



Peregian Springs
Property Factsheet
1st Half 2019





MARKET CONDITIONS

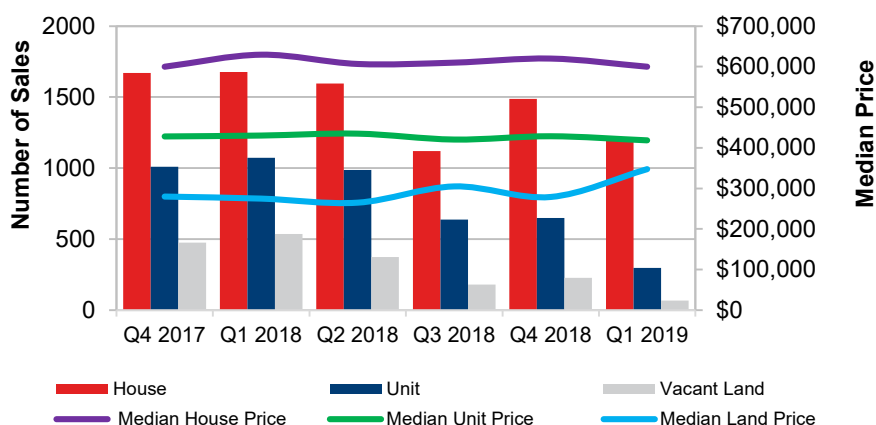
Peregian Springs* recorded a median prices of \$695,000 for houses and \$547,000 for units in Q1 2019. This represents an annual (Q1 2018-Q1 2019) strengthening of 2.6% for houses and a softening of -4.6% for units. When compared to the *Peregian Springs* 2nd Half 2018 Research Factsheet*, which reported an annual (Q3 2017-Q3 2018) median price change of 1.6% (house) and 18.2% (units), units in Peregian Springs* are now more affordable whilst houses have proved resilient. First home buyers and investors are thus encouraged to take this opportunity to enter the market.

In comparison, the Sunshine Coast Regional Local Government Area (LGA) recorded a lower median house price of \$600,000 in Q1 2019, representing an annual softening of -4.7% between Q1 2018-Q1 2019. Units recorded a median price of \$418,000, representing an annual price softening of -2.8%. This suggests that Peregian Springs* is a premium market for houses and units when compared to the LGA.

Average vendor discounting has slightly tightened for houses over the past 12 months to Q1 2019, from -3.3% to -3.2%, showing buyer negotiation activity with sellers. Average vendor discounting for units widened from -2.6% in Q1 2018 to -4.3% Q1 2019. This suggests that now is an ideal time for buyers to benefit from available discounts towards their property purchases, as units are typically sold well below their first list asking price.

The median rental price for both houses and units softened over the past 12 months to Q1 2019. Houses recorded an annual softening of -0.9% to \$530 per week. Median unit rents also softened by -2.2% to \$450 per week. However, investors are currently benefiting from low average days on the market for both houses at 17 days and units at 19 days. Astute investors need to take this opportunity to enter the market, particularly as vacancy rates have declined to a healthy 2.0%. This further indicates high demand in the area as rental properties are being occupied relatively quickly.

SUNSHINE COAST REGIONAL GROWTH



OVERVIEW

Peregian Springs is a suburb positioned approximately 21kms north of the heart of the Sunshine Coast. Auction clearance rates in Peregian Springs were 66.7% in Q1 2019. This is well above the Sunshine Coast LGA's clearance rate of 10.3%. These numbers suggest a high level of successful auction sales in Peregian Springs, which also suggests high buyer activity. Vendors are also achieving great results in Peregian Springs as the market is leaning into a recovery.

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

FUTURE DEVELOPMENTS**

In the 1st half of 2019, Peregian Springs is set to invest approximately \$42.0M worth of future developments. Mixed-use developments accounted for the majority of the value, at \$33.0M (78.5%). This is followed by commercial (8.3% or \$3.5M), industrial (7.1% or \$3.0M) and also infrastructure projects (6.1% or \$2.5M).

