



# Agnes Water Market Update 2<sup>nd</sup> Half 2022



## OVERVIEW

In Q3 2022, Agnes Water\* recorded a median house price of \$737,500, and a median unit price of \$502,500. This represents annual (Q3 2021 – Q3 2022) median price growth of 32.9% for houses and 20.4% for units. That said, on a quarter-by-quarter basis (Q2 2022 – Q3 2022) median house price softened by -5.4% and median unit price grew at a lower rate of 4.7%. This reflects interest rate hikes translating into the market. Total sales decreased annually and quarterly, with Q3 2022 recording the lowest sale numbers of 25 (house) and 18 (units). Market conditions suggest opportunities for sellers and 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 2022



### SALES AVERAGE DAYS ON MARKET Q3 2022



### RENTAL MEDIAN PRICE Q3 2022

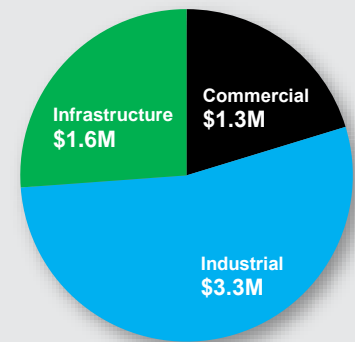


### RENTAL AVERAGE DAYS ON MARKET Q3 2022



## FUTURE DEVELOPMENTS

Agnes Water is set to see approximately **\$6.2M** worth of new projects commencing in the 2<sup>nd</sup> half of 2022.



A focus on industrial and commercial projects will stimulate the economy and create jobs. Combined with infrastructure projects, which improves liveability for residents, this project combination can attract more people to the work and live in Agnes Water.

An absence in residential projects does allow for current stock to be absorbed, which may work well at present due the increasing cash rate environment. However given Q3 2022 recorded the lowest number of sales in the past 24 months, this is not a sustainable strategy; as it relies on current owners to sell. There is a need for a long term plan that adds to housing stock whilst the economy recovers

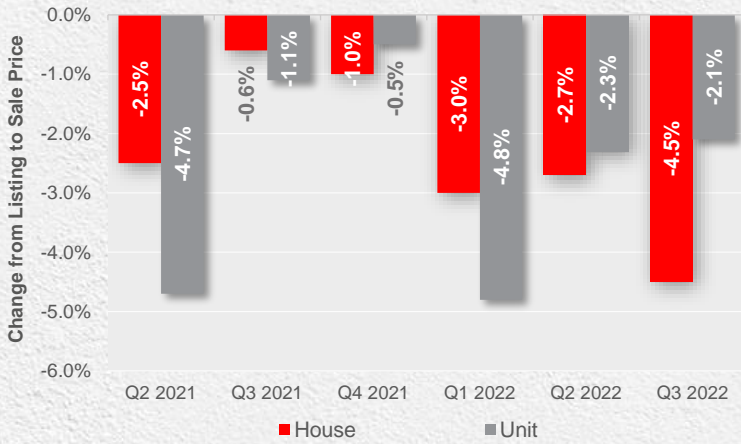
A main industrial project over the 2<sup>nd</sup> half of 2022 is Bootmaker Drive Industrial Redevelopment (\$6.2M). The project is set to add a 5000sqm storage facility, and animal husbandry/ caretakers accommodation to Agnes Water\*.

The Bindaree Road Bridge Replacement (\$1.6M) is the main infrastructure project. Improvement in this sector improves liveability and connectivity for residents.

Tavern Road Shopping Centre (\$1.0M) and Dive Spear Sport (\$250K) are the two commercial projects planned for development.

