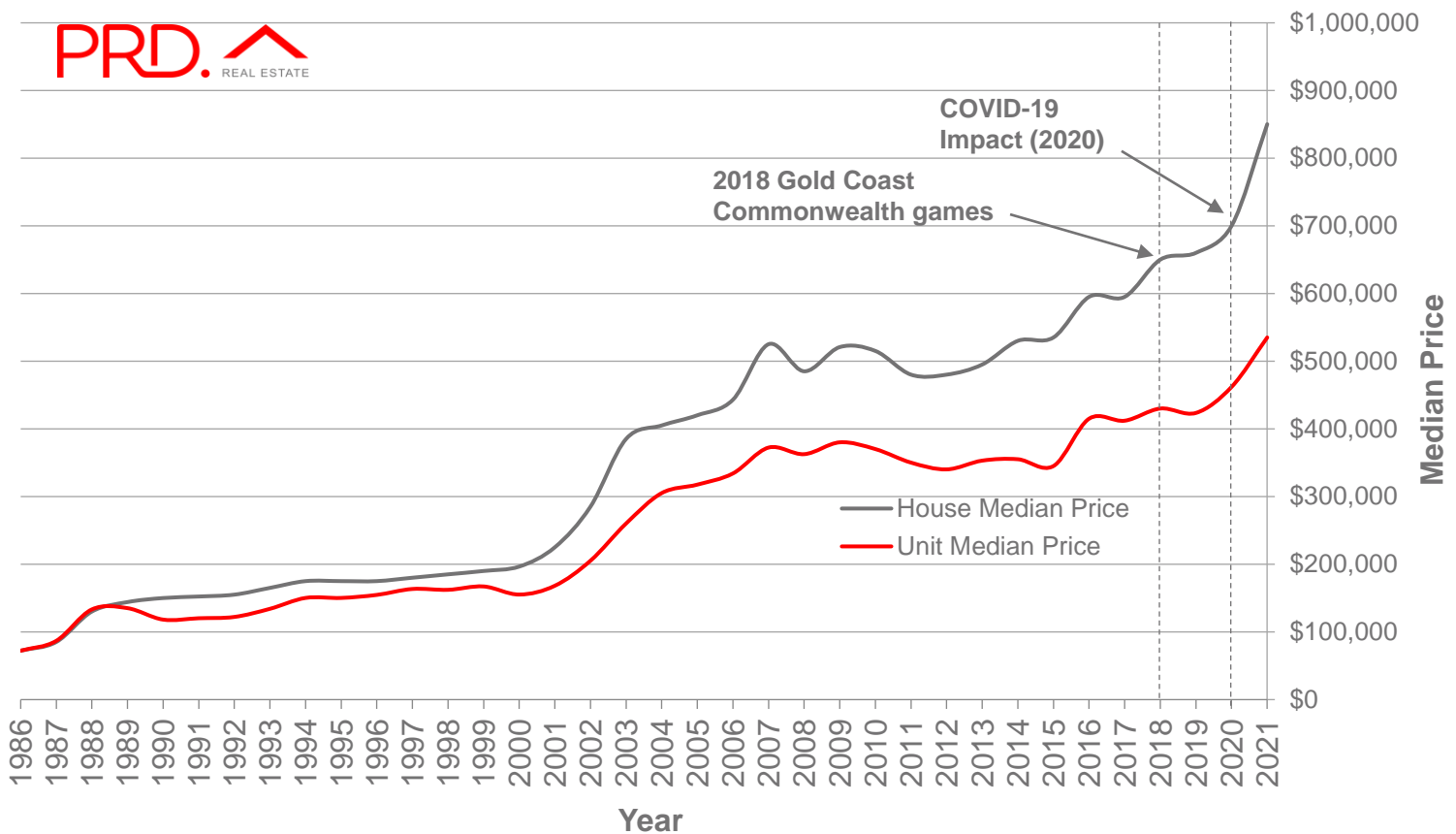


GOLD COAST 35 Year Property Market



Market Overview

- Over the past 35 years to 2021, Gold Coast median prices grew substantially, by 1,077.3% for house and 643.1% for units respectively.
- Gold Coast property prices dipped slightly between 2009-2011, reflective of the Global Financial Crises (GFC). Despite that the Gold Coast market has proven to be resilient, recovering from the dip and continuously growing in the past 10 years.
- In the 12 months to 2021*, the property market in Gold Coast increased by 21.4% for house to \$850,000 and by 15.8% for units to \$535,000.
- Recent price growth surge in the Gold Coast was largely driven by record high consumer confidence, historical low interest rate environment, and government home-ownership specific stimuluses.
- At present demand is exceeding supply levels, making it an ideal time to sell. There is real returns of capital investment in the market, particularly for stand-alone home owner-occupiers.
- House and unit median prices were generally on par for 14 years (1986-2000).
- The gap between houses and units started to widen in the early 2000's and even more in the 2010's, due to an influx of mass supply in units.
- From 2020 onwards the gap between houses and units continues to widen, due to vacant land scarcity and less availability of new stand-alone housing stock. Buyers slowly have had to pay premium prices for houses.
- Interstate migration is a key driver of the surge in median prices in the Gold Coast. With new supply lagging the Gold Coast market is forecasted to see further price growth for the rest of 2021 and early 2022.

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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