



# PEREGIAN SPRINGS MARKET UPDATE 2nd Half 2019



## OVERVIEW

In Q3 2019, Peregian Springs\* recorded a median house price of \$626,000 and a median unit price of \$565,000. This represents annual (Q3 2018 – Q3 2019) median price softening of -3.7% for houses and a price growth of 7.6% for units. At the same time total sales slowed, down by -54.3% for houses to 16 sales and by -58.8% for units to 14 sales. Houses are now more affordable, and with less competition makes it an ideal market for first home buyers.

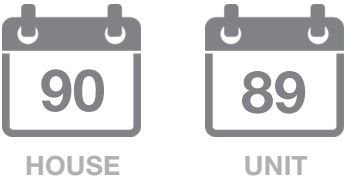
	CHANGE FROM LAST	YEAR	HALF YEAR
	House Sales	↓	↓
	House Median Price	↓	↓
	House Rental Price	↑	↑
	Unit Sales	↓	↓
	Unit Median Price	↑	↑
	Unit Rental Price	↑	↑

## MARKET CONDITIONS

### SALES MEDIAN PRICE Q3 2019



### SALES AVERAGE DAYS ON MARKET Q3 2019



### RENTAL MEDIAN PRICE Q3 2019

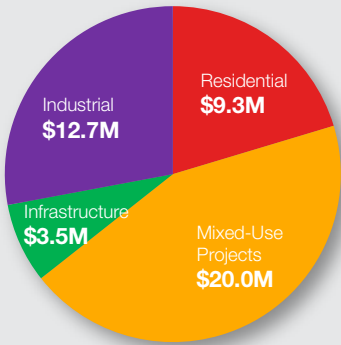


### RENTAL AVERAGE DAYS ON MARKET Q3 2019



## FUTURE DEVELOPMENTS

The Peregian Springs\* area is set to see approximately **\$45.5M** worth of **new projects commencing in the 2nd half of 2019**.



These projects will stimulate economic growth and create large employment opportunities in Peregian Springs\*, which will have positive spill-over impact on the real estate market.

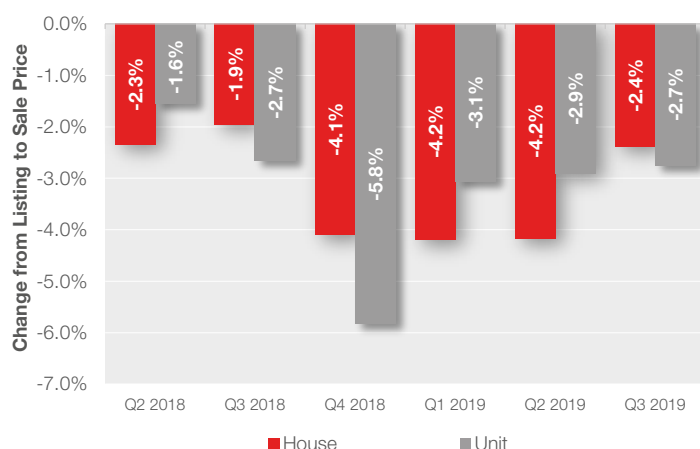
A main mixed-use project over the 2nd half 2019 period is the Essence of Peregian Springs (\$20.0M). This will add 20 townhouses, a hotel and a motel. A total of \$9.3M of residential projects will be constructed, which consists of 21 units/apartments, 24 townhouses and 7 dwellings. This caters to the current substantial population growth, which increased from 3,949 people in 2011 to 7,065 people in 2016. Key projects include Coolum Terrace Units (\$6.3M, 21 units) and Beach Road Dwellings (\$1.75M, 7 dwellings).



\*Peregian Springs market data and key indicators encapsulates aggregate property market conditions within the suburb of Peregian Springs \*\*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, Cordell Connect database. © Copyright PRDnationwide 2019.

