

**PRD.**  REAL ESTATE



**Affordable & Liveable Property Guide**  
Brisbane Metro 1<sup>st</sup> Half 2023

## OVERVIEW

Median house prices in Brisbane Metro softened by -8.2% in the 12 months to Q1 2023\*, currently at \$910,000. In contrast, median unit prices increased by 2.0%, at \$510,000. However, on a quarterly basis (Q4 2022 – Q1 2023), median house price growth softened by a lower rate for houses, of -1.1%, and median unit price growth softened by -0.6%. There is a mixed market. Although interest rate hikes did translate into the house market, confidence has started to return. In contrast, unit prices are starting to see interest rate hikes translate. Between Q1 2022 and Q1 2023, total house sales declined by -29.1% (to 3,763 sales) for houses and by -35.3% (to 3,278 sales) for units. An undersupply is evident, especially for houses, as prices have started to turn despite cash rate hikes. For those seeking a more affordable house market, time is of the essence. A total of \$4.6B of projects are planned across the 1<sup>st</sup> half of 2023, with many mixed-use and residential projects. However, this will mostly deliver units, thus stand-alone houses will remain undersupplied.

## RECENT TOP PERFORMERS

Area	Suburb	Type	Median Price 2021	Median Price 2022/23*	Price Growth	Projects 2022***
Inner	Woolloowin	House	\$1,115,050	\$1,367,500	22.6%	\$20.5M
	Woolloowin	Unit	\$370,000	\$465,000	25.7%	\$13.0M
North	Sandgate	House	\$885,000	\$1,075,000	21.5%	\$5.0M
	Carseldine	Unit	\$421,250	\$554,000	31.5%	\$11.0M
South	Springwood	House	\$665,000	\$785,000	18.0%	\$17.3M
	Springwood	Unit	\$294,500	\$350,000	18.8%	\$17.3M
East	Tingalpa	House	\$698,500	\$850,000	21.7%	\$4.9M
	Capalaba	Unit	\$415,000	\$480,000	15.7%	\$10.4M
West	Ferny Hills	House	\$755,500	\$865,000	14.0%	\$750K
	Sherwood	Unit	\$450,000	\$490,000	8.9%	\$9.5M

## METHODOLOGY

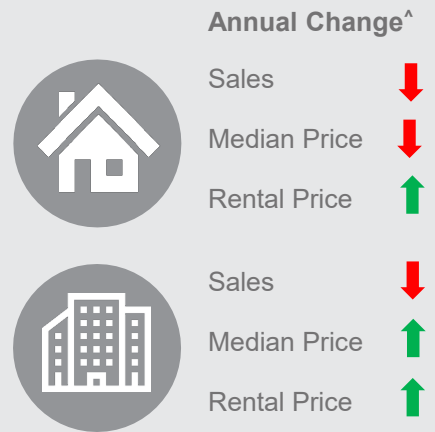
This affordable and liveable property guide for Brisbane Metro analyses all suburbs within a 20km radius of the Brisbane CBD. The following criteria were considered:

- **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 2021 to 2022/23\*.
- **Investment criteria** – as of March 2023, suburbs considered will have an on-par or higher rental yield than Brisbane 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 \$524,635\*\* as of Q4 2022. Premiums of 42% for houses and discounts of -24% for units were added, which were below the premiums/discounts required to reach Brisbane Metro's median prices (71% for houses and -3% for units). This places the chosen suburbs below Brisbane Metro's median prices, thus, they are more affordable for buyers.
- **Development criteria** – suburbs identified must have a high total estimated value of future project development for the 1<sup>st</sup> half of 2023, 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 that is either on-par or lower in comparison to the Queensland average (as determined by the Department of Jobs and Small Business, December Quarter 2022 release).

\*Median price quoted captures sale transactions from 1st January 2021 to 31st March 2023, or Q1 2021 – Q1 2023. \*\*Average home loan figure is derived from December Quarter 2022 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 1<sup>st</sup> half of 2023 as stated by the relevant data authority. ^Annual Change is reflective of median price change from Q1 2022 to Q1 2023. Figures displayed in infographics are for the period Q1 2023. Source: APM Pricerfinder, REIA, SQM Research, Cordell Connect, Department of Jobs and Small Business. © PRD 2023.

