

# Tallebudgera Market Update 2<sup>nd</sup> Half 2023



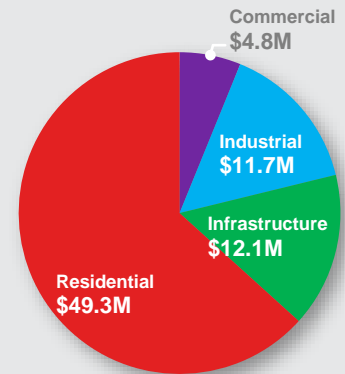
## OVERVIEW

In Q2 2023, Tallebudgera\* recorded a median house price of \$1,790,000. This represents annual (Q2 2022 – Q2 2023) median price growth of 23.2% for houses. House sales increased between Q2 2022 – Q2 2023, by 10.0% to 22 sales. Low stock explains the increase in prices, due to an imbalance between low supply of stand-alone homes and demand. Sellers may be discouraged by the current cash rate hikes, as it can impact a buyer's borrowing capacity to purchase in a premium market. However, Tallebudgera\* proved to be the opposite, with median house price growth continuing despite cash rate hikes.

|   | CHANGE FROM LAST   | YEAR | HALF YEAR |
|---|--------------------|------|-----------|
|  | House Sales        | ↑    | ↓         |
|   | House Median Price | ↑    | ↑         |
|   | House Rental Price | ↑    | ↑         |

## FUTURE DEVELOPMENTS

Tallebudgera will see approximately **\$77.9M** worth of new projects commencing in the 2<sup>nd</sup> half of 2023.



A focus on residential projects is key for the area, due to the current undersupply and more demand for housing.

Muriel Henchman Park Improvement Works (\$10.0M) is an infrastructure project that will improve liveability for the current residents.

There is an absence of residential projects specifically located in Tallebudgera\*. This creates a buffer against increasing cash rates for the time being, and will continue to put price pressures in the near future.

Below are residential projects in the nearby suburbs of Burleigh Heads and Miami beach:

- The Arbour – Burleigh (66 Lots)
- Miami Community Housing (33 Units)
- The Esplanade Units (30 Units)

## MARKET CONDITIONS



SALES MEDIAN PRICE  
Q2 2023



RENTAL MEDIAN PRICE  
Q2 2023



HOUSE

SALES AVERAGE DAYS ON  
MARKET Q2 2023



HOUSE

RENTAL AVERAGE DAYS ON  
MARKET Q2 2023

## MEDIAN HOUSE PRICE COMPARISON

| Suburb              | 2021        | 2022        | 2023#       | 2021 – 2023 % Growth |
|---------------------|-------------|-------------|-------------|----------------------|
| Tallebudgera        | \$1,290,000 | \$1,440,000 | \$1,525,000 | 18.3%                |
| Tallebudgera Valley | \$1,550,000 | \$2,175,000 | \$1,850,000 | 19.4%                |



