



Runaway Bay
Property Factsheet
1st Half 2018





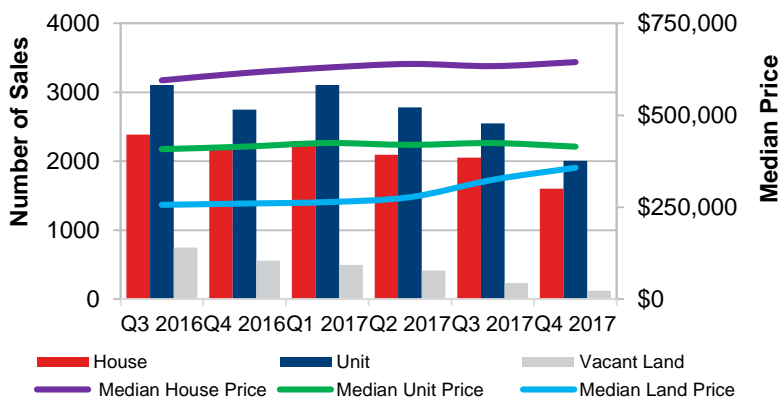
MARKET CONDITIONS

The Runaway Bay* market recorded a median house price of \$810,000 and \$462,500 for units in Q4 2017, representing an annual price change of 8.0% and 3.2% respectively. Over the same period of time (Q4 2016 – Q4 2017), house prices in the Gold Coast City Local Government Area (LGA) grew by 4.9% to \$645,000, while unit prices remained stable at \$415,000. Compared to the Gold Coast City LGA, the Runaway Bay* property market is a premium and sought-after market, with owners-occupiers and investors benefiting from stronger capital growth.

Over the past 12 months to Q4 2017 the average vendor discounts for units has widened to -4.9% while the average days to sell has significantly improved to 89 days. This indicates unit buyers are actively looking to secure their dream properties and sellers are slightly more willing to negotiate in first list asking price, facilitating a quicker sales turnover. On the other hand the house market continues to be a buyer's market where the average vendor discounts for houses in Runaway Bay* has remained stable at -4.1%, while average days to sell for houses has increased slightly to 67 days. Sellers are willing to continually negotiate on first list price, thus buyers need to act now.

Median weekly rent prices have softened slightly to \$543/week for houses and to \$428/week for units over the past 12 months to Q4 2017. That said, investors can still be assured of strong rental demand as demonstrated with low vacancy rates, currently sitting at 1.6% in December 2017. Rental yields of 4.0% (houses) and 5.1% (unit) provide savvy investors with profitable returns, confirming Runaway Bay as a desirable location for investment.

GOLD COAST CITY REGION GROWTH



OVERVIEW

Runaway Bay is located approx. 11 km north of Surfers Paradise. Bracketed by South Stradbroke Island to the east and a colourful canal system to the west, it was originally better known as Angler's Paradise. Runaway Bay provides an ideal location for couples without children. At the 2016 ABS Census, Runaway Bay recorded a population of 9,068.

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

FUTURE DEVELOPMENTS**

Runaway Bay* is set to see approximately \$24.8M of new projects commencing in the 1st half of 2018. This includes residential (56.5%) and commercial projects (43.5%).

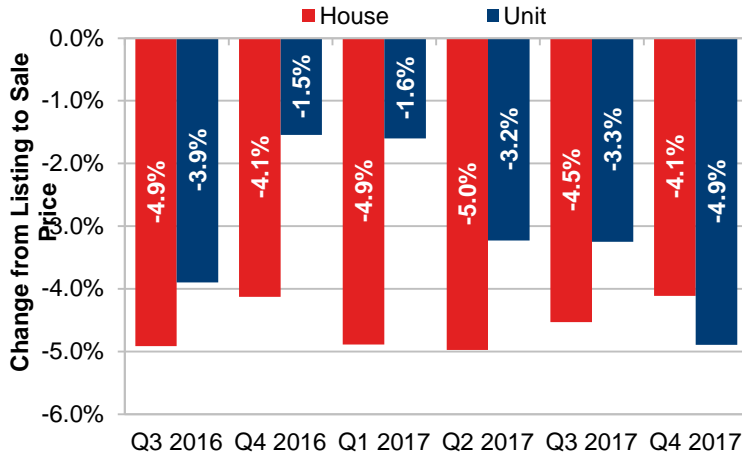
A main commercial project in Biggera Waters is the Harbour Town Eat Street Precinct (\$10.0M). This project includes the construction of new 1375sqm building with 5 restaurant tenancies. The project is due for construction in mid-2018 with estimated completion date in late 2018.

