



Brighton Market Update

2nd Half 2023



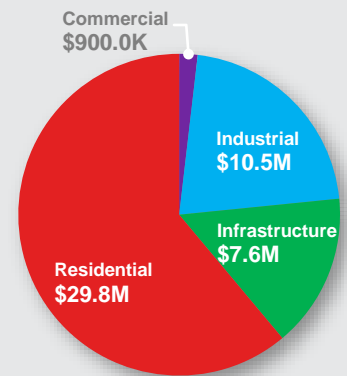
OVERVIEW

In Q2 2023, Brighton* (which in this report encapsulate Brighton Local Council) recorded a median house price of \$541,250 and a median unit price of \$580,000. This is an annual (Q2 2022 – Q2 2023) growth of 3.1% (houses) and 13.1% (units). That said, on a quarterly basis (Q1 2023 – Q2 2023) median house price softened by -9.8%. Thus cash rate hikes and consumer uncertainty have translated into the market. In the past 12 months to Q2 2023 sales grew by 20.8% (to 64 sales) for houses, whereas unit sales declined to 9 sales. With a more affordable house market, there are unique opportunities for buyers.

	CHANGE FROM LAST	YEAR	HALF YEAR
 House Sales		↑	↑
House Median Price		↑	↓
House Rental Price		↑	↑
 Unit Sales		↓	↓
Unit Median Price		↑	↑
Unit Rental Price		↔	↔

FUTURE DEVELOPMENTS

Brighton is set to see approximately **\$33.7M** worth of new projects commencing in the 2nd half of 2023.



A focus on residential projects is key for the area, as the market has been undersupplied for a period of time. This is particularly true for units. More stock will assist in ensuring a more sustainable price growth rate, which is good news for first home buyers.

Projects that are scheduled to add housing stock due to commence in the 2nd half of 2023 include:

- Lots 974 & 975 Scott Road Dwellings & Subdivision (12 dwellings, 12 lots).
- 16 Hannah Court Units (5 units)
- Morrison Street Units (14 units)
- Herdsman's Cove Centacare Evolve Housing Units (40 units)
- Lewis Court Residential Subdivision (457 lots)

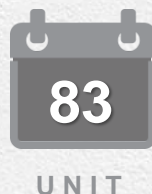
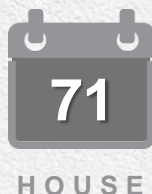
Ready-to-sell stand alone dwelling future stock is still low, which limits the option for buyers.

MARKET CONDITIONS

SALES MEDIAN PRICE
Q2 2023



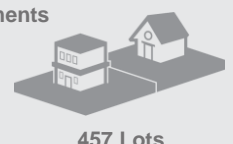
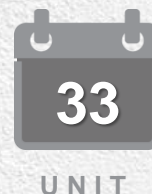
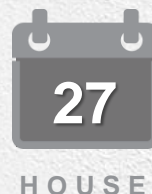
SALES AVERAGE DAYS ON
MARKET Q2 2023



RENTAL MEDIAN PRICE
Q2 2023

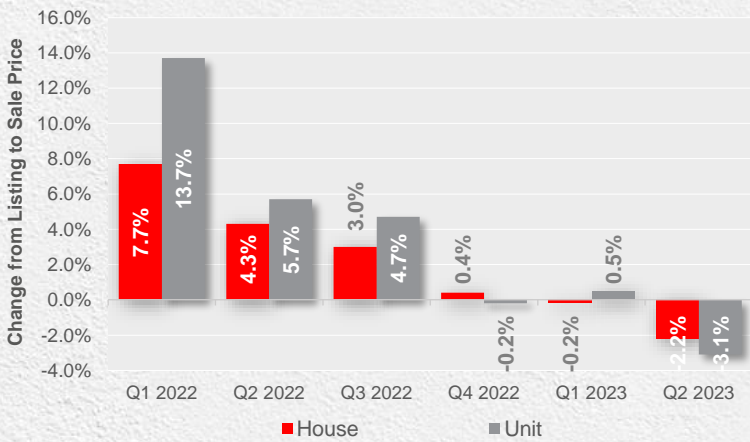


RENTAL AVERAGE DAYS ON
MARKET Q2 2023



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.

