



Brisbane

Property Hotspots

1st Half 2017



BRISBANE HOTSPOTS

1ST HALF 2017



HOTSPOTS METHODOLOGY

This Brisbane hotspot report analyses all suburbs within the Greater Brisbane area, providing valuable insights and highlights of the property market in 2017. This report focuses on suburbs within a 20km radius of the CBD, taking into consideration the following factors:

- Sales indicators - the number of sales transactions (suburbs with less than 20 sales are excluded in affordable hotspots and top performer selection) and median price growth between 2015 and 2016/17*.
- Rental indicators - median rental price, rental yield, and vacancy rates.
- Affordability - the average Queensland home loan, which indicates the amount banks are comfortable with lending to home buyers. To determine the maximum property price, 30% is added to the average Queensland home loan, which was \$ \$334,118** as at December 2016, having increased by 1.7% from the previous quarter.
- Projects value - developments scheduled to commence in the 1st half of 2017, which include mixed use, infrastructure, industrial, and residential projects. This is key to maintaining growth as it indicates a potential increase in economic and commercial activity; as well as interconnectivity to key transport routes, the CBD, and other major urban business hubs.

RECENT TOP PERFORMERS

Area	Suburb	Type	Median Price 2015	Median Price 2016/17*	Price Growth	Projects 2017***
Inner	West End	House	\$1,000,000	\$1,111,750	11.2%	\$32.8M
	Highgate Hill	Unit	\$550,000	\$586,000	6.5%	\$2.5M
North	Wilston	House	\$965,000	\$1,100,000	14.0%	\$2.5M
	Mitchelton	Unit	\$407,000	\$439,000	7.9%	\$20.0M
South	Robertson	House	\$896,000	\$1,142,500	27.5%	\$18.0M
	Greenslopes	Unit	\$385,000	\$475,000	23.4%	\$52.6M
East	Carina Heights	House	\$591,000	\$715,000	21.0%	\$4.5M
	Camp Hill	Unit	\$442,000	\$569,500	28.8%	\$8.4M
West	Milton	House	\$770,000	\$951,000	23.5%	\$83.4M
	Bardon	Unit	\$565,000	\$620,000	9.7%	\$8.0M

BRISBANE OVERVIEW

Over the past 15 months to March 2017, Brisbane City LGA house median price experienced 4.8% growth, whilst unit prices softened by -1.3%. Similar to the *Brisbane Hotspots 2nd Half of 2016* report the Western suburbs recorded the strongest house price growth (6.3%), and the northern suburbs lead unit price growth (1.4%). The northern suburbs are the only area to record positive growth for both houses and units. Over \$5.3B*** of commercial, infrastructure, industrial and mixed use projects are scheduled to commence in the 1st half of 2017, underlining Brisbane's increasing economic growth potential.

*Median price quoted captures sale transactions from 1st January 2016 to 31st March 2017.

**Average home loan figure is derived from December quarter 2016 Housing Affordability Report by Real Estate Institute of Australia and Adelaide Bank.

***Project development spending is based on estimated construction value for residential, commercial, industrial, mixed use and infrastructure scheduled to commence construction in the 1st half of 2017.

^Key market indicators for sales and median prices are reflective of median price change over 15 months between 2015 and 2016/Q1 2017. Median rent is reflective of median price change between Q4 2015 and Q4 2016.



KEY MARKET INDICATORS BRISBANE CITY COUNCIL

Indicator	Market Variation [^]
House Sales	↑
House Median Price	↑
House Median Rent	↔
Unit Sales	↑
Unit Median Price	↓
Unit Median Rent	↑

“Brisbane offers a highly unique combination of affordability (particularly South of Brisbane) and great investment return, spurring renewed interest from interstate and overseas. The 2018 Commonwealth Games (Gold Coast) and other major projects will further increase commercial activity in Greater Brisbane.”

