	5,544	-0.4%	STEADY	2,134	2,084	2.4%	UP	808	796	1.5%	STEADY	8,463	8,424	0.5%	STEADY
MACKAY	7,895	8,149	-3.1%	DOWN	4,249	4,292	-1.0%	STEADY	494	489	1.0%	STEADY	12,638	12,930	-2.3%	DOWN
ROCKHAMPTON	4,823	4,719	2.2%	UP	2,662	2,612	1.9%	STEADY	144	134	7.5%	UP	7,629	7,465	2.2%	UP
TOOWOOMBA	11,639	11,546	0.8%	STEADY	7,508	7,380	1.7%	STEADY	519	486	6.8%	UP	19,666	19,412	1.3%	STEADY
TOWNSVILLE	14,646	14,990	-2.3%	DOWN	8,853	9,107	-2.8%	DOWN	787	834	-5.6%	DOWN	24,286	24,931	-2.6%	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		
	Dec-18	DEC-19	% Change	DEC-18	Dec-19	% CHANGE	Dec-18	DEC-19	% Change	Dec-18	DEC-19	% Change
Balonne Shire Council	N/A	N/A	N/A	\$175	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Banana Shire Council	N/A	N/A	N/A	\$238	\$245	3.2%	N/A	N/A	N/A	N/A	N/A	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	N/A	\$125	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	\$360	\$370	2.8%	\$420	\$430	2.4%	\$500	\$550	10.0%	\$395	\$400	1.3%
Bundaberg Regional Council	\$250	\$250	0.0%	\$245	\$240	-2.0%	\$295	\$305	3.4%	\$260	\$265	1.9%
Burdekin Shire Council	\$158	\$210	33.1%	\$215	\$210	-2.3%	N/A	N/A	N/A	\$220	\$230	4.5%
Cairns Regional Council	\$230	\$250	8.7%	\$310	\$320	3.2%	\$370	\$390	5.4%	\$320	\$350	9.4%
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	\$200	\$177	-11.5%	\$215	\$235	9.3%	\$230	\$230	0.0%	\$250	\$273	9.0%
Central Highlands Regional Council	\$200	\$210	5.0%	\$200	\$220	10.0%	\$260	\$305	17.3%	\$220	N/A	N/A
Charters Towers Regional Council	N/A	N/A	N/A	\$220	\$200	-9.1%	N/A	N/A	N/A	\$220	\$215	-2.3%
Cloncurry Shire Council	\$170	N/A	N/A	\$250	\$275	10.0%	N/A	N/A	N/A	N/A	N/A	N/A
Cook Shire Council	N/A	\$258	N/A	\$240	N/A	N/A	N/A	N/A	N/A	\$253	\$250	-1.0%
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	\$240	\$235	-2.1%	\$320	\$330	3.1%	N/A	N/A	N/A	N/A	\$330	N/A
Flinders Shire Council	N/A	\$150	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fraser Coast Regional Council	\$210	\$220	4.8%	\$263	\$270	2.9%	\$330	\$350	6.1%	\$263	\$280	6.7%
Gladstone Regional Council	\$180	\$180	0.0%	\$170	\$185	8.8%	\$220	\$250	13.6%	\$190	\$230	21.1%
Gold Coast City Council	\$345	\$360	4.3%	\$440	\$450	2.3%	\$490	\$530	8.2%	\$400	\$420	5.0%
Goondiwindi Regional Council	\$155	\$173	11.3%	\$240	\$233	-3.1%	N/A	N/A	N/A	\$280	\$270	-3.6%
Gympie Regional Council	\$180	\$220	22.2%	\$235	\$238	1.1%	\$290	\$265	-8.6%	\$263	\$280	6.7%
Hinchinbrook Shire Council	N/A	N/A	N/A	\$195	\$180	-7.7%	N/A	N/A	N/A	\$220	N/A	N/A
Ipswich City Council	\$230	\$235	2.2%	\$260	\$260	0.0%	\$300	\$300	0.0%	\$275	\$278	0.9%
Isaac Regional Council	\$400	\$275	-31.3%	\$170	\$240	41.2%	\$195	\$410	110.3%	N/A	\$235	N/A
Livingstone Shire Council	\$200	\$220	10.0%	\$260	\$300	15.4%	\$330	\$335	1.5%	\$280	\$300	7.1%
Lockyer Valley Regional Council	N/A	N/A	N/A	\$240	\$270	12.5%	\$315	\$280	-11.1%	\$268	\$260	-2.8%
Logan City Council	\$255	\$250	-2.0%	\$290	\$290	0.0%	\$340	\$335	-1.5%	\$295	\$295	0.0%
Longreach Regional Council	N/A	N/A	N/A	\$180	\$165	-8.3%	N/A	N/A	N/A	\$210	N/A	N/A
Mackay Regional Council	\$215	\$243	12.8%	\$250	\$280	12.0%	\$325	\$350	7.7%	\$280	\$300	7.1%
Maranoa Regional Council	N/A	N/A	N/A	\$190	\$190	0.0%	\$238	\$250	5.3%	N/A	\$190	N/A
Mareeba Shire Council	\$230	\$170	-26.2%	\$255	\$268	4.9%	\$320	\$330	3.1%	\$315	\$290	-7.9%
Moreton Bay Regional Council	\$250	\$250	0.0%	\$290	\$290	0.0%	\$330	\$335	1.5%	\$300	\$308	2.5%
Mount Isa City Council	\$180	\$180	0.0%	\$220	\$220	0.0%	\$300	\$335	11.7%	\$250	\$300	20.0%
Murweh Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$175	N/A
Noosa Shire Council	\$300	\$315	5.0%	\$410	\$435	6.1%	\$635	\$575	-9.4%	\$393	\$420	7.0%
North Burnett Regional Council	N/A	N/A	N/A	\$200	\$180	-10.0%	N/A	N/A	N/A	\$200	\$200	0.0%
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	\$212	\$230	8.4%	\$355	\$360	1.4%	\$393	\$415	5.7%	\$263	\$260	-1.0%
Richmond Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rockhampton Regional Council	\$160	\$170	6.1%	\$210	\$230	9.5%	\$270	\$290	7.4%	\$240	\$250	4.2%
Scenic Rim Regional Council	\$250	\$250	0.0%	\$280	\$260	-7.1%	\$320	\$305	-4.7%	\$300	\$290	-3.3%
Somerset Regional Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$400	N/A	\$270	\$300	11.1%
South Burnett Regional Council	\$158	\$160	1.6%	\$215	\$213	-1.2%	\$260	\$270	3.8%	\$215	\$220	2.3%
Southern Downs Regional Council	\$160	\$145	-9.4%	\$230	\$220	-4.3%	\$295	\$293	-0.8%	\$235	\$253	7.4%
Sunshine Coast Regional Council	\$290	\$300	3.4%	\$370	\$390	5.4%	\$435	\$450	3.4%	\$388	\$390	0.6%
Tablelands Regional Council	\$160	\$178	10.9%	\$230	\$245	6.5%	N/A	\$300	N/A	\$270	\$270	0.0%
Toowoomba Regional Council	\$185	\$200	8.1%	\$250	\$255	2.0%	\$310	\$315	1.6%	\$253	\$265	5.0%
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	\$210	\$240	14.3%	\$250	\$285	14.0%	\$340	\$385	13.2%	\$250	\$300	20.0%
Weipa - part of Cook	N/A	N/A	N/A	\$525	N/A	N/A	N/A	\$590	N/A	N/A	N/A	N/A
Western Downs Regional Council	\$150	\$160	6.7%	\$185	\$185	0.0%	\$210	\$220	4.8%	\$200	\$200	0.0%
Whitsunday Regional Council	\$235	\$190	-19.1%	\$300	\$320	6.7%	\$320	\$330	3.1%	\$265	\$258	-2.8%
Winton Shire Council	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

LGA	HOUSE 3-BED			HOUSE 4-BED			TOWNHOUSE 2-BED			TOWNHOUSE 3-BED		
	Dec-18	DEC-19	% Change	DEC-18	Dec-19	% CHANGE	Dec-18	DEC-19	% Change	Dec-18	DEC-19	% Change
Balonne Shire Council	\$250	\$230	-8.0%	\$300	\$305	1.7%	N/A	N/A	N/A	N/A	N/A	N/A
Banana Shire Council	\$280	\$280	0.0%	\$370	\$370	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
Barcardine Regional Council	\$165	\$230	39.4%	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	\$150	\$160	6.7%	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	\$435	\$450	3.4%	\$545	\$550	0.9%	\$395	\$400	1.3%	\$420	\$425	1.2%
Bundaberg Regional Council	\$295	\$305	3.4%	\$350	\$350	0.0%	\$250	\$260	4.0%	N/A	\$345	N/A
Burdekin Shire Council	\$250	\$250	0.0%	\$315	\$290	-7.9%	N/A	N/A	N/A	N/A	N/A	N/A
Cairns Regional Council	\$390	\$400	2.6%	\$450	\$470	4.4%	\$300	\$300	0.0%	\$395	\$393	-0.6%
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	\$290	\$300	3.4%	\$323	\$350	8.5%	\$268	\$270	0.9%	N/A	N/A	N/A
Central Highlands Regional Council	\$250	\$275	10.0%	\$350	\$380	8.6%	\$270	\$250	-7.4%	\$295	\$350	18.6%
Charters Towers Regional Council	\$265	\$260	-1.9%	\$370	\$360	-2.7%	N/A	N/A	N/A	N/A	N/A	N/A
Cloncurry Shire Council	\$300	\$328	9.2%	\$400	\$425	6.3%	N/A	N/A	N/A	N/A	N/A	N/A
Cook Shire Council	\$310	\$340	9.7%	\$328	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	\$380	\$375	-1.3%	\$490	\$455	-7.1%	\$350	\$355	1.4%	\$460	\$450	-2.2%
Flinders Shire Council	\$200	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fraser Coast Regional Council	\$310	\$320	3.2%	\$370	\$390	5.4%	\$285	\$295	3.5%	\$330	\$355	7.6%
Gladstone Regional Council	\$220	\$250	13.6%	\$270	\$300	11.1%	\$150	\$180	20.0%	\$215	\$240	11.6%
Gold Coast City Council	\$500	\$520	4.0%	\$500	\$520	4.0%	\$395	\$400	1.3%	\$450	\$455	1.1%
Goondiwindi Regional Council	\$300	\$300	0.0%	\$425	\$395	-7.1%	N/A	N/A	N/A	N/A	N/A	N/A
Gympie Regional Council	\$300	\$300	0.0%	\$348	\$360	3.6%	\$260	\$280	7.7%	\$295	\$300	1.7%
Hinchinbrook Shire Council	\$250	\$250	0.0%	\$265	\$260	-1.9%	N/A	N/A	N/A	N/A	N/A	N/A
Ipswich City Council	\$310	\$320	3.2%	\$370	\$380	2.7%	\$275	\$275	0.0%	\$320	\$330	3.1%
Isaac Regional Council	\$250	\$320	28.0%	\$300	\$350	16.7%	\$365	\$250	-31.4%	\$325	\$345	6.2%
Livingstone Shire Council	\$300	\$330	10.0%	\$330	\$350	6.1%	\$280	\$300	7.1%	\$355	\$400	12.7%
Lockyer Valley Regional Council	\$300	\$298	-0.8%	\$345	\$350	1.4%	N/A	\$260	N/A	N/A	N/A	N/A
Logan City Council	\$345	\$345	0.0%	\$400	\$400	0.0%	\$280	\$285	1.8%	\$335	\$330	-1.5%
Longreach Regional Council	\$255	\$275	7.8%	\$335	\$300	-10.4%	N/A	N/A	N/A	N/A	N/A	N/A
Mackay Regional Council	\$340	\$370	8.8%	\$400	\$430	7.5%	\$293	\$325	11.1%	\$335	\$360	7.5%
Maranoa Regional Council	\$250	\$250	0.0%	\$320	\$340	6.3%	N/A	N/A	N/A	N/A	N/A	N/A
Mareeba Shire Council	\$330	\$320	-3.0%	\$385	\$395	2.6%	N/A	N/A	N/A	N/A	N/A	N/A
Moreton Bay Regional Council	\$365	\$370	1.4%	\$420	\$430	2.4%	\$300	\$300	0.0%	\$345	\$350	1.4%
Mount Isa City Council	\$360	\$398	10.4%	\$450	\$450	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
Murweh Shire Council	\$228	\$220	-3.3%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Noosa Shire Council	\$493	\$500	1.5%	\$555	\$600	8.1%	\$440	\$475	8.0%	\$640	\$600	-6.3%
North Burnett Regional Council	\$235	\$240	2.1%	\$265	\$250	-5.7%	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	\$405	1.3%	\$490	\$500	2.0%	\$345	\$355	2.9%	\$410	\$410	0.0%
Richmond Shire Council	\$225	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	\$280	\$290	3.6%	\$380	\$390	2.6%	N/A	\$280	N/A	\$330	\$340	3.0%
Scenic Rim Regional Council	\$350	\$345	-1.4%	\$380	\$373	-2.0%	\$270	\$275	1.9%	\$310	\$310	0.0%
Somerset Regional Council	\$300	\$320	6.7%	\$315	\$320	1.6%	N/A	N/A	N/A	N/A	N/A	N/A
South Burnett Regional Council	\$255	\$270	5.9%	\$320	\$320	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
Southern Downs Regional Council	\$270	\$275	1.9%	\$335	\$335	0.0%	N/A	N/A	N/A	\$283	N/A	N/A
Sunshine Coast Regional Council	\$450	\$460	2.2%	\$520	\$540	3.8%	\$380	\$378	-0.7%	\$430	\$450	4.7%
Tablelands Regional Council	\$310	\$328	5.6%	\$380	\$380	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
Toowoomba Regional Council	\$310	\$320	3.2%	\$385	\$400	3.9%	\$290	\$278	-4.3%	\$325	\$340	4.6%
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	\$300	\$330	10.0%	\$360	\$400	11.1%	\$240	\$280	16.7%	\$300	\$340	13.3%
Weipa - part of Cook	N/A	\$600	N/A	N/A	\$750	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Western Downs Regional Council	\$230	\$240	4.3%	\$280	\$300	7.1%	\$268	N/A	N/A	\$200	\$230	15.0%
Whitsunday Regional Council	\$320	\$375	17.2%	\$420	\$420	0.0%	\$360	\$350	-2.8%	\$360	\$390	8.3%
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%

Price gains are 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.

Mixed Moves

The Greater Brisbane region includes the local government areas of Brisbane, Ipswich, Moreton Bay, Logan and Redland – with diversity between all LGAs in terms of house price performance.

Overall, our analysis indicates houses in both Ipswich and Logan have passed their price peak while Redland is holding steady in the downward sector. On the flipside, the Brisbane LGA is at the beginning phase of price recovery, and Moreton Bay is firmly entrenched in its rising market price.

Greater Brisbane experienced a 1.0 per cent rise in its 12-month median house price to December 2019. The figure reached \$533,000 across 26,750 transactions, showing continued positive signs for steady, long-term price recovery.

The unit sector in all LGAs appears to be well past its peak according to our analytics. On balance, the price cycle would suggest unit values are likely to soften further for all LGAs. As has been the case over the last two years, expectations continue to be that investors' stock will bear the brunt of price softening as opposed to owner-occupier units.

The Greater Brisbane vacancy rate loosened during the December 2019 quarter after a fairly substantial tightening in the previous period.

Regional Economy and Infrastructure Investment

Logan

Construction is underway on the new Logan City Special School learning centre as part of a \$9.5 million State Government investment. State Government said construction of the new centre is scheduled for completion in time for the 2021 school year. The two-storey complex will include eight learning spaces, one therapy room, a staffroom, kitchens and a covered set-down area. According to the government, the works will allow staff to cater to the differing needs students.

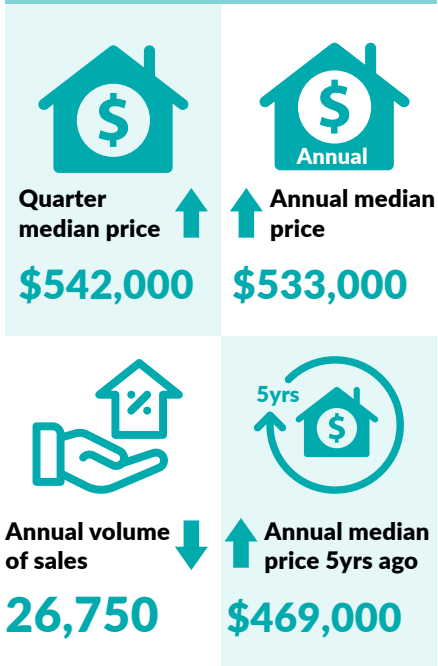
Ipswich

Queensland's first defence industry hub has officially opened in Ipswich. The \$5 million hub, located in the Ipswich CBD at Fire Station 101 on Limestone Street, is expected to grow Queensland's defence industry and create more local jobs in areas like heavy vehicle manufacturing and maintenance, aerospace maintenance and autonomous systems development.

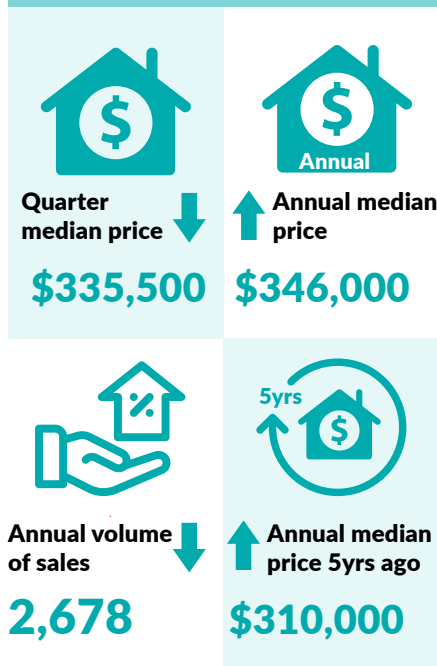
In addition, the Ipswich Turf Club's new events and entertainment centre has created more than 60 construction-related jobs locally, with more expected once the centre is operational. The works are part of the club's \$24.8 million



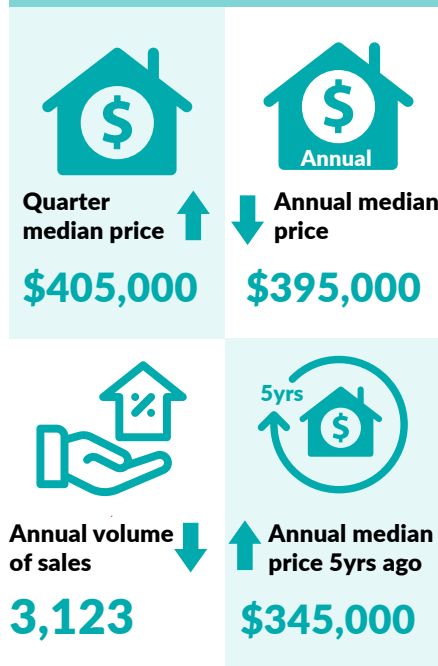
HOUSE MARKET (<2400M²)
GREATER BRISBANE



HOUSE MARKET (<2400M²)
IPSWICH



HOUSE MARKET (<2400M²)
LOGAN



HOUSE MARKET (<2400M²)

MORETON BAY



Quarter
median price ↑
\$450,000



Annual
median price ↓
\$446,000



Annual volume
of sales ↓
5,751



Annual median
price 5yrs ago ↑
\$395,000

HOUSE MARKET (<2400M²)

REDLAND



Quarter
median price ↑
\$530,000



Annual
median price ↓
\$525,000



Annual volume
of sales ↓
2,358



Annual median
price 5yrs ago ↑
\$471,000

redevelopment, with racing scheduled to return in April. The centre will be available for use outside of racing events, meaning employment opportunities beyond the race calendar as well.

Moreton Bay

The opening of the new Mango Hill State Secondary College in January was a significant milestone for residents. The \$64 million school accommodates 220 Year 7 and 8 students and 37 staff, according to the State Government. Construction of the school is said to have created 192 jobs in the area.

The Draft Rob Akers Reserve Master Plan has been released for public consultation as well. Acting Mayor Mike Charlton said local feedback indicated residents wanted the Reserve to be a place that provides both habitat for wildlife and infrastructure for sporting and recreation. The plan includes a new home for the Pine Rivers Australian Football Club and upgrade to the dog training arena.

Redland

New Redland Water Police boats and more police have been provided to the Redland Bay region to help boost safety and community protection in the shire. The Redland Bay Water Police pontoon has also been upgraded to accommodate the new high-speed barge and fast response vessel. The number of police permanently based on Russell Island has risen from two officers to four with supply of hi-tech equipment accompanying the upgrades.

Market Outlook

Analysis of housing data shows that the overall housing market in the Greater Brisbane region continues to perform steadily. Price gains are 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 1.0 per cent rise in annual median price to December, 2019. By contrast, the Brisbane City LGA saw its annual median house price soften 0.4 per cent to December 2019 reaching \$680,000. This placed its annual result as the highest across all Greater Brisbane LGAs.

Logan, Moreton Bay and Redland all saw their medians fall modestly over the year. Logan recorded a median of \$395,000 (down 1.3 per cent), Moreton Bay a median of \$446,000 (down 0.4 per cent) and Redland \$525,000 (down 1.9 per cent). Ipswich was the only outer LGA to record a rise in median for the year, with an increase of 0.3 per cent to reach \$346,000.

In terms of price movement across the December 2019 quarter, Greater Brisbane experienced 1.3 per cent rise in the median house price, reaching \$542,000 across 6,005 transactions. The Brisbane LGA median house price for the quarter rose 3.6 per cent to \$703,000 across 2,962 transactions. Of the outer LGAs, Logan saw the greatest rise, recording a 2.5 per cent increase to reach \$405,000. Meanwhile, Ipswich was the only LGA to see a fall in the quarterly median, recording a drop of 2.8 per cent to \$335,500.

Looking at five-year data, the annual median house price across Greater Brisbane grew by 13.6 per cent since December 2014. The annual median house price in outer Brisbane localities grew within a range of 11.5 per cent (Redland) to 14.5 per cent (Logan) over the same period.

General Activity

For Greater Brisbane, the annual total listing volume fell a significant 10 per cent, from 40,701 for the year to December 2018, to 37,054 for the year to December 2019. Stock On market was slightly lower for the year, coming in at 6.7 per cent, down 0.9 per cent on the previous year. The period also saw a notable increase in median days on market, with a 2019 selling time of 42 days, which was nine days longer than the 2018 result. Vendor discounting over the 12 months also rose modestly from 4.2 per cent discount in 2018 to a 4.8 per cent discount in 2019.



HOUSE MARKET ALL

GREATER BRISBANE



Median days on market

42 Days



Median vendor discount

-4.8%



Stock on market

6.7%

HOUSE MARKET ALL

IPSWICH



Median days on market

57 Days



Median vendor discount

-5.4%

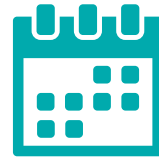


Stock on market

8.1%

HOUSE MARKET ALL

LOGAN



Median days on market

56 Days



Median vendor discount

-5.0%



Stock on market

7.5%

HOUSE MARKET ALL

MORETON BAY



Median days on market

46 Days



Median vendor discount

-4.3%



Stock on market

7.6%

HOUSE MARKET ALL

REDLAND



Median days on market

52 Days



Median vendor discount

-4.9%



Stock on market

8.3%

Outside of the Brisbane LGA, it was Moreton Bay that saw the lowest days on market at 46, although that was a notable increase of 11 days on last year's result, and one of the highest increases across all Greater Brisbane LGA's. Moreton also had the tightest vendor discount at 4.3 per cent, which was 0.6 per cent more than at the same time last year. Ipswich, Redland and the Brisbane LGA all had similar shifts in vendor discount, while Logan saw the largest move with a 0.8 per cent increase. Stock on market decreased across all the outer LGAs. The 2019 figures ranged from 7.5 per cent in Logan to 8.3 per cent in Redland. Brisbane City had a stock on market figure of 6.2 per cent for the period.

Our overall view of the outer Brisbane Region LGAs is that, while markets had seen an increase in the number of days listings were on the market and vendor discounting was slightly higher, there's a tightening in the number of listings which is a marker of potential future price increases.

Unit Market

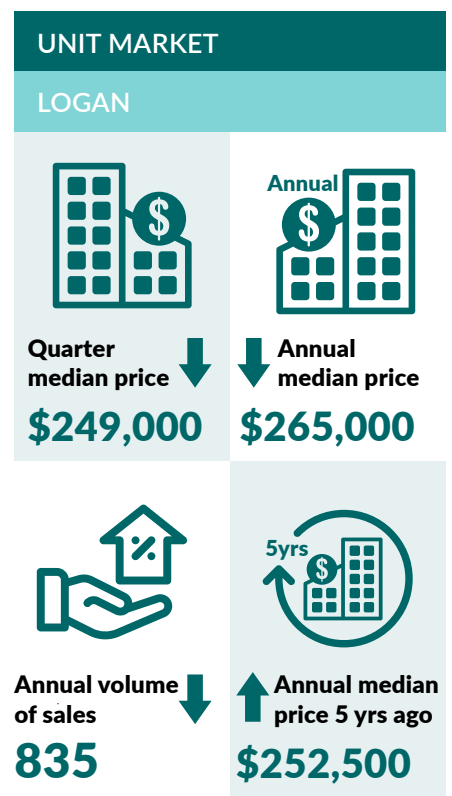
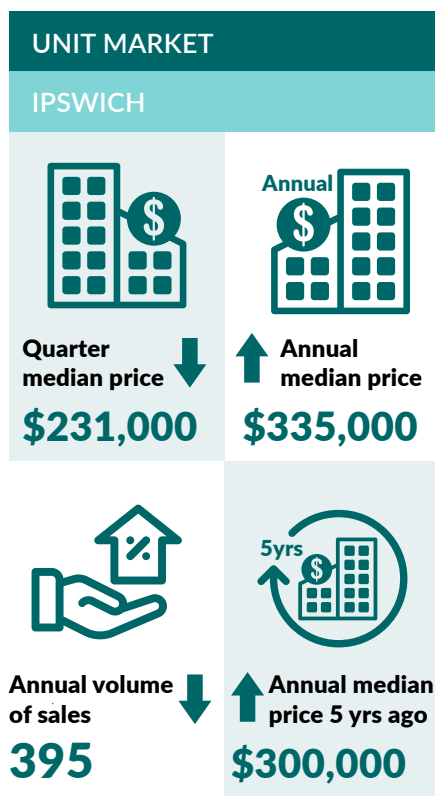
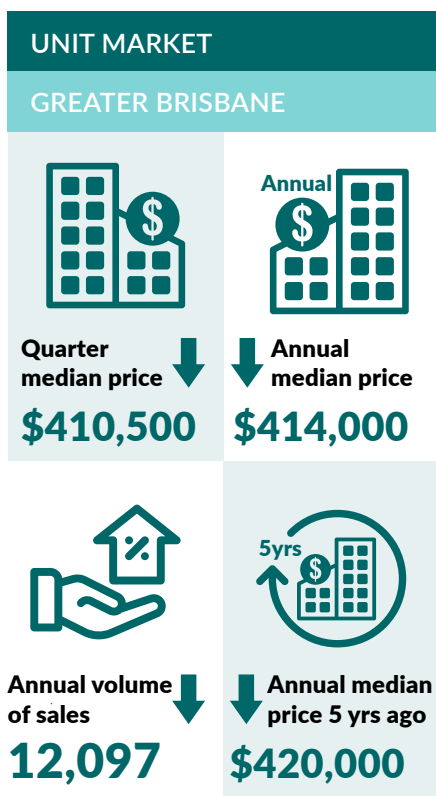
The Brisbane LGA unit market saw its annual median fall 1.1 per cent to \$445,000 to the end of December, 2019. By contrast, Ipswich experienced a 2.3 per cent gain in its annual unit median, reaching \$335,000 across 395 transactions. Ipswich was the only LGA in Greater Brisbane to see gains, with the biggest decline being in Logan, which was down 10.2 per cent.

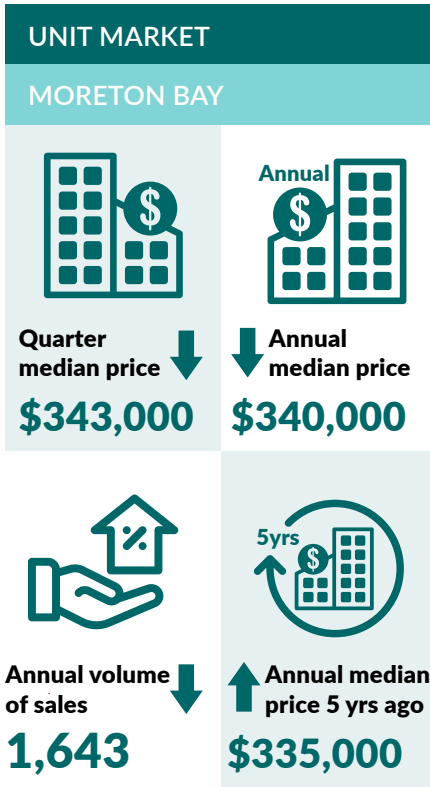
Looking at the numbers for the December 2019 quarter only, Ipswich saw a dramatic fall in its median, down 31 per cent to \$231,000 across 61 transactions. This was by far the softest result of all markets in the Greater Brisbane LGA, with the next softest result being just a 3.0 per cent fall by comparison.

Both total listing numbers and stock on market tightened across the Brisbane LGA over the year. Listings were down 13.1 per cent while stock shortened 0.9 per cent. This appears to indicate the oversupply of units continued to be absorbed. The Brisbane LGA did not, however, see the greatest tightening. Redland saw the most dramatic fall in total unit listings – down 21.7 per cent for the year to 596 to December, 2019. This was followed reasonably closely by Logan which recorded a 17.3 per cent fall in listings. Stock on market across outer LGAs tightened most in Ipswich, with the city recording a fall of 1.4 percentage points.

For the days on market comparison, the Brisbane LGA saw its number hold steady, while Ipswich, Moreton Bay and Redland all recorded rises. Logan was the only LGA to see a fall, with its result of 76 days being a drop of six days as compared to last year.

Vendor discounting remained relatively tight across all jurisdictions with the exception of Ipswich, which saw discounting increase from 5.6 per for the year to December 2018 to 9.9 per cent for the same timeframe in 2019. Overall, it appears most unit markets are steady, with only some minor shifts across greater Brisbane LGAs.



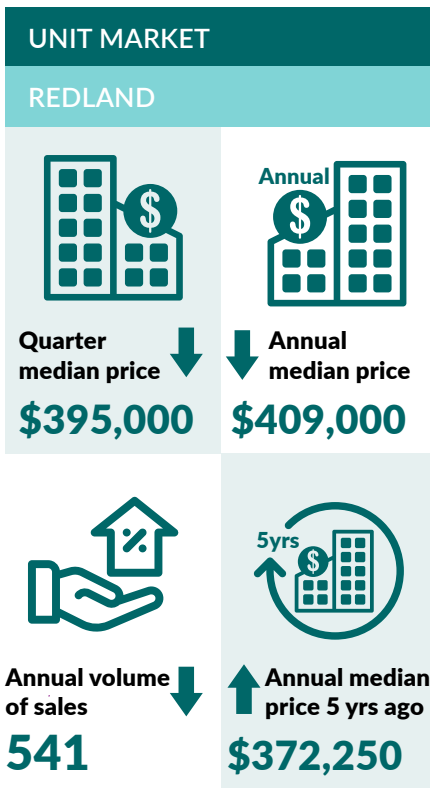


Rental Market

December quarter median rental yields across outer Brisbane LGAs ranged from 4.0 per cent to 5.0 per cent for houses, and 4.4 per cent to 6.1 per cent for units. Yield movements for both units and houses from the previous quarter were mostly steady across all LGAs, with units in Ipswich experiencing the biggest shift, up 1.7 from 4.1 per cent in September 2019 quarter to 5.9 per cent in December 2019 quarter.

Median annual rent for outer Brisbane three-bedroom houses ranged from \$320 per week in Ipswich to \$405 per week in Redland. The same measure for two-bedroom units ranged \$260 per week in Ipswich to \$360 per week in Redland.

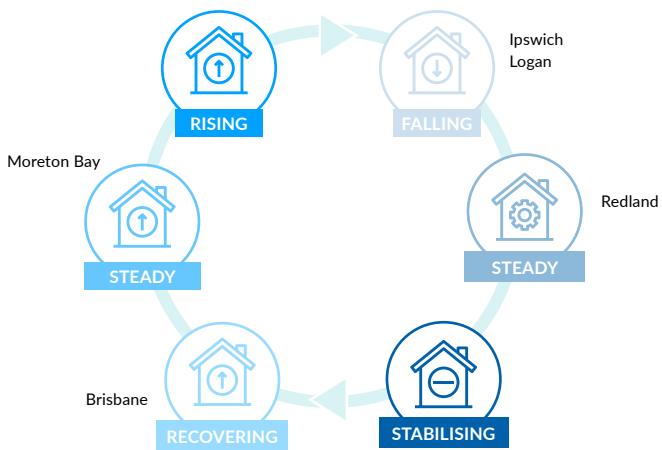
The Greater Brisbane vacancy rate was at 2.3 per cent in the December 2019 quarter – a notable increase on the 1.7 per cent recorded in the previous quarter. That said, apart from September 2019, quarterly vacancy rates have ranged between 2.2 and 3.0 per cent since December 2016. Of the outer LGAs, Moreton Bay and Redland had the tightest vacancy rates with both jurisdictions recording a 1.5 per cent result for December quarter 2019.





