



> Affordable & Liveable Property Guide
Gold Coast Metro 2nd Half 2021

OVERVIEW

Median property prices in Gold Coast Metro increased by 21.8% for houses to \$877,000 from Q3 2020 to Q3 2021*, and by 9.1% for units at \$540,000. Between Q3 2020 – Q3 2021 total sales increased for both property types, by 55.1% (to 2,886 sales for houses) and by 104.4% (to 4,414 sales for units). House and units in Gold Coast Metro show real returns in capital investment, as median price growth was alongside increased sales volumes. A total \$3.3B of projects are planned across the 2nd half of 2021, with a large focus on commercial and residential projects. This will stimulate the economy through the creation of new businesses and jobs, and assist with the current housing supply shortages. Gold Coast is also set to benefit from the Olympics in 2032, with many venues to be utilised during the Games, and its proximity to Brisbane. Astute should take this opportunity to return to market, as vacancy rates are extremely low.

RECENT TOP PERFORMERS

Area	Suburb	Type	Median Price 2020	Median Price 2021*	Price Growth	Projects 2021***
Inner	Mermaid Waters	House	\$1,015,000	\$1,400,000	37.9%	\$43.0M
	Mermaid Waters	Unit	\$439,000	\$671,000	52.8%	\$43.0M
North	Hope Island	House	\$880,000	\$1,000,000	13.6%	\$165.6M
	Upper Coomera	Unit	\$408,000	\$436,000	6.9%	\$31.4M
South	Burleigh Waters	House	\$945,000	\$1,205,000	27.5%	\$19.4M
	Currumbin Waters	Unit	\$530,000	\$610,000	15.1%	\$131.7M
West	Highland Park	House	\$591,000	\$745,000	26.1%	\$26.4M
	Highland Park	Unit	\$350,000	\$409,000	16.9%	\$26.4M

METHODOLOGY

This affordable and liveable property guide for Gold Coast Metro analyses all suburbs within a 20km radius of the Gold Coast CBD. The following criteria were considered:

- Property trends criteria** – all suburbs have a minimum of 20 sales transactions for statistical reliability purposes. Based on market conditions suburbs have either positive, or as close as possible to neutral price growth between 2020 to 2021*.
- Investment criteria** – as of September 2021, suburbs considered will have an on-par or higher rental yield than Gold Coast Metro, and an on-par or lower vacancy rate.
- Affordability criteria** – identified affordable and liveable suburbs have a median price below a set threshold. This was determined by adding percentage premiums to the Queensland (QLD) average home loan, which was \$461,414** as of Q2 2021. Premiums of 61% for houses and -1% for units were added, which were below those required to reach Gold Coast Metro's median prices (90% for houses and 17% for units). This places the chosen suburbs below Gold Coast's median prices, meaning that the suburbs identified within this report are more affordable for buyers.
- Development criteria** – suburbs identified must have a high total estimated value of future project development for the 2nd half of 2021, as well as a higher proportion of commercial and infrastructure projects. This ensures the suburbs show signs of sustainable economic growth, in turn positively affecting the property market.
- Liveability criteria** – all identified suburbs have low crime rates, availability of amenities within a 5km radius (i.e. schools, green spaces, public transport, shopping centres and health care facilities), and an unemployment rate on-par or lower in comparison to the QLD average (as determined by the Department of Jobs and Small Business, June Quarter 2021 release).

*Median price quoted captures sale transactions from 1st January 2021 to 30th September 2021, or Q1 2020 – Q3 2021. **Average home loan figure is derived from June Quarter 2021 Housing Affordability Report by the Real Estate Institute of Australia (REIA) and Adelaide Bank. ***Project development is based on aggregate of estimated construction value for residential, commercial, industrial, mixed-use and infrastructure projects scheduled to commence in the 2nd half of 2021 as stated by the relevant data authority. ^Annual Change is reflective of median price change from Q3 2020 to Q3 2021. Figures displayed in infographics are for the period Q3 2020. Source: APM Pricerfinder, REIA, SQM Research, Cordell Connect, Department of Jobs and Small Business. © PRD 2021.