A main residential project in Paradise Point is the Falkinder Avenue Apartments (\$8.0M). This project will include the construction of a three-storey building with 30 two-bedroom units and 52 basement parking spaces. The project is due for construction in mid-2018 with anticipated completion date in late 2019.

Commercial projects in Runaway Bay will provide spill-over effects such as local job creation, further stimulating the economy. This will have a positive spill-over effect on the property market.

*Runaway Bay market encapsulates rental transactions in the amalgamated suburbs of Runaway Bay, Biggera Waters, Coombabah, Hollywell and Paradise Point.
 **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 completion dates are estimate only, as per relevant data authority.
 Source: APM Pricefinder, realestate.com.au, ABS, Cordell Connect. © PRDnationwide 2018.

AVERAGE VENDOR DISCOUNT*



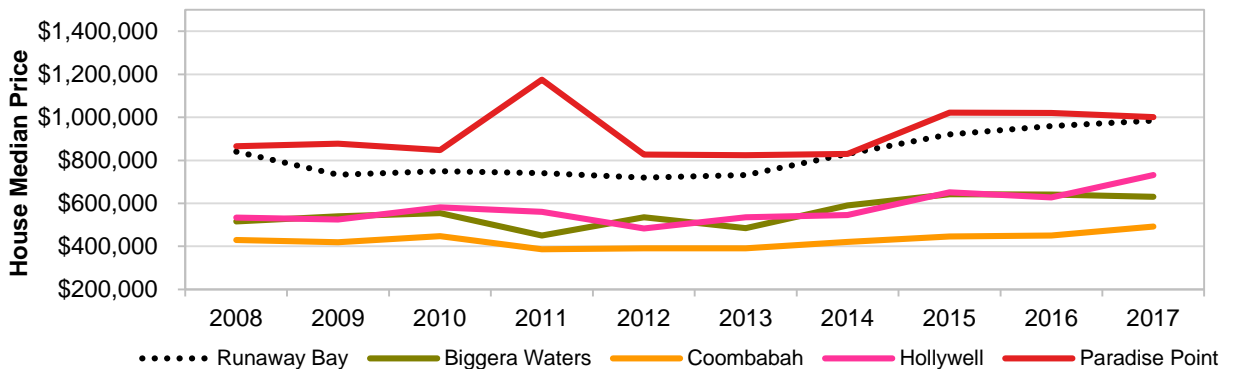
AVERAGE VENDOR DISCOUNT

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.