GREATER BRISBANE HOUSE MARKETS

Dec Qtr 2019

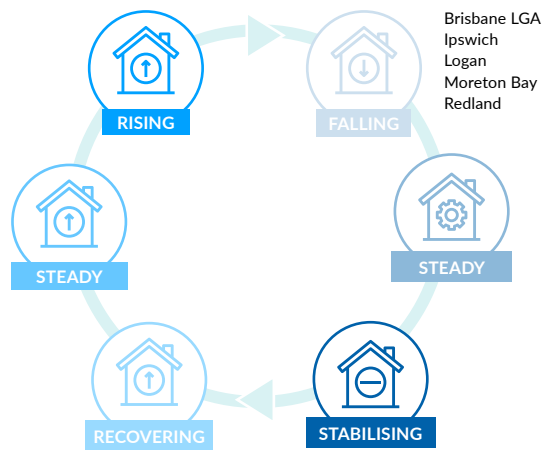


Source: REIQ

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

GREATER BRISBANE UNIT MARKETS

Dec 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
-5.0%



Stock on market
5.9%

UNIT MARKET
IPSWICH



Median days on market
106 Days

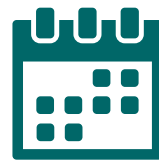


Median vendor discount
-9.9%



Stock on market
5.9%

UNIT MARKET
LOGAN



Median days on market
76 Days



Median vendor discount
-6.1%



Stock on market
6.6%

UNIT MARKET
MORETON BAY



Median days on market
78 Days

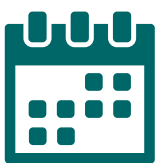


Median vendor discount
-5.2%



Stock on market
7.2%

UNIT MARKET
REDLAND



Median days on market
72 Days

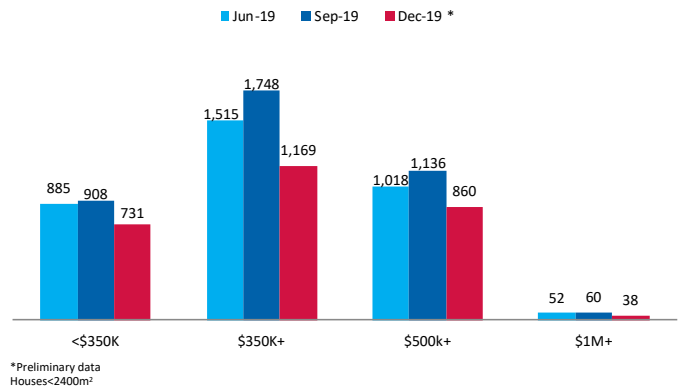


Median vendor discount
-4.5%

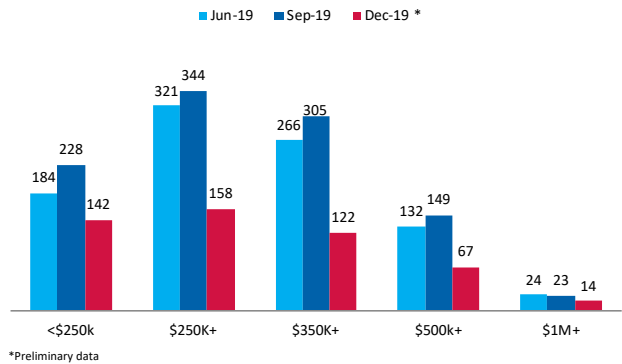


Stock on market
7.2%

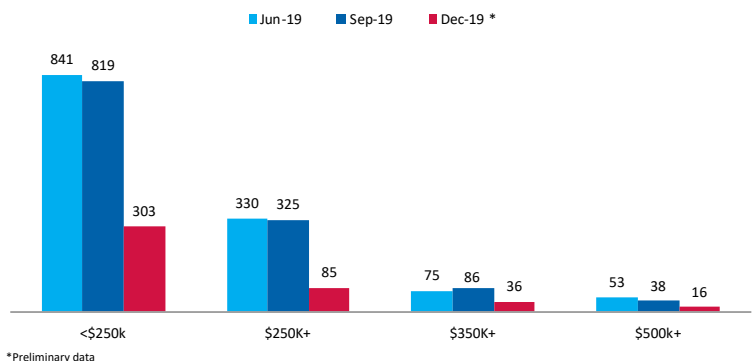
OUTER BRISBANE HOUSE SALES



OUTER BRISBANE UNIT SALES



OUTER BRISBANE LAND SALES





SALES MARKET - UNITS & TOWNHOUSES (CONT'D)

Table with columns: 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. Includes data for areas like MORETON BAY (LGA), ALBANY CREEK, BELLARA, etc.

SALES MARKET - VACANT LAND <2400m² (CONT'D)

Table with columns: 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. Includes data for areas like JIMBOOMBA, LOGAN RESERVE, etc.

SALES MARKET - VACANT LAND <2400m²

Table with columns: 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. Includes data for areas like GREATER BRISBANE, IPSWICH (LGA), etc.

Table with columns: 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. Includes data for areas like LOCKYER VALLEY (LGA), etc.

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY*	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
IPSWICH CITY		\$320	637	\$310	697	\$300	705
4300	Goodna/ Bellbird Pk/ Camira/ Springfield	\$363	156	\$350	176	\$340	178
4301	Redbank/ Redbank Plns/ Collingwood Pk	\$320	115	\$320	114	\$310	85
4303	Dinmore/ Riverview	\$290	15	\$275	16	\$260	15
4304	Booval/ Blackstone/ Bundamba/ Ebbw Vale/ Silkstone	\$300	63	\$295	91	\$290	78
4305	Ipswich/ Brassall/ Bremer/ Churchill/ Flinders View/ Leichardt/ Raceview/ Tivoli/ Yamanto	\$300	200	\$300	217	\$285	271
4306	Amberley/ Fernvale/ Karana Downs/ Mt Crosby/ Peak Crossing/ Swanbank/ Willowbank	\$348	62	\$340	45	\$320	47
4340	Rosewood/ Ashwell/ Calvert/ Ebenezer/ Grandchester/ Moorang/ Mt Forbes/ Rosevale	\$310	19	\$315	22	\$290	24
LOGAN CITY		\$345	909	\$345	970	\$340	831
4114	Kingston/ Logan City/ Trinder Pk/ Woodridge	\$310	143	\$320	197	\$315	138
4118	Browns Plains/Brownsleigh/ Forestdale/ Heritage Pk/ Hillcrest/ Regents Pk	\$350	78	\$350	94	\$345	93
4119	Underwood	\$380	11	\$400	9	\$360	8
4123	Priests Gully/ Rochedale	\$400	39	\$410	46	\$390	51
4124	Boronia Hts/ Greenbank/ New Beith	\$343	44	\$350	43	\$340	39
4125	Munruben/ Park Ridge	\$353	16	\$350	20	\$400	8
4127	Chatswood Hills/ Daisy Hill/ Preistdale/ Slacks Ck/ Springwood	\$360	69	\$350	81	\$365	69
4128	Kimberley Pk/ Logan Hyperdome/ Shailer Pk/ Tanah Merah	\$393	26	\$425	21	\$370	25
4129	Logandale/ Loganholme	\$380	21	\$390	24	\$365	23
4130	Carbrook/ Cornubia	\$405	11	\$420	12	\$380	6
4131	Loganlea/ Meadowbrook	\$350	51	\$350	35	\$340	27
4132	Crestmead/ Marsden	\$340	103	\$340	93	\$330	72
4133	Chambers Flat/ Logan Reserve/ Waterford	\$350	42	\$363	48	\$340	47
4205	Bethania	\$330	26	\$350	17	\$320	15
4207	Beenleigh/Eaglyby/Mt Warren Pk	\$340	208	\$340	215	\$330	191
MORETON BAY REGIONAL		\$370	1019	\$365	1074	\$340	1056
Redcliffe Region		\$380	200	\$380	227	\$355	206
4019	Clontarf/ Humpybong/ Margate/ Scotts Pt/ Woody Pt	\$380	72	\$380	96	\$350	81
4020	Redcliffe/ Scarborough/ Newport Waters/ Suttons Bch	\$380	73	\$380	80	\$360	83
4021	Kippa-Ring	\$370	35	\$385	38	\$350	32
4022	Rothwell	\$380	20	\$370	13	\$350	10
Pine Rivers Region		\$390	401	\$385	401	\$370	373
4035	Albany Ck/ Bridgeman Downs/ Cashs Crossing	\$468	20	\$440	33	\$410	15
4037	Eatons Hill	n.a.	2	n.a.	1	\$450	9
4055	Bunya/ Ferny Grove/ Ferny Hills/ Kedron Upper	\$450	33	\$428	40	\$400	38
4500	Bray Pk/ Brendale/ Cashmere/ Clear Mountain/ Joyner/ Strathpine/ Warner	\$390	87	\$380	80	\$360	72
4501	Lawnton	\$360	21	\$365	19	\$340	16
4502	Frenchs Forest/ Petrie	\$375	35	\$360	30	\$350	23
4503	Dakabin/ Dahles Rocks/ Griffin/ Kallangur/ Kurwongbah	\$370	111	\$370	109	\$350	93
4509	Mango Hill	\$398	80	\$390	73	\$380	90
4520	Camp Mountain/ Cedar Ck/ Mt Glorious/ Mt Nebo/ Mt Samson/ Samford/ Yugar	\$500	8	\$493	10	\$450	12
4521	Dayboro/ Mt Mee/ Mt Pleasant/ Ocean View/ Rush Ck	n.a.	4	\$383	6	\$310	5
Caboolture Region		\$340	418	\$330	446	\$305	477
4504	Narangba	\$375	29	\$365	24	\$340	27
4505	Burpengary	\$350	39	\$350	39	\$340	20
4506	Marayfield/ Moorina	\$320	60	\$320	73	\$300	70
4507	Banksia Beach/ Bellara/ Bangaree/ Bribie Is/ Woorim	\$385	49	\$415	36	\$330	51
4508	Deception Bay	\$325	77	\$335	74	\$300	107
4510	Caboolture/ Beachmere/ Dannybrook/ Balingool/ Bellmere/ Meledale/ Moodlu/ Rocksberg/ Toorbul	\$320	131	\$315	164	\$290	164
4511	Godwin Beach/ Ningi/ Sandstone Pt/ Toorbul Pt	\$380	17	\$368	20	\$325	13
4514	Woodford/ Bellthorpe/ Bracalba/ Cedarton/ D'Aguilar/ Delaneys Ck/ Neurum/ Stanmore/ Stoney Ck/ Villeneuve	\$350	11	\$330	11	\$300	19

RENTAL MARKET - 3 BED HOUSES (CONT'D)

POST CODE	LOCALITY*	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
REDLAND CITY		\$405	286	\$400	296	\$390	316
4157	Capalaba/ Sheldon	\$420	36	\$420	29	\$395	39
4158	Thornside	\$410	8	\$380	9	\$360	6
4159	Birkdale/ Aquatic Paradise/ Meridian Pt	\$420	31	\$430	19	\$415	28
4160	Ormiston/ Wellington Pt/ Erubin	\$400	29	\$428	34	\$415	29
4161	Alexandra Hills/ Burwood Hts	\$415	39	\$410	49	\$395	40
4163	Cleveland/ Raby Bay	\$420	24	\$420	36	\$415	31
4164	Thorntons/ Pinklands	\$420	19	\$430	11	\$440	19
4165	Mt Cotton/ Pt Halloran/ Pt Talburin/ Redland Bay/ Victoria Pt	\$428	44	\$405	53	\$395	56
4183	Amity Pt/ Dunwich/ Pt Lookout	\$280	5	n.a.	4	n.a.	3
4184	Coochiemudlo Is/ Karragarra Is/ Lamb Is/ Macleay Is/ Peel Is/ Russell Is	\$275	51	\$263	52	\$250	65
LOCKYER VALLEY REGIONAL		\$298	70	\$300	86	\$290	87
4341	Blenheim	\$285	21	\$300	33	\$280	46
4342	Crowley Vale	\$305	10	\$330	14	\$295	7
4343	Adare	\$295	33	\$300	33	\$290	30
SOMERSET REGIONAL		\$320	49	\$300	41	\$265	63
4311	Atkinsons Dam	\$315	14	\$300	11	\$275	30
4312	Bryden	\$280	8	\$275	5	\$225	12
4313	Biarra	\$273	10	\$263	6	n.a.	4
4515	Glenfern	\$340	17	\$310	19	\$285	17

RENTAL MARKET

GREATER BRISBANE

FOR RENT

Vacancy Rates

↑ 2.3%

RENTAL MARKET

IPSWICH

FOR RENT

Vacancy Rates

↔ 2.8%



House Yields

↔ 5.0%



Unit Yields

↑ 5.9%





RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
IPSWICH CITY		\$260	142	\$260	149	\$255	140
4300	Goodna/ Bellbird Pk/ Camira/ Springfield	\$283	28	\$270	27	\$260	28
4301	Redbank/ Redbank Plns/ Collingwood Pk	\$270	17	\$265	24	\$265	17
4304	Booval/ Blackstone/ Bundamba/ Ebbw Vale/ Silkstone	\$252	20	\$250	25	\$260	35
4305	Ipswich/ Brassall/ Bremer/ Churchill/ Flinders View/ Leichardt/ Raceview/ Tivoli/ Yamanto etc	\$260	65	\$253	60	\$250	54
4306	Amberley/ Fernvale/ Karana Downs/ Mt Crosby/ Peak Crossing/ Swanbank/ Willowbank etc	\$270	11	\$270	9	\$230	6
LOGAN CITY		\$290	291	\$290	335	\$260	188
4114	Kingston/ Logan City/ Trinder Pk/ Woodridge	\$250	49	\$255	75	\$250	75
4123	Priests Gully/ Rochedale	n.a.	1	n.a.	4	n.a.	4
4127	Chatswood Hills/ Daisy Hill/ Preisdale/ Slacks Ck/ Springwood	\$333	12	\$298	30	\$300	15
4128	Kimberley Pk/ Logan Hyperdome/ Shailer Pk/ Tanah Merah	\$300	9	\$300	7	\$280	7
4131	Loganlea/ Meadowbrook	\$300	27	\$300	23	\$265	6
4132	Crestmead/ Marsden	\$290	25	\$295	27	n.a.	4
4133	Chambers Flat/ Logan Reserve/ Waterford	\$280	27	\$280	26	\$260	8
4207	Beenleigh/Eaglyby/Mt Warren Pk	\$288	92	\$290	85	\$260	58
MORETON BAY REGIONAL		\$290	454	\$290	503	\$280	479
Redcliffe Region		\$310	139	\$300	154	\$290	187
4019	Clontarf/ Humpybong/ Margate/ Scotts Pt/ Woody Pt	\$295	62	\$293	70	\$265	80
4020	Redcliffe/ Scarborough/ Newport Waters/ Suttons Bch	\$313	70	\$315	73	\$300	100
Pine Rivers Region		\$295	137	\$300	140	\$285	111
4500	Bray Pk/ Brendale/ Cashmere/ Clear Mountain/ Joyner/ Strathpine/ Warner	\$295	17	\$298	20	\$290	28
4501	Lawnton	\$288	8	\$280	11	\$275	14
4502	Frenchs Forest/ Petrie	\$310	8	\$320	5	n.a.	4
4503	Dakabin/ Dohles Rocks/ Griffin/ Kallangur/ Kurwongbah	\$290	61	\$280	49	\$280	42
4509	Mango Hill	\$330	35	\$330	48	\$300	20
Caboolture Region		\$280	178	\$285	209	\$260	181
4505	Burpengary	\$285	11	\$278	12	\$270	9
4506	Morayfield/ Moorina	\$280	34	\$280	33	\$260	17
4507	Banksia Beach/ Bellara/ Bongaree/ Bribie Is/ Woorim	\$315	36	\$320	33	\$260	49
4508	Deception Bay	\$305	21	\$325	37	\$295	15
4510	Caboolture/ Beachmere/ Donnybrook/ Balingool/ Bellmere/ Meledale/ Moodlu/ Rocksberg/ Toorbul	\$275	69	\$270	86	\$260	88
REDLAND CITY		\$360	78	\$355	70	\$340	58
4157	Capalaba/ Sheldon	\$385	12	\$375	18	\$330	9
4160	Ormiston/ Wellington Pt/ Erubin	n.a.	3	\$350	5	n.a.	3
4163	Cleveland/ Raby Bay	\$398	20	\$370	23	\$375	27
LOCKYER VALLEY REGIONAL		\$270	19	\$240	22	\$240	13
4343	Adare	\$265	12	\$250	15	\$240	11

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
IPSWICH CITY		\$330	237	\$320	241	\$310	144
4300	Goodna/ Bellbird Pk/ Camira/ Springfield	\$370	60	\$370	79	\$330	37
4301	Redbank/ Redbank Plns/ Collingwood Pk	\$330	83	\$330	48	\$310	32
4304	Booval/ Blackstone/ Bundamba/ Ebbw Vale/ Silkstone	\$290	25	\$290	46	\$305	46
4305	Ipswich/ Brassall/ Bremer/ Churchill/ Flinders View/ Leichardt/ Raceview/ Tivoli/ Yamanto	\$330	35	\$306	41	\$300	28
LOGAN CITY		\$330	388	\$335	399	\$335	381
4114	Kingston/ Logan City/ Trinder Pk/ Woodridge	\$310	28	\$310	34	\$325	32
4118	Browns Plains/Brownsleigh/ Forestdale/ Heritage Pk/ Hillcrest/ Regents Pk	\$340	59	\$340	51	\$350	60
4119	Underwood	\$383	14	\$366	22	\$400	14
4123	Priests Gully/ Rochedale	\$380	5	\$370	7	\$325	11
4124	Boronia Hts/ Greenbank/ New Beith	\$340	5	\$340	9	\$345	6
4127	Chatswood Hills/ Daisy Hill/ Preisdale/ Slacks Ck/ Springwood	\$330	32	\$320	45	\$315	27
4128	Kimberley Pk/ Logan Hyperdome/ Shailer Pk/ Tanah Merah	\$385	11	\$390	15	\$330	8
4131	Loganlea/ Meadowbrook	\$350	23	\$350	22	\$341	22
4132	Crestmead/ Marsden	\$330	49	\$330	66	\$340	68
4133	Chambers Flat/ Logan Reserve/ Waterford	\$316	22	\$340	17	\$310	19
4205	Bethania	\$320	27	\$345	13	\$272	16
4207	Beenleigh/Eaglyby/Mt Warren Pk	\$323	78	\$325	82	\$320	92
MORETON BAY REGIONAL		\$350	784	\$345	807	\$340	594
Caboolture Region		\$335	190	\$335	188	\$310	115
4504	Narangba	\$365	5	\$355	9	\$345	9
4505	Burpengary	\$345	58	\$335	54	\$300	19
4506	Morayfield/ Moorina	\$335	56	\$335	48	\$310	13
4507	Banksia Beach/ Bellara/ Bongaree/ Bribie Is/ Woorim	\$358	6	\$360	5	\$320	6
4508	Deception Bay	\$315	19	\$320	29	\$310	50
4510	Caboolture/ Beachmere/ Donnybrook/ Balingool/ Bellmere/ Meledale/ Moodlu/ Rocksberg/ Toorbul	\$333	44	\$335	40	\$285	16
4511	Godwin Beach/ Ningi/ Sandstone Pt/ Toorbul Pt	n.a.	2	n.a.	3	n.a.	2
Pine Rivers Region		\$355	535	\$350	545	\$350	405
4035	Albany Ck/ Bridgeman Downs/ Cashes Crossing	\$440	61	\$453	38	\$380	22
4500	Bray Pk/ Brendale/ Cashmere/ Clear Mountain/ Joyner/ Strathpine/ Warner	\$360	81	\$355	71	\$350	73
4501	Lawnton	\$345	19	\$350	14	\$310	7
4502	Frenchs Forest/ Petrie	\$338	16	\$340	10	\$345	29
4503	Dakabin/ Dohles Rocks/ Griffin/ Kallangur/ Kurwongbah	\$350	235	\$343	284	\$340	160
4509	Mango Hill	\$360	121	\$360	123	\$355	109
Redcliffe Region		\$350	59	\$345	74	\$335	74
4019	Clontarf/ Humpybong/ Margate/ Scotts Pt/ Woody Pt	\$433	8	\$370	22	\$350	12
4020	Redcliffe/ Scarborough/ Newport Waters/ Suttons Bch	\$375	19	\$398	20	\$370	13
4021	Kippa-Ring	\$330	29	\$330	30	\$335	46
REDLAND CITY		\$410	187	\$410	150	\$390	99
4157	Capalaba/ Sheldon	\$415	29	\$405	15	\$344	11
4158	Thornside	\$380	11	\$378	14	\$375	9
4160	Ormiston/ Wellington Pt/ Erubin	\$440	25	\$440	29	\$380	13
4163	Cleveland/ Raby Bay	\$420	32	\$410	26	\$400	36
4164	Thornlands/ Pinklands	\$400	47	\$410	41	n.a.	3
4165	Mt Cotton/ Pt Halloran/ Pt Talburpin/ Redland Bay/ Victoria Pt	\$413	26	\$413	18	\$395	18



RENTAL MARKET
LOGAN

FOR RENT ↔ **Vacancy Rates**
1.6%

House Yields
↔ **4.4%**

Unit Yields
↔ **6.1%**

RENTAL MARKET
MORETON BAY

FOR RENT ↔ **Vacancy Rates**
1.5%

House Yields
↔ **4.3%**

Unit Yields
↔ **4.4%**

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 - NORTH SA4



Unemployment Rate
5.0%



Participation Rate
74.1%

EMPLOYMENT MARKET

BRISBANE - SOUTH SA4



Unemployment Rate
6.4%



Participation Rate
68.4%

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%

The Brisbane house market roared back into life over the December quarter, reaching a record median house price, increasing 3.6 per cent to \$703,000 following a number of quarters of price contractions.

Brisbane Reaches Record Median House Price

The Sunshine State capital reached a record median house price over the December quarter with the Brisbane LGA median house price increasing 3.6 per cent to be above \$700,000 for the first time.

The new record price of \$703,000 was a reflection of stronger market conditions over the quarter, courtesy of lower interest rates as well as less conservative lending criteria.

Brisbane's unit market continued to record soft results, with its median unit price down 2.8 per cent over the quarter to \$440,000. However, the number of listings drastically reduced over the year ending December, with days on market also lower over recent years.

Brisbane's rental market remains in a healthy condition with a vacancy rate of 2.7 per cent. With more demand than supply becoming common, rents are starting to increase for the first time in a number of years.

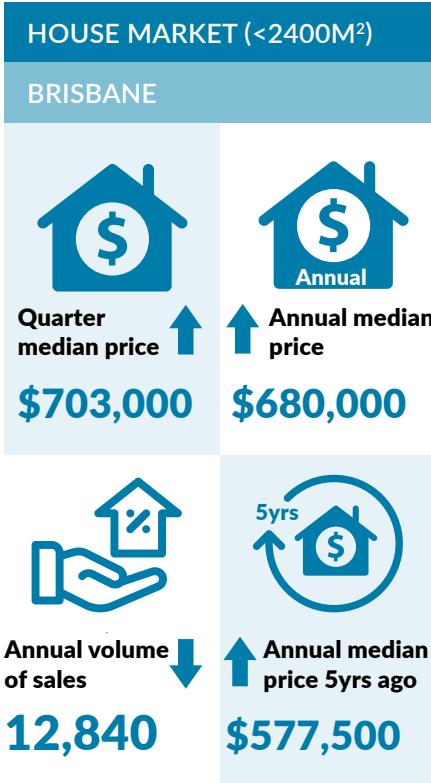
Local Economy and Infrastructure Investment

A new Roma Street Cross River Rail Priority Development Area (PDA) was declared in December to support the renewal of Brisbane's underutilised inner-city transport precinct. Minister for State Development, Manufacturing, Infrastructure & Planning Cameron Dick said declaring the approximately 32-hectare PDA will fast-track the development and delivery of the new underground Cross River Rail (CRR) station.

"The new Cross River Rail Roma Street station will be the city's pivotal arrival point, linking passengers with the existing interstate and suburban rail, the busway station and proposed Brisbane Metro station," Mr Dick said. "Built around renewed heritage places, new public spaces, parkland and potential major entertainment facilities, the location will become one of Brisbane's key cultural and recreational precincts. There will be unique opportunities for urban development, economic stimulation and job creation. It will provide critical public transport connectivity between the precinct and the city centre as well as to the nearby neighbourhoods of Petrie Terrace and Spring Hill."

The Cross River Rail is a 10.2-kilometre rail line from Dutton Park to Bowen Hills, including 5.9 kilometres of tunnel under the Brisbane River and City Centre. The project includes five new high-capacity stations at Boggo Road, Woollongabba, Albert Street, Roma Street and Exhibition, providing direct access to business, retail, education and entertainment.

Construction of the new Brisbane International Cruise Terminal hit peach employment numbers recently with the project supporting about 250 jobs during each year of construction. It is estimated that within 20 years, the \$177 million terminal will potentially triple the size of Brisbane's cruise industry to support 3,750 jobs, bring



more than 760,000 visitors annually and contribute \$1.3 billion in net expenditure into the Brisbane economy.

Port of Brisbane CEO Roy Cummins said the port would deliver a world-class facility that Brisbane and Queensland could be proud of.

“This is a purpose-built facility to suit the cruise industry. We’ve worked very closely with the cruise lines and other stakeholders from the start of the process to ensure it delivers a seamless experience for travellers starting or finishing their journeys,” Mr Cummins said. “And that’s critical because with around 180 cruise ships scheduled for the 2020/21 season, it means we are getting ready to welcome around 450,000 passengers in the first year of operations. The terminal’s location – at the mouth of the Brisbane River with access to deep water – means it will be able to handle all visiting cruise ships, including the largest cruise ships in the world.”

Starting from the top and working its way down, demolition is under way at the vacated Hotel Jen building on Roma Street to make way for the new Cross River Rail station. Cross River Rail Minister Kate Jones said this was the first of three buildings to be demolished on the site, in what is one of Brisbane’s largest ever demolition projects. Ms Jones said the demolition of the three buildings would make way for the construction of one of the four new underground stations which form part of the Cross River Rail project.

“This top-down demolition is just another step towards Brisbane’s first underground rail network,” she said. “Construction of the new Roma Street station will create jobs for Queenslanders and breathe new life into the area, which has become underutilised and run down.”

House Market (<2400m²)

The Brisbane house market roared back into life over the December quarter, reaching a record median house price of \$703,000. The Brisbane LGA median house price increased 3.6 per cent over the quarter, following a number of quarters of price contractions. Similar to other state capitals, Brisbane’s market benefited from lower interest rates as well as the relaxation of lending criteria in the second half of last year.

The result was mainly due to a strong quarter for Brisbane’s inner-city where median house prices jumped by 7.6 per cent to reach \$850,000. The middle-ring also had a robust quarter, with median house prices up by 3.6 per cent to \$645,000.

The strong result for Brisbane overall was on the back of lower sales activity compared to the previous quarter and year. However, the number of listings has reduced significantly, down 9.8 per cent compared to the same period last year. This means that buyers are having to compete for a smaller number of properties on the market, including a resurgence from investors and first home buyers.

The number of Queensland first home buyers in the market strengthened throughout last year, reaching about 27.8 per cent of all loans committed in December, according to the Australian Bureau of Statistics.

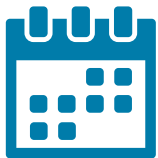
Unit and Townhouse Market

While Brisbane’s housing market started showing signs of growth, its unit market remained soft over the quarter. However, there were signs throughout last year that the unit sector was on the verge of a turnaround. Over the December quarter, the Brisbane median unit price reduced by 2.8 per cent to \$440,000. Over the year ending December, the result was a modest fall of 1.1 per cent. The price differential between units and houses in Brisbane is now more than \$260,000, which is likely to help underpin its price recovery over the short- to medium-term.

While the quarterly data continues to show median price falls, on the market metrics do point to brighter unit market conditions. The number of listings on the market has fallen 14.4 per cent over the year with vendor discounting down to 4.6 per cent. Days on market have also fallen to 50, down from 61 in the September quarter of 2018, to be one of the lowest of all capital cities in the country.

A further sign of strengthening unit market conditions is the quarterly result for South Brisbane, which was a suburb that bore some of the brunt of the unit oversupply over recent years. Its median unit price increased by 3.3 per cent to \$501,000 over the December quarter.

HOUSE MARKET ALL



Median days on market
37 Days




Median vendor discount
-4.5%



Stock on market
6.2%




UNIT MARKET




Quarter median price

\$440,000




Annual median price

\$445,000



Annual volume of sales


8,683



Annual median price 5 yrs ago


\$445,000

UNIT MARKET




Median days on market

50 Days



Median vendor discount

-4.6%



Stock on market

6.0%

RENTAL MARKET

FOR RENT

Vacancy Rates

↑ 2.7%

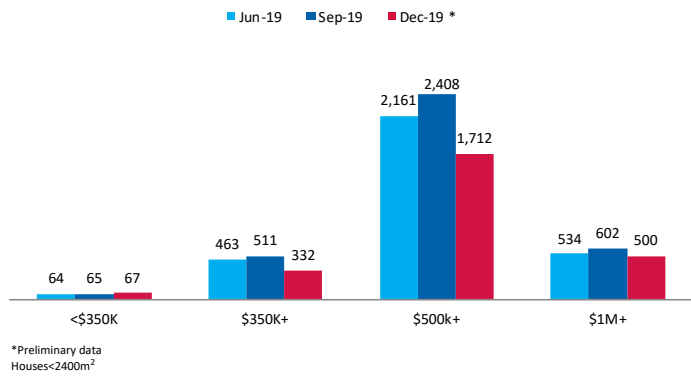
Rental Market

Brisbane's rental market finished last year in a healthy position, with a tad more demand than supply. The residential vacancy rate for the December quarter was 2.7 per cent, up from 1.6 per cent the previous quarter. However, the result is a vast improvement on rental conditions in mid-2016, when the vacancy rate hit 4.1 per cent.

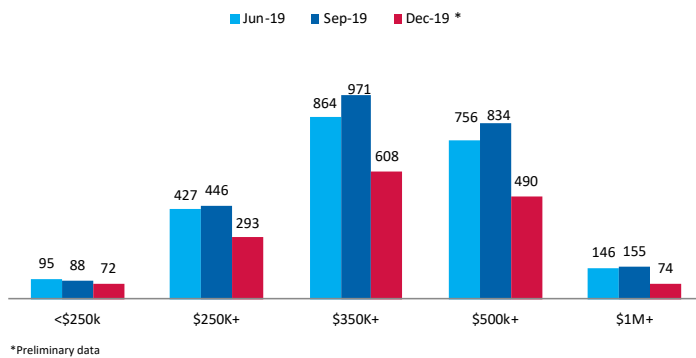
The strengthening rental sector has resulted in rising rents for all dwelling types over the past year. The median weekly rent for a two-bedroom unit increased 2.4 per cent to \$430 between December 2019 and December 2018. The median weekly rent for a three-bedroom house increased 3.4 per cent to \$450 over the same period.

Brisbane's gross rental yield for houses remained static at 3.3 per cent over the quarter, as did units at 5.1 per cent. The gross rental yields for units, coupled with rising rents and affordable prices, are likely to see that dwelling type become attractive to investors again over the short- to medium-term.

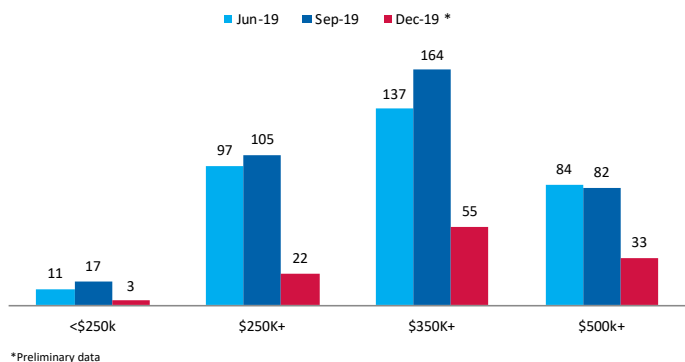
BRISBANE LGA HOUSE SALES



BRISBANE LGA UNIT SALES



BRISBANE LGA LAND SALES





RENTAL MARKET - 3 BED HOUSES (CONT'D)

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
	South East - Outer	\$438	38	\$450	45	\$420	46
4153	Belmont	\$470	9	\$465	10	\$420	11
4154	Gumdale/Ransome/Wakerley	n.a.	2	\$525	10	\$415	6
4173	Tingalpa	\$445	18	\$433	16	\$420	27
4174	Doboy/Hemant	\$400	7	\$440	8	\$0	0
	South West - Inner	\$480	109	\$475	87	\$440	93
4068	Chelmer/Indooroopilly/Taringa	\$520	44	\$500	35	\$450	33
4075	Corinda/Graceville/Oxley/Sherwood	\$450	65	\$460	52	\$420	62
	South West - Outer	\$380	279	\$368	290	\$350	283
4069	Brookfield/Chapel Hill/Kenmore	\$500	47	\$460	45	\$450	34
4070	Anstead/Bellbowrie/Moggill	\$418	6	\$415	6	n.a.	4
4073	Seventeen Mile Rocks/Sinnamon Park	\$425	9	\$425	12	\$410	12
4074	Jindalee/MtOmanney/Sumner/Westlake	\$420	52	\$400	44	\$380	47
4076	Darra/Wacol	\$360	23	\$328	26	\$330	26
4077	Doalabella/Durack/Inala/Richlands	\$340	74	\$330	69	\$310	70
4078	Forest Lake/Carole Park	\$365	68	\$355	88	\$350	90

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
	BRISBANE CITY	\$430	5735	\$420	5622	\$400	4051
	Bayside	\$373	62	\$350	60	\$340	43
4178	Lindum/Lytton/Wynnum	\$365	37	\$353	38	\$330	32
4179	Lota/Manly	\$375	25	\$323	22	\$340	11
	City - Inner	\$500	2617	\$490	2614	\$495	1647
4000	Brisbane City/Spring Hill	\$550	354	\$530	344	\$580	248
4005	New Farm/Teneriffe	\$515	233	\$470	262	\$520	275
4006	Bowen Hills/Valley/Herston/Newstead	\$500	597	\$490	600	\$480	300
4064	Milton/Paddington/Rosalie	\$490	101	\$435	76	\$420	56
4066	Auchenflower/MtCootha/Toowong	\$420	265	\$420	249	\$400	166
4067	Ironside/St Lucia	\$410	120	\$400	84	\$410	75
4101	Highgate Hill/South Bris/West End	\$540	498	\$528	492	\$530	325
4102	Buranda/Dutton Park/Wooloongabba	\$480	206	\$475	194	\$450	63
4169	East Bris/Kangaroo Point	\$475	243	\$500	313	\$460	138
	North - Inner	\$395	1049	\$380	1114	\$360	792
4007	Ascot/Hamilton	\$460	227	\$450	236	\$435	155
4010	Albion/Breakfast Creek	\$450	68	\$423	64	\$395	31
4011	Clayfield/Hendra	\$350	119	\$345	124	\$350	117
4012	Nundah/Toombul/Wavell Heights	\$385	180	\$370	223	\$365	168
4030	Lutwyche/Windsor/Wooloowin	\$410	221	\$400	244	\$360	126
4031	Gordon Park/Kedron	\$350	94	\$345	93	\$315	58
4051	Alderley/Enogerra/Gaythorne/Grange/Newmarket/Wilston	\$370	139	\$350	130	\$360	137
	North - Outer	\$360	303	\$360	289	\$350	211
4013	Northgate	\$320	27	\$340	34	\$320	22
4014	Banyo/Nudgee/Virginia	n.a.	4	\$370	5	\$0	0
4017	Bracken Ridge/Brighton/Deagon/Sandgate	\$330	11	\$280	21	\$290	13
4018	Fitzgibbon/Taigum	\$345	12	\$335	8	\$345	7
4032	Chermside/Craiglea	\$400	158	\$390	154	\$385	109
4034	Aspley/Boondal/Geebung/Zillmere	\$350	89	\$348	66	\$340	60
	North West - Inner	\$415	153	\$410	136	\$440	177
4059	Ballymore/Ithaca/Kelvin Grove/Red Hill	\$415	111	\$410	87	\$450	113
4060	Ashgrove/Dorrington/St Johns Wood	\$385	28	\$400	30	\$450	55
4065	Bardon/Jubilee/Rainworth	\$455	14	\$490	19	\$310	9
	North West - Outer	\$383	114	\$363	92	\$370	83
4053	Brookside/Everton Park/McDowall/Stafford	\$380	102	\$365	81	\$370	83
	South - Inner	\$380	470	\$375	494	\$350	395
4103	Annerley/Fairfield	\$350	99	\$342	120	\$340	104
4104	Yeronga	\$368	30	\$370	36	\$340	34
4105	Clifton Hill/Moorooka/Tennyson	\$360	51	\$350	66	\$350	58
4120	Greenslopes/Stones Corner	\$390	104	\$360	99	\$350	89
4121	Ekibin/Holland Park/Tarragindi/Wellers Hill	\$345	30	\$343	40	\$350	19
4122	Mansfield/Mt Gravatt/Wishart	\$420	153	\$415	131	\$395	87
	South - Outer	\$335	84	\$363	60	\$355	41
4106	Brisbane Market/Rocklea	\$270	7	n.a.	3	n.a.	3
4108	Archerfield/Coopers Plains	\$400	11	\$403	16	\$350	7
4109	Altandi/Macgregor/Robertson/Sunnybank	\$345	28	\$360	16	\$380	15
4113	Eight Miles Plains/Runcorn	\$370	21	\$430	15	\$435	8
4115	Algester/Parkinson	\$288	6	\$290	5	\$350	5
	South East - Inner	\$400	493	\$390	452	\$370	382
4151	Coorparoo	\$380	188	\$365	133	\$350	147
4152	Camp Hill/Carina/Carindale	\$400	52	\$370	62	\$380	53
4170	Cannon Hill/Morningside/Norman Park	\$420	149	\$410	159	\$380	88
4171	Balmoral/Bulimba/Hawthorne	\$450	98	\$400	88	\$430	92
	South East - Outer	n.a.	4	\$365	13	n.a.	4
4173	Tingalpa	n.a.	4	\$365	9	n.a.	4
	South West - Inner	\$405	370	\$380	279	\$380	261
4068	Chelmer/Indooroopilly/Taringa	\$410	287	\$380	209	\$380	218
4075	Corinda/Graceville/Oxley/Sherwood	\$400	83	\$378	70	\$345	43
	South West - Outer	\$323	16	\$320	19	\$320	15
4069	Brookfield/Chapel Hill/Kenmore	n.a.	1	n.a.	4	\$0	0
4074	Jindalee/MtOmanney/Sumner/Westlake	n.a.	1	n.a.	2	n.a.	1
4076	Darra/Wacol	\$270	5	\$285	5	n.a.	2
4078	Forest Lake/Carole Park	\$330	7	n.a.	3	\$330	9



RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
BRISBANE CITY		\$425	1875	\$420	1727	\$405	1664
Bayside		\$410	80	\$410	80	\$400	87
4178	Lindum/Lytton/Wynnum	\$410	60	\$405	46	\$400	57
4179	Lota/Manly	\$415	20	\$423	34	\$400	30
City - Inner		\$620	88	\$563	64	\$600	58
4000	Brisbane City/Spring Hill	n.a.	1	n.a.	4	\$600	6
4005	New Farm/Teneriffe	\$880	10	\$700	6	\$750	7
4006	Bowen Hills/Valley/Herston/Newstead	\$620	11	n.a.	4	\$460	6
4064	Milton/Paddington/Rosalie	\$575	13	\$563	8	\$545	10
4066	Auchenflower/MtCootha/Toowong	\$525	17	\$528	10	\$540	10
4067	Ironside/St Lucia	\$550	15	\$528	12	\$565	6
4101	Highgate Hill/South Bris/West End	\$750	16	\$720	15	\$650	6
4169	East Bris/Kangaroo Point	n.a.	3	n.a.	3	\$630	6
North - Inner		\$500	144	\$500	135	\$480	96
4007	Ascot/Hamilton	\$600	19	\$550	19	\$560	12
4011	Clayfield/Hendra	\$590	12	\$565	21	\$590	9
4012	Nundah/Toombul/Wavell Heights	\$480	19	\$475	24	\$455	17
4030	Lutwyche/Windsor/Wooloowin	\$550	11	\$493	18	\$550	12
4031	Gordon Park/Kedron	\$465	25	\$445	16	\$480	13
4051	Alderley/Enoggera/Gaythorne/Grange/Newmarket/Wilston	\$470	54	\$485	34	\$480	33
North - Outer		\$400	211	\$390	175	\$385	204
4013	Northgate	\$495	7	\$453	10	\$420	8
4017	Bracken Ridge/Brighton/Deagon/Sandgate	\$375	32	\$375	28	\$370	54
4018	Fitzgibbon/Taigum	\$400	45	\$385	40	\$380	54
4032	Chermside/Craigslea	\$420	21	\$420	20	\$445	23
4034	Aspley/Boondal/Geebung/Zillmere	\$395	68	\$390	67	\$390	58
4036	Bald Hills	\$368	6	n.a.	3	\$365	7
North West - Inner		\$560	22	\$555	22	\$520	15
4059	Ballymore/Ithaca/Kelvin Grove/Red Hill	\$550	10	\$560	15	n.a.	2
4060	Ashgrove/Dorrington/St Johns Wood	\$570	7	n.a.	4	\$495	9
4065	Bardon/Jubilee/Rainworth	\$600	5	n.a.	3	n.a.	4
North West - Outer		\$478	112	\$480	87	\$420	63
4053	Brookside/Everton Park/McDowall/Stafford	\$480	93	\$480	73	\$420	52
4054	Arana Hills/Kepperra	\$403	8	\$500	6	\$380	7
4061	The Gap	\$535	11	\$460	8	n.a.	4

RENTAL MARKET - 3 BED TOWNHOUSES (CONT'D)

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
South - Inner		\$460	175	\$450	163	\$430	135
4103	Annerley/Fairfield	\$538	30	\$495	19	\$450	23
4104	Yeronga	\$510	20	\$530	23	\$440	12
4105	Clifton Hill/Moorooka/Tennyson	\$430	27	\$450	12	\$440	20
4120	Greenslopes/Stones Corner	\$540	16	\$495	15	\$485	12
4121	Ekibin/Holland Park/Tarragindi/Wellers Hill	\$430	7	\$430	9	\$430	10
4122	Mansfield/Mt Gravatt/Wishart	\$445	75	\$430	85	\$420	58
South - Outer		\$395	408	\$400	389	\$390	426
4107	Salisbury	\$480	12	\$430	14	\$370	8
4109	Altandi/Macgregor/Robertson/Sunnybank	\$415	50	\$400	59	\$405	56
4110	Acacia Ridge/Larapinta/Willawong	\$360	35	\$360	17	\$340	31
4112	Kuraby	\$385	21	\$388	24	\$380	32
4113	Eight Miles Plains/Runcorn	\$410	123	\$405	128	\$400	155
4115	Algester/Parkinson	\$380	43	\$385	31	\$370	41
4116	Calamvale/Drewvale/Stretton	\$390	114	\$395	106	\$385	101
South East - Inner		\$510	257	\$500	218	\$480	245
4151	Coorparoo	\$520	23	\$515	18	\$500	9
4152	Camp Hill/Carina/Carindale	\$500	116	\$470	92	\$450	104
4170	Cannon Hill/Morningside/Norman Park	\$500	69	\$485	63	\$490	92
4171	Balmoral/Bulimba/Hawthorne	\$600	34	\$618	32	\$585	32
4172	Murarie	\$520	15	\$530	13	\$520	8
South East - Outer		\$425	39	\$415	46	\$405	64
4153	Belmont	\$438	6	\$430	8	\$425	7
4154	Gumdale/Ransome/Wakerley	\$430	15	\$415	17	\$405	40
4173	Tingalpa	\$410	13	\$410	16	\$385	14
South West - Inner		\$480	69	\$450	74	\$460	76
4068	Chelmer/Indooroopilly/Taringa	\$520	27	\$520	29	\$520	30
4075	Corinda/Graceville/Oxley/Sherwood	\$443	42	\$400	45	\$400	46
South West - Outer		\$360	270	\$360	274	\$365	195
4069	Brookfield/Chapel Hill/Kenmore	\$510	14	\$510	10	n.a.	4
4073	Seventeen Mile Rocks/Sinnamon Park	\$420	7	\$420	11	\$440	12
4074	Jindalee/MtOmmaney/Summer/Westlake	\$410	11	\$405	13	\$390	12
4076	Darra/Wacol	\$380	13	\$370	13	\$375	33
4077	Doolandella/Durack/Inala/Richlands	\$350	178	\$355	192	\$360	110
4078	Forest Lake/Carole Park	\$354	46	\$349	34	\$345	22



EMPLOYMENT MARKET

GOLD COAST SA4



Unemployment Rate

4.8%



Participation Rate

69.9%

HOUSE MARKET (<2400M²)



Quarter median price ↑

\$638,500



Annual median price ↑

\$630,000



Annual volume of sales ↓

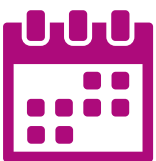
5,795



Annual median price 5yrs ago ↑

\$510,000

HOUSE MARKET ALL



Median days on market

50 Days



Median vendor discount

-5.1%



Stock on market

9.2%

Mixed Markets Along the Gold Coast

Our analysis of the Gold Coast residential market reveals performance is divided along property-type lines. 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 price gain was notable heading into the end of 2019, while the quarterly unit price retracted. This suggests some return of confidence in the detached sector which bodes well for long-term value increases. We note the analysis was well before the first reported cases of the coronavirus and does not factor in the economic fallout on tourist centres like the Gold Coast from this event. While the numbers were overall positive in this current report, future results may well see impact from the pandemic.

Regional Economy and Investment

The State Government recently announced a two-year study to identify a range of potential transport options including the preferred extension route for the next stage of light rail from Burleigh to Tugun. This extension will travel along the Gold Coast Highway to the Gold Coast Airport. The light rail upgrade is designed to allow the Southern Gold Coast to benefit from the project just as the Northern Gold Coast has. Improved connectivity to the airport will enhance options for commuters and tourists and also form part of the infrastructure program promoted as part of the 2032 Olympics bid.

Residents are also getting their first look at what the next major M1 upgrade between Varsity Lakes and Tugun will look like after completion of the current upgrade over coming months. Community information sessions will run through specific aspects of the \$1 billion project, which will support almost 850 jobs when major construction starts later this year. Once completed, M1 upgrades between Varsity Lakes and Tugun could reduce traffic on the Gold Coast Highway, presenting new opportunities for pedestrian and bike-friendly boulevards at Palm Beach, Currumbin and Burleigh.

House Market (<2400m²)

The Gold Coast's annual house price rose 0.8 per cent for the year to December 2019, coming in at \$630,000 across 5,795 transactions. Prices rose modestly over the most recent quarter. It was a 3.2 per cent gain in values to \$638,500 across 1,377 transactions. The Gold Coast was the state's third most expensive LGA for houses based on the annual median price behind Noosa (\$730,000) and Brisbane (\$680,000). On annual transaction numbers, the Gold Coast was the second most traded LGA with 5,795 transactions behind Brisbane with 12,840 transactions. Medium-term investment saw strong results, with the median house price having increased by 23.55 per cent since its \$510,000 figure just five years ago.

Two suburbs which saw double-digit value gains during the year to December 2019 were Mermaid Beach (11.1 per cent) and Tallebudgera Valley (11.0 per cent). Six suburbs were in the annual million-dollar-median club as at December 2019 including Runaway Bay (\$1.02 million), Surfers Paradise (\$1.49 million), Mermaid Beach (\$1,547,500), Broadbeach Waters (\$1.195 million), Clear Island Waters (\$1.075 million) and Paradise Point (\$1.22 million).

General Activity

While listing numbers and stock on market figures would suggest a tightening of the market overall, the Gold Coast has seen increased vendor discounting and longer listing periods. Total annual house listing numbers fell to 12,381 for the year ending



UNIT MARKET



Quarter
median price ↓
\$422,500



Annual
median price ↓
\$435,000



Annual volume
of sales ↓
8,725



Annual median
price 5 yrs ago ↑
\$367,000

December 2019 – a drop of 9.4 per cent on the previous year’s result. Median days on market rose from 41 days for the year to December 2018 to 50 days to December 2019. The median vendor discount came in at 5.1 per cent to December 2019. This was an increase on the 4.6 per cent to December 2018. Stock on market fell by 1.0 per cent to 9.2 per cent to December 2019 as opposed to the December 2018 result of 10.2 per cent.

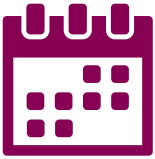
Unit Market

Unit and townhouse prices retracted over the quarter by a notable 4.0 per cent to record a median of \$422,500 across 1,604 transactions. This was the third weakest quarterly outcome of the LGAs studied for this report behind only Ipswich (down 31 per cent) and Townsville (down 5.7 per cent). However, for the year to December 2019, the annual median softened by just 2.3 per cent to a figure of \$435,000. This was across a total of 8,725 sales.

The Gold Coast was the state’s third most expensive LGA for units based on the annual median price to December 2019 behind Noosa (\$613,025) and Brisbane (\$444,000). Based on annual unit sales volume, the Gold Coast was the most traded LGA with Brisbane (8,683) and the Sunshine Coast (2,934) filling out the podium. Medium-term price performance has been positive, with units recording a price rise of 18.5 per cent on the \$367,000 figure from five years ago. Suburbs which saw a double-digit percentage rise in their annual median unit price over the year were Arundel (20.1 per cent), Bundall (14.0 per cent), Clear Island Waters (12.1 per cent) and Currumbin Waters (11.7 per cent).



UNIT MARKET



Median days on market

63 Days

Median vendor discount

-5.2%

Stock on market

7.5%

RENTAL MARKET



Vacancy Rates

↓ 1.8%

House Yields

↔ 4.2%

Unit Yields

↔ 5.5%

The quarterly house price gain was notable heading into the end of 2019, while unit price retracted. This suggests some return of confidence in the detached sector which bodes well for long-term value increases.

General Activity

Market-trends data for attached housing is mixed. Supply in terms of listing numbers and stock percentages has tightened, however those units for sale are seeing longer time on the market and more discounting from sellers. Total annual unit listing numbers tightened substantially over the year. Listing numbers for the 12 months to December 2019 were 8,830 – a reduction of 14.4 per cent decrease on the September 2018 listings number of 10,317.

Stock on market also decreased significantly, recording 7.5 per cent to December 2019 as compared to 8.8 per cent to December 2018. Contrary to these results, median days on market increased to 63 for the 2019 measure from 50 in 2018. The median vendor discount also increased. It came in at 5.2 per cent to December 2019, but was 4.7 per cent to December 2018.

Rental Market

The December Quarter 2019 vacancy rate of 1.8 per cent reflected a substantive tightening in the market as compared the September 2019 quarter which recorded a 3.0 per cent vacancy rate. The annual rent for a three-bedroom house to December 2019 was \$520 across 834 new bonds – this was an increase of \$20 per week on the 2018 measure. The same comparisons for two-bedroom units saw a 2019 median of \$450 per week across 2,373 new bonds as opposed to \$440 per week in 2018. September quarter yields were 4.2 per cent for houses and 5.5 per cent for units. This reflected a 0.1 per cent increase from the previous quarter for both property types.



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)	1377	\$638,500	0.6%	5795	\$630,000	\$625,000	0.8%	\$510,000	23.5%
GOLD COAST (LGA) ^	102	\$840,000	2.4%	621	\$830,000	\$870,000	-4.6%	\$685,000	21.2%
ARUNDEL	34	\$709,000	3.5%	131	\$595,000	\$600,000	-0.8%	\$500,000	19.0%
ASHMORE	35	\$637,500	-0.4%	157	\$590,000	\$605,000	-2.5%	\$500,000	18.0%
BENOWA	23	\$817,500	-11.1%	111	\$869,000	\$900,000	-3.4%	\$753,300	15.4%
BIGGERA WATERS	12	N/A	N/A	49	\$650,000	\$703,000	-7.5%	\$597,000	8.9%
BONOGIN ^	16	N/A	N/A	58	\$763,000	\$820,000	-7.0%	\$600,000	27.2%
BROADBEACH WATERS	40	\$1,270,000	16.8%	169	\$1,195,000	\$1,160,000	3.0%	\$835,000	43.1%
BUNDALL	27	\$1,025,000	5.1%	104	\$992,500	\$1,015,000	-2.2%	\$777,500	27.7%
BURLEIGH HEADS	20	\$850,000	-9.5%	79	\$851,000	\$872,500	-2.5%	\$595,000	43.0%
BURLEIGH WATERS	50	\$790,500	-8.4%	218	\$825,000	\$820,000	0.6%	\$595,000	38.7%
CARRARA	30	\$596,500	-6.8%	110	\$595,000	\$590,000	0.9%	\$473,000	25.8%
CLEAR ISLAND WATERS	6	N/A	N/A	47	\$1,075,000	\$1,012,000	6.2%	\$840,000	28.0%
COOLANGATTA	2	N/A	N/A	18	N/A	\$800,000	N/A	\$610,500	N/A
COOMBABAH	26	\$490,250	-1.5%	99	\$490,000	\$523,750	-6.4%	\$417,500	17.4%
COOMERA	27	\$438,000	1.2%	111	\$435,000	\$445,000	-2.3%	\$378,250	15.0%
CURRUMBIN	8	N/A	N/A	29	\$900,000	\$842,500	6.8%	\$913,000	-1.4%
CURRUMBIN VALLEY ^	5	N/A	N/A	27	\$917,500	\$925,000	-0.8%	\$785,000	16.9%
CURRUMBIN WATERS	22	\$650,000	-11.3%	119	\$685,000	\$663,500	3.2%	\$515,000	33.0%
ELANORA	40	\$735,000	3.9%	156	\$710,000	\$685,000	3.7%	\$525,500	35.1%
GILSTON	4	N/A	N/A	30	\$571,500	\$590,000	-3.1%	\$485,000	17.8%
HELENSVALE	61	\$650,000	1.6%	262	\$620,000	\$614,000	1.0%	\$490,000	26.5%
HIGHLAND PARK	25	\$540,000	8.0%	95	\$527,000	\$563,750	-6.5%	\$415,000	27.0%
HOLLYWELL	8	N/A	N/A	46	\$699,000	\$770,000	-9.2%	\$542,500	28.8%
HOPE ISLAND	27	\$895,000	19.5%	67	\$710,000	\$680,000	4.4%	\$520,000	36.5%
JACOBS WELL	4	N/A	N/A	29	\$502,750	\$505,000	-0.5%	\$405,000	24.1%
LABRADOR	17	N/A	N/A	68	\$545,000	\$550,000	-0.9%	\$441,000	23.6%
LOWER BEECHMONT	0	N/A	N/A	12	N/A	\$462,500	N/A	\$380,000	N/A
MAUDSLAND	14	N/A	N/A	49	\$560,000	\$550,000	1.8%	\$462,000	21.2%
MERMAID BEACH	13	N/A	N/A	52	\$1,547,500	\$1,392,500	11.1%	\$920,000	68.2%

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	43	\$920,000	-2.1%	171	\$935,000	\$872,000	7.2%	\$687,500	36.0%
MERRIMAC	20	\$507,500	-2.9%	68	\$525,000	\$522,990	0.4%	\$426,500	23.1%
MIAMI	14	N/A	N/A	50	\$775,000	\$780,000	-0.6%	\$580,000	33.6%
MOLENDINAR	15	N/A	N/A	69	\$610,000	\$602,500	1.2%	\$510,000	19.6%
MUDGEERABA	28	\$600,000	3.5%	145	\$581,000	\$590,000	-1.5%	\$487,500	19.2%
MUDGEERABA ^	8	N/A	N/A	41	\$850,000	\$830,000	2.4%	\$630,000	34.9%
NERANG	39	\$451,000	0.1%	157	\$447,500	\$465,000	-3.8%	\$379,500	17.9%
NERANG ^	3	N/A	N/A	22	\$805,000	\$880,000	-8.5%	\$720,500	11.7%
ORMEAU	37	\$504,999	6.3%	195	\$475,000	\$485,000	-2.1%	\$430,000	10.5%
ORMEAU HILLS	12	N/A	N/A	61	\$490,000	\$526,250	-6.9%	\$444,000	10.4%
OXENFORD	41	\$527,000	-2.0%	169	\$530,000	\$530,000	0.0%	\$435,000	21.8%
PACIFIC PINES	41	\$553,750	2.6%	203	\$540,000	\$547,000	-1.3%	\$465,000	16.1%
PALM BEACH	43	\$885,000	-5.9%	173	\$889,000	\$840,000	5.8%	\$575,000	54.6%
PARADISE POINT	15	N/A	N/A	104	\$1,220,000	\$1,110,000	9.9%	\$836,000	45.9%
PARKWOOD	22	\$580,000	-12.3%	97	\$606,250	\$591,250	2.5%	\$505,000	20.0%
PIMPAMA	42	\$457,500	-4.7%	178	\$480,000	\$482,000	-0.4%	\$407,500	17.8%
REEDY CREEK	21	\$770,000	-1.0%	94	\$794,000	\$810,000	-2.0%	\$621,000	27.9%
ROBINA	69	\$720,000	4.0%	276	\$673,750	\$679,000	-0.8%	\$530,000	27.1%
RUNAWAY BAY	35	\$1,035,000	-3.3%	117	\$1,020,000	\$965,000	5.7%	\$842,000	21.1%
SOUTHPORT	55	\$640,000	11.3%	212	\$575,000	\$585,000	-1.7%	\$471,000	22.1%
SPRINGBROOK	5	N/A	N/A	19	N/A	\$390,000	N/A	\$325,000	N/A
SURFERS PARADISE	33	\$1,300,000	-21.2%	95	\$1,490,000	\$1,507,500	-1.2%	\$1,162,500	28.2%
TALLAI ^	9	N/A	N/A	50	\$962,500	\$955,000	0.8%	\$750,000	28.3%
TALLEBUDGERA ^	7	N/A	N/A	43	\$925,000	\$924,000	0.1%	\$686,500	34.7%
TALLEBUDGERA VALLEY ^	7	N/A	N/A	25	\$976,000	\$1,095,000	-10.9%	\$760,000	28.4%
TUGUN	8	N/A	N/A	57	\$702,500	\$668,750	5.1%	\$485,209	44.8%
UPPER COOMERA	101	\$499,000	0.8%	421	\$491,500	\$495,000	-0.7%	\$410,000	19.9%
VARSITY LAKES	44	\$631,500	1.9%	146	\$629,500	\$620,000	1.5%	\$500,000	25.9%
WONGAWALLAN ^	4	N/A	N/A	19	N/A	\$876,500	N/A	\$688,000	N/A
WORONGARY	2	N/A	N/A	32	\$514,750	\$510,000	0.9%	\$409,000	25.9%
WORONGARY ^	8	N/A	N/A	40	\$777,500	\$735,000	5.8%	\$677,500	14.8%



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)	1604	\$422,500	-4.0%	8725	\$435,000	\$445,000	-2.3%	\$367,000	18.5%
ARUNDEL	9	N/A	N/A	109	\$426,500	\$355,000	20.1%	\$310,000	37.6%
ASHMORE	23	\$350,000	3.3%	99	\$333,000	\$343,000	-2.9%	\$290,000	14.8%
BENOWA	10	N/A	N/A	273	\$613,750	\$614,000	0.0%	\$648,000	-5.3%
BIGGERA WATERS	47	\$389,125	-5.4%	103	\$394,500	\$422,500	-6.6%	\$408,000	-3.3%
BILINGA	13	N/A	N/A	49	\$680,000	\$705,000	-3.6%	\$404,500	68.1%
BROADBEACH	82	\$524,250	-10.4%	426	\$547,450	\$558,000	-1.9%	\$460,000	19.0%
BROADBEACH WATERS	13	N/A	N/A	58	\$501,250	\$560,000	-10.5%	\$365,000	37.3%
BUNDALL	5	N/A	N/A	45	\$460,000	\$403,500	14.0%	\$332,400	38.4%
BURLEIGH HEADS	64	\$500,000	-21.0%	304	\$550,000	\$516,670	6.5%	\$391,000	40.7%
BURLEIGH WATERS	27	\$354,500	-23.9%	116	\$445,000	\$455,000	-2.2%	\$346,000	28.6%
CARRARA	27	\$415,000	-14.2%	201	\$460,000	\$485,000	-5.2%	\$430,000	7.0%
CLEAR ISLAND WATERS	6	N/A	N/A	42	\$501,000	\$447,000	12.1%	\$420,000	19.3%
COOLANGATTA	35	\$645,000	17.3%	231	\$560,000	\$620,000	-9.7%	\$400,000	40.0%
COOMBABAH	22	\$370,000	2.8%	126	\$370,000	\$365,444	1.3%	\$330,000	12.1%
COOMERA	34	\$462,500	2.8%	234	\$491,500	\$475,000	3.5%	\$348,900	40.9%
CURRUMBIN	12	N/A	N/A	53	\$555,000	\$587,500	-5.5%	\$409,000	35.7%
CURRUMBIN WATERS	13	N/A	N/A	72	\$458,000	\$410,000	11.7%	\$310,000	47.7%
ELANORA	9	N/A	N/A	79	\$410,000	\$415,250	-1.3%	\$300,000	36.7%
HELENSVALE	20	\$575,000	21.1%	116	\$480,000	\$475,000	1.1%	\$373,000	28.7%
HIGHLAND PARK	3	N/A	N/A	27	\$319,000	\$317,000	0.6%	\$254,500	25.3%
HOLLYWELL	2	N/A	N/A	26	\$603,500	\$710,000	-15.0%	\$627,450	-3.8%
HOPE ISLAND	85	\$630,000	5.9%	443	\$660,000	\$710,000	-7.0%	\$460,000	43.5%
LABRADOR	92	\$363,000	5.2%	469	\$361,250	\$379,000	-4.7%	\$345,000	4.7%
MAIN BEACH	15	N/A	N/A	160	\$750,000	\$720,000	4.2%	\$574,000	30.7%
MERMAID BEACH	49	\$443,750	-9.7%	235	\$465,500	\$450,000	3.4%	\$355,000	31.1%
MERMAID WATERS	27	\$388,000	-4.8%	136	\$400,000	\$410,000	-2.4%	\$312,000	28.2%
MERRIMAC	20	\$399,000	-4.7%	109	\$406,000	\$385,500	5.3%	\$345,000	17.7%
MIAMI	37	\$530,000	-14.0%	153	\$516,500	\$507,500	1.8%	\$357,500	44.5%
MUDGEERABA	12	N/A	N/A	108	\$442,500	\$499,500	-11.4%	\$320,000	38.3%
NERANG	24	\$283,500	-10.0%	131	\$320,500	\$323,500	-0.9%	\$285,000	12.5%
ORMEAU	10	N/A	N/A	52	\$380,000	\$380,000	0.0%	\$328,500	15.7%
OXENFORD	15	N/A	N/A	80	\$328,500	\$330,000	-0.5%	\$290,000	13.3%
PACIFIC PINES	15	N/A	N/A	107	\$353,500	\$370,500	-4.6%	\$355,000	-0.4%
PALM BEACH	61	\$553,750	8.6%	298	\$500,000	\$526,725	-5.1%	\$357,500	39.9%
PARADISE POINT	27	\$750,000	24.0%	129	\$679,637	\$715,000	-5.0%	\$587,500	15.7%

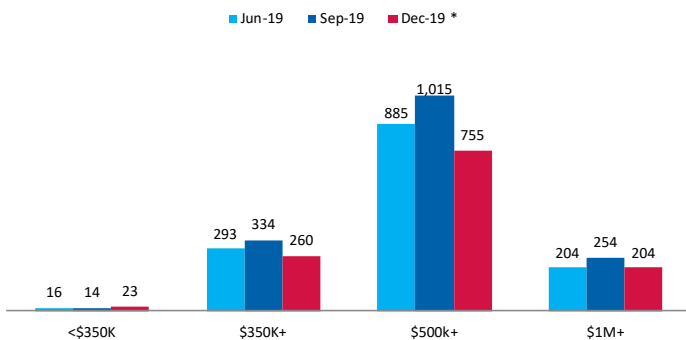
SALES MARKET - UNITS & TOWNHOUSES (CONT'D)

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	10	N/A	\$380,500	N/A	\$295,000	N/A
PIMPAMA	22	\$384,000	-4.0%	171	\$399,900	\$405,900	-1.5%	\$340,000	17.6%
REEDY CREEK	14	N/A	N/A	67	\$377,000	\$389,000	-3.1%	\$290,000	30.0%
ROBINA	58	\$452,000	-3.5%	326	\$455,000	\$460,000	-1.1%	\$449,500	1.2%
RUNAWAY BAY	24	\$459,000	-4.4%	148	\$491,500	\$540,000	-9.0%	\$400,000	22.9%
SOUTHPORT	138	\$357,500	-0.7%	657	\$365,000	\$380,000	-4.0%	\$349,000	4.6%
SURFERS PARADISE	259	\$370,000	-1.3%	1167	\$373,000	\$395,000	-5.6%	\$340,000	9.7%
TUGUN	24	\$495,500	3.8%	131	\$475,000	\$470,000	1.1%	\$382,500	24.2%
UPPER COOMERA	18	N/A	N/A	100	\$351,500	\$352,000	-0.1%	\$305,000	15.2%
VARSITY LAKES	40	\$433,000	-3.8%	251	\$438,000	\$445,000	-1.6%	\$390,000	12.3%

SALES MARKET - VACANT LAND <2400m²

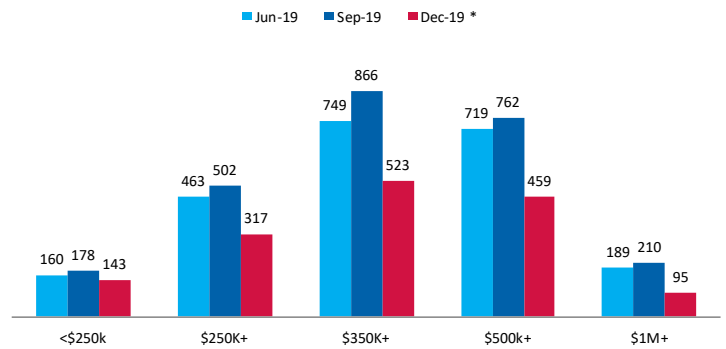
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
GOLD COAST (LGA)	113	\$285,000	-0.4%	854	\$285,000	\$285,000	0.0%	\$230,000	23.9%
GOLD COAST (LGA) ^	12	N/A	N/A	103	\$485,000	\$485,000	0.0%	\$355,000	36.6%
COOMERA	40	\$269,500	-6.8%	194	\$280,000	\$275,000	1.8%	\$230,000	21.7%
ELANORA	1	N/A	N/A	1	N/A	\$430,000	N/A	\$317,000	N/A
GILSTON	0	N/A	N/A	4	N/A	\$300,000	N/A	\$259,000	N/A
HELENSVALE	6	N/A	N/A	49	\$389,900	\$389,900	0.0%	\$480,000	-18.8%
HOPE ISLAND	0	N/A	N/A	1	N/A	\$810,000	N/A	\$361,250	N/A
MAUDSLAND	0	N/A	N/A	42	\$290,000	\$287,000	1.1%	\$235,000	23.4%
ORMEAU	11	N/A	N/A	114	\$257,500	\$248,500	3.6%	\$224,000	15.0%
ORMEAU HILLS	0	N/A	N/A	2	N/A	\$260,000	N/A	\$215,000	N/A
PACIFIC PINES	1	N/A	N/A	1	N/A	\$360,000	N/A	\$226,300	N/A
PIMPAMA	30	\$270,000	-0.4%	241	\$270,000	\$275,000	-1.8%	\$222,000	21.6%
REEDY CREEK	1	N/A	N/A	4	N/A	\$410,000	N/A	\$320,000	N/A
UPPER COOMERA	3	N/A	N/A	21	\$291,900	\$312,000	-6.4%	\$227,900	28.1%
WILLOW VALE	0	N/A	N/A	0		\$230,000	N/A	\$207,900	N/A

GOLD COAST HOUSE SALES



*Preliminary data Houses<2400m²

GOLD COAST UNIT SALES



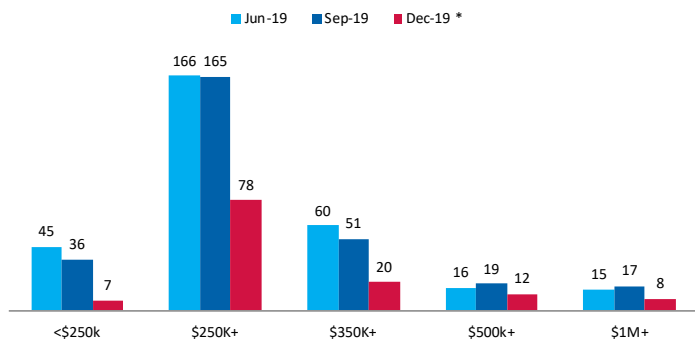
*Preliminary data

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
GOLD COAST CITY		\$520	834	\$500	930	\$440	942
4208	Gilberton/Jacobs Well/Ormeau	\$475	9	\$415	14	\$370	24
4209	Canowindra/Coomera/ Pimpama/ Willow Vale/ Yawalpah	\$410	119	\$400	120	\$390	104
4210	Oxenford/Studio Village/Wongawallan	\$465	12	\$435	20	\$395	18
4211	Advancetown/Beechmont/ Binna Burra/Carrara/ Gaven/ Nerang	\$450	65	\$460	90	\$410	103
4212	Boykambil/Helensvale/Hope Island/Sanctuary Cove	\$535	50	\$530	57	\$500	46
4213	Austinville/Mudgeeraba/Springbrook/ Tallai/ Worongary	\$545	28	\$500	39	\$450	34
4214	Arundel/Ashmore/Ernest/ Parkwood	\$475	61	\$480	65	\$430	90
4215	Chirn Pk/Southport/Labrador/Keebra Pk	\$475	93	\$475	109	\$410	113
4216	Biggera Wtrs/ Coombabah/Hollywell/ Paradise Pt/ Runaway Bay	\$490	54	\$463	62	\$400	58
4217	Benowa/Bundall/Main Bch/ Sorrento/ Surfers Paradise	\$650	38	\$640	44	\$550	43
4218	Broadbeach/Mermaid Bch/ Nobby Bch/Rialto	\$650	43	\$660	53	\$535	62
4220	Andrews/Burleigh/Miami/Tally Valley	\$640	76	\$613	56	\$495	64
4221	Elanora/Palm Bch	\$620	54	\$585	62	\$480	53
4223	Currumbin/Currumbin Valley	\$605	24	\$585	24	\$420	16
4224	Tugun	\$585	11	\$600	5	\$450	6
4226	Kerrydale/Merrimac/Robina	\$550	60	\$550	82	\$480	66
4227	Reedy Ck/Stephens/Varsity Lakes	\$545	32	\$520	22	\$460	31

Scenic Rim Regional		\$345	88	\$350	75	\$300	110
4270	Tamborine/ Biddaddaba/ Boyland/ Mundoolun/ Wonglepong	n.a.	4	n.a.	3	\$450	6
4272	Mt Tamborine	\$460	25	\$460	16	\$370	20
4285	Beaudesert/ Cedar Vale/ Innisplain/ Kooralbyn/ Lamington	\$320	32	\$330	36	\$300	42
4309	Aratula/ Kalbar	\$310	10	n.a.	4	\$250	6
4310	Boonah/ Duganden/ Mt Alford	\$290	16	\$300	12	\$270	17

GOLD COAST LAND SALES



*Preliminary data

RENTAL MARKET - 3 BED TOWNHOUSES

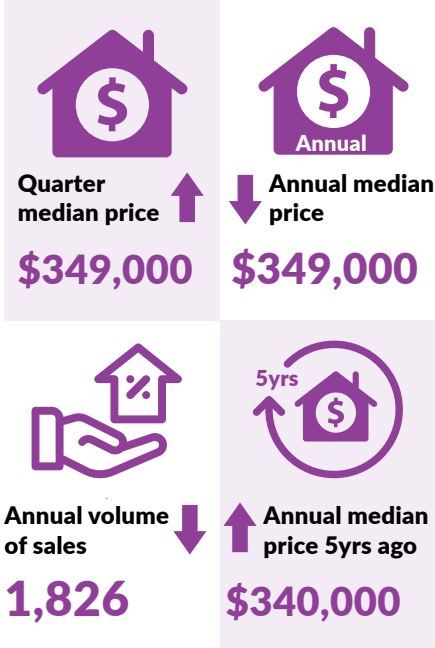
POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
GOLD COAST CITY		\$455	1005	\$450	1000	\$395	1064
4208	Gilberton/Jacobs Well/Ormeau	\$400	7	\$390	11	\$370	7
4209	Canowindra/Coomera/ Pimpama/ Willow Vale/ Yawalpah	\$390	176	\$395	169	\$355	152
4210	Oxenford/Studio Village/Wongawallan	\$430	14	\$375	10	\$360	13
4211	Advancetown/Beechmont/ Binna Burra/Carrara/ Gaven/ Nerang	\$420	150	\$415	136	\$370	185
4212	Boykambil/Helensvale/Hope Island/Sanctuary Cove	\$510	56	\$490	81	\$430	27
4213	Austinville/Mudgeeraba/Springbrook/ Tallai/ Worongary	\$430	23	\$430	28	\$360	27
4214	Arundel/Ashmore/Ernest/ Parkwood	\$440	41	\$420	30	\$375	46
4215	Chirn Pk/Southport/Labrador/Keebra Pk	\$460	97	\$450	95	\$410	110
4216	Biggera Wtrs/ Coombabah/Hollywell/ Paradise Pt/ Runaway Bay	\$440	64	\$448	56	\$375	77
4217	Benowa/Bundall/Main Bch/ Sorrento/ Surfers Paradise	\$560	42	\$490	45	\$460	45
4218	Broadbeach/Mermaid Bch/ Nobby Bch/Rialto	\$650	24	\$565	30	\$465	24
4220	Andrews/Burleigh/Miami/Tally Valley	\$490	33	\$490	35	\$460	34
4221	Elanora/Palm Bch	\$715	24	\$528	36	\$390	29
4223	Currumbin/Currumbin Valley	\$515	24	\$473	16	\$370	10
4224	Tugun	\$528	10	\$490	11	\$445	18
4226	Kerrydale/Merrimac/Robina	\$520	155	\$533	148	\$455	172
4227	Reedy Ck/Stephens/Varsity Lakes	\$500	62	\$490	61	\$420	82

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
GOLD COAST CITY		\$450	2373	\$440	2281	\$370	2324
4209	Canowindra/Coomera/ Pimpama/ Willow Vale/ Yawalpah	\$348	16	\$340	17	\$305	6
4210	Oxenford/Studio Village/Wongawallan	\$355	15	\$325	9	\$300	22
4211	Advancetown/Beechmont/ Binna Burra/Carrara/ Gaven/ Nerang	\$400	27	\$395	48	\$320	31
4212	Boykambil/Helensvale/Hope Island/Sanctuary Cove	\$420	44	\$420	37	\$390	48
4214	Arundel/Ashmore/Ernest/ Parkwood	\$370	16	\$370	18	\$320	21
4215	Chirn Pk/Southport/Labrador/Keebra Pk	\$425	695	\$410	569	\$350	562
4216	Biggera Wtrs/ Coombabah/Hollywell/ Paradise Pt/ Runaway Bay	\$420	187	\$420	205	\$360	215
4217	Benowa/Bundall/Main Bch/ Sorrento/ Surfers Paradise	\$480	448	\$460	441	\$410	502
4218	Broadbeach/Mermaid Bch/ Nobby Bch/Rialto	\$450	271	\$430	299	\$360	327
4220	Andrews/Burleigh/Miami/Tally Valley	\$450	146	\$440	174	\$375	168
4221	Elanora/Palm Bch	\$440	133	\$420	121	\$340	124
4223	Currumbin/Currumbin Valley	\$485	21	\$448	20	\$380	41
4224	Tugun	\$450	28	\$450	40	\$350	24
4225	Bilinga/Coolangatta/Greenmount/ Kirra/ Rainbow Bay	\$430	115	\$405	94	\$345	98
4226	Kerrydale/Merrimac/Robina	\$463	78	\$450	67	\$415	73
4227	Reedy Ck/Stephens/Varsity Lakes	\$480	127	\$465	116	\$400	55
Scenic Rim Regional		\$260	19	\$280	20	\$220	30
4285	Beaudesert/ Cedar Vale/ Innisplain/ Kooralbyn/ Lamington/ etc	\$260	15	\$275	13	\$210	21



GOLD COAST

HOUSE MARKET (<2400M²)

HOUSE MARKET ALL


Toowoomba is the second most expensive regional centre, just behind Mackay on \$350,000.