GOLD COAST METRO

Annual Change[^]



Sales ↑

Median Price ↑

Rental Price ↑



Sales ↑

Median Price ↑

Rental Price ↑

MEDIAN SALE PRICE



HOUSE



UNIT

MEDIAN RENTAL PRICE



HOUSE



UNIT

BENCHMARKS

GOLD COAST METRO



HOUSE YIELD



UNIT YIELD



BENCHMARKS QUEENSLAND



UNEMPLOYMENT RATE



AVERAGE HOME LOAN
\$461,414

AVERAGE VENDOR DISCOUNT

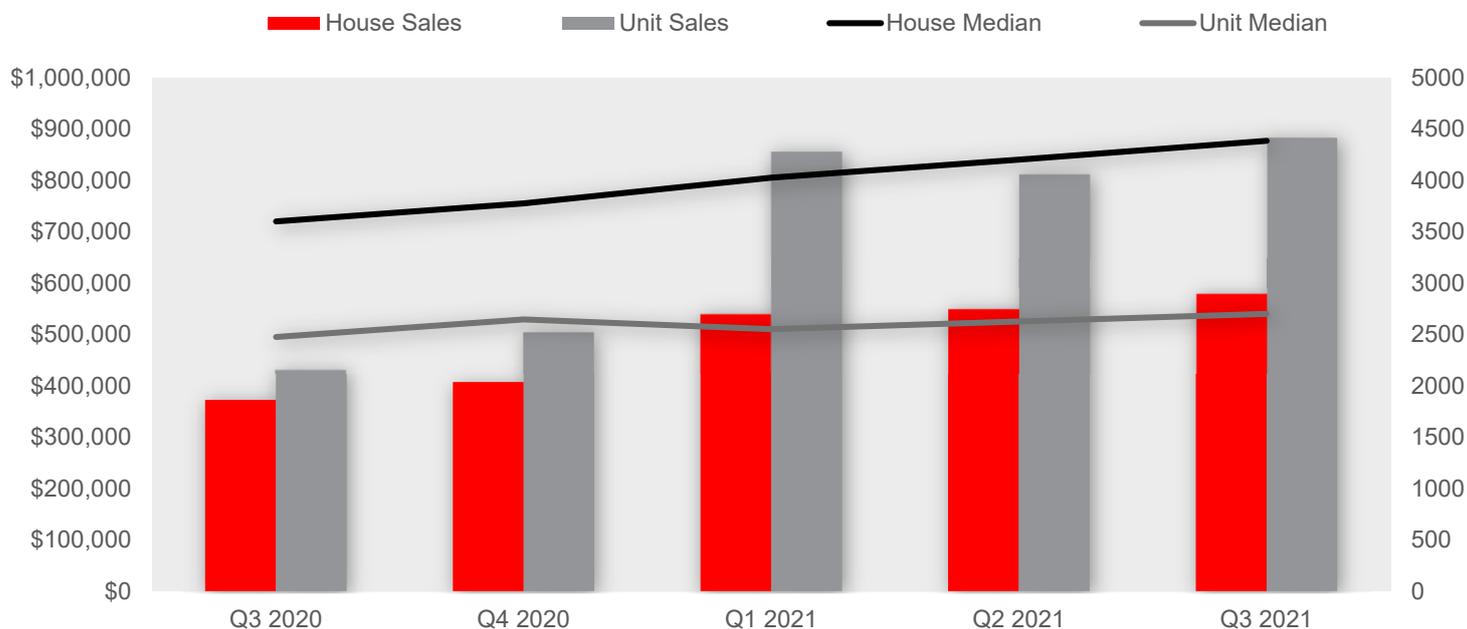


KEY COMMENTS

Average vendor discounts between Q3 2020 and Q3 2021 have swung to a premium for both property types, at 2.1% for houses and 0.4% for units. Gold Coast Metro market conditions have shifted to favour sellers, where buyers must offer above the initial listing price. House average vendor discount have swung to a premium since Q1 2021, for the past 3 quarters. Now is the time to transact and achieve premium results.

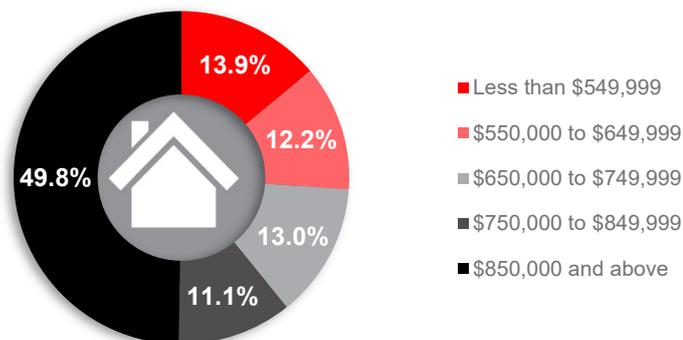
The dominant proportion of homes sold in Gold Coast Metro across 2021# were in the premium price bracket of \$850,000 and above (49.8%). Units also recorded a dominant premium price bracket of \$550,000 and above (47.0%). There has been a large shift towards premium pricing in Gold Coast Metro. Affordable options are still available, however have shrunk in the past 12 months.