# 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.

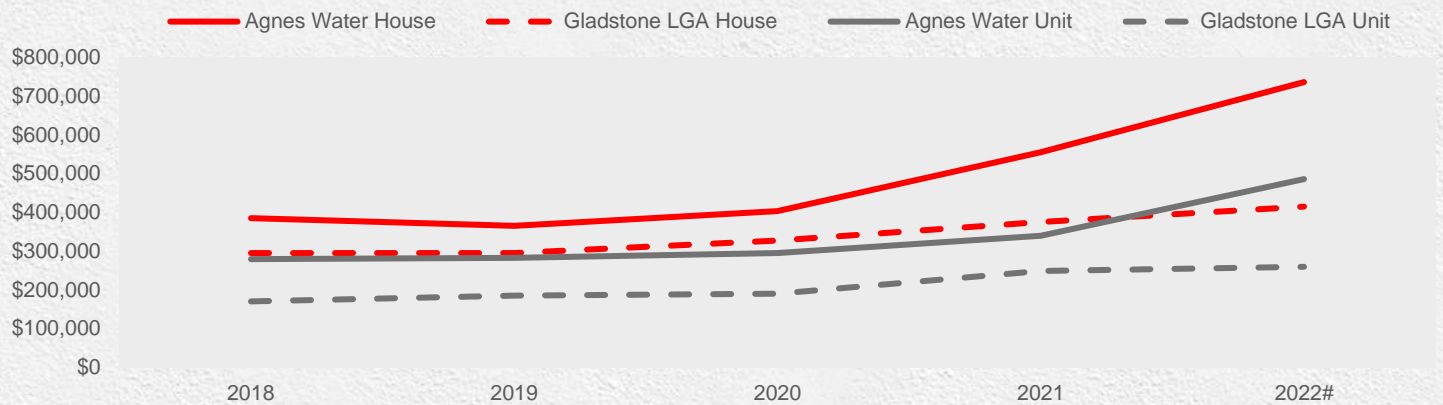


Average vendor discounts between Q3 2021 and Q3 2022 have rapidly shifted for both property types, to wider discounts of -4.5% for houses and -2.1% for units. Market conditions in Agnes Water\* have now shifted to favour buyers, benefitting from higher discounts when compared to 12 months prior. Average vendor house discount for Q3 2022 is the highest recorded in the past 24 months, thus an opportunity for first home buyers.

The suburb of Agnes Water has outperformed the wider Gladstone Local Government Area (LGA) in both house and unit median prices. This continued to be the case in 2022# with both property types trending toward a more premium market, despite a slower growth in Q3 2022.

The dominant proportion of homes sold in Agnes Water\* across 2022# were in the more affordable price point of less than \$599,999 (40.9%). Units recorded a more affordable price point also, of less than \$399,999 (51.0%). That said the premium market have continued to grow, with 13.2% of houses sold above \$900,000.

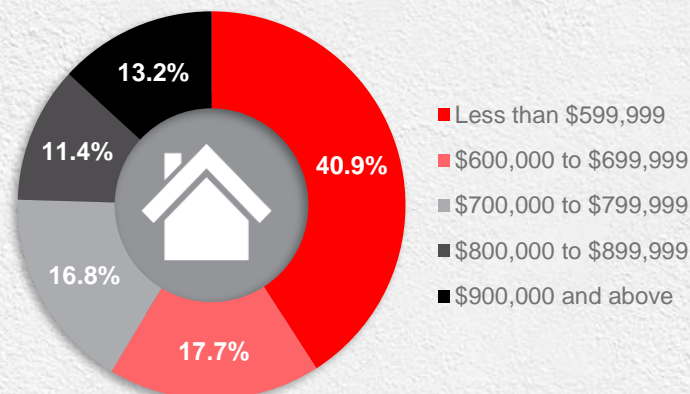
## MARKET COMPARISON



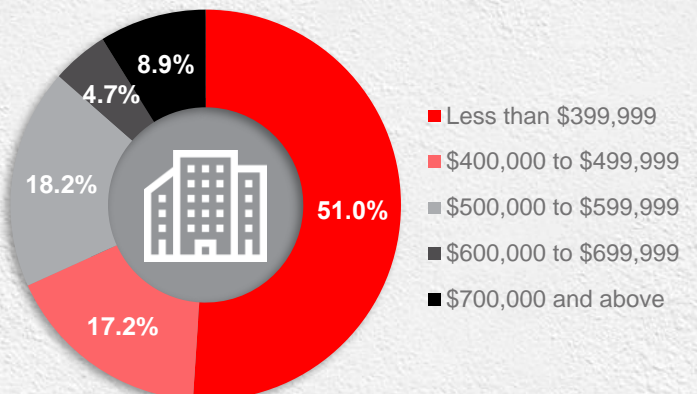
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled are chosen based on their proximity to the main suburb analysed, which is Agnes Water.