Market Maintaining Status Quo

The Toowoomba property sector has maintained its mantle as a steady marketplace over the December quarter.

The Toowoomba median house price increased 1.2 per cent over the quarter to be \$349,000, with the annual result being the same figure. The region also posted stable on the market indicators – albeit with fewer listings than the previous year.

Toowoomba’s unit market posted a flat result for the quarter but recorded an 8.2 per cent decline over the year. The region’s unit market remains only a small proportion of overall dwelling and land sales, so variable results are not overly surprising.

Toowoomba’s rental market remains in robust shape. In fact, its vacancy rate has sat within the tight or healthy range for more than a decade now.

Regional Economy and Infrastructure Investment

Hundreds of Queensland aviation industry jobs are set to launch from Toowoomba following the opening of the Qantas Group’s multi-million-dollar pilot academy. Premier Anastacia Palaszczuk said the opening was a landmark moment for Toowoomba and Queensland’s aviation industry at large.

“Construction of the academy has already created around 100 jobs, while also supporting an additional 300 jobs along the construction supply chain,” the Premier said. “As the academy begins to reach its full capacity, eventually training 250 pilots a year, up to 160 new jobs will be created in training and support roles. This influx of activity will have a positive impact on the community, supporting local businesses and local families. It’s a fantastic outcome for Toowoomba.”

Qantas CEO Alan Joyce said opening the new pilot academy is an historic moment for Qantas, aviation in Australia and the thousands of future pilots who will now learn how to fly in Toowoomba. “Qantas Group pilots have a long-held reputation for being among the best in the world because of their high standards of training, and that tradition continues with the launch of our own pilot academy,” Mr Joyce said. “Without the Queensland Government and the Wagner Corporation, it wouldn’t have been possible to get these world-class training facilities built and open for students so quickly. We thank them for their commitment to the project.”

Wagner Corporation Director Neill Wagner said the project was completed within five months. “Meeting this extremely challenging deadline is a credit to the Wagner Corporation team who have worked together in an efficient way to deliver this project at Toowoomba Wellcamp Airport,” Mr Wagner said. “The Qantas Group Pilot Academy is a catalyst for regional growth here on the Darling Downs. It will provide more opportunities for employment and education in the aviation industry, especially now that a Regional Trade Distribution Centre has been announced for Toowoomba. Construction of that facility will commence at Toowoomba Wellcamp Airport early this year.”

Two state-of-the-art classroom blocks worth a combined \$25 million have also officially opened at Darling Downs high schools. Education Minister Grace Grace opened a new \$10 million learning centre at Laidley State High School and a \$15.4 million learning centre and admin block at Harristown State High School recently. “These two buildings are making a world of difference to the students and staff at these regional schools,” Ms Grace said. “They are fitted with top-of-the-range resources and equipment, with Laidley’s building able to cater for 250 students and Harristown’s building able to accommodate 550 students.”

The State Government has invested \$41 million in four 2020 Ready projects across the Darling Downs which include Harristown, Laidley, Centenary Heights State High (\$11.5 million performing arts centre) and Lowood State High School (\$4.1 million manual arts building). “A new \$12 million performing arts centre at Toowoomba State High School is also shovel ready,” Ms Grace added. “At

EMPLOYMENT MARKET

TOOWOOMBA SA4



Unemployment Rate

5.0%



Participation Rate

62.3%

UNIT MARKET



Quarter median price

\$275,000



Annual median price

\$280,000



Annual volume of sales

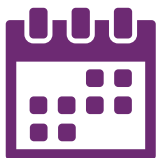
423



Annual median price 5 yrs ago

\$295,000

UNIT MARKET



Median days on market

82 Days



Median vendor discount

-5.5%



Stock on market

6.5%



Wyreema State School, we're investing \$7 million on a new building to cater for the rapid growth."

Ms Grace further said Laidley State High School's two-storey building offered something for all students. "The Trade Precinct includes engineering, building and smart design classrooms, as well as an extension to the existing Manual Arts Block and science centre," she continued. "The Creative Arts Precinct includes music and instrumental music rooms, hospitality, dance, film and television rooms and a green room."

House Market (<2400m2)

The Toowoomba housing market saw a continuation of its steady conditions over the December quarter. Its median house price increased 1.2 per cent to \$349,000, following a rise of 0.4 per cent the previous quarter. Over the year ending December, its median house price posted a modest decline of one per cent to finish the year with an annual figure of \$349,000 as well.

Toowoomba is the second most expensive regional centre, just behind Mackay on \$350,000. However, the number of listings on the market reduced significant over the year – down nearly 12 per cent. On the market indicators for the region showed steady market conditions with days on market and vendor discounting remaining similar to the year before, but the number of sales has fallen over the period. Solid performers over the year ending December in the Toowoomba region included Harlaxton, Highfields and Pittsworth.

Unit market

While the Toowoomba house market holds its ground, the unit sector continues to record quite volatile median price movements over the year. While its median unit price recorded a flat result for the December quarter, over the year ending December it fell 8.2 per cent to \$280,000. However, with less than 100 units sales per quarter, the region's unit market only makes up a small proportion of dwelling sales and therefore is more likely to record variable results.

That said, on the market indicators point to weaker unit market conditions over the year. While listings and stock on market are lower, there has been increases to vendor discounting as well as average days on market. Over the year ending December, the best performer for units was Centenary Heights, posting median price growth of 4.7 per cent to \$347,500.



Rental market

The Toowoomba rental market recorded an uptick to its residential vacancy rate in the December quarter, however such a result was common across the state. The region's vacancy rate increased from 1.1 per cent to 2.4 per cent over the quarter.

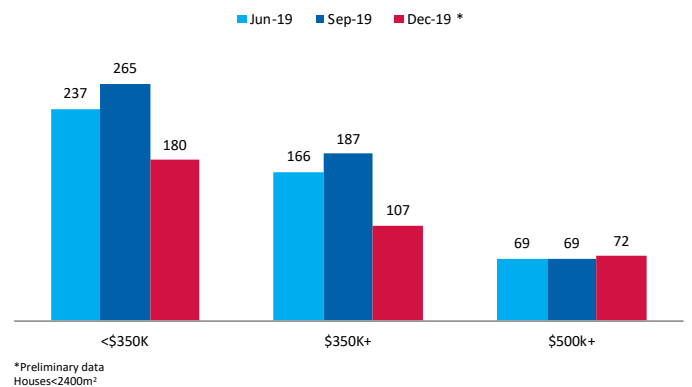
Toowoomba's rental market has to be one of the most consistent performers in the state on reflection with its vacancy rate not climbing higher than 3.2 per cent for more than 10 years. No doubt, being home to the University of Southern Queensland campus is one of the reasons why the region's rental sector records similar results year to year.

With consistent demand from tenants, median weekly rents increased over the past year. The median weekly rent for a two-bedroom unit rose two per cent to \$255 between December 2018 and December 2019. The median weekly rent for a three-bedroom house increased 3.2 per cent to \$320 over the same period. Investors of Toowoomba real estate are likely to be satisfied by the gross rental yields on offer as well. Gross rental yields of 4.8 per cent are being achieved for both houses and units in the region.

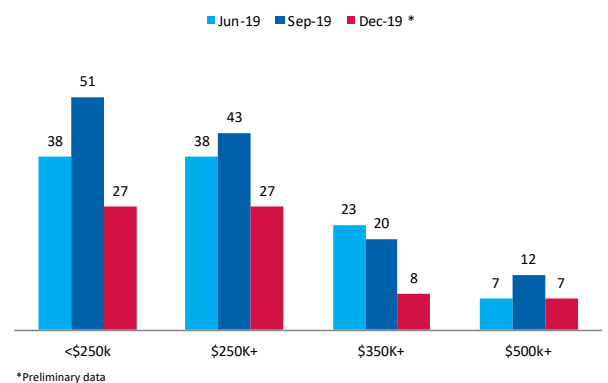
RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
TOowoomba REGIONAL		\$255	375	\$250	394	\$250	337
4350	Centenary Heights/Darling Heights/Drayton/Glenvale/Harlaxton/Harristown/Kearney Springs/Middle Ridge/Mount Lofy/Newtown/Rangeville/Rockville/Toowoomba/Westbrook/Wilsons	\$255	351	\$255	365	\$252	317
4352	Cabarlah/Gowrie Junction/Hampton/Highfields/Hodgson Vale/Kleinton/Meringandan/Ravensbourne/Withcott/Wyreema	\$300	13	n.a.	3	n.a.	2
4401	Oakey	\$220	7	\$208	8	\$215	9
4614	Yarraman	\$0	0	n.a.	4	\$0	0
GOONDIWINDI REGIONAL		\$233	32	\$240	25	\$200	25
4390	Goondiwindi	\$235	29	\$240	23	\$200	21
SOUTHERN DOWNS REGIONAL		\$220	47	\$230	45	\$204	51
4370	Warwick/Rosenthal Heights/Womina/Freestone/Maryvale	\$203	34	\$235	31	\$214	31
4380	Stanthorpe/Broadwater/Mount Tully/Severnieo/Sugarloaf/Greenlands/Pikedale/Eukey	\$240	13	\$230	13	\$180	18
WESTERN DOWNS REGIONAL		\$185	51	\$185	51	\$220	49
4405	Dalby	\$190	31	\$185	37	\$200	28
4413	Chinchilla	\$180	16	\$185	11	\$240	13

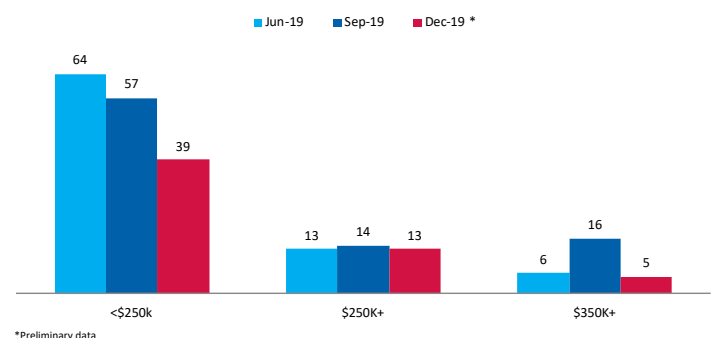
TOowoomba HOUSE SALES



TOowoomba UNIT SALES



TOowoomba LAND SALES



RENTAL MARKET



Vacancy Rates

↑ 2.4%



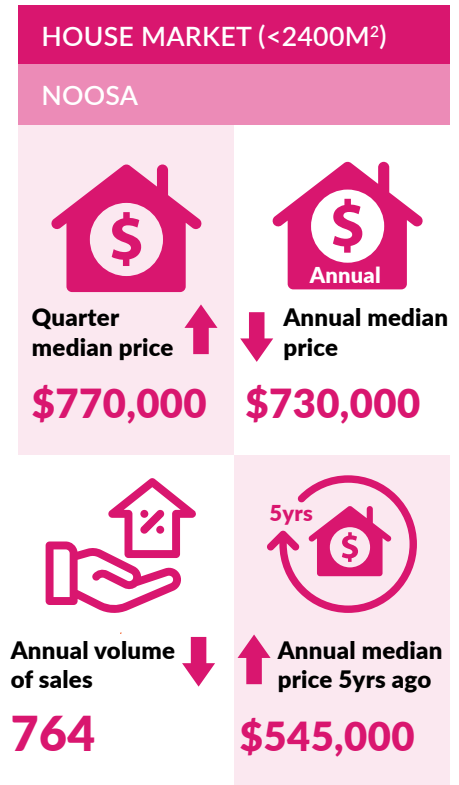
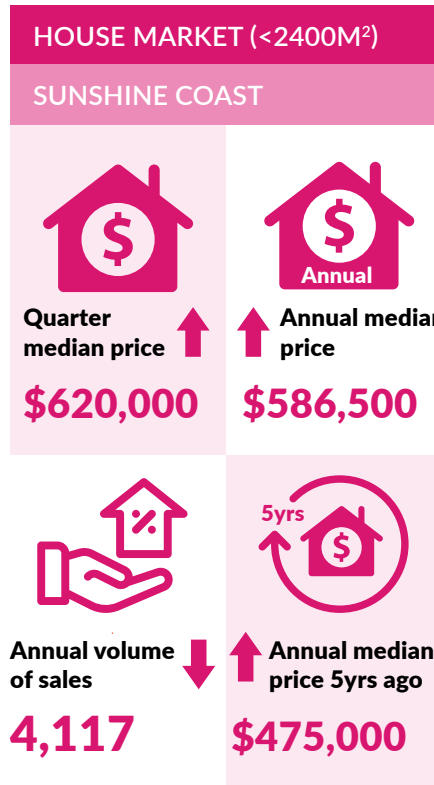
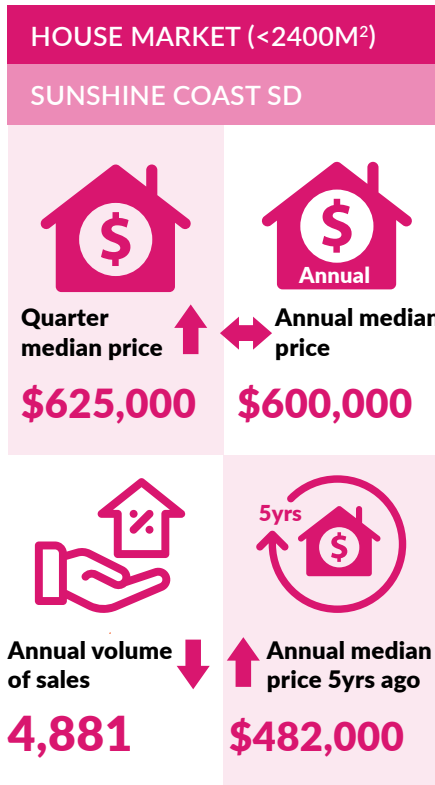
House Yields

↔ 4.8%



Unit Yields

↓ 4.8%



EMPLOYMENT MARKET

SUNSHINE COAST SA4



Unemployment Rate

6.4%



Participation Rate

62.2%

Notwithstanding the modest yearly results, there is no doubt that the Sunshine Coast finished the decade as the strongest major market in the State over the past five years.

Sunshine Coast Recording Moderating Conditions

The Sunshine Coast market recorded softer market conditions last year, with price growth moderating after a stellar multi year run.

The median house price on the Sunshine Coast was stable over the year ending December while Noosa's reduced marginally over the same period. The region was the best performer over the past five years for median house price growth with an increase of 24.5 per cent. The region's unit market is experiencing stronger results, following on from the robust housing market conditions over recent years, with Noosa again taking the top position with yearly median unit price growth of 6.6 per cent. Meanwhile, the region's rental market is sitting well within undersupplied territory with vacancy rates of just 1.5 per cent on the Sunshine Coast and 1.3 per cent in Noosa.

Regional Economy and Infrastructure Investment

Contracts are being advertised to deliver the next major Bruce Highway upgrade planned between Brisbane and Gympie. Deputy Prime Minister and Minister for Infrastructure, Transport & Regional Development Michael McCormack said the \$662.5 million upgrade between Caboolture-Bribie Island Road and Steve Irwin Way (Exit 163) would widen the highway from four to six lanes.

"The upgrade will also include the construction of 10 new three-lane bridges at five notorious creek crossings," Mr McCormack said. "The Expression of Interest process is the next major step in this project, which will future-proof one of Australia's most significant freight corridors."

Queensland Transport & Main Roads Minister Mark Bailey said the upgrade, expected to support up to 700 jobs during construction, was one of a series of major Bruce Highway projects that had funding locked in. "The upgrade between Caloundra Road and Sunshine Motorway has really started to take shape and



transformed that key turn-off of the Sunshine Coast,” Mr Bailey said. “Later this year, construction will start on the final major upgrade between Cooroy and Curra as well on the Mons Road and Maroochydore Road interchanges. Together, these projects are worth more than \$2 billion and are set to transform about 140kms of the Bruce Highway from Caboolture to Curra in the coming years, keeping pace with growth and providing a quicker trip to the beach for visitors.”

The Caboolture-Bribie Island Road to Steve Irwin Way project would upgrade about 11 kilometres of the Bruce Highway from a four-lane to a six-lane, divided carriageway between the Caboolture-Bribie Island Road interchange and the southern end of Steve Irwin Way. The project will also deliver 10 new three-lane bridges at Lagoon Creek and King Johns.

Business expansion in three Sunshine Coast industrial land estates has also created more than 140 new jobs in the past year. The industrial estates are located in Caloundra, Coolum and Yandina, and are managed by the state through Economic Development Queensland (EDQ). Minister for State Development, Manufacturing, Infrastructure & Planning Cameron Dick said the strong appetite from businesses to secure industrial land has provided a shot in the arm for jobs growth on the coast. “From Caloundra to Coolum, industrial land on the Sunshine Coast is in demand and enabling local business to relocate and expand, creating the right conditions for growth,” Mr Dick said. “Businesses are making a strong investment in industrial land on the Sunshine Coast, which is telling us the location and supply is right.”

Sunshine Coast Industrial Park (SCIP) only has 10 lots remaining, Coolum currently has four lots under contract and three under negotiation, while there’s only one lot available for sale at Yandina, according to the State Government. SCIP is located three kilometres from the Bruce Highway, Caloundra and 85 kilometres from the Brisbane CBD. It is the largest of EDQ’s three Sunshine Coast estates, featuring 73 established lots across 78 hectares of developed industrial land.

House Market (<2400m2)

The Sunshine Coast region continued its year of up and down median house price changes in the December quarter. In fact, it finished the year strongly, from a statistical point of view, with the Sunshine Coast LGA median house price increasing by 6.0 per cent and Noosa’s up by 11.6 per cent over the quarter.

In fact, Noosa was the best performer for all major regions in the state with the Sunshine Coast coming in third. However, before everyone quits their jobs to go surfing while they live off the soaring equity in their properties, these results came off the back of variable quarterly changes over the year. A more realistic

assessment of how the Sunshine Coast region’s market performed last year can be made via its yearly results, which were far more modest. The Sunshine Coast LGA median house price finished the year up 0.3 per cent at \$586,500 – or \$1,500 more than the year before. The Noosa median house price fell 3.3 per cent to \$730,000 – or \$25,000 less than the previous year.

Notwithstanding the modest yearly results, there is no doubt that the Sunshine Coast finished the decade as the strongest major market in the state over the past five years. The Sunshine Coast SD (statistical division) median house price, which includes Noosa, grew by 24.5 per cent over the past five years to \$600,000, which in dollar terms was an increase of nearly \$120,000. This result beat the Gold Coast on 23.5 per cent and blew Brisbane, on 13.6 per cent, out of the metaphorical water over the same period. On the market indicators do seem to point to softer conditions over the past year, though, with days on market and vendor discounting both increasing.

Unit Market

The top prize for best unit performer over the past year has gone to Noosa, where its median unit price increased an impressive 6.6 per cent. Over the quarter, it also recorded growth of 7.1 per cent to reach a record median price of \$675,000 – an extraordinary \$235,000 more than Brisbane’s unit price. This level of growth is not surprising given the nature of market cycles, which often see units follow houses in price growth.

Over the past five years, while most other locations recorded quite dim unit market conditions – apart from the Gold Coast – Noosa was the leader of the pack with median unit price growth of a staggering 57 per cent. Not to be outdone by its more famous northern neighbour, the Sunshine Coast also recorded robust results over the same period – up 17.4 per cent since December 2014. However, its results over the quarter weren’t quite as robust, recording a 3.5 per cent median unit price reduction.

Over the year, its price edged up slightly by 0.6 per cent to reach a median unit price of \$422,500. Both markets have recorded softer on the market indicators over the past year with vendor discounting and days on market both increasing. The number of listings has fallen over the same period, though, with Noosa’s down a significant 18 per cent year on year.

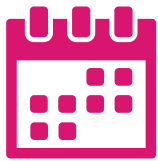
Rental Market

The Sunshine Coast region bucked the state-wide vacancy rate trend over the December quarter with rates tightening over the period. Following vacancy rate increases the previous quarter, the region saw rates plummet, no doubt due to the seasonal demand for rental properties from short- and long-term tenants. The vacancy rate in the Sunshine Coast LGA fell from 3.3 per cent to 1.5 per cent over the quarter. The change in Noosa was even more



HOUSE MARKET ALL

SUNSHINE COAST SD



Median days on market

55 Days



Median vendor discount

-4.9%

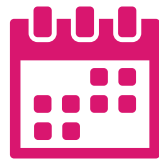


Stock on market

8.4%

HOUSE MARKET ALL

SUNSHINE COAST



Median days on market

55 Days



Median vendor discount

-4.4%

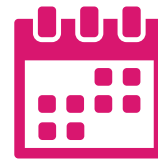


Stock on market

8.8%

HOUSE MARKET ALL

NOOSA



Median days on market

56 Days



Median vendor discount

-5.1%



Stock on market

9.5%

pronounced – down from 4.4 per cent to just 1.3 per cent.

The results push the region’s rental market well into undersupply territory, with vacancy rates now the lowest in nearly two years. The region recorded higher rents over the past year, however, it is the unit market where rents are rising the most. The median weekly rent for a two-bedroom unit in Noosa increased 6.1 per cent to \$435 and up 5.4 per cent to \$390 on the Sunshine Coast.

The relatively high price of property in the region means its gross rental yields are not as high as many other locations. However, property price growth over recent years is no doubt keeping investors quite happy. The gross rental yield for houses on the Sunshine Coast is 3.9 per cent and for units it is 4.8 per cent. The gross rental yield for both houses and units in Noosa is 3.4 per cent.

UNIT MARKET

SUNSHINE COAST LGA



Quarter median price ↓

\$420,000

Annual



Annual median price ↑

\$422,500



Annual volume of sales ↓

2,934



Annual median price 5 yrs ago ↑

\$360,000

UNIT MARKET

NOOSA



Quarter median price ↑

\$675,000

Annual



Annual median price ↑

\$613,025



Annual volume of sales ↓

697



Annual median price 5 yrs ago ↑

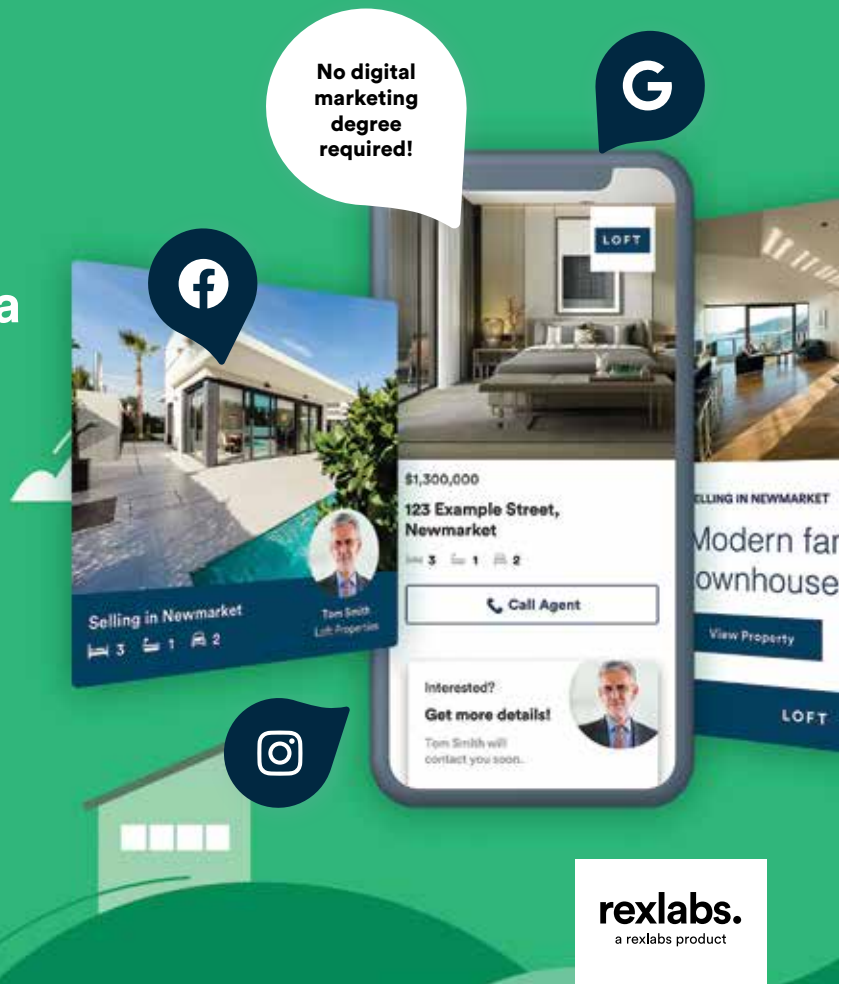
\$390,500



A simpler way to advertise on social media and across the web

- ✓ Target better – target locally
- ✓ Spend less to reach more buyers
- ✓ 35+ beautiful ads in minutes

Sign up now at spokeapp.io and get your ads live tomorrow*



rexlabs.
a rexlabs product

Spoke makes digital advertising super easy

facebook
Instagram
Google Ads

What is Spoke?

- A social and digital advertising tool for real estate agents
- It pushes your ads on Facebook, Instagram and the Google Display Network
- Target all those looking to buy/sell and invest in property in your area
- Utilise smart retargeting technology to ensure your ads remain top of mind

How does Spoke work?

- It pulls your active listings from your CRM
- You choose the budget you want to spend
- Automatically generates 35+ ads to be displayed across the 3 platforms
- Retarget to anyone who's visited your website, your Facebook Business page or looked at your previous campaigns
- Creates a branded landing page for each listing campaign you create

Why use Spoke?