MARKET PERFORMANCE

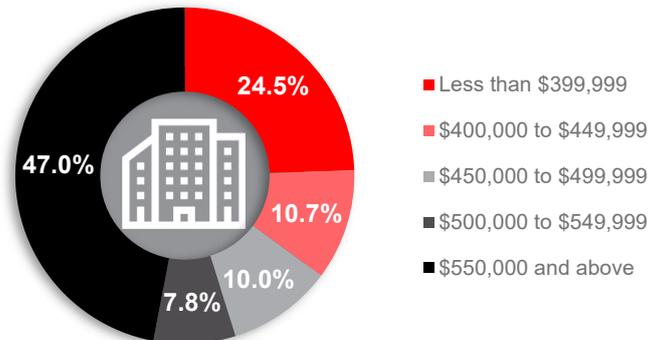


PRICE BREAKDOWN 2021#

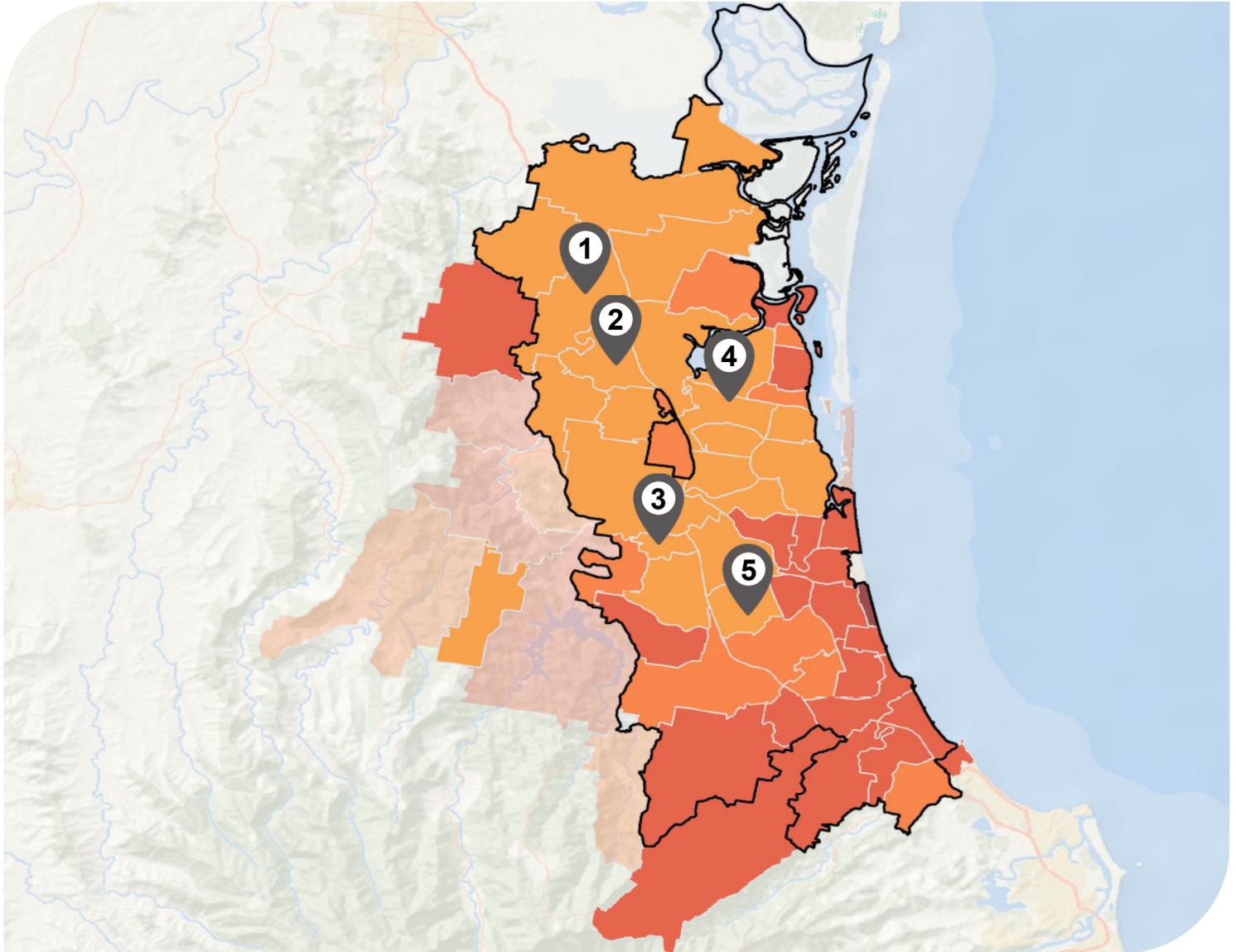
HOUSES SOLD



UNITS SOLD



GOLD COAST METRO MEDIAN HOUSE PRICE 2021* 20KM FROM CBD



LEGEND

- Data not available
 - \$0 - \$500,000
 - \$500,000 - \$800,000
 - \$800,000 - \$1,000,000
 - \$1,000,000 - \$2,000,000
 - \$2,000,000+
 - 20km from CBD
- Translucent colours for <20 sales