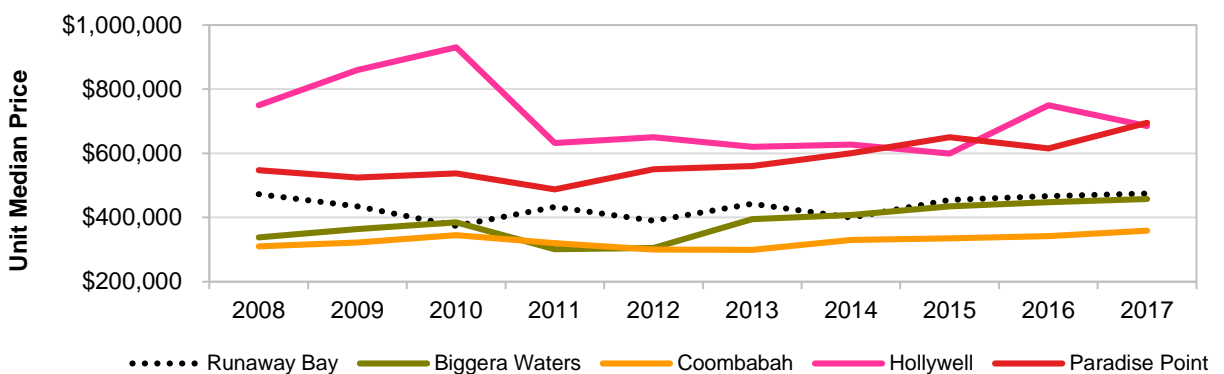
MARKET COMPARISON GRAPH

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

HOUSE MARKET COMPARISON

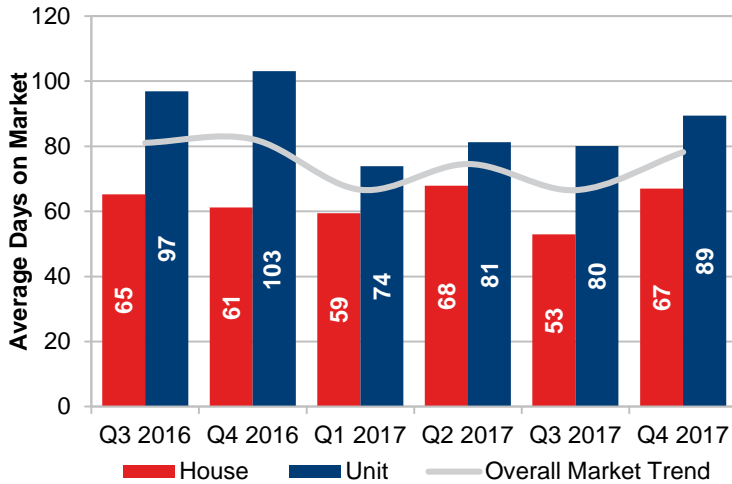


UNIT MARKET COMPARISON



*Runaway Bay market encapsulates rental transactions in the amalgamated suburbs of Runaway Bay, Biggera Waters, Coombabah, Hollywell and Paradise Point. Source: APM Pricerfinder, realestate.com.au © PRDnationwide 2018.

