



Glenorchy

Property Factsheet

2nd Half 2017





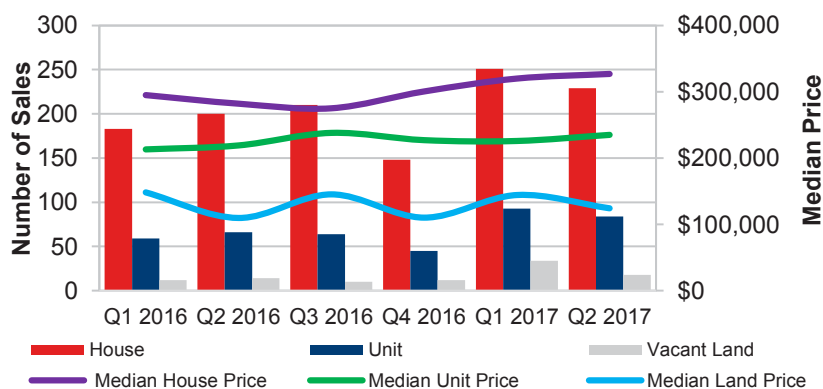
MARKET CONDITIONS

The Glenorchy property market recorded a median house price of \$310,000 and \$232,500 for units in Q2 2017. This represents an annual price change of 21.8% and 8.1% respectively. Over the same time period, house prices in Glenorchy Municipality grew by 16.0% to \$327,000 and unit prices grew by 7.3% to \$235,000. Housing demand continues to drive the market in Glenorchy, with annual price growth exceeding that of the LGA. With a more affordable entry point that doesn't compromise on capital growth, Glenorchy is the perfect place for first time home buyers and investors.

Average days to sell has improved over the past twelve months, recorded at 11 days for houses and 39 days for units in Q2 2017. Average vendor discounting for units has tightened to -0.5%, the tightest over the past six quarters, suggesting the unit market is at its hottest with buyers offering extremely close to first list asking price. The housing market continues to favor sellers, reflecting strong demand conditions with average vendor discounting a positive figure (higher than first list asking price) of 0.6%.

Glenorchy house median rent has recorded a 6.3% increase over the past twelve months to Q2 2017, currently at \$340 per week. Unit rents have increased by 14.0% over the same time period and sits at \$285 per week. Low vacancy rates of 0.3% continue to demonstrate extremely strong demand for rental property in the area, even better than Hobart LGA 0.5%. Investors are benefiting from consistent rental returns, with the Glenorchy market achieving yields of 5.8% (house) and 6.2% (units).

GLENORCHY MUNICIPALITY GROWTH



OVERVIEW

Glenorchy is a business district and suburb in the northern part of greater Hobart, Tasmania. The Estimated Resident Population for Glenorchy City for 2016 was 46,397, with a population density of 3.84 persons per hectare.

Change from Last	Year	Half Year
House Sales	↑	↑
House Median Price	↑	↑
House Rental Price	↑	↑
Unit Sales	↑	↑
Unit Median Price	↑	↑
Unit Rental Price	↑	↑

CURRENT & FUTURE TRENDS*

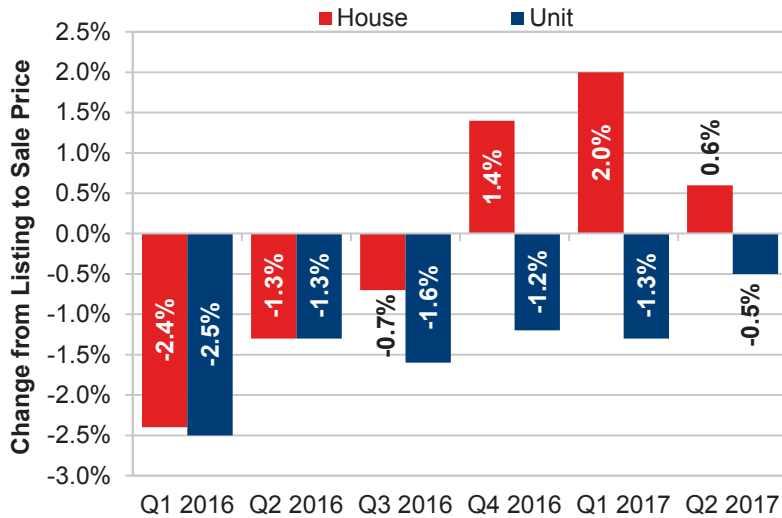
The Glenorchy Municipality property market has seen a declining trend in the number of stock available for sale over the past three years. In 2015 there were 472 properties for sale, 339 in 2016, and 114 in 2017. This is mainly due to an increase in buyer activity and limited amount of new residential developments.

