



**Runaway Bay and
Surrounds (Postcode 4216)**
Property Factsheet
1st Half 2019





MARKET CONDITIONS

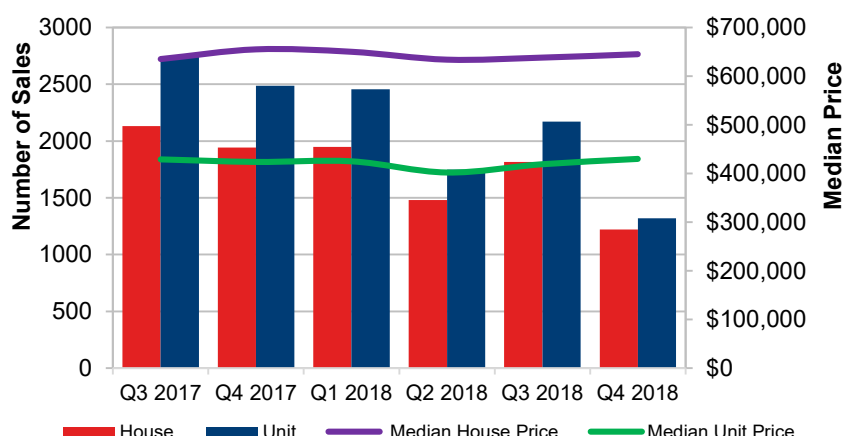
Runaway Bay* recorded a median house price of \$757,000 and \$403,000 for units in Q4 2018. This represented an annual (Q4 2017-Q4 2018) median price softening of -12.5% for houses and -13.3% for units. Compared to the *Runaway Bay* 2nd half 2018 Research Factsheet*, which reported an annual (Q2 2017 – Q2 2018) price change of 19.8% (house) and -13.7% (units), houses in Runaway Bay* have become more affordable. Now is an ideal time for first home buyers to tap into the market and take advantage of a softening market.

Annual (Q4 2017-Q4 2018) median house prices also softened in the wider Gold Coast Main Local Government Area (LGA), by -1.5% to \$645,000. That said it has strengthened by 1.2% to \$430,000 for units. When compared to the LGA, houses Runaway Bay* remains a premium market from a sales entry price perspective, whereas units are more affordable.

Average vendor discounting has largely widened over the past 12 months to Q4 2018. Average vendor discounting for houses have further widened towards the buyer's favour, from -4.7% in Q4 2017 to -7.7% in Q4 2018. Average vendor discount for units have also widened from -2.5% in Q4 2017 to -5.6% in Q4 2018. This further confirms that now is an ideal time to enter the market.

Median house rental prices in Runaway Bay* held between Q4 2017 - Q4 2018, at \$550 per week. Median unit rent prices strengthened, by 3.0% to \$443 per week. Investors are benefitting from quick rental uptake in this high-demand market, as vacancy rates in Runaway Bay* were at a low 1.9% in December 2018. This is on par with the Gold Coast LGA average (1.8%) but well below the Brisbane Metro average (3.2%), indicating a healthier rental market demand.

GOLD COAST CITY REGION GROWTH



OVERVIEW

Runaway Bay is approximately 7.4km north of Southport, the Gold Coast CBD. Auction clearance rates in Runaway Bay* were at 47.4% in Q4 2018, below the Gold Coast auction clearance rate of 53.2%. This suggests that private treaty is still the preferred method of sale in Runaway Bay*. Auction clearance rates figures have softened over the past 12 months due to restrictions to finance approvals.

CHANGE FROM LAST	YEAR	HALF YEAR
House Sales	↓	↓
House Median Price	↓	↓
House Rental Price	↔	↔
Unit Sales	↓	↓
Unit Median Price	↓	↓
Unit Rental Price	↑	↑

FUTURE DEVELOPMENTS**

Runaway Bay* is set to invest approximately \$33.4M into new developments into the 1st half of 2019. Residential projects accounted for the majority of development value (85.6%, \$28.6M) which is followed by commercial (9.0%, \$3.0M) and Mixed-Use (5.4%, \$1.8M).