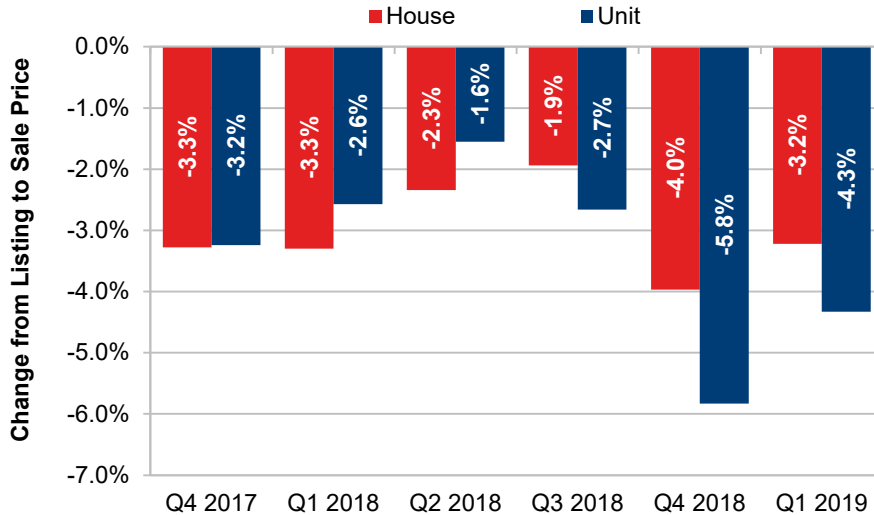
Allura Coolum Beach (\$8.0M), Access Crescent (\$5.0M) and Ventura Close (\$5.0M) are major Mixed-Use projects that will commence construction in the 1st half of 2019. The combination of these projects will create local employment and in turn will assist in boosting significant economic performance in the area.

A \$3.5M upgrade of the Luther Heights Youth Camp is a significant commercial project that is set to revitalize the area by attracting a new demographic, which is set to further increase demand within Peregian Springs and its surrounds.

*Peregian Springs market data and key indicators encapsulates aggregate property market conditions in the suburb of Peregian Springs.

**Projects refers to the top developments within the postcode of 4573. 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 Pricefinder, realestate.com.au, domain.com.au © Copyright PRDnationwide 2019.

AVERAGE VENDOR DISCOUNT



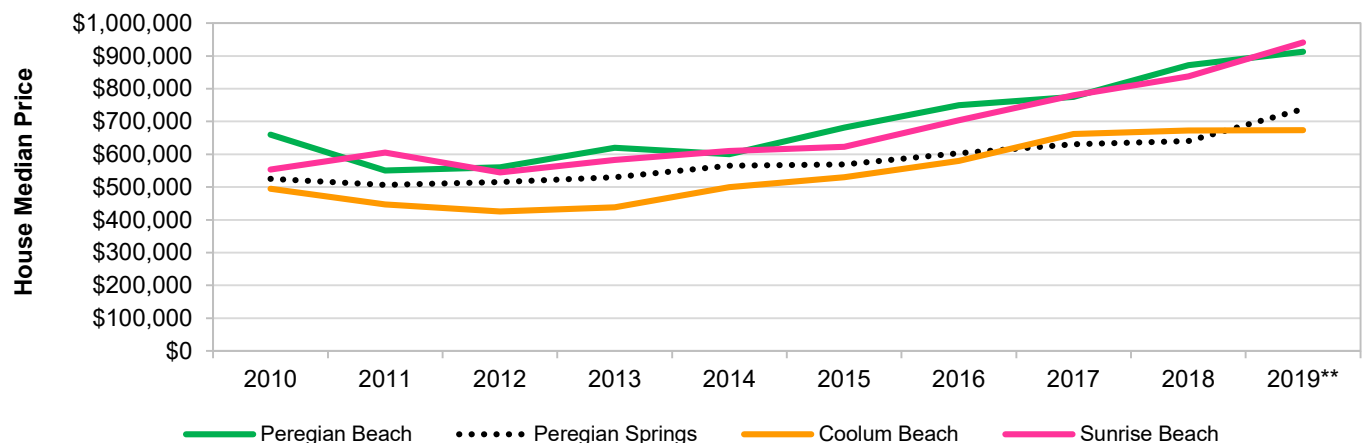
AVERAGE VENDOR DISCOUNT

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.