61.0% of buyers has been looking in the market for more than three months for their ideal property, whereas 14.0% has been looking for 1-3 months. Buyers are mostly looking at between 0-5 properties (42.4%) and 6-10 properties (32.2%).

Whilst there are no major infrastructure, commercial, and mixed-use developments currently planned for the Glenorchy Municipality, there are significant projects occurring in and around central Hobart. Some of the major ones include the Palace Hotel (\$40.0M), Marriott International Parliament Square Hobart (\$30.0M), and the Argyle Mixed Use Development (\$33.0M). These developments will have a positive flow-on effect to the Greater Hobart area in the long term.

*Disclaimer: Estimated project values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value. Property stock availability is based on realestate.com.au and buyer patterns are based on PRDnationwide Hobart survey of current buyers in the market. Source: Land Information System Tasmania, APM Pricefinder, realestate.com.au, Cordell Database, SQM Research, Real Estate Institute of Tasmania, Glenorchy City Council, Hobart City Council; Australian Bureau of Statistics.

AVERAGE VENDOR DISCOUNT



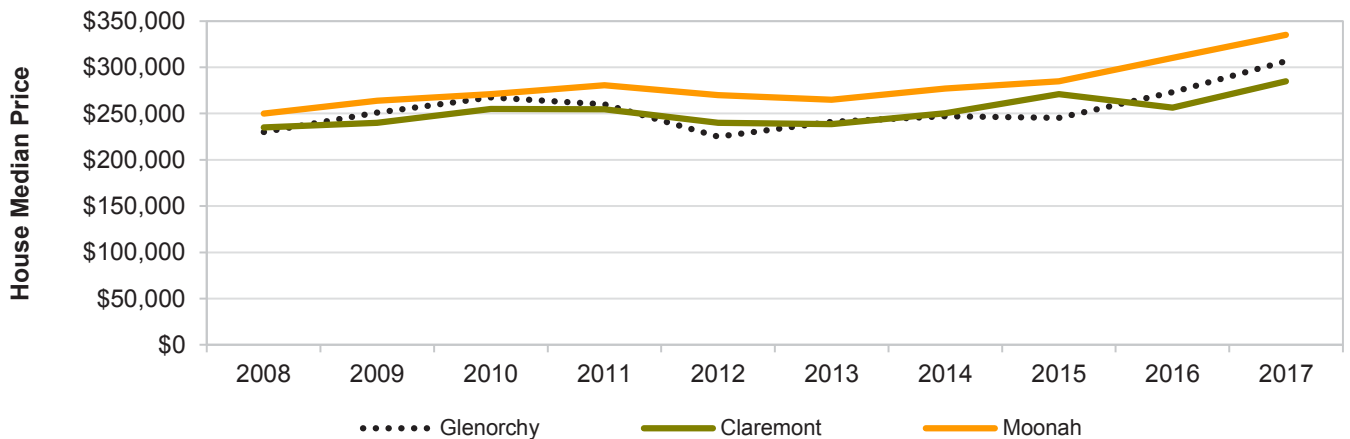
AVERAGE VENDOR DISCOUNT

Average vendor discount reflects the average percentage difference between first list 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.