- It's efficient—saving you heaps of time and therefore money on social advertising
- It's effective—helping you become the most seen agency in your area
- It will help secure listings with a valuable point-of-difference
- Spoke will get you on the "shopping list" and stay there



For more information go to spokeapp.io





UNIT MARKET

SUNSHINE COAST LGA



Median days on market
63 Days



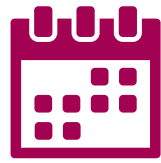
Median vendor discount
-4.5%



Stock on market
8.0%

UNIT MARKET

NOOSA



Median days on market
63 Days



Median vendor discount
-5.4%



Stock on market
6.8%

RENTAL MARKET

SUNSHINE COAST LGA



Vacancy Rates
↓ 1.5%



House Yields
↔ 3.9%



Unit Yields
↔ 4.8%

RENTAL MARKET

NOOSA



Vacancy Rates
↓ 1.3%

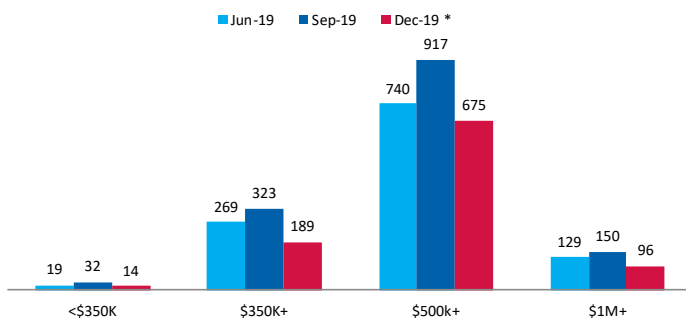


House Yields
↓ 3.4%



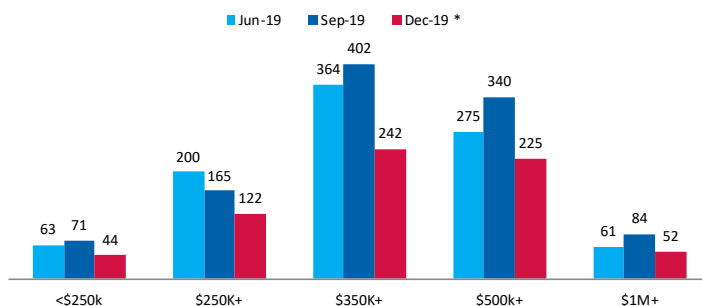
Unit Yields
↔ 3.4%

SUNSHINE COAST & NOOSA HOUSE SALES



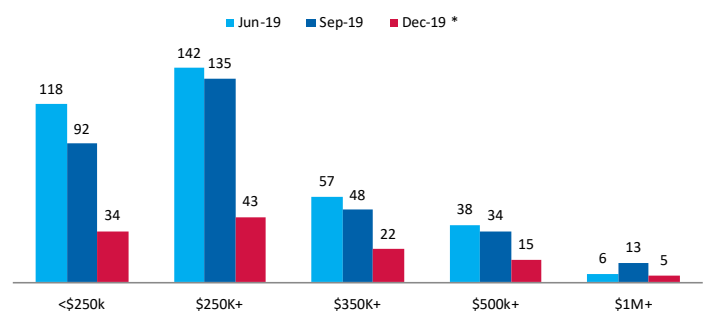
*Preliminary data
Houses<2400m²

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)	1085	\$625,000	5.0%	4881	\$600,000	\$600,000	0.0%	\$482,000	24.5%
SUNSHINE COAST (SD) ^	204	\$680,000	-6.9%	1041	\$718,000	\$720,000	-0.3%	\$563,250	27.5%
SUNSHINE COAST (LGA)	939	\$620,000	6.0%	4117	\$586,500	\$585,000	0.3%	\$475,000	23.5%
SUNSHINE COAST (LGA) ^	152	\$700,000	-4.1%	731	\$719,000	\$720,000	-0.1%	\$575,000	25.0%
ALEXANDRA HEADLAND	8	N/A	N/A	28	\$1,160,000	\$1,120,000	3.6%	\$736,250	57.6%
AROONA	23	\$635,000	25.7%	74	\$575,000	\$553,750	3.8%	\$455,000	26.4%
BATTERY HILL	14	N/A	N/A	46	\$577,000	\$583,000	-1.0%	\$435,000	32.6%
BEERWAH	22	\$462,750	4.3%	110	\$445,000	\$460,000	-3.3%	\$380,000	17.1%
BIRTINYA	17	N/A	N/A	59	\$649,000	\$689,500	-5.9%	\$513,100	26.5%
BLI BLI	36	\$559,000	2.6%	151	\$542,000	\$544,000	-0.4%	\$430,000	26.0%
BOKARINA	4	N/A	N/A	27	\$820,000	\$702,000	16.8%	\$564,000	45.4%
BUDDINA	16	N/A	N/A	62	\$830,000	\$837,500	-0.9%	\$535,000	55.1%
BUDERIM	113	\$690,000	8.5%	470	\$652,500	\$661,250	-1.3%	\$535,000	22.0%
BUDERIM ^	11	N/A	N/A	31	\$1,245,000	\$1,145,000	8.7%	\$880,000	41.5%
BURNSIDE	17	N/A	N/A	55	\$459,000	\$442,500	3.7%	\$381,500	20.3%
CALOUNDRA	6	N/A	N/A	20	\$544,500	\$555,000	-1.9%	\$435,000	25.2%
CALOUNDRA WEST	27	\$503,500	7.1%	119	\$485,000	\$499,000	-2.8%	\$425,000	14.1%
COES CREEK	8	N/A	N/A	30	\$485,000	\$450,000	7.8%	\$359,000	35.1%
COOLUM BEACH	38	\$681,250	4.8%	154	\$664,500	\$695,000	-4.4%	\$495,000	34.2%
CURRIMUNDI	26	\$585,000	11.6%	102	\$545,000	\$550,000	-0.9%	\$437,500	24.6%
DICKY BEACH	5	N/A	N/A	25	\$847,500	\$786,000	7.8%	\$677,500	25.1%
EUMUNDI	6	N/A	N/A	19	N/A	\$554,500	N/A	\$430,375	N/A
EUMUNDI ^	8	N/A	N/A	26	\$806,000	\$920,000	-12.4%	\$637,500	26.4%
GLASS HOUSE MOUNTAINS	12	N/A	N/A	70	\$493,500	\$487,500	1.2%	\$422,000	16.9%
GLASS HOUSE MOUNTAINS ^	5	N/A	N/A	26	\$600,000	\$585,000	2.6%	\$450,000	33.3%
GOLDEN BEACH	22	\$628,500	4.8%	78	\$600,000	\$595,000	0.8%	\$450,000	33.3%
KULUIN	7	N/A	N/A	31	\$511,750	\$502,500	1.8%	\$415,000	23.3%
LANDSBOROUGH	9	N/A	N/A	47	\$427,500	\$420,000	1.8%	\$356,000	20.1%
LITTLE MOUNTAIN	24	\$590,000	5.4%	134	\$570,111	\$560,000	1.8%	\$475,000	20.0%
MALENY	10	N/A	N/A	59	\$570,000	\$560,000	1.8%	\$428,000	33.2%
MALENY ^	3	N/A	N/A	22	\$721,500	\$760,000	-5.1%	\$565,000	27.7%
MARCOOLA	4	N/A	N/A	23	\$555,000	\$610,000	-9.0%	\$490,000	13.3%
MAROOCHYDORE	36	\$688,000	15.4%	176	\$640,000	\$660,000	-3.0%	\$482,065	32.8%
MERIDAN PLAINS	11	N/A	N/A	56	\$525,000	\$530,000	-0.9%	\$455,000	15.4%
MINYAMA	10	N/A	N/A	46	\$1,045,000	\$1,396,000	-25.1%	\$787,500	32.7%
MOFFAT BEACH	11	N/A	N/A	38	\$797,500	\$823,000	-3.1%	\$600,000	32.9%
MOOLOOLABA	13	N/A	N/A	68	\$831,000	\$845,000	-1.7%	\$637,500	30.4%
MOOLOOLAH VALLEY	7	N/A	N/A	30	\$453,000	\$495,000	-8.5%	\$393,000	15.3%
MOOLOOLAH VALLEY ^	7	N/A	N/A	29	\$645,000	\$645,000	0.0%	\$540,000	19.4%
MOUNT COOLUM	13	N/A	N/A	50	\$631,050	\$598,000	5.5%	\$474,000	33.1%
MOUNTAIN CREEK	41	\$608,000	3.1%	201	\$600,000	\$630,000	-4.8%	\$516,500	16.2%
MUDJIMBA	6	N/A	N/A	21	\$800,000	\$725,500	10.3%	\$515,000	55.3%

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	24	\$420,000	3.2%	179	\$406,000	\$398,275	1.9%	\$335,000	21.2%
NINDERRY ^	4	N/A	N/A	29	\$700,000	\$725,000	-3.5%	\$575,000	21.7%
PACIFIC PARADISE	6	N/A	N/A	35	\$495,000	\$472,000	4.9%	\$390,000	26.9%
PALMWOODS	24	\$536,502	-6.3%	89	\$540,000	\$495,500	9.0%	\$425,000	27.1%
PARREARRA	13	N/A	N/A	74	\$750,000	\$730,000	2.7%	\$590,000	27.1%
PELICAN WATERS	42	\$762,500	5.2%	155	\$759,500	\$760,000	-0.1%	\$662,500	14.6%
PEREGIAN SPRINGS	25	\$690,000	5.3%	97	\$700,000	\$652,500	7.3%	\$563,750	24.2%
SIPPY DOWNS	39	\$530,000	4.5%	158	\$520,000	\$499,000	4.2%	\$440,000	18.2%
TANAWHA ^	3	N/A	N/A	19	N/A	\$860,000	N/A	\$801,500	N/A
TWIN WATERS	10	N/A	N/A	67	\$815,000	\$945,000	-13.8%	\$669,000	21.8%
WARANA	9	N/A	N/A	54	\$789,000	\$661,000	19.4%	\$521,012	51.4%
WOOMBYE	15	N/A	N/A	66	\$510,500	\$530,000	-3.7%	\$415,375	22.9%
WURTULLA	19	N/A	N/A	91	\$645,000	\$625,500	3.1%	\$480,000	34.4%
YANDINA	5	N/A	N/A	28	\$437,500	\$439,000	-0.3%	\$380,000	15.1%
YAROOMBA	12	N/A	N/A	38	\$750,000	\$715,000	4.9%	\$548,000	36.9%
NOOSA (LGA)	146	\$770,000	11.6%	764	\$730,000	\$755,000	-3.3%	\$545,000	33.9%
NOOSA (LGA) ^	52	\$642,500	-12.0%	310	\$715,000	\$715,000	0.0%	\$533,000	34.1%
BLACK MOUNTAIN ^	4	N/A	N/A	22	\$730,000	\$645,000	13.2%	\$503,500	45.0%
COORAN	3	N/A	N/A	21	\$410,000	\$385,000	6.5%	\$310,000	32.3%
COORAN ^	4	N/A	N/A	22	\$552,500	\$568,000	-2.7%	\$360,000	53.5%
COORIBA ^	3	N/A	N/A	24	\$741,250	\$720,000	3.0%	\$567,500	30.6%
COOROY	15	N/A	N/A	61	\$541,250	\$527,500	2.6%	\$408,750	32.4%
DOONAN ^	11	N/A	N/A	69	\$865,000	\$880,000	-1.7%	\$617,500	40.1%
NOOSA HEADS	16	N/A	N/A	77	\$1,075,000	\$1,200,000	-10.4%	\$667,500	61.0%
NOOSAVILLE	23	\$850,000	-26.7%	145	\$980,000	\$1,050,000	-6.7%	\$715,000	37.1%
PEREGIAN BEACH	14	N/A	N/A	76	\$830,000	\$870,000	-4.6%	\$600,000	38.3%
POMONA	6	N/A	N/A	30	\$500,000	\$483,500	3.4%	\$353,000	41.6%
POMONA ^	5	N/A	N/A	32	\$612,000	\$690,000	-11.3%	\$499,000	22.6%
SUNRISE BEACH	14	N/A	N/A	70	\$843,167	\$865,000	-2.5%	\$610,000	38.2%
SUNSHINE BEACH	10	N/A	N/A	42	\$1,402,500	\$1,595,000	-12.1%	\$1,100,000	27.5%
TEWANTIN	33	\$600,000	-0.8%	186	\$592,500	\$585,000	1.3%	\$445,000	33.1%

SALES MARKET - UNITS & TOWNHOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
SUNSHINE COAST (SD)	719	\$450,000	0.0%	3631	\$440,000	\$439,000	0.2%	\$363,493	21.0%
SUNSHINE COAST (LGA)	581	\$420,000	-3.5%	2934	\$422,500	\$420,000	0.6%	\$360,000	17.4%
ALEXANDRA HEADLAND	29	\$405,000	-8.5%	151	\$390,000	\$405,000	-3.7%	\$330,000	18.2%
BATTERY HILL	1	N/A	N/A	15	N/A	\$285,000	N/A	\$250,000	N/A
BIRTINYA	16	N/A	N/A	71	\$445,000	\$449,500	-1.0%	\$427,500	4.1%
BUDDINA	8	N/A	N/A	39	\$550,000	\$470,500	16.9%	\$438,500	25.4%
BUDERIM	50	\$390,000	-2.7%	188	\$406,250	\$422,000	-3.7%	\$374,000	8.6%
CALOUNDRA	25	\$395,000	-17.7%	160	\$440,000	\$440,000	0.0%	\$385,000	14.3%
CALOUNDRA WEST	6	N/A	N/A	32	\$382,250	\$375,000	1.9%	\$296,000	29.1%
COOLUM BEACH	33	\$425,000	-1.2%	141	\$430,000	\$399,000	7.8%	\$363,000	18.5%
CURRIMUNDI	4	N/A	N/A	28	\$397,000	\$435,000	-8.7%	\$350,000	13.4%
GOLDEN BEACH	14	N/A	N/A	92	\$437,500	\$440,000	-0.6%	\$350,000	25.0%
KINGS BEACH	45	\$480,000	2.8%	195	\$455,000	\$459,000	-0.9%	\$375,000	21.3%
LITTLE MOUNTAIN	6	N/A	N/A	16	N/A	\$382,250	N/A	\$390,000	N/A
MARCOOLA	26	\$420,000	7.9%	85	\$381,250	\$370,000	3.0%	\$304,000	25.4%
MAROOCHYDORE	88	\$469,500	1.6%	468	\$452,500	\$450,000	0.6%	\$365,000	24.0%
MINYAMA	3	N/A	N/A	28	\$360,000	\$375,000	-4.0%	\$307,500	17.1%
MOFFAT BEACH	4	N/A	N/A	20	\$465,000	\$404,500	15.0%	\$397,500	17.0%
MOOLOOLABA	58	\$420,000	-1.4%	272	\$422,000	\$445,000	-5.2%	\$387,200	9.0%
MOUNT COOLUM	17	N/A	N/A	66	\$392,000	\$420,000	-6.7%	\$317,000	23.7%
MOUNTAIN CREEK	15	N/A	N/A	64	\$431,250	\$427,000	1.0%	\$370,000	16.6%
NAMBOUR	11	N/A	N/A	77	\$285,000	\$287,000	-0.7%	\$215,000	32.6%
PARREARRA	10	N/A	N/A	58	\$497,500	\$511,000	-2.6%	\$398,500	24.8%
PELICAN WATERS	12	N/A	N/A	36	\$448,000	\$490,000	-8.6%	\$455,000	-1.5%
PEREGIAN SPRINGS	18	N/A	N/A	116	\$532,500	\$550,000	-3.2%	\$260,000	104.8%
TWIN WATERS	6	N/A	N/A	26	\$617,500	\$682,500	-9.5%	\$470,000	31.4%
WARANA	7	N/A	N/A	34	\$395,200	\$377,500	4.7%	\$314,000	25.9%
WURTULLA	6	N/A	N/A	38	\$365,000	\$371,000	-1.6%	\$345,000	5.8%
NOOSA (LGA)	138	\$675,000	7.1%	697	\$613,025	\$575,000	6.6%	\$390,500	57.0%
COOROY	2	N/A	N/A	16	N/A	\$365,000	N/A	\$302,500	N/A
NOOSA HEADS	52	\$930,000	9.4%	237	\$872,500	\$855,000	2.1%	\$425,000	105.3%
NOOSAVILLE	48	\$537,500	2.0%	253	\$465,000	\$485,000	-4.1%	\$365,000	27.4%
PEREGIAN BEACH	6	N/A	N/A	32	\$570,000	\$536,250	6.3%	\$390,000	46.2%
SUNRISE BEACH	5	N/A	N/A	33	\$537,500	\$540,000	-0.5%	\$361,000	48.9%
SUNSHINE BEACH	18	N/A	N/A	70	\$766,000	\$708,000	8.2%	\$535,000	43.2%
TEWANTIN	7	N/A	N/A	49	\$406,000	\$390,000	4.1%	\$268,750	51.1%

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)	100	\$274,500	-0.6%	934	\$275,800	\$268,400	2.8%	\$239,500	15.2%
SUNSHINE COAST (SD) ^	19	N/A	N/A	128	\$460,000	\$417,500	10.2%	\$300,000	53.3%
SUNSHINE COAST (LGA)	98	\$274,500	0.0%	860	\$274,500	\$263,850	4.0%	\$237,000	15.8%
SUNSHINE COAST (LGA) ^	17	N/A	N/A	106	\$447,500	\$415,000	7.8%	\$303,500	47.4%
BEERWAH	1	N/A	N/A	5	N/A	\$295,000	N/A	\$208,500	N/A
BIRTINYA	2	N/A	N/A	9	N/A	\$263,000	N/A	\$262,000	N/A
BLI BLI	1	N/A	N/A	8	N/A	\$318,500	N/A	\$239,500	N/A
CALOUNDRA WEST	0	N/A	N/A	0	N/A	\$122,000	N/A	\$203,000	N/A
FOREST GLEN	0	N/A	N/A	0	N/A	\$-	N/A	\$243,000	N/A
GLASS HOUSE MOUNTAINS	3	N/A	N/A	6	N/A	\$270,000	N/A	\$193,000	N/A
LITTLE MOUNTAIN	2	N/A	N/A	6	N/A	\$330,000	N/A	\$232,000	N/A
MALENY	1	N/A	N/A	4	N/A	\$347,000	N/A	\$220,000	N/A
MAROOCHYDORE	4	N/A	N/A	37	\$300,000	\$280,000	7.1%	\$227,000	32.2%
MERIDAN PLAINS	0	N/A	N/A	0	N/A	\$222,500	N/A	\$217,900	N/A
MOUNTAIN CREEK	1	N/A	N/A	4	N/A	\$-	N/A	\$260,500	N/A
NAMBOUR	3	N/A	N/A	48	\$250,000	\$232,250	7.6%	\$175,950	42.1%
PALMVIEW ^	1	N/A	N/A	8	N/A	\$420,000	N/A	\$310,000	N/A
PELICAN WATERS	1	N/A	N/A	16	N/A	\$410,000	N/A	\$463,750	N/A
PEREGIAN SPRINGS	2	N/A	N/A	17	N/A	\$412,000	N/A	\$250,000	N/A
SIPPY DOWNS	0	N/A	N/A	2	N/A	\$-	N/A	\$205,500	N/A
YAROOMBA	0	N/A	N/A	1	N/A	\$500,000	N/A	\$387,500	N/A
NOOSA (LGA)	2	N/A	N/A	74	\$335,000	\$335,000	0.0%	\$260,500	28.6%
NOOSAVILLE	1	N/A	N/A	11	N/A	\$1,077,037	N/A	\$305,000	N/A
PEREGIAN BEACH	0	N/A	N/A	13	N/A	\$355,000	N/A	\$235,000	N/A

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
SUNSHINE COAST REGIONAL		\$460	824	\$450	839	\$410	742
4518	Glass House Mountains	\$390	14	\$403	10	\$355	11
4519	Beerwah/ Peachester	\$400	23	\$380	29	\$350	26
4550	Landsborough/ Mt Mellum	\$385	17	\$420	7	\$340	17
4551	Aroona/ Battery Hill/ Caloundra/ Currimundi/ Diamond Head/ Dicky Bch/ Golden Bch/ Kings Bch/ Little Mtn/ Meridan Plns/ Moffat Bch/ Pelican Waters/ Shelly Bch	\$450	199	\$440	201	\$410	151
4552	Bald Knob/ Baron Pocket/ Booroobin/ Conondale/ Maleny/ Mountain View/ Reesville/ Witta	\$425	15	\$393	10	\$360	23
4553	Glenview/ Mooloolah/ Mooloolah Valley/ Palmview	\$460	25	\$440	19	\$370	8
4555	Chevallum/ Hunchy/ Landers Shoot/ Palmwoods	\$450	16	\$443	16	\$380	8
4556	Buderim/ Forest Glen/ Kunda Pk/ Mons/ Sippy Downs/ Tanawha	\$465	67	\$480	77	\$440	75
4557	Bundills/ Kawana Is/ Mooloolaba/ Mountain Ck	\$500	46	\$485	51	\$450	44
4558	Cotton Tree/ Kuluin/ Maroochydoore/ Sunshine Plaza	\$490	72	\$490	57	\$440	44
4560	Bli Bli/ Burnside/ Coes Ck/ Cooloolabin/ Dulong/ Flaxton/ Highworth/ Image Flat/ Kiamba/ Kulangoor/ Kureelpa/ Mapleton/ Montville/ Nambour/ Parklands/ Perwillowen/ Rosemont/ Town Mtn	\$420	77	\$420	91	\$370	76
4561	Bridges/ Maroochy River/ Ninderry/ Nth Arm/ Valdora/ Yandina/ Yandina Ck	\$420	17	\$490	13	\$370	11
4562	Belli Pk/ Doonan/ Eerwah Vale/ Eumundi/ Verrierdale/ Webbs Downs	\$450	10	\$525	19	\$420	14
4564	Marcoola/ Mudjimba/ Pacific Paradise	\$483	26	\$480	21	\$390	37
4572	Alexandra Headland	n.a.	4	\$530	5	\$440	9
4573	Centenary Heights/ Coolum Bch/ Marcus Bch/ Mt Coolum/ Peregian Bch/ Pt Arkwright/ Yaroomba	\$490	83	\$470	97	\$440	76
4575	Birtinya/ Bokarina/ Buddina/ Kawana Waters/ Minyama/ Parrearra/ Warana/ Wurtulla	\$480	96	\$480	93	\$430	99



RENTAL MARKET - 3 BED HOUSES (CONT'D)

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
NOOSA SHIRE		\$500	114	\$493	126	\$430	135
4563	Black Mountain/ Carters Ridge/ Cooroy/ Tinbeerwah	\$455	15	\$470	15	\$350	8
4565	Boreen Pt/ Cootharaba/ Lake Cootharaba/ Noosa Parklands/ Teewah/ Tewantin	\$490	34	\$480	51	\$400	47
4566	Munna Pt/ Noosaville	\$555	10	\$500	17	\$430	16
4567	Castaways Bch/ Little Cove/ Noosa Heads/ Sunrise Bch/ Sunshine Bch	\$700	32	\$593	28	\$500	49
4568	Pomona	\$448	16	\$395	8	\$390	10
4569	Cooran	\$435	6	n.a.	3	n.a.	4

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
SUNSHINE COAST REGIONAL		\$390	804	\$370	786	\$325	837
4519	Beerwah/ Peachester	\$330	9	\$330	13	n.a.	2
4551	Aroona/ Battery Hill/ Caloundra/ Currimundi/ Diamond Head/ Dicky Bch/ Golden Bch/ Kings Bch/ Little Mtn/ Meridan Plns/ Moffat Bch/ Pelican Waters/ Shelly Bch	\$375	127	\$360	119	\$315	155
4556	Buderim/ Forest Glen/ Kunda Pk/ Mons/ Sippy Downs/ Tanawha	\$390	122	\$368	80	\$320	43
4557	Bundills/ Kawana Is/ Mooloolaba/ Mountain Ck	\$388	82	\$365	91	\$320	96
4558	Cotton Tree/ Kuluin/ Maroochydore/ Sunshine Plaza	\$395	133	\$380	121	\$340	184
4560	Bli Bli/ Burnside/ Coes Ck/ Cooloolabin/ Dulang/ Flaxton/ Highworth/ Image Flat/ Kiamba/ Kulangoor/ Kureelpa/ Mapleton/ Montville/ Nambour/ Parklands/ Perwillowen/ Rosemont/ Towen Mtn	\$310	42	\$305	58	\$250	37
4564	Marcoola/ Mudjimba/ Pacific Paradise	\$390	33	\$385	49	\$320	63
4572	Alexandra Headland	\$430	30	\$400	26	\$360	56
4573	Centenary Heights/ Coolum Bch/ Marcus Bch/ Mt Coolum/ Peregian Bch/ Pt Arkwright/ Yaroomba	\$410	66	\$360	47	\$340	68
4575	Birtinya/ Bokarina/ Buddina/ Kawana Waters/ Minyama/ Parrearra/ Warana/ Wurtulla	\$425	130	\$420	143	\$380	112
NOOSA SHIRE		\$435	69	\$410	65	\$375	92
4565	Boreen Pt/ Cootharaba/ Lake Cootharaba/ Noosa Parklands/ Teewah/ Tewantin	\$383	12	\$350	5	n.a.	3
4566	Munna Pt/ Noosaville	\$465	25	\$398	20	\$350	30
4567	Castaways Bch/ Little Cove/ Noosa Heads/ Sunrise Bch/ Sunshine Bch	\$450	26	\$420	39	\$380	57

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
SUNSHINE COAST REGIONAL		\$450	273	\$430	275	\$400	310
4519	Beerwah/ Peachester	n.a.	1	n.a.	4	\$295	8
4551	Aroona/ Battery Hill/ Caloundra/ Currimundi/ Diamond Head/ Dicky Bch/ Golden Bch/ Kings Bch/ Little Mtn/ Meridan Plns/ Moffat Bch/ Pelican Waters/ Shelly Bch	\$440	60	\$430	46	\$390	30
4556	Buderim/ Forest Glen/ Kunda Pk/ Mons/ Sippy Downs/ Tanawha	\$430	55	\$420	69	\$400	87
4557	Bundills/ Kawana Is/ Mooloolaba/ Mountain Ck	\$468	32	\$455	28	\$410	80
4558	Cotton Tree/ Kuluin/ Maroochydore/ Sunshine Plaza	\$450	35	\$453	40	\$360	34
4560	Bli Bli/ Burnside/ Coes Ck/ Cooloolabin/ Dulang/ Flaxton/ Highworth/ Image Flat/ Kiamba/ Kulangoor/ Kureelpa/ Mapleton/ Montville/ Nambour/ Parklands/ Perwillowen/ Rosemont/ Towen Mtn	\$460	7	\$400	19	\$350	16
4564	Marcoola/ Mudjimba/ Pacific Paradise	\$500	10	\$455	10	\$410	19
4573	Centenary Heights/ Coolum Bch/ Marcus Bch/ Mt Coolum/ Peregian Bch/ Pt Arkwright/ Yaroomba	\$480	41	\$465	35	\$440	24
4575	Birtinya/ Bokarina/ Buddina/ Kawana Waters/ Minyama/ Parrearra/ Warana/ Wurtulla	\$480	14	\$480	11	\$400	9
NOOSA SHIRE		\$600	6	\$640	20	\$500	21
4566	Munna Pt/ Noosaville	\$0	0	\$630	11	\$550	7
4567	Castaways Bch/ Little Cove/ Noosa Heads/ Sunrise Bch/ Sunshine Bch	\$600	5	\$660	9	\$500	14



EMPLOYMENT MARKET

WIDE BAY SA4



Unemployment Rate

7.5%



Participation Rate

49.6%

HOUSE MARKET (<2400M²)



Quarter median price

\$320,000



Annual median price

\$320,000



Annual volume of sales

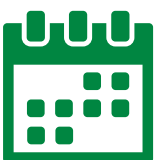
1,636



Annual median price 5yrs ago

\$300,000

HOUSE MARKET ALL



Median days on market

67 Days



Median vendor discount

-5.5%



Stock on market

10.1%

A Firming Fraser Coast Market

The Fraser Coast house market performed steadily over the past year, however it does appear that overall, housing is finding itself approaching the bottom of the price cycle.

The annual median house price to December 2019 held steady over the year at \$322,000 across 1,636 sales. In comparison, unit values rose 2.4 per cent over the year to reach an annual median of \$261,000 across 311 transactions. This was the third-largest rise in the unit sector across all jurisdictions analysed for this report.

Fraser Coast housing's stock on market figure fell by 1.4 points to reach 10.1 per cent for the year to December 2019. For the unit and townhouse market, stock on market fell 1.2 per cent to record 8.7 per cent over the same time-period comparison.

Median days on market for houses increased from 60 in 2018 to 67 in 2019 for the year to September. Median vendor discount moved marginally, increasing to -5.2 per cent to December 2019 as opposed to 5.2 per cent in 2018. For attached housing, median days on market dropped notably from 96 in the year to December 2018 to 83 days for the same period in 2019. The median vendor discount for units and townhouses tightened only marginally from -5.0 per cent in 2018 to -4.9 per cent in 2019.

Regional Economy and Infrastructure Investment

The fortunes of the Fraser Coast economy are directly linked to the strength of the state's tourism sector. While the economic fallout from coronavirus is yet to be measured, analysis from last year showed tourism numbers in Queensland were improving. According to the State Government, Queensland's tourism industry experienced record growth in the year ending September 2019, with figures from Tourism Research Australia revealing more than 28 million visitors spent \$25 billion in the state. The new International Visitor Survey data showed a record 239,000 Americans spent \$422 million in Queensland over the year while New Zealand tourists generated \$590 million for Queensland's economy.

Renewable energy is also being supported in the region with one of the largest grid-connected wind farms in the southern hemisphere being granted development approval by the State Government. The Forest Wind project, which is proposed to be developed within state forest land between Gympie and Maryborough, is expected to comprise up to 226 turbines and could create around 440 jobs during construction and a further 50 full-time jobs during operation. Forest Wind has the potential to generate up to 1,200 megawatts of electricity at capacity which would be enough power for all homes across the Wide Bay-Burnett, Sunshine Coast and Gold Coast combined.

Market Outlook

The future of the house and unit sales markets would appear by all measurers to be firmer with future price gains likely to be steady and long term. Of course, the Fraser Coast relies heavily on continued strength in the tourism sector. As at the time of this analysis, the coronavirus had not been reported, so the economic impact of the pandemic wasn't factored in. This could play a significant part in future results for the region, however it is a matter of accounting for this in upcoming analysis.

House Market (<2400m²)

The overall housing market on the Fraser Coast continues to stabilise toward the bottom end of the price cycle according to our analysis. The quarterly median house price to December 2019 was \$320,000, reflecting a rise of 1.3 per cent. This is the first positive quarterly result in the last 12 months. Five-year median house gains were 6.7 per cent which is considered a soft outcome for the timeframe. The median price in December 2014 was \$300,000.

UNIT MARKET



Quarter
median price ↑
\$280,000



Annual
median price ↑
\$261,000



Annual volume
of sales ↓
311



Annual median
price 5 yrs ago ↓
\$262,250

The most active price range for houses was for houses priced between \$350,000 and \$499,999. This price sector saw 24 per cent of all sales across the December 2019 quarter.



General Activity

The most active price range for houses was for those priced between \$350,000 and \$499,999. This price sector saw 24 per cent of all sales across the December 2019 quarter. Total quarterly sale volumes to December 2019 was 313 transactions, which is a significant 27 per cent reduction on the previous quarter. The Fraser Coast saw total listing numbers fall to 4,011 in the year to December 2019, compared to the 4,519 listing in the previous year – a solid 11.2 per cent drop.

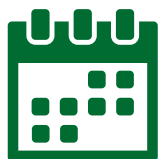
Unit Market

According to our analysis, the Fraser Coast unit market is currently approaching a price peak. We note that in previous analysis reports our numbers indicated Fraser Coast had already past its price peak in this sector. This vacillating would suggest the market continues to find its level at this point in the cycle. The quarterly median unit price to December 2019 was \$280,000 which reflected a significant 14.9 per cent increase across 58 transactions. This does reflect the third-strongest quarterly rise across all jurisdictions analysed for this report.

The medium-term reflected relatively flat performance, with the five-year median unit price seeing a 0.5 per cent fall over the half decade. The median unit price was \$262,250 as at December 2014. Total listing numbers for units fell over the year. Total annual listings to December 2019 were 533 as compared to 604 listings to December 2018. The most active price range for units in the LGA was between \$250,000 and \$349,999 which represented around 45 per cent of the volume of sales for the December 2019 quarter. The September 2019 quarter sale volumes was 57.



UNIT MARKET



Median days on market
83 Days



Median vendor discount
-4.9%



Stock on market
8.7%

RENTAL MARKET



Vacancy Rates
1.7%



House Yields
5.2%



Unit Yields
5.0%

Market Conditions

Evidence suggests demand for units has firmed. Given an increase in median values across both the annual and quarterly measures, it appears the sector is stronger compared to previous periods. That said, this sector is subject to fluctuations and limited transaction numbers can affect results. Overall, a wait-and-see approach would be prudent.

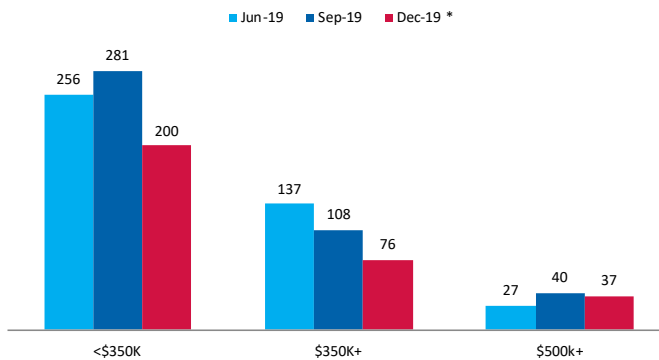
Rental Market

Median weekly rent rose across a number of dwelling types according to the annual measure, while continued low vacancy suggests further upward pressure on rentals is possible. That said, demand on the Fraser Coast is subject to seasonal fluctuations and tourism. Recent events impacting tourism could potentially soften the figures in future analysis.

Three-bedroom houses recorded a median weekly rent of \$320 (up \$10 per week compared to December 2018) across 237 new rental bonds (down 24 bonds from the previous year). Two-bedroom units had a median of \$270 (up \$7 per week on last year) across 127 new rental bonds (down 5), while three-bedroom townhouses came in at approximately \$355 (up \$15 on last year) across 42 new rental bonds (up 1).

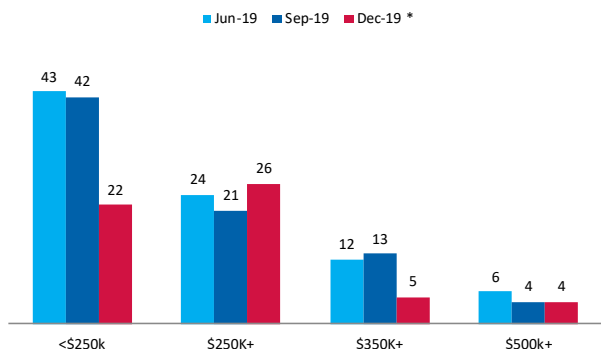
Quarterly house yields stayed flat over the period remaining at 5.2 per cent in December 2019. Quarterly unit yields tightened by a notable 0.8 per cent to record a figure 5.0 per cent in December 2019. Vacancy rates remain tight on the Fraser Coast, coming in at 1.7 per cent for the December 2019 quarter – a continuation of the below two per cent rates that began in the December 2017 quarter.

FRASER COAST HOUSE SALES



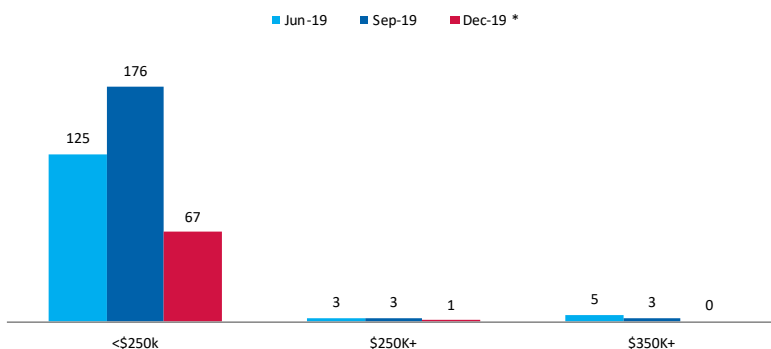
*Preliminary data Houses<2400m²

FRASER COAST UNIT SALES



*Preliminary data

FRASER COAST 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
FRASER COAST (LGA)	341	\$320,000	1.3%	1636	\$320,000	\$320,000	0.0%	\$300,000	6.7%
FRASER COAST (LGA) ^	87	\$423,000	1.2%	393	\$405,000	\$387,500	4.5%	\$370,000	9.5%
BOORAL ^	2	N/A	N/A	14	N/A	\$402,500	N/A	\$342,500	N/A
BURRUM HEADS	12	N/A	N/A	55	\$382,000	\$399,500	-4.4%	\$397,179	-3.8%
DUNDOWRAN BEACH	3	N/A	N/A	25	\$530,000	\$600,000	-11.7%	\$481,500	10.1%
DUNDOWRAN BEACH ^	9	N/A	N/A	38	\$570,000	\$600,000	-5.0%	\$497,500	14.6%
ELI WATERS	15	N/A	N/A	85	\$325,000	\$336,000	-3.3%	\$325,000	0.0%
GLENWOOD ^	19	N/A	N/A	54	\$255,000	\$212,500	20.0%	\$198,750	28.3%
GRANVILLE	14	N/A	N/A	34	\$211,250	\$211,250	0.0%	\$179,250	17.9%
KAWUNGAN	18	N/A	N/A	86	\$350,125	\$360,000	-2.7%	\$330,000	6.1%
MARYBOROUGH	70	\$206,000	3.0%	298	\$202,000	\$199,500	1.3%	\$204,500	-1.2%
PIALBA	15	N/A	N/A	55	\$310,000	\$300,000	3.3%	\$305,500	1.5%
POINT VERNON	26	\$385,000	13.9%	137	\$335,000	\$319,500	4.9%	\$302,500	10.7%
RIVER HEADS	8	N/A	N/A	42	\$370,000	\$344,000	7.6%	\$280,000	32.1%
SCARNESS	11	N/A	N/A	47	\$295,000	\$315,000	-6.4%	\$273,500	7.9%
TINANA	8	N/A	N/A	40	\$264,250	\$270,000	-2.1%	\$280,000	-5.6%
TOOGOOM	14	N/A	N/A	77	\$333,750	\$344,000	-3.0%	\$300,500	11.1%
TORQUAY	19	N/A	N/A	91	\$325,000	\$330,000	-1.5%	\$311,000	4.5%
URANGAN	48	\$355,000	1.4%	214	\$350,000	\$330,000	6.1%	\$315,000	11.1%
URRAWEEEN	26	\$358,500	-5.7%	137	\$365,000	\$376,000	-2.9%	\$340,000	7.4%

SURROUNDS

GYMPIE (LGA)	125	\$310,000	10.7%	625	\$292,500	\$290,000	0.9%	\$259,000	12.9%
GYMPIE (LGA) ^	77	\$429,000	8.6%	411	\$395,000	\$395,000	0.0%	\$325,000	21.5%
CHATSWORTH ^	2	N/A	N/A	17	N/A	\$426,500	N/A	\$332,500	N/A
COOLOOLA COVE	16	N/A	N/A	68	\$300,000	\$311,250	-3.6%	\$275,000	9.1%
CURRA ^	5	N/A	N/A	46	\$316,000	\$315,000	0.3%	\$252,500	25.1%
GYMPIE	51	\$275,000	3.8%	261	\$270,000	\$260,000	3.9%	\$235,000	14.9%
SOUTHSIDE	20	\$343,500	5.3%	92	\$340,000	\$341,000	-0.3%	\$315,000	7.9%
TIN CAN BAY	13	N/A	N/A	63	\$337,000	\$335,000	0.6%	\$280,000	20.4%

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
FRASER COAST (LGA)	58	\$280,000	14.9%	311	\$261,000	\$255,000	2.4%	\$262,250	-0.5%
PIALBA	6	N/A	N/A	44	\$255,000	\$330,000	-22.7%	\$312,500	-18.4%
SCARNESS	6	N/A	N/A	29	\$296,000	\$257,500	15.0%	\$249,000	18.9%
TORQUAY	10	N/A	N/A	68	\$253,500	\$249,000	1.8%	\$237,000	7.0%
URANGAN	24	\$267,500	12.0%	109	\$250,000	\$265,000	-5.7%	\$268,750	-7.0%

SURROUNDS

GYMPIE (LGA)	23	\$265,000	12.8%	91	\$266,000	\$260,000	2.3%	\$260,000	2.3%
--------------	----	-----------	-------	----	-----------	-----------	------	-----------	------

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
FRASER COAST (LGA)	37	\$135,000	-15.6%	354	\$160,000	\$160,000	0.0%	\$149,000	7.4%
FRASER COAST (LGA) ^	31	\$105,000	31.3%	177	\$83,000	\$78,000	6.4%	\$107,000	-22.4%
BURRUM HEADS	2	N/A	N/A	21	\$140,000	\$125,000	12.0%	\$102,500	36.6%
GLENWOOD ^	13	N/A	N/A	81	\$73,000	\$70,000	4.3%	\$70,000	4.3%
RIVER HEADS	9	N/A	N/A	46	\$95,750	\$99,500	-3.8%	\$97,500	-1.8%
TOOGOOM	3	N/A	N/A	32	\$160,000	\$150,000	6.7%	\$100,000	60.0%
WONDUNNA	0	N/A	N/A	10	N/A	\$155,000	N/A	\$158,500	N/A

SURROUNDS

GYMPIE (LGA)	12	N/A	N/A	127	\$132,000	\$126,000	4.8%	\$106,000	24.5%
GYMPIE (LGA) ^	14	N/A	N/A	97	\$140,000	\$160,000	-12.5%	\$120,500	16.2%
GYMPIE	2	N/A	N/A	26	\$131,000	\$125,000	4.8%	\$105,000	24.8%

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
FRASER COAST REGIONAL		\$320	237	\$310	239	\$285	312
4650	Maryborough region	\$285	80	\$270	87	\$260	133
4655	Hervey Bay/Pialba/Scarness/Urangan	\$340	140	\$330	136	\$310	169
4659	Burrum/Burrum Heads/Howard	\$305	14	\$300	13	\$250	10
GYMPIE REGIONAL		\$300	133	\$300	125	\$265	156
4570	Gympie/Amamoor/Curra/Imbil/Kandanga/Monkland/Southside/Victory Heights	\$300	110	\$300	97	\$260	117
4580	Cooloola/Tin Can Bay	\$320	16	\$300	18	\$280	26
SOUTH BURNETT REGIONAL		\$270	121	\$255	109	\$235	117
4605	Barlil	\$250	17	\$223	20	\$200	22
4606	MP Creek	\$255	10	\$208	6	\$220	11
4608	Charlestown	n.a.	2	n.a.	3	n.a.	4
4610	Alice Creek	\$280	63	\$270	61	\$250	60
4615	Barker Creek Flat	\$260	27	\$240	15	\$235	17

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
FRASER COAST REGIONAL		\$270	127	\$263	132	\$245	137
4650	Aldershot	\$205	26	\$195	31	\$190	44
4655	Hervey Bay/Pialba/Scarness/Urangan	\$290	101	\$283	100	\$260	93
GYMPIE REGIONAL		\$238	48	\$235	46	\$200	47
4570	Gympie/Amamoor/Curra/Imbil/Kandanga/Monkland/Southside/Victory Heights	\$230	35	\$220	26	\$200	36
4580	Cooloola/Tin Can Bay	n.a.	4	\$250	7	n.a.	2
4581	Rainbow Beach/Inskip	\$260	9	\$260	13	\$260	8
SOUTH BURNETT REGIONAL		\$213	46	\$215	39	\$195	50
4605	Barlil	n.a.	3	n.a.	3	n.a.	1
4610	Alice Creek	\$220	34	\$220	33	\$200	40

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
FRASER COAST REGIONAL		\$355	42	\$330	41	\$310	47
4655	Hervey Bay/Pialba/Scarness/Urangan	\$355	42	\$330	39	\$310	47
GYMPIE REGIONAL		\$300	9	\$295	15	\$290	11
4570	Gympie/Amamoor/Curra/Imbil/Kandanga/Monkland/Southside/Victory Heights	\$320	5	\$295	13	n.a.	4

EMPLOYMENT MARKET
WIDE BAY SA4


Unemployment Rate
7.5%



Participation Rate
49.6%

HOUSE MARKET (<2400M²)


Quarter median price ↑
\$282,500



↓ **Annual median price**
\$275,000



Annual volume of sales ↑
1,119



↓ **Annual median price 5yrs ago**
\$278,000

HOUSE MARKET ALL


Median days on market
60 Days



Median vendor discount
-5.8%



Stock on market
9.3%

Steady Growth & Value Gains

The Bundaberg region has seen relatively flat price performance in recent years, but a number of industry observers feel the medium-to-long term will produce steady value gains, particularly for detached house owners.