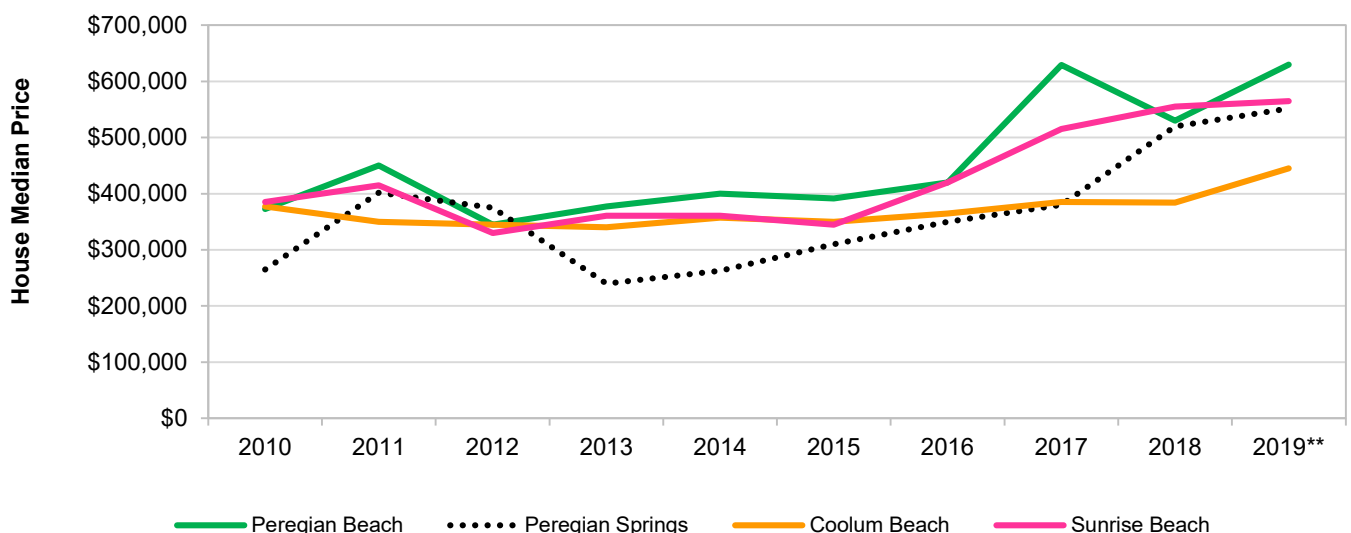
MARKET COMPARISON GRAPH

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

HOUSE MARKET COMPARISON



UNIT MARKET COMPARISON

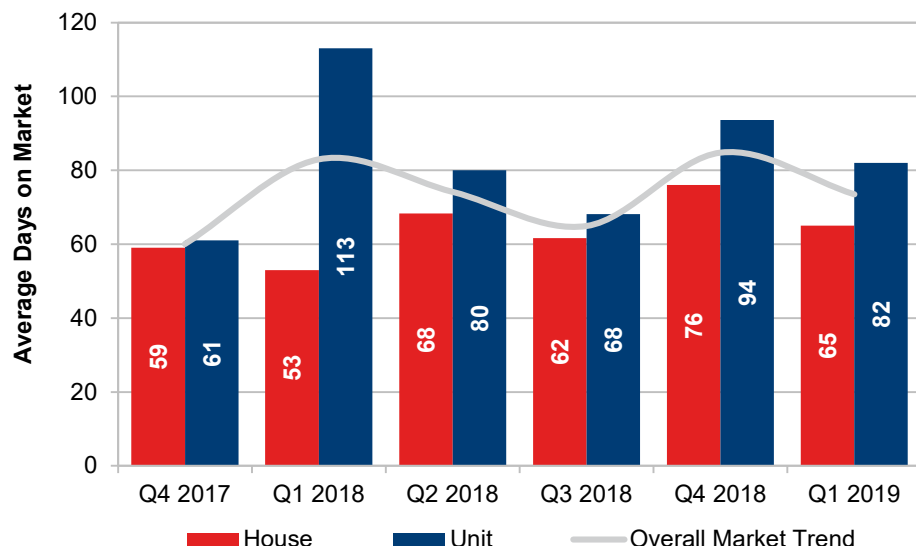


*Peregrin Springs market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Peregrin Springs.

**2019 data is representative of sales up to and inclusive of 31st March 2019, or end of Q1 2019.

Source: APM Pricefinder. © Copyright PRDnationwide 2019.