## AVERAGE VENDOR DISCOUNT\*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.



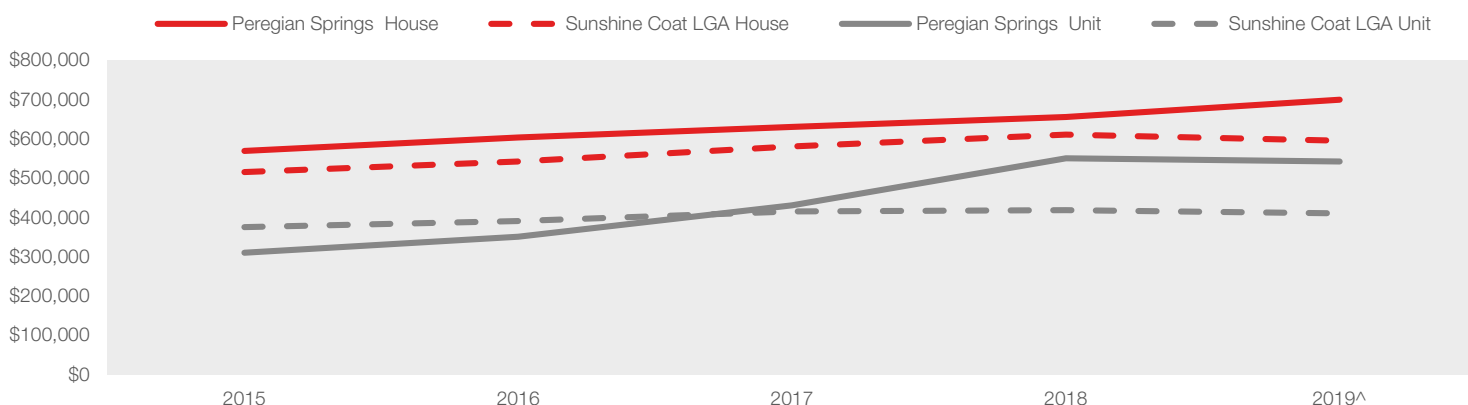
## KEY COMMENTS

Average vendor discount between Q3 2018 and Q3 2019 has widened for houses to -2.4% and remained stable for units at -2.7%. House market conditions in Peregrin Springs\* continue to favour buyers, where sellers are willing to negotiate below their initial listing price. Now is the time to enter the market.

The suburb of Peregrin Springs has historically outperformed Sunshine Coast Local Government Area (LGA) in house median price. 2019^ sees this pattern continues, however interestingly Peregrin Springs unit median price overtook the LGA price, placing both property types as a premium market when compared to the LGA.

The dominant proportion of homes sold in Peregrin Springs\* across 2019^ were priced in the lower price segment of \$600,000 to \$699,999 (26.2%). Units recorded a dominant mid price point of \$500,000 to \$599,999 (36.8%). Affordable options are available in Peregrin Springs\*, making it an ideal market for first home buyers and investors.

