



# Caboolture

Property Factsheet

1st Half 2017





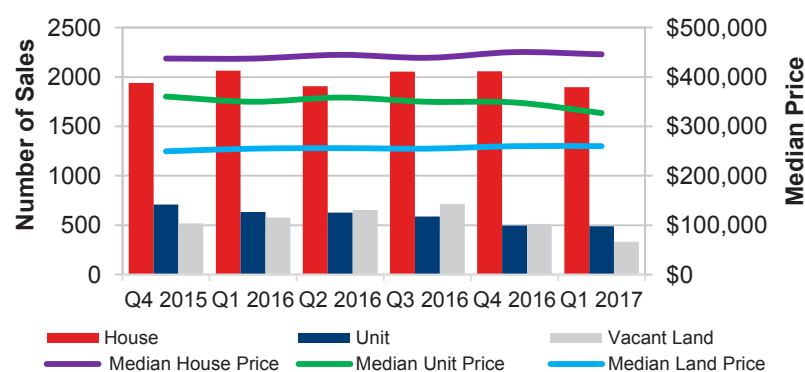
## MARKET CONDITIONS

In Q1 2017, Moreton Bay Region recorded median house and unit prices of \$446,000 and \$327,000, with an annual growth of 1.9% and -6.6% respectively. Caboolture, on the other hand, outperformed the Moreton Bay region by recording stronger annual growth of 2.2% for houses and 7.3% for units and lower median prices of \$342,500 and \$190,000 respectively. This indicates Caboolture is a sought-after market for both first home buyers and investors.

Compared to Q1 2016 average days on market for selling houses has slightly decreased to 77 days in Q1 2017; while it has declined by 24.6% to 104 days for units within the same timeframe. In addition, average vendor discounting has remained fairly unchanged (-3.4% for houses and -4.7% for units) compared to Q1 2016. This suggests that sellers can sell their properties quicker than they could a year before, even though the same gap between the first asking and listed price is still apparent.

Over the past year the average days on market for rental properties have remained below 40 days, currently at 22 days for houses and 23 days for units. Median rent for both type of properties has risen in the past three quarters to \$340 for houses and \$290 for units. This, coupled with high rental yields of 5.2% (house) and 7.9% (units), demonstrate Caboolture as a strong rental market and attractive option for investors.

## MORETON BAY REGION GROWTH



## OVERVIEW

Located approximately 44km north of Brisbane, Caboolture offers both a city and beach lifestyle. The town is ambitious for its clubs and sports including cricket, rugby league and Football. Driven by the availability of affordable housing, Caboolture has become a popular place for families. It is proved through its predominant population of children less than 14 years old.

Change from Last	Year	Half Year
House Sales	↓	↑
House Median Price	↑	↔
House Median Rent	↔	↑
Unit Sales	↑	↑
Unit Median Price	↑	↓
Unit Median Rent	↑	↑

## FUTURE DEVELOPMENTS\*

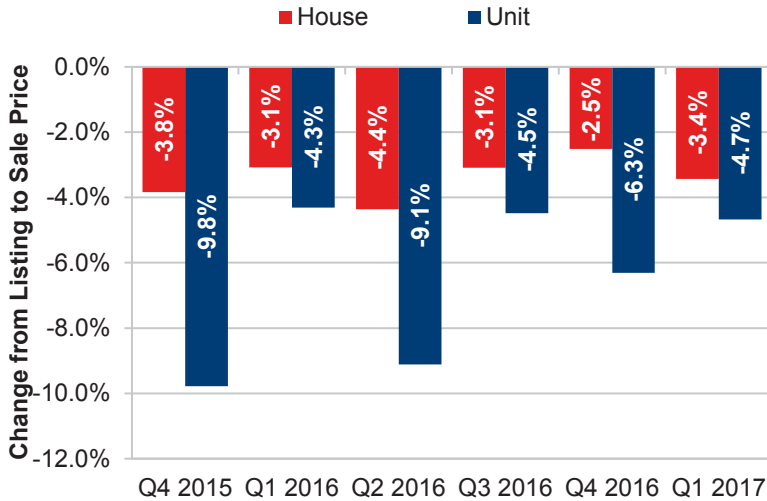
Development in Caboolture for the 1<sup>st</sup> half of 2017 is estimated at approx. \$21.5M, 58.1% of which is focused on infrastructure, 28.3% on commercial and the rest on residential projects.