AVERAGE DAYS ON MARKET**



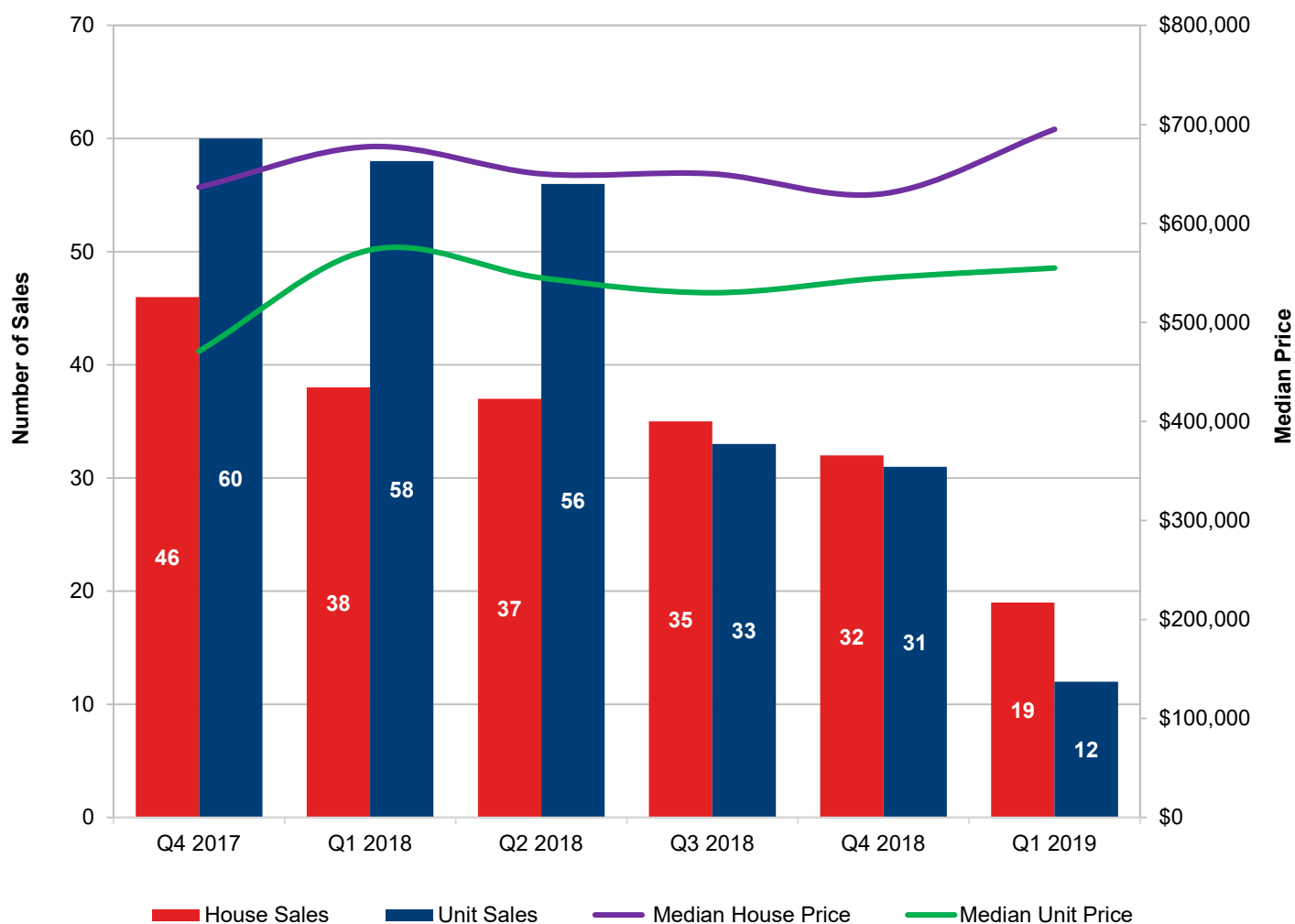
HOUSE KEY FACTS Q1 2019

Median Sale Price: \$695,000
Annual Growth: 2.6%*
Average Days on Market: 65
% Change between First Listed Price and Sold Price: -3.2%

UNIT KEY FACTS Q1 2019

Median Sale Price: \$547,000
Annual Growth: -4.6%*
Average Days on Market: 82
% Change between First Listed Price and Sold Price: -4.3%

SALES AND MEDIAN PRICE**



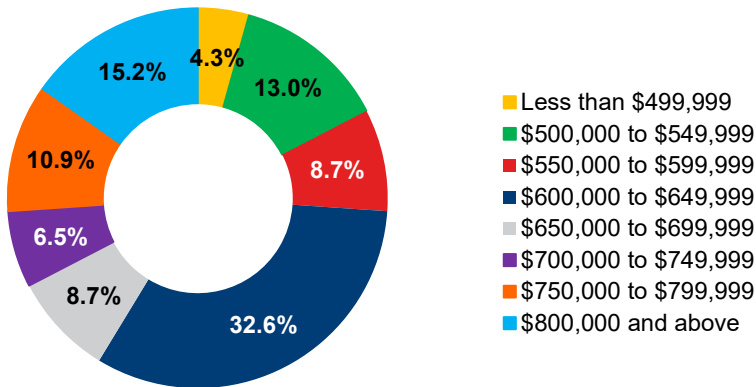
*Annual growth represents price growth for property transactions between Q1 2018 to Q1 2019 (inclusive).

**Peregian Springs market data and key indicators encapsulates aggregate property market conditions in the following suburbs: Peregian Springs.

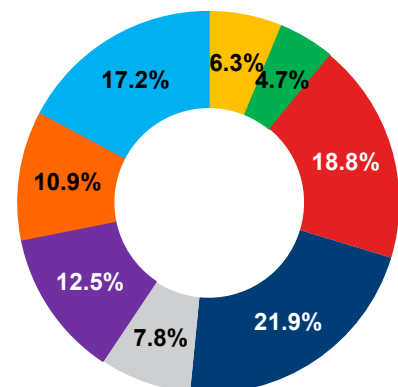
Source: APM Pricefinder, realestate.com.au, SQM Research. © Copyright PRDNationwide 2019.

