



# Nundah Market Update

## 1<sup>st</sup> Half 2023



### OVERVIEW

In Q1 2023, Nundah\* recorded a median house price of \$1,200,000, and a median unit price of \$450,000. This represents annual (Q1 2022 – Q1 2023) median price softening of -1.6% for houses and a 3.8% price growth for units. That said, on a quarterly basis (Q4 2022 – Q1 2023) median house price grew by 12.1%. This suggests that cash rate hikes did translate in the market, but confidence has returned. Total sales decreased annually and quarterly, with Q1 2023 recording the lowest number of sales (15 houses and 86 units). With a market undersupply, affordable options are limited to the unit market.

	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  
Q1 2023



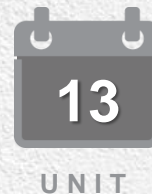
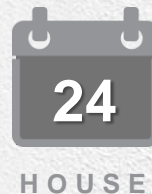
SALES AVERAGE DAYS ON  
MARKET Q1 2023



RENTAL MEDIAN PRICE  
Q1 2023

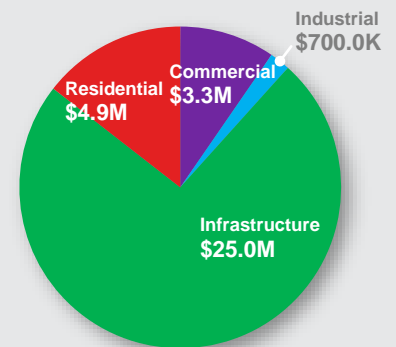


RENTAL AVERAGE DAYS ON  
MARKET Q1 2023



### FUTURE DEVELOPMENTS

Nundah is set to see approximately **\$33.9M** worth of new projects commencing in the 1<sup>st</sup> half of 2023.



A focus on infrastructure projects will improve liveability for residents and create employment opportunities in the construction phase. Better infrastructure can attract future residents into the area, which translates to higher demand for housing stock.

A main residential project over the 1<sup>st</sup> half of 2023 is the 11 York Street Apartments (\$4.0M). The project is set to add 7 apartments. 12 Thomas and 60a London Street Townhouses is another, adding 3 townhouses to the Nundah\* area.

The Banyo Station accessibility upgrade (\$25.0M) is a significant infrastructure project that improves liveability for residents. This include new raised platforms, overbridges, hearing augmentation loops and extended platform shelters.

The absence of ready to sell stand-alone dwellings is set to increase pressure on housing prices, even with the current cash rate hikes. Now is the time for developers and downsizers to enter the market.



