

PRD.  REAL ESTATE



Affordable & Liveable Property Guide
Gold Coast Metro 1st Half 2023

OVERVIEW

Median property prices in Gold Coast Metro softened by -3.9% for houses, to \$985,000, from Q1 2022 to Q1 2023*. In contrast, median unit prices grew by 2.9% during the same time frame, to \$630,000. However, on a quarterly basis (Q4 2022 – Q1 2023), median prices remained stable (i.e 0.0% growth) for houses and units. This suggests a mixed market, similar to Brisbane Metro. Interest rate hikes translated into the house market, however confidence has slowly started to return. In contrast, unit prices are starting to see interest rate hikes translate. Between Q1 2022 – Q1 2023 total sales declined, by -34.0% (to 1,743 sales) for houses and by -36.5% (to 2,447 sales) for units. An undersupply is evident, but more so houses, as prices have started to turn despite cash rate hikes. Approximately \$5.0B of projects are planned across the 1st half of 2023, with equal balance between mixed-use, industrial, infrastructure, and commercial projects. New housing stock are mostly ready-to-sell units, which suggests stand-alone houses will remain undersupplied.

RECENT TOP PERFORMERS

Area	Suburb	Type	Median Price 2021	Median Price 2022/23*	Price Growth	Projects 2022***
Inner	Surfers Paradise	House	\$2,225,000	\$2,460,000	10.6%	\$1.6B
	Main Beach	Unit	\$857,500	\$980,000	14.3%	\$347.5M
North	Labrador	House	\$702,500	\$778,888	10.8%	\$4.8M
	Upper Coomera	Unit	\$439,000	\$490,000	15.3%	\$5.8M
South	Currumbin Waters	House	\$1,000,000	\$1,100,000	10.0%	\$800K
	Varsity Lakes	Unit	\$552,500	\$570,000	9.1%	\$19.0M
West	Nerang	House	\$652,500	\$707,000	8.4%	\$17.5M
	Gilston	Unit	\$428,750	\$579,250	35.1%	\$1.1M

METHODOLOGY

This affordable and liveable property guide for Gold Coast Metro analyses all suburbs within a 20km radius of the Gold Coast 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 Gold Coast Metro, and an on-par or lower vacancy rate. This ensures the chosen suburb has a more attractive investment prospect.
- **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 \$525,635** as of Q4 2022. A premium of 48% for houses and a discount of -6% for units were added, which were below the premiums/discounts required to reach Gold Coast Metro's median prices (87% for houses and 20% for units). This places the chosen suburbs below Gold Coast 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 1st half of 2022, 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 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 1st 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.

PRD.