SALES PRICE POINT COMPARATIVE ANALYSIS*

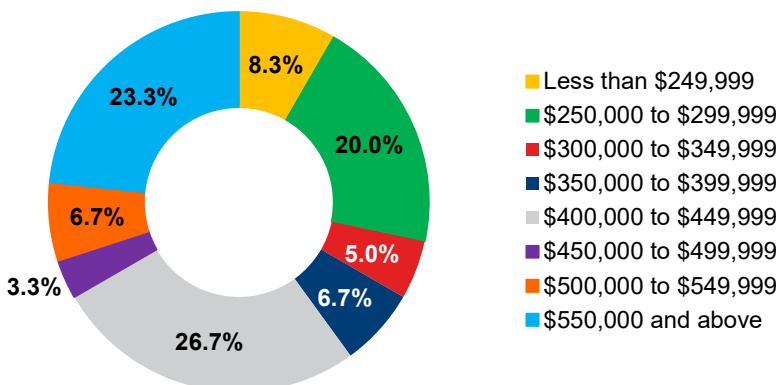
HOUSE PRICE POINT 2017



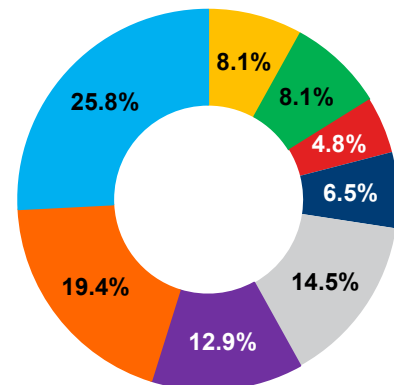
HOUSE PRICE POINT 2018



UNIT PRICE POINT 2017



UNIT PRICE POINT 2018



KEY IMPLICATIONS - HOUSE

The highest proportion of houses sold in 2018 was in the \$600K-650K price segment. This represents a high buyer activity between the middle price segments and low price segments. Affordable options are increasing in buyer activity as the lowest price bracket of sub-\$500K grew in buyer activity from 4.3% in 2017 to 6.3% in 2018.

However, there is also an interest in the premium market, as the \$800K+ price bracket increased in sales activity from 15.2% in 2017 to 17.2% in 2018. Peregrine Springs* market has ample opportunities that suit every budget, and first home buyers and investors are thus encouraged to take this opportunity to enter the market.

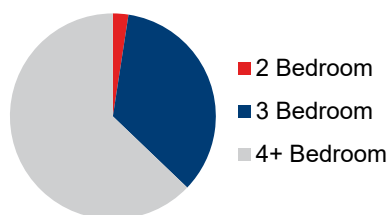
KEY IMPLICATIONS - UNIT

The majority of units being sold in 2018 are mainly in the \$550K and above price segment (25.8%), which had a significant increase from 2017 (23.3%). This indicates high buyer activity towards premium units, as top end price segments increased in high volume sales activity.

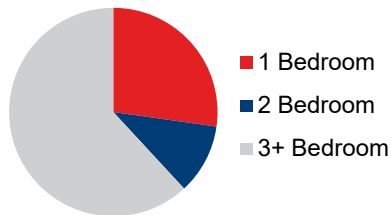
Lower end price segment of less than \$250K has slightly decreased in sales activity from 8.3% in 2017 to 8.1% in 2018. This further indicates the resilience of the unit market as lower price segment buyer activity is starting to decline. First home buyers are encouraged to take this opportunity to enter the market whilst affordable options are still available in Peregrine Springs*.

INVESTMENT ANALYSIS

HOUSE



UNIT



HOUSE KEY FACTS Q1 2019

Median Rent Price: \$530 per week
Rental Yield: 3.9%
Average Days on Market: 17
Bedroom Breakdown:
 2 Bed: 2%, 3 Bed: 35%, 4+ Bed: 63%