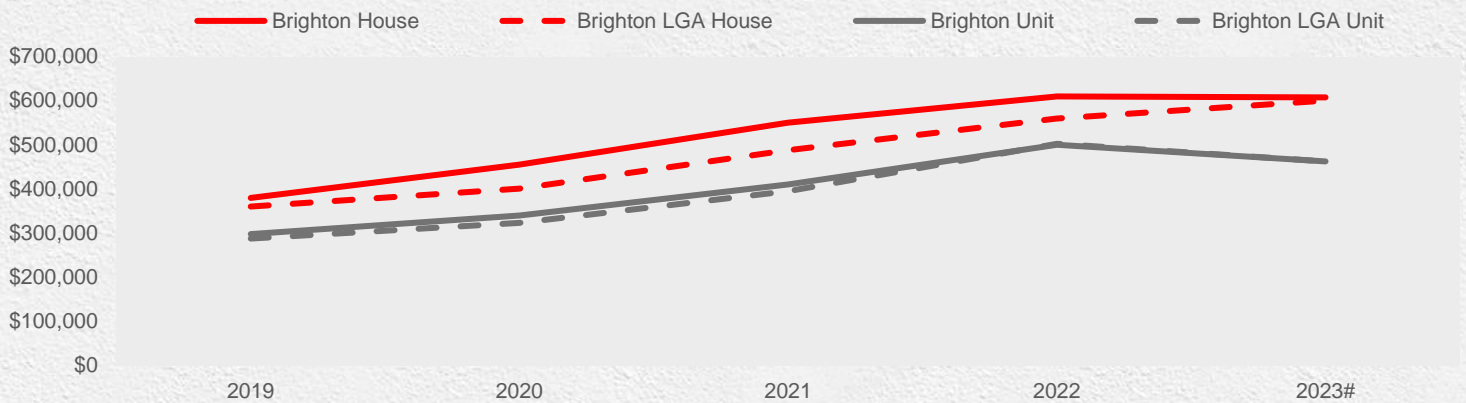


Average vendor discounts between Q2 2022 and Q2 2023 have made a large swing from a premium to a discount, of -2.2% for houses and -3.1% for units. This suggests that the Brighton* favour buyers, as vendors are willing to accept below the initial listing price. Q2 2023 has the largest discount for the past 18 months, thus an opportune time to enter the market.

The suburb of Brighton has historically outperformed the wider Brighton Local Government Area (LGA) in median house price. Median unit price is more on par with the wider LGA. This said, 2023# has seen a return to parity for house prices in Brighton with the wider LGA, making it more affordable for buyers.

The dominant proportion of homes sold in Brighton* across 2023# were in the premium price bracket of above \$650,000 (28.0%), while units recorded a dominant middle-range price point between \$450,000 to \$500,000 (39.5%). Overall there is a healthy balance of sales in each price points, in good news for buyers.

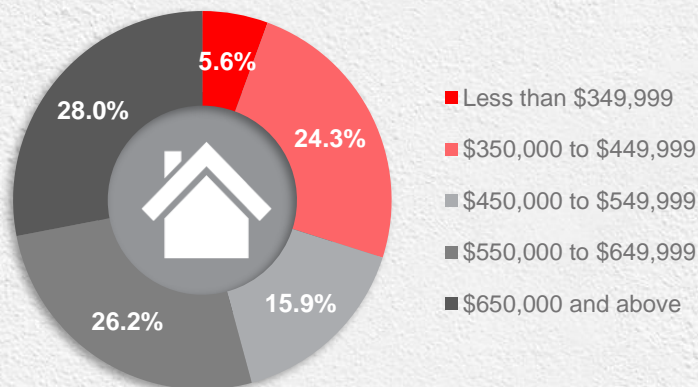
MARKET COMPARISON



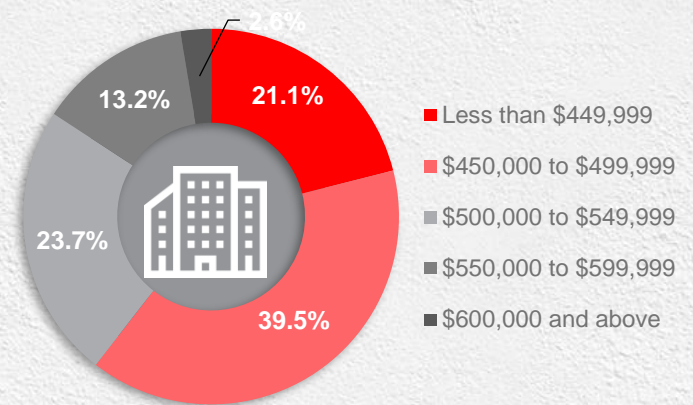
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Brighton.