GOLD COAST AFFORDABLE & LIVEABLE SUBURBS RENTAL YIELD

Suburb		House	Suburb		Unit
1	Upper Coomera	5.1%	4	Arundel	6.2%
2	Oxenford	4.6%	1	Upper Coomera	5.7%
3	Highland Park	4.2%	5	Merrimac	5.5%

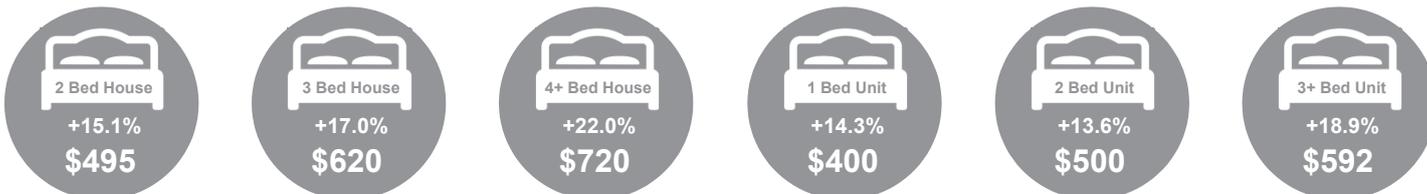
*House median price reflected in the heat-map captures sale transactions from 1st January 2021 to 30th September 2021.
Source: APM Pricefinder, ESRI ArcGIS, SQM Research. © PRD 2021.

RENTAL GROWTH 2021€

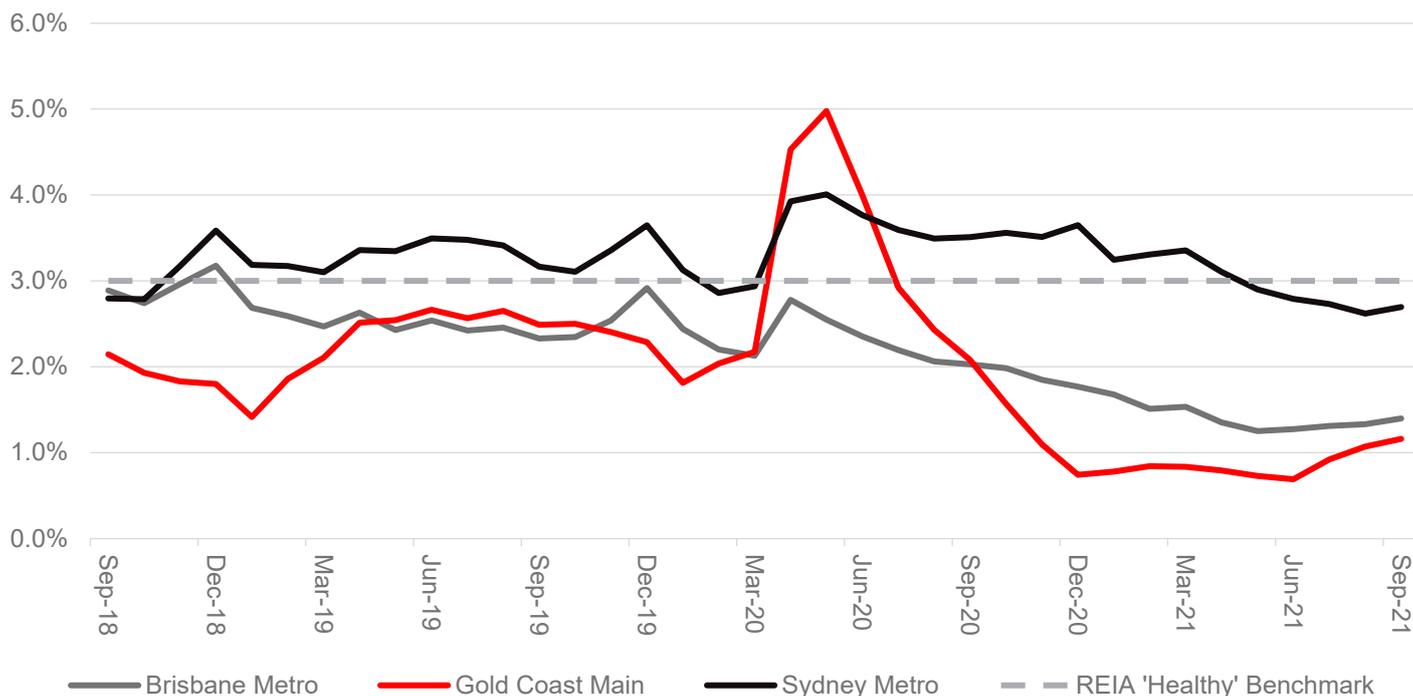
In September 2021, house rental yields in Gold Coast Metro were recorded at 4.6%. In the 12 months to Q3 2021, the median house rental price increased by 21.5% to \$650 per week, further complemented with a low average days on the market of 19 days. The house rental market has continued to show strong growth, proving its gains to investors.