UNIT KEY FACTS Q1 2019

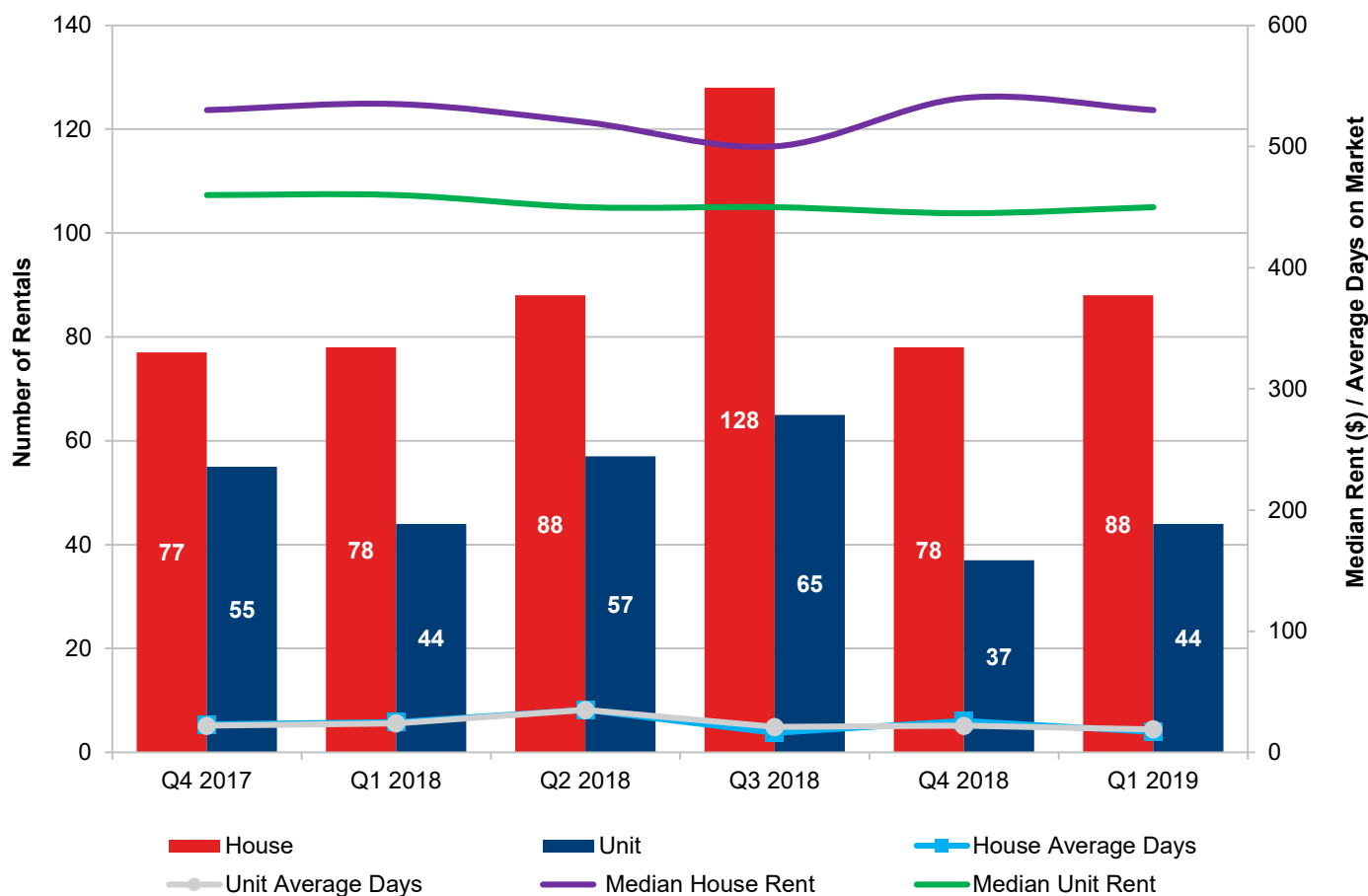
Median Rent Price: \$450 per week
Rental Yield: 4.6%
Average Days on Market: 19
Bedroom Breakdown:
 1 Bed: 27%, 2 Bed: 11%, 3+ Bed: 62%

KEY COMMENTS

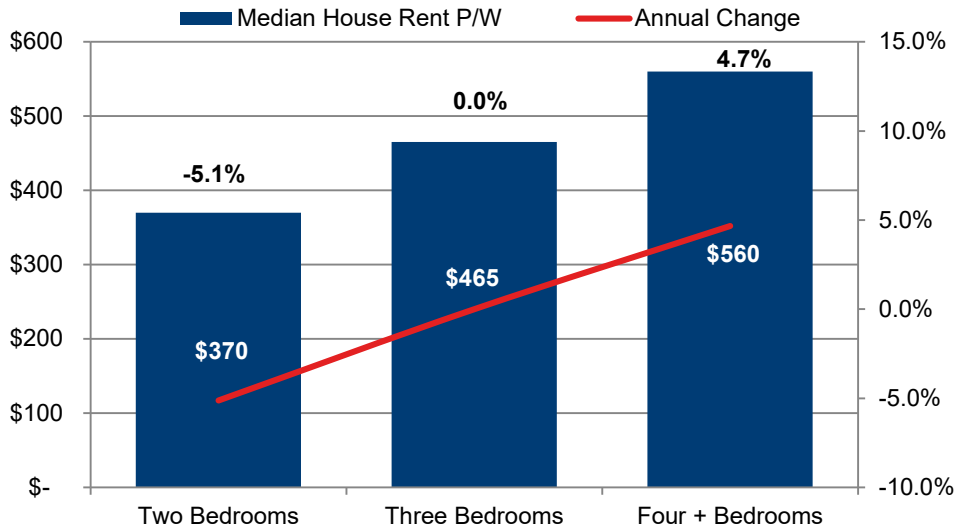
Rental demand in Peregrin Springs* increased between Q1 2018-Q1 2019 for houses by 12.8% but was stagnant for units. During this time, median rental prices slightly softened for both houses (-0.9%) and units (-2.2%). This is a great opportunity for tenants to lock in long-term leases at discounted rental prices. On the other hand, average days on market for both houses and units remained significantly low at 17 and 19 days respectively. Vacancy rates in Peregrin Springs* trended at a low 2.0% as of December 2018, indicating a high demand market where rental properties are being occupied relatively quickly.