PRICE BREAKDOWN 2023#

HOUSES SOLD



UNITS SOLD

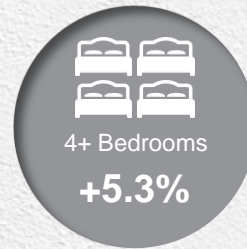
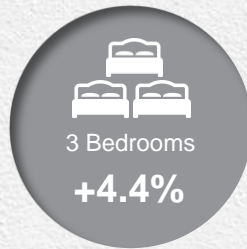
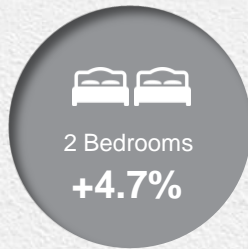


RENTAL GROWTH 2023€

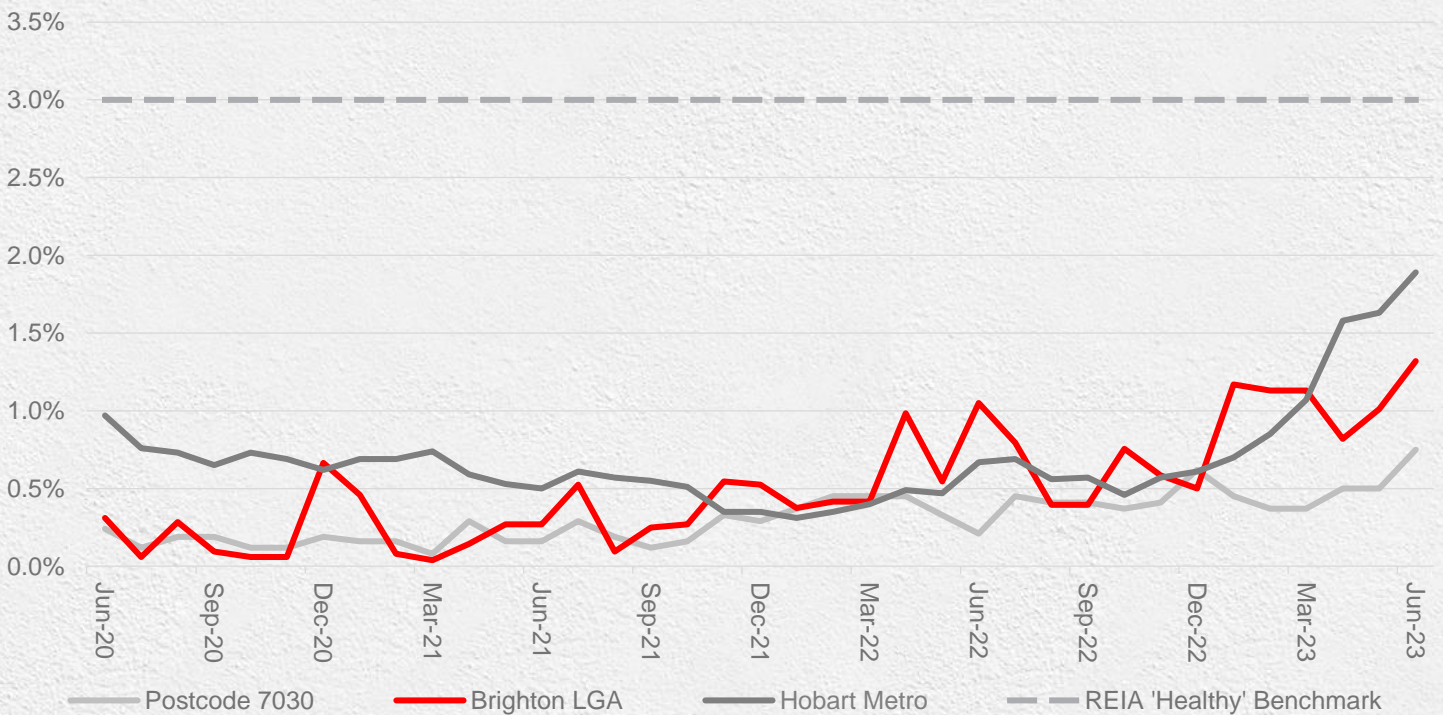
In June 2023, house rental yields in Brighton (Postcode 7030) were recorded at 4.3%, above Hobart Metro (3.5%). Further, median house rental price increased by 8.0% in the 12 months to Q2 2023, to \$475 per week, alongside a 19.7% increase (to 73 rentals) in the number of house rented. Average days on market increased marginally, but is still low, at 27 days. Overall this represents a resilient rental market in Brighton, which represents a more affordable market than Hobart Metro.