A major infrastructure development worth noting is the Caboolture Hospital Emergency Department Redevelopment. The project has an estimated value of \$10.0M and is due for completion in May 2018.

Two major commercial projects include Puma Service Station Caboolture and Pumicestone Road 7-Eleven. Both projects are valued at \$2.0M and are set to complete toward the end of the year. Additionally, two significant residential developments are Elof Road Residential and Palm Springs Estate Stage 3 subdivisions which will create 55 new lots and additional parkland for Caboolture. The developments have a combined value of roughly \$2.9M, planned to be completed in March 2018.

\*Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value. Quoted construction and/or completion dates are estimate only, as per relevant data authority.  
Source: APM PriceFinder, realestate.com.au, Cordell Database, Real Estate Institute of Queensland.

## AVERAGE VENDOR DISCOUNT



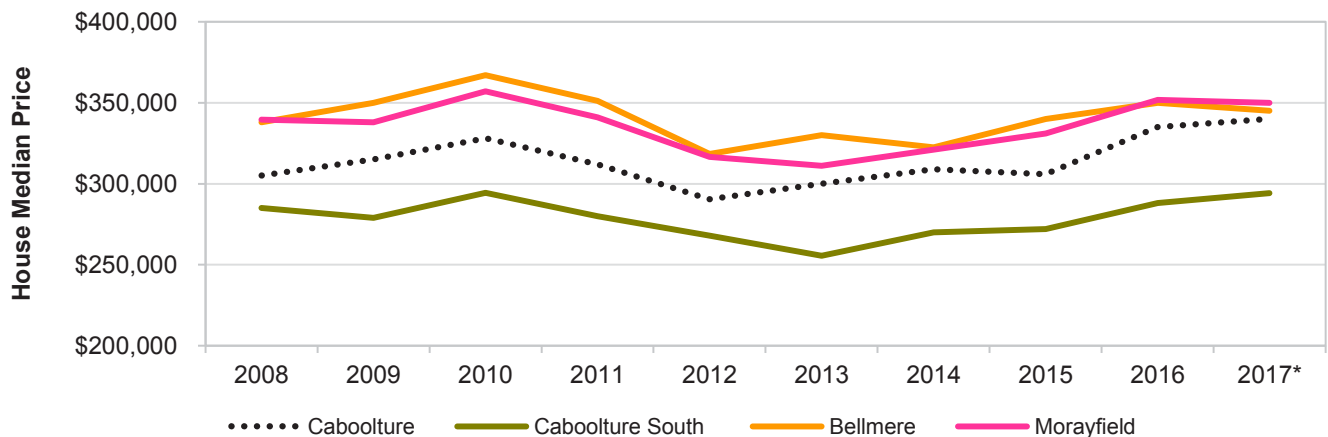
### AVERAGE VENDOR DISCOUNT

Average vendor discount reflects the average percentage difference between first listed price and final sold price. A lower percentage difference (closer to zero) suggests buyers are willing to purchase close to the first asking price of a property.