49 Units/  
Apartments



193  
Townhouses



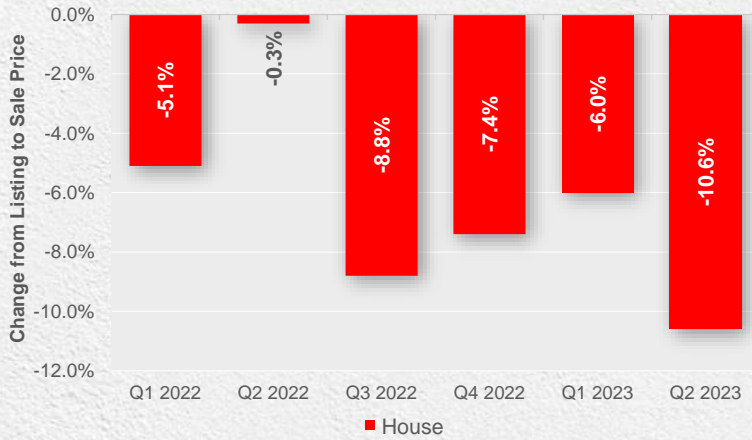
31  
Dwellings



20 Lots

# 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.

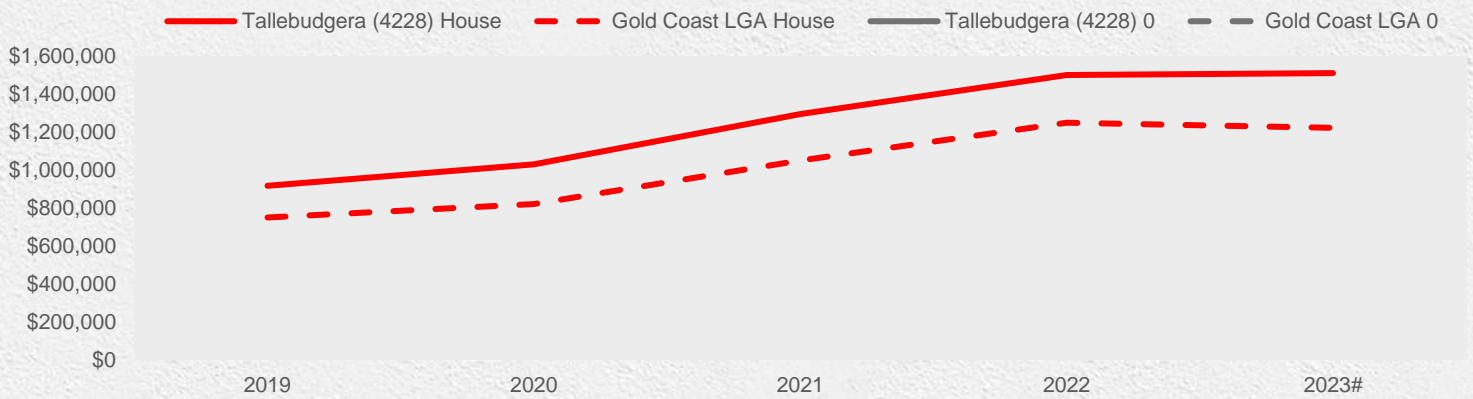


Average vendor discounts between Q2 2022 and Q2 2023 have rapidly shifted for house types, to a wider discount of -10.6% for houses. Market conditions in Tallebudgera\* have now shifted to favour buyers, as vendors are willing to accept below the first list price. Q2 2023 recorded one of the highest discounts within the past 24 months, creating an opportunity for buyers.

The suburb of Tallebudgera has outperformed the wider Gold Coast Local Government Area (LGA) in house median prices for the past 5 years. This continued to be the case in 2023#, even with the slower price growth in due to market uncertainty and cash rate hikes.

In 2022^^ the dominant proportion of homes were priced above \$1,600,000 (54.3%). Buyer activity in the premium price point decreased in 2023#, making up 49.4% of 2023 sales, due to a changing economy. There is new opportunity in the most affordable price bracket, of less than \$1.3M, as it grew from 23.9% to 28.1%. Now is an opportune time to enter the market.

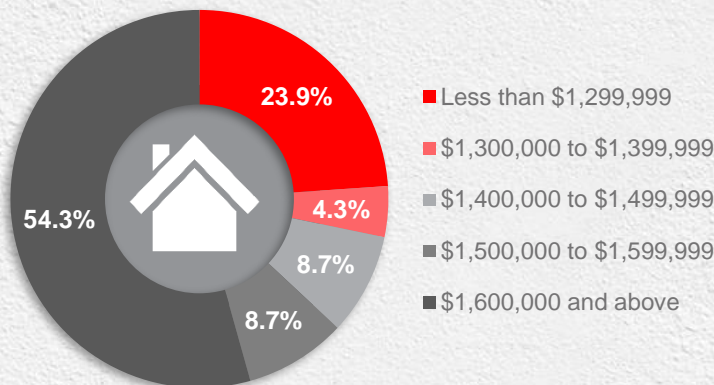
## MARKET COMPARISON



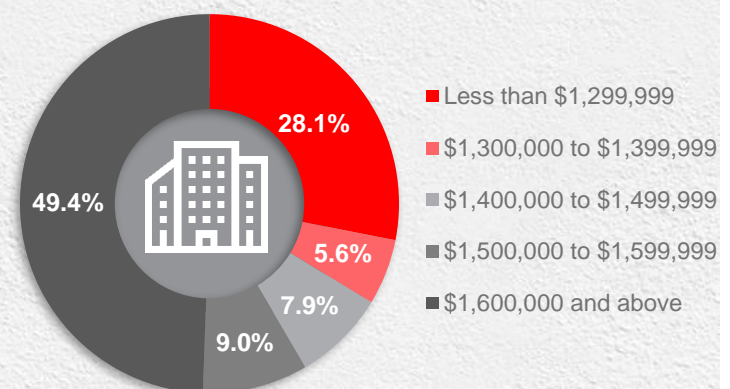
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Tallebudgera.

