

Bayside Market Update

1st Half 2024



OVERVIEW

In Q1 2024, Bayside* recorded a median house price of \$910,000 and a median unit price of \$590,000. This represents annual (Q1 2023 – Q1 2024) growth of 11.3% for houses and 18.6% for units. During this time house sales decreased, by -2.9% (to 200 sales), and by -29.7% for units (to 26 sales). On a quarterly basis (Q4 2023 – Q1 2024), median house price grew by 2.8%, but unit price softened by -3.0%. There is an undersupply for stock, creating a buffer against higher interest rates; especially for houses. This is good news for owners looking to sell. There is a slightly more affordable unit market in the past quarter, thus an opportunity for first home buyers.

CHANGE FROM LAST YEAR HALF YEAR



	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↑	↑



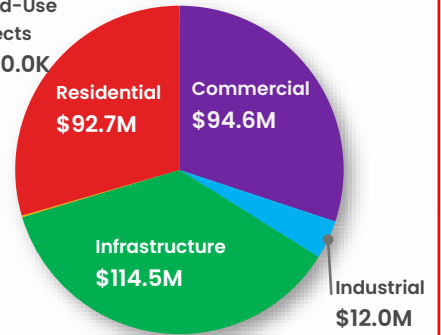
	YEAR	HALF YEAR
UNIT SALES	↓	↓
UNIT MEDIAN PRICE	↑	↓
UNIT RENTAL PRICE	↑	↑



FUTURE DEVELOPMENTS

Bayside will see approximately **\$314.3M of new projects commencing in the 1st half of 2024.**

Mixed-Use Projects
\$500.0K



A key project is a commercial project Cleveland Manor Aged Care Facility (\$75.0M). This will construct 3 buildings – one is a 4-storey building with 49 independent living units, 10 high care suites, one is a 3-storey building with 63 independent living units, allied health & wellness facilities, and the other is a 4-storey building with 34 independent living units.

Residential projects planned include:

- 35 Beveridge Road Units (43 units).
- 36-40, 42, 44, 48, 50, 52 & 56 Double Jump Road & Prospect Crescent Residential Subdivision Stages 2-12 (296 lots).

Residential projects planned in the area will add units, townhouses and lots only, which suggest that the stand-alone house market will continue to be undersupplied. Thus, house prices will increase further.



153 Units/
Apartments



24
Townhouses



573 Lots



MARKET CONDITIONS

MEDIAN PRICE
Q1 2024



\$910K

SALES



\$590K

AVERAGE DAYS
ON MARKET Q1 2024



39
HOUSE



37
UNIT

MEDIAN PRICE
Q1 2024



\$680

RENTALS



\$600

AVERAGE DAYS
ON MARKET Q1 2024



15
HOUSE



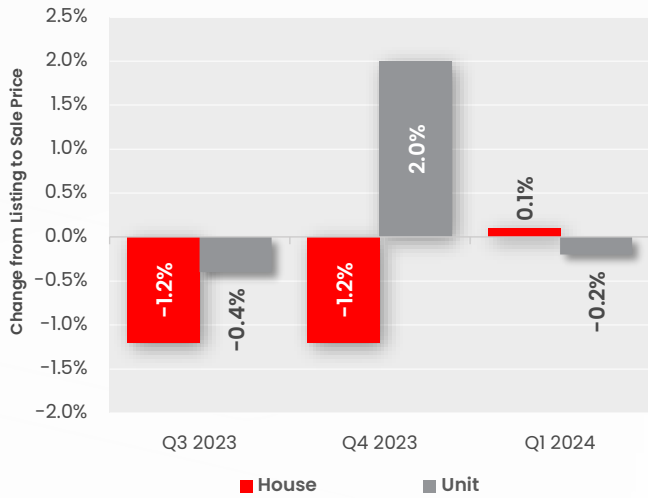
14
UNIT



AVERAGE VENDOR DISCOUNT*

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 2023 and Q1 2024 have swung to a premium of 0.1% for houses and tightened to a smaller discount of -0.2% for units. Although there is a split market, with house buyers needing to offer a premium and unit buyers benefiting from a small discount, market conditions in Bayside* are now more favourable for sellers compared to three quarters ago; due to stock undersupply.