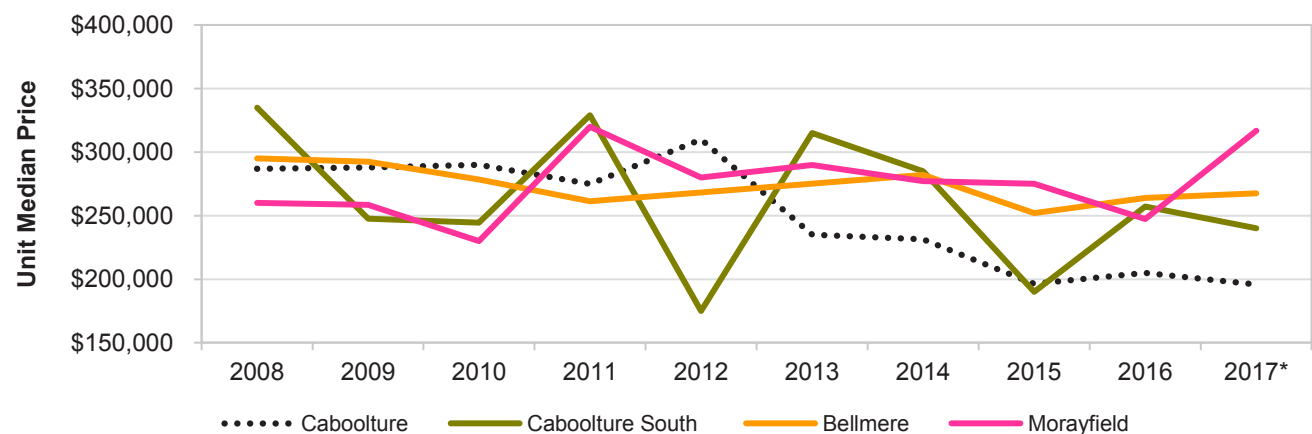
### MARKET COMPARISON GRAPH

The market comparison graph provides comparative trend for median price of house and units over the past 10 years. Suburbs profiled are chosen based on proximity to the main suburb analysed in the factsheet, which is Caboolture. The main suburb is highlighted through a dotted black line in the graph.

