



Nundah Market Update

2nd Half 2023



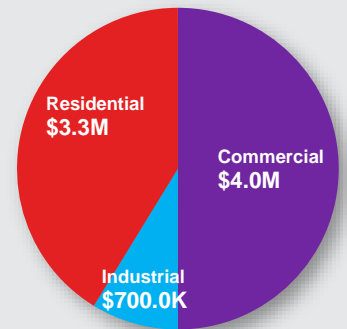
OVERVIEW

In Q3 2023, Nundah* recorded a median house price of \$1,068,500, and a median unit price of \$525,500. This represents annual (Q3 2022 – Q3 2023) growth of 17.4% for houses and 12.4% for units. Sales decreased between Q3 2022 – Q3 2023, by -35.5% (to 20 sales) for houses and remained stable at 105 sales for units. On a quarterly basis (Q2 2023 – Q3 2023) prices softened for houses, by -1.1%, and grew for units, by 14.2%. An undersupply is evident as less sales is paired with higher prices. Quarterly data suggest opportunity for house buyers, however this may be temporary due to the undersupply.

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

FUTURE DEVELOPMENTS

Nundah is set to see approximately **\$8.0M** worth of new projects commencing in the 2nd half of 2023.



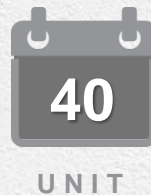
Commercial projects will stimulate economic growth and create employment opportunities in Nundah. This will have a spill-over impact on the real estate market, in the form of more demand for housing. Residential projects will can assist with some of this demand.

MARKET CONDITIONS

SALES MEDIAN PRICE
Q2 2023



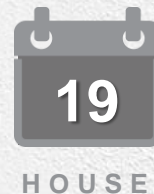
SALES AVERAGE DAYS ON
MARKET Q2 2023



RENTAL MEDIAN PRICE
Q2 2023



RENTAL AVERAGE DAYS ON
MARKET Q2 2023



A main residential project over the 2nd half of 2023 is the 20 Campbell Terrace Townhouses (\$2.1M). The project is set to add 7 Townhouses to the Nundah* area.

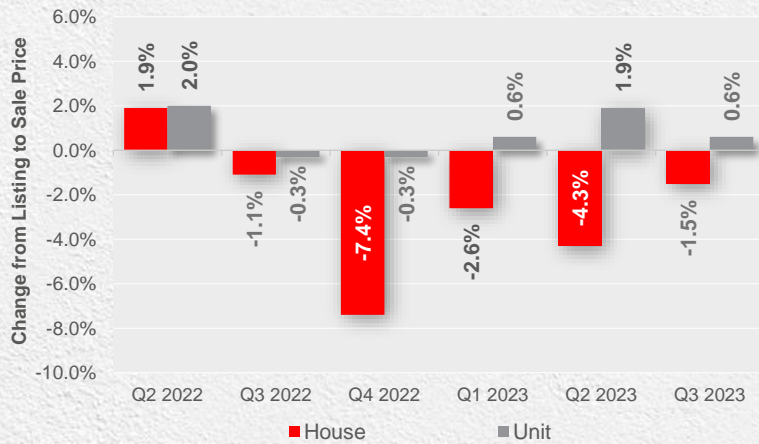
The Ullswater Retail Warehouse (\$3.5M) is a key commercial project that improves services available for residents. This includes a reinforced concrete floor, shopfront glazing and metal roof.

Although there are some new units and townhouses planned, this is not enough to satisfy current demand in the area. Further, the absence of ready to sell stand-alone dwellings is set to increase pressure on house prices, even with the current cash rate hikes and economic conditions, due to existing market undersupply.



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.