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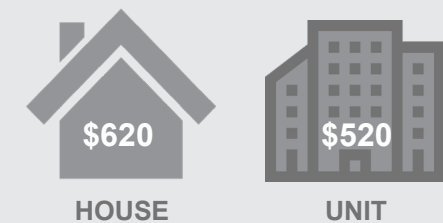
## BRISBANE METRO



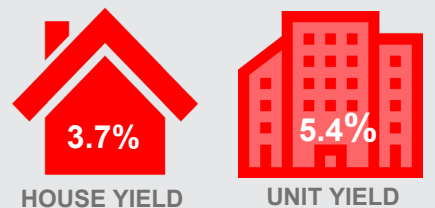
## MEDIAN SALE PRICE



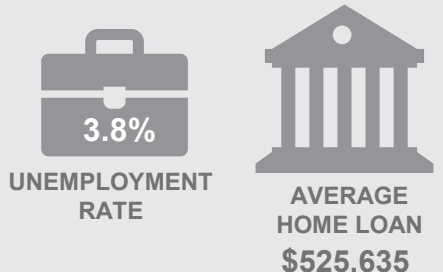
## MEDIAN RENTAL PRICE



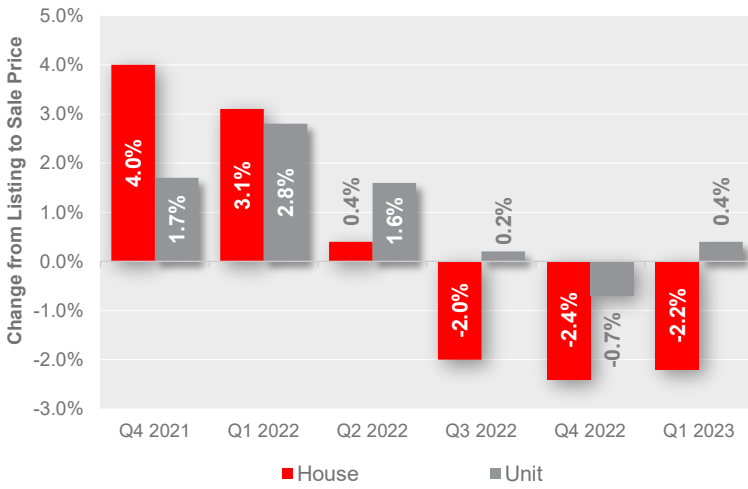
## BENCHMARKS BRISBANE METRO



## BENCHMARKS QLD



## AVERAGE VENDOR DISCOUNT

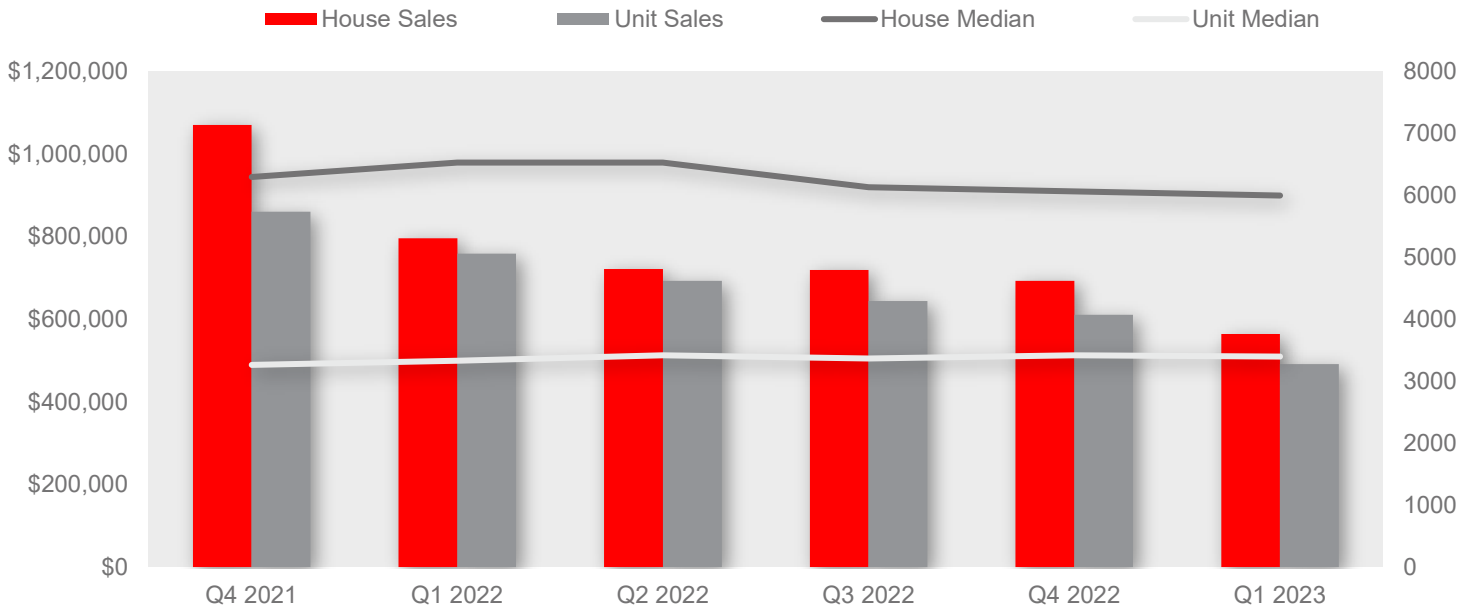


## KEY COMMENTS

Average vendor discounts between Q1 2022 and Q1 2023 have swung to a discount of -2.2% for houses and a lower premium of 0.4% for units. The Brisbane Metro market conditions have shifted to favour buyers, where sellers must accept either below the first list price or a lower premium than before. That said, the average house discount for Q1 2023 is less than Q4 2022, suggesting confidence has started to return and time is limited.