Four bedroom+ houses recorded the highest annual rental growth (of +22.0%) to reach \$720 per week. This indicates that there is a direct correlation to the increase in median house rental price of 21.5%, with a high return in investment despite an increase in median house sale price.

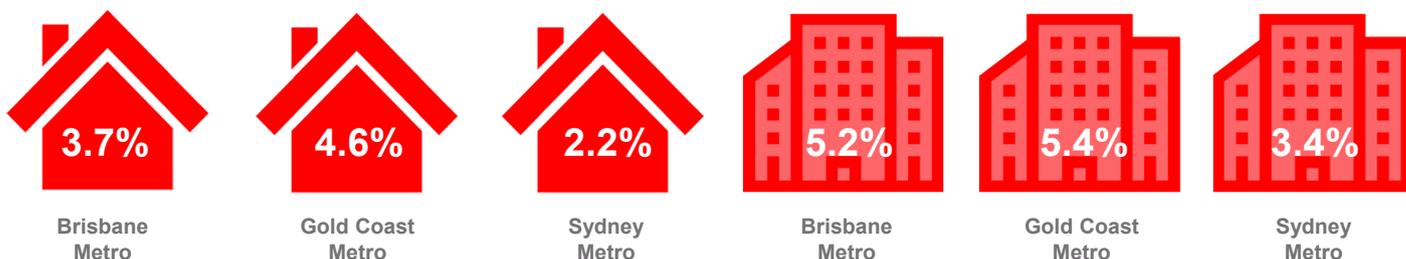
In September 2021, Gold Coast Metro recorded a low vacancy rate of 1.2%, below that of Brisbane Metro (1.4%) and Sydney Metro (2.7%). Vacancy rates in Gold Coast Metro have remained within 1.0-1.5% in 2021, and have remained well below Real Estate Institute of Australia's healthy benchmark of 3.0%, even throughout COVID-19. Gold Coast Metro's vacancy rate continued to indicate quick rental occupancy throughout 2021 as supply levels were limited and interstate migration drove high demand. This should provide greater confidence to investors in the near future.



RENTAL VACANCY RATES 2021



RENTAL YIELD 2021§



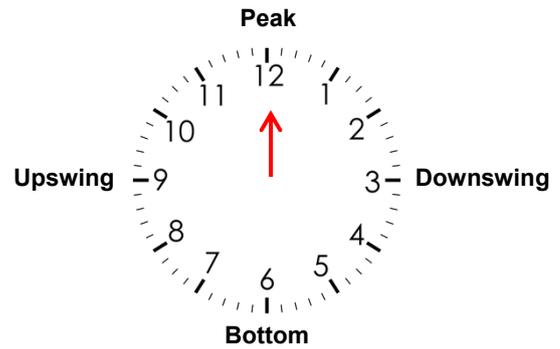
€ Annual rental growth is a comparison between Q3 2020 – Q3 2021 (01/01/2020 – 30/09/2021) house median rent figures.

§ Rental yields shown are as reported at September 2021.

Source: APM Pricerfinder, SQM Research. © Copyright PRD 2021.

