UDIA QUEENSLAND RESEARCH foundation

PROUDLY PRESENTED BY CSQ

FEBRUARY 2018*

Urban Development Institute of Australia QUEENSLAND

Click on the region to see the market report:

BRISBANE MARKET REPORT

REDLAND MARKET REPORT

GOLD COAST MARKET REPORT

LOGAN MARKET REPORT

SUNSHINE COAST MARKET REPORT

MORETON BAY MARKET REPORT

IPSWICH MARKET REPORT

POWERED BY CoreLogic

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BRISBANE MARKET REPORT

Brisbane's affordability remained unchanged compared to the same quarter last year sitting just outside balanced, and inside less affordable territory. Forest Lake did the heavy lifting for house sales over the last 12 months at 400 sales, but had a drop of 9.3% on activity last quarter. Rochedale led the pack for land sales at 182 lots over the past 12 months, an increase of 6.5% last quarter.

AFFORDABILITY INDEX

The Affordability Index indicates how affordable it is to live in a region based on the median house price and portion of median income required to cover repayments. The index uses data from CoreLogic on house prices, the ABS for income, and RBA interest rates.

BIG MOVERS

TOTAL HOUSE SALES OVER THE LAST 12 MONTHS

1 Forest Lake (400) — ▼ 9.3% LAST QTR

2 Bracken Ridge (267) — ▼ 9.8% LAST QTR

3 Wynnum (242) — ▼ 4.3% LAST QTR

TOTAL LAND SALES OVER THE LAST 12 MONTHS

1 Rochedale (182) — ▲ 6.5% LAST QTR

2 Bridgeman Downs (89) — ▲ 12.5% LAST QTR

3 Upper Kedron (75) — ▲ 6.9% LAST QTR

*Based on CoreLogic data provided for the period: 1 September - 30 November 2017.

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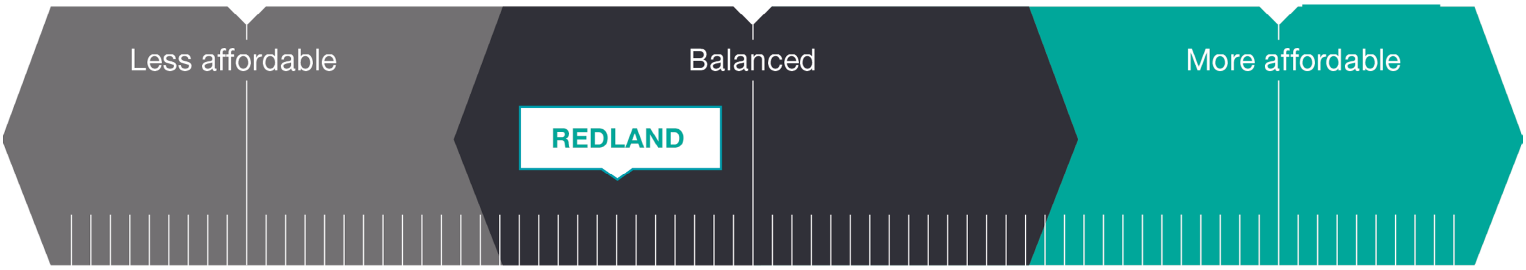
REDLAND MARKET REPORT

Housing affordability in Redland remained unchanged from the same quarter last year sitting within the balanced range. Redland Bay led house sales over the past 12 months but experienced a decrease last quarter. Russell Island took the top spot for land sales with 338 lots over the last 12 months and a 7.5% increase last quarter.

AFFORDABILITY INDEX



The Affordability Index indicates how affordable it is to live in a region based on the median house price and portion of median income required to cover repayments. The index uses data from CoreLogic on house prices, the ABS for income, and RBA interest rates.

BIG MOVERS

TOTAL HOUSE SALES OVER THE LAST 12 MONTHS

1	Redland Bay (351)	▼ 12.9% LAST QTR
2	Thornlands (309)	▼ 4.6% LAST QTR
3	Victoria Point (273)	▲ 0.7% LAST QTR

TOTAL LAND SALES OVER THE LAST 12 MONTHS

1	Russell Island (338)	▲ 7.5% LAST QTR
2	Thornlands (225)	▼ 2.5% LAST QTR
3	Macleay Island (137)	▼ 9.1% LAST QTR

*Based on CoreLogic data provided for the period: 1 September - 30 November 2017.

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GOLD COAST MARKET REPORT

The Gold Coast's affordability remained unchanged compared to same quarter last year sitting just inside less affordable territory. Upper Coomera recorded the highest house sales over the past 12 months at 504. Pimpama land sales led the pack at 526 lots over the past 12 months, an increase of 5.9% last quarter.