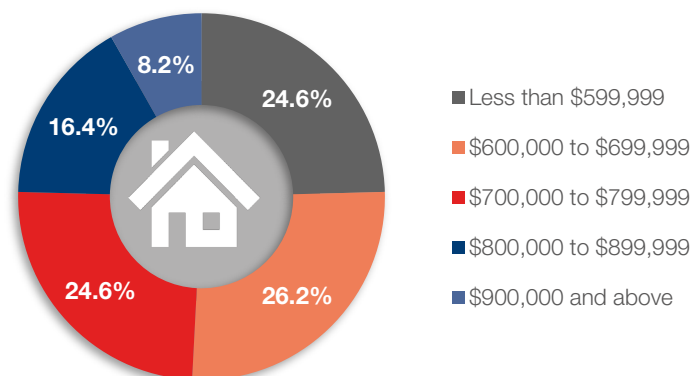
## MARKET COMPARISON



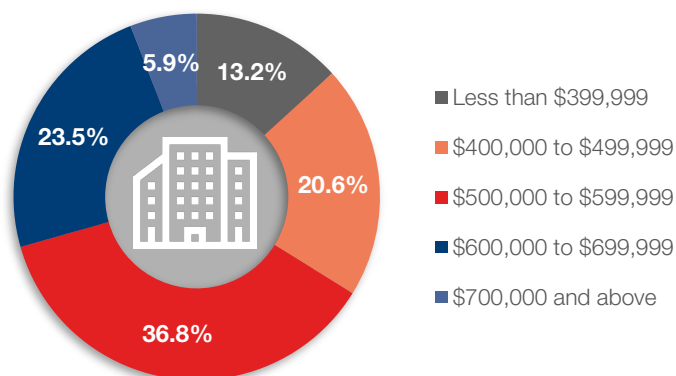
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled were chosen based on their proximity to the main suburb analysed, which is Peregrin Springs.

## PRICE BREAKDOWN 2019^

### HOUSES SOLD



### UNITS SOLD



## RENTAL GROWTH 2019\*

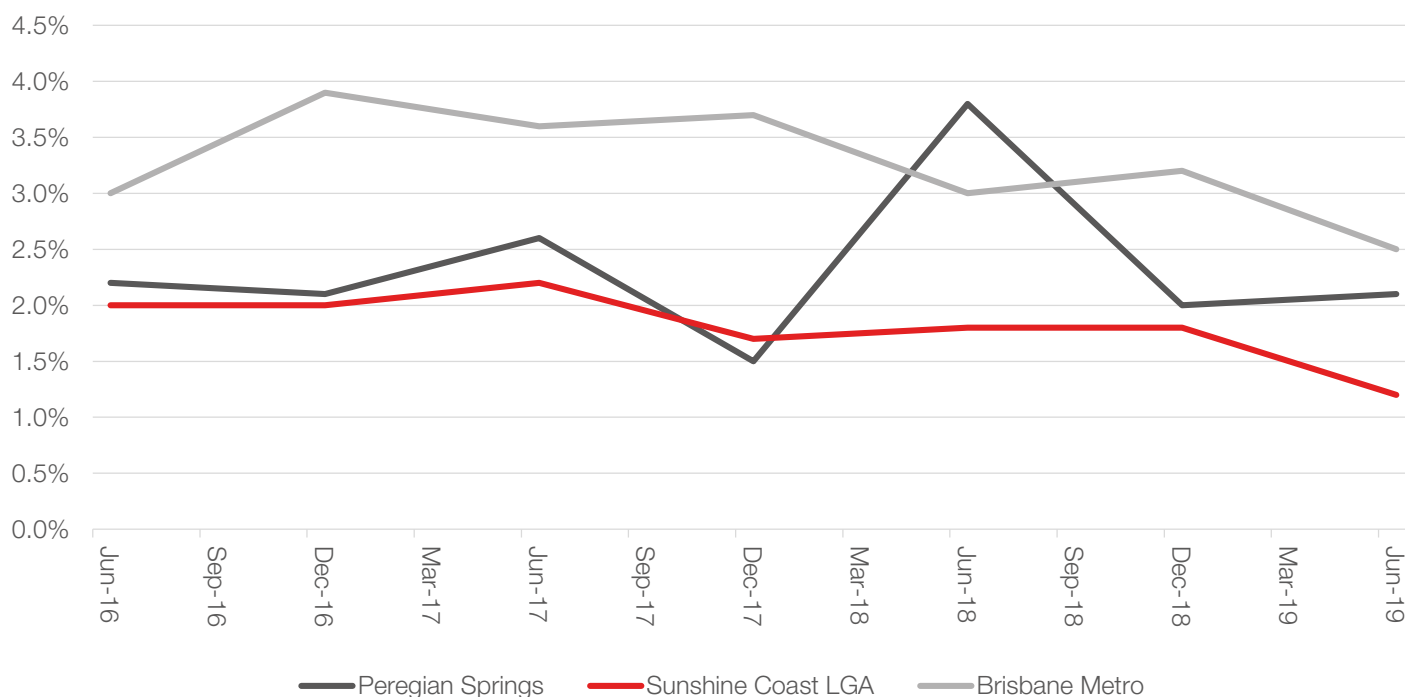
Over the past 12 months house rental yields in Peregrin Springs\* significantly increased, to reach 4.2% in June 2019. The house rental market is becoming healthier, especially as house median rental price increased by 9.0% to \$545 per week. Investors are encouraged to take this opportunity to invest in Peregrin Springs\*.