MEDIAN RENT AND AVERAGE DAYS ON MARKET*



RENTAL PERFORMANCE 2018*



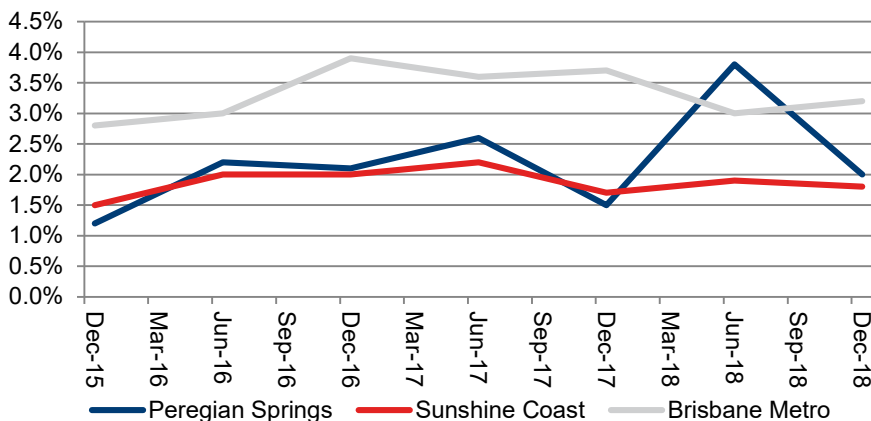
KEY COMMENTS

Rental yields in Peregrin Springs* have strengthened since June 2018, with returns growing for houses from 3.8% in June 2018 to reach 3.9% in December 2018. Units also saw gains from 4.5% in June 2018 up to 4.6% in December 2018.

4+ bedroom house provide the highest annual rental growth, at 4.7% to a Q1 2019 median price of \$560 per week.

Vacancy rates have significantly decreased from 3.8% in June 2018 to 2.0% in December 2018. This further indicates high demand in the area, as rental properties are being occupied relatively quickly.

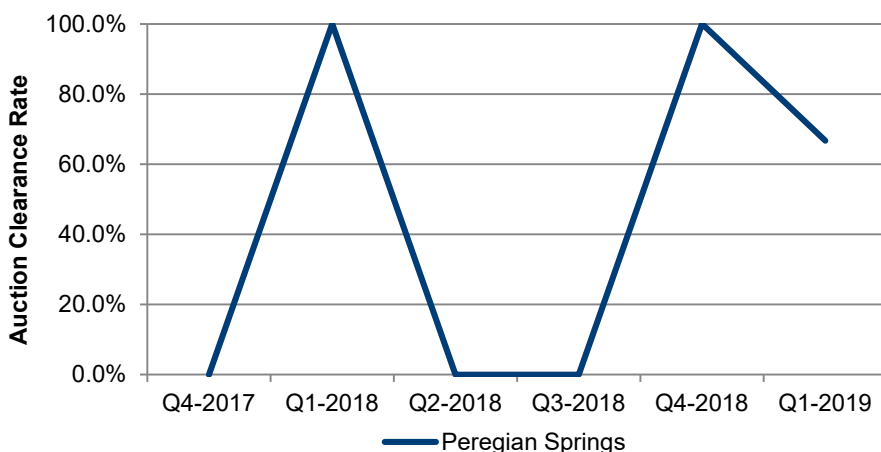
VACANCY RATES 2018



RENTAL YIELD 2018

Suburb/ Postcode/ LGA	House Rental Yield	Unit Rental Yield
Peregrin Springs	3.9%	4.6%
Sunshine Coast LGA	4.5%	5.0%
Brisbane Metro	3.8%	5.2%

AUCTION CLEARANCE RATES 2019



Q1 19 COMPARISON

Suburb/ Postcode/ LGA	Auction Clearance Rate
Peregrin Springs*	66.7%
Sunshine Coast LGA	10.3%
Brisbane Metro^	33.6%

*Rental performance graph represents aggregate house median rent prices in the suburb Peregrin Springs.