AFFORDABILITY INDEX

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BIG MOVERS

TOTAL HOUSE SALES OVER THE LAST 12 MONTHS

1	Upper Coomera (504)	▼ 0.4% LAST QTR
2	Robina (321)	▼ 5.9% LAST QTR
3	Helensvale (304)	▼ 10.9% LAST QTR

TOTAL LAND SALES OVER THE LAST 12 MONTHS

1	Pimpama (526)	▲ 5.9% LAST QTR
2	Coomera (103)	▲ 3.3% LAST QTR
3	Ormeau Hills (96)	▲ 7.1% LAST QTR

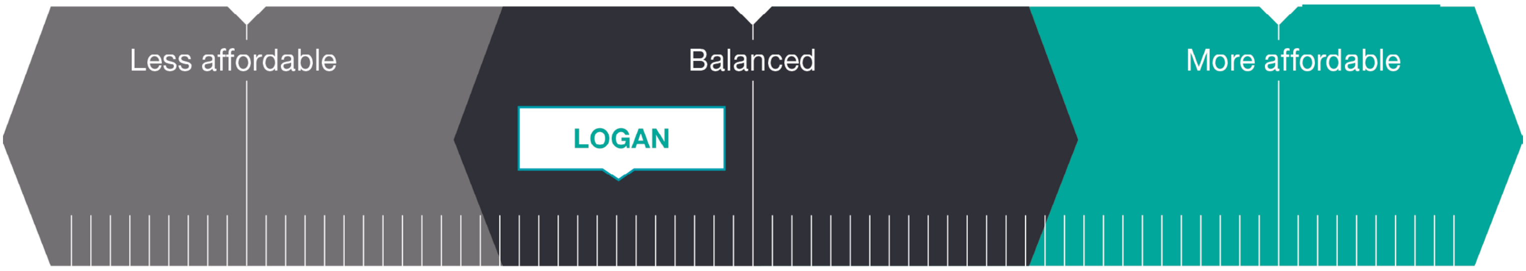
*Based on CoreLogic data provided for the period: 1 September - 30 November 2017.

POWERED BY CoreLogic

LOGAN MARKET REPORT

Logan's affordability remained unchanged compared to same quarter last year sitting within the balanced range. Rochedale South and Crestmead led house sales over the past 12 months. Yarrabilba led land sales at 444 lots over the past 12 months, an increase of 6.4% from last quarter.

AFFORDABILITY INDEX



The Affordability Index indicates how affordable it is to live in a region based on the median house price and portion of median income required to cover repayments. The index uses data from CoreLogic on house prices, the ABS for income, and RBA interest rates.

BIG MOVERS

TOTAL HOUSE SALES OVER THE LAST 12 MONTHS

1	Rochedale South (256)	▼ 7.9%	LAST QTR
2	Crestmead (238)	▼ 8.5%	LAST QTR
3	Jimboomba (221)	▲ 0.5%	LAST QTR

TOTAL LAND SALES OVER THE LAST 12 MONTHS

1	Yarrabilba (444)	▲ 6.4%	LAST QTR
2	Holmview (213)	▲ 4.9%	LAST QTR
3	Park Ridge (161)	▲ 5.9%	LAST QTR

*Based on CoreLogic data provided for the period: 1 September - 30 November 2017.

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SUNSHINE COAST MARKET REPORT

The Sunshine Coast's affordability remained unchanged compared to same quarter last year sitting within less affordabile territory. Buderim led house sales with 559 over the past 12 months. Baringa led land sales with 320 lots sold over the past 12 months.

AFFORDABILITY INDEX

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BIG MOVERS

TOTAL HOUSE SALES OVER THE LAST 12 MONTHS[1]

1	Buderim (559)	▼ 2.8% LAST QTR
2	Tewantin (277)	▼ 5.5% LAST QTR
3	Nambour (228)	▼ 1.7% LAST QTR

TOTAL LAND SALES OVER THE LAST 12 MONTHS[1]

1	Baringa (320)	▲ 0.8% LAST QTR
2	Palmview (195)	▼ 19.7% LAST QTR
3	Maroochydore (142)	▲ 8.5% LAST QTR

*Based on CoreLogic data provided for the period: 1 September - 30 November 2017.