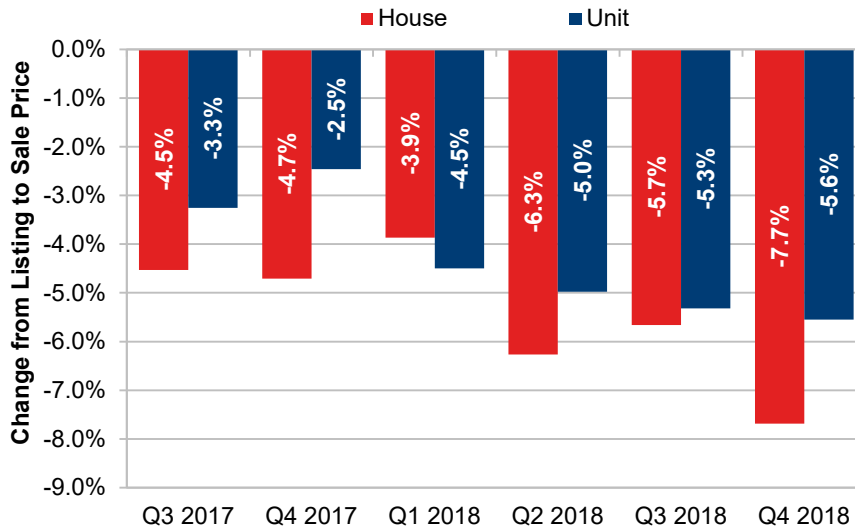
A key commercial project is the Killowill Avenue Villas (\$3.0M), which will construct 10 villas. This is followed along with the key Mixed-Use project of Kiana Bay Mixed Use Development (\$1.8M), providing 3 dwellings, cafes and offices. Mixed-use and commercial projects will have a positive spill-over impact on property prices in the near future, due to increased economic growth and employment opportunities.

A total of 68 units/apartments, 3 dwellings, and 57 townhouses will be added to the property stock in Runaway Bay*. This supply will accommodate the 2.0% population growth between 2011 and 2016, catering to increased demand.

Examples of residential projects include: Hansford residences Coombabah (\$10.5M, 57 Townhouses), Falkinder Avenue Apartments (\$8.0M, 40 apartments) and Victor Avenue Units (\$5.2M, 13 Units).

*Runaway Bay market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Runaway Bay, Biggers 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.
Source: APM Pricerfinder, realestate.com.au © Copyright PRDnationwide 2019.

AVERAGE VENDOR DISCOUNT*



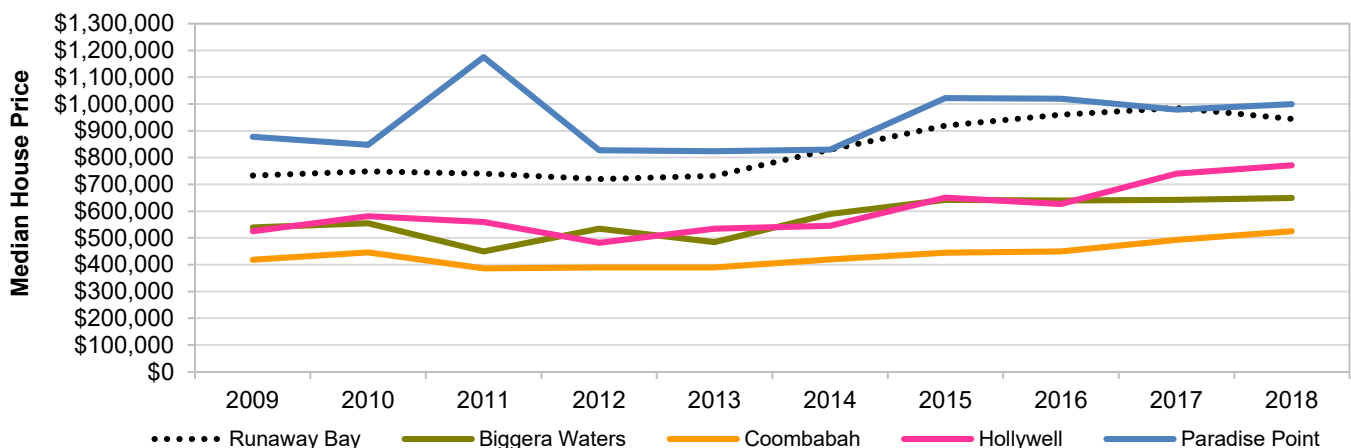
AVERAGE VENDOR DISCOUNT

Average vendor discount reflects the average percentage difference between first list price and final sold price. A lower percentage difference (closer to 0) suggests buyers are willing to purchase close to the first asking price of a property.