This outlook is supported by our analysis which shows the Bundaberg house market is progressing toward the bottom of its price cycle. This contrasted directly with the area's unit market which is considered to be approaching its market peak based on the metrics. Bundaberg's rental market displayed relative strength in terms of vacancy rates while median rents held fairly steadily across the December 2019 quarter. In addition, rental yields tightened across both houses and units.

Local Economy and Infrastructure Investment

Bundaberg is set to benefit from a Queensland Government infrastructure fund aimed at driving tourism in the region. Among the raft of projects across the state is the Lady Musgrave Island Pontoon which will feature an upper level sundeck, underwater observatory, dive and snorkelling platform, environmental data collection stations and below sea level accommodation for 24 people. According to government sources, the pontoon is set to attract 16,000 visitors annually and deliver \$1.84 million a year to the Bundaberg economy.

Power security is also on the agenda with \$37 million worth of electrical infrastructure, supporting 95 jobs, underway in the Wide Bay region. Energy Minister Dr Anthony Lynham said Powerlink had hit the halfway mark in a \$33 million revamp of Gin Gin Substation and that work is underway on a \$4 million project to improve critical transmission lines between Gin Gin and Woolooga. "These projects will secure an ongoing reliable electricity supply for major centres in region including Bundaberg, Hervey Bay, Maryborough and Gympie," Dr Lynham said.

Queensland's largest forestry plantation company HQPlantations (HQP) has been awarded \$50,000 through the \$5 million Waste to Biofutures Fund to help test the use of forest-floor materials as feedstock for a biomass plant. HQP is the largest forest plantation owner in the state with around 200,000 hectares of timber forests, more than half of which comprise the Fraser Coast pine plantations extending from east of Gympie to near Bundaberg. According to the government, Queensland's southern pine plantations support an estimated 1,670 primary production and processing jobs.

Market Outlook

Bundaberg has been a subdued market for a number of years but industry observers have a positive outlook, despite the tourism industry's current struggles under the weight of the coronavirus downturn. Of note, property valuation firm Herron Todd White highlighted that coastal communities such as Bargara provided good opportunity for residential property owners. According to the firm, Bargara and the entire coastal strip are seeing some positive signs of investment which has the potential to fuel growth along the coast.

House Market (<2400m²)

Bundaberg's median house price has bucked the trend of steady quarterly retraction throughout the past 12 months. The median rose 1.9 per cent in the December quarter to reach \$316,000 across 444 transactions. In contrast, the annual median house price to the end of December 2019 was softer, recording a 2.5 per cent fall to \$275,000 across 1,119 sales. This price retraction placed Bundaberg as the second weakest annual performer for houses among the LGAs studied for this report, behind only Noosa.

The five-year outcome was also negative, down 12.5 per cent for the half decade. The median for houses back in December 2014 was \$360,000. 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 December 2019 was 6.9 per cent – a decrease on the previous year's result which was 7.8 per cent.



UNIT MARKET



Quarter
median price ↑
\$277,500



Annual
median price ↓
\$250,000



Annual volume
of sales ↑
227



Annual median
price 5 yrs ago ↓
\$255,000

General Activity

Annual market trend indicators tell the story of a flat market positioned toward the bottom of its price cycle for now. Total annual house listing numbers fell by 9.7 per cent from 3,507 as at December 2018 to 3,168 for the 2019 result. Median days on market held steady. The figure was 60 in the year to December 2019 which was nominally tighter than the 61 days recorded for 2018. Sellers continue to hold reasonably firm based on the median vendor discount. The figure for the 12-months to December 2019 was -5.8 per cent, just slightly more than the -5.6 per cent recorded for 2018.

Unit Market

The quarterly unit and townhouse price continued to soften in Bundaberg. The figure for the December 2019 was \$221,500 which is a 5.7 per cent fall compared to the previous quarter. Looking at annual data to December 2019, and the median unit and townhouse price fell 3.1 per cent to \$250,000 across 227 sales.

Total listings for the year to December 2019 was 503, representing a 7.5 per cent fall on last year's figure of 544. Stock on market for the same period was 8.7 per cent which is 0.7 percentage points lower than the same measure last year. Median days on market for the year to December 2019 was 134 days – a dramatic rise of 49 days compared to the December 2018 figure of 85 days. Vendor discounting also increased with a figure of -6.0 per cent to December 2019, compared to -4.8 per cent to December 2018. The five-year measure has seen unit prices retract substantially. The annual median in September 2014 was \$285,500 which means prices have fallen 16.6 per cent over the past five years.



UNIT MARKET



Median days on market

134 Days



Median vendor discount

-6.0%



Stock on market

8.7%

RENTAL MARKET



Vacancy Rates

↓ 1.5%



House Yields

↔ 5.6%



Unit Yields

↓ 4.5%

Rental Market

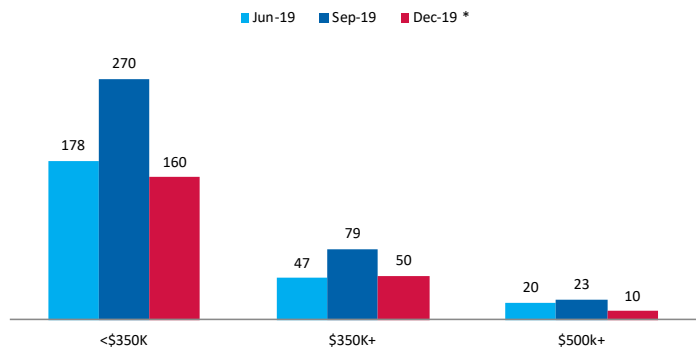
The Bundaberg rental market has maintained a healthy status with a good quarterly vacancy rate outcome and modest rental gains for houses. Vacancy rates to December 2019 quarter hit 1.5 per cent which was a substantial tightening on the 2.6 per cent rate recorded last quarter. This suggests demand from tenants ramped up toward year's end.

Median rent for a three-bedroom house in the December quarter was \$305 per week which is a \$10 per week increase the previous period. The quarterly median rent for a two-bedroom unit was at \$240 per week which was a \$5 per week decrease on the previous quarter.

Median rental yields for houses tightened slightly in the December 2019 coming in at 5.6 per cent as compared to the 5.8 per cent result for September 2019 quarter.

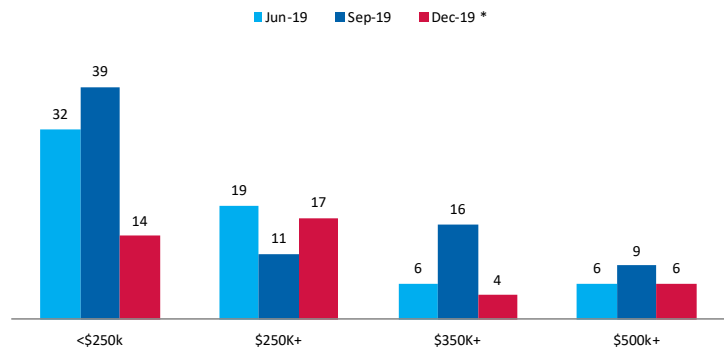
Unit yields came in at 4.5 per cent in the December 2019 quarter – a notable drop on the 5.4 per cent result for September 2019 quarter.

BUNDABERG HOUSE SALES



*Preliminary data Houses<2400m²

BUNDABERG UNIT SALES



*Preliminary data

Bargara and the entire coastal strip are seeing some positive signs of investment which has the potential to fuel growth along the coast.



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)	232	\$282,500	4.2%	1119	\$275,000	\$282,000	-2.5%	\$278,000	-1.1%
BUNDABERG (LGA) ^	58	\$377,000	5.8%	297	\$355,000	\$352,500	0.7%	\$359,500	-1.3%
AVENELL HEIGHTS	11	N/A	N/A	61	\$268,500	\$250,000	7.4%	\$270,000	-0.6%
AVOCA	10	N/A	N/A	68	\$275,000	\$291,250	-5.6%	\$316,250	-13.0%
BARGARA	27	\$395,000	4.0%	140	\$392,500	\$370,000	6.1%	\$367,000	6.9%
BRANYAN ^	6	N/A	N/A	43	\$427,000	\$400,000	6.8%	\$400,000	6.7%
BUNDABERG EAST	6	N/A	N/A	27	\$269,000	\$264,500	1.7%	\$242,000	11.2%
BUNDABERG NORTH	9	N/A	N/A	62	\$219,500	\$215,000	2.1%	\$220,000	-0.2%
BUNDABERG SOUTH	7	N/A	N/A	42	\$210,000	\$207,000	1.5%	\$220,500	-4.8%
BUNDABERG WEST	3	N/A	N/A	30	\$217,000	\$271,250	-20.0%	\$295,000	-26.4%
BURNETT HEADS	6	N/A	N/A	39	\$295,000	\$300,000	-1.7%	\$295,000	0.0%
CORAL COVE	9	N/A	N/A	38	\$390,000	\$378,000	3.2%	\$400,000	-2.5%
KALKIE	16	N/A	N/A	40	\$380,000	\$358,500	6.0%	\$307,500	23.6%
KEPNOCK	18	N/A	N/A	68	\$266,500	\$255,000	4.5%	\$269,000	-0.9%
MILLBANK	7	N/A	N/A	44	\$231,250	\$227,500	1.7%	\$250,000	-7.5%
NORVILLE	6	N/A	N/A	35	\$228,000	\$231,500	-1.5%	\$228,750	-0.3%
SVENSSON HEIGHTS	12	N/A	N/A	53	\$239,000	\$247,500	-3.4%	\$255,000	-6.3%
THABEBAN	8	N/A	N/A	44	\$239,150	\$263,000	-9.1%	\$262,500	-8.9%
WALKERVALE	18	N/A	N/A	61	\$210,000	\$215,000	-2.3%	\$230,000	-8.7%
WOODGATE	4	N/A	N/A	35	\$400,000	\$392,500	1.9%	\$417,500	-4.2%

SURROUNDS									
NORTH BURNETT (LGA)	15	N/A	N/A	81	\$125,000	\$132,500	-5.7%	\$154,000	-18.8%

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)	43	\$277,500	14.2%	227	\$250,000	\$258,000	-3.1%	\$255,000	-2.0%
AVENELL HEIGHTS	3	N/A	N/A	11	N/A	\$243,000	N/A	\$255,000	N/A
BARGARA	12	N/A	N/A	75	\$363,750	\$375,000	-3.0%	\$362,500	0.3%

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
BUNDABERG (LGA)	21	\$150,000	1.7%	162	\$146,633	\$150,000	-2.2%	\$144,000	1.8%
BUNDABERG (LGA) ^	11	N/A	N/A	72	\$156,000	\$150,000	4.0%	\$144,000	8.3%
BRANYAN	3	N/A	N/A	18	N/A	\$146,500	N/A	\$136,000	N/A

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
BUNDABERG REGIONAL		\$305	277	\$295	296	\$285	363
4660	Apple Tree Creek/Childers/Woodgate	\$295	28	\$300	32	\$260	26
4670	Bundaberg/Avoca/Bargara/Burnett Heads/Innes Park/Keppock/Millbank/Thabeban	\$313	230	\$300	241	\$285	317
4671	Gin Gin/Mount Perry	\$280	19	\$265	22	\$255	19
NORTH BURNETT REGIONAL		\$240	25	\$235	36	\$220	47
4625	Aranbanga	\$250	12	\$240	10	\$250	20
4626	Beeron	\$298	6	\$270	13	\$200	8
4630	Bancroft	\$190	5	\$190	10	\$180	12

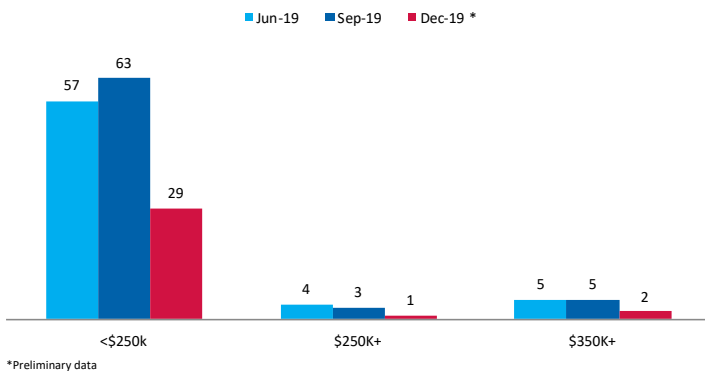
RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
BUNDABERG REGIONAL		\$240	145	\$245	175	\$225	188
4670	Bundaberg, Avoca, Bargara, Burnett Heads, Innes Park, Keppock, Millbank, Thabeban	\$240	137	\$240	169	\$225	182

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
BUNDABERG REGIONAL		\$345	8	n.a.	4	\$280	18
4670	Bundaberg/Avoca/Bargara/Burnett Heads/Innes Park/Keppock/Millbank/Thabeban	\$345	8	n.a.	3	\$285	16

BUNDABERG LAND SALES





EMPLOYMENT MARKET

FITZROY SA4



Unemployment Rate

5.6%



Participation Rate

68.9%

HOUSE MARKET (<2400M²)



Quarter median price

\$277,000



Annual median price

\$277,000



Annual volume of sales

499



Annual median price 5yrs ago

\$382,000

Over the quarter, median house prices dropped, however, over the year prices were stable. Units recorded strong price growth over the year, taking out the second-best performer of the State behind Noosa.

Gladstone Market Continues Recovery

The Gladstone property market continued its recovery over the December quarter – even if median house price data appears to show otherwise.

Over the quarter, its median house price dropped, however, over the year its price was stable. Its unit market recorded strong price growth over the year, to take out the second-best performer of the state, behind Noosa.

The region’s rental market remains robust with rents increasing significantly over the year – in some cases up by about 20 per cent. Gross rental yields for houses also jumped up to 4.7 per cent in the December quarter, which will not only be welcome news for local investors but also for those from interstate looking for locations with strong cash flow and strengthening market conditions.

Regional Economy and Infrastructure Investment

The strengthening resources sector is always good news for the Gladstone region, which supercharges its local economy and property market. A number of multi-million and multi-billion-dollar resource projects have recently been greenlighted in the region with hundreds of jobs likely to be created.

An Australian-first \$4.2 million gas injection facility will be built in Gladstone to deliver renewable hydrogen into the city’s gas network, according to the State Government. Premier and Minister for Trade Anastacia Palaszczuk said in an Australian-first, Gladstone will become the first entire city in the nation to be on a blend of natural gas and hydrogen. “Using renewable hydrogen, Australian Gas Networks (AGN) will trial the blended hydrogen gas with a view to converting Gladstone’s network to hydrogen in the future,” the Premier said. “The Queensland Government is working hard to drive the hydrogen industry forward, to create highly skilled jobs, especially in regional Queensland.”

AGN, part of the Australian Gas Infrastructure Group, has been offered more than \$1.7 million to build a blending facility to deliver 10 per cent renewable hydrogen into the gas network. Member for Gladstone Glenn Butcher said renewable hydrogen represented enormous opportunity for Gladstone and Queensland. “It’s great to see such a high level of interest from local industry, and some great outcomes from the Hydrogen Industry Development Fund to support our jobs in our region,” he said.

Along with the AGN project, Gladstone has also been selected as the location for The Hydrogen Utility’s (H2U) latest project, *H2-Hub™ Gladstone*, a proposed \$1.61 billion industrial complex for the large-scale production of green hydrogen and ammonia. Minister for State Development Cameron Dick said the project could potentially create more than 100 operational jobs and drive new exports for green hydrogen and ammonia.

“A project of this scale requires a large, accessible site, where complex industrial processing can occur,” Mr Dick said. “H2U have purchased a 171-hectare site at Yarwun in the Gladstone State Development Area, which is in close proximity to the export precinct at Fisherman’s Landing. This will assist to diversify Gladstone’s economy and provide secure, ongoing operation jobs for workers and income for their families.”

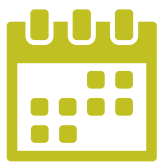
With the land in Gladstone secured under contract, the project will now move into master planning and detailed feasibility, targeting approvals by 2023 and first operation in 2025, according to Dr Attilio Pigneri, CEO and Founder of H2U. The next stage in securing rapidly growing Alpha HPA – a \$200 million, high-purity alumina industrial plant – for Gladstone, creating around 100 regional jobs, has also been announced recently.

House Market (<2400m²)

The problem with quarterly median price reports is that sometimes it can seem to show prices falling when in fact, they’re not doing too bad at all. This appears to be the case for the Gladstone house market over the quarter with its median price falling



HOUSE MARKET ALL



Median days on market

55 Days



Median vendor discount

-7.1%



Stock on market

7.9%

by 7.0 per cent, following a robust rise the previous quarter. However, the preliminary nature of this data shows there were more sales for \$350,000 or below compared to the previous quarter, which no doubt dragged the median price down.

The Gladstone market showed signs of recovery throughout last year, and notwithstanding December numbers, these metrics are still pointing to more positives than negatives. Compared to the same period the year before, the median days on market have fallen from 64 to 55 days. Likewise, the median vendor discount was 8.1 per cent but had dropped to 7.1 per cent by the December quarter. The number of listings had also reduced significantly, down 11 per cent over the year ending December. With interest rates now at historic lows, and the region likely well insulated from the economic fallout from the coronavirus, it is more likely than not that the region's house market will continue to firm this year.

Unit Market

The Gladstone unit market continues to show signs of recovery with its median price increasing again over the year. The Gladstone median unit price recorded an increase of 6.0 per cent over the year ending December to be \$185,000. The result was so good that it came in as the second-best performer of all major regions in the state for the year behind Noosa. Clearly, Gladstone's unit market is very different to Noosa's – especially when it comes to price given the Sunshine Coast tourism hotspot's median unit price is about \$613,000. Along with this strong yearly result, the unit sector recorded drastically fewer listings than the year before – down nearly 12 per cent.

Rental Market

The Gladstone rental market recorded an uptick in vacancy rates in the December quarter, however, historically this is quite common at the end of the year for the region.



UNIT MARKET



Annual volume of sales

140



Annual median price

\$185,000



Annual median price 5 yrs ago

\$330,000

GLADSTONE

The vacancy rate for Gladstone was 4.1 per cent in December. However, that figure is a far cry from the eye-watering 11.3 per cent that the region recorded back in March 2016.

Further signs of the region's strengthening rental market are the significant increases in rents being recorded. The median weekly rent for a two-bedroom unit in Gladstone increased by 8.8 per cent between December 2018 and December 2019 to be \$185. The median weekly rent for a three-bedroom house result was even more impressive – up 13.5 per cent to \$250 over the same period. These sorts of results are seeing the gross rental yields for investors rise in Gladstone. The rental yield for houses increased from 4.2 per cent to 4.7 per cent over the three months to December.

UNIT MARKET



Median days on market

77 Days



Median vendor discount

-9.5%

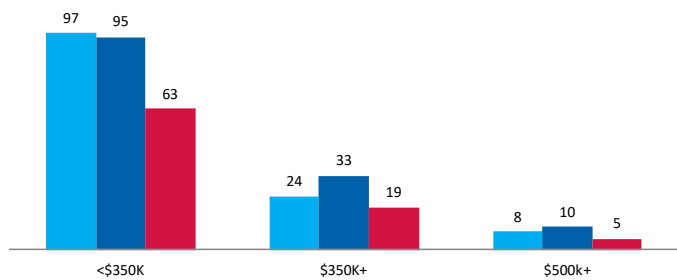


Stock on market

6.4%

GLADSTONE HOUSE SALES

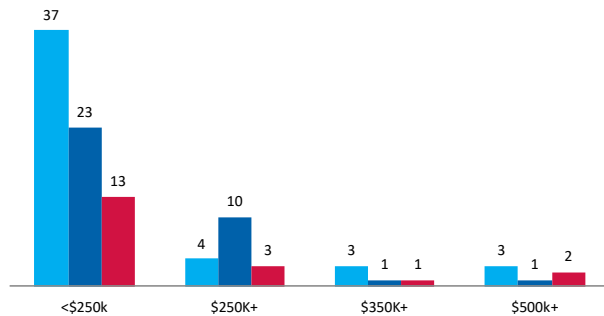
Jun-19 Sep-19 Dec-19 *



*Preliminary data Houses<2400m²

GLADSTONE UNIT SALES

Jun-19 Sep-19 Dec-19 *



*Preliminary data

RENTAL MARKET



Vacancy Rates

4.1%

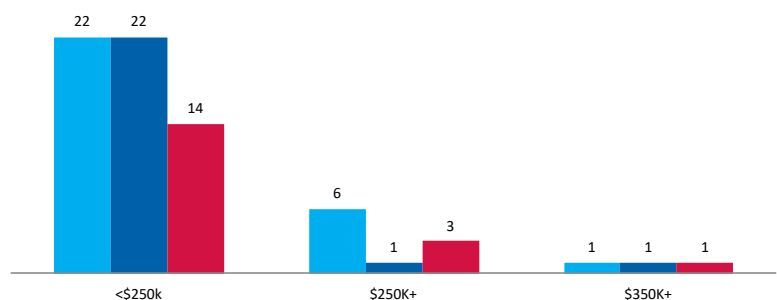


House Yields

4.7%

GLADSTONE LAND SALES

Jun-19 Sep-19 Dec-19 *



*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
GLADSTONE (LGA)	96	\$277,000	-7.0%	499	\$277,000	\$278,000	-0.4%	\$382,000	-27.5%
GLADSTONE (LGA) ^	31	\$350,000	-5.4%	132	\$397,000	\$380,000	4.5%	\$460,000	-13.7%
AGNES WATER ^	8	N/A	N/A	25	\$297,500	\$365,000	-18.5%	\$355,000	-16.2%
BOYNE ISLAND	9	N/A	N/A	46	\$290,000	\$292,500	-0.9%	\$427,000	-32.1%
CALLIOPE	8	N/A	N/A	41	\$251,000	\$235,000	6.8%	\$394,500	-36.4%
CLINTON	8	N/A	N/A	64	\$257,000	\$265,000	-3.0%	\$357,000	-28.0%
GLEN EDEN	2	N/A	N/A	26	\$269,250	\$251,000	7.3%	\$420,000	-35.9%
KIN KORA	8	N/A	N/A	26	\$242,500	\$292,000	-17.0%	\$350,000	-30.7%
KIRKWOOD	3	N/A	N/A	31	\$312,000	\$305,000	2.3%	\$447,000	-30.2%
NEW AUCKLAND	8	N/A	N/A	46	\$296,250	\$292,500	1.3%	\$380,000	-22.0%
SOUTH GLADSTONE	7	N/A	N/A	27	\$280,000	\$250,000	12.0%	\$342,500	-18.2%
TANNUM SANDS	8	N/A	N/A	43	\$380,000	\$327,000	16.2%	\$465,000	-18.3%
TELINA	8	N/A	N/A	23	\$280,000	\$264,500	5.9%	\$387,500	-27.7%
WEST GLADSTONE	10	N/A	N/A	39	\$209,000	\$180,100	16.1%	\$342,500	-39.0%

SURROUNDS

BANANA (LGA)	19	N/A	N/A	98	\$160,000	\$157,500	1.6%	\$266,500	-40.0%
BILOELA	10	N/A	N/A	51	\$222,250	\$227,500	-2.3%	\$307,500	-27.7%

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
GLADSTONE (LGA)	19	N/A	N/A	140	\$185,000	\$174,500	6.0%	\$330,000	-43.9%

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)	13	N/A	N/A	63	\$100,000	\$130,000	-23.1%	\$208,000	-51.9%
KIRKWOOD	1	N/A	N/A	9	N/A	\$120,000	N/A	\$225,000	N/A

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
GLADSTONE REGIONAL		\$250	186	\$220	173	\$300	286
4677	Agnes Water/Miriam Vale	\$325	18	\$330	7	\$300	12
4680	Gladstone/Boyne Island/Clinton/New Auckland/Kin Kora/ Tannum Sands	\$245	162	\$220	160	\$300	269
BANANA SHIRE		\$280	49	\$280	43	\$300	54
4715	Biloela	\$310	19	\$335	18	\$320	33
4718	Bauhinia	\$270	24	\$250	17	\$250	16

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
GLADSTONE REGIONAL		\$185	163	\$170	181	\$250	199
4677	Agnes Water/Miriam Vale	\$270	5	n.a.	2	\$350	7
4680	Gladstone/Boyne Island/Clinton/New Auckland/Kin Kora/ Tannum Sands	\$180	158	\$170	179	\$250	192
BANANA SHIRE		\$245	16	\$238	20	\$230	14
4715	Biloela	\$260	13	\$250	18	\$250	10

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
GLADSTONE REGIONAL		\$240	63	\$215	83	\$360	103
4677	Agnes Water/Miriam Vale	n.a.	4	n.a.	3	\$0	0
4680	Gladstone/Boyne Island/Clinton/New Auckland/Kin Kora/ Tannum Sands	\$240	59	\$215	80	\$360	103



EMPLOYMENT MARKET

FITZROY SA4



Unemployment Rate

5.6%



Participation Rate

68.9%

HOUSE MARKET (<2400M²)



Quarter median price ↑

\$270,000



Annual median price ↑

\$260,000



Annual volume of sales ↓

841



Annual median price 5yrs ago ↓

\$300,000

The house market is now approaching its peak while unit prices are on the rise. This indicates that, all things being equal, Rockhampton's market should experience sustained, steady gains.

Rocky to Rise Again

Rockhampton is showing signs it's ready to rev up the post-mining boom recovery. Whilst results from this quarter remain modest, there are positive indicators among the analysis.

Couple this with industry comments regarding tighter listing numbers and renewed interest from buyers and there are reasons to be positive about the Rockhampton outlook.

An overall improvement in the resources sector is part of the reason but investment in local infrastructure is also being recognised as a potential driver. While we realise the fallout from coronavirus on tourism and trade is yet to play out in full, a fast turnaround in confidence bodes well for Rockhampton's long-term outlook.

Regional Economy and Infrastructure Investment

While Rockhampton's mining and rural-based economies will be part of the recovery, investment in infrastructure will be key as well. In a recent report by national valuation firm Herron Todd White, the company noted: "We are now seeing significant government infrastructure projects coming to fruition, particularly Main Roads committing to major upgrades including the Gracemere duplication, Parkhurst corridor and of course the Rockhampton Ring Road which is now in the early stages of planning and resumption."

Among projects of interest, the next stage of the \$352 million Rookwood Weir project is now underway. The overall project is now nearly 30 per cent complete and on track for completion in June this year.

Rookwood Weir is being constructed on the Fitzroy River, 66 kilometres south-west of Rockhampton. The project is expected to create ongoing jobs and will underpin agricultural growth while supplying industrial and urban water in central Queensland. This next stage includes a \$2.2 million Capricorn Highway intersection upgrade at Gogango which will provide safe access for large earth-moving machinery and construction vehicles travelling to the weir site. Meanwhile, the 25-strong Rockhampton Regional Council crew is making good progress on the \$7.5 million upgrade at nearby Thirsty Creek Road.

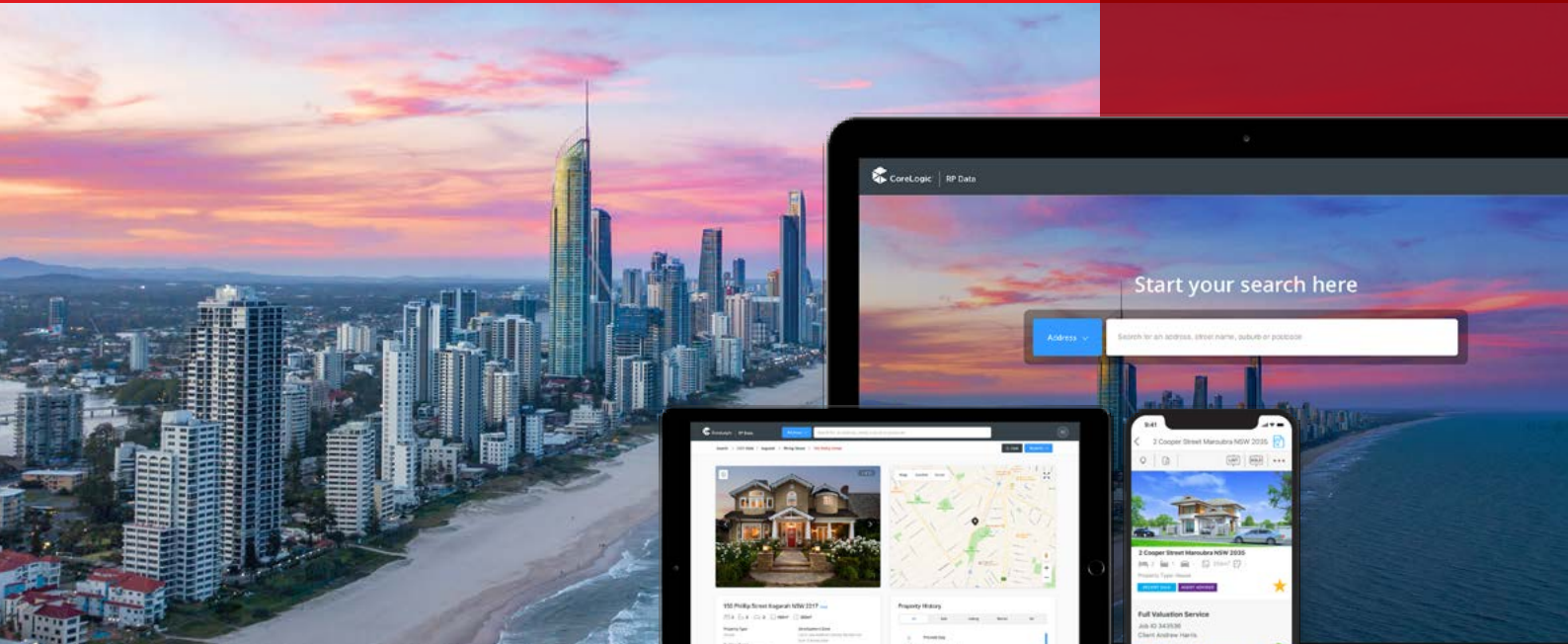
On the business front, the \$10 million Rockhampton Manufacturing Hub has opened. The hub is designed to assist local manufacturers to grow and improve. The hub is located at Central Queensland University's North Rockhampton campus, helping support an industry that employs more than 5,000 people.

Market Outlook

The general market outlook remains positive although we recognise fallout from the coronavirus outbreak internationally is to be fully realised as at the time of writing. Our analysis indicated the house market is now approaching its peak in terms of the cycle. In parallel, unit prices also appear to have passed through the steady phase of the cycle and are now considered to be in the rising portion of the clock prior to approach their peak. This indicates that, all things being equal, Rockhampton's market should experience sustained, steady gains.

