



Southport Market Update

2nd Half 2023



OVERVIEW

In Q2 2023, Southport* recorded a median house price of \$980,000, and a median unit price of \$560,000. This represents annual (Q2 2022 – Q2 2023) growth of 5.9% and 5.7% for houses and units respectively. Total house sales increased between Q2 2022 – Q2 2023, by 22.7% (to 92 sales) and declined by -21.6% for units (to 455 sales). In the past quarter (Q1 – Q2 2023) median house price continued on a growth trajectory, at 6.5%, whilst units remained stable. This suggests a highly demanded house market and an undersupplied unit market, creating an opportunity for sellers and developers.

	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
Q2 2023



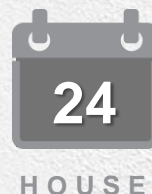
SALES AVERAGE DAYS ON
MARKET Q2 2023



RENTAL MEDIAN PRICE
Q2 2023

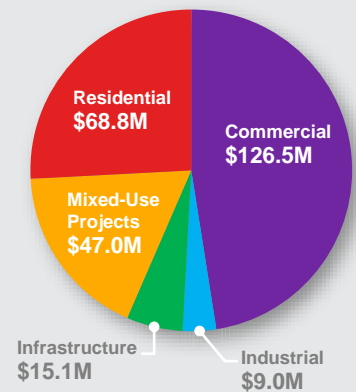


RENTAL AVERAGE DAYS ON
MARKET Q2 2023



FUTURE DEVELOPMENTS

Southport is set to see approximately **\$236.3M** worth of new projects commencing in the 2nd half of 2023.

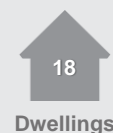


These projects will stimulate economic growth and create large employment opportunities in Southport, which should have a positive spill-over impact on the real estate market.

The Tricare Labrador Retirement Facility (\$40.0M) is a commercial project set to commence construction in the 2nd Half of 2023. This project is set to increase the availability of retirement housing in Southport*.

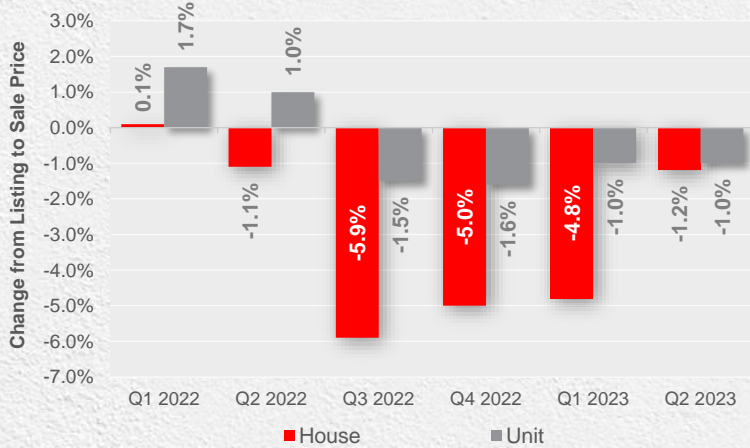
Key projects contributing to future housing supply include:

- Sun 402 Apartments Biggera Waters (44 Units)
- 4 Railway Street Mixed Use Development (61 units)
- 11-17 Spendelover Avenue Terraces Build-to-Rent (30 Townhouses)
- 42 Allan St Villas (13 dwellings)



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.