## PRICE BREAKDOWN 2022#

### HOUSES SOLD



### UNITS SOLD



# RENTAL GROWTH 2022€

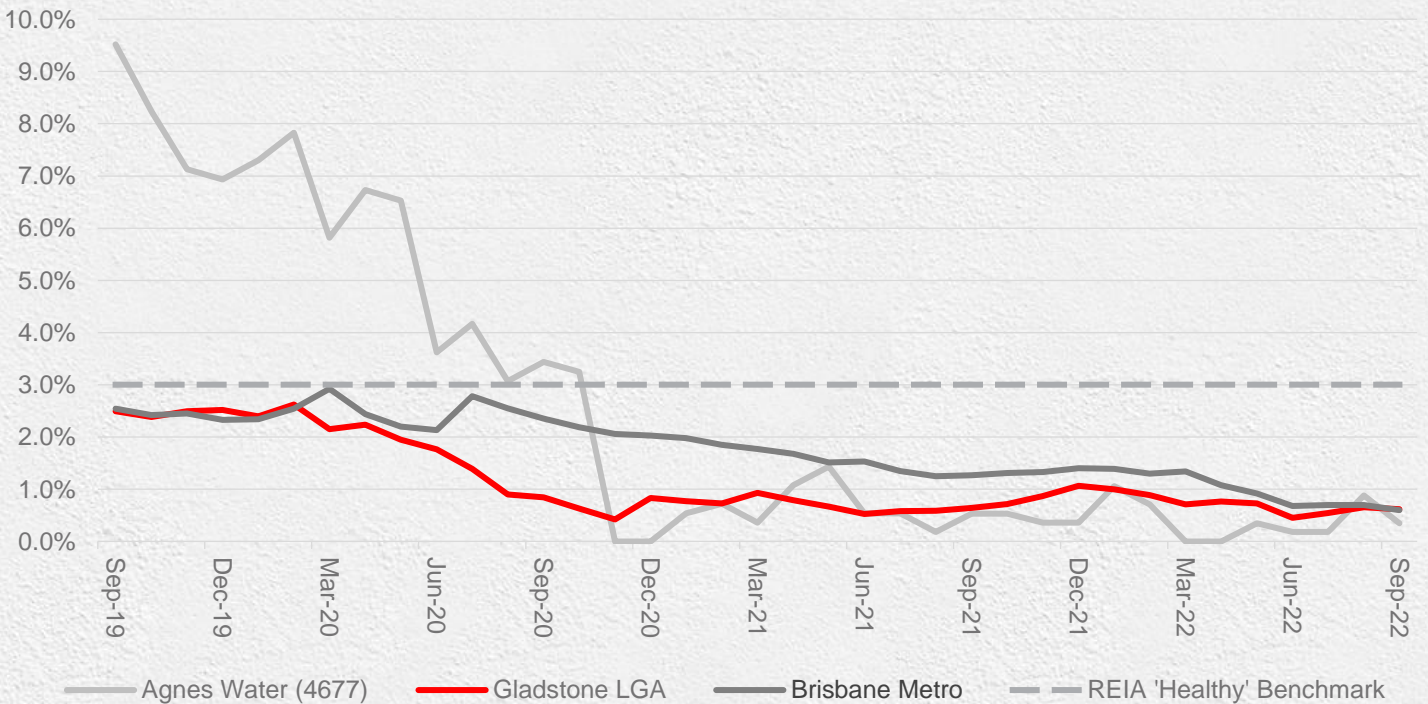
House rental yields in Agnes Water\* was recorded at 3.7% in September 2022, which is on par with Brisbane Metro (3.6%). This was paired with a 22.0% increase in median house rental price and a -18.8% decline in the number of houses rented. Average day on the market declined by -29.2%, to 17 days, the lowest recorded in the past 12 months. This establishes the area's rental demand and its attractiveness as a more affordable investment option compared to Brisbane Metro.