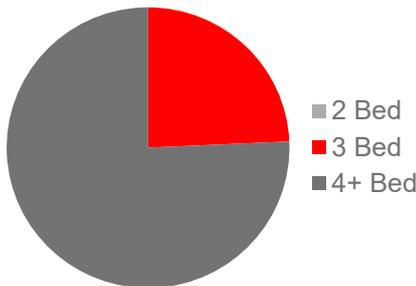


PROPERTY CLOCK - HOUSES

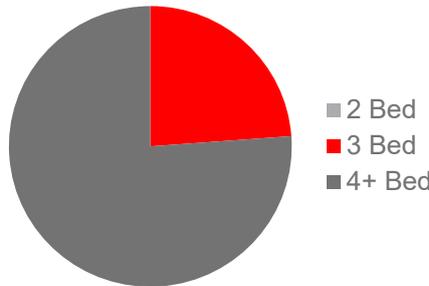


AFFORDABLE & LIVEABLE HOUSE SUBURBS

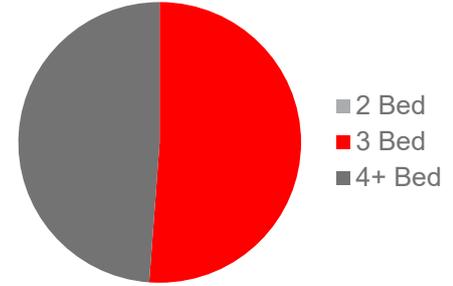
UPPER COOMERA 4209



OXENFORD 4210



HIGHLAND PARK 4211



Located about **14.0km** from the Gold Coast CBD.

Median House Price **\$590,000**
 • 2 Bed Median Price **n/a**
 • 3 Bed Median Price **\$468,000**
 • 4+ Bed Median Price **\$630,000**

Located about **10.0km** from the Gold Coast CBD.

Median House Price **\$682,000**
 • 2 Bed Median Price **n/a**
 • 3 Bed Median Price **\$545,000**
 • 4+ Bed Median Price **\$745,000**

Located about **8.0km** from the Gold Coast CBD.

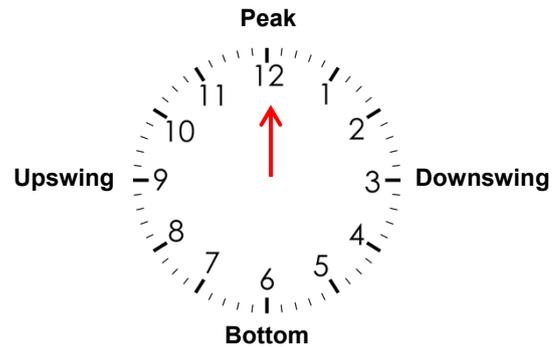
Median House Price **\$745,000**
 • 2 Bed Median Price **n/a**
 • 3 Bed Median Price **\$557,000**
 • 4+ Bed Median Price **\$788,000**

Annual Median Price Growth	15.7%**	Annual Median Price Growth	20.7%**	Annual Median Price Growth	13.6%**
Vacancy Rate (Sep-21)	0.4%	Vacancy Rate (Sep-21)	0.2%	Vacancy Rate (Sep-21)	0.3%
Rental Yield (Sep-21)	5.1%	Rental Yield (Sep-21)	4.6%	Rental Yield (Sep-21)	4.2%
Key Amenities (5km)	Coomera Westfield Shopping Centre	Key Amenities (5km)	Helensvale Westfield Shopping Centre	Key Amenities (5km)	Nerang Shopping Centre
Total Projects (\$)	\$31.4M [^]	Total Projects (\$)	\$9.6M [^]	Total Projects (\$)	\$2.4M [^]
Key Project	Riverside By Palm Lake Independent Units (\$8.0M, 45 units)	Key Project	Old Pacific Highway Commercial Development Site (\$5.0m)	Key Project	Armstrong Way Tele-communications Facility (\$250K)
Unemployment Rate	6.1% ↑	Unemployment Rate	6.1% ↑	Unemployment Rate	7.5% ↑

[^]Quoted estimated values of projects are based on reported land/construction values as stated by the relevant data authority and do not signify their commercial/resale value. *Median price is quoted as an indication only due to having less than 20 sales transactions. †Quoted unemployment rate is an indication of only having a higher rate than the state average
 **Median price growth quoted captures sale transactions from 1st January 2021 to 30th September 2021, or Q1 2021 – Q3 2021. Source: APM Pricerfinder, SQM Research, Cordell Connect, Department of Small Jobs and Business, Google Maps. © PRD 2021.

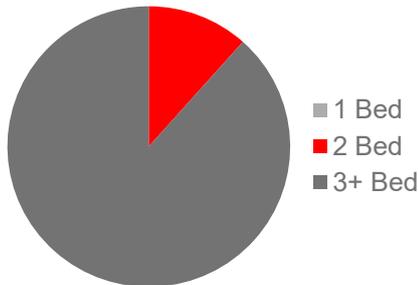


PROPERTY CLOCK - UNITS



AFFORDABLE & LIVEABLE UNIT SUBURBS

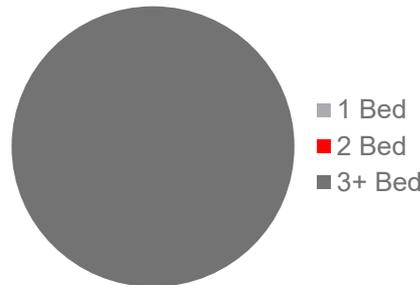
ARUNDEL 4214



Located about **4.0km** from the Gold Coast CBD.