7 Units/  
Apartments

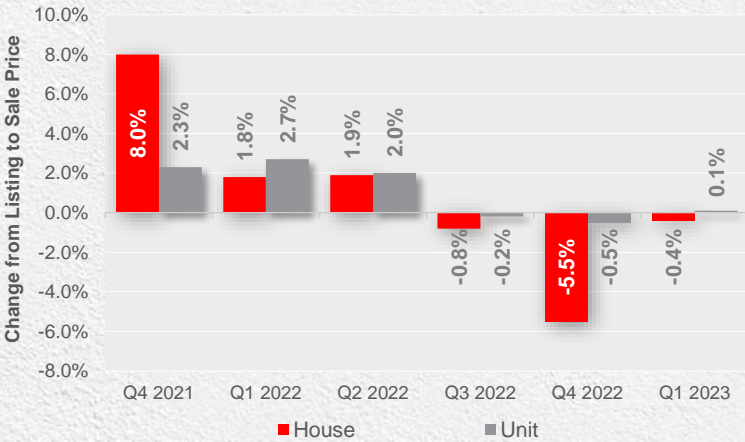


3  
Townhouses



# 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.

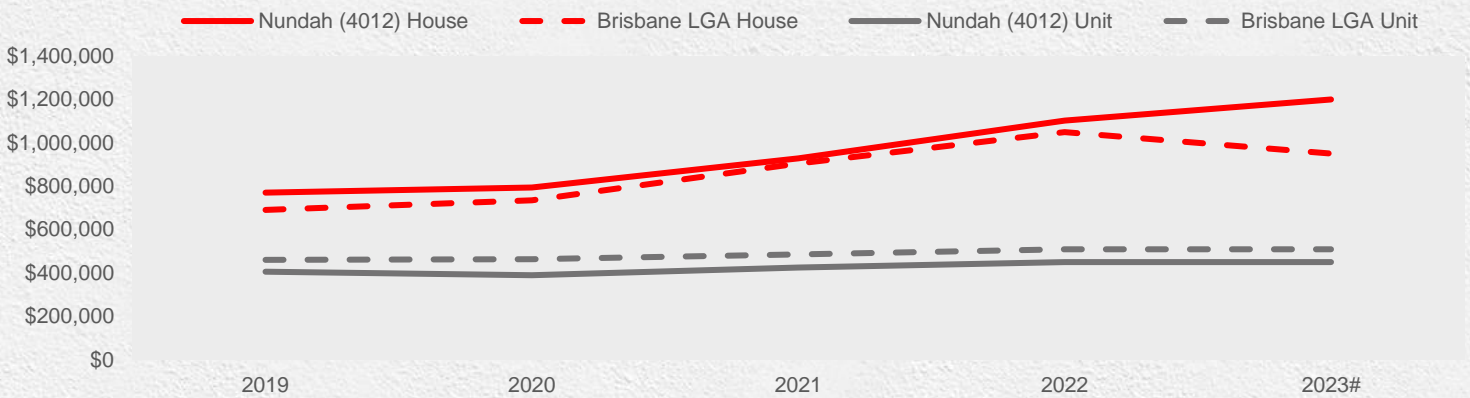


Average vendor discounts between Q4 2021 and Q4 2022 have swung to a discount of -0.4% for houses and lower premiums of 0.1% for units. Market conditions in Nundah\* have shifted to favour buyers, as vendors are willing to accept either below the first list price (house) or a smaller premium (units). Now is the time to buy.

The suburb of Nundah has historically outperformed the wider Brisbane Local Government Area (LGA) in house median prices, and offered a more affordable unit price. Early 2023# saw a resilience to cash rate hikes in the Nundah house market, relative to Brisbane LGA prices.

The dominant proportion of homes sold in Nundah\* across 2022/23# were in the premium priced bracket of \$1,100,000 and above (42.1%). Units also recorded a dominant premium price point above \$450,000 (47.5%). Despite a thriving premium market affordable options are now more available, with 36.0% of houses sold for less than \$899,999 and 17.7% of units sold for less than \$349,999. This is an opportunity for first home buyers.