4+ bedroom houses have provided investors with +5.3% rental growth annually, achieving a median rent of \$595 per week.

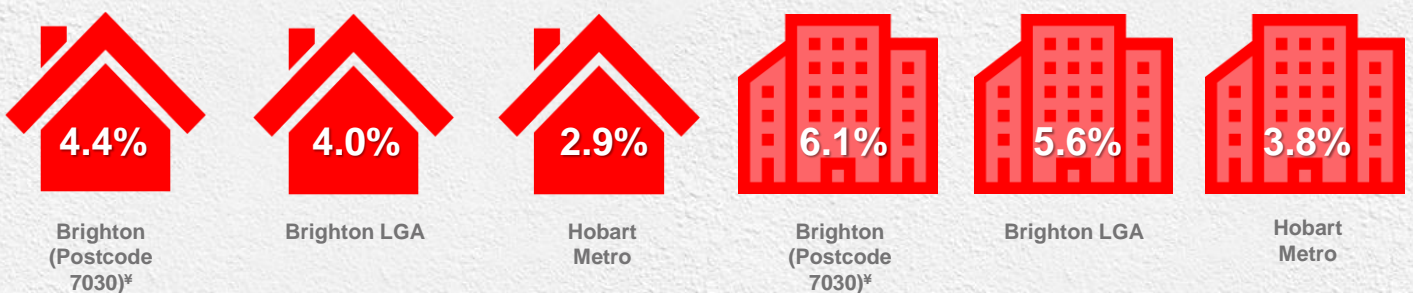
Brighton (Postcode 7030)* recorded a vacancy rate of 0.8% in June 2023, which is below Hobart Metro's 1.9% average. Vacancy rates in Brighton* have slightly increased over the past 12 months, due to investors re-entering the market in the face of a tighter rental market previously. This indicates slightly higher availability of rentals, in good news for renters. That said vacancy rates have remained low, within the 1.0% rate, thus a conducive and sustainable environment for investors.