- Median Unit Price **\$422,000**
- 1 Bed Median Price **n/a**
- 2 Bed Median Price **\$401,000***
- 3+ Bed Median Price **\$390,000**

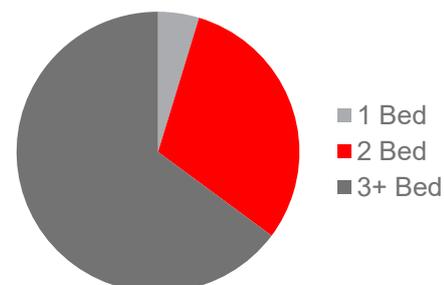
UPPER COOMERA 4209



Located about **14.0km** from the Gold Coast CBD.

- Median Unit Price **\$436,000**
- 1 Bed Median Price **n/a**
- 2 Bed Median Price **n/a**
- 3+ Bed Median Price **\$434,000**

MERRIMAC 4226



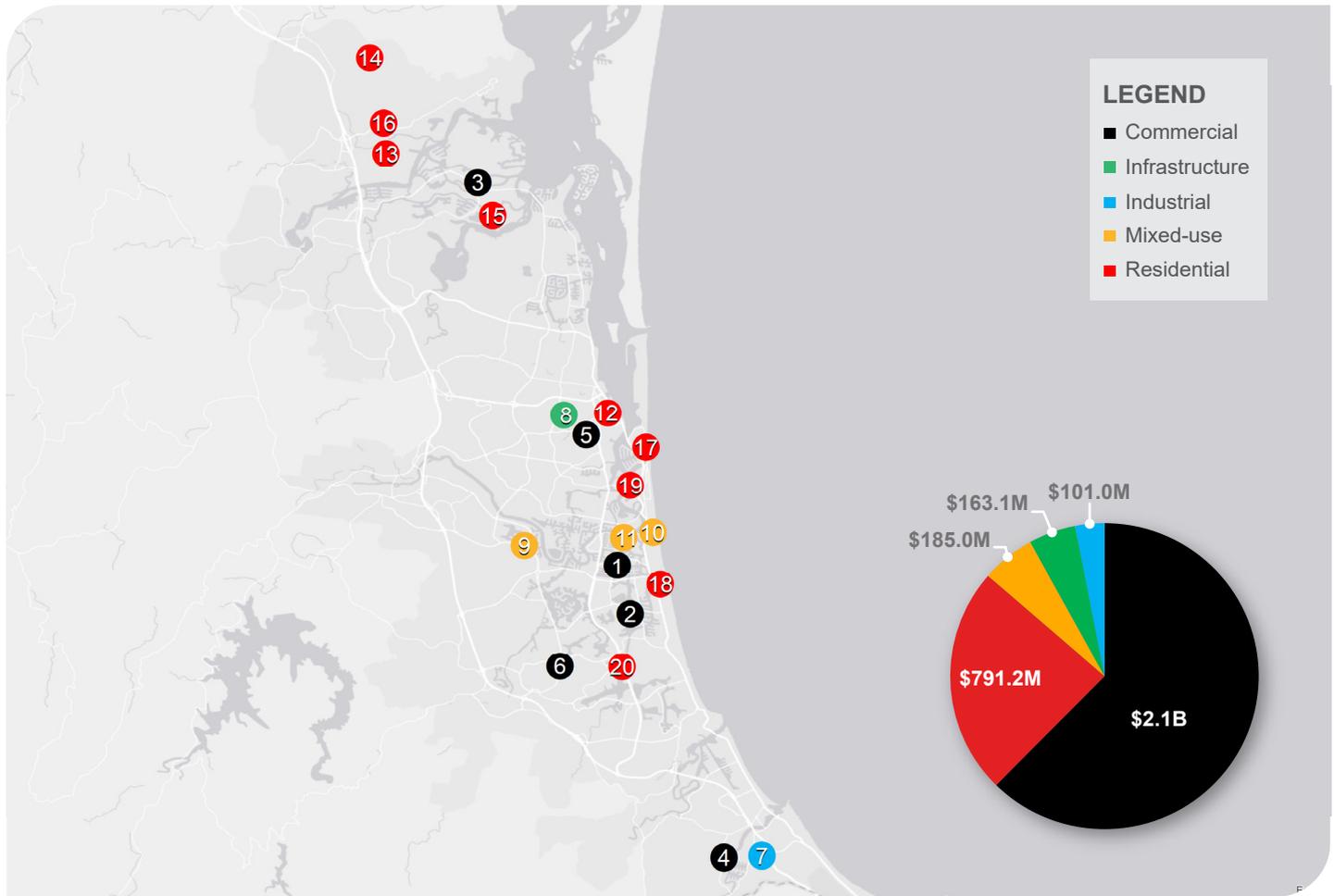
Located about **7.0km** from the Gold Coast CBD.