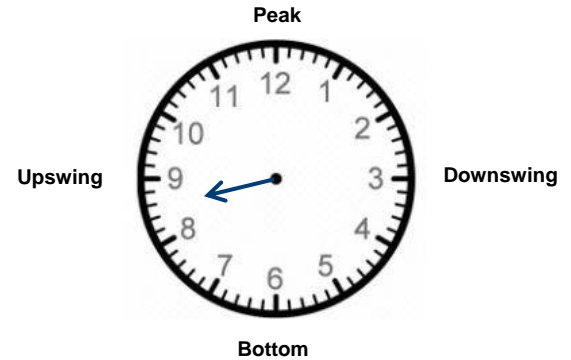
Tony Brasier
PRDnationwide Chairman & Managing Director



BRISBANE HOUSE HOTSPOTS

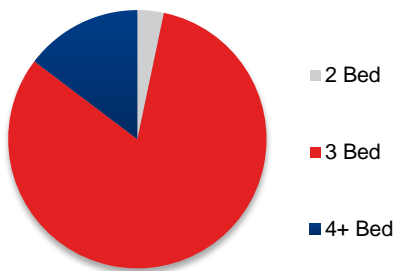


PROPERTY CLOCK – HOUSE



AFFORDABLE HOUSE HOTSPOTS

ACACIA RIDGE 4110



OVERVIEW

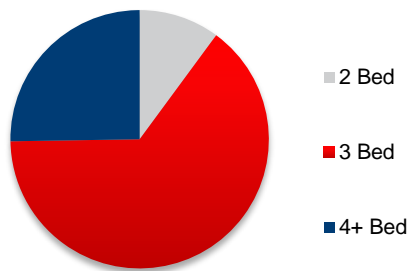
Approx. radius from CBD **13.6km**

House median price **\$391,500**

- 2 Bed Median Price **\$350,000***
- 3 Bed Median Price **\$399,250**
- 4+ Bed Median Price **\$397,500**

Located to the south of Brisbane's CBD, Acacia Ridge records strong median price growth of 6.4% and a rental yield of 4.6%. Home to TAFE Queensland SkillsTech and easily accessible via public transport, it is one of the fastest selling suburbs with houses averaging only 27 days on market. With a lower median price than the Brisbane City LGA, it is a sought-after area for first home buyers. Approx. \$23.7M*** worth of projects are planned in the 1st half of 2017, which will positively impact future economic activity.

DARRA 4076



OVERVIEW

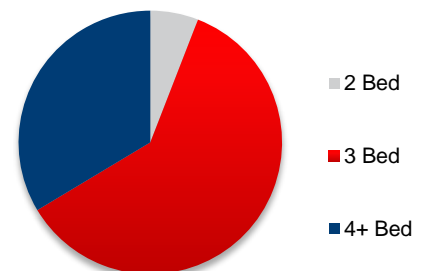
Approx. radius from CBD **13.3km**

House median price **\$420,000**

- 2 Bed Median Price **\$478,000***
- 3 Bed Median Price **\$385,500**
- 4+ Bed Median Price **\$458,000**

Darra is located south west of Brisbane's CBD and nearby major transport arteries including the Ipswich Motorway and a train line. The locality is subject to a high value of project developments in the near future, including \$9.0M*** in industrial projects. Housing in Darra has become an increasingly popular choice with those looking for more affordability, with sales transactions growth rate of over 30.0%** and a low vacancy rate of 1.5%. Solid rental yield of 4.3% is attractive for both investors and owner occupiers.

BALD HILLS 4036



OVERVIEW

Approx. radius from CBD **16.2km**

House median price **\$422,500**

- 2 Bed Median Price **\$365,000***
- 3 Bed Median Price **\$412,250**
- 4+ Bed Median Price **\$455,000**

Positioned north of Brisbane's CBD and neighbour to Bracken Ridge (\$40.3M*** projects scheduled in the 1st half of 2017), Bald Hills has recorded continuous price growth over the past three years. It offers easy commuting to the Brisbane CBD and Sunshine Coast via major transport arteries and a high rental yield of 4.9%. It is home to Tinchi Tamba Wetlands Reserve, a 380ha wetland on the edge of Moreton Bay, where the Reserve's special features have made Bald Hills a favourite with families.

*Median price quoted for suburbs with less than 20 sales transactions is indicative only.