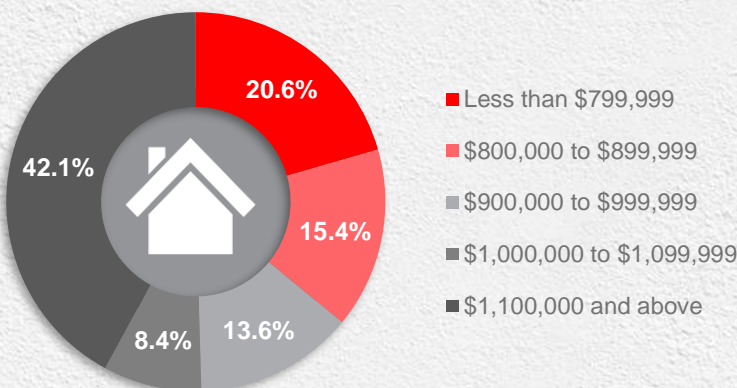
## MARKET COMPARISON



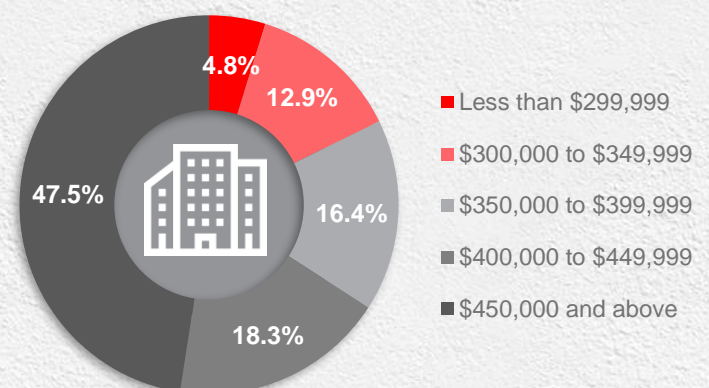
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Nundah.

## PRICE BREAKDOWN 2022/23#

### HOUSES SOLD



### UNITS SOLD





# RENTAL GROWTH 2023€

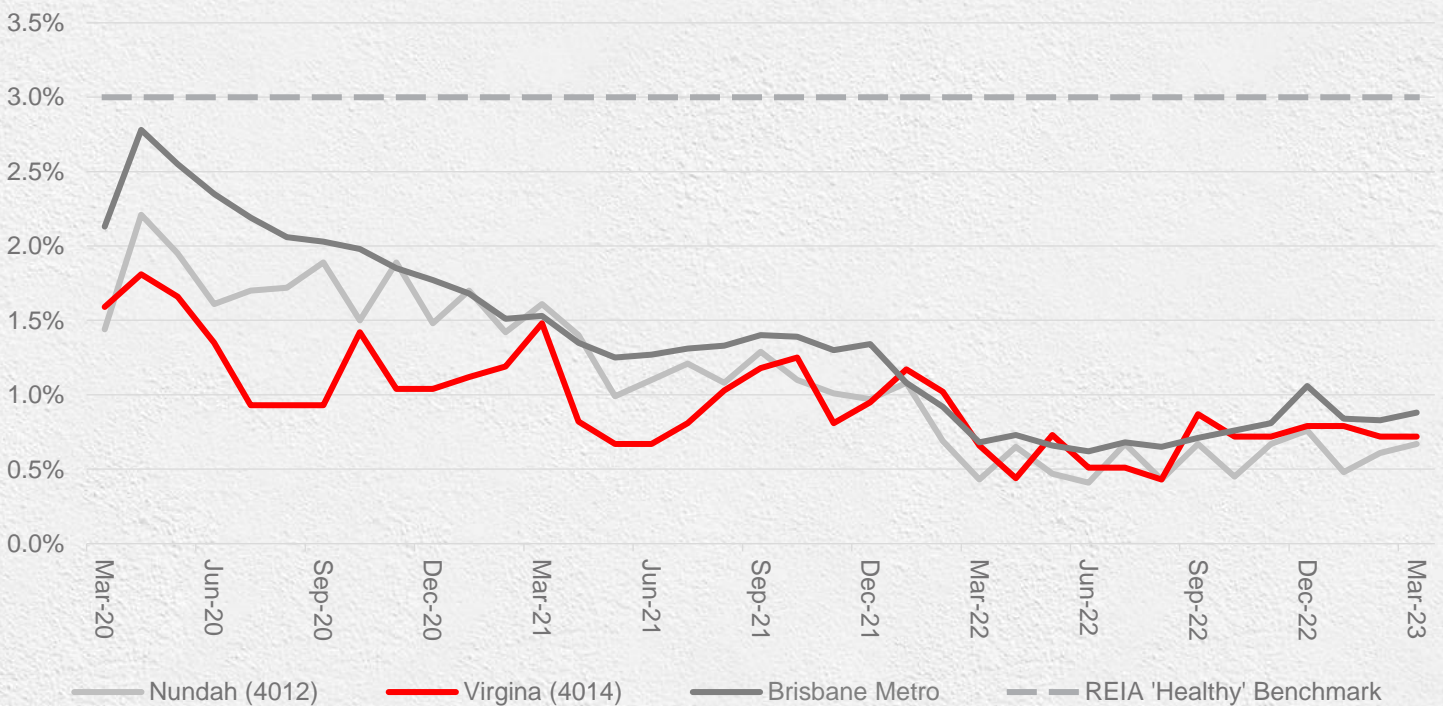
House rental yields in Nundah\* was 2.8% in March 2023, lower than Brisbane Metro's (3.7%) due to the premium pricing nature of the area. That said median house rental price increased by 3.3% (to \$620 per week) in the past 12 months to Q1 2023, alongside a -13.5% decline in the number of houses rented (to 32 houses). The same trend can be seen in the unit rental market, which suggests an undersupply. This is beneficial for those who wish to invest in the area.