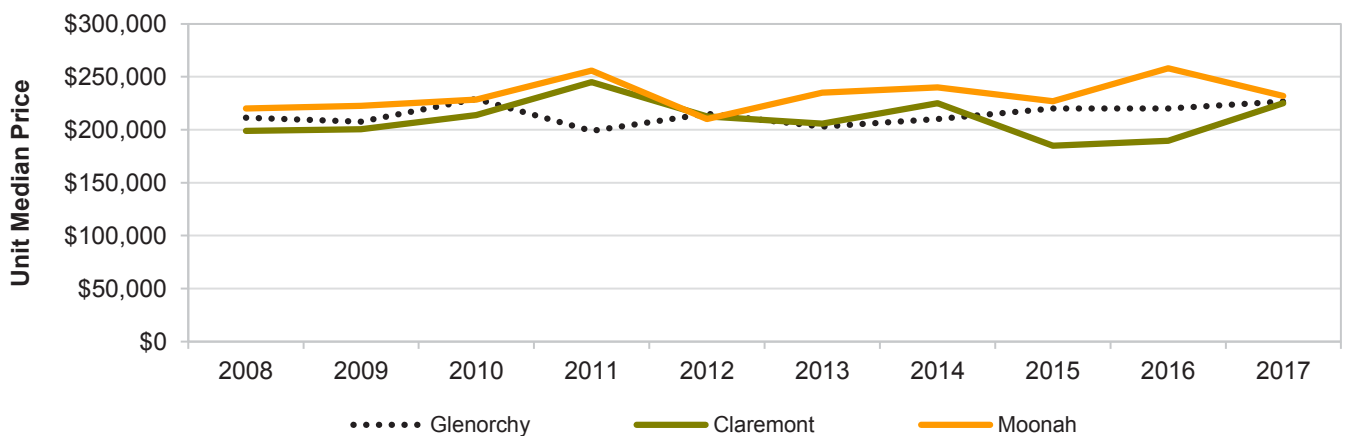
MARKET COMPARISON GRAPH

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 Glenorchy. The main suburb is highlighted through a dotted black line graph.