GOLD COAST METRO



Sales ↓
Median Price ↓
Rental Price ↑



Sales ↓
Median Price ↑
Rental Price ↑

MEDIAN SALE PRICE



HOUSE



UNIT

MEDIAN RENTAL PRICE



HOUSE



UNIT

BENCHMARKS GOLD COAST METRO



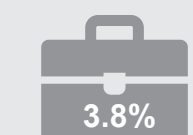
HOUSE YIELD



UNIT YIELD



BENCHMARKS QLD

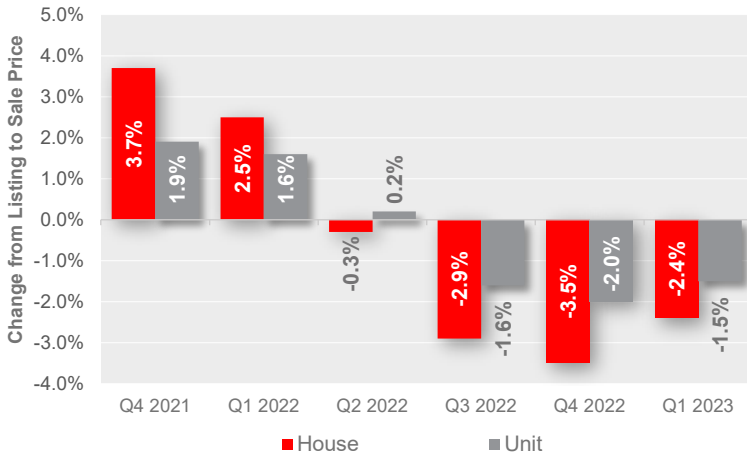


UNEMPLOYMENT RATE



AVERAGE HOME LOAN
\$525,635

AVERAGE VENDOR DISCOUNT

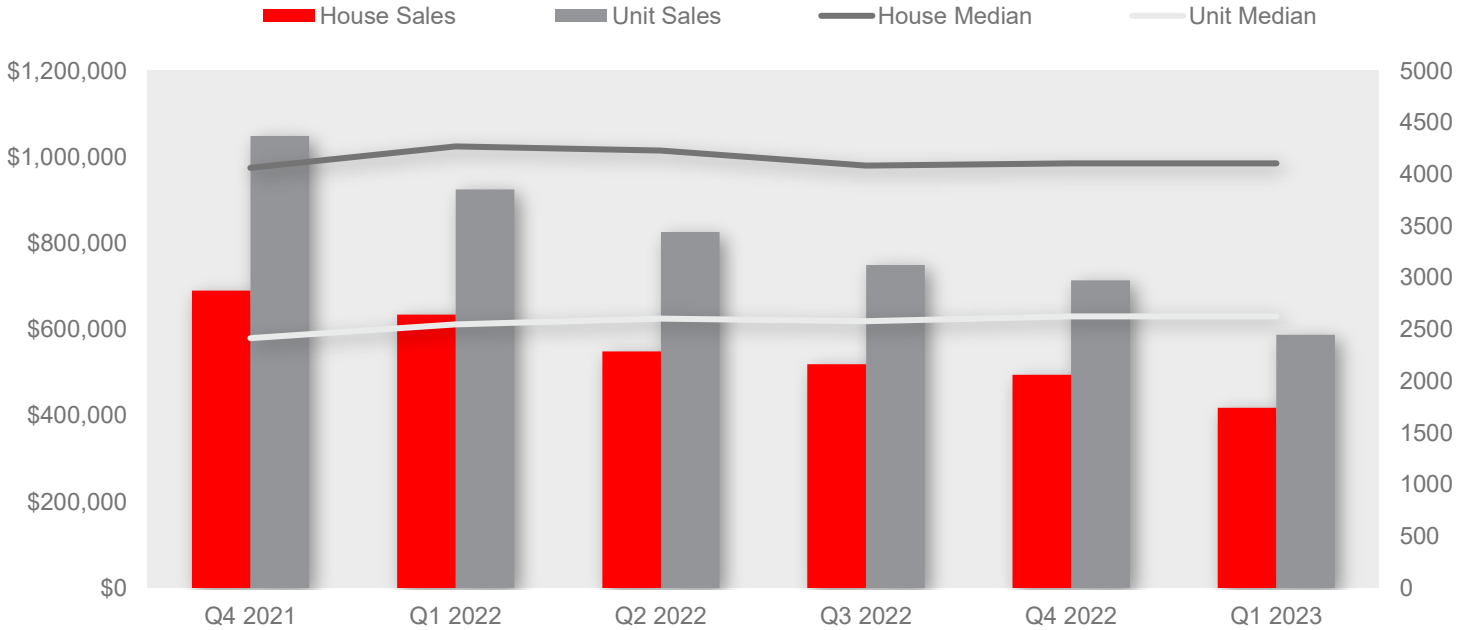


KEY COMMENTS

Average house vendor discounts between Q1 2022 and Q1 2023 have swung to a discount of -2.4% for houses and -1.5% for units. The Gold Coast Metro market conditions still favour buyers, as sellers are accepting below the initial listing price. That said, the average vendor discount for Q1 2023 is less than Q4 2022, suggesting confidence has started to return and time is limited.

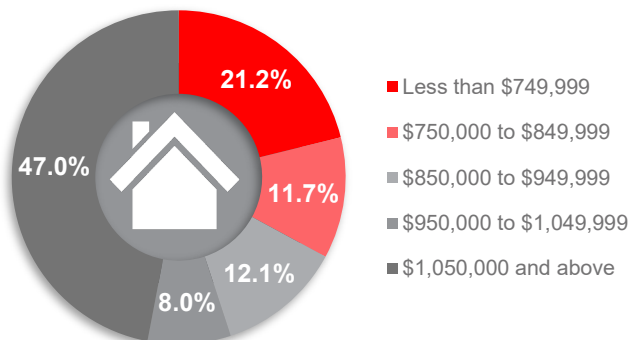
The dominant proportion of houses sold in Gold Coast Metro across 2022/23# were in the premium price point of \$1,050,000 and above (47.0%). Units also recorded a dominant premium price point of \$550,000 and above (63.6%). The premium market is still active in Gold Coast Metro, which creates confidence for sellers. But sales presence in the lower-priced brackets have also increased, to 21.2% for houses and 11.6% for units. This is good news in terms of more affordable options.