2 bedroom houses have provided investors with +19.0% rental growth annually, achieving a median rent of \$500 per week.

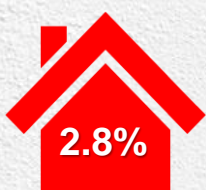
Nundah\* recorded a vacancy rate of 0.7% in March 2022, slightly below Brisbane Metro's 0.9% average. Vacancy rates in Nundah\* have fluctuated over the past 12 months, potentially due to the higher entry price and lower rental yield (compared to Brisbane Metro). Yet it is still below the Real Estate Institute of Australia's healthy benchmark of 3.0%. Thus a conducive investment environment, even if property prices have normalised in the past quarter (Q4 2022 – Q1 2023).



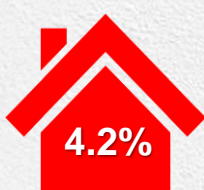
# RENTAL VACANCY RATES 2023



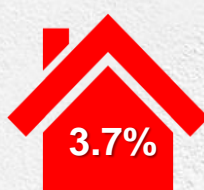
# RENTAL YIELD 2023\$



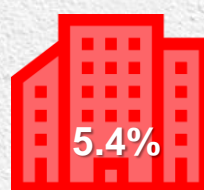
Nundah (4012)\*



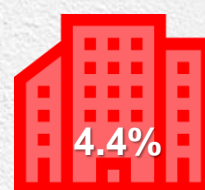
Virginia (4014)



Brisbane Metro



Nundah (4012)\*



Virginia (4014)