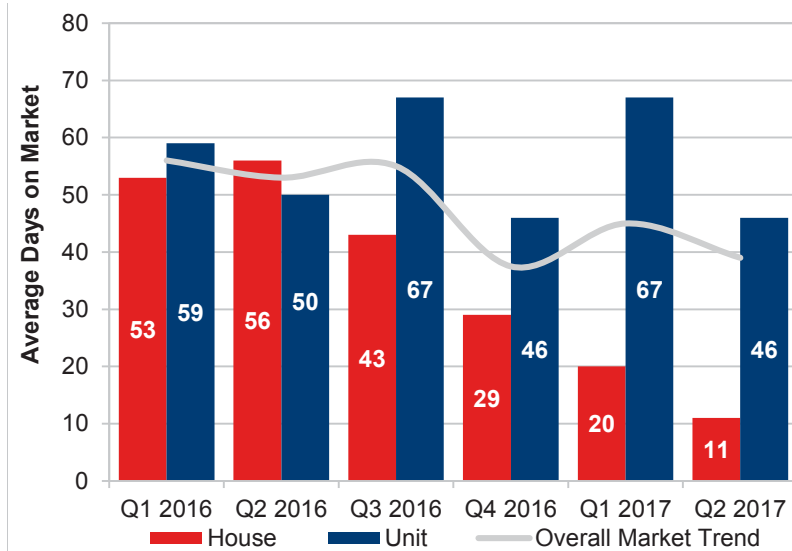
HOUSE MARKET COMPARISON



UNIT MARKET COMPARISON



AVERAGE DAYS ON MARKET



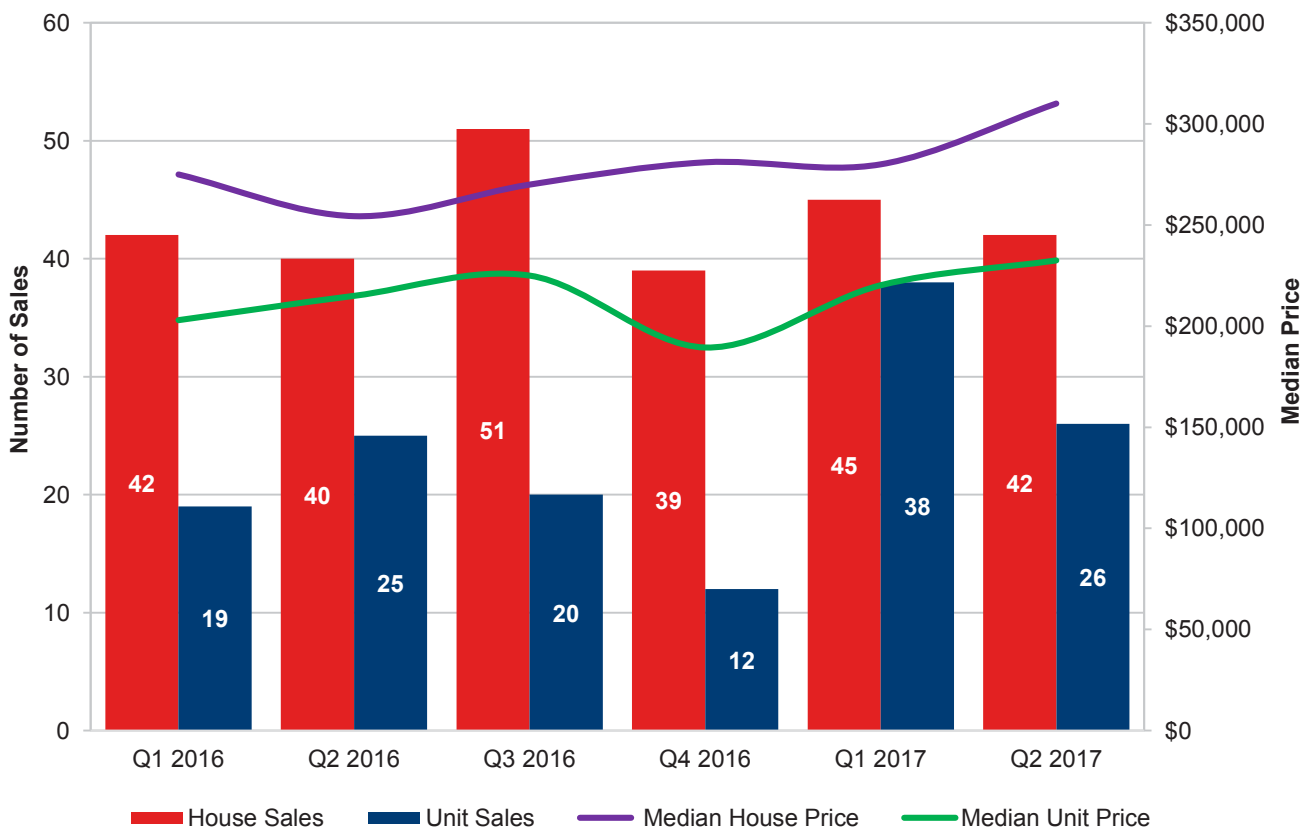
HOUSE KEY FACTS Q2 2017

Median Sale Price: \$310,000
 Annual Growth: 21.8%*
 Average Days on Market: 11
 % Change between First Listed Price and Sold Price: 0.6%

UNITS KEY FACTS Q2 2017

Median Sale Price: \$232,500
 Annual Growth: 8.1%*
 Average Days on Market: 39
 % Change between First Listed Price and Sold Price: -0.5%

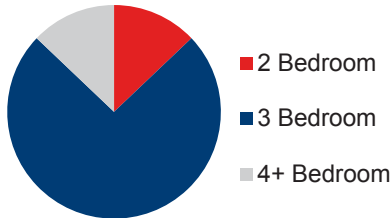
SALES AND MEDIAN PRICE



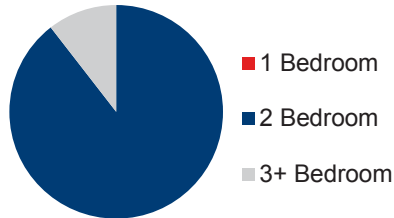
*Disclaimer: Annual growth represents price growth for property transactions between Q2 2016 to Q2 2017 (inclusive).
 Source: Land Information System Tasmania, APM Pricfinder, Real Estate Institute of Tasmania.