MARKET PERFORMANCE

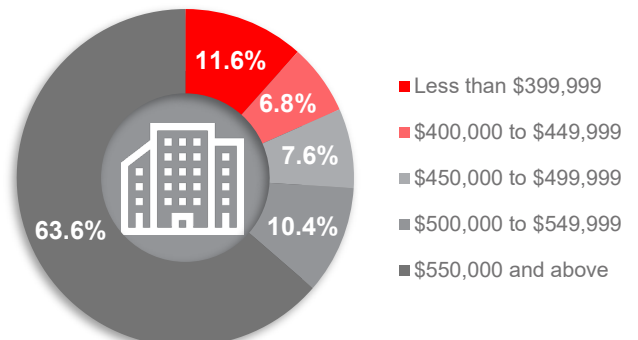


PRICE BREAKDOWN 2022/23#

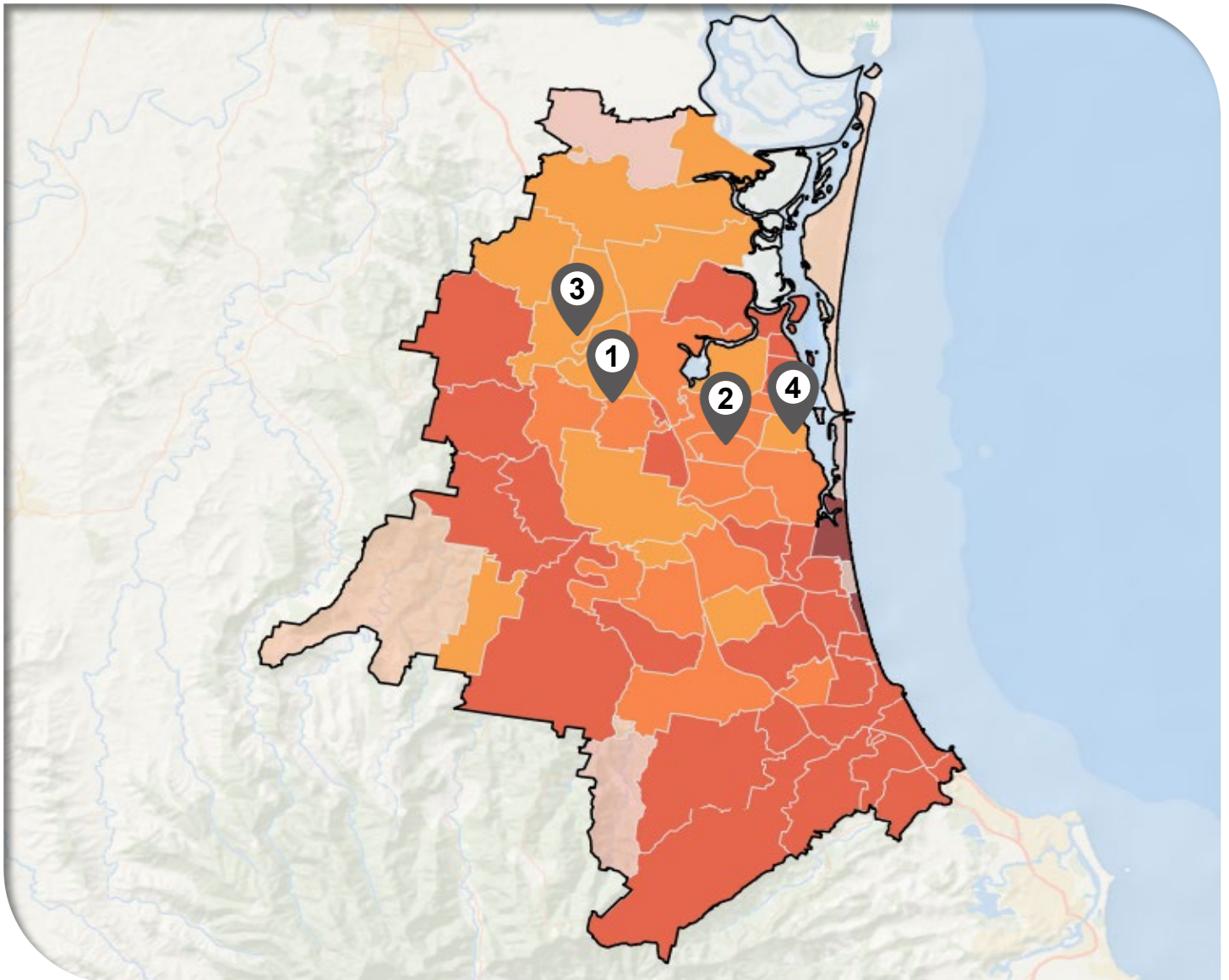
HOUSES SOLD



UNITS SOLD



GOLD COAST 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

GOLD COAST AFFORDABLE & LIVEABLE SUBURBS RENTAL YIELD

	Suburb	House		Suburb	Unit
1	Oxenford	4.5%	1	Oxenford	7.4%
2	Arundel	4.5%	2	Arundel	5.5%
3	Upper Coomera	4.5%	4	Biggera Waters	6.0%