3 bedroom houses have provided investors with +31.0% rental growth annually, achieving a median rent of \$550 per week.

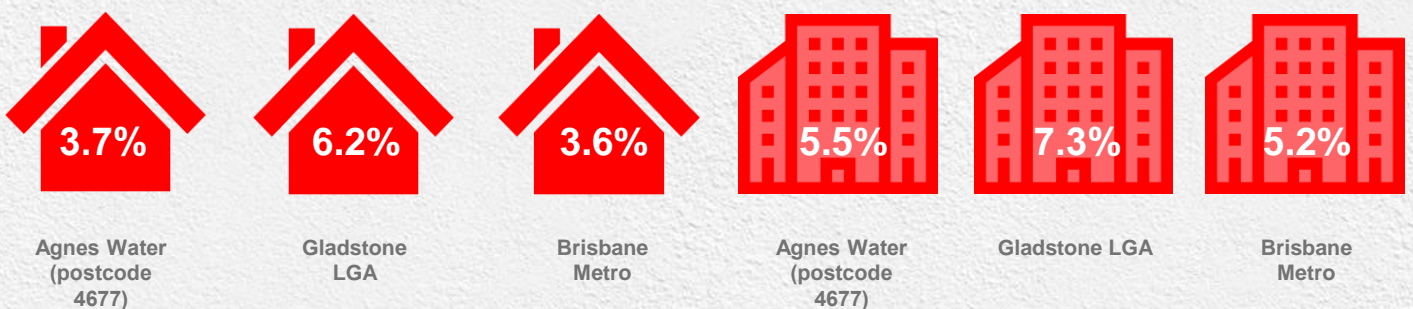
Agnes Water\* recorded a vacancy rate of 0.4% in September 2022, which is slightly below Brisbane Metro's 0.6% average. Vacancy rates in Agnes Water\* have remained low in the past 12 months, trending within the 1.0% band rate, and at times recording 0.0%. This indicates a high rental demand and thus quicker occupancy. These key indicators create a conducive and sustainable environment for investors, particularly with the median house price downturn between Q2 2022-Q3 2022.