## PRICE BREAKDOWN 2023#

### HOUSES SOLD 2022^^



### HOUSES SOLD 2023#

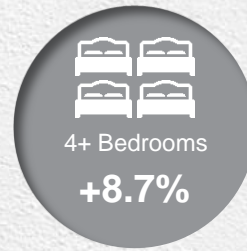
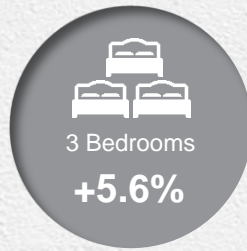
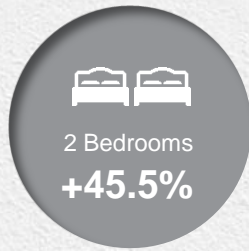


# RENTAL GROWTH 2023€

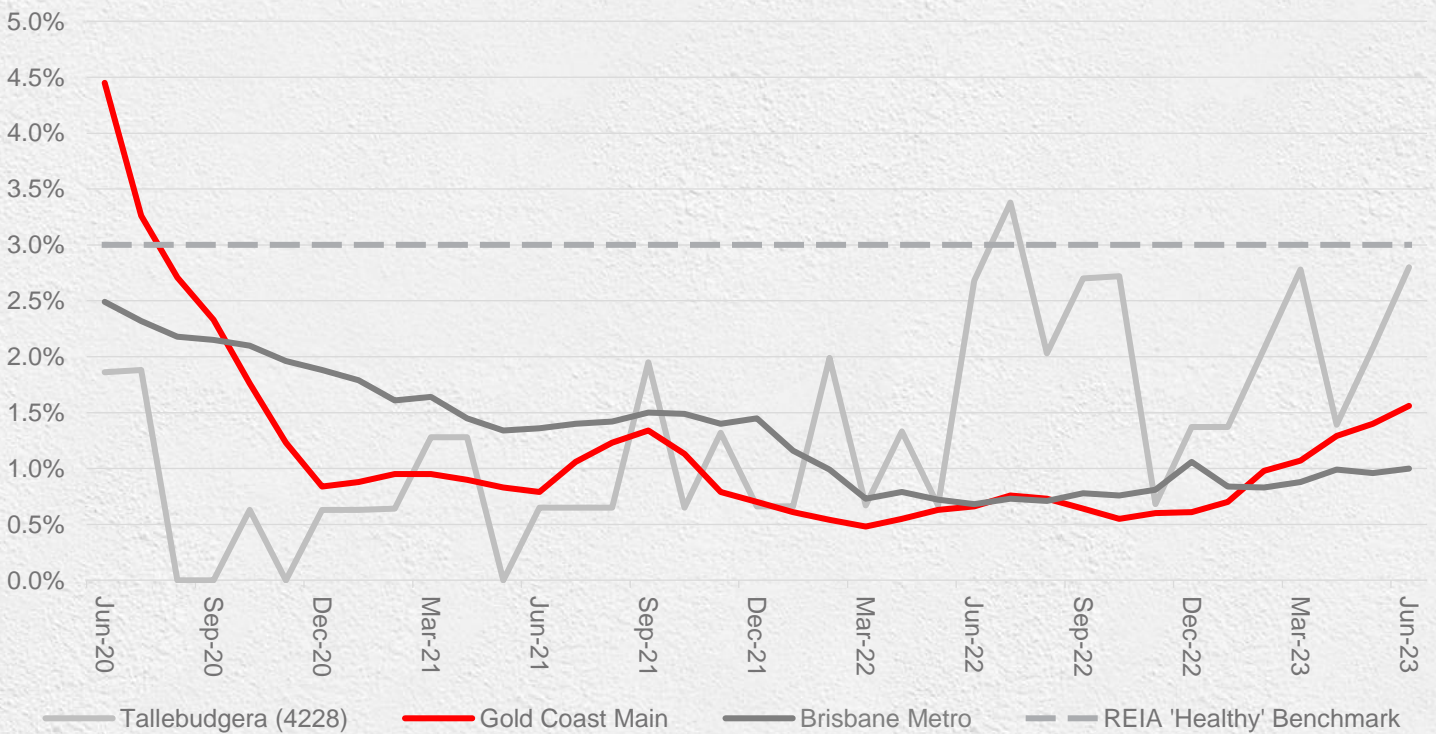
House rental yields in Tallebudgera\* was 4.1% in June 2022, slightly higher than Gold Coast Main (3.8%). Median house rental price grew by 2.2% in the past 12 months to Q2 2023, has remained within the \$900-\$1,100 range throughout late-early 2022/23, with the number of houses rented ranging from 7-12 on a quarterly basis. Average days on the market has remained relatively stable, currently at 24 days. Overall, this suggests a resilient rental market.