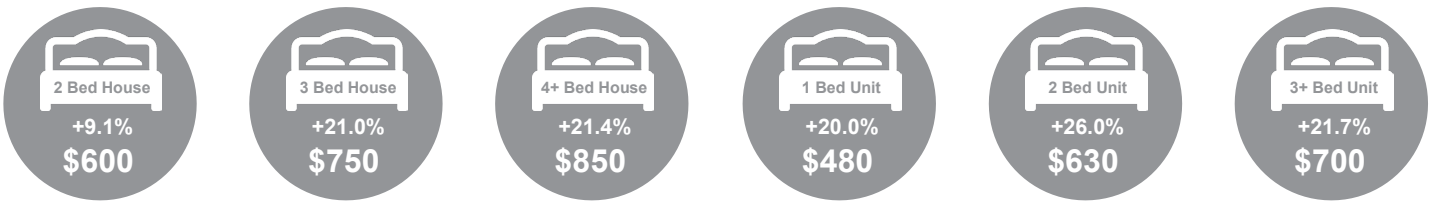
*House median price reflected in the heat-map captures sale transactions from 1st January 2022 to 31st March 2023.
Source: APM Pricerfinder, ESRI ArcGIS, SQM Research. © PRD 2023.

RENTAL GROWTH 2023€

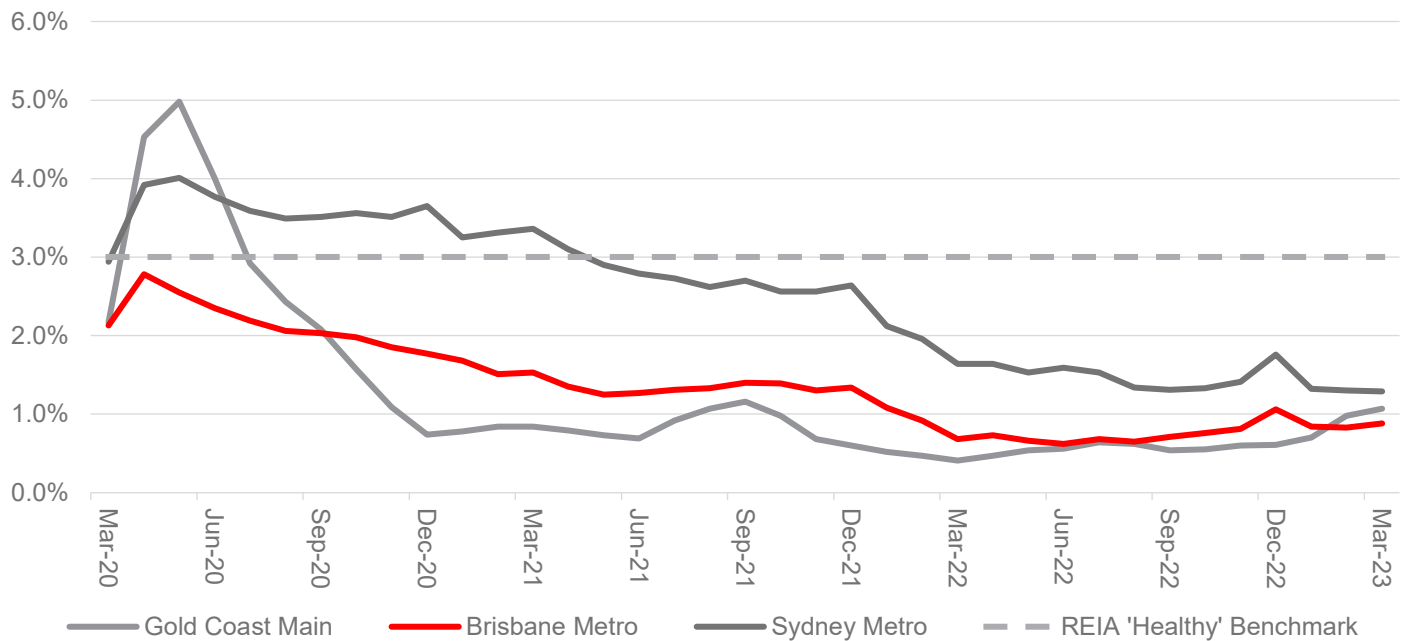
House rental yields in Gold Coast Main were at 4.2% in March 2023, higher than Brisbane Metro (3.7%) and Sydney Metro (2.9%). In the 12 months to Q1 2023, the median house rental price increased by 11.1% to \$800 per week and the number of houses rented increased by -14.9% (to 2233 houses), which suggests a highly demanded rental market. This is attractive for interstate investors, as Gold Coast Main has a more affordable house market compared to Sydney and Melbourne.