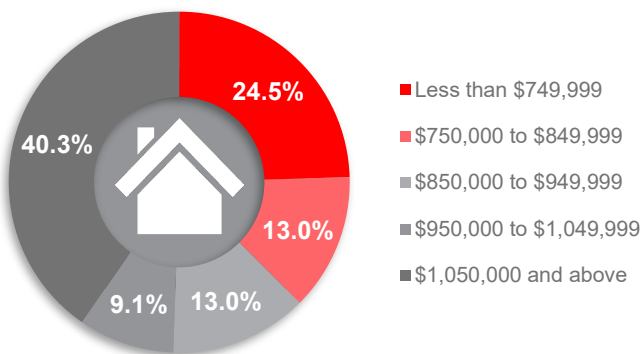
The dominant proportion of houses sold in Brisbane Metro across 2022/23# were in the premium price point of \$1,050,000 and above (40.3%). Units also recorded a dominant premium price point of \$550,000 and above (41.0%). There is a slight shift in affordability, as options in the most affordable price bracket have increased to 24.5% (houses) and 21.2% (units). This is good news for first home buyers wanting to enter the market.

## MARKET PERFORMANCE

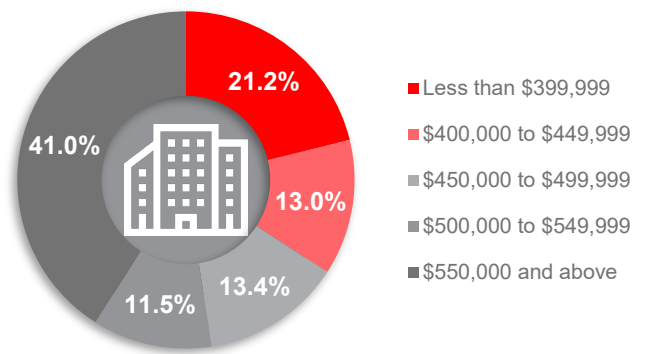


## PRICE BREAKDOWN 2022/23#

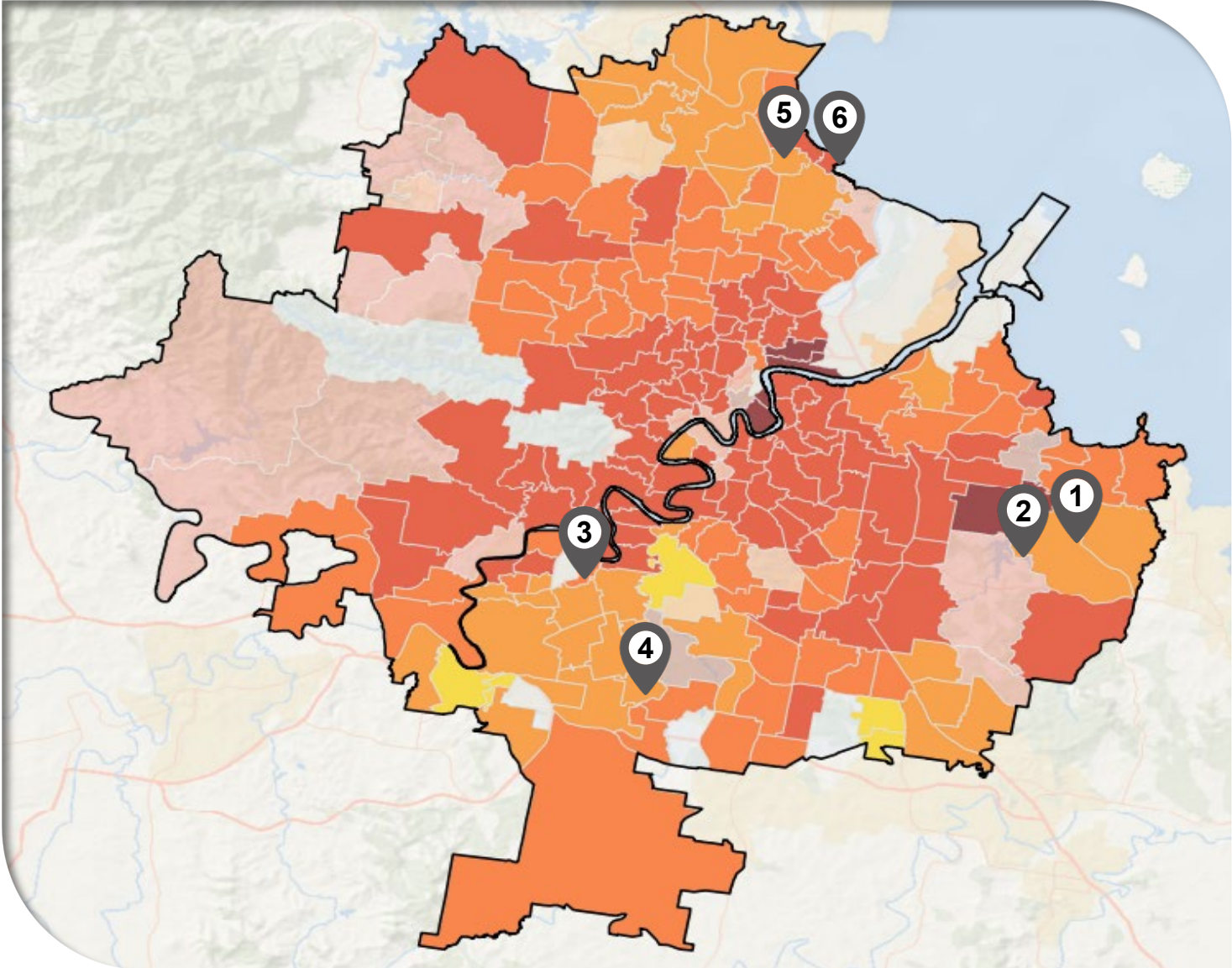
### HOUSES SOLD



### UNITS SOLD



# BRISBANE METRO MEDIAN HOUSE PRICE 2022/23\* 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

### BRISBANE AFFORDABLE & LIVEABLE SUBURBS RENTAL YIELD

	Suburb	House		Suburb	Unit
