



# Bayside Market Update

## 2<sup>nd</sup> Half 2022



### OVERVIEW

In Q3 2022, Bayside\* recorded a median house price of \$833,000, and a median unit price of \$510,000. This represents annual (Q3 2021 – Q3 2022) median price growth of 13.6% for houses and 11.1% for units. That said on a quarter-by-quarter basis (Q2 2022 – Q3 2022) median price growth softened, by -0.7% (houses) and -6.2% (units). This is a reflection of interest rate hikes translating into the market. Total sales decreased annually and quarterly, with Q3 2022 recording the lowest number of sales (184 and 29 for houses and units respectively). Opportunities exist for sellers and buyers in both markets.

	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 2022



SALES AVERAGE DAYS ON  
MARKET Q3 2022



RENTAL MEDIAN PRICE  
Q3 2022

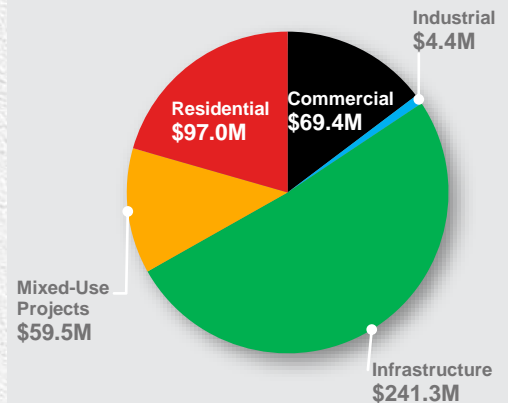


RENTAL AVERAGE DAYS ON  
MARKET Q3 2022



### FUTURE DEVELOPMENTS

Bayside is set to see approximately **\$471.6M** worth of new projects commencing in the 2<sup>nd</sup> half of 2022.

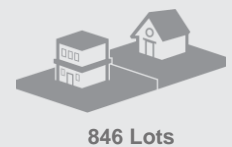


A key focus on infrastructure projects improve liveability for residents, which combined with commercial projects can attract more people to the area. Residential projects replenishes stock, creating a more balanced market

A main commercial project over the 2<sup>nd</sup> half of 2022 is the Paradise Garden Shopping Centre (\$40.0M). The project will increase amenity to Bayside\*, improving liveability.

Seachange Victoria Point (\$50.0M) is a significant mixed use project that will add 225 dwellings to Bayside\*, as well as a club house.

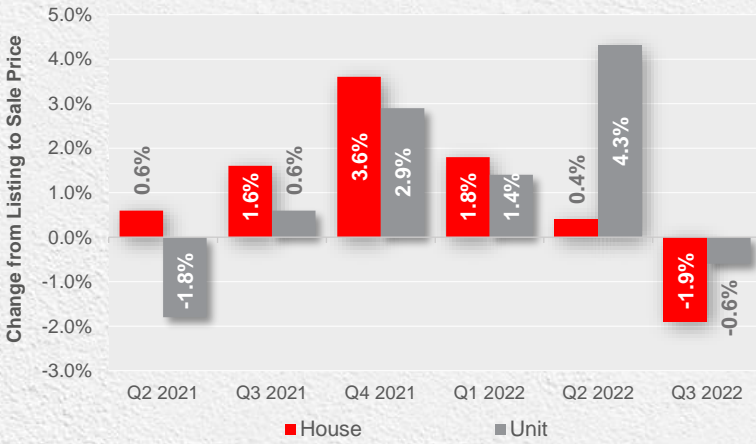
Key residential projects include the Taylor Crescent Units (\$13.0M, 52 units), Harrist Street Townhouses (\$5.0M, 12 townhouses), and Double Jump Road & Prospect Crescent (\$13.3M, 296 lots). Vacant lots is the main source of supply, but current challenges will prolong the build.





# AVERAGE VENDOR DISCOUNT\* KEY COMMENTS

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.



Average vendor discounts between Q3 2021 and Q3 2022 have rapidly shifted for both property types, to discounts of -1.9% for houses and -0.6% for units. Market conditions in Bayside\* have now shifted to favour buyers, as vendors are willing to offer below the initial listing price. Now is the time to enter the market.