AVERAGE DAYS ON MARKET*



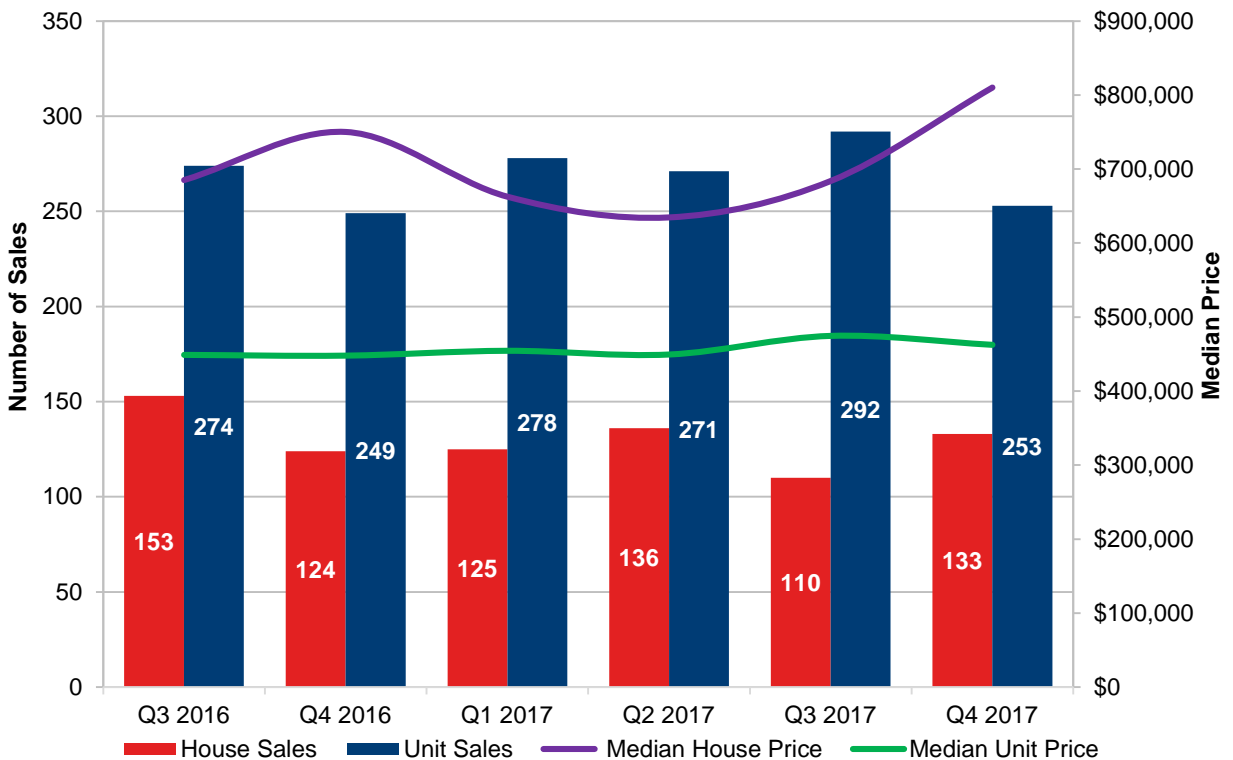
HOUSE KEY FACTS Q4 2017

Median Sale Price: \$810,000
 Annual Growth: 8.0%**
 Average Days on Market: 67
 % Change between First Listed Price and Sold Price: -4.1%

UNITS KEY FACTS Q4 2017

Median Sale Price: \$462,500
 Annual Growth: 3.2%**
 Average Days on Market: 89
 % Change between First Listed Price and Sold Price: -4.9%

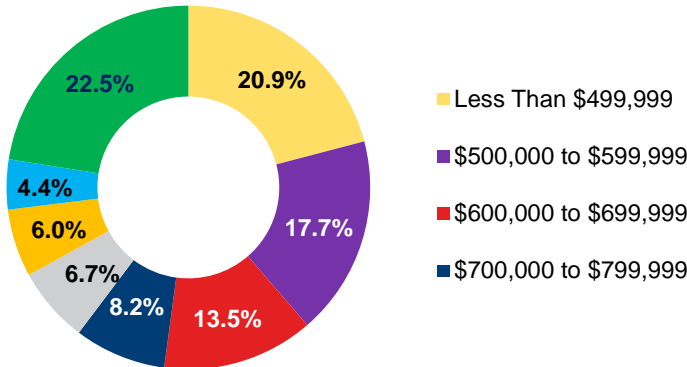
SALES AND MEDIAN PRICE*



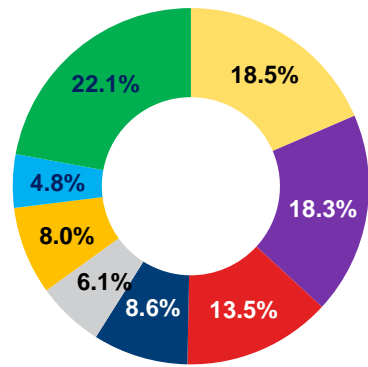
*Runaway Bay market encapsulates rental transactions in the amalgamated suburbs of Runaway Bay, Biggera Waters, Coombabah, Hollywell and Paradise Point.
 **Annual growth represents price growth for property transactions between Q4 2016 to Q4 2017 (inclusive).
 Source: APM Pricerfinder, realestate.com.au, SQM Research. © PRDnationwide 2018.