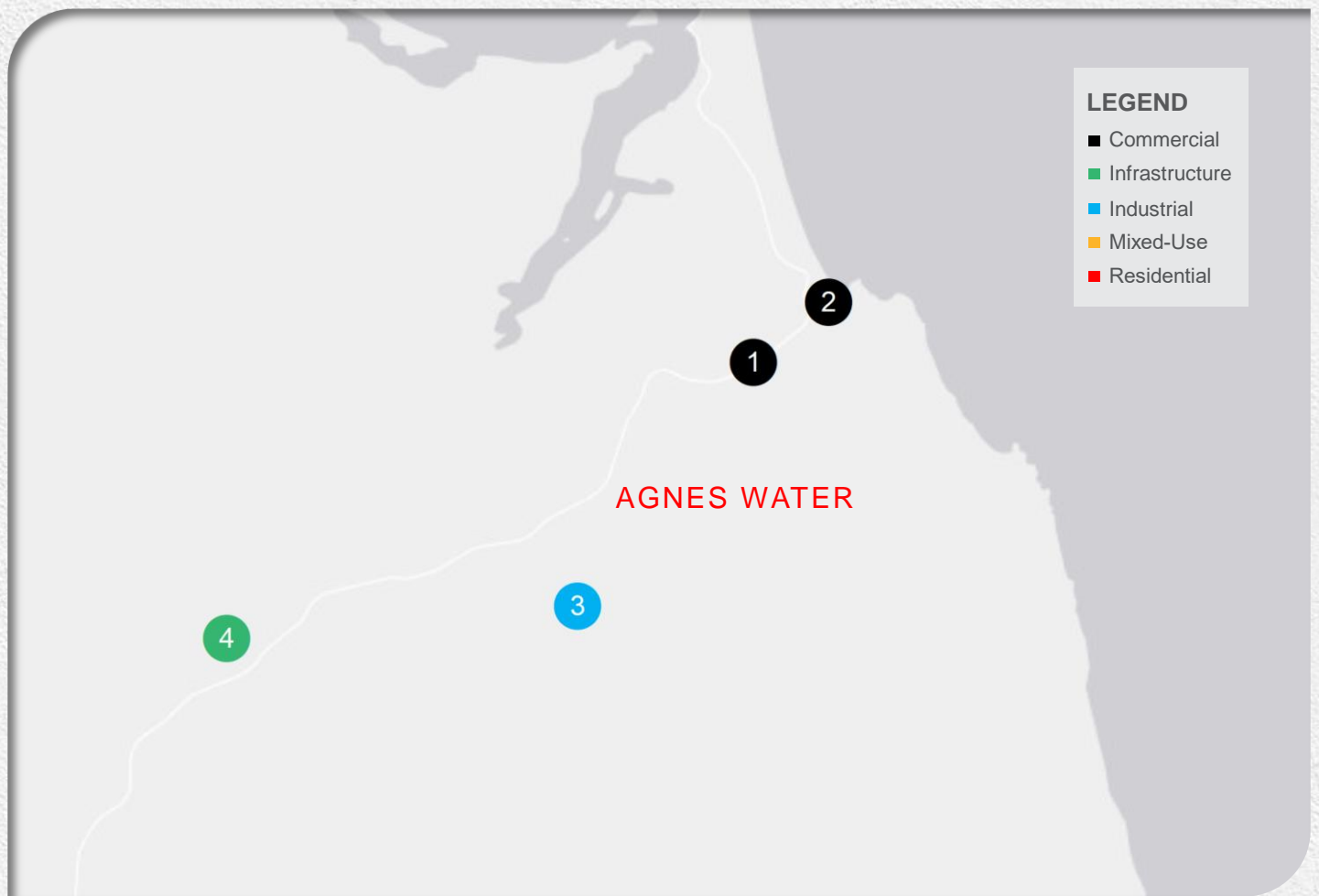
# RENTAL VACANCY RATES 2022



# RENTAL YIELD 2022\$



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



Location	Project <sup>Ⓔ</sup>	Type	Estimated Value <sup>Ⓜ</sup>	Commence Date <sup>Ⓜ</sup>
1	Tavern Road Shopping Centre	Commercial	\$1,000,000	16/08/2022
2	Dive Spear & Sport	Commercial	\$250,000	26/08/2022
3	Bootmaker Drive Industrial Development	Industrial	\$3,300,000	26/09/2022
4	Bindaree Road Bridge Replacement	Infrastructure	\$1,612,000	08/08/2022



## 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.



**Tim Lawry**

Director

+61 4428 565 626

[tim@prd1770.com.au](mailto:tim@prd1770.com.au)



**James White**

Principal

+61 410 666 549

[james@prd1770.com.au](mailto:james@prd1770.com.au)



## PRD Agnes Water

P +61 7 4974 9470

[PRD.com.au/agneswater](http://PRD.com.au/agneswater)

Shop 20 Endeavour Plaza, Cnr Captain Cook & Roundhill Drives  
Agnes Water QLD 4677

# REFERENCES

\* Agnes Water market data and key indicators encapsulates aggregate property market conditions within the suburb of Agnes Water.

\*\* 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.

¥ Agnes Water market data encapsulates aggregate property conditions within Agnes Water (4677).

§ 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 suburb of Agnes Water.

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.