1	Capalaba	4.2%	4	Bald Hills	5.4%
2	Springwood	4.2%	5	Springwood	7.7%
3	Deagon	4.3%	6	Dutton Park	5.8%

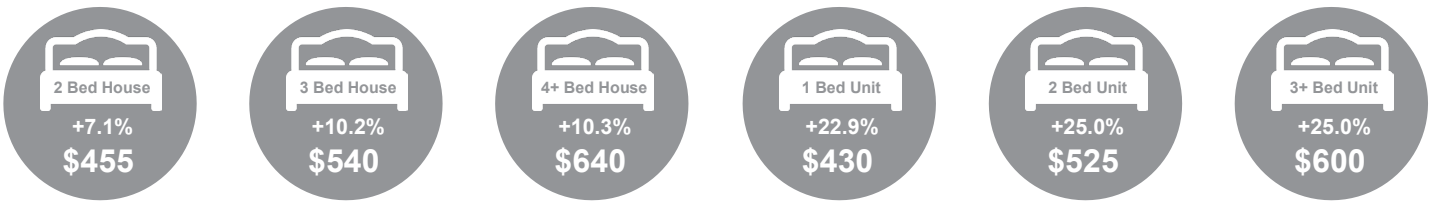
\*House median price reflected in the heat-map captures sale transactions from 1st January 2022 to 31st March 2023.  
Source: APM Pricerfinder, ESRI ArcGIS, SQM Research. © PRD 2023.

## RENTAL GROWTH 2023€

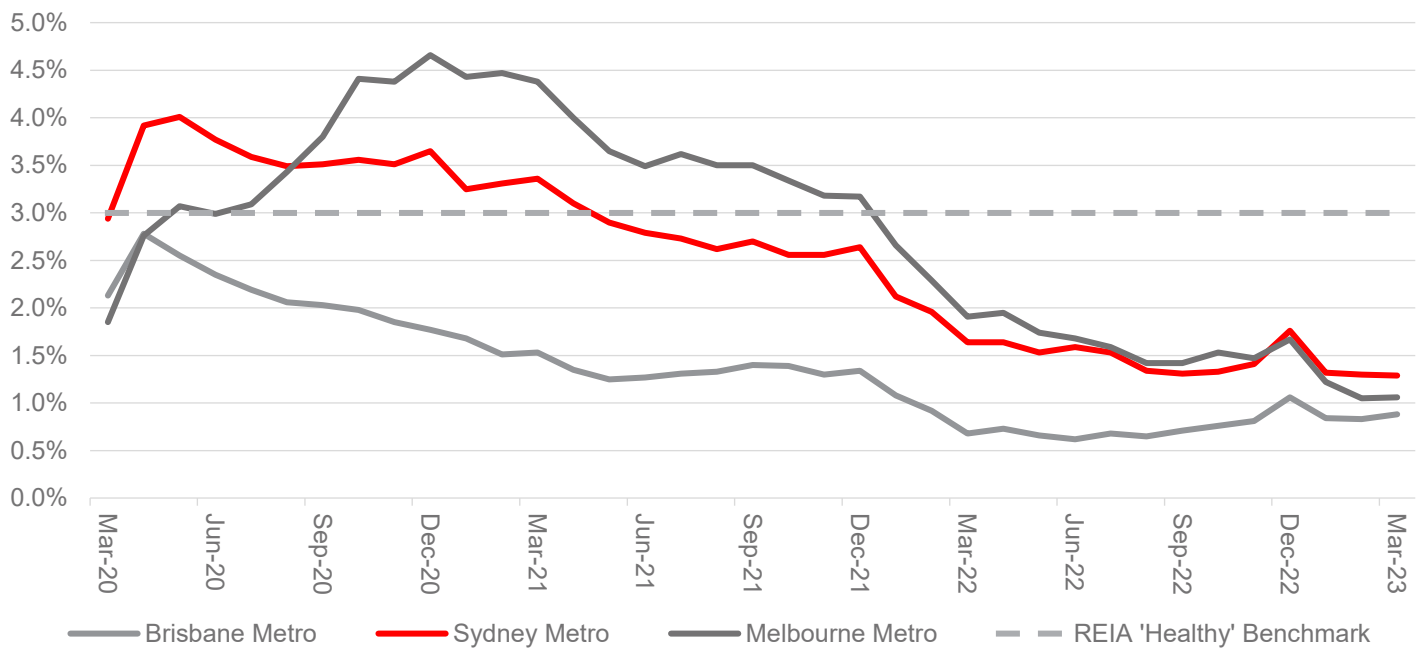
House rental yields in Brisbane Metro were 3.7% in March 2023, higher than both Sydney and Melbourne Metros (2.9%). Further, median house rent increased by 12.7% in the 12 months to Q1 2023 to \$620 per week. Days on market continue to trend low at 23 days. The house rental market has continued to show strong growth, proving its gains to reluctant investors.