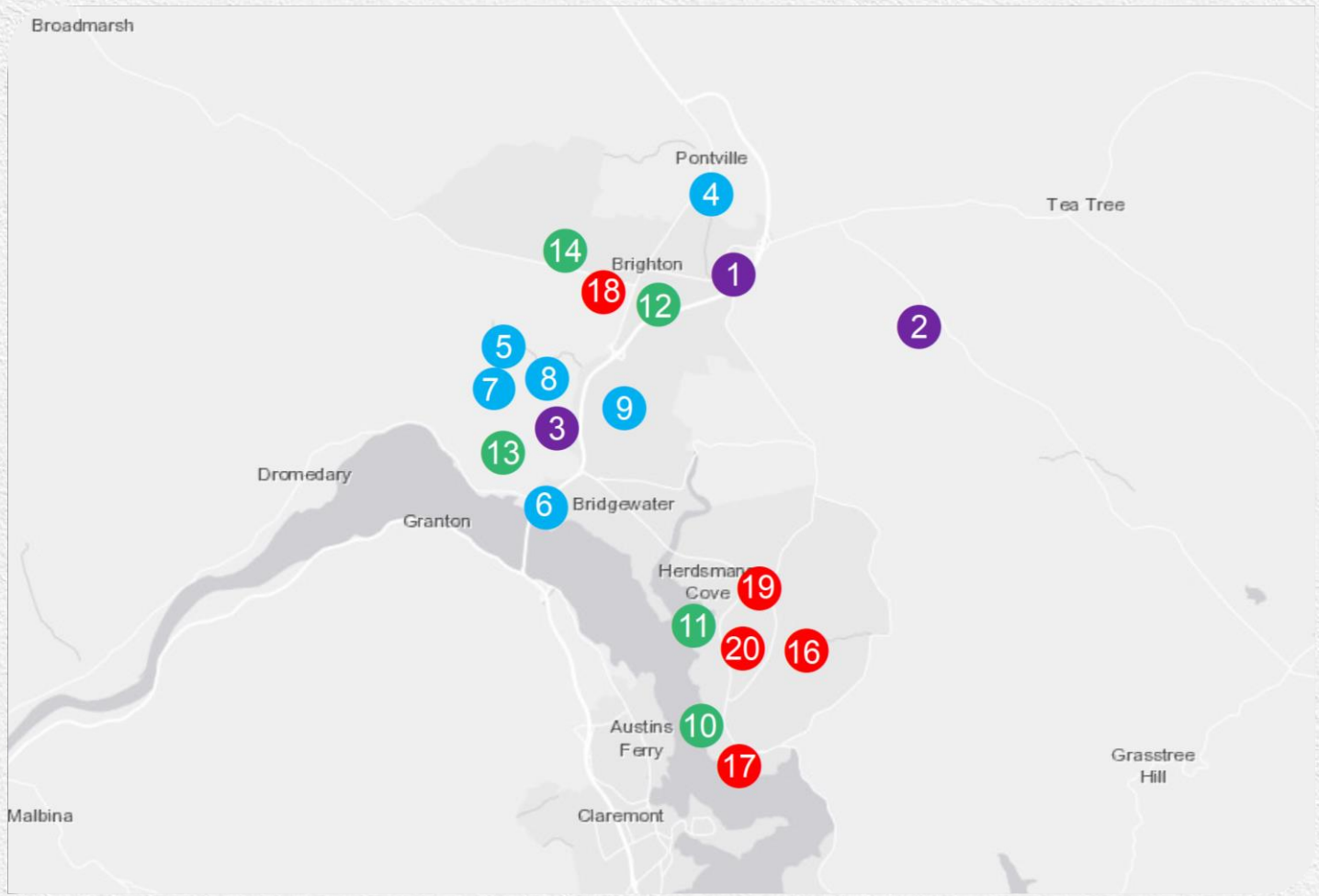
RENTAL VACANCY RATES 2023



RENTAL YIELD 2023\$



TOP DEVELOPMENTS MAP 2nd HALF 2023[Ⓐ]



Location	Project [Ⓔ]	Type	Estimated Value [Ⓜ]	Commence Date [Ⓟ]
1	Brighton Veterinary Hospital Alterations & Additions	Commercial	\$200,000	09/11/2023
2	Stargazer	Commercial	\$400,000	11/08/2023
3	Greenbanks Distilling Bridgewater Whiskey Distillery Conversion	Commercial	\$300,000	09/11/2023
4	Tasmanian Botanics Warehouse Alterations & Additions	Industrial	\$300,000	15/11/2023
5	Mitchell Plastic Welding	Industrial	\$4,400,000	15/12/2023
6	12 Woodrieve Road Warehouse Facility	Industrial	\$1,650,000	10/10/2023
7	Tyreright Brighton	Industrial	\$1,500,000	29/11/2023
8	Hazell Brothers Bridgewater Concrete Batching Plant	Industrial	\$1,500,000	07/11/2023
9	Bridgewater Concrete Batching Plant	Industrial	\$1,000,000	09/11/2023
10	Brighton Council Roadworks	Infrastructure	\$750,000	01/08/2023
11	East Derwent Highway Roadworks	Infrastructure	\$850,000	03/11/2023
12	Elderslie Road Roadworks	Infrastructure	\$950,000	08/12/2023
13	Tasmanian Rail Network Level Crossings Upgrade	Infrastructure	\$1,000,000	25/10/2023
14	Tasmanian Rail Network Culvert Relining Works	Infrastructure	\$1,000,000	06/10/2023
15	Lots 974 & 975 Scott Road Dwellings & Residential Subdivision	Residential	\$4,000,000	18/10/2023
16	16 Hannah Court Units Lyden Builders (5 units)	Residential	\$1,250,000	12/07/2023
17	22-24 Calm Place Townhouses (3 units)	Residential	\$750,000	05/10/2023
18	15 Morrison Street Units Stages 1-3 (14 units)	Residential	\$3,750,000	15/12/2023
19	Herdsmans Cove Centacare Evolve Housing Units - Stages 1-3 (40 units)	Residential	\$10,000,000	31/10/2023
20	Lewis Court Residential Subdivision (457 lots)	Residential	\$13,000,000	14/10/2023



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

* Brighton market data and key indicators encapsulates aggregate property market conditions within the suburbs of Brighton Local Government Area (LGA).

** 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.

¥ Brighton rental market data encapsulates aggregate property conditions within the postcode of 7030.

§ 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 Brighton LGA

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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