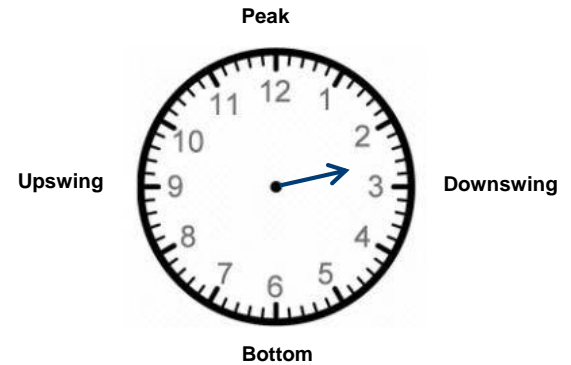
**Sales transaction growth quoted is reflective of sales transaction numbers change over 15 months between 2015 and 2016/Q1 2017.

***Quoted estimated values of projects are based on reported land construction values as stated by the relevant data authority and do not signify their commercial/resale value.

BRISBANE UNIT HOTSPOTS

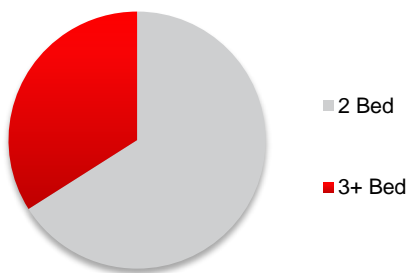


PROPERTY CLOCK – UNIT



AFFORDABLE UNIT HOTSPOTS

SPRINGWOOD 4127



OVERVIEW

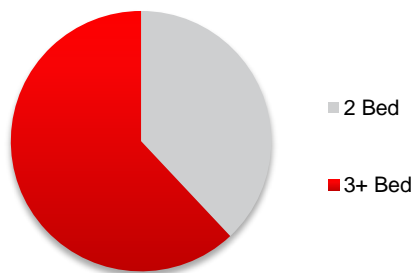
Approx. radius from CBD **18.7km**

Unit median price **\$281,500**

- 2 Bed Median Price **\$250,000**
- 3+ Bed Median Price **\$300,000**

Springwood offers affordably priced properties in Brisbane's south and borders Rochedale South, which was featured in *Brisbane Hotspots 2nd Half 2016*. Its lower unit median price and strong rental yield of 6.1% make it attractive to investors. It is in proximity to major retail hubs, Garden City, and Griffith University; and is within close access to the Gateway Motorways and M1. A new Masterplan has been prepared for Springwood to be transformed into a new southern commercial centre, which further indicates sustainable economic growth.

WISHART 4122



OVERVIEW

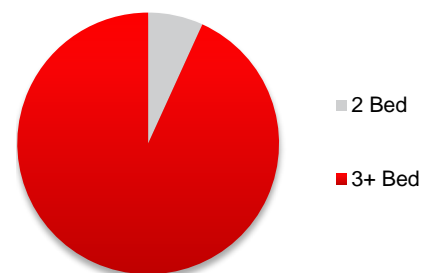
Approx. radius from CBD **11.8km**

Unit Median price **\$419,750**

- 2 Bed Median Price **\$382,500***
- 3+ Bed Median Price **\$406,250**

Located south of Brisbane's CBD, Wishart offers affordable apartment living options whilst being close to education and major commercial and retail hubs, including Griffith University and Garden City. With a rental yield of 5.2% and double digit growth in median price (10.4%**), it is attractive to investors. Wishart recorded 1256 online visits per property, four times the Queensland average. Wishart will also reap benefits from approx. \$220.2M*** of new projects in the neighbouring suburbs of Rochedale and Upper Mount Gravatt.

