

LJ Hooker Redcliffe

localmarket


Your local property report

This report covers your local suburbs of Clontarf, Deception Bay, Kippa-Ring, Margate, Newport, Redcliffe, Rothwell, Scarborough and Woody Point

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Brought to you by the team at LJ Hooker Redcliffe

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What's happening in our *local property market*



Strongest growth



Scarborough
11.9%



Woody Point
21.1%



Most traded



Deception Bay
388 sales



Redcliffe
158 sales



Fastest sellers



Rothwell
29 days



Margate
53 days

At LJ Hooker Redcliffe our goal is to provide you with the information you need to make confident decisions about property - whether you are buying, selling, investing or renting. We have created this report which details local market conditions and how property is performing in your area which at times can be very different to the combined performance of the capital cities. Let us help you stay on top of changes in your local property market every month.

Across our local market, we have seen 2,867 properties listed for sale, over the past 12 months, which is higher than the same time last year. This has impacted sales with 2,227 taking place over the past 12 months. Looking at the house market, the best performing suburb, over the past 12 months, has been Scarborough which has seen its median sales price grow by 11.9%. The median sales price of a home in Scarborough is now \$542,500. Redcliffe saw its median house sales price grow by 9.1% with the median price now sitting at \$436,000 and Margate grew 8.1% across 165 individual sales with a median of \$440,000.

The most traded suburb for houses in our area has been Deception Bay with 388 homes sold over the past 12 months while Redcliffe had the most unit sales with 158 transactions. House prices in Deception Bay have performed well with growth of 3.9% and now have a median price of \$343,000.







Over the past month, about \$370,000 in units and \$3,820,700 in houses has been sold in Deception Bay with \$16.14m and \$138.12m respectively sold over the past 12 months.

Woody Point has demonstrated the strongest price growth for units with prices rising 21.1% over the past 12 months. The median sales price for units in Woody Point is now \$487,500 and with a median rent of \$320 a week, they offer a rental yield of 5.1%.

The highest median housing rents in our area are \$650 per week in Newport and for units \$400 per week in Scarborough. Housing rental yields in Deception Bay are currently 5.3% demonstrating why the area is popular with investors.

The time it takes to sell a house in our region ranges from 29 days in Rothwell to 79 days in Newport, and the shortest median time to sell a unit is 53 days in Margate.

Top performing local suburbs

					
 Houses	Scarborough	157	\$542,500	11.9%	4.9%
	Redcliffe	150	\$436,000	9.1%	4.5%
	Margate	165	\$440,000	8.1%	4.2%
 Units	Woody Point	82	\$487,500	21.1%	9.2%
	Redcliffe	158	\$401,000	6.6%	1.9%
	Clontarf	31	\$344,000	6.3%	3.1%

 Number sold (12 months)  Median Price  Median Growth 12 months  Annual Change over 10 years





This month it's all about *Deception Bay*

- One of the most popular suburbs in our region is Deception Bay where 506 houses were listed for sale over the past year. Houses in Deception Bay have an average land size of 799 square metres.
- The suburb also has a medium apartment market with 110 units listed for sale over the past year.
- The suburb is tightly held with residents typically holding their house for 9 years.
- The median value of houses in Deception Bay is \$351,630. This is higher than the median sales price which is currently \$343,000.
- Over the past 12 months, buyer interest has eased with 388 houses sold this year compared to 399 sales last year.
- Houses are typically selling within 39 days.
- Sales prices have stabilised by 3.9% over the past 12 months and vendors are typically discounting by -5.1% to secure a sale.
- All of this means it is now a great time to sell in Deception Bay.

Over 12-month period (1 May 2016 to 30 Apr 2017)

Suburb snapshot

	 Houses	 Units
Number Sold	388	65
Median Sale Price	\$343,000	\$248,000
Annual Change in Median Price	3.9%	3.3%
Median Asking Rent	\$330	\$310
Indicative Gross Rental Yield	5.3%	6.3%
Total Listings	506	110
Median Days on Market	39	67
Total Value of Sales	\$138.12m	\$16.14m

Our local area expertise – *investing*

For housing investors, the best buying in our area can be found in Deception Bay where houses are returning a 5.3% yield, while units in Deception Bay are returning a 6.3% yield - making it a good place for savvy investors to look for inflation-beating returns.


The median price of a house in Deception Bay currently is \$343,000 and average rents are \$330 per week whereas median unit prices are \$248,000 in Deception Bay with rents of \$310 per week. This means it could be possible to purchase a cash-positive investment unit.

Unit prices in Deception Bay have done well, growing 3.3% over the past year, meaning rental returns are supported by reasonable capital growth.

Kippa-Ring is the second best yielding unit suburb in our area with units that cost around the median price of \$289,500 returning 5.7% with median asking rents of \$320 per week, while Redcliffe also is worth watching with returns of 5.3% based on a median price of \$401,000 and rents of \$360 per week.

For those interested in investing in houses, also consider Kippa-Ring where prices have grown 4.5% while yields are 5.1% - which could be a cash flow positive investment.

Highest yielding suburbs in our area

	Suburb	Number Sold	Median Sale Price	Change in Median Price	Median Asking Rent	Indicative Gross Rental Yield
 Houses	Deception Bay	388	\$343,000	3.9%	\$330	5.3%
	Kippa-Ring	139	\$415,000	4.5%	\$385	5.1%
	Rothwell	79	\$414,500	3.6%	\$390	5%
 Units	Deception Bay	65	\$248,000	3.3%	\$310	6.3%
	Kippa-Ring	37	\$289,500	4.1%	\$320	5.7%
	Redcliffe	158	\$401,000	6.6%	\$360	5.3%

Yields over 12 months (1 May 2016 to 30 Apr 2017)




Thinking about a *spring move*?

It may not feel like it but spring is just around the corner. So if you're thinking of selling, this coming spring, it's best to start planning now.

An LJ Hooker Market Update will give you the perfect understanding of what's happening with your property in today's market.

Know what your property is worth in today's market.
Ask the team at LJ Hooker Redcliffe.

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