RENTAL MARKET ANALYSIS

HOUSE



UNIT



KEY COMMENTS

Interest in Glenorchy is recorded at 967 online visits per property. Median rent for houses saw a 6.3% increase over the past 12 months to Q2 2017, whilst units increased by 14.0%. Vacancy rates, currently recorded at 0.3%, are better than that of Hobart LGA (0.5%). This indicates an exceptional level of rental demand in the area. Rental yields in Glenorchy (house 5.8% and unit 6.2%) are higher than that of Hobart LGA (house 4.3% and unit 5.5%).

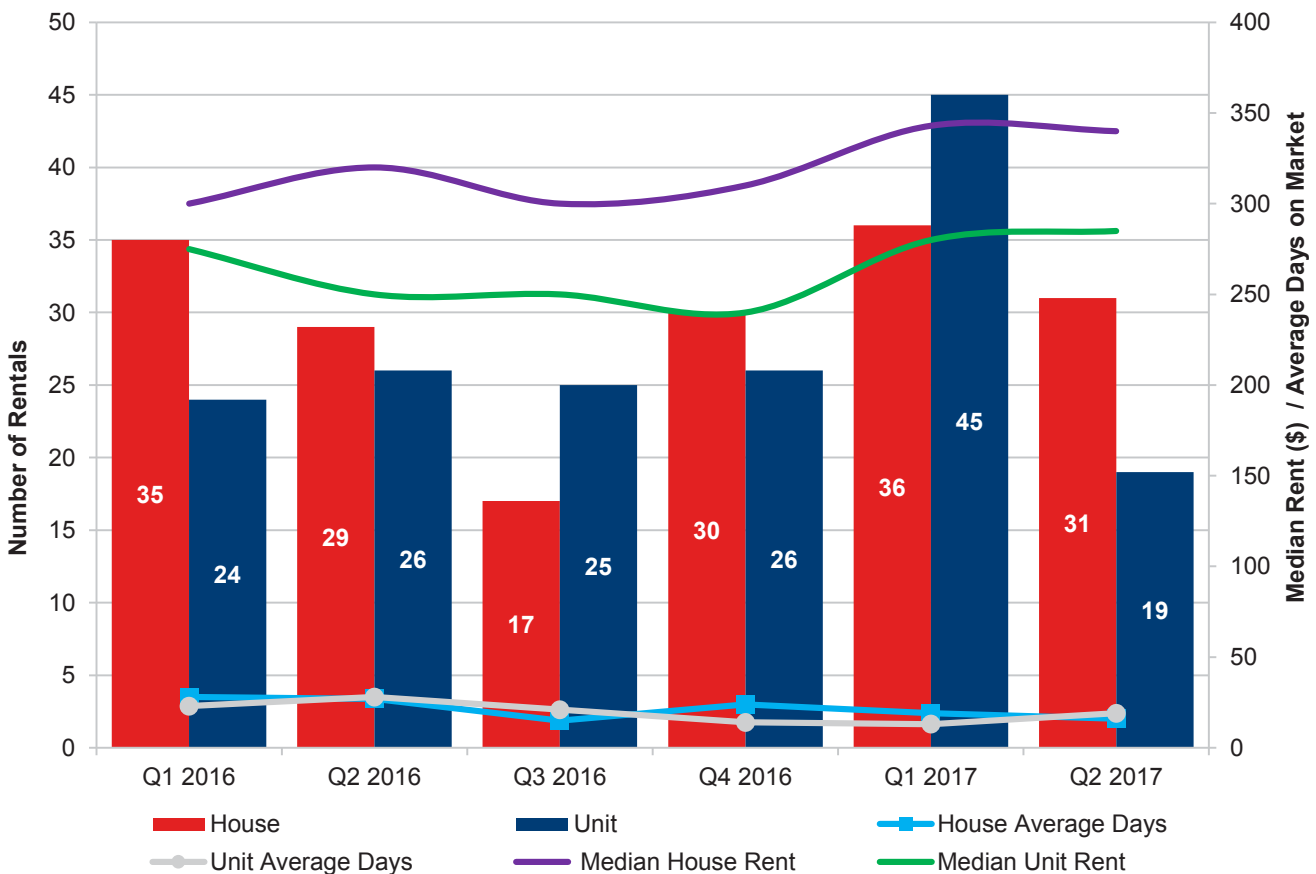
HOUSE KEY FACTS Q2 2017

Median Rent Price: \$340 per week
Suburb Rental Yield: 5.8%
Average Days on Market: 31
Bedroom Breakdown:
2 Bed: 12.9%, 3 Bed: 74.2%, 4+ Bed: 12.9%