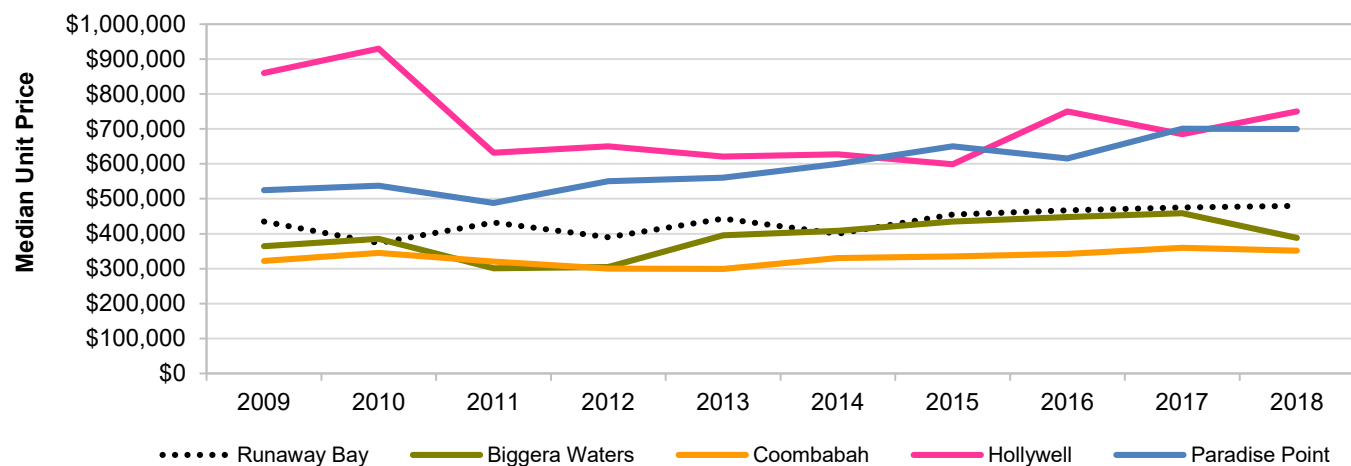
MARKET COMPARISON GRAPH

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.

