

## Brisbane Renting vs Buying a House 2020

Suburb	Median Price 2020*	20% Deposit	#Monthly Repayment	Weekly Repayment	Median Weekly Rent 2020*	Mortgage vs Rent Difference
St Lucia	\$1,397,500	\$279,500	\$5,028	\$1,257	\$530	137.2%
New Farm	\$1,830,000	\$366,000	\$6,651	\$1,663	\$720	130.9%
Highgate Hill	\$1,222,000	\$244,400	\$4,381	\$1,095	\$500	119.1%
Clayfield	\$1,183,000	\$236,600	\$4,225	\$1,056	\$550	92.0%
Toowong	\$992,500	\$198,500	\$3,527	\$882	\$530	66.4%
Bardon	\$1,150,000	\$230,000	\$4,104	\$1,026	\$630	62.9%
Ashgrove	\$1,090,000	\$218,000	\$3,884	\$971	\$600	61.8%
Indooroopilly	\$950,000	\$190,000	\$3,373	\$843	\$550	53.3%
Rochedale	\$1,050,000	\$210,000	\$3,737	\$934	\$650	43.7%
Samford Valley	\$1,166,000	\$233,200	\$4,163	\$1,041	\$780	33.4%
Zillmere	\$491,000	\$98,200	\$1,712	\$428	\$400	7.0%
Deagon	\$515,000	\$103,000	\$1,797	\$449	\$420	7.0%
Strathpine	\$465,000	\$93,000	\$1,614	\$404	\$400	0.9%
Bald Hills	\$485,000	\$97,000	\$1,690	\$423	\$420	0.6%
Lawnton	\$423,000	\$84,600	\$1,465	\$366	\$370	-1.0%
Bracken Ridge	\$520,000	\$104,000	\$1,815	\$454	\$460	-1.4%
Acacia Ridge	\$415,000	\$83,000	\$1,436	\$359	\$365	-1.6%
Capalaba	\$502,000	\$100,400	\$1,751	\$438	\$450	-2.7%
Alexandra Hills	\$490,000	\$98,000	\$1,708	\$427	\$450	-5.1%
Logan Central	\$296,000	\$59,200	\$1,019	\$255	\$320	-20.4%

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Disclaimer: #Estimated monthly repayment is based on National Australia Bank (NAB) home loan repayment calculator, with the assumption of the median prices as purchase price with a 2.99% Principal and interest comparison rate, 30 year loan term and standard 20% deposit amount (stamp duty and other fees not included). \*2020 encapsulates sales transactions for 2020 (01/01/2020 – 31/12/2020).

## Brisbane Renting vs Buying a Unit/Apartment 2020

Suburb	Median Price 2020*	20% Deposit	#Monthly Repayment	Weekly Repayment	Median Weekly Rent 2020*	Mortgage vs Rent Difference
Bardon	\$788,000	\$157,600	\$2,787	\$697	\$400	74.2%
New Farm	\$678,000	\$135,600	\$2,383	\$596	\$425	40.2%
Brisbane City	\$650,000	\$130,000	\$2,282	\$571	\$450	26.8%
Highgate Hill	\$522,000	\$104,400	\$1,822	\$456	\$360	26.5%
Norman Park	\$578,000	\$115,600	\$2,023	\$506	\$400	26.4%
Newstead	\$634,000	\$126,800	\$2,225	\$556	\$480	15.9%
Bulimba	\$650,000	\$130,000	\$2,282	\$571	\$500	14.1%
Balmoral	\$560,000	\$112,000	\$1,958	\$490	\$440	11.3%
Teneriffe	\$607,500	\$121,500	\$2,129	\$532	\$530	0.4%
Strathpine	\$365,000	\$73,000	\$1,258	\$315	\$320	-1.7%
Rochedale	\$588,000	\$117,600	\$2,059	\$515	\$550	-6.4%
Doolandella	\$330,000	\$66,000	\$1,136	\$284	\$350	-18.9%
Bracken Ridge	\$329,000	\$65,800	\$1,132	\$283	\$380	-25.5%
Thorneside	\$310,000	\$62,000	\$1,067	\$267	\$360	-25.9%
Taigum	\$320,000	\$64,000	\$1,101	\$275	\$375	-26.6%
Lawnton	\$250,000	\$50,000	\$860	\$215	\$300	-28.3%
Springwood	\$274,000	\$54,800	\$943	\$236	\$340	-30.7%
Brendale	\$275,000	\$55,000	\$946	\$237	\$350	-32.4%
Logan Central	\$180,000	\$36,000	\$619	\$155	\$250	-38.1%
Woodridge	\$168,000	\$33,600	\$578	\$145	\$260	-44.4%