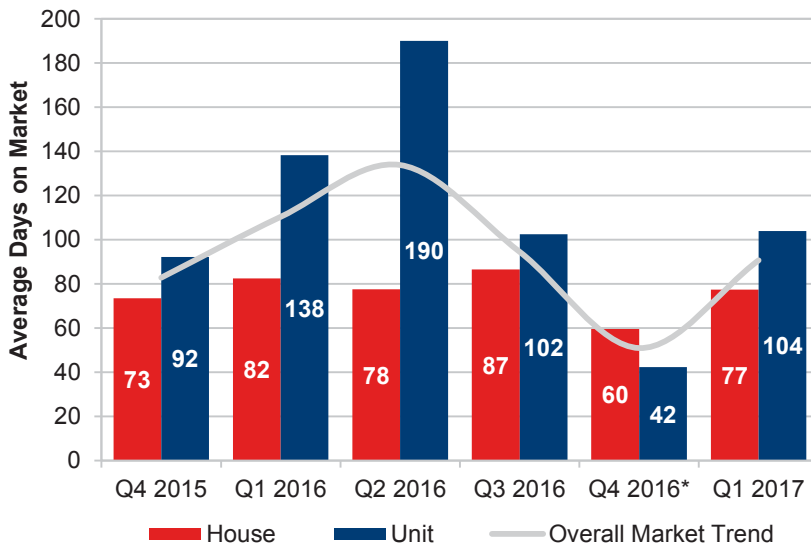
## HOUSE MARKET COMPARISON



## UNIT MARKET COMPARISON



## AVERAGE DAYS ON MARKET



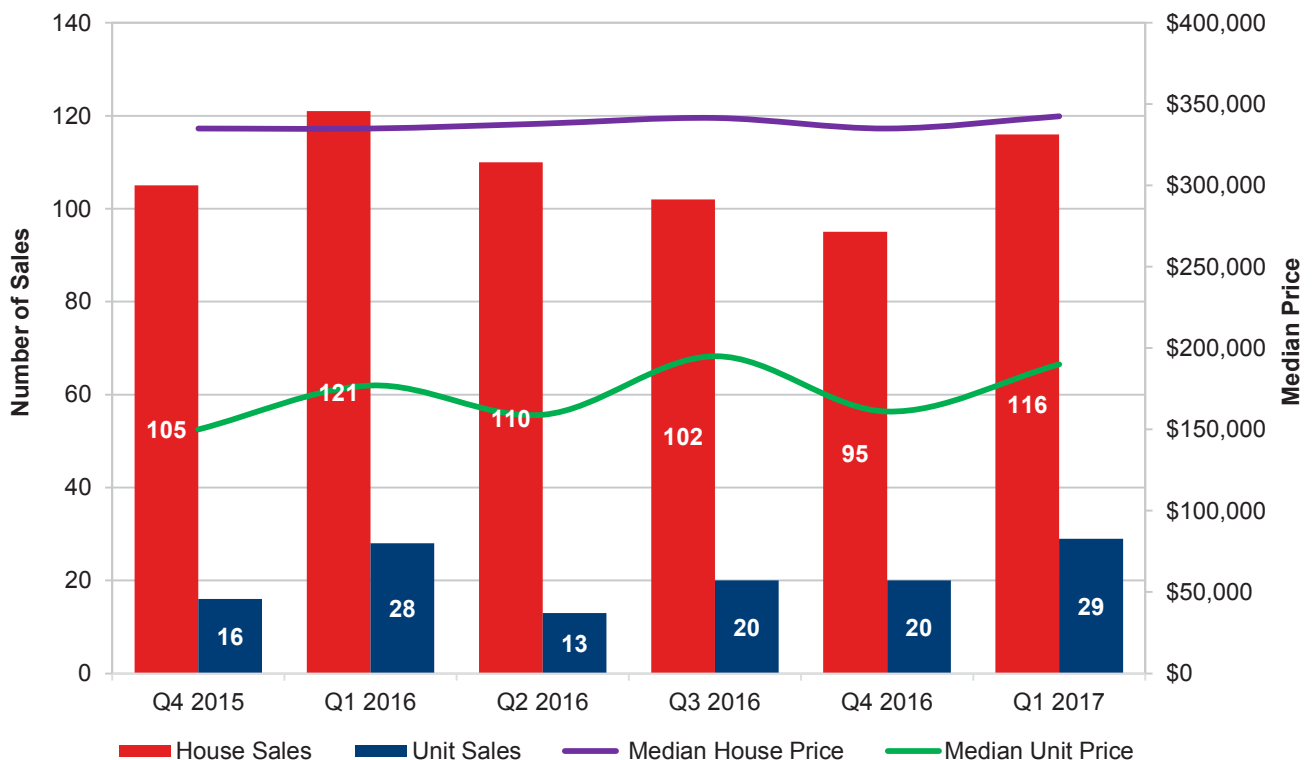
### HOUSE KEY FACTS Q1 2017

Median Sale Price: \$342,500  
Annual Growth: 2.2%\*\*  
Average Days on Market: 77  
% Change between First Listed Price and Sold Price: - 3.4%

### UNITS KEY FACTS Q1 2017

Median Sale Price: \$190,000  
Annual Growth: 7.3%\*\*  
Average Days on Market: 104  
% Change between First Listed Price and Sold Price: - 4.7%

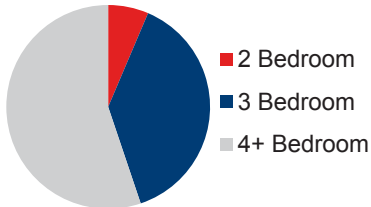
## SALES AND MEDIAN PRICE



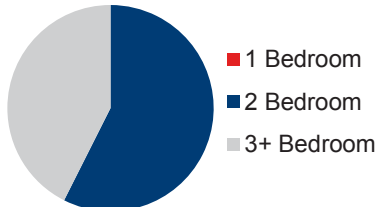
\*Average days on market for units in Q4 2016 is not representative of the market due to limited data available.  
\*\*Annual growth represents price growth for property transactions between Q1 2016 to Q1 2017 (inclusive).  
Source: APM PriceFinder, realestate.com.au, SQM Research, Real Estate Institute of Queensland.