House Market (<2400m²)

The September 2019 quarterly median house price rose 8.0 per cent to \$270,000 across 185 sales – which is quite the turnaround in a three-month period. This was the second strongest quarterly performance among the jurisdictions studied for this report. For the 12-months to December 2019, houses recorded a median sale price of \$260,000 – which is a 0.8 per cent increase on the previous year – across 841 transactions. The five-year measure showed a highly disappointing outcome. Median house values have retracted 13.3 per cent since December 2014 when the figure sat at \$300,000.








RP Data

Powering the Australian property market through easy access to data-driven insights

More than ever before, property professionals are using RP Data to list more, sell faster and run their businesses more efficiently. From the convenience of your desktop or mobile app, the platform delivers a full suite of intuitive tools, powered by 20yrs of property data to help you:

- Win listings
- Track prospects
- Generate customised one-click reports
- Drive faster negotiations
- Conduct comprehensive market research

Features

-  Become the local market expert
-  Create customised reports
-  Increase business efficiency
-  Visualise your market
-  Find new prospects

For more information please contact **Robert Castorina** at Robert.Castorina@Corelogic.com.au or call **0416 243 635**.

HOUSE MARKET ALL



Median days on market

67 Days



Median vendor discount

-8.3%



Stock on market

7.5%

UNIT MARKET



Median days on market

116 Days



Median vendor discount

-10.1%



Stock on market

5.1%



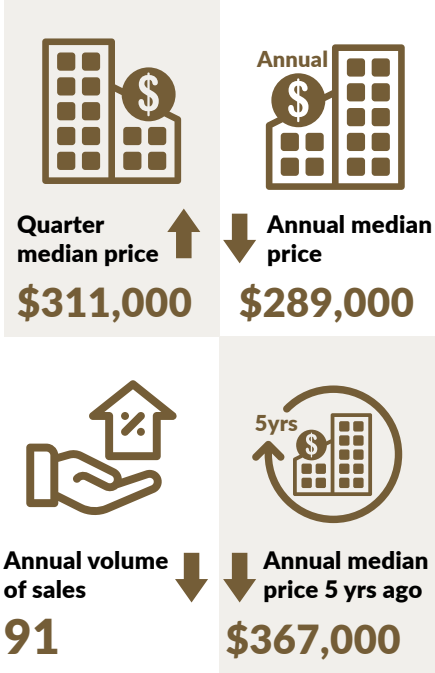
General Activity

The total number of house listings in Rockhampton for the 12 months to December 2019 was 2,193, which was an 8.5 per cent drop on the previous year's 2396 listings. Stock on market for the period was 7.5 per cent, which was lower than last year's 8.2 per cent result. The median vendor discount for the 12 months to September 2019 was 8.3 per cent which is less than the 9.3 per cent outcome to December 2018. Median days on market for the 12-month period was 67 – a small rise on the previous year's result of 64. The majority of houses that traded in Rockhampton over the December quarter were priced below \$350,000. This sector made up 73 per cent of all transactions.

Unit Market

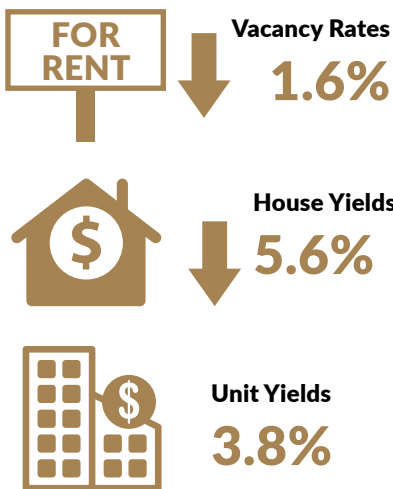
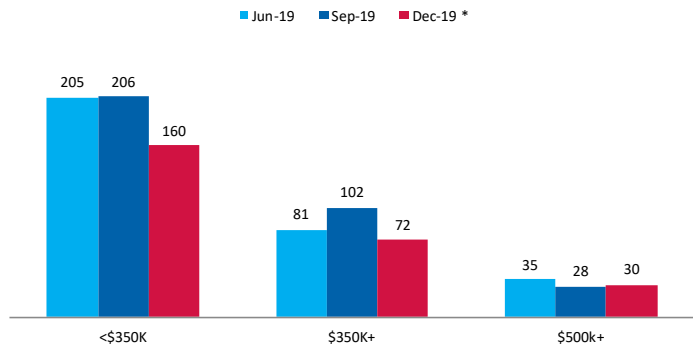
The unit market in Rockhampton showed some signs of modest improvement, although it's still some way off returning to the market strength of five years ago. The 12-month median price fell modestly by 0.3 per cent to \$289,000 across 91 sales. The total number of unit listings in Rockhampton for the 12 months to December 2019 was 245 – a substantial 18.9 per cent decrease on the previous 12-month period, which had 302 listings. Stock on market for the period was 5.1 per cent which was tighter than 6.3 per cent results for the year to December 2018.

Median days on market blew out substantially this year. The 12 months to December 2019 recorded a 116-day median, while the previous year saw 88 days. The annual median vendor discount to December 2019 was -10.1 per cent, which was an increase on the previous year's figure of -8.0 per cent. Medium-term performance in the unit sector was extremely disappointing with the median price having fallen a massive 21.3 per cent compared to December 2014 when the figure sat at \$367,000.

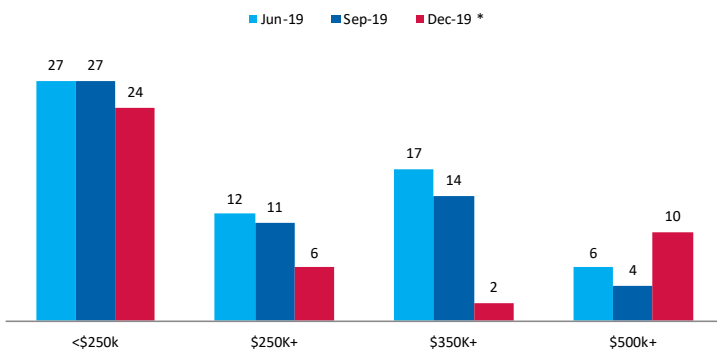
UNIT MARKET

Rental Market

The rental market in Rockhampton has shifted dramatically on a quarterly basis, but remains in balance when looked at on a broader scale. The vacancy rate for the December 2019 quarter was 1.6 per cent – a massive fall on the previous quarter’s vacancy rate of 3.6 per cent. That said, apart from the high number in the September quarter, all other periods from September 2018 to December 2019 saw a vacancy rate hovering between 1.5 and 2.0 per cent. This would suggest the high vacancy in September may be anomalous.

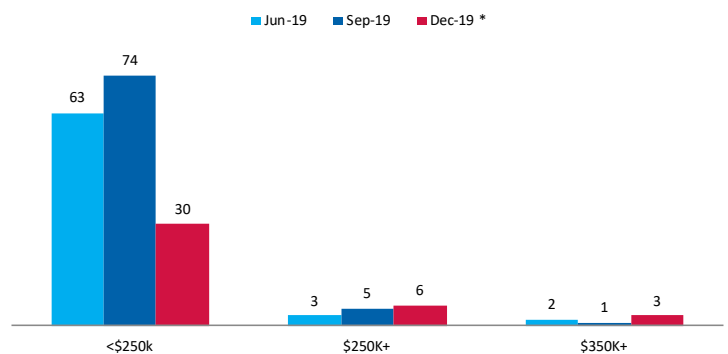
Median rent for a three-bedroom house in the year to December was \$290 per week – which shows no change compared to the previous year. For two-bedroom units, the annual median was \$230 per week which was a rise of \$10 per week based on the previous year’s result. The median gross rental yields for Rockhampton investment houses tightened slightly, coming in at 5.6 per cent in December quarter 2019 – a slight fall on the 6.0 per cent in December quarter 2019.

RENTAL MARKET

ROCKHAMPTON & LIVINGSTONE HOUSE SALES


*Preliminary data
Houses<2400m²

ROCKHAMPTON & LIVINGSTONE UNIT SALES


*Preliminary data

ROCKHAMPTON & LIVINGSTONE LAND SALES


*Preliminary data



EMPLOYMENT MARKET
MACKAY SA4

Unemployment Rate
4.3%

Participation Rate
68.9%
HOUSE MARKET (<2400M²)

Quarter median price
\$360,000

Annual median price
\$350,000

Annual volume of sales
1,281

Annual median price 5yrs ago
\$395,000

Mackay Takes House Growth Honours

As a further sign of the strengthening Mackay property market of late, its median house price has recorded the best result of all major regions over the year ending December 2019.

Its median house price increased 2.9 per cent to \$350,000 over the year. The result beat out the state capital as well as previous over-performers likes Noosa.

The region's unit market remains relatively soft however, its yearly result indicates a slowing down of price falls. Mackay's rental market has definitely rebounded over the past year or two. Its vacancy rate is now 2.7 per cent with rents increasing strongly over the past year – in some cases more than 10 per cent.

Regional Economy and Infrastructure Investment

Explorers have the opportunity to stake their claim on more than 7,000 square kilometres of land in Queensland's proven world-class Bowen and Surat Basins. Member for Mackay Julieanne Gilbert said the latest exploration program release is sowing the seeds for the next generation of projects and the jobs that will flow from them.

"The 12 petroleum and gas exploration areas that are up for grabs are in prime spots located near infrastructure to get resources from the pit or gas from the well to our export ports," Ms Gilbert said. "Two areas in the highly prospective Bowen Basin have been earmarked for metallurgical coal – this basin is already the world's largest exporter of seaborne metallurgical coal in the world. Metallurgical coal plays a critical role in the renewables supply chain as it is a vital component in the production of steel."

Explorers will also have the potential get more gas to Australian businesses with some gas areas stamped for domestic supply only. In the 2020 program, the proposed tenders are scheduled to open for coal in March and petroleum in April, with land awarded to successful bidders by September 2020.

In the 12 months to November 2019, Queensland's resources industry generated more than \$70 billion in exports and directly employed more than 66,000 workers. The State Government has also given the green light for the next stage of the Urannah Dam near Mackay. The 1.6 million megalitre dam proposal will now undergo a detailed business case and environmental impact statement. The \$10 million in National Water Infrastructure Development Funds would go to Bowen Collinsville Enterprise for their assessment of the project. The proposed project would dam the Broken River in the upper Broken River Valley south east of Collinsville. The business case must demonstrate taxpayers are delivered value for money and the appropriate due diligence has been undertaken.

Member for Mackay Julieanne Gilbert said the Urannah Dam proposal could be a game changer to the economy and water security in the region. Bowen Collinsville Enterprise is proposing to have a detailed business case for the Urannah Dam complete by late 2021.

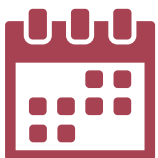
Shark control equipment has also been returned to Mackay waters within the Great Barrier Reef Marine Park to boost swimmer safety. Drumlins have been reinstalled at three local beaches after negotiations with the Federal Government and workplace health and safety discussions with shark contractors. All 18 drumlines will be returned to Mackay waters within the Great Barrier Reef Marine Park including at Blacks Beach, Eimeo Beach and Bucasia. About 120 drumlines will be reinstated across 27 Queensland beaches bringing total drumlines to 203 – the same number in place prior to the Federal Court decision.

House Market (<2400m²)

While Mackay's median house price over the December quarter was flat, over the year, it produced the best result of all major regions in the state. The median house



HOUSE MARKET ALL



Median days on market

49 Days



Median vendor discount

-6.3%



Stock on market

7.6%

price in Mackay increased 2.9 per cent over the year to \$350,000. Over the quarter, Mackay's median house price was \$360,000.

The robust yearly result is no surprise on closer examination of a number of the market metrics. The number of listings on the market reduced 3.4 per cent, while the days on market, at 49, is one of the strongest of any major region in the state. The number of sales over the quarter was down moderately, however, has increased compared to the same period last year.

With this strong yearly result under its belt, it appears that Mackay is on track to claw back more of its median house price losses over the past five years. The median house price remains 11.4 per cent, below its level five years ago, but that is a statistic that seems to be reducing every quarter. Standout suburbs over the quarter were Bucasia and North Mackay, with median house price growth of 9.6 per cent and 7.6 per cent respectively.

Unit Market

The small volume of unit sales in Mackay means that its median price results tend to fluctuate quite wildly – and this quarter is no exception. Over the September quarter, its median unit price dropped by 27.6 per cent, however, over the December quarter it had correspondingly bounced back 18.3 per cent to be \$236,500. Technically, that was the second best performer of all major regions in the state, but caution is



UNIT MARKET



Quarter median price ↑
\$236,500



Annual median price ↓
\$233,750



Annual volume of sales ↑
247



Annual median price 5 yrs ago ↓
\$322,846

advised given the result came off the back of just 53 sales. Of course, it is the yearly median that tells the most truthful story of what unit prices are doing in Mackay. Over the year ending December, its median unit price reduced 1.6 per cent to \$233,750. Mackay’s median unit price is now the second most affordable in the state, behind Gladstone. The affordable price points of this dwelling type, however, is likely to underpin its performance over the medium-term.

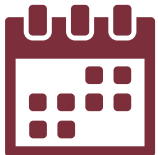
Rental Market

Mackay’s rental market finished last year, and the decade, in healthy territory, recording a vacancy rate of 2.5 per cent. Looking back over the past decade, the region’s rental market had more than its fair share of ups and downs. Its vacancy rate at the start of 2010 was 3.4 per cent, but by December 2014, the rate had hit an eye-watering 9.8 per cent as a result of the slowdown in the resources sector. Since that time, the region’s rental market has been slowly recovering to now have a vacancy rate indicative of more demand than supply.

Mackay’s strengthening rental market is resulting in rising rents too. In fact, rents are not just rising, they are jumping up quite considerably. The median weekly rent for a two-bedroom unit increased 12 per cent to \$280 between December 2018 and December 2019. Likewise, the median weekly rent for a three-bedroom house increased 8.8 per cent to \$370 over the same period.

Gross rental yields remain attractive in Mackay with houses recording 5.3 per cent and units 6.2 per cent. With prices remaining stable, but with rents increasingly, these yields are likely to only go one way over the short-term – and that’s up.

UNIT MARKET



Median days on market
74 Days

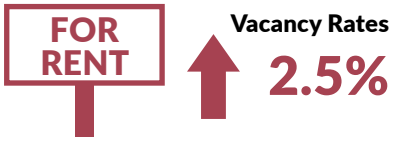


Median vendor discount
-8.6%



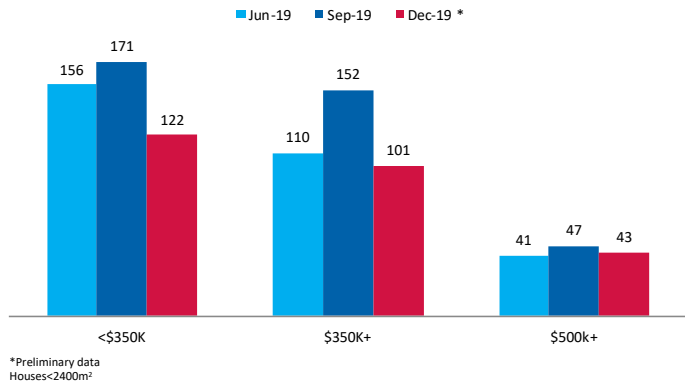
Stock on market
5.3%

RENTAL MARKET

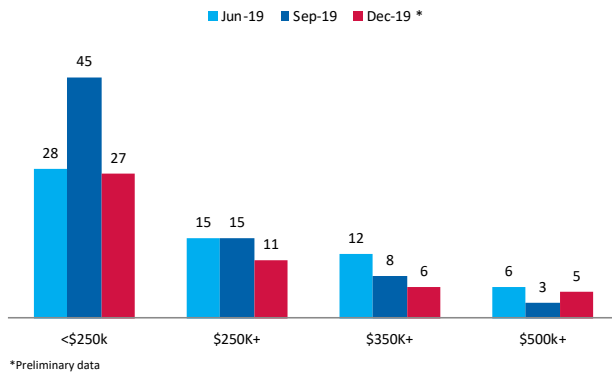


While Mackay's median house price over the last quarter was flat, over the year it produced the best result of all major regions in the State, increasing 2.9% over the year to \$350,000.

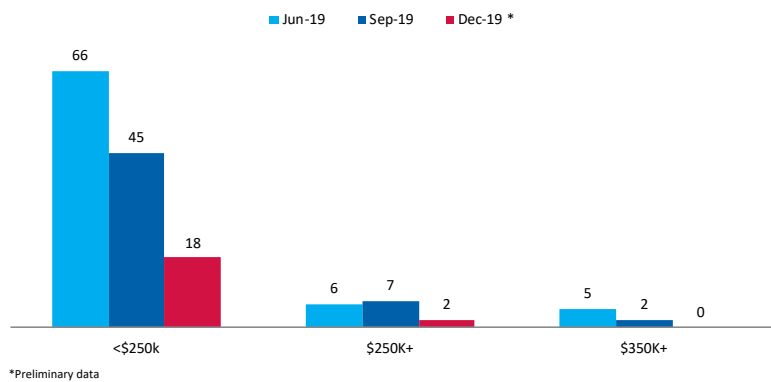
MACKAY HOUSE SALES



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)	307	\$360,000	0.0%	1281	\$350,000	\$340,000	2.9%	\$395,000	-11.4%
MACKAY (LGA) ^	38	\$420,000	-16.0%	201	\$476,000	\$440,000	8.2%	\$457,500	4.0%
ANDERGROVE	29	\$319,000	-13.8%	119	\$335,000	\$322,500	3.9%	\$380,000	-11.8%
BEACONSFIELD	10	N/A	N/A	63	\$380,000	\$345,000	10.1%	\$395,000	-3.8%
BLACKS BEACH	14	N/A	N/A	44	\$330,000	\$300,000	10.0%	\$437,500	-24.6%
BUCASIA	24	\$372,500	9.6%	84	\$367,000	\$335,000	9.6%	\$402,500	-8.8%
EAST MACKAY	12	N/A	N/A	44	\$345,000	\$365,000	-5.5%	\$380,000	-9.2%
SHOAL POINT	4	N/A	N/A	16	N/A	\$412,000	N/A	\$485,000	N/A
EIMEO	13	N/A	N/A	52	\$360,000	\$369,500	-2.6%	\$440,000	-18.2%
GLENELLA	13	N/A	N/A	50	\$459,500	\$460,000	-0.1%	\$457,500	0.4%
MARIAN	18	N/A	N/A	68	\$422,500	\$430,000	-1.7%	\$465,000	-9.1%
MOUNT PLEASANT	11	N/A	N/A	51	\$365,000	\$389,000	-6.2%	\$410,000	-11.0%
NORTH MACKAY	21	\$280,000	7.6%	94	\$257,000	\$275,000	-6.6%	\$318,000	-19.2%
ODRALEA	14	N/A	N/A	46	\$440,000	\$420,000	4.8%	\$462,500	-4.9%
RURAL VIEW	16	N/A	N/A	78	\$445,000	\$400,000	11.3%	\$470,000	-5.3%
SARINA	12	N/A	N/A	40	\$240,000	\$210,000	14.3%	\$307,500	-22.0%
SLADE POINT	13	N/A	N/A	45	\$347,500	\$300,000	15.8%	\$320,000	8.6%
SOUTH MACKAY	16	N/A	N/A	70	\$325,000	\$280,000	16.1%	\$358,000	-9.2%
WALKERSTON	13	N/A	N/A	43	\$365,000	\$375,000	-2.7%	\$430,000	-15.1%
WEST MACKAY	19	N/A	N/A	87	\$332,500	\$312,500	6.4%	\$360,000	-7.6%

SURROUNDS

ISAAC (LGA)	49	\$195,000	-9.3%	170	\$195,000	\$170,000	14.7%	\$217,500	-10.3%
MORANBAH	19	N/A	N/A	85	\$230,000	\$200,000	15.0%	\$245,000	-6.1%
WHITSUNDAY (LGA)	85	\$361,500	6.3%	344	\$355,000	\$350,000	1.4%	\$380,000	-6.6%
WHITSUNDAY (LGA) ^	12	N/A	N/A	64	\$447,500	\$477,500	-6.3%	\$485,000	-7.7%
BOWEN	26	\$254,500	7.2%	104	\$250,000	\$256,250	-2.4%	\$357,000	-30.0%
CANNONVALE	24	\$460,000	2.3%	103	\$435,500	\$430,000	1.3%	\$445,000	-2.1%
PROSERPINE	8	N/A	N/A	40	\$282,500	\$280,000	0.9%	\$275,000	2.7%

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
MACKAY (LGA)	53	\$236,500	18.3%	247	\$233,750	\$237,500	-1.6%	\$322,846	-27.6%
MACKAY	10	N/A	N/A	43	\$228,500	\$254,500	-10.2%	\$313,063	-27.0%
SURROUNDS									
WHITSUNDAY (LGA)	31	\$250,000	-10.6%	169	\$262,500	\$249,500	5.2%	\$272,000	-3.5%
AIRLIE BEACH	13	N/A	N/A	51	\$310,000	\$372,000	-16.7%	\$390,000	-20.5%
CANNONVALE	10	N/A	N/A	61	\$225,000	\$220,000	2.3%	\$255,500	-11.9%

SALES MARKET - VACANT LAND <2400M²

MACKAY (LGA)	18	N/A	N/A	172	\$175,000	\$173,000	1.2%	\$205,000	-14.6%
RURAL VIEW	3	N/A	N/A	29	\$165,000	\$165,000	0.0%	\$214,250	-23.0%
SURROUNDS									
WHITSUNDAY (LGA)	13	N/A	N/A	109	\$142,500	\$150,000	-5.0%	\$160,000	-10.9%
CANNONVALE	2	N/A	N/A	22	\$160,000	\$158,000	1.3%	\$163,000	-1.8%

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
MACKAY REGIONAL		\$370	287	\$340	310	\$320	377
4737	Sarina/Sarina Beach/Armstrong Beach	\$350	22	\$300	21	\$295	21
4740	Mackay	\$370	231	\$340	247	\$330	307
4741	Various Islands/Clairview/Eton/Farleigh/Flaggy Rock/Gargett/Mt Christian/Mt Ossa/Oakenden/Pinnacle/Pleystowe/Seaforth/Yalbaroo	n.a.	4	\$355	6	\$275	10
4750	Bucasia/Seaview Heights/Shoal Pt	\$355	14	\$345	18	\$320	14
4751	Palmyra/Walkerston	n.a.	4	n.a.	4	\$330	12
ISAAC REGIONAL		\$320	135	\$250	155	\$250	133
4721	Clermont	\$280	7	\$265	10	\$250	17
4742	Nebo	\$250	5	\$200	9	n.a.	2
4744	Moranbah	\$350	83	\$300	74	\$260	81
4745	Dysart	\$220	26	\$160	47	\$160	21
4746	Middlemount	\$350	11	\$275	15	\$300	12
WHITSUNDAY REGIONAL		\$375	103	\$320	113	\$320	145
4800	Cannon Valley/Conway/Dingo Bch/Erlanda Bch/Mt Julian/Mt Marlow/Nth Gregory/Proserpine/Riordanvale/Strathdickie/Wilson Bch	\$353	20	\$350	26	\$330	35
4802	Airlie Bch/Cannonvale/Jubilee/Shute Harbour/Shutehaven/Whitsunday	\$425	36	\$425	28	\$370	58
4804	Collinsville	\$250	9	\$228	10	\$190	15
4805	Bowen	\$305	38	\$275	49	\$260	37

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
MACKAY REGIONAL		\$280	218	\$250	245	\$245	311
4737	Sarina/Sarina Beach/Armstrong Beach	\$218	6	\$220	15	\$230	13
4740	Mackay	\$280	192	\$250	214	\$250	275
4750	Bucasia/Seaview Heights/Shoal Pt	\$280	7	\$225	6	\$220	5
ISAAC REGIONAL		\$240	28	\$170	48	\$200	30
4721	Clermont	n.a.	4	\$180	7	n.a.	3
4744	Moranbah	\$270	14	\$80	27	\$300	12
4746	Middlemount	n.a.	4	\$225	6	\$225	5
WHITSUNDAY REGIONAL		\$320	129	\$300	143	\$260	159
4800	Cannon Valley/Conway/Dingo Bch/Erlanda Bch/Mt Julian/Mt Marlow/Nth Gregory/Proserpine/Riordanvale/Strathdickie/Wilson Bch	\$220	9	\$230	16	\$220	15
4802	Airlie Bch/Cannonvale/Jubilee/Shute Harbour/Shutehaven/Whitsunday	\$330	87	\$328	92	\$290	111
4805	Bowen	\$245	29	\$225	31	\$240	29

RENTAL MARKET - 3 BED TOWNHOUSES

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
MACKAY REGIONAL		\$360	39	\$335	44	\$350	50
4740	Mackay	\$360	37	\$340	41	\$350	48
ISAAC REGIONAL		\$345	20	\$325	26	\$375	22
4744	Moranbah	\$410	10	\$360	13	\$400	17
4745	Dysart	n.a.	1	n.a.	2	n.a.	1
WHITSUNDAY REGIONAL		\$390	17	\$360	26	\$360	26
4802	Airlie Bch/Cannonvale/Jubilee/Shute Harbour/Shutehaven/Whitsunday	\$395	10	\$375	21	\$360	21
4805	Bowen	n.a.	3	n.a.	1	n.a.	2



LICENCE UPGRADE



NEGOTIATE A BETTER CAREER WITH A FULL LICENCE

Upgrade to a full licence and:

- ✓ Have the freedom to run your own business (or work as an independent contractor)
- ✓ If you want to upgrade after the training package changes, you'd need to start all over again!

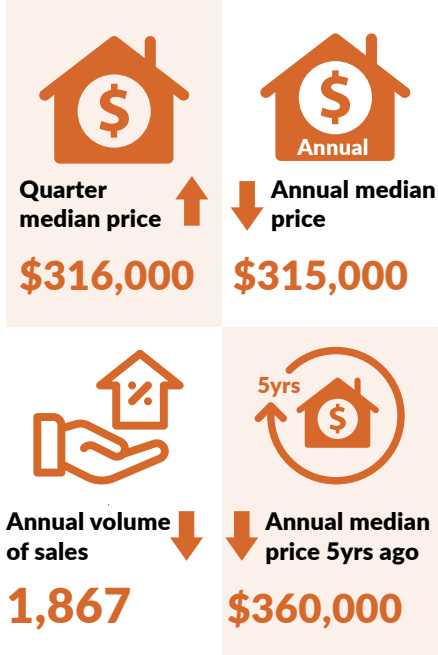
EXPERIENCE COUNTS!

Don't do it all over again!

We recognise skills and knowledge already earned in the workplace and you might be closer than you think with recognition of prior learning (RPL).

UPGRADE TODAY!

REIQ.com/RPL | 1300 MY REIQ

HOUSE MARKET (<2400M²)

HOUSE MARKET ALL


After a number of quarters of median house price reductions, the region recorded price growth of 1.9 per cent over the December quarter to finish the year at \$316,000.

Townsville Market Returning to Equilibrium

The Townsville property market is returning to sound market conditions, nearly a year on from Cyclone Oma.

After a number of quarters of median house price reductions, the region recorded price growth of 1.9 per cent over the December quarter to finish the year at \$316,000. The number of sales also firmed over the year with days on market and vendor discounting falling as well.

The region's unit market continues to post variable results however with its unit price down about 5.6 per cent over the year. Meanwhile, Townsville's rental market remained in tight territory over the December quarter, with a vacancy rate of 2.1 per cent. The impact of the cyclone is clearly still impacting the local rental market with median weekly rents recording double digit increases over the year.

Regional Economy and Infrastructure Investment

Townsville's \$193 million port upgrade is under way with the first rocks laid recently for its new protective wall. Construction is already moving ahead on the 2.2 kilometre protective rock wall, which will ultimately pave the way for up to six new berths.

Federal Minister for Population, Cities & Urban Infrastructure Alan Tudge MP said the upgrade would be the Port's largest ever expansion in its 156-year history. "It means cruise and commercial vessels up to 300 metres in length will be able to safely access the Port of Townsville," he said. "It's a massive change that will generate jobs and boost the local economy."

Queensland Deputy Premier and Treasurer Jackie Trad said the upgrade would provide a significant boost for jobs as well as the North Queensland economy, allowing cruise and commercial vessels up to 300 metres long to safely access the port. "This is the biggest change to the port in almost 30 years and is one that will support jobs in Townsville for decades to come," she said. "More than 70 port staff, rock supply and rock wall construction employees will be involved in the rock wall construction phase, joining more than 3,200 Townsville jobs created by the Queensland Government as part of its \$930.7 million budget for the region."

Transport & Main Roads Minister Mark Bailey said the Port of Townsville is the gateway for projects as far away as Mount Isa and this investment will ensure the entire North Queensland economy can benefit now and into the future. "We've seen trade at the port increase 4.7 per cent with 7.68 million tonnes of freight going through its gates, alongside 16 cruise ships stopping into the city, bringing with them 20,000 visitors," Mr Bailey said.

The new rock wall will take about 12 months to complete, extending approximately 550 metres seaward, with the northern side about 1.1km in length. It will form a protective bund around a 62-hectare reclamation area that will kickstart the Port's seaward expansion.

The first North Queensland Regional Plan has now been finalised and will guide job creation and growth in the region over the next 25 years. Planning Minister Cameron Dick said the plan, supported by the region's five mayors, would create more jobs in more industries. "North Queensland's in the midst of an exciting period of change and growth, and the regional plan will ensure the region continues to grow in a sustainable way," Mr Dick said. "Traditional industry sectors such as agriculture, defence and resources are thriving and innovative industries like advanced manufacturing and renewable energy are emerging.

"The demographics of the region are also changing and by 2041 more than 90,000 additional people are expected to be living in the area, requiring 35,000 new jobs," he continued. "The regional plan provides the blueprint for ensuring the region grows in a sustainable way, by supporting a dynamic economy, creating jobs, boosting investment, protecting our natural environment and nurturing tourism and lifestyle."



EMPLOYMENT MARKET

TOWNSVILLE SA4



Unemployment Rate

7.9%



Participation Rate

62.7%

UNIT MARKET



Quarter median price

\$221,500



Annual median price

\$238,000



Annual volume of sales

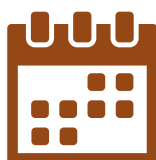
496



Annual median price 5 yrs ago

\$285,500

UNIT MARKET



Median days on market

79 Days



Median vendor discount

-8.8%



Stock on market

5.7%

Mayor of Townsville Cr Jenny Hill further highlighted that the plan recognised Townsville's strengths and would help create vital jobs for the area. "As more people call Townsville home, we need to ensure we have the relevant planning in place to maintain everything it is that people love about the area," Cr Hill said. "This plan supports new investment opportunities while creating economic prosperity for years to come."

The North Queensland Regional Plan has a 25-year vision for the region and will come into effect this month (March, 2020).

House Market (<2400m²)

Nearly a year on from Cyclone Oma, the Townsville housing market has clawed back the temporary median price losses. Over the December quarter, its median house price increased by 1.9 per cent to \$316,000. One only needs to review the quarterly results from last year to understand the market's resilience to the February weather event.

In the June quarter, the median house price fell by 4.7 per cent and over the September period the result was a more modest fall of just 0.3 per cent with a positive result now recorded for the final quarter of last year.

The number of sales over the year also rebounded, down only about five per cent on the year before. Similar to most other regions across the state, the number of listings reduced over the year in Townsville – down about 11 per cent. Other on the market indicators also point to stronger market conditions with days on market down from 57 to 54 over the year. Median vendor discounting has also fallen from 7.7 per cent to 6.9 per cent over the period.

Over the year ending December, the strongest performer was West End where the median house price increase 10 per cent to finish the year at \$350,000.

Unit Market

Townsville's unit market makes up a surprisingly strong percentage of dwelling sales for a regional area. However, the improving market conditions of the housing sector have yet to flow through to the unit market, which isn't uncommon in market cycles.

Over the December quarter, the median unit price in Townsville reduced by 5.7 per cent to \$221,500. Its median unit price was also down by about 5.6 per cent over the year. Its yearly median price of \$238,000 makes Townsville's unit market one of the most affordable in the state. This statistical situation will likely attract buyers and investors over the short- to medium-term, especially considering the high gross rental yields on offer.



Over the year ending December, the best performer was Townsville City, with a median unit price increase of 7.4 per cent. The inner-city suburb is also the location where median prices have fallen the least over the past five years – down 3.3 per cent compared to December 2014.

Rental Market

Unlike many other regions across Queensland, the Townsville vacancy rate reduced in December. This may be due to rental properties coming back onto the market, with tenants able to move out of short-term leasing options following the cyclone. The vacancy rate in Townsville in December was 2.1 per cent.

It's clear that the Townsville rental market remains undersupplied, with rents much higher than the year before. The median weekly rent for a two-bedroom unit in December was \$285 – up 14 per cent on the same period the year before. The median weekly rent for a three-bedroom house was \$330 – an increase of 10 per cent over the same period. All dwelling types have recorded strong rental price growth over the past year.

Gross rental yields in the region are correspondingly high, off the back of the strong rental market. The gross rental yield for a house in Townsville is 5.4 per cent. The gross rental yield for units, however, is 6.7 per cent, up from 6.2 per cent in the September quarter, to be the second highest of all major regions in the state behind Cairns.