Four bedroom+ houses recorded the highest annual rental growth (of +21.4%) to reach \$850 per week. Almost all types of rental properties have recorded double digit rental growth in the past 12 months due to an under-supplied rental market.

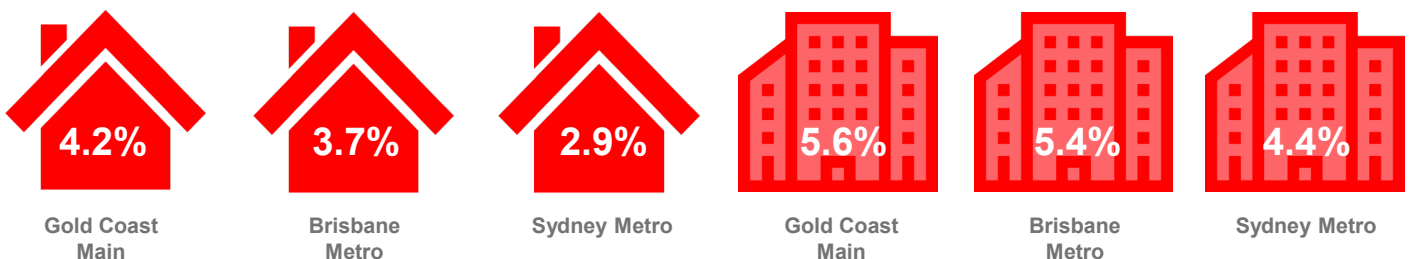
In March 2023, Gold Coast Main recorded a low vacancy rate of 1.1%, below Sydney (1.3%) and above Brisbane Metro (0.9%). Vacancy rates in Gold Coast Main have steadily increased throughout 2022, due to investors capitalising on a tight rental market. However, this pattern was also seen in Brisbane, Sydney, and Melbourne. Further, vacancy rates in Gold Coast Main are still below pre-COVID-19 and remain well below the Real Estate Institute of Australia's healthy benchmark of 3.0%. 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§

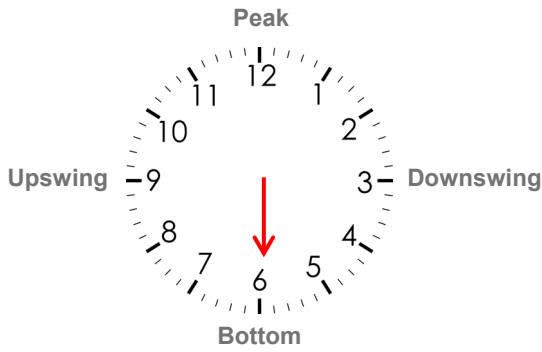


€ Annual rental growth is a comparison between Q1 2022 (01/01/2022 – 31/03/2022) – Q1 2023 (01/01/2023 – 31/03/2023) house median rent figures.

§ Rental yields shown are as reported at March 2023.

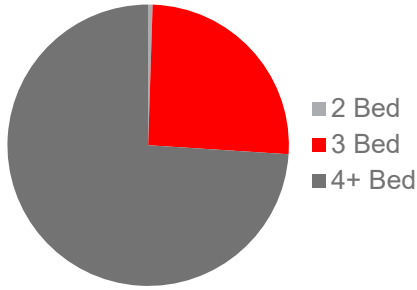
Source: APM Pricerfinder, SQM Research. © Copyright PRD 2022.