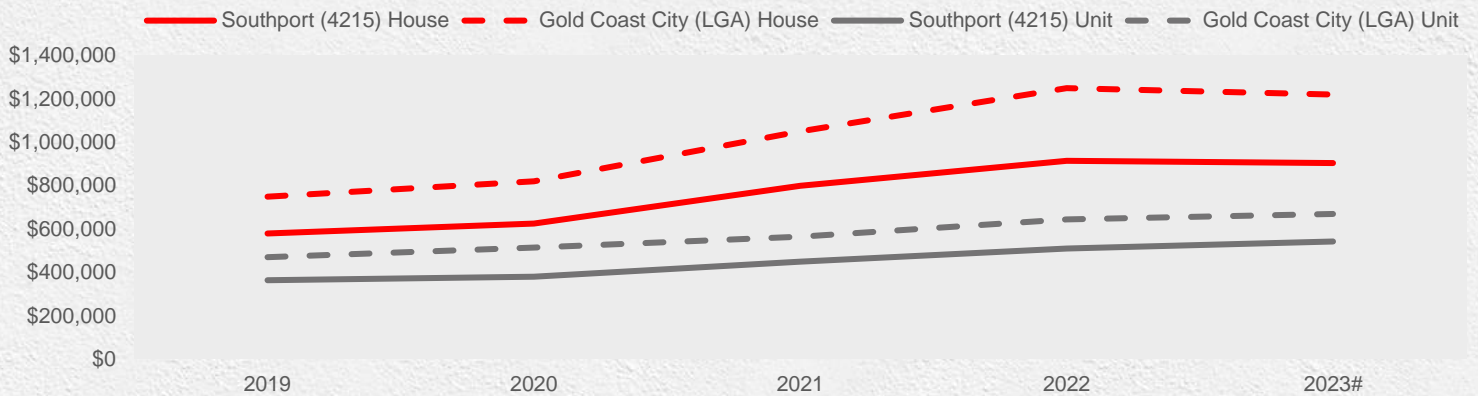


Average vendor discounts between Q2 2022 and Q2 2023 have shifted to a lower discount of -1.2% for houses and -1.0% for units. The market conditions in Southport* continue to favour buyers, as vendors are willing to accept below the initial listing price. However Q2 2023 average vendor discount are tighter than the past 6 months, thus buyers must act fast.

The suburb of Southport has historically provided a more affordable market compared to Gold Coast Local Government Area (LGA) in both house and unit median prices. 2023# saw a further widening between Southport and LGA house prices, thus an opportunity for buyers.

The dominant proportion of homes sold in Southport* across 2023# were in the premium priced bracket of above \$1,000,000 (33.5%). Interestingly units recorded a slight dominance in the most affordable price bracket of less than \$399,999 (25.8%). That said there is almost a similar amount of sales in the more affordable and mid-range price brackets.

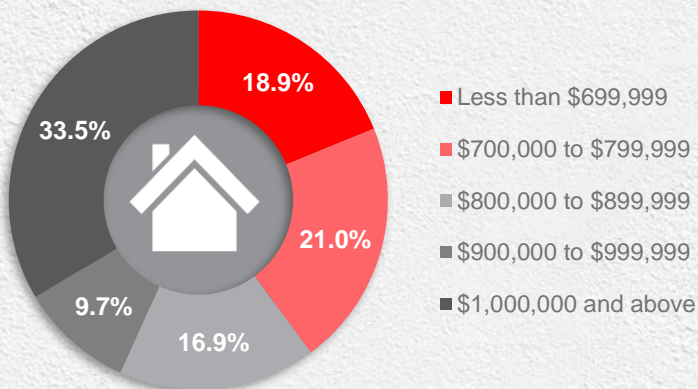
MARKET COMPARISON



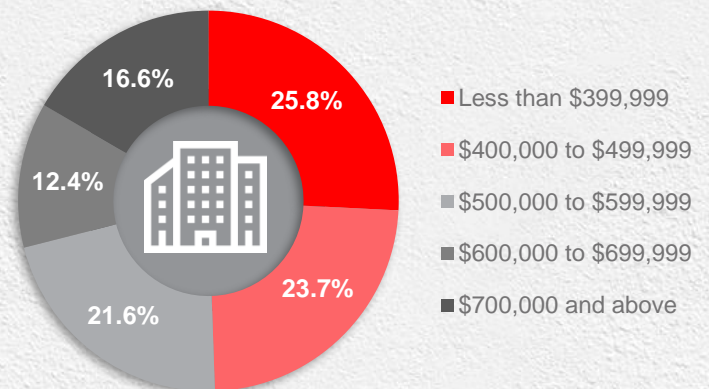
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Southport.