1. Includes Noosa.

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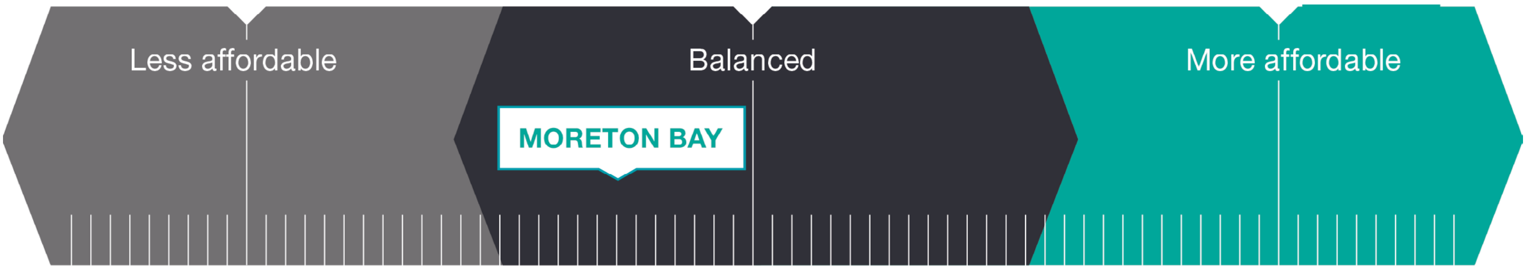
MORETON BAY MARKET REPORT

Moreton Bay's affordability remained unchanged compared to same quarter last year sitting within the balanced range. Caboolture and Morayfield led house sales over the last 12 months sitting on 494 and 435 respectively. Mango Hill and Griffin had the highest land sales at 528 lots between them. Mango Hill's land sales increased by 12.5% last quarter.

AFFORDABILITY INDEX



The Affordability Index indicates how affordable it is to live in a region based on the median house price and portion of median income required to cover repayments. The index uses data from CoreLogic on house prices, the ABS for income, and RBA interest rates.

BIG MOVERS

TOTAL HOUSE SALES OVER THE LAST 12 MONTHS

1	Caboolture (494)	▼ 1.4% LAST QTR
2	Morayfield (435)	▼ 4.0% LAST QTR
3	Kallangur (431)	▲ 1.9% LAST QTR

TOTAL LAND SALES OVER THE LAST 12 MONTHS

1	Mango Hill (277)	▲ 12.5% LAST QTR
2	Griffin (251)	▲ 5.8% LAST QTR
3	Caboolture (185)	▼ 13.4% LAST QTR

*Based on CoreLogic data provided for the period: 1 September - 30 November 2017.

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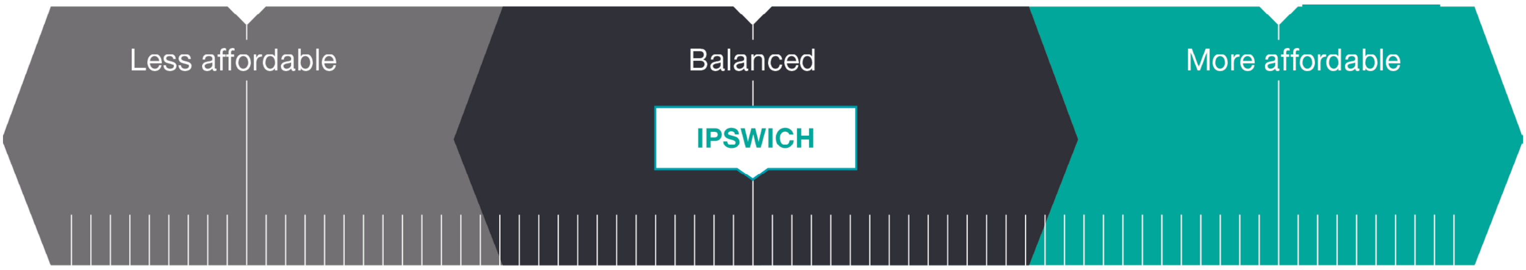
IPSWICH MARKET REPORT

Ipswich's affordability remained unchanged from the same quarter last year with a median house price of $345,000 over the last 12 months. Springfield Lakes recorded the highest house sales over the last 12 months. Redbank Plains accounted for the lion share of land sales over the last 12 months at 301 lots.

AFFORDABILITY INDEX



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BIG MOVERS

TOTAL HOUSE SALES OVER THE LAST 12 MONTHS

1	Springfield Lakes (384)	▼ 1.8% LAST QTR
2	Redbank Plains (382)	▼ 11.4% LAST QTR
3	Brassall (206)	▼ 4.2% LAST QTR

TOTAL LAND SALES OVER THE LAST 12 MONTHS

1	Redbank Plains (301)	▲ 2.9% LAST QTR
2	Spring Mountain (237)	▼ 2.3% LAST QTR
3	South Ripley (217)	▲ 6.2% LAST QTR

*Based on CoreLogic data provided for the period: 1 September - 30 November 2017.

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