PROPERTY CLOCK - HOUSES

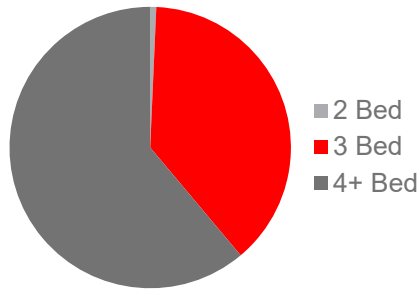


AFFORDABLE & LIVEABLE UNIT SUBURBS

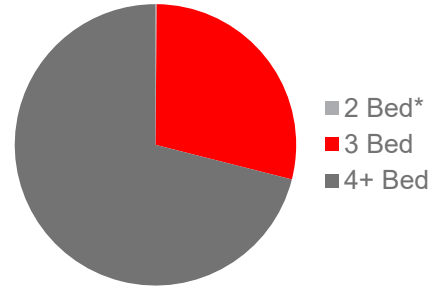
OXENFORD 4210



ARUNDEL 4214



UPPER COOMERA 4209



Located about **16.1km** from the Gold Coast CBD.

- Median House Price **\$785,000**
- 2 Bed Median Price **\$1,075,000***
- 3 Bed Median Price **\$752,766**
- 4+ Bed Median Price **\$830,000**

Located about **10.2km** from the Gold Coast CBD.

- Median House Price **\$850,000**
- 2 Bed Median Price **\$955,000***
- 3 Bed Median Price **\$750,000**
- 4+ Bed Median Price **\$967,750**

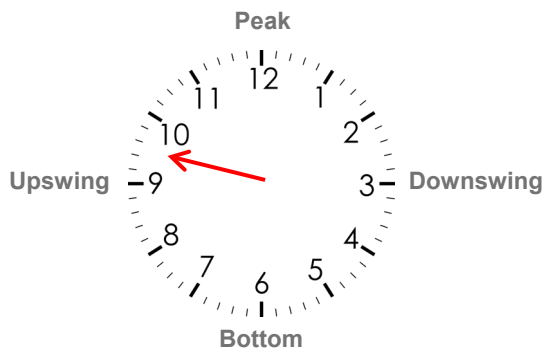
Located about **20.9km** from the Gold Coast CBD.

- Median House Price **\$699,001**
- 2 Bed Median Price **\$395,000***
- 3 Bed Median Price **\$600,500**
- 4+ Bed Median Price **\$779,000**

Metric	Oxenford 4210	Arundel 4214	Upper Coomera 4209
Annual Median Price Growth	7.5%**	6.2%**	11.0%**
Vacancy Rate (Mar-23)	0.9%	1.0%	0.6%
Rental Yield (Mar-23)	4.5%	4.5%	4.5%
Key Amenities (5km)	Oxenford Village	Arundel Plaza	Westfield Coomera
Total Projects (\$)	\$5.85M [^]	\$31.6M [^]	\$5.8M [^]
Key Project	Gold Coast Titans NRL Club (\$5.0M)	Australia Post Logistics Hub (\$25.0M)	32 Dalton Street Warehouse (\$2.2M)
Unemployment Rate	2.6%	3.1%	2.6%

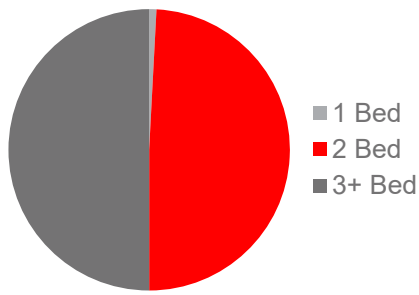
[^]Quoted estimated values of projects are based on reported land/construction values as stated by the relevant data authority and do not signify their commercial/resale value. *Median price is quoted as an indication only due to having less than 20 sales transactions. [†]Quoted unemployment rate is 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 HOUSE SUBURBS

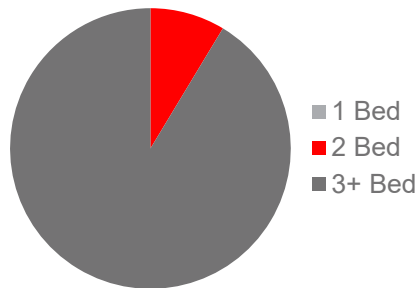
OXENFORD 4210



Located about **16.1km** from the Gold Coast CBD.

- Median Unit Price **\$455,000**
- 1 Bed Median Price **\$520,000***
- 2 Bed Median Price **\$458,000**
- 3+ Bed Median Price **\$536,000**

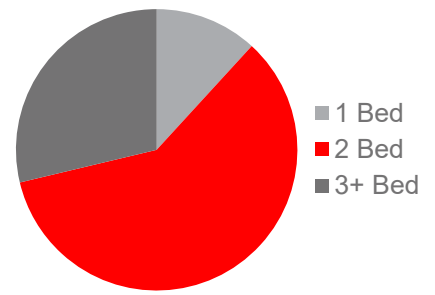
ARUNDEL 4214



Located about **10.2km** from the Gold Coast CBD.