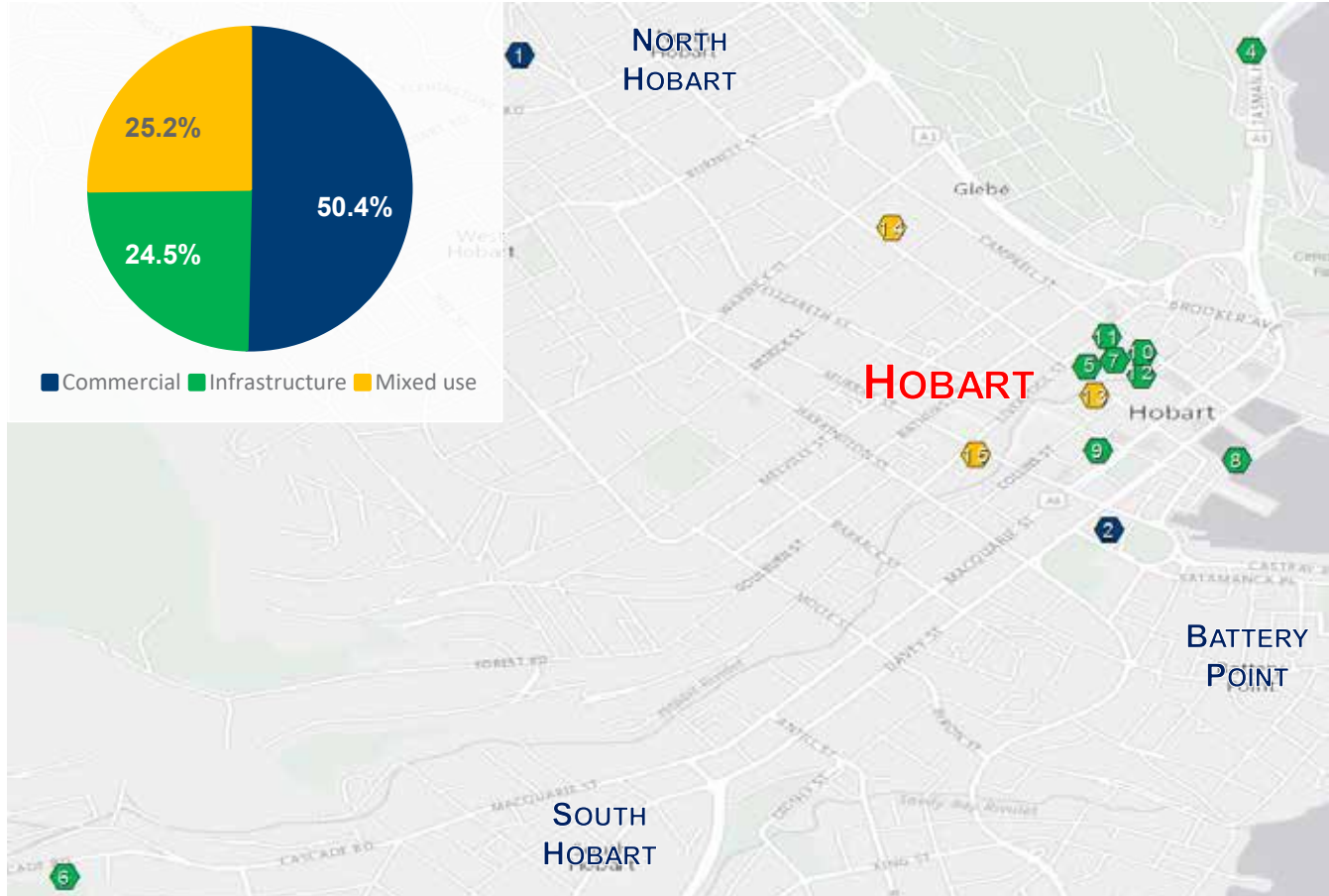
UNITS KEY FACTS Q2 2017

Median Rent Price: \$285 per week
Suburb Rental Yield: 6.2%
Average Days on Market: 19
Bedroom Breakdown:
1 Bed: 0%, 2 Bed: 89.5%, 3+ Bed: 10.5%

MEDIAN RENT AND AVERAGE DAYS ON MARKET



PROJECT DEVELOPMENT MAP 2017*



Location	Project**	Type	Estimated Value***	Commence Date****
1	Palace Hotel (Former Westpac Bank Site)	Commercial	\$40,000,000	02/10/2017
2	Marriott International Parliament Square Hobart	Commercial	\$30,000,000	16/01/2017
3^ (Not Mapped)	Midland Highway Perth Link Road	Infrastructure	\$10,000,000	22/12/2017
4	Tasman Highway Memorial Bridge	Infrastructure	\$8,000,000	09/10/2017
5	Royal Hobart Hospital Main Fit Out Works	Infrastructure	\$5,000,000	06/11/2017
6	Cascade Road Government Supported Accommodation Facility (15 units)	Infrastructure	\$3,821,000	07/08/2017
7	Royal Hobart Hospital (Level 11 temporary scaffolding works)	Infrastructure	\$2,000,000	13/12/2017
8	Prosser River Mouth Stabilisation	Infrastructure	\$1,100,000	19/08/2017
9	Elizabeth Street Office Refurbishment	Infrastructure	\$1,093,000	09/01/2017
10	Royal Hobart Hospital (metal louvres installation)	Infrastructure	\$1,000,000	03/07/2017