PRICE BREAKDOWN 2023#

HOUSES SOLD



UNITS SOLD

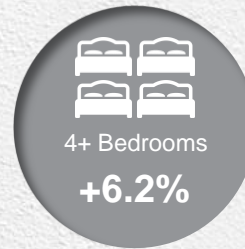
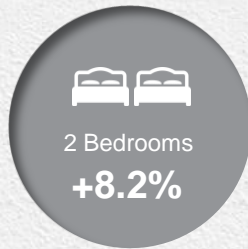


RENTAL GROWTH 2022€

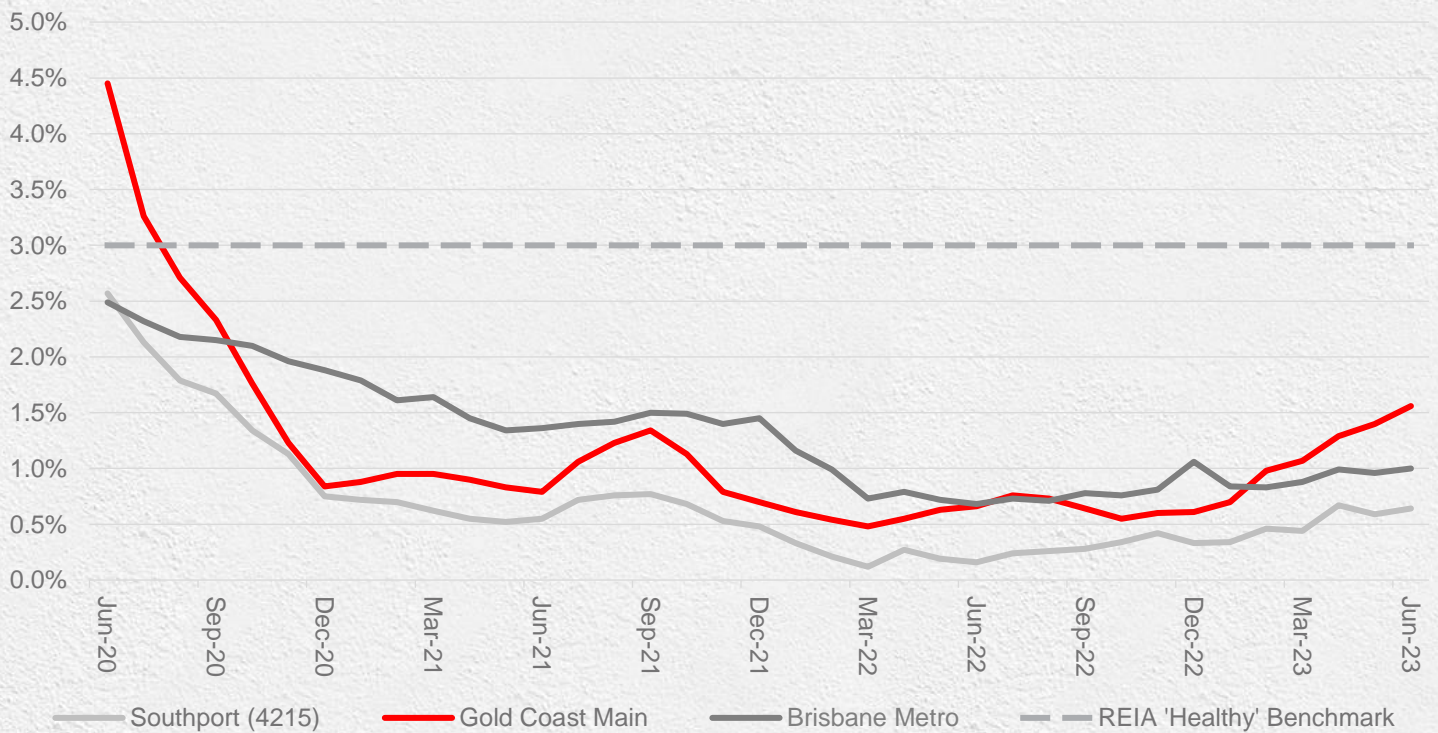
House rental yields in Southport* was 3.8% in June 2023, on par with Gold Coast Main. This was paired with a 1.4% median house price growth (to \$700 per week) in the past 12 months to Q2 2023, alongside a 6.2% increase the number of houses rented (up to 155 rentals). The unit rental market shows a similar trend, with the median unit price and number of units rented increasing by 18.9% (to \$630 per week) and 37.1% respectively. This suggest a highly demanded rental market.

2 bedroom houses have provided investors with +8.2% rental growth annually, achieving a median rent of \$595 per week.