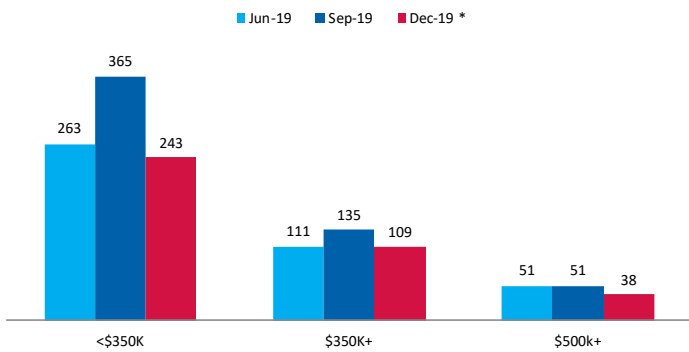
SALES MARKET - HOUSES <2400m²

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)	444	\$316,000	1.9%	1867	\$315,000	\$320,000	-1.6%	\$360,000	-12.5%
TOWNSVILLE (LGA) ^	44	\$470,000	9.3%	196	\$430,000	\$401,500	7.1%	\$438,000	-1.8%
AITKENVALE	15	N/A	N/A	42	\$281,438	\$270,000	4.2%	\$305,000	-7.7%
ALICE RIVER ^	7	N/A	N/A	27	\$480,000	\$465,000	3.2%	\$480,000	0.0%
ANNANDALE	24	\$374,500	-5.3%	98	\$395,250	\$400,000	-1.2%	\$426,000	-7.2%
BELGIAN GARDENS	6	N/A	N/A	26	\$447,000	\$450,000	-0.7%	\$487,500	-8.3%
BOHLE PLAINS	13	N/A	N/A	55	\$375,000	\$385,000	-2.6%	\$427,500	-12.3%
BURDELL	15	N/A	N/A	83	\$332,500	\$353,000	-5.8%	\$445,000	-25.3%
BUSHLAND BEACH	31	\$415,000	8.9%	113	\$375,000	\$383,750	-2.3%	\$418,500	-10.4%
CONDON	10	N/A	N/A	51	\$240,000	\$250,000	-4.0%	\$290,000	-17.2%
COSGROVE	1	N/A	N/A	11	N/A	\$404,250	N/A	\$407,425	N/A
CRANBROOK	15	N/A	N/A	61	\$261,000	\$241,500	8.1%	\$290,000	-10.0%
CURAJONG	6	N/A	N/A	37	\$242,500	\$235,000	3.2%	\$299,500	-19.0%
DEERAGUN	7	N/A	N/A	33	\$253,500	\$279,500	-9.3%	\$311,250	-18.6%
DOUGLAS	23	\$398,500	21.4%	91	\$353,000	\$352,500	0.1%	\$397,000	-11.1%
GULLIVER	8	N/A	N/A	37	\$245,000	\$250,000	-2.0%	\$305,000	-19.7%
HEATLEY	10	N/A	N/A	40	\$220,000	\$232,000	-5.2%	\$277,000	-20.6%
HERMIT PARK	6	N/A	N/A	22	\$277,000	\$347,000	-20.2%	\$360,000	-23.1%
HYDE PARK	2	N/A	N/A	11	N/A	\$335,000	N/A	\$319,000	N/A
IDALIA	8	N/A	N/A	22	\$405,000	\$455,500	-11.1%	\$512,500	-21.0%
KELSO	21	\$219,000	-0.2%	80	\$220,000	\$244,500	-10.0%	\$300,000	-26.7%
KIRWAN	61	\$317,500	4.4%	248	\$309,000	\$307,500	0.5%	\$347,500	-11.1%
MOUNT LOUISA	27	\$332,000	0.9%	109	\$336,250	\$327,500	2.7%	\$375,000	-10.3%
MUNDINGBURRA	10	N/A	N/A	32	\$320,000	\$330,000	-3.0%	\$380,000	-15.8%
NORTH WARD	4	N/A	N/A	35	\$550,000	\$540,000	1.9%	\$550,000	0.0%
OONOONBA	5	N/A	N/A	15	N/A	\$310,000	N/A	\$307,500	N/A
RAILWAY ESTATE	11	N/A	N/A	33	\$280,000	\$305,750	-8.4%	\$332,500	-15.8%
RANGWOOD ^	5	N/A	N/A	14	N/A	\$415,000	N/A	\$485,000	N/A
RASMUSSEN	5	N/A	N/A	36	\$200,000	\$230,000	-13.0%	\$275,000	-27.3%
SOUTH TOWNSVILLE	2	N/A	N/A	26	\$312,000	\$315,000	-1.0%	\$345,000	-9.6%
THURINGOWA CENTRAL	6	N/A	N/A	20	\$267,500	\$285,000	-6.1%	\$307,500	-13.0%
VINCENT	4	N/A	N/A	19	N/A	\$232,500	N/A	\$267,750	N/A
WEST END	14	N/A	N/A	54	\$350,000	\$317,000	10.4%	\$355,000	-1.4%
WULGURU	10	N/A	N/A	47	\$260,000	\$260,000	0.0%	\$296,000	-12.2%

SURROUNDS

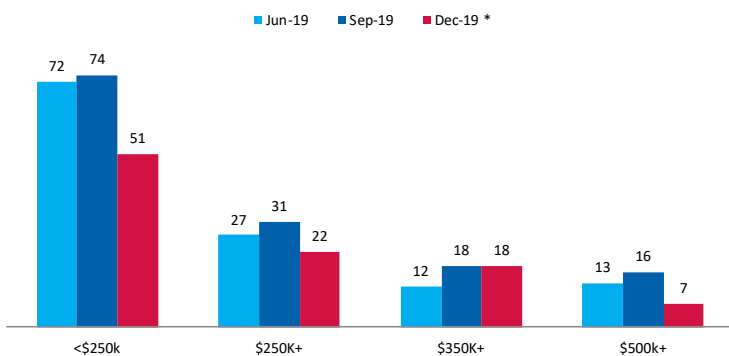
BURDEKIN (LGA)	29	\$123,500	-21.6%	143	\$155,000	\$175,000	-11.4%	\$205,000	-24.4%
AYR	16	N/A	N/A	83	\$160,000	\$210,000	-23.8%	\$243,750	-34.4%
CHARTERS TOWERS (LGA)	10	N/A	N/A	65	\$190,000	\$145,000	31.0%	\$186,000	2.2%
CHARTERS TOWERS CITY	2	N/A	N/A	13	N/A	\$129,000	N/A	\$176,000	N/A
HINCHINBROOK (LGA)	19	N/A	N/A	78	\$171,250	\$198,000	-13.5%	\$227,500	-24.7%
INGHAM	7	N/A	N/A	31	\$140,000	\$175,000	-20.0%	\$240,000	-41.7%

TOWNSVILLE HOUSE SALES



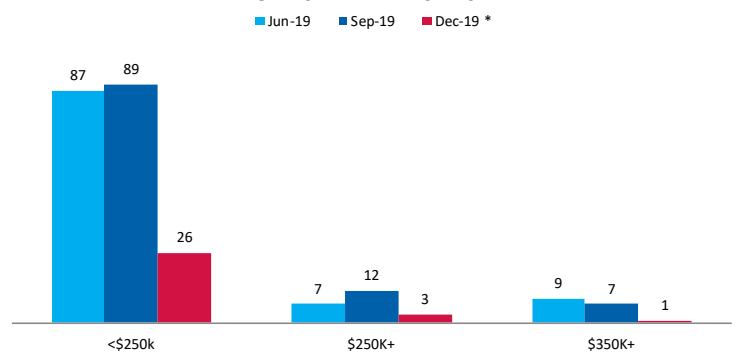
*Preliminary data
Houses<2400m²

TOWNSVILLE UNIT SALES



*Preliminary data

TOWNSVILLE LAND SALES



*Preliminary data

SALES MARKET - UNITS & TOWNHOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
TOWNSVILLE (LGA)	106	\$221,500	-5.7%	496	\$238,000	\$252,000	-5.6%	\$285,500	-16.6%
BELGIAN GARDENS	1	N/A	N/A	12	N/A	\$237,000	N/A	\$298,000	N/A
DOUGLAS	6	N/A	N/A	19	N/A	\$228,000	N/A	\$297,000	N/A
NORTH WARD	15	N/A	N/A	100	\$270,750	\$287,500	-5.8%	\$305,000	-11.2%
PIMLICO	2	N/A	N/A	10	N/A	\$228,500	N/A	\$227,500	N/A
SOUTH TOWNSVILLE	6	N/A	N/A	26	\$278,500	\$360,000	-22.6%	\$518,615	-46.3%
TOWNSVILLE CITY	10	N/A	N/A	68	\$338,289	\$315,000	7.4%	\$350,000	-3.3%
WEST END	13	N/A	N/A	37	\$225,000	\$215,682	4.3%	\$250,000	-10.0%

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
TOWNSVILLE CITY		\$285	624	\$250	623	\$280	735
4810	Belgian Gardens/Cape Cleveland/Castle Hill/Nth Ward/Pallarenda/Railway Estate/Rowes Bay/Townsville/West End/Yarrowonga	\$320	273	\$265	296	\$290	341
4811	Cluden/Idalia/James Cook Uni/Mt Stuart/Oak Valley/Oonoonba/Partington/Roseneath/Serene Valley/Stuart/Wulguru	\$355	56	\$300	56	\$310	75
4812	Currajong/Gulliver/Hermit Pk/Hyde Pk/Hyde Pk Castletown/Mundingburra/Mysterton/Pilmico/Rising Sun/Rosslea	\$250	142	\$220	124	\$250	133
4814	Aitkenvale/Cranbrook/Douglas, Garbutt/Heatley/Mt Elliot/Mt Louisa/Murray/Vincent	\$300	82	\$250	71	\$280	101
4815	Condon/Kelso/Pinnacles/Rasmussen	\$290	23	\$220	20	\$282	25
4817	Alice River/Bohle Plns/Kirwan/Rangewood/Rupertswood/Stableford/\Thuringowa Central	\$245	35	\$230	33	\$260	39
4818	Beach Holm/Black River/Blue Hills/Bluewater/Bohle/Burdell/Bushland Bch/Carinya/Cordelia/Deeragun/Innes/Jensen/Lynam/Mt Low/Purono Pk/Saunders Bch/Shaw/Toolakea/Yabulu	n.a.	1	\$235	6	\$239	9
4819	Arcadia/Arcadia Bay/Horseshoe Bay/Magnetic Is/Nelly Bay/Picnis Bay	\$355	12	\$300	16	\$220	12
BURDEKIN SHIRE		\$210	36	\$215	26	\$210	42
4807	Airville	\$220	26	\$215	25	\$220	33
CHARTERS TOWERS REGIONAL		\$200	16	\$220	15	\$220	11
4820	Richmond Hill	\$200	16	\$220	15	\$220	11
HINCHINBROOK SHIRE		\$180	17	\$195	19	\$180	13
4850	Abergowrie	\$180	17	\$195	19	\$180	13

RENTAL MARKET - 3 BED TOWNHOUSES

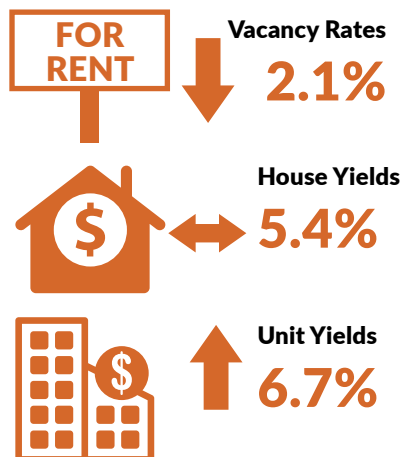
POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
TOWNSVILLE CITY		\$340	52	\$300	46	\$340	35
4810	Belgian Gardens/Cape Cleveland/Castle Hill/Nth Ward/Pallarenda/Railway Estate/Rowes Bay/Townsville/West End/Yarrowonga	\$488	14	\$305	16	n.a.	4
4812	Currajong/Gulliver/Hermit Pk/Hyde Pk/Hyde Pk Castletown/Mundingburra/Mysterton/Pilmico/Rising Sun/Rosslea	\$320	19	\$280	12	\$350	12
4814	Aitkenvale/Cranbrook/Douglas, Garbutt/Heatley/Mt Elliot/Mt Louisa/Murray/Vincent	\$393	6	\$330	5	\$350	5
4817	Alice River/Bohle Plns/Kirwan/Rangewood/Rupertswood/Stableford/\Thuringowa Central	n.a.	4	n.a.	3	\$330	9
4818	Beach Holm/Black River/Blue Hills/Bluewater/Bohle/Burdell/Bushland Bch/Carinya/Cordelia/Deeragun/Innes/Jensen/Lynam/Mt Low/Purono Pk/Saunders Bch/Shaw/Toolakea/Yabulu	n.a.	4	\$310	5	n.a.	1

SALES MARKET - VACANT LAND <2400M²

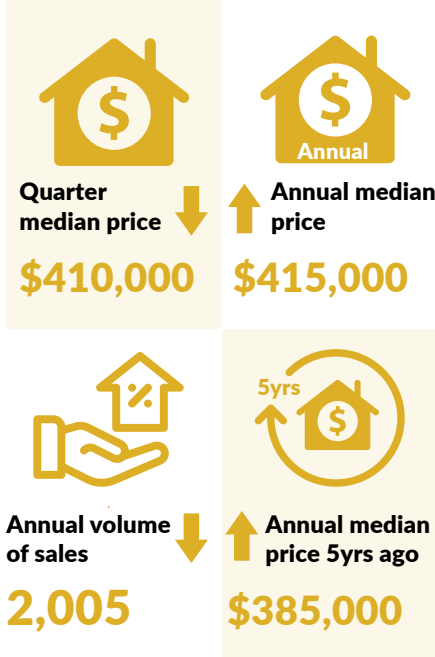
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
TOWNSVILLE (LGA)	28	\$165,500	-4.3%	270	\$164,750	\$163,000	1.1%	\$163,000	1.1%
TOWNSVILLE (LGA) ^	2	N/A	N/A	43	\$205,000	\$196,000	4.6%	\$200,000	2.5%
BOHLE PLAINS	6	N/A	N/A	42	\$161,000	\$172,000	-6.4%	\$160,000	0.6%
BURDELL	0	N/A	N/A	13	N/A	\$156,125	N/A	\$159,500	N/A
BUSHLAND BEACH	2	N/A	N/A	14	N/A	\$149,000	N/A	\$150,000	N/A
KELSO	0	N/A	N/A	2	N/A	\$123,000	N/A	\$132,450	N/A
MOUNT LOUISA	2	N/A	N/A	13	N/A	\$185,500	N/A	\$185,000	N/A
MOUNT LOW	1	N/A	N/A	25	\$150,000	\$147,500	1.7%	\$161,000	-6.8%
OONOONBA	3	N/A	N/A	15	N/A	\$161,000	N/A	\$160,000	N/A
SHAW	1	N/A	N/A	6	N/A	\$189,000	N/A	\$155,500	N/A

RENTAL MARKET - 3 BED HOUSES

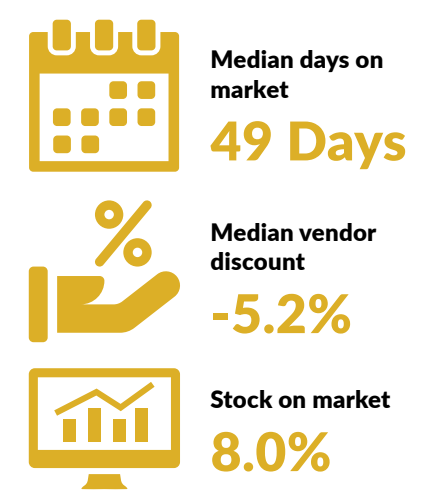
POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
TOWNSVILLE CITY		\$330	643	\$300	636	\$320	707
4810	Belgian Gardens/Cape Cleveland/Castle Hill/Nth Ward/Pallarenda/Railway Estate/Rowes Bay/Townsville/West End/Yarrowonga	\$350	46	\$340	47	\$350	65
4811	Cluden/Idalia/James Cook Uni/Mt Stuart/Oak Valley/Oonoonba/Partington/Roseneath/Serene Valley/Stuart/Wulguru	\$363	56	\$330	29	\$320	25
4812	Currajong/Gulliver/Hermit Pk/Hyde Pk/Hyde Pk Castletown/Mundingburra/Mysterton/Pilmico/Rising Sun/Rosslea	\$350	66	\$330	63	\$330	71
4814	Aitkenvale/Cranbrook/Douglas, Garbutt/Heatley/Mt Elliot/Mt Louisa/Murray/Vincent	\$330	177	\$300	172	\$330	208
4815	Condon/Kelso/Pinnacles/Rasmussen	\$300	91	\$270	108	\$300	89
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	\$320	7	\$300	12	\$300	15
4817	Alice River/Bohle Plns/Kirwan/Rangewood/Rupertswood/Stableford/\Thuringowa Central	\$340	97	\$320	103	\$330	120
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	\$333	96	\$320	88	\$320	104
4819	Arcadia/Arcadia Bay/Horseshoe Bay/Magnetic Is/Nelly Bay/Picnis Bay	\$320	7	\$338	14	\$280	10
BURDEKIN SHIRE		\$250	45	\$250	56	\$270	58
4806	Arkenideith	\$240	13	\$270	11	\$260	12
4807	Airville	\$270	30	\$245	38	\$275	36
CHARTERS TOWERS REGIONAL		\$260	34	\$265	24	\$250	51
4820	Richmond Hill	\$260	34	\$265	24	\$250	51
HINCHINBROOK SHIRE		\$250	24	\$250	22	\$240	33
4850	Abergowrie	\$250	24	\$250	22	\$240	33

RENTAL MARKET


HOUSE MARKET (<2400M²)



HOUSE MARKET



Top suburb performers for median house price growth over the year across Cairns were Clifton Beach, Freshwater and White Rock. The rental unit yield for Cairns is currently the highest of all major regions in the state at an impressive 7.2 per cent.

Cairns Market Showing Signs of Growth

The Cairns property market finished the year showing signs of moderate growth. The Cairns median house price increased 1.7 per cent over the year ending December, which was the second best result of all major regions in the state.

Its unit market also showed signs of resilience, finishing the year with a median price only marginally below the year before. Meanwhile, the region’s rental market continues to be in tight territory with a vacancy rate of just 1.7 per cent and rents increasing. The impressive gross rental yields on offer, especially for units, are likely to help underpin its market over the short- to medium-term.

Regional Economy and Infrastructure Investment

At the time of writing, the coronavirus was likely to have an impact on the Cairns economy. To alleviate any economic fallout, the State Government recently fast-tracked a million-dollar package of Cairns marketing campaigns to support businesses suffering as a result of the recent coronavirus outbreak.

Tourism Industry Development Minister Kate Jones said three new international campaigns would kick off, focusing heavily on the US and UK markets. She said in the US, Far North Queensland’s second largest international market, two campaigns would showcase the very best of the region to American travellers. “The first – a dedicated dive campaign – links into valuable partner networks to promote scuba diving holidays on the Great Barrier Reef,” she said.

Another campaign aims to generate bookings that will bring more than \$1.25 million in overnight visitor expenditure in the TNQ region. “In the UK, a TNQ-specific campaign will target travellers already planning a Queensland holiday to generate accommodation and tour bookings for TNQ operators, maximising economic returns for the local tourism industry,” the Minister said.

The campaigns will complement initiatives already under way to promote Far North Queensland including a major Great Barrier Reef campaign in Europe, retail activities in Singapore, Indonesia, Japan and India and a campaign launching in partnership with SilkAir India focused on Cairns and Great Barrier Reef experiences. At the time of writing, these campaigns are likely to be suspended while travel restrictions apply due to the coronavirus outbreak.

Additional funding has also been secured to expand Cairns’ much-anticipated Smithfield Bypass project. The expansion will include four lanes along Cairns’ Western Arterial Road to Caravonica State Primary School, plus investigation of the installation of new traffic lights at the intersection with Skyrail Drive and Cairns Western Arterial Road intersection.

A world-class research and development hub planned for Cairns will also support up to 70 jobs and help shape the future of energy in Queensland. Cairns-based Osborne Construction Solutions and Babinda Electrics have commenced design and construction of the \$6 million facility. Member for Cairns Michael Healy said the world class facility - to be built at Ergon’s existing Spence Street site is a massive coup for the region and puts Cairns at the forefront of energy innovation in Queensland. The facility will enable rigorous testing of new technologies to ensure they can be seamlessly integrated into the electricity network or used as an off-grid alternative.

House Market (<2400m²)

While the Cairns median house price recorded another moderate decline over the December quarter, over the 2019 calendar year, the price was higher than the year before. The quarterly median house price in Cairns for the December quarter was \$410,000, making it the second most affordable major tourism location in the state. Over the year ending December, however, the Cairns median house price

EMPLOYMENT MARKET

CAIRNS SA4



Unemployment Rate

4.8%



Participation Rate

62.9%

UNIT MARKET



Quarter median price ↑

\$230,000



Annual median price ↓

\$229,000



Annual volume of sales ↓

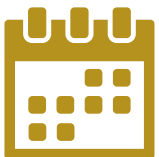
1,312



Annual median price 5 yrs ago ↑

\$217,350

UNIT MARKET



Median days on market

70 Days



Median vendor discount

-6.4%



Stock on market

7.9%



increased by 1.7 per cent to finish at \$415,000. On top of that, the result was the second best for all major regions for last year.

Sales activity continued to trend lower, however, with the volume of house sales over the year reducing by about 10 per cent. In line with its sound annual result, the number of listings has reduced by about seven per cent over the past year. Vendor discounting has also reduced – down from 5.4 per cent to 5.2 per cent year on year. Vacant land was also a strong performer over the year, recording a median price increase of 3.0 per cent to \$225,000. Top suburb performers for median house price growth over the year were Clifton Beach, Freshwater, and White Rock.

Unit Market

It's a well-known concept in the property game that when prices get low enough, buyers return because of the value proposition on offer. This appears to be the case with the Cairns unit market, which after three quarters of steep declines, recorded a welcome uptick in its median price over the December quarter. The Cairns unit median increased by 4.1 per cent to hit \$230,000. Over the year ending December, its median unit price recorded a marginal fall of 0.4 per cent. Only time will tell if these better market unit conditions continue in the Far North.

On the market indicators for the region's unit market continue to show weak conditions, however, another quarter or two of sound results should start to see these numbers turn around. The Cairns median unit price is now the second most affordable major region in the state, behind Gladstone. However, its affordable price, as well as the excellent gross rental yields on offer, is likely to start attracting investors from near and far. There are not many asset classes that you can invest in that offer a return potentially above seven per cent in the current economic environment after all.

Rental Market

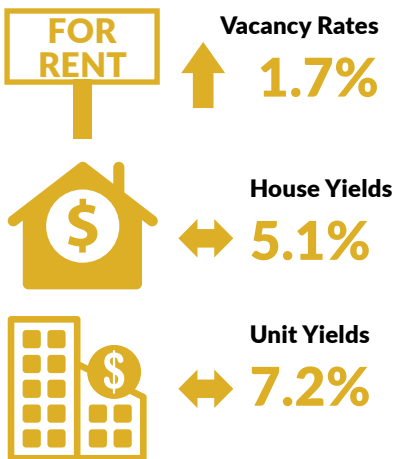
The Cairns rental market recorded a mild vacancy rate increase over the December quarter, but remains well within tight territory. The vacancy rate increased from 0.9 per cent in September to 1.7 per cent in December. In fact, the vacancy ended the year at the same percentage as it started the year with.

With more demand than supply for rental properties, the region's rental prices are correspondingly increasing. The median rent for a two-bedroom unit increased by 3.2 per cent over the year to \$320 per week. Likewise, the median rent for a three-bedroom house rose by 2.6 per cent to \$400 per week.

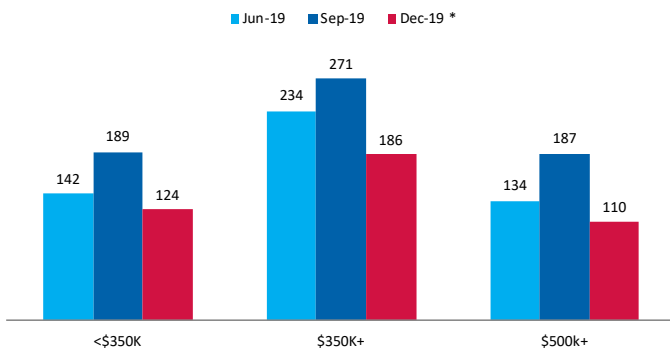


The gross rental yields on offer in Cairns would make many investors of properties in Sydney and Melbourne cry into their mango smoothies. The rental unit yield for Cairns is currently the highest of all major regions in the state at an impressive 7.2 per cent. The rental house yield is also very attractive at 5.1 per cent. These sorts of returns are likely to help underpin the region's market over the short- to medium-term.

RENTAL MARKET

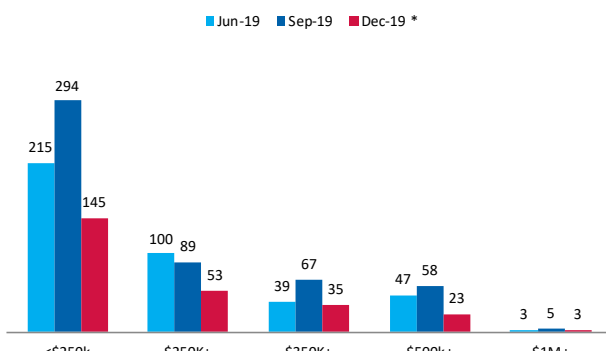


CAIRNS & DOUGLAS HOUSE SALES



*Preliminary data Houses<2400m²

CAIRNS & DOUGLAS UNIT SALES



*Preliminary data

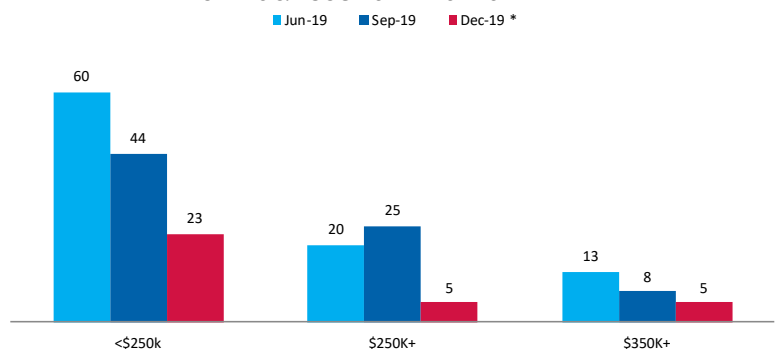
SALES MARKET - HOUSES <2400m²

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)	416	\$410,000	-1.2%	2005	\$415,000	\$408,250	1.7%	\$385,000	7.8%
CAIRNS (LGA) ^	34	\$732,500	4.6%	124	\$690,000	\$650,000	6.2%	\$578,000	19.4%
BAYVIEW HEIGHTS	10	N/A	N/A	46	\$410,000	\$412,500	-0.6%	\$390,000	5.1%
BENTLEY PARK	31	\$362,500	-4.6%	135	\$357,000	\$348,500	2.4%	\$352,500	1.3%
BRINSMEAD	14	N/A	N/A	85	\$465,000	\$460,000	1.1%	\$425,000	9.4%
BUNGALOW	5	N/A	N/A	23	\$350,000	\$369,000	-5.2%	\$355,000	-1.4%
CARAVONICA	4	N/A	N/A	18	N/A	\$490,000	N/A	\$353,000	N/A
CLIFTON BEACH	7	N/A	N/A	44	\$565,750	\$520,000	8.8%	\$520,000	8.8%
EARLVILLE	7	N/A	N/A	44	\$380,000	\$379,276	0.2%	\$351,000	8.3%
EDGE HILL	14	N/A	N/A	60	\$525,000	\$490,000	7.1%	\$480,000	9.4%
EDMONTON	32	\$392,500	21.7%	130	\$343,750	\$325,000	5.8%	\$342,500	0.4%
FRESHWATER	7	N/A	N/A	25	\$565,000	\$520,000	8.7%	\$475,000	18.9%
GOLDSBOROUGH ^	2	N/A	N/A	12	N/A	\$537,500	N/A	\$452,500	N/A
GORDONVALE	18	N/A	N/A	81	\$320,000	\$310,000	3.2%	\$300,000	6.7%
GORDONVALE ^	2	N/A	N/A	15	N/A	\$620,000	N/A	\$530,000	N/A
HOLLOWAYS BEACH	9	N/A	N/A	34	\$394,000	\$407,000	-3.2%	\$417,500	-5.6%
KANIMBLA	6	N/A	N/A	39	\$500,000	\$505,000	-1.0%	\$465,000	7.5%
KEWARRA BEACH	27	\$440,000	-5.9%	121	\$450,000	\$438,500	2.6%	\$425,000	5.9%
MANOORA	9	N/A	N/A	41	\$316,000	\$322,000	-1.9%	\$270,000	17.0%
MANUNDA	7	N/A	N/A	31	\$352,000	\$346,750	1.5%	\$315,000	11.7%
MOOROOBOL	19	N/A	N/A	91	\$356,250	\$355,000	0.4%	\$370,000	-3.7%
MOUNT SHERIDAN	34	\$367,500	7.0%	150	\$371,500	\$385,000	-3.5%	\$363,750	2.1%
PALM COVE	7	N/A	N/A	44	\$560,000	\$590,000	-5.1%	\$560,000	0.0%
PARRAMATTA PARK	3	N/A	N/A	24	\$413,000	\$455,500	-9.3%	\$380,000	8.7%
REDLYNCH	32	\$483,750	-3.3%	129	\$495,000	\$480,000	3.1%	\$450,000	10.0%
SMITHFIELD	18	N/A	N/A	109	\$435,000	\$430,000	1.2%	\$405,000	7.4%
TRINITY BEACH	9	N/A	N/A	85	\$475,000	\$475,000	0.0%	\$470,000	1.1%
TRINITY PARK	16	N/A	N/A	86	\$437,000	\$432,500	1.0%	\$430,000	1.6%
WESTCOURT	13	N/A	N/A	34	\$355,000	\$345,000	2.9%	\$345,000	2.9%
WHITE ROCK	8	N/A	N/A	54	\$305,500	\$287,500	6.3%	\$293,000	4.3%
WHITFIELD	13	N/A	N/A	48	\$535,000	\$555,000	-3.6%	\$517,500	3.4%
WOREE	3	N/A	N/A	28	\$304,500	\$306,500	-0.7%	\$331,500	-8.1%
YORKEYS KNOB	7	N/A	N/A	22	\$380,000	\$395,000	-3.8%	\$370,000	2.7%

SURROUNDS

CASSOWARY COAST (LGA)	43	\$325,000	27.5%	196	\$240,000	\$228,500	5.0%	\$240,000	0.0%
CASSOWARY COAST (LGA) ^	12	N/A	N/A	73	\$300,000	\$342,500	-12.4%	\$310,000	-3.2%
DOUGLAS (LGA)	26	\$415,000	-9.0%	120	\$450,000	\$450,000	0.0%	\$394,500	14.1%
PORT DOUGLAS	8	N/A	N/A	42	\$600,000	\$630,000	-4.8%	\$515,000	16.5%
DOUGLAS (LGA)	26	\$415,000	-9.0%	120	\$450,000	\$450,000	0.0%	\$394,500	14.1%
PORT DOUGLAS	8	N/A	N/A	42	\$600,000	\$630,000	-4.8%	\$515,000	16.5%
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%
DOUGLAS (LGA)	26	\$415,000	-9.0%	120	\$450,000	\$450,000	0.0%	\$394,500	14.1%
PORT DOUGLAS	8	N/A	N/A	42	\$600,000	\$630,000	-4.8%	\$515,000	16.5%
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



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)	8	N/A	N/A	68	\$215,000	\$192,000	12.0%	\$285,500	-24.7%
ROMA	7	N/A	N/A	57	\$230,000	\$200,000	15.0%	\$309,000	-25.6%
CHARLEVILLE	9	N/A	N/A	27	\$80,000	\$150,000	-46.7%	\$121,500	-34.2%
NORTH-WEST									
MOUNT ISA (LGA)	17	N/A	N/A	110	\$225,000	\$265,000	-15.1%	\$358,000	-37.2%
COOKTOWN	4	N/A	N/A	18	N/A	\$280,000	N/A	\$243,750	N/A

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
SOUTH WEST							
	BALONNE SHIRE	\$230	11	\$250	11	\$240	17
4487	St George	\$230	11	\$255	10	\$240	17
	MARANOVA REGIONAL	\$250	51	\$250	63	\$400	43
4455	Roma	\$250	43	\$250	55	\$400	38
	MURWEH SHIRE	\$220	16	\$228	8	\$230	22
4470	Charleville	\$220	15	\$230	7	\$230	22
CENTRAL WEST							
	LONGREACH REGIONAL	\$275	16	\$255	8	\$270	19
4730	Brixton	\$275	16	\$255	8	\$275	17
	BLACKALL-TAMBO REGIONAL	\$160	8	\$150	8	n.a.	3
4472	Blackwall	\$160	6	\$150	7	n.a.	2
NORTH WEST							
	CLONCURRY SHIRE	\$328	12	\$300	22	\$380	14
4824	Cloncurry	\$328	12	\$300	22	\$380	14
	MOUNT ISA CITY	\$398	106	\$360	94	\$450	94
4825	Alexandria	\$398	106	\$360	94	\$450	94
FAR NORTH							
	COOK SHIRE	\$340	16	\$310	29	\$300	25
4871	Almaden	\$280	5	\$275	15	\$260	16
4895	Bloomfield	\$375	11	\$328	14	\$330	9

RENTAL MARKET - 2 BED UNITS

POST CODE	LOCALITY ¹	DEC-19		DEC-18		DEC-14	
		\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS	\$ / WEEK	NEW BONDS
SOUTH WEST							
	BALONNE SHIRE	n.a.	2	\$175	5	n.a.	2
4487	St George	n.a.	2	n.a.	2	n.a.	2
	MARANOVA REGIONAL	\$190	15	\$190	29	\$280	23
4455	Roma	\$190	15	\$190	27	\$280	21
NORTH WEST							
	CLONCURRY SHIRE	\$275	5	\$250	7	n.a.	4
4824	Cloncurry	\$275	5	\$250	7	n.a.	4
	MOUNT ISA CITY	\$220	57	\$220	75	\$300	65
4825	Alexandria	\$220	57	\$220	75	\$300	65
FAR NORTH							
	COOK SHIRE	n.a.	2	\$240	7	\$265	7
4895	Bloomfield	n.a.	2	n.a.	4	\$265	7

Queensland Market Monitor is published by The Real Estate Institute of Queensland (REIQ).
ABN 49 009 661 287

Sales data obtained from Core Logic RP Data (www.corelogic.com.au) and median weekly rental data from the Residential Tenancies Authority (www.rta.qld.gov.au). Enquiries about the reproduction of part or all of the information should be directed to the Corporate Affairs Division, REIQ.

©The State of Queensland (Department of Environment and Resource Management) 2019. Based on data provided with the permission of the Department of Natural Resources and Mines: [QVAS 2019]. The Department of Environment and Resource Management makes no representations or warranties about accuracy, reliability, completeness or suitability of the data for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses and damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.

Disclaimer: The information contained in this publication, while based on information believed reliable, is not guaranteed. Nor is any of it tendered by way of investment advice; instead, it is intended only to inform and illustrate. No reader should act on the basis of any matter contained in this publication without considering and if necessary taking appropriate professional advice with regards to their own particular circumstances. The publisher and editor give no representations and

make no warranties, express or implied, with respect to the accuracy or completeness of any of the material (including statistics, advertisements and advertising features) contained in this publication. The publisher and editor expressly disclaim any and all liability to the reader, whether a purchaser of this publication or not, in respect of anything and the consequences of anything done or omitted to be done by any such person in reliance, whether whole or partial, upon the whole or any part of the contents of this publication. The publisher, editor or contributors will enter into no correspondence in relation to this publication. The mention of the company, organisation, person, investment strategy or technique does not imply endorsement by the publisher. The publisher has not vetted advertisers and their products/services. The inclusion of advertisements or special advertising features in this publication does not imply endorsement of the advertiser/s or their products/services by the publisher. Articles are published in reliance upon the representations and warranties of the authors of the articles and without knowledge of any infringement of any third party's copyright. Copyright: This publication is protected under the Commonwealth Copyrights Act 1968 and may not, in whole or part, be lent, copied, photocopied, reproduced, translated or reduced to any electronic medium or machine-readable format without the express permission of the publisher. For permissions or reprints, contact the Corporate Affairs Division on phone 07 3249 7347. Despite the preceding, you may distribute copies of this publication to your clients but you may not earn revenue from the publication or publish the publication on any website.





**MAKE OUR
VOICE EVEN
MORE POWERFUL.**

Add yours

For more than 100 years the REIQ has represented the Queensland real estate profession.

BECOME A MEMBER TODAY

1300 MY REIQ | membership@reiq.com.au | REIQ.com





Advertise with us!

**CONTACT AISLINN AT ADWYER@REIQ.COM.AU
TO MAKE YOUR BOOKING TODAY**