Three and four+ bedroom houses recorded the highest annual rental growth of 10.2% and 10.3% respectively. Similarly, it is two and three bedroom units that have shown the highest rental growth of 25.0% respectively. Thus, although this asset type has a higher purchase price, there is also a higher return.

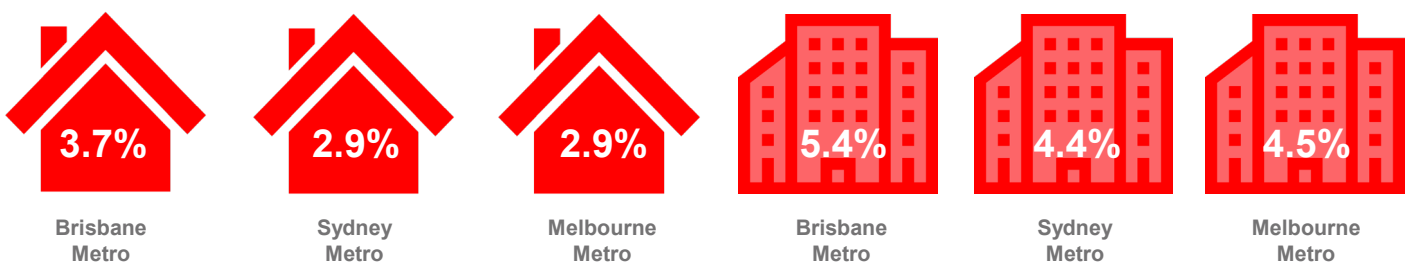
In March 2023, Brisbane Metro recorded a low vacancy rate of 0.9%, below Sydney Metro (1.3%) and Melbourne Metro (1.1%). Vacancy rates in Brisbane Metro remained well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, and have declined further since late 2021 due to large interstate migration. There was a slight uptick in vacancy rates in late 2022 due to investors capitalising on a tight rental market. However, this was also seen in Sydney and Melbourne. Overall, there is a conducive environment for investment, even if the median house price has started to normalise.



## RENTAL VACANCY RATES 2023



## RENTAL YIELD 2023§

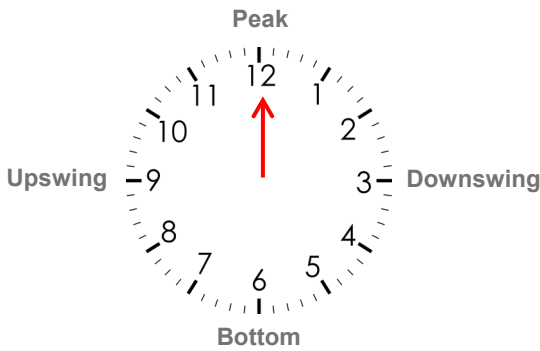


€ Annual rental growth is a comparison between Q1 2022 (01/01/2022 – 31/03/2022) – Q1 2023 (01/01/2023 – 31/03/2023) house median rent figures.

§ Rental yields shown are as reported at March 2023.

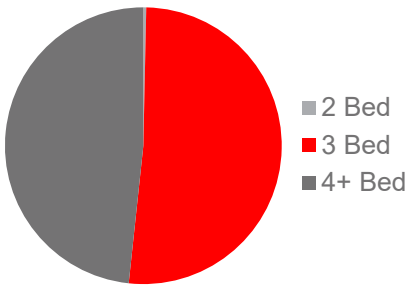
Source: APM Pricerfinder, SQM Research. © Copyright PRD 2022.