Over the past 2 years to 2022#, the suburb of Victoria Point saw the highest growth in median house price, of 54.1%, followed by Redland Bay (44.8%). Mount Cotton remained the most affordable suburb in 2022#, creating an opportunity for first home buyers.

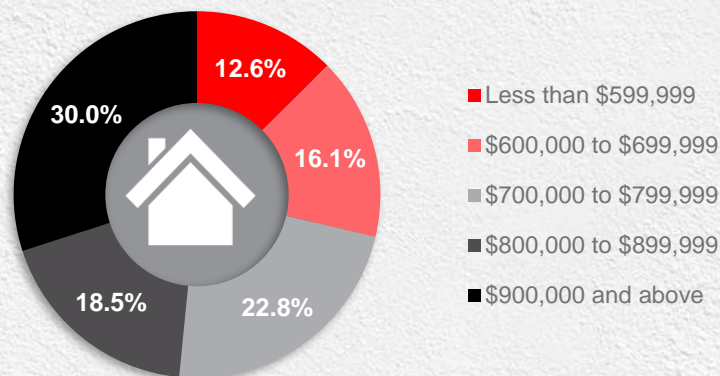
The dominant proportion of homes sold in Bayside\* across 2022# were in the premium price bracket of \$900,000 and above (30.0%). Units recorded a mid-low dominant price point of \$400,000 - \$499,999 (40.8%). Both the house and unit market show a relatively even spread market. That said the house premium market continues to grow and there are more affordable units.

## MARKET COMPARISON

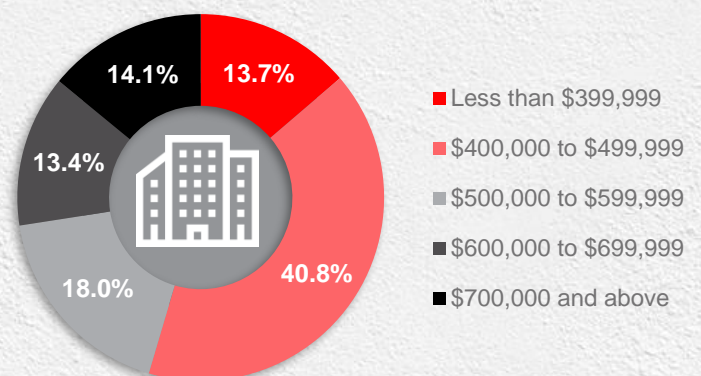
Individual Suburbs	2020	2021	#2022	2020 – 2022 % Growth
Redland Bay	\$580,000	\$698,000	\$840,000	44.8%
Thornlands	\$620,000	\$760,000	\$890,500	43.6%
Victoria Point	\$550,000	\$656,950	\$847,500	54.1%
Mount Cotton	\$565,000	\$700,000	\$800,000	41.6%