SALES PRICE POINT ANALYSIS*

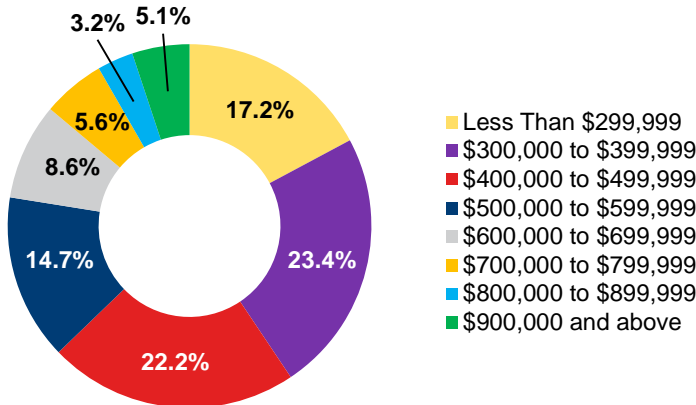
HOUSE PRICE POINT 2016



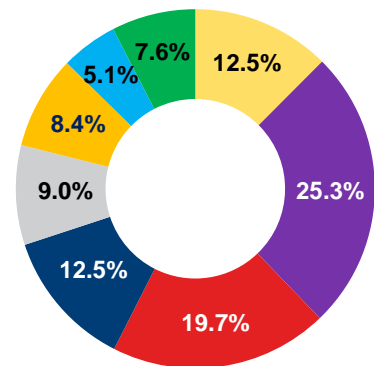
HOUSE PRICE POINT 2017



UNIT PRICE POINT 2016



UNIT PRICE POINT 2017



KEY IMPLICATIONS - HOUSE

The majority of house sales in Runaway Bay* were within the \$1.1M and above price segment in 2017 (22.1%), a slight decrease from 22.5% in 2016. This indicates that this area is a premium and sought-after market.

Runaway Bay is a mixed-market and provides a pocket of high end consumers (\$1.1M and above) and affordable options for first home buyers (less than \$300K).

Furthermore, the housing market experienced relatively stable patterns in price structure movements, with only minor shifts. This suggests Runaway Bay buyers have ample opportunities depending on their budget.

KEY IMPLICATIONS - UNIT

Between 2016-2017, unit sales in Runaway Bay* remained in the \$300K-\$400K price segment (25.3%), a slight increase from 23.4% in 2016.

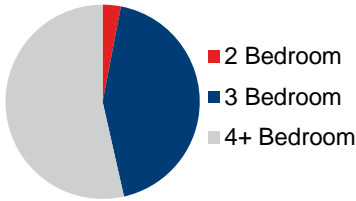
There is an increase in the number of sales for each individual price bracket above \$600K. This is an upward shift in sales volumes, suggesting the market is starting to move towards higher. First home unit buyers need act now before affordable options are out of reach.

That said, overall there is still access to all price bracket in the market, suiting for every budget. This is a good news for all unit buyers and investors alike.

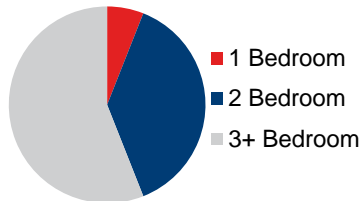
*Runaway Bay market encapsulates rental transactions in the amalgamated suburbs of Runaway Bay, Biggera Waters, Coombabah, Hollywell and Paradise Point. Source: APM Pricerfinder. © PRDnationwide 2018.

INVESTMENT ANALYSIS

HOUSE



UNIT



KEY COMMENTS

Over the past 12 months to Q4 2017 median weekly rent prices have softened slightly by -1.4% (to \$543/week) for houses and -0.6% (to \$428/week) for units. Over the same time the amount of properties rented has increased significantly – by 72.0% for houses and 23.4% for units, suggesting a slight oversupply might be an underlying issue. That said, current investors are benefiting from 4.0% (houses) and 5.1% (units) yields, suggesting Runaway Bay is still a desirable location for investment.