2 bedroom houses have provided investors with +45.5% rental growth annually, achieving a median rent of \$800 per week.

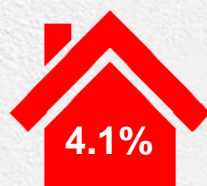
Tallebudgera\* recorded a vacancy rate of 2.8% in June 2023, slightly below REIA's Healthy Benchmark of 3.0% average. Vacancy rates in Tallebudgera\* have heavily fluctuated over the past 12 months, due to the balance of demand and supply of rental properties in a small rental market. That said rental demand has slowly increased in the past 6 months, with Q1 and Q2 2023 recording the most number of houses rented (12 houses). This suggests a conducive environment for investors.



# RENTAL VACANCY RATES 2023



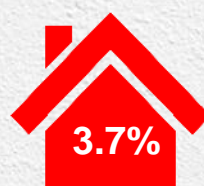
# RENTAL YIELD 2023\$



Tallebudgera\*  
(4228)



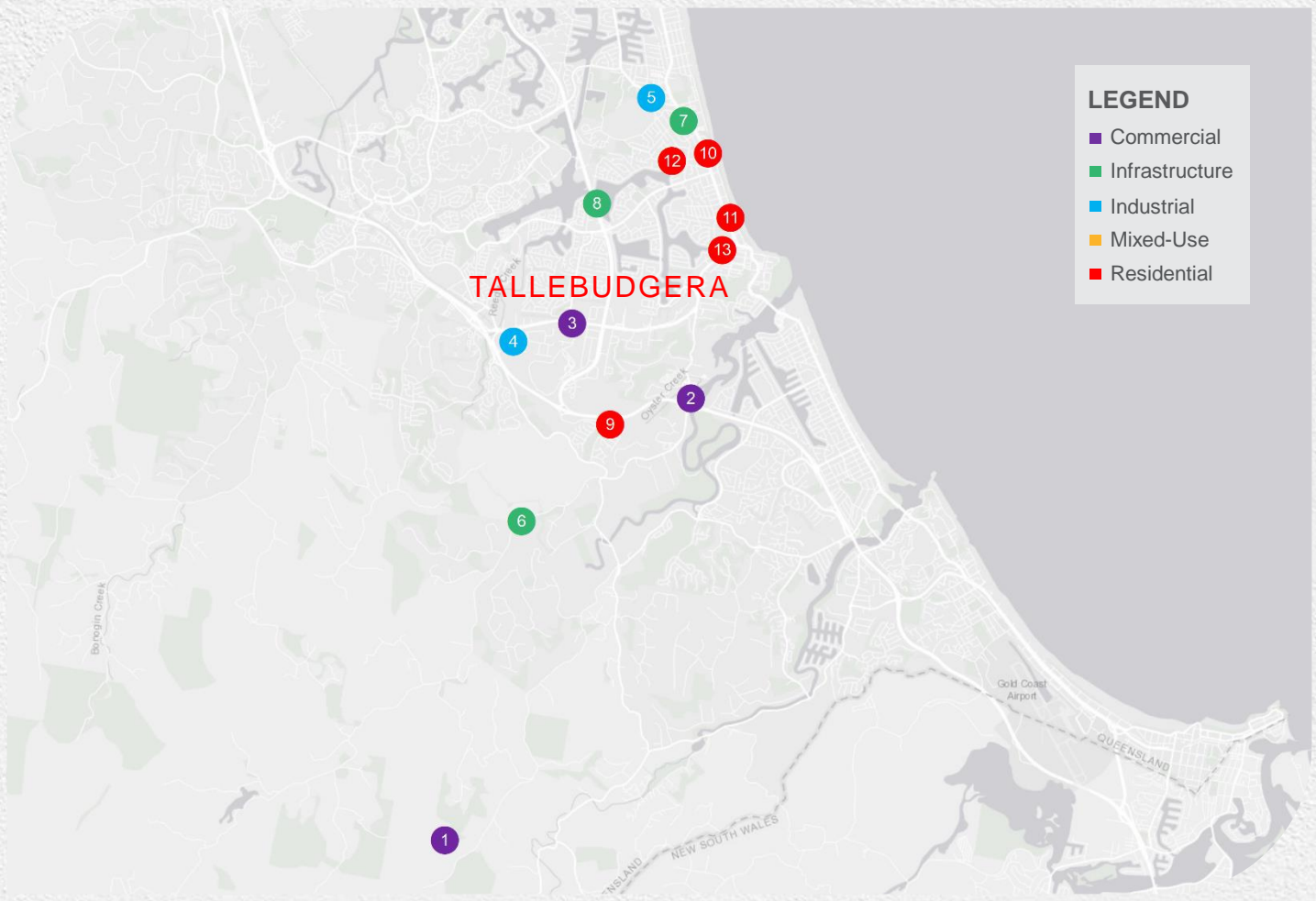
Gold Coast  
Main



Brisbane  
Metro



# TOP DEVELOPMENTS MAP 2<sup>nd</sup> HALF 2023<sup>Ⓐ</sup>



| Location | Project <sup>Ⓔ</sup>                                  | Type           | Estimated Value <sup>Ⓜ</sup> | Commence Date <sup>Ⓟ</sup> |
|----------|---|----------------|------------------------------|----------------------------|
| 1        | The Eco View Retreat Tallebudgera Valley Cabins       | Commercial     | \$2,000,000                  | 05/12/2023                 |
| 2        | 36 Tallebudgera Creek Road Commercial Building        | Commercial     | \$1,500,000                  | 14/11/2023                 |
| 3        | 223 Burleigh Connection Road Offices & Gymnasium      | Commercial     | \$1,300,000                  | 06/12/2023                 |
| 4        | The Nordic Warehouse Units Burleigh Heads             | Industrial     | \$7,700,000                  | 24/12/2023                 |
| 5        | 3 Ozone Parade Warehouse Units & Caretakers Residence | Industrial     | \$4,000,000                  | 25/09/2023                 |
| 6        | Muriel Henschman Park Improvement Works               | Infrastructure | \$10,000,000                 | 06/12/2023                 |