11	Royal Hobart Hospital (waterproofing flooring)	Infrastructure	\$1,000,000	06/11/2017
12	Royal Hobart Hospital (joinery works)	Infrastructure	\$1,000,000	06/11/2017
13	Argyle Street Mixed Use Development (number of dwelling units undisclosed)	Mixed use	\$33,000,000	02/10/2017
14	Argyle & Campbell Streets Apartments (2 units)	Mixed use	\$1,000,000	06/11/2017
15	Bidencopes Apartments (3 units)	Mixed use	\$1,000,000	03/04/2017

*Disclaimer: Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

**Projects refers to the top developments within the suburbs of Hobart and Glenorchy.

***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.

^Project not shown on map due to distance from cluster of other major projects.

Source: Cordell Database, ESRI ArcGIS, Real Estate Institute of Tasmania, Glenorchy City Council, Hobart City 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.



Mark Johnston
Proprietor

Justin Wilson
Director

PRDnationwide Hobart
493 Main Road
Glenorchy TAS 7010
Australia

T +61 3 6274 7355
F +61 3 6273 0825
M +61 408 121 958 (Mark)
M +61 439 373 937 (Justin)
E markjohnston@prdhobart.com.au
E justinwilson@prdhobart.com.au
www.prd.com.au/hobart

Sell Smarter!

Over 40 Years of Leading
Property Industry Research



YOUR HOME OF
**PROPERTY
KNOWLEDGE**