## PROPERTY CLOCK - HOUSES



## AFFORDABLE & LIVEABLE HOUSE SUBURBS

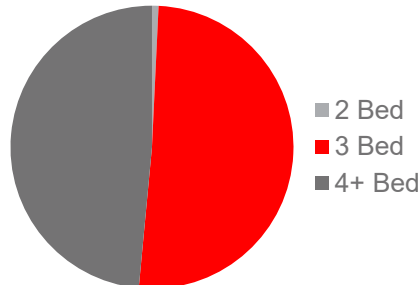
### Capalaba 4157



Located about **18.2km** from the Brisbane CBD.

Median House Price **\$750,000**  
 • 2 Bed Median Price **\$445,000\***  
 • 3 Bed Median Price **\$683,500**  
 • 4+ Bed Median Price **\$800,000**

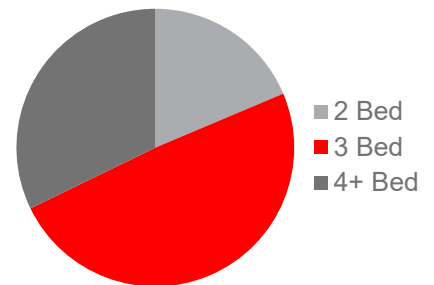
### Springwood 4127



Located about **20.2km** from the Brisbane CBD.

Median House Price **\$785,000**  
 • 2 Bed Median Price **\$685,000\***  
 • 3 Bed Median Price **\$736,500**  
 • 4+ Bed Median Price **\$825,000**

### Deagon 4017



Located about **16.3km** from the Brisbane CBD.

Median House Price **\$840,000**  
 • 2 Bed Median Price **\$670,000**  
 • 3 Bed Median Price **\$680,000**  
 • 4+ Bed Median Price **\$915,000**

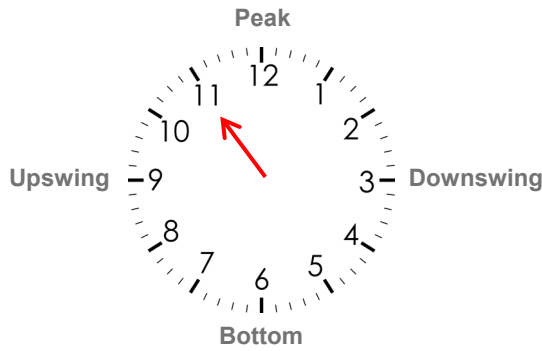
Annual Median Price Growth	17.2%**
Vacancy Rate (Mar-23)	0.7%
Rental Yield (Mar-23)	4.2%
Key Amenity (5km)	Capalaba Central Shopping Centre
Total Projects (\$)	\$10.4M <sup>^</sup>
Key Project	Pittwin Road North Apartments (\$5.2M)
Unemployment Rate	2.7%

Annual Median Price Growth	18.0%**
Vacancy Rate (Mar-23)	0.5%
Rental Yield (Mar-23)	4.2%
Key Amenity (5km)	Springwood Mall
Total Projects (\$)	\$17.3M <sup>^</sup>
Key Project	Athena Grove Units (\$15.0M)
Unemployment Rate	3.4%

Annual Median Price Growth	15.4%**
Vacancy Rate (Mar-23)	0.6%
Rental Yield (Mar-23)	4.3%
Key Amenity (5km)	Taigum Shopping Centre
Total Projects (\$)	\$30.0M <sup>^</sup>
Key Project	Deagon Racecourse Redevelopment (\$30.0M)
Unemployment Rate	4.5%

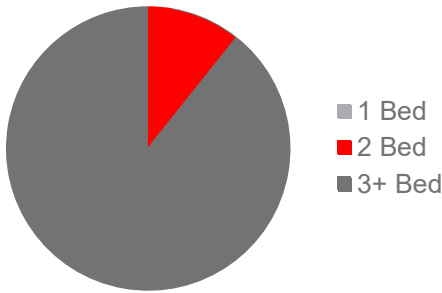
\*Quoted estimated values of projects are based on reported land/construction values as stated by the relevant data authority and do not signify their commercial/resale value. \*\*Median price is quoted as an indication only due to having less than 20 sales transactions. †Quoted unemployment rate is an indication of only having a higher rate than the state average  
 \*\*Median price growth quoted captures sale transactions between all of 2021 (i.e 01/01/2021 – 31/03/2021) versus all of 2022 + Q1 2023 (i.e 01/01/2022 – 31/03/2023).  
 Source: APM Pricefinder, SQM Research, Cordell Connect, Department of Small Jobs and Business, Google Maps. © PRD 2023.