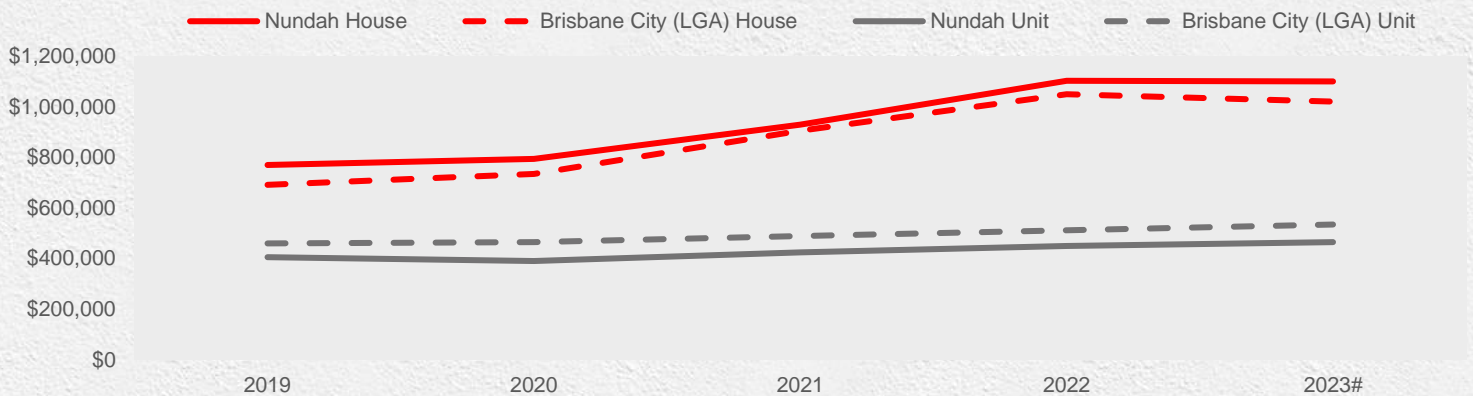


Average vendor discounts between Q3 2022 and Q3 2023 have rapidly fluctuated for both property types, to lower discounts of -1.5% for houses and premiums of 0.6% for units. House market conditions are shifting to favour vendors, as buyers need to offer closer to the initial listing price. Conversely, units have shifted to a premium, with buyers offering more than the initial listing price. Now is the time to sell in Nundah*.

The suburb of Nundah has historically outperformed the wider Brisbane Local Government Area (LGA) in house median prices, and offered a more affordable unit price. This continues to be the trend in 2023#.

The dominant proportion of homes sold in Nundah* across 2023# were in the most affordable priced point of less than \$899,999 (35.0%). Units recorded a dominant premium price point of \$500,000 and above (31.2%). That said affordable options are available for unit, as is a premium market for houses (33.5%). This suggests there is a home for various budgets.

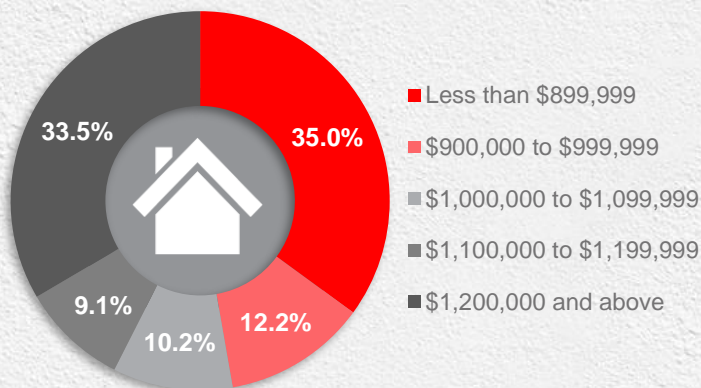
MARKET COMPARISON



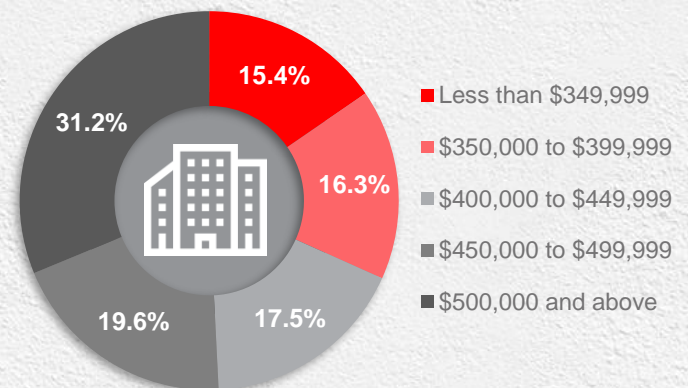
The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled are chosen based on their proximity to the main suburb analysed, which is Nundah.