MANLY WEST 4179



OVERVIEW

Approx. radius from CBD **14.0km**

Unit Median price **\$430,000**

- 2 Bed Median Price **\$342,000***
- 3+ Bed Median Price **\$410,000**

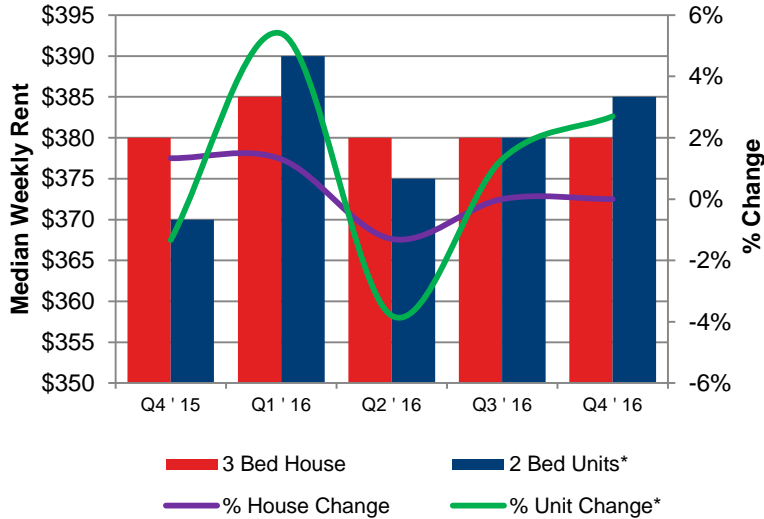
Close to the ocean, Manly West is located to the east of Brisbane's CBD and borders on Tingalpa, which was featured in the *Brisbane Hotspots 2nd Half 2016*. It is an attractive market for investors and owner occupiers with median price growth of 9.7%** and rental yield of 5.0%. It is a solid option for families, as children under 15 years of age is the dominating demographic. Residents benefit from convenient access to the Gateway Motorway and Brisbane Airport, as well as nearby Manly Boat Harbour, and Moreton Bay Wynnum hospital.

*Median price quoted for suburbs with less than 20 sales transactions is indicative only.

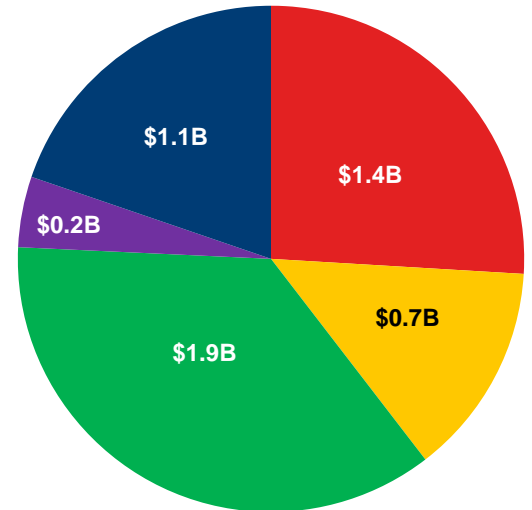
**Sales transaction growth quoted is reflective of sales transaction numbers change over 15 months between 2015 and 2016/Q1 2017.

***Quoted estimated values of projects are based on reported land construction values as stated by the relevant data authority and do not signify their commercial/resale value