2 bedroom houses have provided investors with +14.1% rental growth annually, achieving a median rent of \$425 per week. This said, 2 bedroom houses make up a small volume of all rental stock, with 3 and 4 bedroom being the dominant types

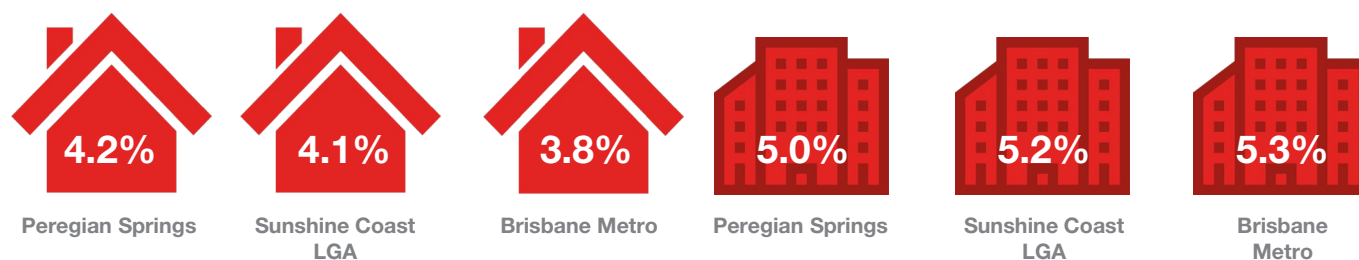
Peregrin Springs\* recorded a vacancy rate of 2.1% in June 2019, sitting below the Real Estate Institute of Australia (REIA) healthy vacancy rate bench mark of 3.0%. This confirms a healthy rental demand exists for properties in Peregrin Springs\*.