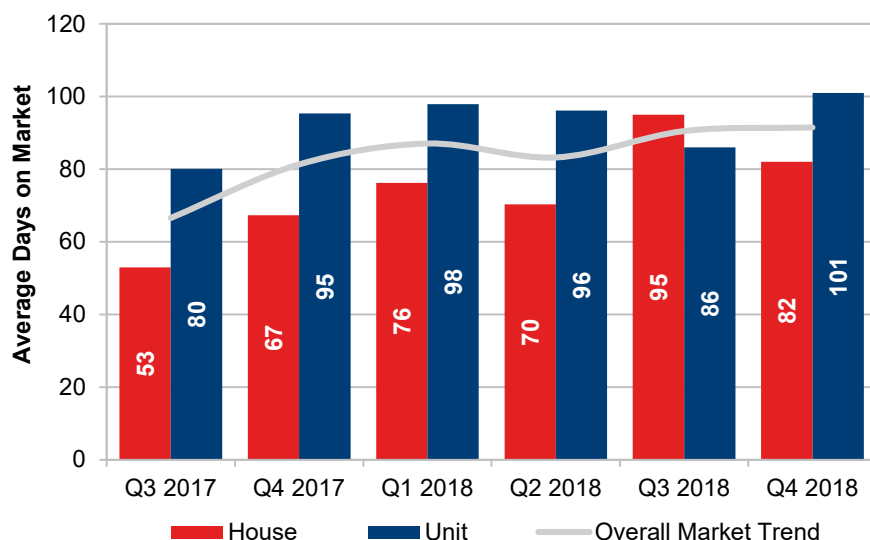
HOUSE MARKET COMPARISON



UNIT MARKET COMPARISON



AVERAGE NUMBER OF DAYS ON THE MARKET**



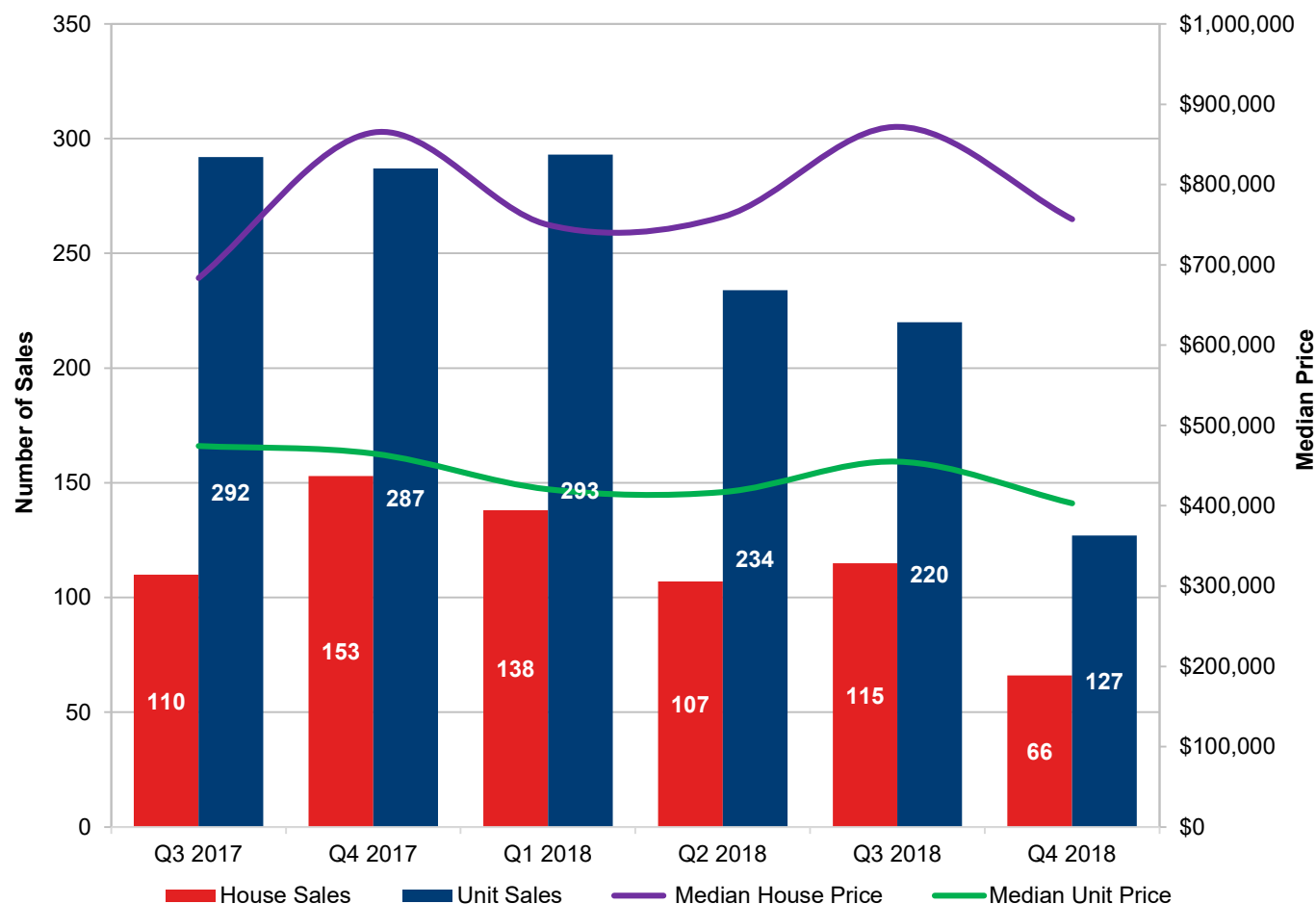
HOUSE KEY FACTS Q4 2018

Median Sale Price: \$757,000
Annual Growth: -12.5%*
Average Days on Market: 82
% Change between First Listed Price and Sold Price: -7.7%

UNIT KEY FACTS Q4 2018

Median Sale Price: \$403,000
Annual Growth: -13.3%*
Average Days on Market: 101
% Change between First Listed Price and Sold Price: -5.6%

SALES AND MEDIAN PRICE**

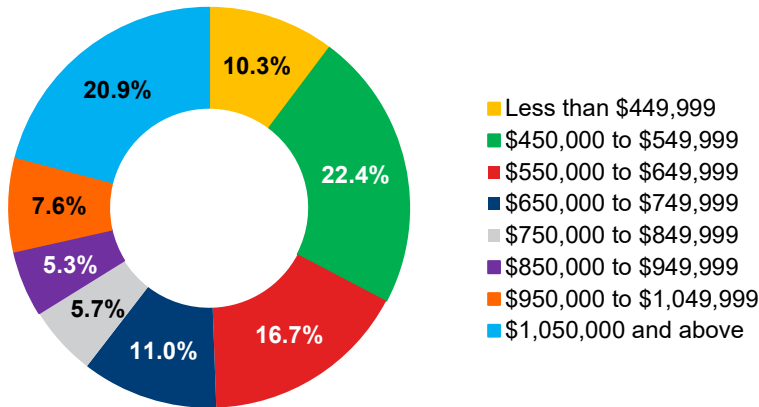


*Annual growth represents price growth for property transactions between Q4 2017 to Q4 2018 (inclusive).

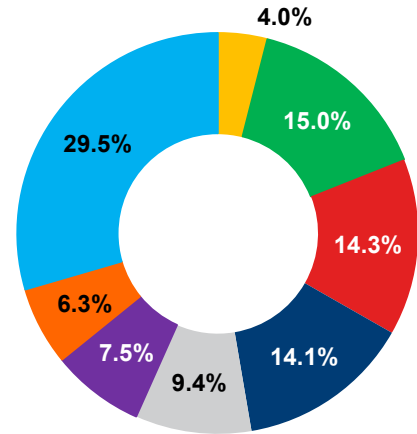
**Runaway Bay market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Runaway Bay, Biggera Waters, Coombabah, Hollywell and Paradise Point.
Source: APM Pricefinder, realestate.com.au, SQM Research. © Copyright PRDNationwide 2019.