## PROPERTY CLOCK - UNITS



## AFFORDABLE & LIVEABLE UNIT SUBURBS

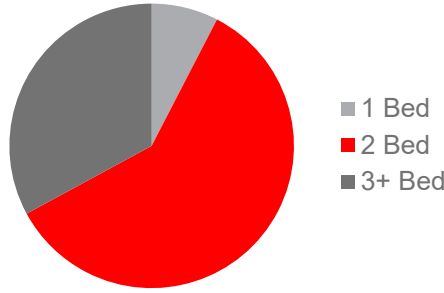
### Bald Hills 4036



Located about **16.8km** from the Brisbane CBD.

- Median Unit Price **\$422,500**
- 1 Bed Median Price **N/A**
- 2 Bed Median Price **\$400,000\***
- 3+ Bed Median Price **\$425,000**

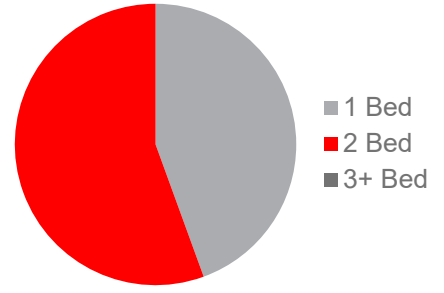
### Springwood 4127



Located about **20.2km** from the Brisbane CBD.

- Median Unit Price **\$350,000**
- 1 Bed Median Price **\$318,500\***
- 2 Bed Median Price **\$335,000**
- 3+ Bed Median Price **\$381,250**

### Dutton Park 4102



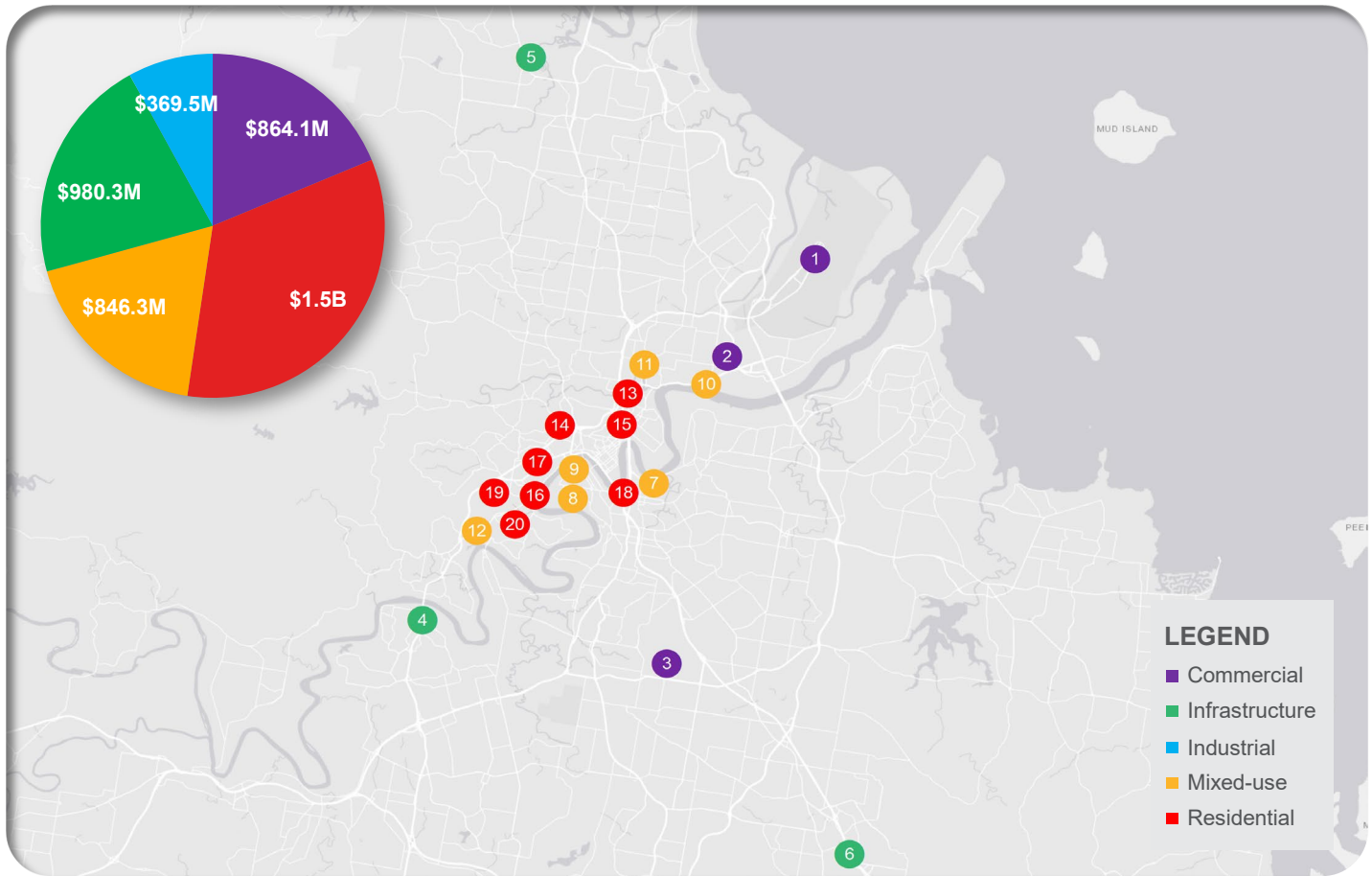
Located about **2.8km** from the Brisbane CBD.