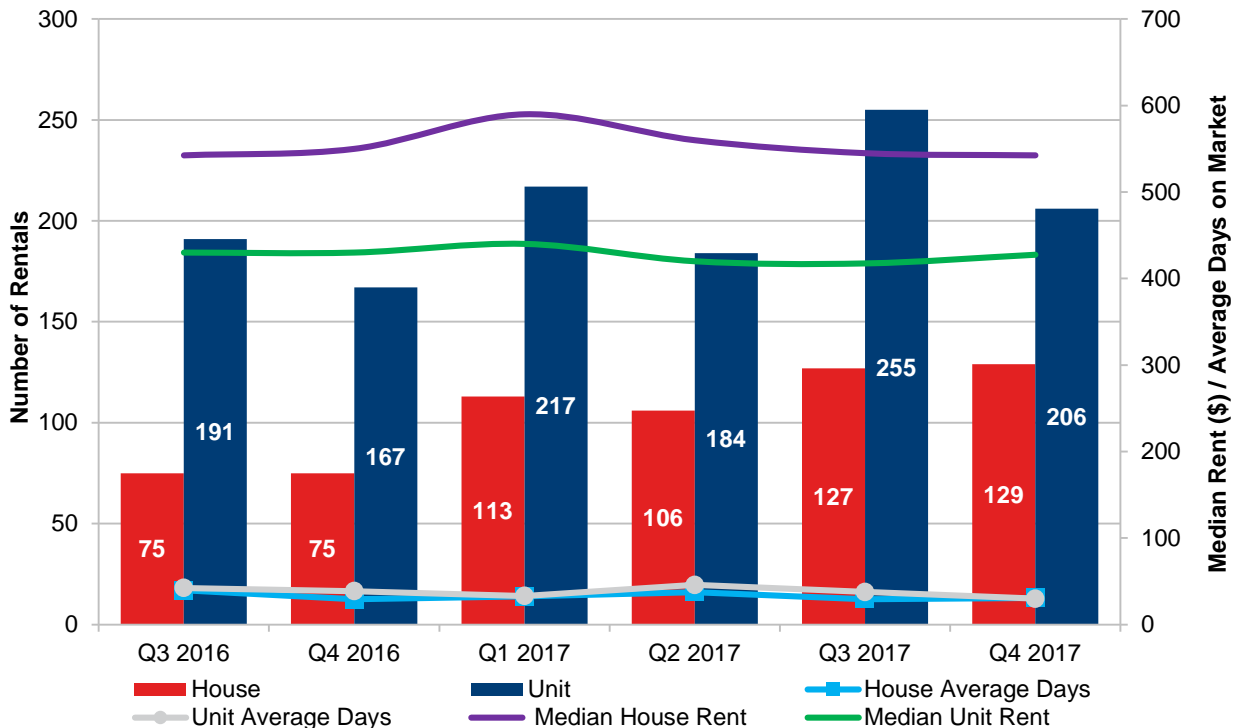
HOUSE KEY FACTS Q4 2017

Median Rent Price: \$543 per week
Suburb Rental Yield: 4.0%
Average Days on Market: 31
Bedroom Breakdown:
2 Bed: 3%, 3 Bed: 43%, 4+ Bed: 53%

UNITS KEY FACTS Q4 2017

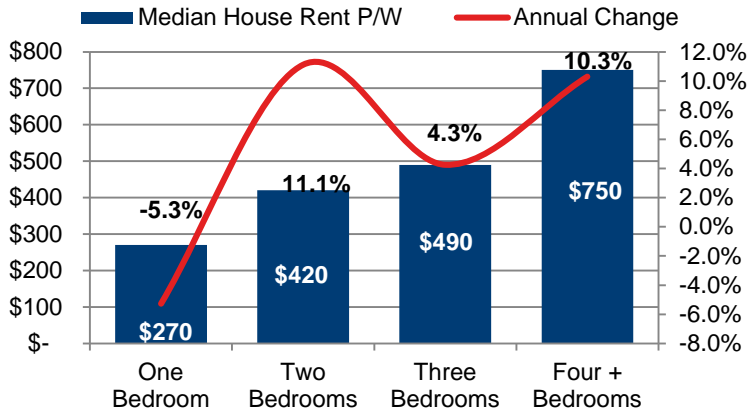
Median Rent Price: \$428 per week
Suburb Rental Yield: 5.1%
Average Days on Market: 30
Bedroom Breakdown:
1 Bed: 6%, 2 Bed: 38%, 3+ Bed: 56%

MEDIAN RENT AND AVERAGE DAYS ON MARKET



*Runaway Bay market encapsulates rental transactions in the amalgamated suburbs of Runaway Bay, Biggera Waters, Coombabah, Hollywell and Paradise Point. Source: APM PriceFinder, realestate.com.au, SQM Research. © PRDnationwide 2018.