SALES PRICE POINT COMPARATIVE ANALYSIS*

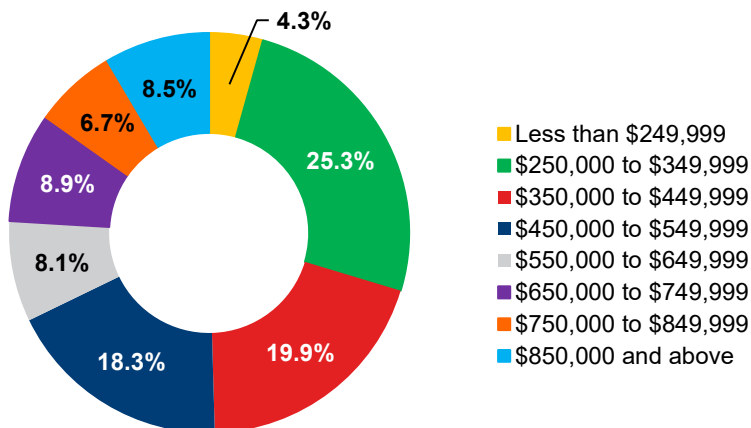
HOUSE PRICE POINT 2017



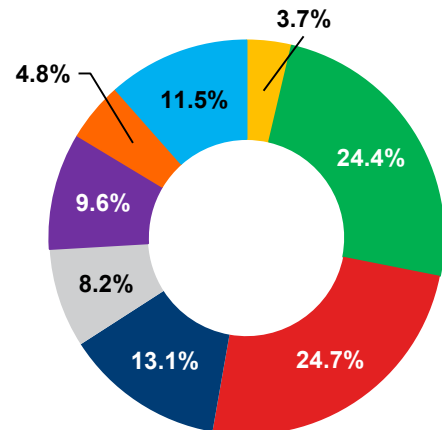
HOUSE PRICE POINT 2018



UNIT PRICE POINT 2017



UNIT PRICE POINT 2018



KEY IMPLICATIONS - HOUSE

The dominant proportion of houses sold in 2018 was in the highest price bracket of \$1.05M and above (29.5%). This upper price point bracket has significantly shifted from 20.9% in 2017 to 29.5% in 2018. Runaway Bay* continues to be premium property market despite the median price softening of by -12.5% over the past 12 months to Q4 2018. This is good news for sellers as they can continue to be confident in their property value.

Affordable options, house within the less than \$449K price bracket, is diminishing to only 4.0% (from 10.3%) in 2018. First home buyers looking for affordable homes are encouraged to act fast and enter the market while this opportunity still exists.

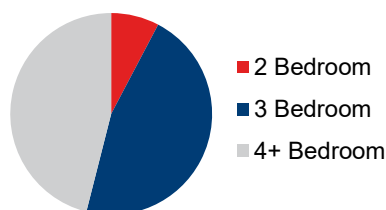
KEY IMPLICATIONS - UNIT

The highest proportion of units sold in Runaway Bay* in 2018 was mostly within the \$350K- \$449K price segment (24.7%). This price bracket has seen an increase in activity from 19.9% in 2017, suggesting a stronger mid-range priced units in the area. This is further confirmed by an increase in sales activity in the premium (\$850K and above) market, from 8.5% in 2017 to 11.5% in 2018.

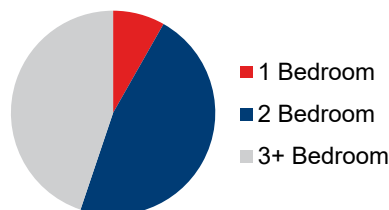
The second highest proportion of units sold in 2018 were in the lower price bracket of \$250K- \$349K (24.4%) showing high activity from first home buyers entering the property market. That said this price bracket has experienced a slight softening in sales activity – from 25.3% in 2017 to 24.4% in 2018.

INVESTMENT ANALYSIS

HOUSE



UNIT



HOUSE KEY FACTS Q4 2018

Median Rent Price: \$550 per week
Rental Yield: 3.8%
Average Days on Market: 26
Bedroom Breakdown:
 2 Bed: 8%, 3 Bed: 46%, 4+ Bed: 46%