- Median Unit Price **\$525,000**
- 1 Bed Median Price **N/A**
- 2 Bed Median Price **\$520,000***
- 3+ Bed Median Price **\$536,000**

BIGGERA WATERS 4216



Located about **9.3km** from the Gold Coast CBD.

- Median Unit Price **\$503,000**
- 1 Bed Median Price **\$419,000**
- 2 Bed Median Price **\$520,000**
- 3+ Bed Median Price **\$655,000**

Annual Median Price Growth	13.7%**
Vacancy Rate (Mar-23)	0.9%
Rental Yield (Mar-23)	7.4%
Key Amenity (5km)	Oxenford Village
Total Projects (\$)	\$5.85M [^]
Key Project	Gold Coast Titans NRL Club (\$5.0M)
Unemployment Rate	2.6%

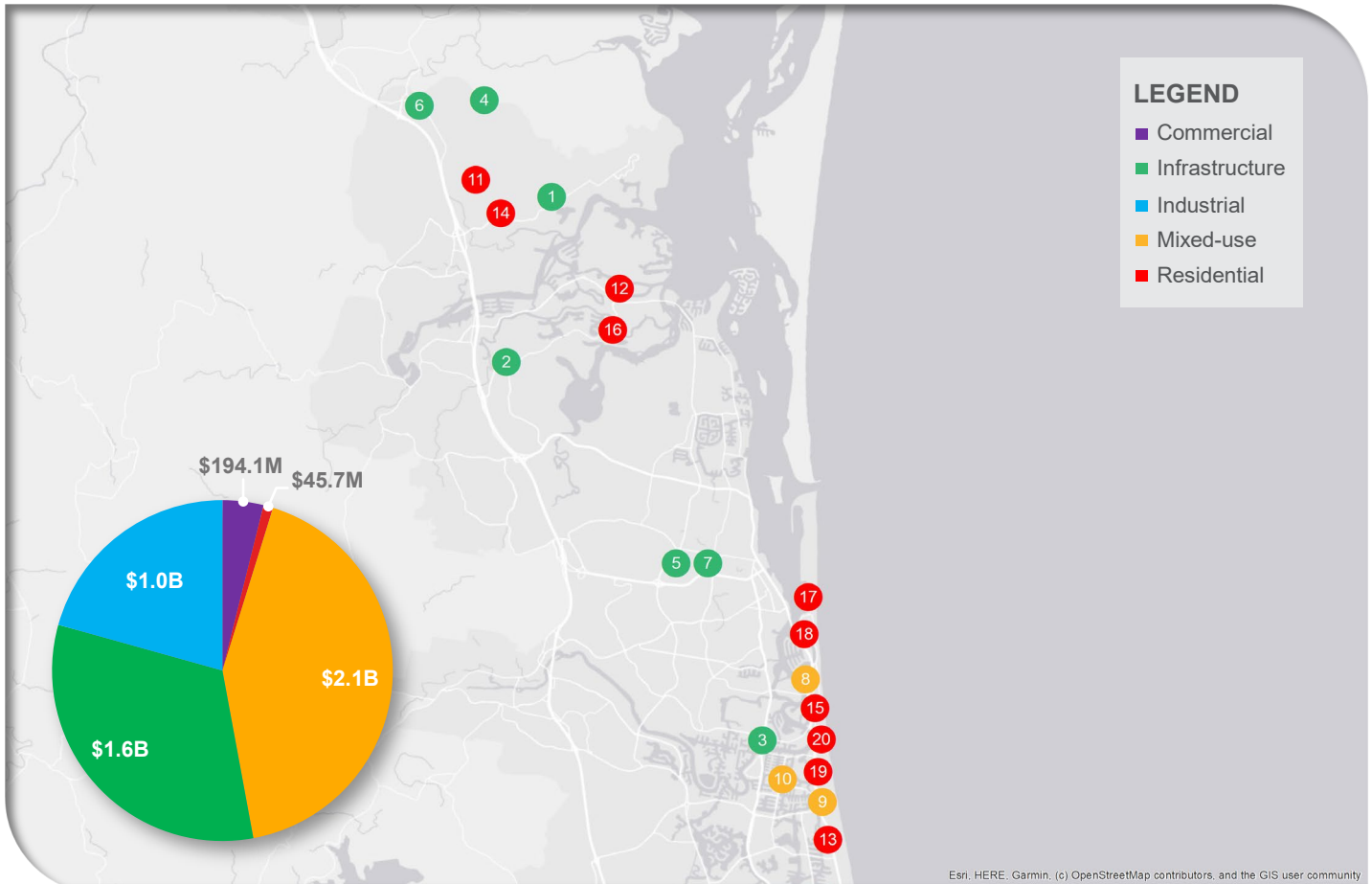
Annual Median Price Growth	10.5%**
Vacancy Rate (Mar-23)	1.0%
Rental Yield (Mar-23)	5.5%
Key Amenity (5km)	Arundel Plaza
Total Projects (\$)	\$31.6M [^]
Key Project	Australia Post Logistics Hub (\$25.0M)
Unemployment Rate	3.1%