- Median Unit Price **\$422,000**
- 1 Bed Median Price **\$399,000\***
- 2 Bed Median Price **\$535,000\***
- 3+ Bed Median Price **N/A**

Annual Median Price Growth	15.8%**	Annual Median Price Growth	18.8%**	Annual Median Price Growth	20.6%**
Vacancy Rate (Mar-23)	0.5%	Vacancy Rate (Mar-23)	0.5%	Vacancy Rate (Mar-23)	0.7%
Rental Yield (Mar-23)	5.4%	Rental Yield (Mar-23)	7.7%	Rental Yield (Mar-23)	5.8%
Key Amenities (5km)	St Paul's High School	Key Amenities (5km)	Springwood Mall	Key Amenities (5km)	Brisbane South State Secondary College
Total Projects (\$)	\$2.0M^	Total Projects (\$)	\$17.3M^	Total Projects (\$)	\$6.5M^
Key Project	Nudgee College Rowing Shed (\$2.0M)	Key Project	Athena Grove Units (\$15.0M)	Key Project	Boggo Road Urban Village (\$6.5M)
Unemployment Rate	3.4%	Unemployment Rate	3.4%	Unemployment Rate	4.3%

# PROJECT DEVELOPMENT MAP

## 1<sup>st</sup> HALF 2023\*



Location	Project <sup>£</sup>	Suburb	Type	Estimated Value <sup>µ</sup>	Commencement Date
1	Brisbane Automall	Brisbane Airport	Commercial	\$300,000,000	16/05/2023
2	Bernborough Ascot Stages 2 - 4	Ascot	Commercial	\$74,000,000	03/02/2023
3	Griffith University - Nathan Campus	Nathan	Commercial	\$120,000,000	26/06/2023
4	Centenary Motorway Bridge Upgrade	Jindalee	Infrastructure	\$298,500,000	20/04/2023
5	Strathpine-samford Road Roadworks	Strathpine	Infrastructure	\$75,000,000	02/05/2023
6	Pacific Motorway Transit Project - Phase 3	Logan Central	Infrastructure	\$75,000,000	23/01/2023
7	The Mowbray Mixed Use Development East Brisbane (81 Units)	East Brisbane	Mixed-use	\$65,000,000	20/02/2023
8	West Village Allere Residences (205 Units)	West End	Mixed-use	\$85,000,000	30/01/2023
9	Brereton Street Mixed Use Development (299 Units)	South Brisbane	Mixed-use	\$80,000,000	17/05/2023
10	19 Hercules Street Mixed Use Development 153 Units)	Hamilton	Mixed-use	\$150,000,000	17/04/2023
11	Sandgate Road Mixed Use Development - Tatts Site - Hudson Common (77 Units)	Albion	Mixed-use	\$200,000,000	08/02/2023
12	El Dorado Village (333 Units)	Indooroopilly	Mixed-use	\$65,000,000	04/05/2023
13	498 St Pauls Terrace Brisbane Showgrounds Build To Rent Development (443 Units)	Bowen Hills	Residential	\$132,900,000	24/04/2023
14	The Manning Apartments Milton (113 Units)	Milton	Residential	\$80,000,000	27/03/2023
15	210 Brunswick Street Build To Rent Mixed Use Development (366 Units)	Fortitude Valley	Residential	\$80,000,000	03/04/2023
16	Former Toowong Abc Site - Monarch Stages 1-3 (285 Units)	Toowong	Residential	\$173,000,000	28/05/2023
17	29-35 Manning Street Apartments (130 Units)	Milton	Residential	\$70,000,000	24/04/2023
18	58 Leopard & 304-306 Vulture Streets Apartments (98 Units)	Kangaroo Point	Residential	\$70,000,000	26/06/2023
19	4-28 Lissner Avenue Apartments (101 Units)	Toowong	Residential	\$70,000,000	20/03/2023
20	570-576 Coronation Drive Apartments (29 Units)	Toowong	Residential	\$90,000,000	08/02/2023

\* Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.  
 £ Top Projects are based on suburbs located within a 20km radial distance of the Brisbane CBD.  
 µ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.  
 Source: Cordell Connect database, ESRI ArcGIS.  
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# ABOUT PRD RESEARCH

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.

## OUR KNOWLEDGE

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.

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## 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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- Geographic information mapping
- Project Analysis including product and pricing recommendations
- Rental & investment return analysis

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