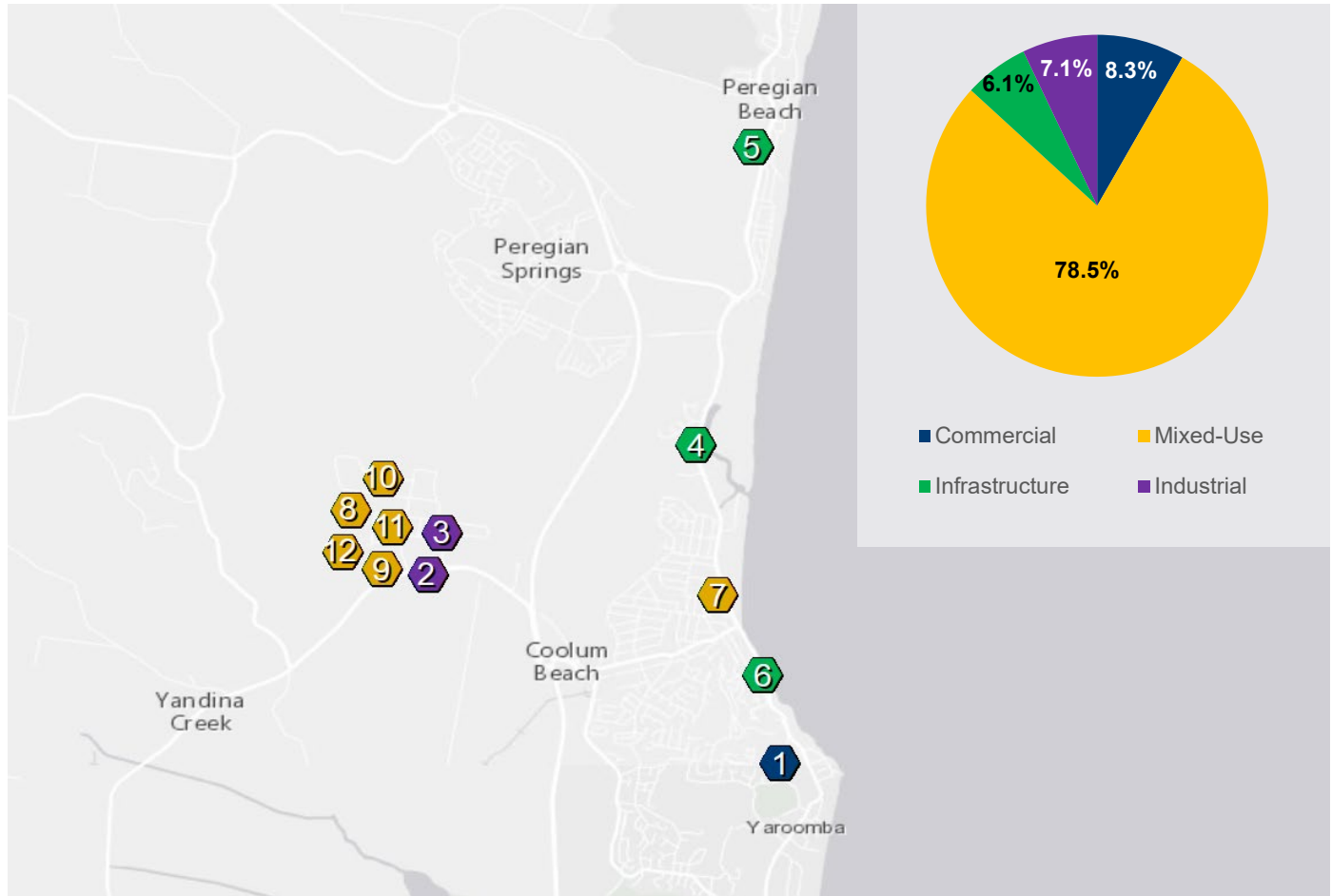
Annual change is a comparison between 2017 and 2018 median rent figures.

**Auction Clearance rates for Peregrin Springs are for all residential auctions held in the suburb Peregrin Springs.

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

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

PROJECT DEVELOPMENT MAP 1st HALF 2019*



Location	Project Title*	Type	Estimated Value**	Commence Date***
1	Luther Heights Youth Camp	Commercial	\$3,500,000	22/04/2019
2	Junction Drive Warehouse Units	Industrial	\$2,500,000	18/06/2019
3	Dacmar Road Warehouse	Industrial	\$500,000	28/03/2019
4	David Low Way Cycle Facility Job 263/C002/6	Infrastructure	\$1,800,000	25/02/2019
5	Perigain Boardwalk	Infrastructure	\$400,000	14/05/2019
6	Point Perry Coastal Path & Drainage	Infrastructure	\$350,000	23/04/2019
7	Allura Coolum Beach	Mixed-Use	\$8,000,000	18/02/2019
8	Access Crescent Mixed Use Development	Mixed-Use	\$5,000,000	11/03/2019
9	Ventura Close Mixed Use Development	Mixed-Use	\$5,000,000	11/03/2019
10	Lysaght Street Mixed Use Development	Mixed-Use	\$5,000,000	11/03/2019
11	Lysaght Street Mixed Use Development	Mixed-Use	\$5,000,000	11/03/2019
12	Access Crescent Mixed Use Development	Mixed-Use	\$5,000,000	11/03/2019

*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 postcode of 4573.

***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. © 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

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