PRICE BREAKDOWN 2023

HOUSES SOLD



UNITS SOLD

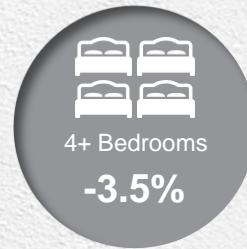


RENTAL GROWTH 2022€

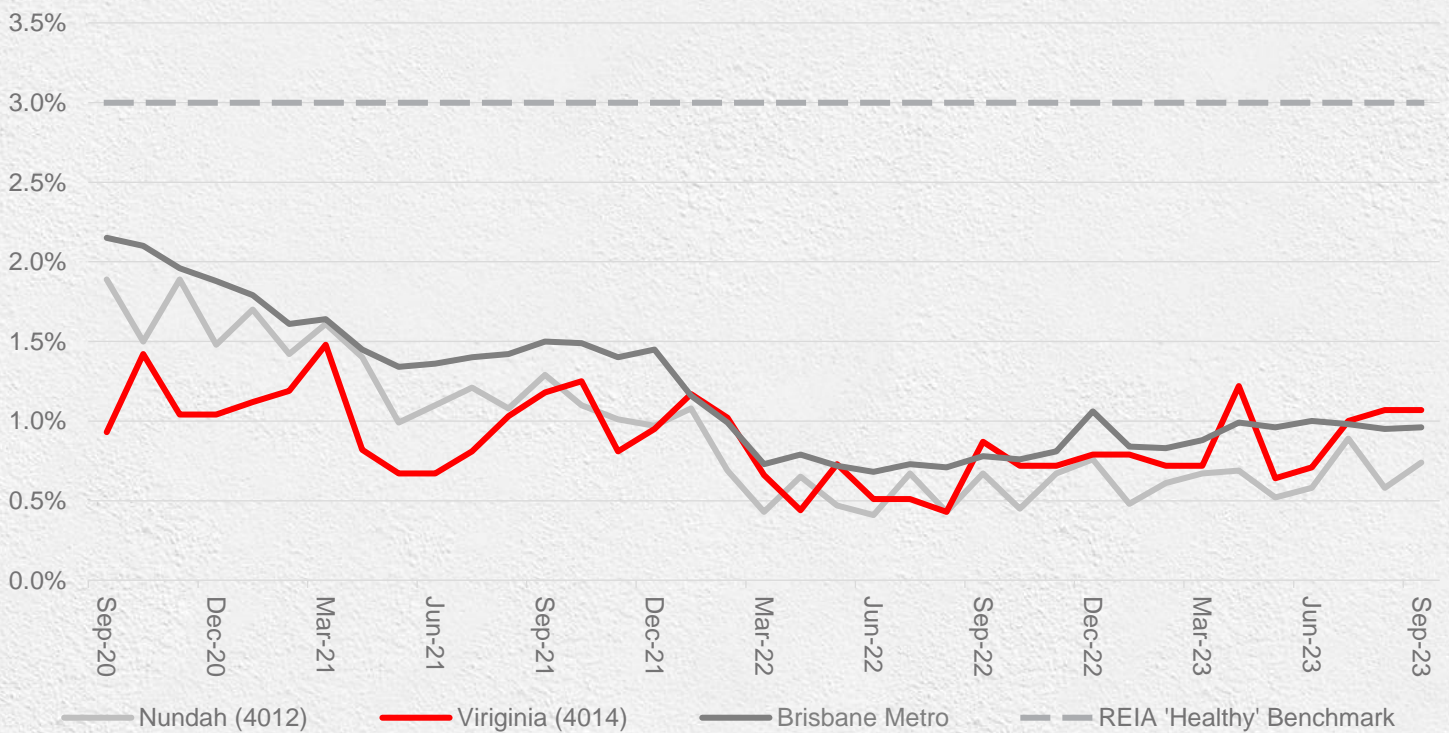
House rental yields in Nundah* was 3.1% in September 2023, which is slightly lower than Brisbane Metro (3.6%). However median house rental price grew by 13.6% in the past 12 months to Q3 2023, to \$625 per week, whilst the number of houses rented declined by -14.7% (to 29 rentals). Average days to rent has declined, with Q3 2023 recording the lowest amount of days for the past 12 months (at 19 days). The unit rental market showed a similar pattern, which is good news for investors.