- Median Unit Price **\$457,000**
- 1 Bed Median Price **\$118,000***
- 2 Bed Median Price **\$415,000**
- 3+ Bed Median Price **\$500,000**

Annual Median Price Growth	4.2%**	Annual Median Price Growth	6.9%**	Annual Median Price Growth	10.4%**
Vacancy Rate (Sep-21)	0.7%	Vacancy Rate (Sep-21)	0.4%	Vacancy Rate (Sep-21)	0.7%
Rental Yield (Sep-21)	6.2%	Rental Yield (Sep-21)	5.7%	Rental Yield (Sep-21)	5.5%
Key Amenities (5km)	Helensvale Westfield Shopping Centre	Key Amenities (5km)	Coomera Westfield Shopping Centre	Key Amenities (5km)	Robina Town Centre
Total Projects (\$)	\$8.0M [^]	Total Projects (\$)	\$31.4M [^]	Total Projects (\$)	\$10.0M [^]
Key Project	Logos Arundel (\$7.4m)	Key Project	Riverside By Palm Lake Independent Units (\$8.0M, 45 units)	Key Project	Sunrise Court Townhouses (\$10.0M, 27 Townhouses)
Unemployment Rate	7.8% [↑]	Unemployment Rate	6.1% [↑]	Unemployment Rate	7.2% [↑]

[^]Quoted estimated values of projects are based on reported land/construction values as stated by the relevant data authority and do not signify their commercial/resale value. *Median price is quoted as an indication only due to having less than 20 sales transactions. [↑]Quoted unemployment rate is an indication of only having a higher rate than the state average
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PROJECT DEVELOPMENT MAP 2ND HALF 2021*



Location	Project [£]	Type	Estimated Value ^µ	Suburb
1	The Star Gold Coast Masterplan	Commercial	\$1,500,000,000	Broadbeach Waters
2	The Lanes	Commercial	\$30,000,000	Mermaid Waters
3	Reside Retirement Village Development Hope Island	Commercial	\$150,000,000	Hope Island
4	Gemlife Lifestyle Resort	Commercial	\$95,000,000	Currumbin Waters
5	Proxima	Commercial	\$80,000,000	Southport
6	Robina Town Centre - Office Block	Commercial	\$40,000,000	Robina
7	Currumbin Waters Mixed Used Development	Industrial	\$35,000,000	Currumbin Waters
8	Lumina Gold Coast Health & Knowledge Precinct - Overall Project	Infrastructure	\$100,000,000	Southport
9	Nielsens Road Units & Restaurant- (270 Units)	Mixed-use	\$50,000,000	Carrara
10	Infinity Tower Broadbeach-(61 Apartments)	Mixed-use	\$75,000,000	Broadbeach
11	Surf Parade Mixed Use Development-(196 Apartments)	Mixed-use	\$60,000,000	Broadbeach
12	Queen Street Apartments-(97 Apartments)	Residential	\$29,100,000	Southport
13	Foxwell Road Townhouses-(142 Townhouses)	Residential	\$42,600,000	Coomera
14	Gainsborough Greens Estate Master Plan Community Precinct	Residential	\$40,000,000	Pimpama
15	Serenity 4212 Residential Development Stage 6-(60 Townhouses)	Residential	\$35,000,000	Helensvale
16	Foxwell Road Residential Development-(272 Apartments)	Residential	\$105,000,000	Coomera
17	Main Beach Parade Apartments-(13 Apartments)	Residential	\$35,000,000	Main Beach
18	Dawn By Mosaic-(85 Apartments)	Residential	\$35,000,000	Mermaid Beach
19	Chevron One-(236 Apartments)	Residential	\$200,000,000	Surfers Paradise
20	Lake Orr Drive Development Site-(240 apartments)	Residential	\$25,000,000	Robina

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PRD 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.

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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, PRD 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.

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

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PRD Research

T +61 7 3229 3344

E research@prd.com.au

PRD.com.au