## RENTAL MARKET ANALYSIS

### HOUSE



### UNIT



#### KEY COMMENTS

Interest in the Caboolture property market is recorded at 103 visits per property that is lower than the Queensland's average of 288. However, Caboolture recorded a low vacancy rate of 1.4% in May 2017, which is less than half the average vacancy rate of 3.5% in Queensland. This coupled with relatively stable median house rent and growing median unit rent, plus the high rental yields indicate Caboolture as a very strong rental market.

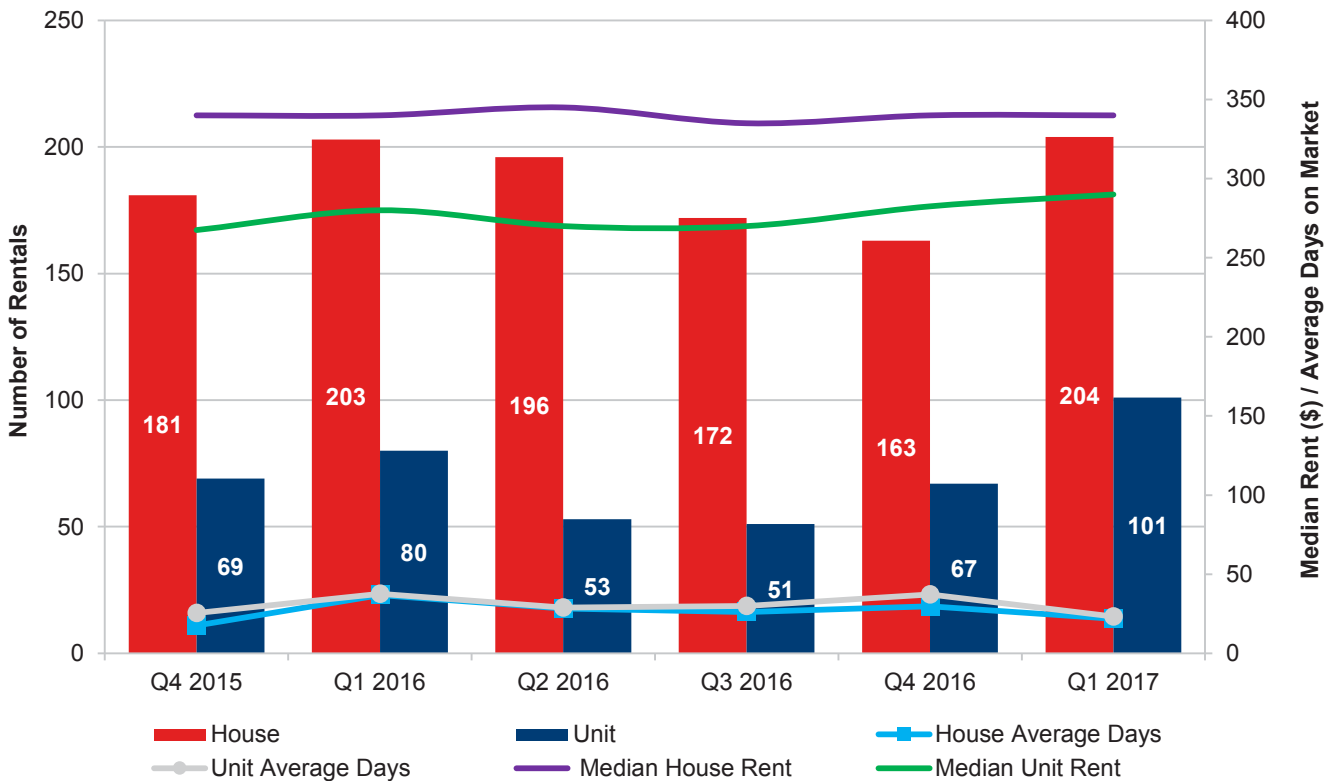
#### HOUSE KEY FACTS Q1 2017

Median Rent Price: \$340 per week  
 Suburb Rental Yield: 5.2%  
 Average Days on Market: 22  
 Bedroom Breakdown:  
 2 Bed 6%, 3 Bed: 38%, 4+ Bed: 55%