3 bedroom houses have provided investors with +18.2% rental growth annually, achieving a median rent of \$650 per week.

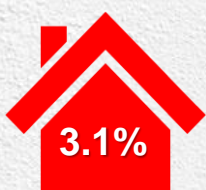
Nundah* recorded a vacancy rate of 0.7% in September 2023, below Brisbane Metro's 1.0% average. Vacancy rates in Nundah* have held relatively steady over the past 12 months, with minor fluctuations on a monthly basis; due to investors reacting to a higher cash rates. A 0.7% vacancy rate is still extremely low, indicating quicker rental occupancy. This creates a conducive and sustainable environment for investors, even with an increase in property prices in the past 12 months.



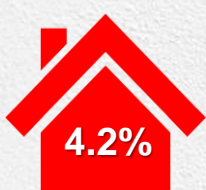
RENTAL VACANCY RATES 2023



RENTAL YIELD 2023\$



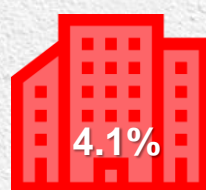
Nundah (4012)*



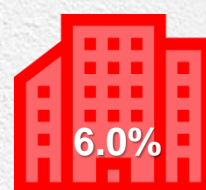
Virginia (4014)



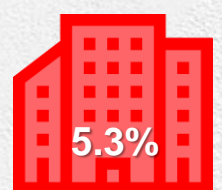
Brisbane Metro



Nundah (4012)*



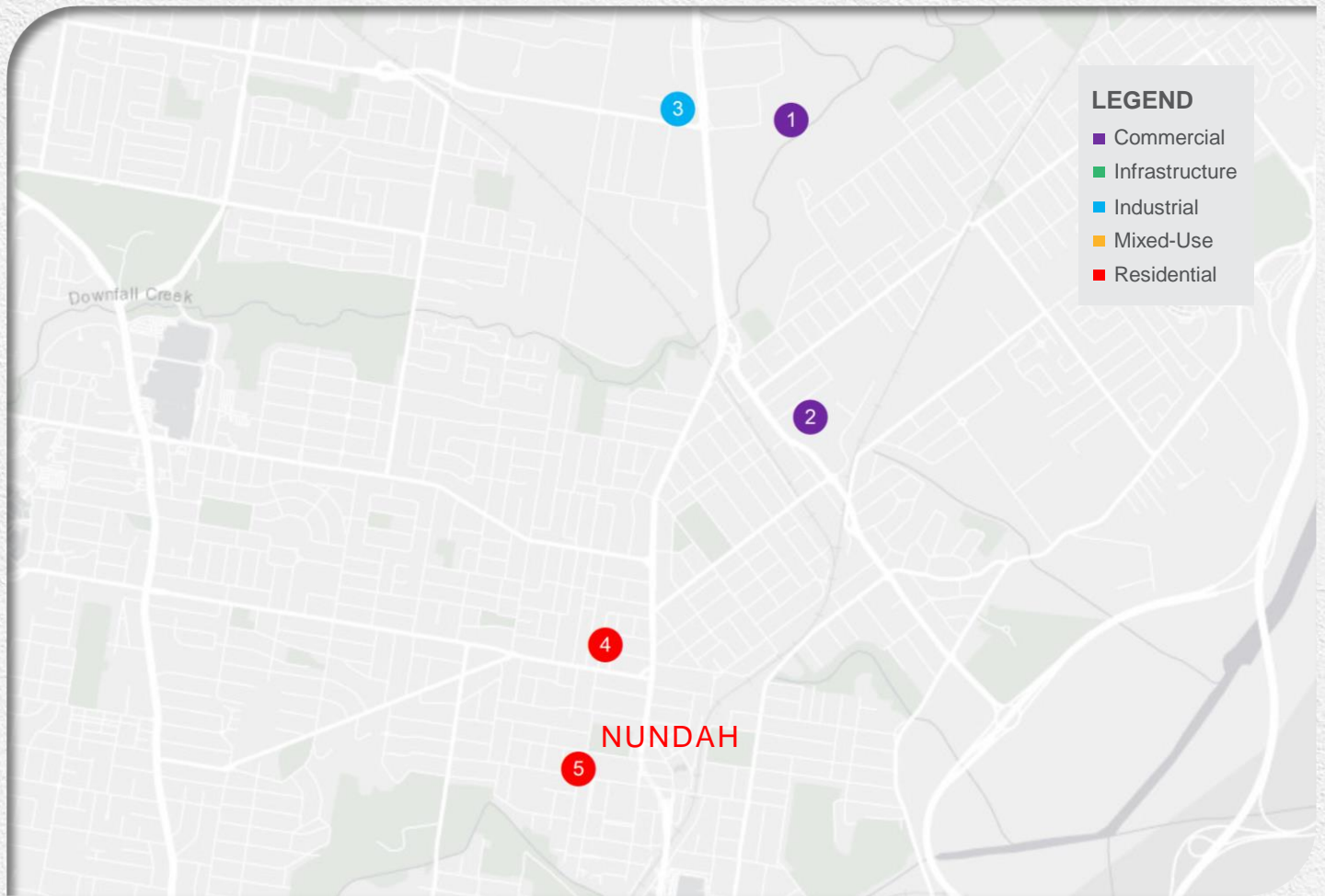
Virginia (4014)



Brisbane Metro



TOP DEVELOPMENTS MAP 2nd HALF 2023[Ⓐ]



Location	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	5-11 Ullswater Street Retail Warehouse	Commercial	\$3,500,000	20/10/2023
2	Powerlink Queensland Testing Facilities Conversion	Commercial	\$500,000	12/08/2023
3	20 Matheson Street Warehouse	Industrial	\$700,000	28/12/2023
4	20 Campbell Terrace Townhouses (7 Townhouses)	Residential	\$2,100,000	15/12/2023
5	6 Park Road Units (4 Units)	Residential	\$1,200,000	24/07/2023



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.



Sam Tornabene

Principal

M +61 418 729 458

E nundah@prd.com.au



PRD Nundah

P +61 7 3266 5166

PRD.com.au/nundah

**1162 Sandgate Road
Nundah QLD 4012**

REFERENCES

*Nundah market data and key indicators encapsulates aggregate property market conditions within the suburb of Nundah.

** 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 Q1 to Q3 2023 (01/01/2023 – 30/09/2023) only.

€ Annual rental growth is a comparison between Q3 2022 (01/07/2022 – 30/09/2022) and Q3 2023 (01/07/2023 – 30/09/2023) median house rent figures.

¥ Nundah rental market data encapsulates aggregate property conditions within postcode 4012.

§ 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 postcodes 4012 and 4014.

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.

Disclaimer: PRD does not give any warranty in relation to the accuracy of the information contained in this report. If you intend to rely upon the information contained herein, you must take note that the information, figures and projections have been provided by various sources and have not been verified by us. We have no belief one way or the other in relation to the accuracy of such information, figures and projections. PRD will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that you rely upon that is contained in the material.

Prepared by PRD Research. © All medians and volumes are calculated by PRD Research. Use with written permission only. All other responsibilities disclaimed. © Copyright PRD 2023.