| 7        | Lions Head Park Bank Stabilisation                    | Infrastructure | \$1,250,000                  | 02/10/2023                 |
| 8        | Cassowary Drive Bridge Replacement                    | Infrastructure | \$850,000                    | 18/12/2023                 |
| 9        | The Arbour – Burleigh (66 Townhouses, 66 Lots)        | Residential    | \$20,000,000                 | 08/10/2023                 |
| 10       | Miami Community Housing Project (33 Units)            | Residential    | \$15,000,000                 | 06/11/2023                 |
| 11       | 96 The Esplanade Units (30 Units)                     | Residential    | \$10,000,000                 | 01/12/2023                 |
| 12       | 81 Mountain View Avenue Dwellings (4 Dwellings)       | Residential    | \$2,800,000                  | 16/12/2023                 |
| 13       | Flora Burleigh (6 Dwellings)                          | Residential    | \$1,500,000                  | 01/11/2023                 |



## OUR SERVICES INCLUDE

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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 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

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### **John Fischer**

Principal / Specialist

+61 478 071 623

[john@prdburleighheads.com.au](mailto:john@prdburleighheads.com.au)



## PRD Tallebudgera

P +61 7 5535 4544

F +61 7 5576 1382

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

14 The Esplanade,  
Tallebudgera QLD 4220

# REFERENCES

\*Tallebudgera market data and key indicators encapsulates aggregate property market conditions within the suburbs of Tallebudgera, Tallebudgera Valley.

\*\* 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 – 31/12/2022) only.

# 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.

¥ Tallebudgera rental market data encapsulates aggregate property conditions within the postcode of 4228.

§ 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 postcodes of 4220 and 4228.

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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