RENTAL MARKET ANALYSIS



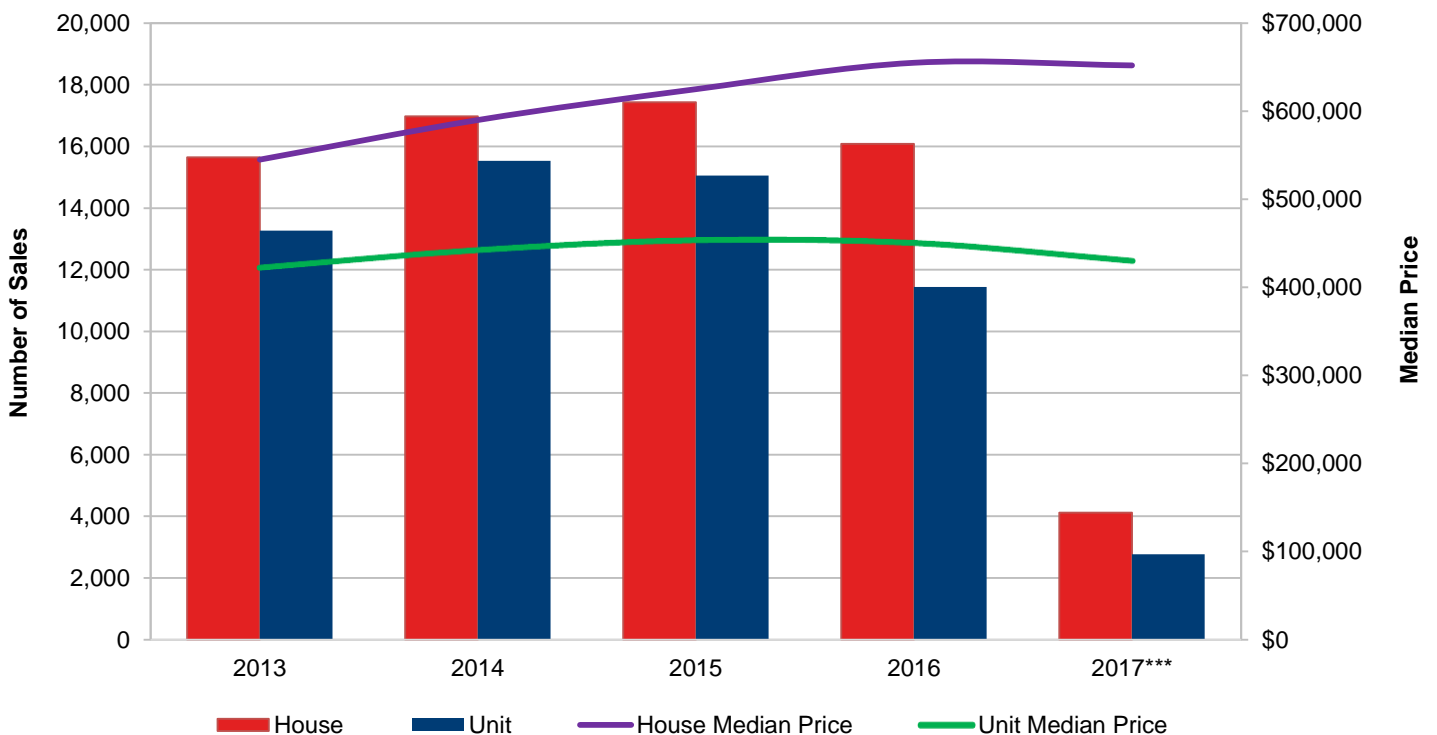
1ST HALF 2017 PROJECTS**



Brisbane's house rental market has remained stable (\$380) over the 2nd half of 2016, whilst units have increased to \$385. This indicates a strong rental market in Brisbane. In the 1st half of 2017 approx. \$5.3B** of project developments will commence with the focus on infrastructure and residential projects, with the main infrastructure development (\$1.0B) being the upgrade to existing Brisbane Airport runway, as well as construction of new runways.