## RENTAL VACANCY RATES 2019



## RENTAL YIELD 2019^

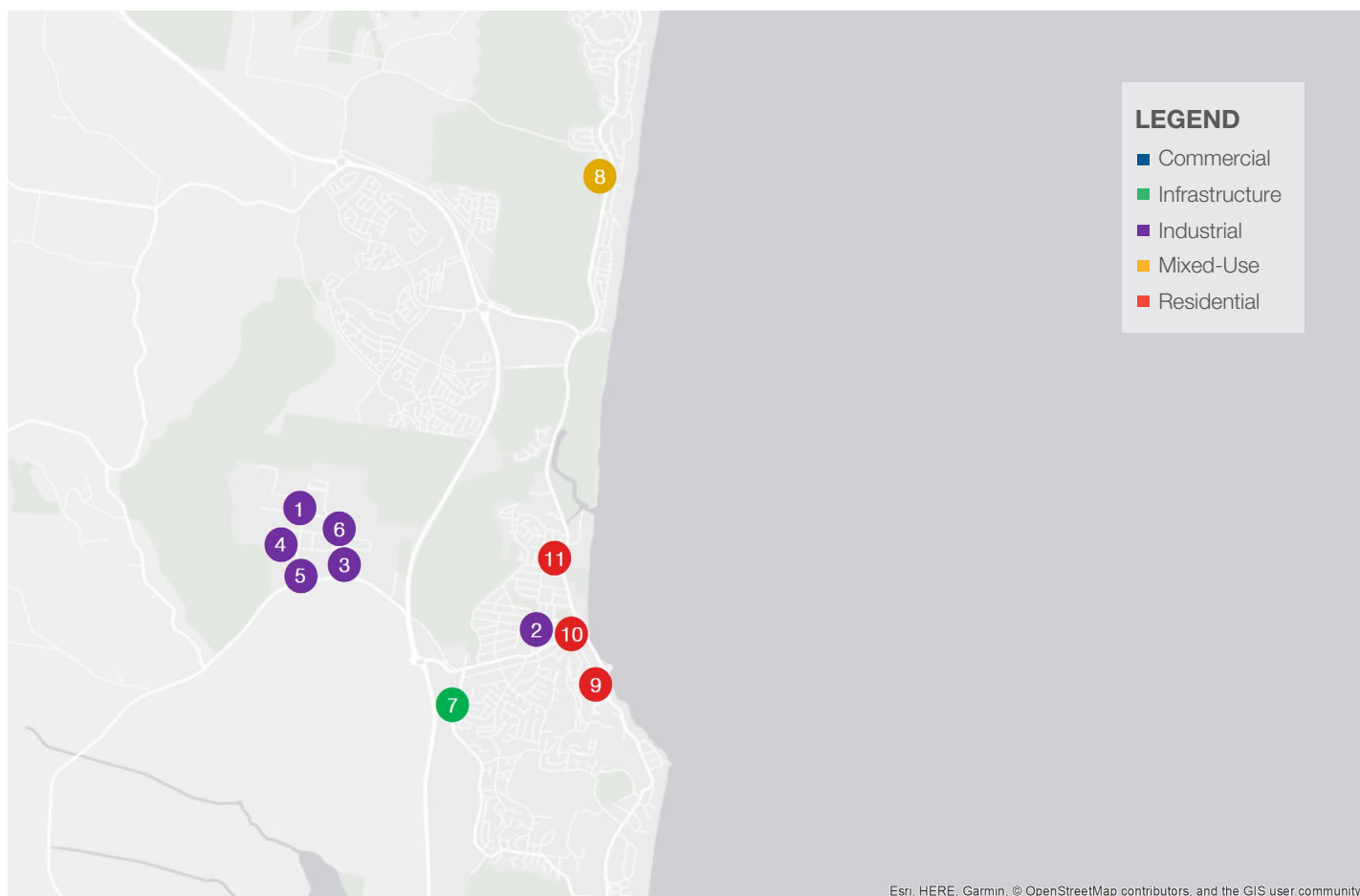


\*Rental performance graph represents aggregate house median rent prices within the suburb of Peregrin Springs. Annual rental growth is a comparison between 2018 and Q1 – Q3 2019 house median rent figures.

^Rental yields shown are as reported at June 2019.

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

# PROJECT DEVELOPMENT MAP 2ND HALF 2019\*



Location	Project**	Type	Estimated Value***	Commence Date****
1	Quanda Road Industrial Building	Industrial	\$5,400,000	19/08/2019
2	Lomandra Avenue Warehouse Units	Industrial	\$2,500,000	19/08/2019
3	Lomandra Place Industrial Tenancies	Industrial	\$2,000,000	19/08/2019
4	Lysaght Street Warehouse Units	Industrial	\$1,800,000	19/08/2019
5	Dacmar Road Warehouse	Industrial	\$500,000	07/11/2019
6	Focal Avenue Warehouse	Industrial	\$500,000	26/08/2019
7	Coolum Police Station	Infrastructure	\$3,500,000	27/12/2019
8	Essence Of Peregrin Beach- (20 Townhouses)	Mixed Use	\$20,000,000	21/10/2019
9	Coolum Terrace Units- (21 Units)	Residential	\$6,300,000	30/09/2019
10	Beach Road Dwellings- (7 Dwellings)	Residential	\$1,750,000	05/11/2019
11	First Avenue Townhouses- (4 Townhouses)	Residential	\$1,200,000	21/07/2019

## 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

## OUR KNOWLEDGE

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

## OUR PEOPLE

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

## OUR SERVICES

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



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