UNIT KEY FACTS Q4 2018

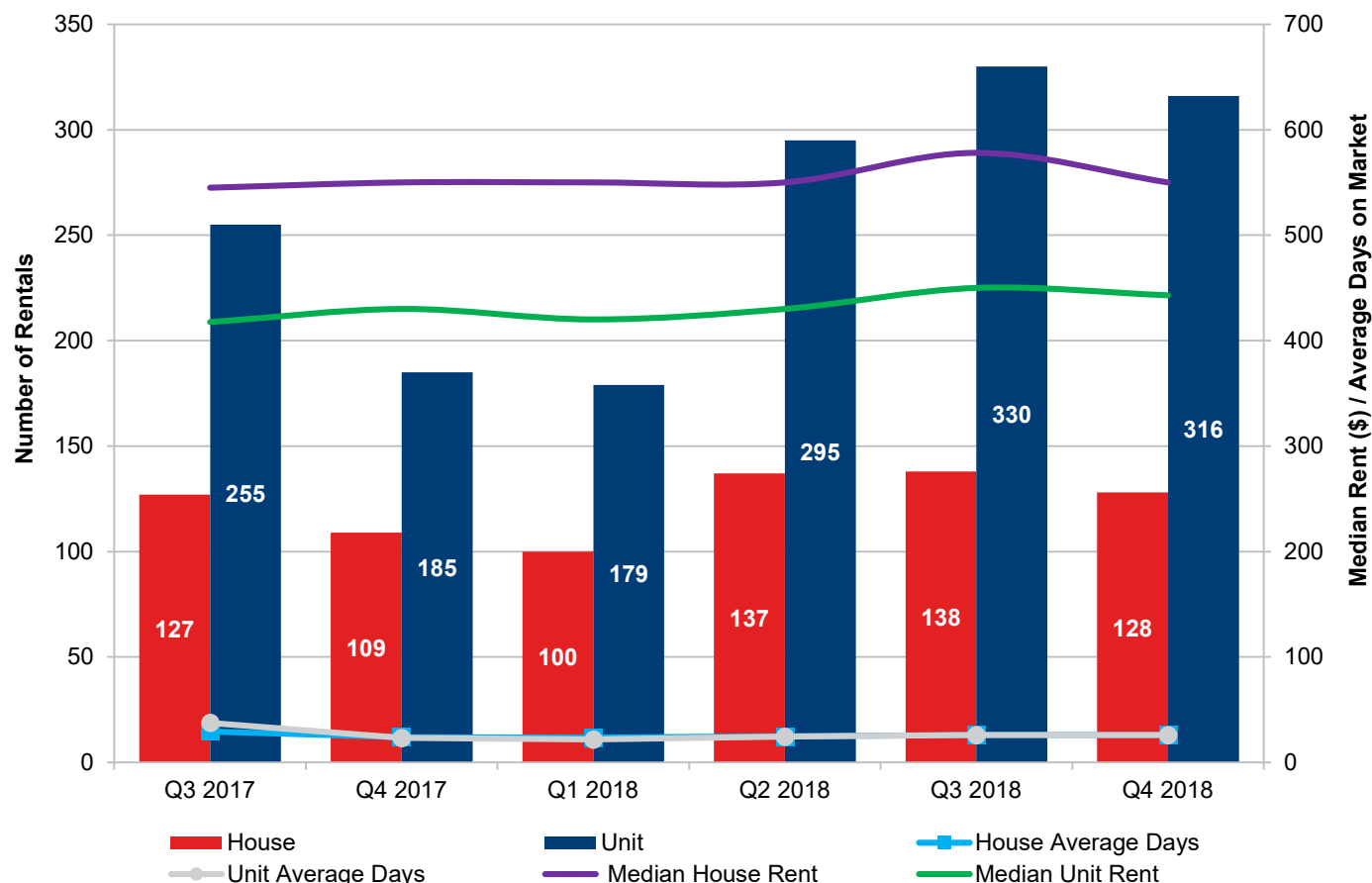
Median Rent Price: \$443 per week
Rental Yield: 5.7%
Average Days on Market: 26
Bedroom Breakdown:
 1 Bed: 8%, 2 Bed: 47%, 3+ Bed: 45%

KEY COMMENTS

Rental demand for houses in Runaway Bay* have strengthened over the past 12 months to Q4 2018, by 17.4%. Units rental demand significantly strengthened by 70.8%. During this time frame median house rent prices were stable however median unit rent price increased by 3.0%. This suggests that the rental market in Runaway Bay* is healthy, which is encouraging for first time investors wanting to start their portfolio. Furthermore both houses and units have equal low average days of 26 days, suggesting that rental properties are in high demand and can be occupied relatively quickly. Now is the time for investors to enter the market.

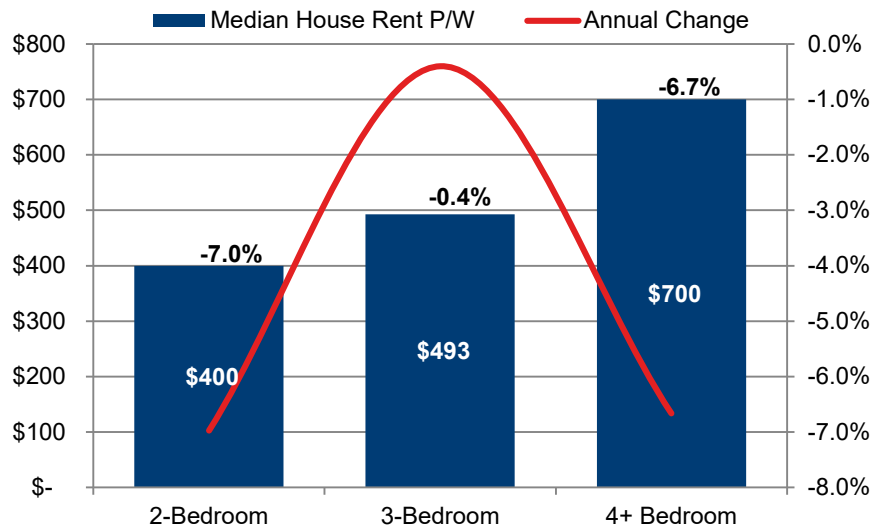


MEDIAN RENT AND AVERAGE DAYS ON MARKET*



*Disclaimer: Runaway Bay market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Runaway Bay, Biggera Waters, Coombabah, Hollywell and Paradise Point. Source: APM Pricefinder, realestate.com.au, SQM Research. © Copyright PRDNationwide 2019.