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## Brisbane Renting vs Buying a House 2021

Suburb	Median Price 2021*	20% Deposit	#Monthly Repayment	Weekly Repayment	Median Weekly Rent 2021*	Mortgage vs Rent Difference
St Lucia	\$1,600,000	\$320,000	\$5,796	\$1,449	\$320	352.8%
Indooroopilly	\$1,509,000	\$301,800	\$5,459	\$1,365	\$550	148.1%
New Farm	\$1,650,000	\$330,000	\$5,980	\$1,495	\$812	84.1%
Bardon	\$1,100,000	\$220,000	\$3,921	\$980	\$550	78.2%
Highgate Hill	\$1,220,000	\$244,000	\$4,374	\$1,094	\$670	63.2%
Ashgrove	\$1,065,000	\$213,000	\$3,792	\$948	\$600	58.0%
Toowong	\$915,000	\$183,000	\$3,247	\$812	\$525	54.6%
Clayfield	\$900,000	\$180,000	\$3,192	\$798	\$538	48.3%
Samford Valley	\$1,200,000	\$240,000	\$4,300	\$1,075	\$780	37.8%
Rochedale	\$1,010,000	\$202,000	\$3,590	\$898	\$690	30.1%
Deagon	\$575,000	\$115,000	\$2,012	\$503	\$420	19.8%
Bracken Ridge	\$567,000	\$113,400	\$1,983	\$496	\$460	7.8%
Zillmere	\$487,000	\$97,400	\$1,697	\$424	\$400	6.1%
Bald Hills	\$530,000	\$106,000	\$1,850	\$463	\$450	2.8%
Lawnton	\$462,000	\$92,400	\$1,603	\$401	\$390	2.8%
Capalaba	\$537,000	\$107,400	\$1,875	\$469	\$470	-0.3%
Alexandra Hills	\$512,000	\$102,400	\$1,786	\$447	\$450	-0.8%
Strathpine	\$447,000	\$89,400	\$1,550	\$388	\$420	-7.7%
Acacia Ridge	\$400,000	\$80,000	\$1,383	\$346	\$385	-10.2%
Logan Central	\$285,000	\$57,000	\$981	\$245	\$320	-23.4%

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## Brisbane Renting vs Buying a Unit/Apartment 2021

Suburb	Median Price 2021*	20% Deposit	#Monthly Repayment	Weekly Repayment	Median Weekly Rent 2021*	Mortgage vs Rent Difference
Bardon	\$632,000	\$126,400	\$2,218	\$555	\$400	38.6%
Brisbane City	\$650,000	\$130,000	\$2,282	\$571	\$450	26.8%
Highgate Hill	\$550,000	\$110,000	\$1,922	\$481	\$390	23.2%
Norman Park	\$578,000	\$115,600	\$2,023	\$506	\$450	12.4%
Balmoral	\$560,000	\$112,000	\$1,958	\$490	\$440	11.3%
Newstead	\$560,000	\$112,000	\$1,958	\$490	\$470	4.1%
New Farm	\$517,000	\$103,400	\$1,804	\$451	\$435	3.7%
Teneriffe	\$607,000	\$121,400	\$2,127	\$532	\$530	0.3%
Bracken Ridge	\$450,000	\$90,000	\$1,561	\$390	\$390	0.1%
Doolandella	\$330,000	\$66,000	\$1,380	\$345	\$360	-4.2%
Bulimba	\$545,000	\$109,000	\$1,904	\$476	\$510	-6.7%
Strathpine	\$365,000	\$73,000	\$1,258	\$315	\$340	-7.5%
Rochedale	\$585,000	\$117,000	\$2,048	\$512	\$590	-13.2%
Lawnton	\$305,000	\$61,000	\$1,050	\$263	\$325	-19.2%
Taigum	\$320,000	\$64,000	\$1,101	\$275	\$360	-23.5%
Thorneside	\$310,000	\$62,000	\$1,067	\$267	\$370	-27.9%
Brendale	\$285,000	\$57,000	\$981	\$245	\$360	-31.9%
Springwood	\$250,000	\$50,000	\$860	\$215	\$350	-38.6%
Logan Central	\$180,000	\$36,000	\$619	\$155	\$260	-40.5%
Woodridge	\$165,000	\$33,000	\$568	\$142	\$265	-46.4%

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