■ Residential ■ Mixed Use ■ Infrastructure
■ Industrial ■ Commercial

BRISBANE CITY COUNCIL SALES AND MEDIAN PRICE GROWTH

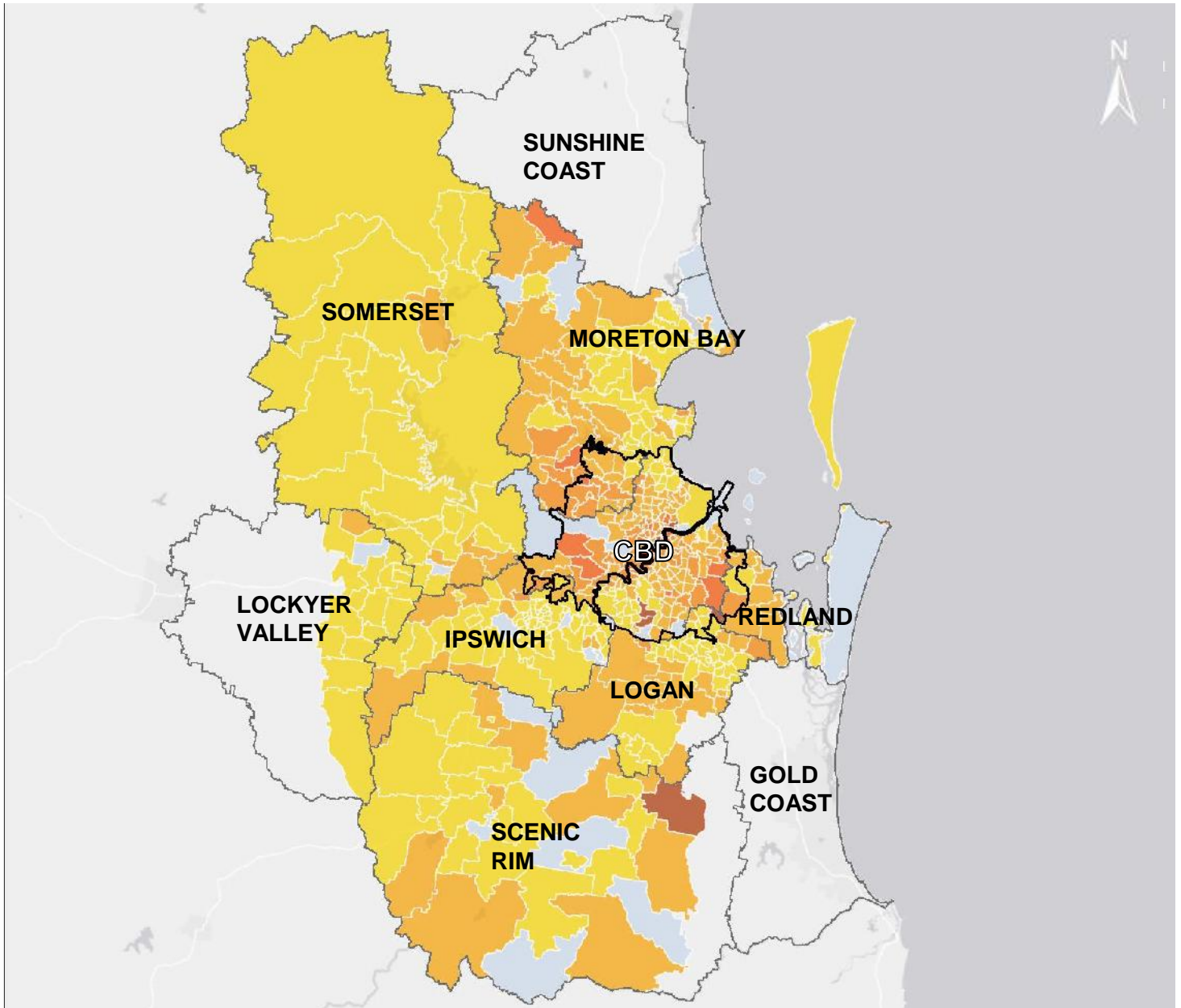


*Data is based on '2 Bedroom Other Dwellings' figures as per REIA's Real Estate Market Facts December quarter 2016 report and are assumed to be predominantly units.

**Quoted project development spending reflects aggregate of estimated values for projects commencing in 1st half 2017. Quoted estimated value of projects is based on reported land construction value as stated by the relevant data authority and does not signify its commercial/resale value.