RENTAL PERFORMANCE 2018*



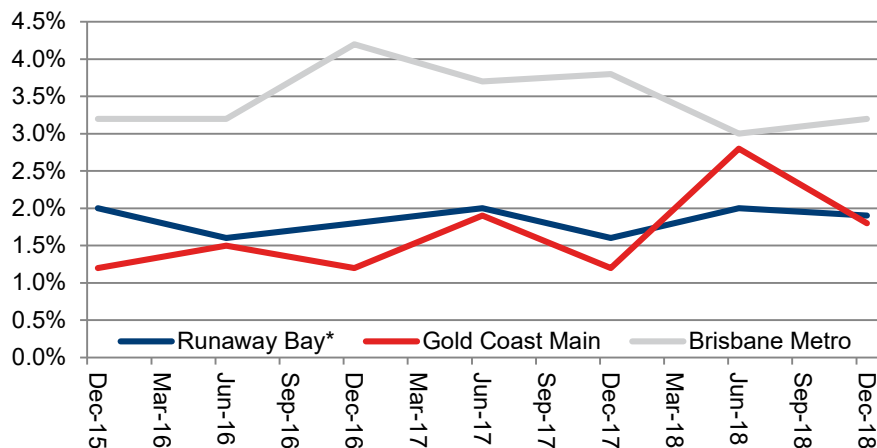
KEY COMMENTS

Unit rental yield in Runaway Bay* (5.7%) outpaced Gold Coast Main (5.1%) and Brisbane Metro (5.2%).

3 bedroom houses have the highest annual median rental price growth over the past 12 months, whilst 4+ bedrooms fetched the highest weekly rent at \$700 per week.

Vacancy rates in Runaway Bay* (1.9%) are on par with Gold Coast Main (1.8%) but well below that of Brisbane Metro of 3.2%. Furthermore there has been a sharp decline in vacancy rates over the past 6 months to December 2018. This suggests a healthier rental demand in Runaway Bay* which is good news for investors.

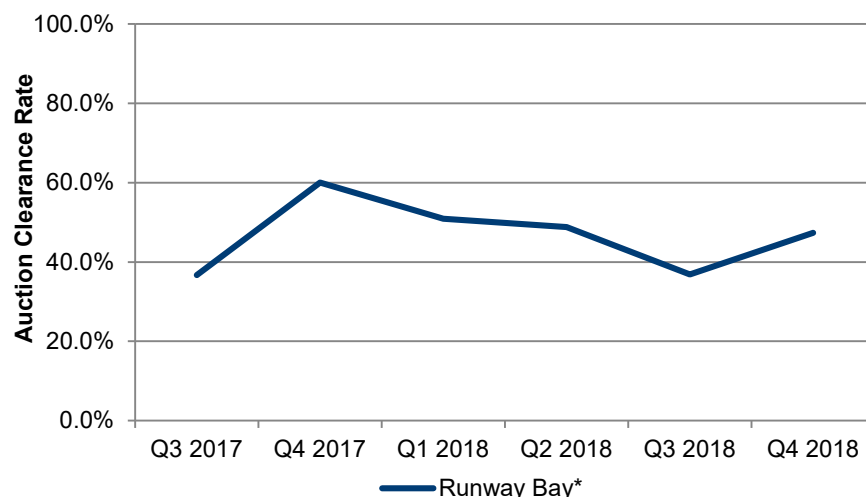
VACANCY RATES 2018



RENTAL YIELD 2018

Suburb/ Postcode/ LGA	House Rental Yield	Unit Rental Yield
Runaway Bay*	3.8%	5.7%
Gold Coast Main	4.4%	5.1%
Brisbane Metro	3.8%	5.2%

AUCTION CLEARANCE RATES 2018



Q4 2018 COMPARISON

Suburb/ Postcode/ LGA	Auction Clearance Rate
Runaway Bay**	47.4%
Gold Coast LGA^	53.2%
Brisbane Metro^	37.0%