RENTAL PERFORMANCE 2017*



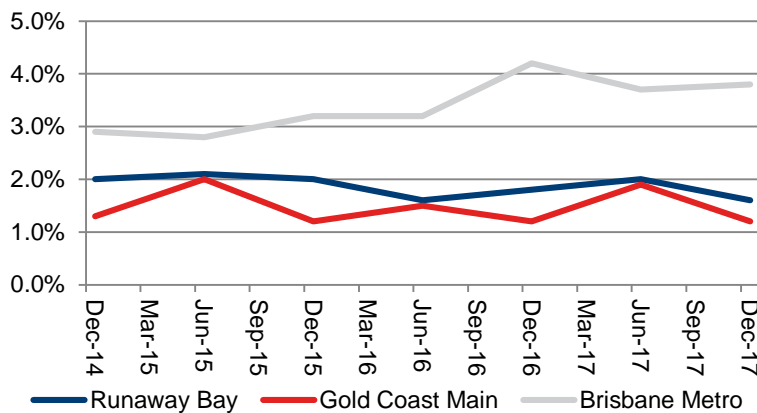
KEY COMMENTS

The rental return in Runaway Bay is currently at 4.0% for houses and 5.1% for units, slightly lower than the Gold Coast. That said, rental yields are higher than in Brisbane (3.8% for house and 5.0% for units respectively).

Two bedroom houses provide investors with the highest annual rental growth at 11.1% (\$420 weekly rental return).

Runaway Bay's vacancy rate is at 1.6% which is well below Brisbane (3.8%). The vacancy rate has declined over the past 6 months, which is a turn from its increasing trend over the past 18 months. This is promising for investors as it signals a healthier rental demand in the area.

VACANCY RATES 2017



RENTAL YIELD 2017

Suburb/Postcode/LGA	House Rental Yield	Unit Rental Yield
Runaway Bay	4.0%	5.1%
Gold Coast Main	4.3%	5.4%
Brisbane Metro	3.8%	5.0%

KEY HOUSING DEMOGRAPHICS

	Runaway Bay	Brisbane LGA	Queensland
Median weekly household income	\$1,261	\$1,404	\$1,402
Median monthly mortgage repayments	\$2,000	\$1,950	\$1,733
Unemployed	6.6%	7.0%	7.6%
Professionals	19.2%	18.3%	19.8%
Owned outright	39.9%	26.2%	28.5%
Owned with mortgage	26.6%	33.6%	33.7%
Rented	28.5%	36.6%	34.2%

*Runaway Bay vacancy rates encapsulate aggregate property market conditions in postcode 4216. Annual change is a comparison between 2016 and 2017 median rent figures. Source: APM Pricerfinder, SQM Research, ABS Census 2016. © PRDnationwide 2018.

PROJECT DEVELOPMENT MAP 1ST HALF 2018*



Location	Project**	Type	Estimated Value***	Commence Date****
1	Harbour Town Eat Street Precinct	Commercial	\$10,000,000	18/04/2018
2	Harbour Side Court Marina Berths	Commercial	\$800,000	05/03/2018
3	Falkinder Avenue Apartments (35 Apartments)	Residential	\$8,000,000	09/04/2018
4	Paradise Milton (6 Apartments)	Residential	\$2,500,000	20/02/2018
5	Canal Avenue Units (3 Units)	Residential	\$1,500,000	02/04/2018
6	Thelma Avenue Townhouses (5 Townhouses)	Residential	\$1,100,000	03/01/2018
7	Vaggelas Crescent Townhouses (3 Townhouses)	Residential	\$900,000	18/02/2018

*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 Runaway Bay, Biggera Waters, Coombabah, Hollywell and Paradise Point..

***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. Source: Cordell Database, ESRI ArcGIS. © PRDnationwide 2018.

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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