## PRICE BREAKDOWN 2022#

### HOUSES SOLD



### UNITS SOLD





# RENTAL GROWTH 2022€

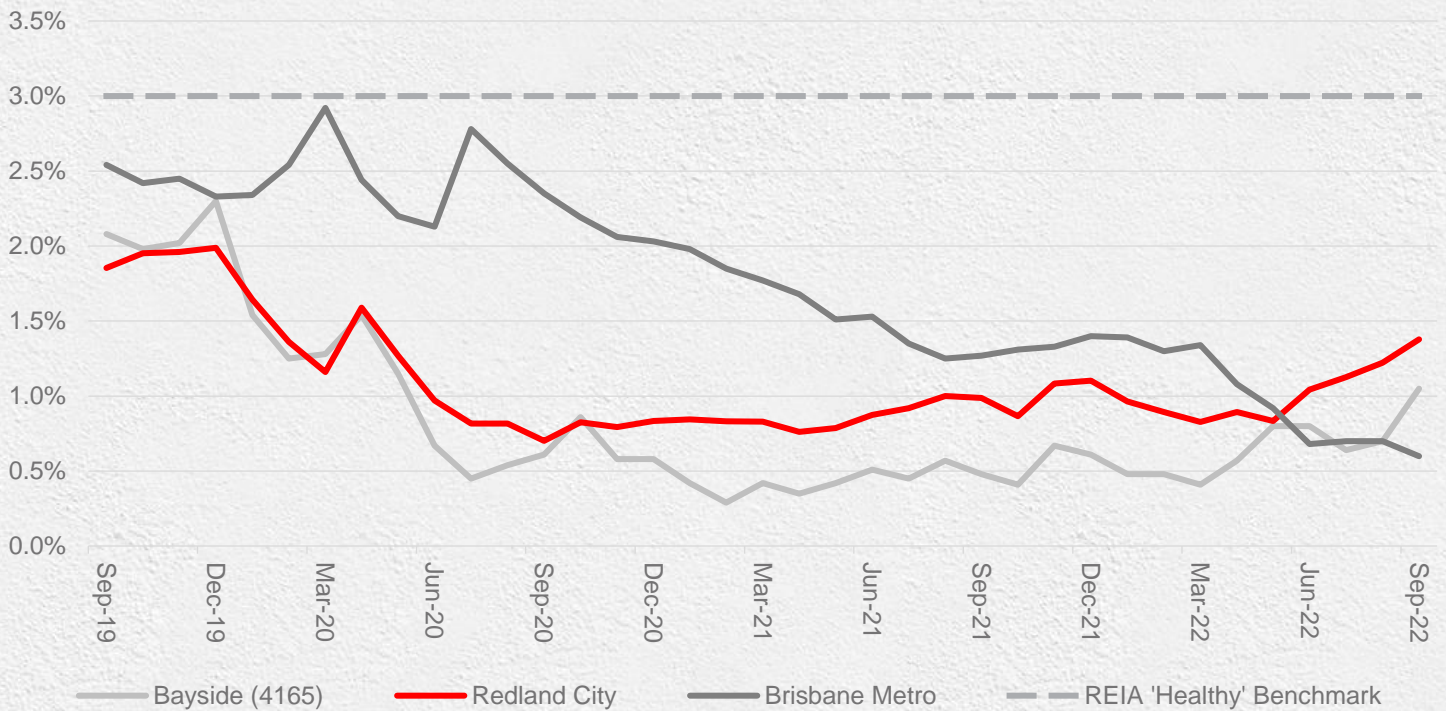
Bayside\* house rental yields were 3.9% in September 2022, slightly higher than Redland City LGA (3.8%) and the Brisbane Metro (3.6%). This was paired with a 12.7% increase in median house rental price in the 12 months to Q3 2022, even with a 2.9% in the number of houses rented. The same pattern is evident in the unit rental market, with a 13.6% growth in median price and 21.1% growth in the number of units rented. Overall, this represents a resilient rental market in Bayside\*.

3 bedroom houses have provided investors with +17.0% rental growth annually, achieving a median rent of \$550 per week.

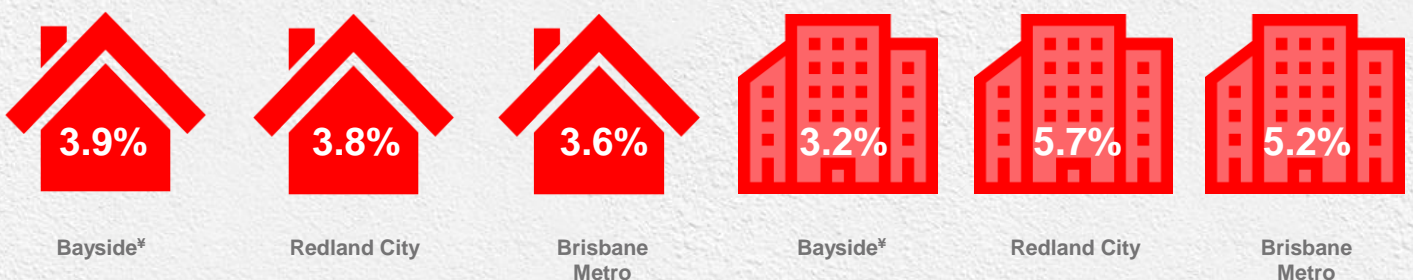
Bayside\* recorded a vacancy rate of 1.1% in September 2022, which is above Brisbane Metro's 0.6% average. Vacancy rates in Bayside\* have increased over the past 12 months, however, is still lower compared to the previous 24 months and remain within the Real Estate Institute health benchmark of 3.0%. These key indicators create a conducive and sustainable environment for investors, particularly with the median house price downturn in the past quarter.