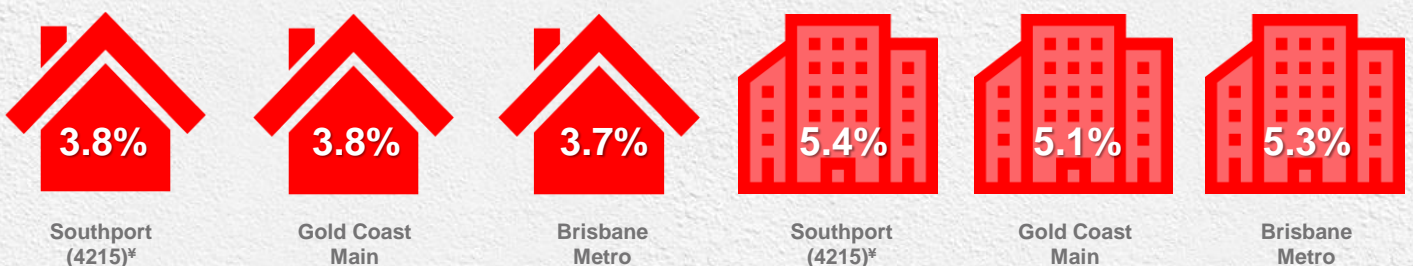
Southport* recorded a vacancy rate of 0.6% in June 2023, which is below Gold Coast Main (1.6%) and Brisbane Metro (1.0%) average. Vacancy rates in Southport * grew slightly in the past 12 months, due to investors returning and capitalising on the tight market. However 0.6% vacancy rate is still a very low reading. This creates a conducive and sustainable environment for investors, despite the current increase in median sale prices of property across over the past 12 months.