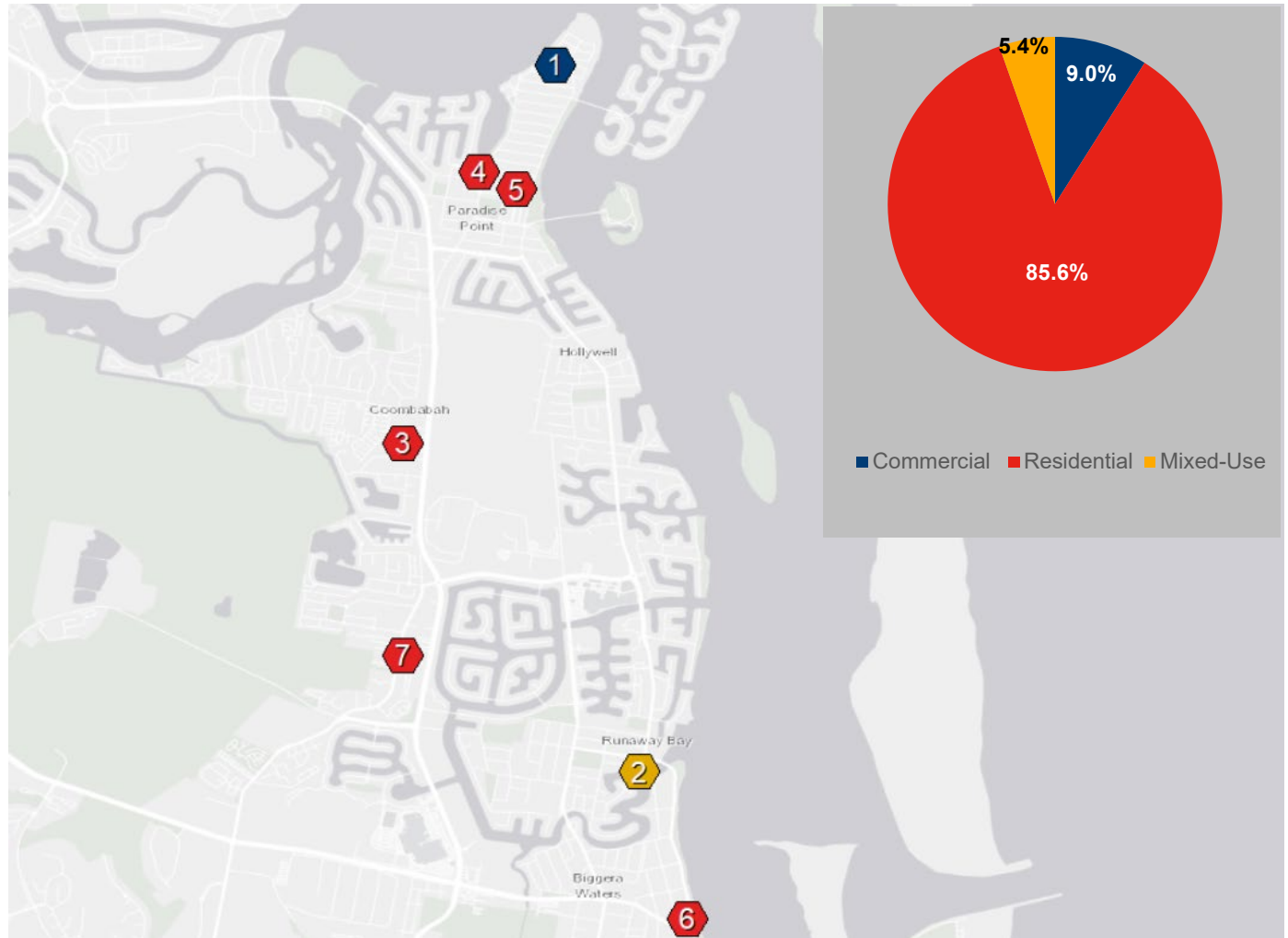
*Rental performance graph represents aggregate house median rent prices in the following suburbs: Runaway Bay, Biggera Waters, Coombabah, Hollywell and Paradise Point. Annual change is a comparison between 2017 and 2018 median rent figures.

**Auction Clearance rates for Runaway Bay are for all residential auctions held in the suburbs of Runaway Bay, Biggera Waters, Coombabah, Hollywell and Paradise Point..

^Capital city data obtained by accumulating Domain's weekly auction clearance results.

Source: APM Pricefinder, Domain, SQM Research. © Copyright PRDnationwide 2019.

PROJECT DEVELOPMENT MAP 2018 – 1st HALF 2019*



Location	Project**	Type	Estimated Value***	Commence Date****
1	Killowill Avenue Villas- 10 Villas	Commercial	\$3,000,000	22/02/2019
2	Kiana Bay Mixed Use Development- 3 Dwellings, Cafes and Office	Mixed-use	\$1,800,000	18/04/2019
3	Hansford Residences Coombabah- 57 Townhouses- 2 Storey	Residential	\$10,500,000	12/12/2018
4	Falkinder Avenue Apartments- 40 Apartments- 3 Storey	Residential	\$8,000,000	18/06/2019
5	Victor Avenue Units- 13 Units- 4 Storey	Residential	\$5,200,000	01/04/2019
6	Marine Parade Apartments- 12 Apartments, - 8 Storey	Residential	\$4,000,000	13/05/2019
7	Pine Ridge Road Units- 3 Units	Residential	\$900,000	12/04/2019

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

**Projects refers to the top developments that are commencing or completing in the 2nd half 2018 and 1st half of 2019 within the following postcode: 4216.

***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.

Source: Cordell Database, ESRI ArcGIS, Gold Coast City Council. © Copyright PRDnationwide 2019.

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

Greg Brewster

Principal

M +61 411 260 223

E greg@prdrunawaybay.com.au

PRDnationwide Runaway Bay

Suite 1, 455 Oxley Drive
Runaway Bay QLD 4216
Australia

T +61 7 5665 0500

PRD.com.au/runawaybay

Sell Smarter!

**Over 40 Years of Leading
Property Industry Research**



YOUR HOME OF
**PROPERTY
KNOWLEDGE**