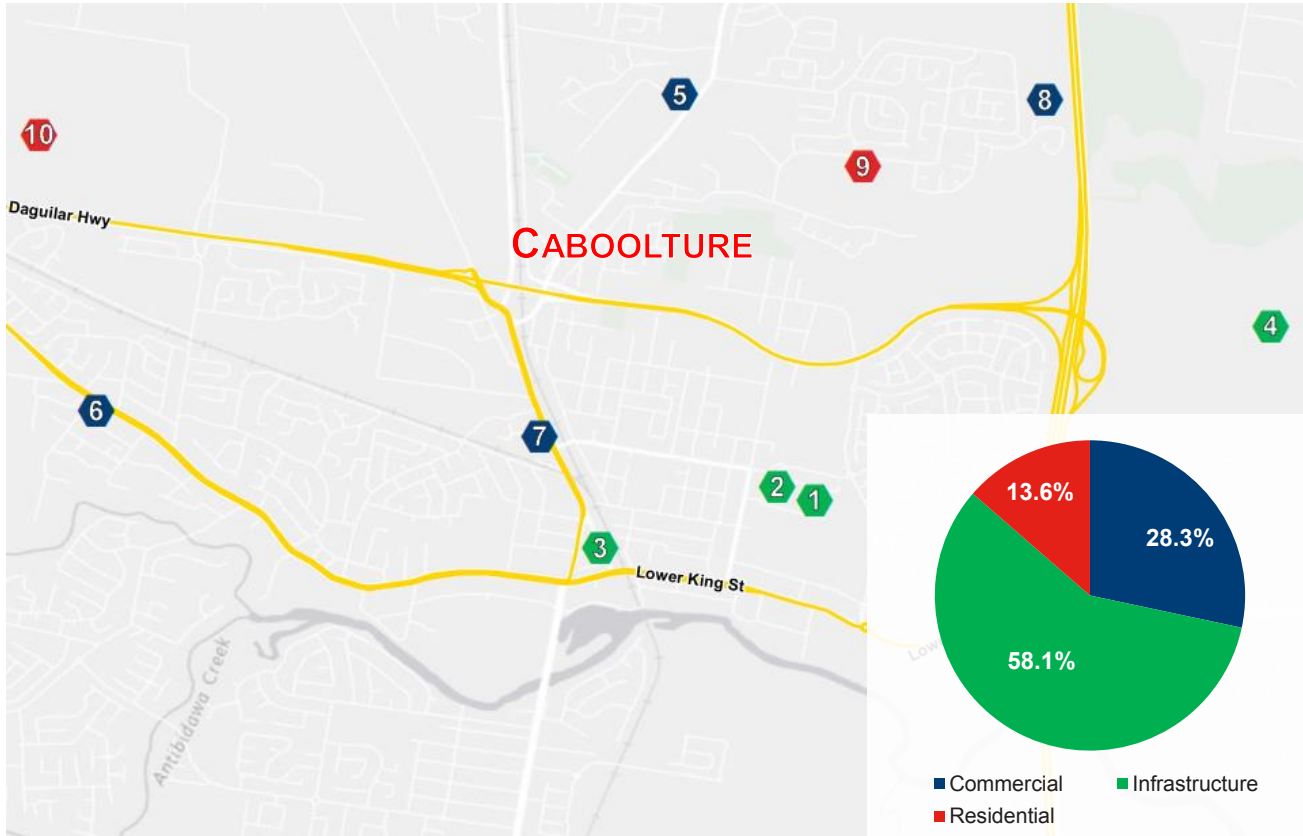
#### UNITS KEY FACTS Q1 2017

Median Rent Price: \$290 per week  
 Suburb Rental Yield: 7.9%  
 Average Days on Market: 23  
 Bedroom Breakdown:  
 1 Bed 0%, 2 Bed: 57%, 3+ Bed: 43%

## MEDIAN RENT AND AVERAGE DAYS ON MARKET



## PROJECT DEVELOPMENT MAP 1<sup>st</sup> HALF 2017



Location	Project	Type	Estimated Value*	Commence Date**
1	Caboolture Hospital Emergency Department Redevelopment	Infrastructure	\$10,000,000	18/06/2017
2	Caboolture & Royal Brisbane Women's Hospital Lifts Upgrades	Infrastructure	\$1,200,000	23/02/2017
3	James Street & Matthew Terrace	Infrastructure	\$1,000,000	19/06/2017
4	Caboolture Waste Management Facility Landfill Gas Infrastructure Upgrade	Infrastructure	\$300,000	30/06/2017
5	Pumicestone Road 7-eleven	Commercial	\$2,000,000	06/03/2017
6	Puma Service Station Caboolture	Commercial	\$2,000,000	03/05/2017
7	7 Eleven Service Station Caboolture	Commercial	\$1,800,000	15/05/2017
8	Male Road Telecommunications Facility	Commercial	\$300,000	23/02/2017
9	Elof Road Residential Subdivision	Residential (26 Lots)	\$1,770,000	30/03/2017
10	Palm Springs Estate Subdivision Stage 3	Residential (29 Lots)	\$1,160,000	28/02/2017

\*Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

\*\*Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRDnationwide does not hold any liability to the exact date in which each project commences and/or is completed.

Source: Cordell Database, ESRI ArcGIS, Department of Planning and Environment Queensland, Moreton Bay Regional Council.

## ABOUT PRDnationwide RESEARCH

**PRDnationwide's research division provides reliable, unbiased, and authoritative property research and consultancy to clients in metro and regional locations across Australia**

Our extensive research capability and specialised approach ensures our clients can make the most informed and financially sound decisions about residential and commercial properties.