# RENTAL VACANCY RATES 2022

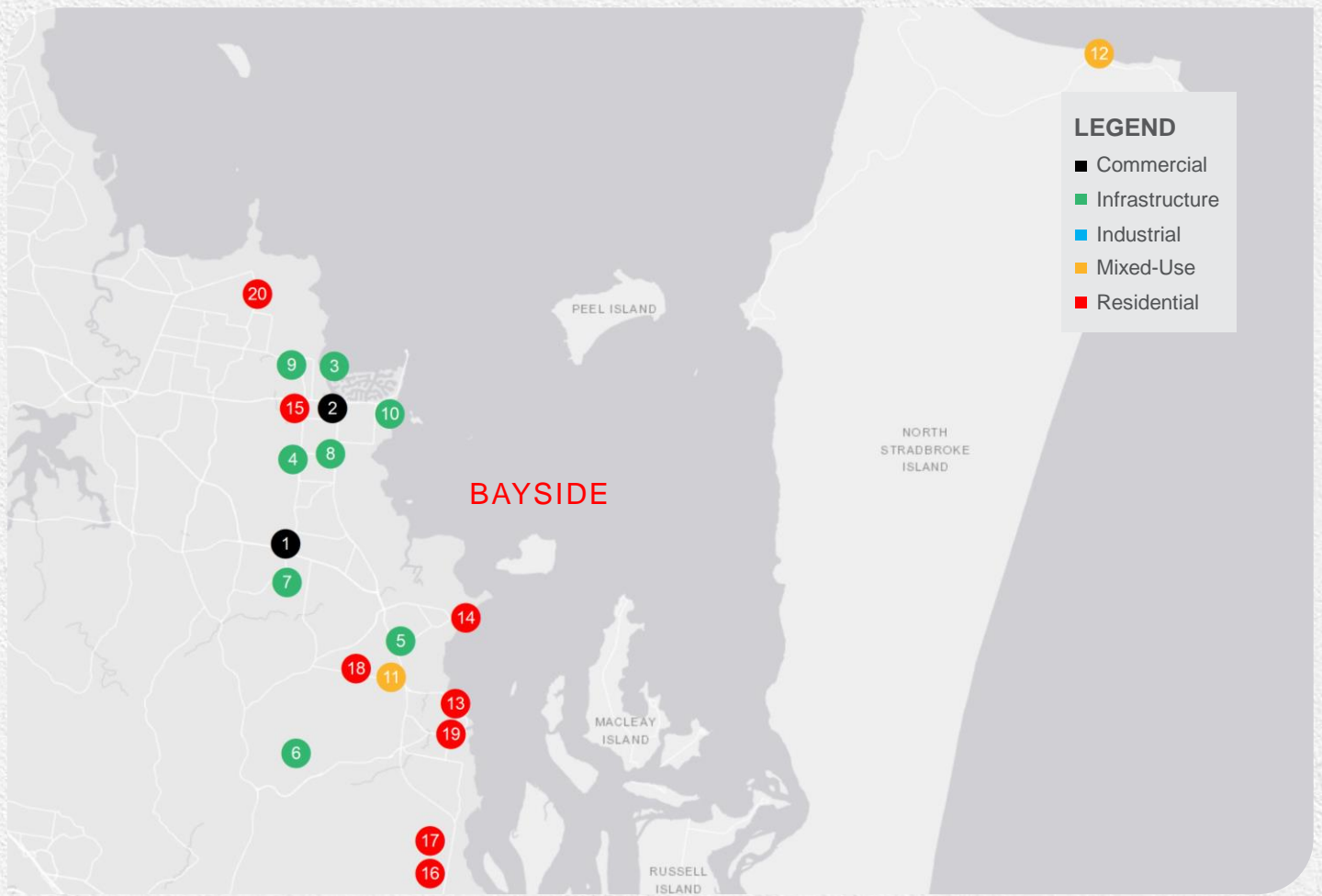


# RENTAL YIELD 2022\$





# TOP DEVELOPMENTS MAP 2<sup>nd</sup> HALF 2022<sup>A</sup>



Location	Project <sup>£</sup>	Type	Estimated Value <sup>¥</sup>	Commence Date <sup>Ⓜ</sup>
1	Paradise Garden Shopping Centre	Commercial	\$40,000,000	25/10/2022
2	Doig Street Mixed Use Development	Commercial	\$23,000,000	12/11/2022
3	Cleveland Station Transit Precinct	Infrastructure	\$50,000,000	25/10/2022
4	Redland Hospital	Infrastructure	\$50,000,000	19/09/2022
5	Cleveland-redland Bay Road (Anita Street To Magnolia Parade) Roadworks - Duplication	Infrastructure	\$50,000,000	12/10/2022
6	Redlands Coast Regional Sport & Recreation Precinct	Infrastructure	\$30,000,000	21/11/2022
7	Panorama Drive & Wellington Street Roadworks	Infrastructure	\$25,000,000	24/10/2022
8	Old/New Cleveland, Mount Gravatt Capalaba, Albany Creek, Gympie & Beckett Roads Roadworks	Infrastructure	\$11,436,000	08/11/2022
9	Ormiston College Science Centre	Infrastructure	\$5,900,000	05/09/2022
10	Toondah Harbour Precinct Redevelopment	Infrastructure	\$10,000,000	22/09/2022
11	Seachange Victoria Point (225 dwellings)	Mixed-use	\$50,000,000	24/10/2022
12	Dickson Way Tourist Facility (11 Lots)	Mixed-use	\$5,000,000	06/08/2022
13	Edgewater Apartments Redland Bay (18 Units)	Residential	\$5,200,000	07/09/2022
14	La Mer Residences Victoria Point (12 Units)	Residential	\$6,900,000	05/12/2022
15	Taylor Crescent Units (52 Units)	Residential	\$13,000,000	28/12/2022
16	Serpentine Creek Road Subdivision – Shoreline (245 Lots)	Residential	\$10,250,000	08/10/2022
17	Shoreline Precinct 1 (248 Lots)	Residential	\$11,200,000	28/10/2022
18	Double Jump Road & Prospect Crescent Residential Subdivision (296 Lots)	Residential	\$13,300,000	04/07/2022
19	Government Road Units (28 Units)	Residential	\$8,000,000	03/10/2022
20	Harris Street Townhouses (12 Units)	Residential	\$5,000,000	05/12/2022