***Median price for 2017 captures sale transactions from 1st January 2017 to 31st March 2017, or Q1 2017.

GREATER BRISBANE HOUSE MEDIAN PRICE 2016/17*



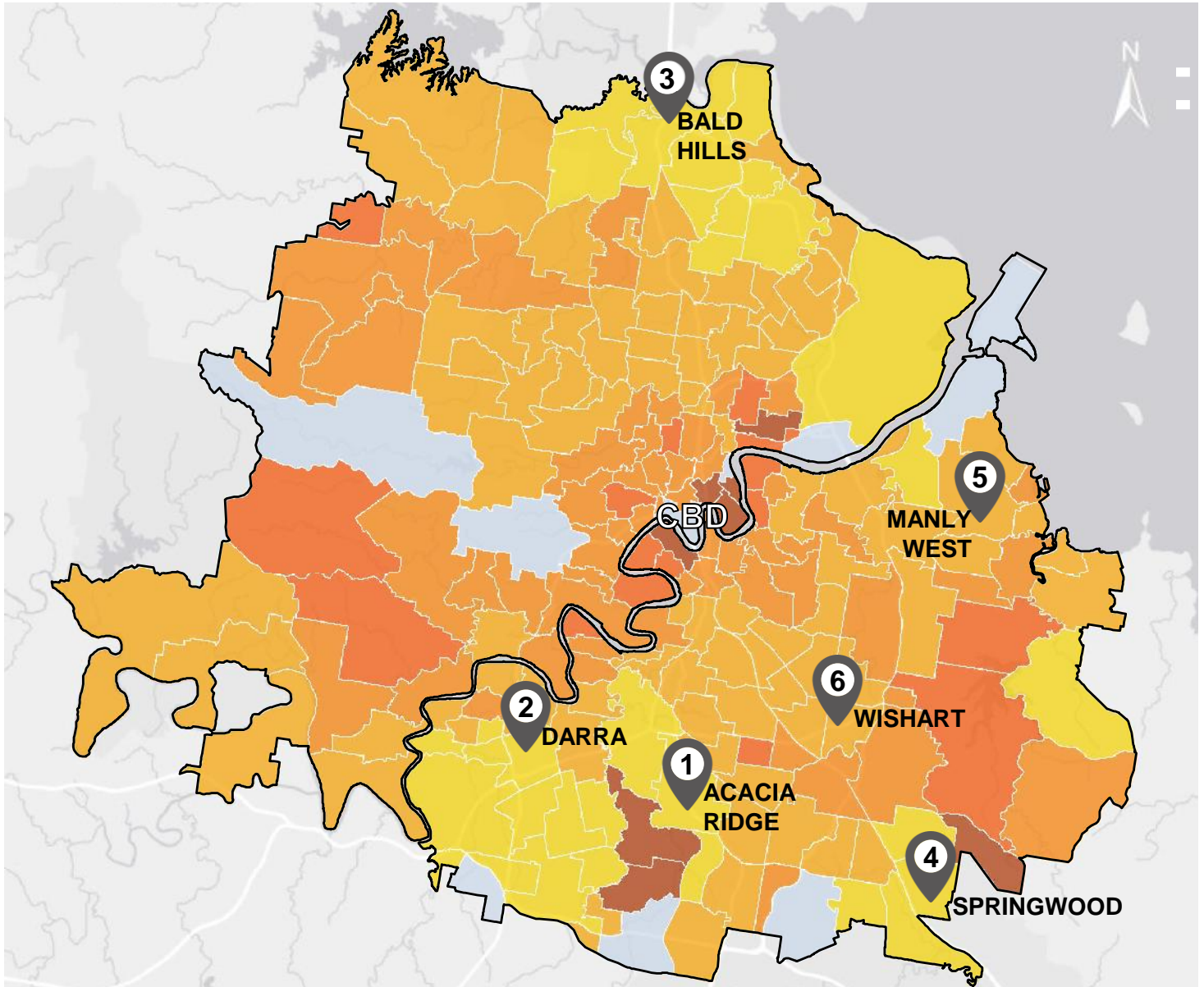
LEGEND		Top 3 Lowest Priced Suburbs	Median Price 2016/2017*	Project Development**	Median Rent 2016/2017*	Rental Yield	
	DATA NOT AVAILABLE	Russell Island	\$200,000	N/A	\$240	6.2%	
	\$1 - \$500,000	Lamb Island	\$205,000	N/A	\$230	5.8%	
	\$500,000 - \$750,000	Leichhardt	\$226,000	\$0.7M	\$330	7.5%	
	\$750,000 - \$1,000,000	Top 3 Highest Priced Suburbs		Median Price 2016/2017*	Project Development**	Median Rent 2016/2017*	Rental Yield
	\$1,000,000 - \$1,250,000	Ascot	\$1,338,000	\$417.8M	\$800	3.1%	
	\$1,250,000+	New Farm	\$1,400,000	\$16.0M	\$750	2.8%	
	20KM OUTLINE	Teneriffe	\$2,000,000	N/A	\$685	1.8%	

*Median price and median rent figures capture data from 1st January 2016 to 31st March 2017.

**Project development value is based on estimated construction value for residential, commercial, industrial, mixed use, and infrastructure projects commencing in 1st half 2017; and does not reflect commercial/re-sale value.

BRISBANE HOUSE MEDIAN PRICE 2016/17*

20KM FROM CBD



LEGEND

	DATA NOT AVAILABLE
	\$1 - \$500,000
	\$500,000 - \$750,000
	\$750,000 - \$1,000,000
	\$1,000,000 - \$1,250,000
	\$1,250,000+
	20KM OUTLINE

BRISBANE HOTSPOTS RENTAL YIELD

	Suburb	House		Suburb	Unit
1	Acacia Ridge	4.6%	4	Springwood	6.1%
2	Darra	4.3%	5	Manly West	5.2%
3	Bald Hills	4.9%	6	Wishart	5.0%

*House median price reflected in the heat-map captures sale transactions from 1st January 2016 to 31st March 2017.
Source: APM PriceFinder, Real Estate Institute of Queensland, ESRI ArcGIS, QSpatial, Cordell Database, Queensland Department of State Development, Infrastructure and Planning, REIA and Adelaide Bank, Brisbane City Council.

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