### OUR KNOWLEDGE

**Access to accurate and objective research is the foundation of all good property decisions**

As the first and only truly knowledge based property services company, PRDnationwide shares experience and knowledge to deliver innovative and effective solutions to our clients.

We have a unique approach that integrates people, experience, systems and technology to create meaningful business connections. We focus on understanding new issues impacting the property industry; such as the environment and sustainability, the economy, demographic and psychographic shifts, commercial and residential design; and forecast future implications around such issues based on historical data and fact.

### OUR PEOPLE

**Our research team is made up of highly qualified researchers who focus solely on property analysis**

Skilled in deriving macro and micro quantitative information from multiple credible sources, we partner with clients to provide strategic advice and direction regarding property and market performance. We have the added advantage of sourcing valuable and factual qualitative market research in order to ensure our solutions are the most well considered and financially viable.

Our experts are highly sought after consultants for both corporate and government bodies and their advice has helped steer the direction of a number of property developments and secured successful outcomes for our clients.

### OUR SERVICES

**Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customized products**

We have the ability and systems to monitor market movements, demographic changes and property trends. We use our knowledge of market sizes, price structure and buyer profiles to identify opportunities for clients and provide market knowledge that is unbiased, thorough and reliable.



#### OUR SERVICES INCLUDE:

- Advisory and consultancy
- Market Analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market Analysis
- Geographic information mapping
- Project Analysis including product and pricing recommendations
- Rental and investment return analysis

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