Annual Median Price Growth	9.3%**
Vacancy Rate (Mar-23)	1.2%
Rental Yield (Mar-23)	6.0%
Key Amenity (5km)	Harbour Town Premium Outlets
Total Projects (\$)	\$29.5M [^]
Key Project	Sun 402 Apartments (\$22.0M)
Unemployment Rate	4.0%

[^]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 Pricerfinder, SQM Research, Cordell Connect, Department of Small Jobs and Business, Google Maps. © PRD 2023.

PROJECT DEVELOPMENT MAP

1st HALF 2023*



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Location	Project [£]	Suburb	Type	Estimated Value ^µ	Commencement Date
1	Coomera Connector Stage 1 Central Helensvale Road To Smith Street Motorway Project	Coomera	Infrastructure	\$800,000,000	26/06/2023
2	Coomera Connector Stage 1 North Coomera To Helensvale	Helensvale	Infrastructure	\$781,000,000	27/03/2023
3	Gold Coast Cultural Precinct	Surfers Paradise	Infrastructure	\$150,000,000	13/06/2023
4	Pacific Motorway (M1) Exit 49	Pimpama	Infrastructure	\$110,768,000	20/02/2023
5	Gold Coast University Hospital Secure Mental Health Unit	Southport	Infrastructure	\$100,374,000	14/05/2023
6	Pimpama Train Station	Pimpama	Infrastructure	\$40,000,000	20/02/2023
7	Gold Coast University Hospital Sub Acute Ward	Southport	Infrastructure	\$58,402,000	29/05/2023
8	La Pelago - St Regis Gold Coast Resort – Aquia (889 Units)	Surfers Paradise	Mixed-use	\$1,250,000,000	08/05/2023
9	Victoria & Albert Apartments Broadbeach (401 Units)	Broadbeach	Mixed-use	\$250,000,000	06/03/2023
10	Rosewood Avenue Mixed Use Development - Assana Broadbeach (146 Units)	Broadbeach Waters	Mixed-use	\$50,000,000	16/05/2023
11	George Alexander Way Townhouses (118 Townhouses)	Coomera	Residential	\$35,400,000	08/02/2023
12	10-12 Sickle Avenue Apartments Hope Island (185 Units)	Hope Island	Residential	\$55,500,000	25/01/2023
13	Mermaid Avenue Apartments – Yves (142 Units)	Mermaid Beach	Residential	\$80,000,000	30/01/2023
14	207 Foxwell Road & George Alexander Way Residential Development - The Ridge Residences (134 Units, 175 Townhouses)	Coomera	Residential	\$70,000,000	10/06/2023
15	2934 Gold Coast Highway Units Auriton (108 Units)	Surfers Paradise	Residential	\$80,000,000	13/06/2023
16	6 Serenity Lakes Residential Development Kinstone Developments (83 Units, 20 Townhouses)	Helensvale	Residential	\$31,000,000	27/02/2023
17	Masthead Apartments Main Beach (28 Units)	Main Beach	Residential	\$95,000,000	29/05/2023
18	Lagoon Apartments Main Beach (248 Units)	Main Beach	Residential	\$250,000,000	03/04/2023
19	Marella Apartments Broadbeach (99 Units)	Broadbeach	Residential	\$60,000,000	09/01/2023
20	Myst Apartments Broadbeach (46 Units)	Broadbeach	Residential	\$30,000,000	11/05/2023

* 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 Gold Coast 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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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.

We have a unique approach that integrates people, experience, systems and technology to create meaningful business connections. We focus on understanding new issues impacting the property industry; such as the environment and sustainability, the economy, demographic and psychographic shifts, commercial and residential design; and forecast future implications around such issues based on historical data and fact.

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.

OUR RESEARCH SERVICES

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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- Primary qualitative and quantitative research
- Demographic and target market Analysis
- Geographic information mapping
- Project Analysis including product and pricing recommendations
- Rental & investment return analysis

PRD Research

T +61 7 3229 3344

E research@prd.com.au

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