## 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.



### Tenille Walters

Principal Licensee

M +61 409 276 112

E [Tenille.Walters@prd.com.au](mailto:Tenille.Walters@prd.com.au)



### Darren Payne

Principal & Property Management  
Director

M +61 410 444 568

E [Darren.Payne@prd.com.au](mailto:Darren.Payne@prd.com.au)



## PRD Bayside

Red C Plaza, Ground Level Shop 2 [PRD.com.au/bayside](http://PRD.com.au/bayside)  
165-171 Broadwater Terrace  
Redland Bay QLD 4165



# REFERENCES

\*Bayside market data and key indicators encapsulates aggregate property market conditions within the suburbs of Mount Cotton, Redland Bay, Thornlands and Victoria Point.

\*\* Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

# 2022 encapsulates sales transactions for 2022 (01/01/2022 – 30/09/2022) only.

€ Annual rental growth is a comparison between 2021 (01/01/2021 – 30/09/2021) and 2022 (01/01/2022 – 30/09/2022) house median rent figures.

¥ Bayside market data encapsulates aggregate property conditions within the postcode of 4165.

§ Rental yields shown are as reported as of September 2022.

⌘ 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 Redland City Local Government Area.

μ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

Disclaimer: PRD does not give any warranty in relation to the accuracy of the information contained in this report. If you intend to rely upon the information contained herein, you must take note that the information, figures and projections have been provided by various sources and have not been verified by us. We have no belief one way or the other in relation to the accuracy of such information, figures and projections. PRD will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that you rely upon that is contained in the material.

Prepared by PRD Research. © All medians and volumes are calculated by PRD Research. Use with written permission only. All other responsibilities disclaimed. © Copyright PRD 2022.