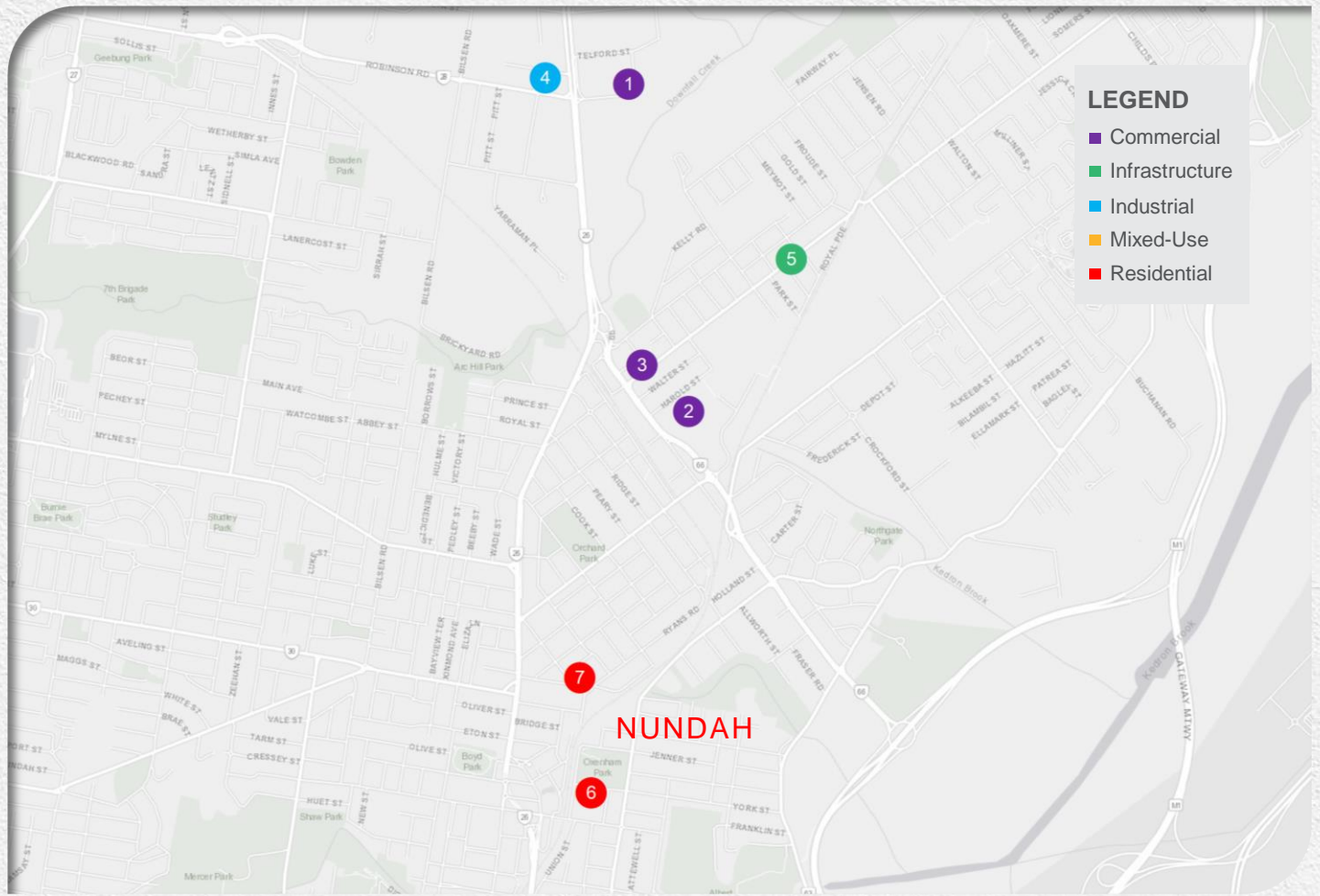


Brisbane Metro





# TOP DEVELOPMENTS MAP 1<sup>st</sup> HALF 2023<sup>▲</sup>



Location	Project <sup>£</sup>	Type	Estimated Value <sup>µ</sup>	Commence Date <sup>ψ</sup>
1	Cruisin Rv Build Workshop & Office	Commercial	\$2,500,000	27/03/2023
2	Powerlink Queensland	Commercial	\$500,000	12/01/2023
3	84 St Vincents Road Veterinary Surgery Extension	Commercial	\$250,000	16/05/2023
4	20 Matheson Street Warehouse	Industrial	\$700,000	28/06/2023
5	Banyo Station Accessibility Upgrade	Infrastructure	\$25,000,000	20/02/2023
6	11 York Street Apartments Nundah (7 Units)	Residential	\$4,000,000	01/05/2023
7	12 Thomas & 60a London Streets Townhouses (3 Townhouses)	Residential	\$900,000	28/04/2023

## 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.



### **Sam Tornabene**

**Principal**

**M +61 418 729 458**

**E [nundah@prd.com.au](mailto:nundah@prd.com.au)**



## PRD Nundah

**P +61 7 3266 5166**

**[PRD.com.au/nundah](http://PRD.com.au/nundah)**

**1162 Sandgate Road  
Nundah QLD 4012**



# REFERENCES

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

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

# 2023 encapsulates sales transactions for Quarter 1 (01/01/2023 – 31/3/2023) only.

€ Annual rental growth is a comparison between Quarter 1 2022 (01/01/2022 – 31/3/2022) and Quarter 1 2023 (01/01/2023 – 31/3/2023) house median rent figures.

¥ Nundah market data encapsulates aggregate property conditions within postcode 4012.

§ Rental yields shown are as reported as of March 2023.

⌘ 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 postcodes 4012 and 4014.

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.

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