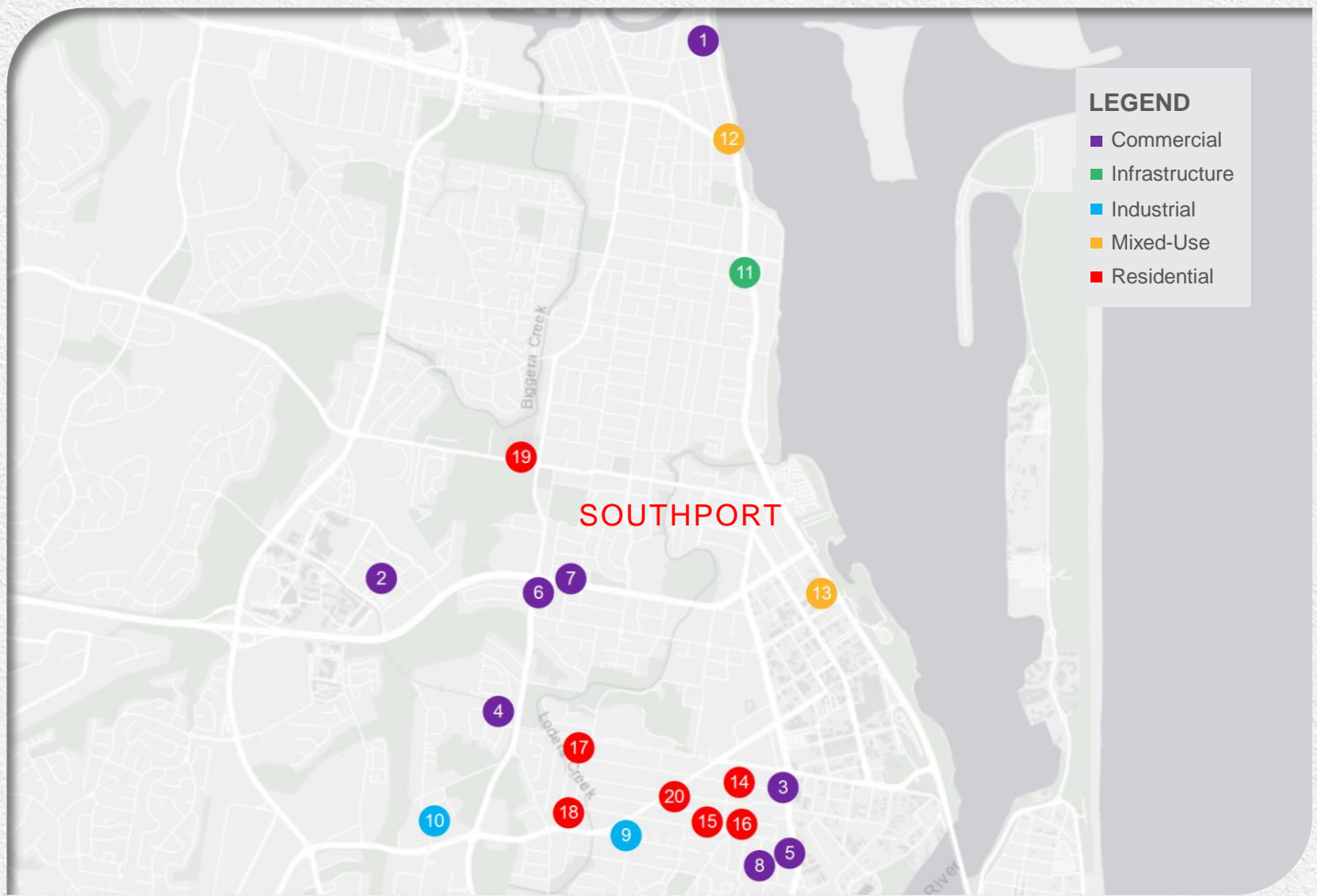
RENTAL VACANCY RATES 2023



RENTAL YIELD 2023\$



TOP DEVELOPMENTS MAP 2nd HALF 2023[Ⓐ]



Location	Project [£]	Type	Estimated Value [Ⓜ]	Commence Date [Ⓜ]
1	Tricare Labrador Retirement Facility Stage 1	Commercial	\$40,000,000	09/10/2023
2	Gold Coast Life Science Centre	Commercial	\$40,000,000	01/11/2023
3	Ferry Centre Mixed Use Development	Commercial	\$30,000,000	27/11/2023
4	Gold Coast Stage 3 Light Rail - Depot	Commercial	\$2,500,000	16/12/2023
5	63 Ferry Road Office Building	Commercial	\$3,000,000	04/12/2023
6	13-21 Kumbari Avenue Neighbourhood Medical Centre Stages 1 & 2	Commercial	\$3,500,000	27/11/2023
7	Cleaver Medical Centre	Commercial	\$4,000,000	27/11/2023
8	Porsche Service Workshop Gold Coast Southport	Commercial	\$2,000,000	13/11/2023
9	5 Anne Street Self Storage Units	Industrial	\$1,700,000	30/10/2023
10	5 Bailey Crescent Self Storage Units	Industrial	\$7,000,000	06/11/2023
11	126 Frank Street Social Housing Apartments	Infrastructure	\$12,000,000	10/10/2023
12	Sun 402 Apartments Biggera Waters (44 Units)	Mixed-use	\$22,000,000	08/12/2023
13	4 & 4a Railway Street Mixed Use Development (61 Units)	Mixed-use	\$25,000,000	25/12/2023
14	11-17 Spendelove Avenue Terraces Build To Rent (30 Townhouses)	Residential	\$10,000,000	18/08/2023
15	54 Falconer Street Units (14 Units)	Residential	\$4,000,000	18/12/2023
16	42 Allan Street Villas (13 Dwellings)	Residential	\$3,900,000	05/12/2023
17	3 Ward Street Townhouses (4 Townhouses)	Residential	\$3,000,000	06/12/2023
18	45 Ward Street Units (8 Units)	Residential	\$2,400,000	06/11/2023
19	Pegasus Musgrave Apartments (29 Units)	Residential	\$6,500,000	24/11/2023
20	67 Falconer Street Units (9 Units)	Residential	\$6,000,000	04/12/2023



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.



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REFERENCES

* Southport market data and key indicators encapsulates aggregate property market conditions within the suburbs of Southport, Biggera Waters and Labrador.

** 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 2023 (01/01/2023 – 30/6/2023) only.

€ Annual rental growth is a comparison between Q2 2022 (01/04/2022 – 30/06/2022) and Q2 2023 (01/04/2023 – 30/06/2023) house median rent figures.

¥ Southport market data encapsulates aggregate property conditions within the postcode of 4215.

§ Rental yields shown are as reported as of June 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 the suburbs of Southport, Biggera Waters and Labrador.

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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