In the past 2 years to 2024#, the suburb of Redland Bay saw the highest growth in median house price, of 9.7%. This is followed by Victoria Point (7.2%) and Thornlands (5.2%). Mount Cotton remain as the most affordable suburb in 2024#, creating an opportunity for first home buyers.

The dominant proportion of homes sold in Bayside* in 2023 and 2024# was in the more affordable price point between \$750,000 to \$849,999 (27.4%). Most units sold were also in the more affordable price point, of \$450,000 to \$549,999 (31.6%). Affordable options are available for both property types which is good news for first home buyers. That said the house premium market remain strong, with 25.4% sold at \$1.05M and above, assuring owners and investors.



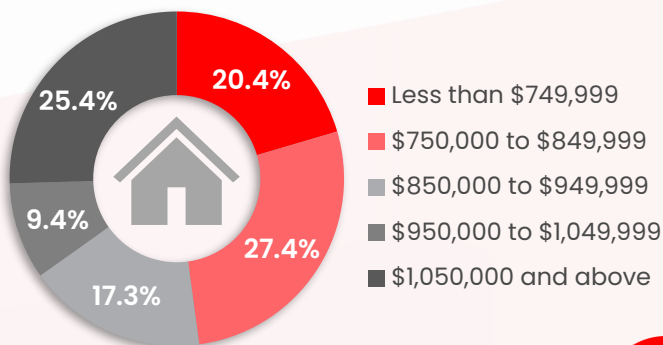
MARKET COMPARISON

Individual Suburbs	2022	2023	2024#	2022-2024# % Growth
Mount Cotton	\$821,250	\$815,000	\$847,500	3.2%
Redland Bay	\$850,000	\$855,000	\$932,500	9.7%
Thornlands	\$865,000	\$865,000	\$910,000	5.2%
Victoria Point	\$821,250	\$820,000	\$880,000	7.2%

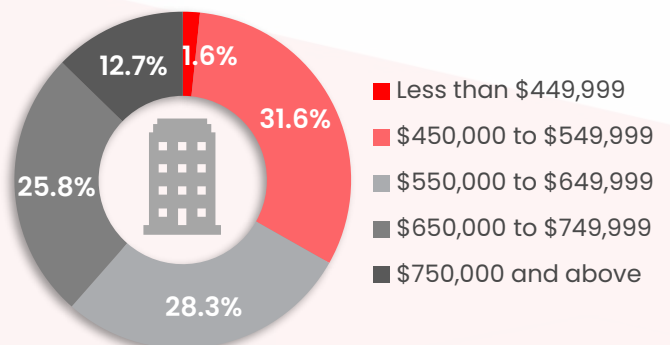


PRICE BREAKDOWN 2023-2024#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2024€

House rental yields in Bayside[‡] was 4.4% as of March 2024, higher than the Redland LGA (4.0%) and Brisbane Metro (3.5%). This was paired with a 6.3% increase in median house rental price in the past 12 months, at \$680 per week, and a -8.0% decrease (to 208 houses) in the number of houses rented. Average day on the market declined by -28.6%, to a historical low level of 15 days. The unit market shows the same trends, thus there is an undersupplied rental market in Bayside[‡], which is good news to investors.

3⁺ bedroom houses have provided investors with +5.5% rental growth annually, achieving a median rent of \$580 per week.

Bayside[‡] recorded a vacancy rate of 0.8% in March 2024, on par with Redland LGA average (0.8%), but slightly below Brisbane Metro (1.0%). Vacancy rate decreased slightly in the past 12 months, indicating an even tighter rental market. Further, a 0.8% vacancy rate is well below the Real Estate Institute of Australia's healthy benchmark of 3.0%. This suggests quicker occupancy of rental properties, thus a conducive environment for investors, even with a higher entry price.

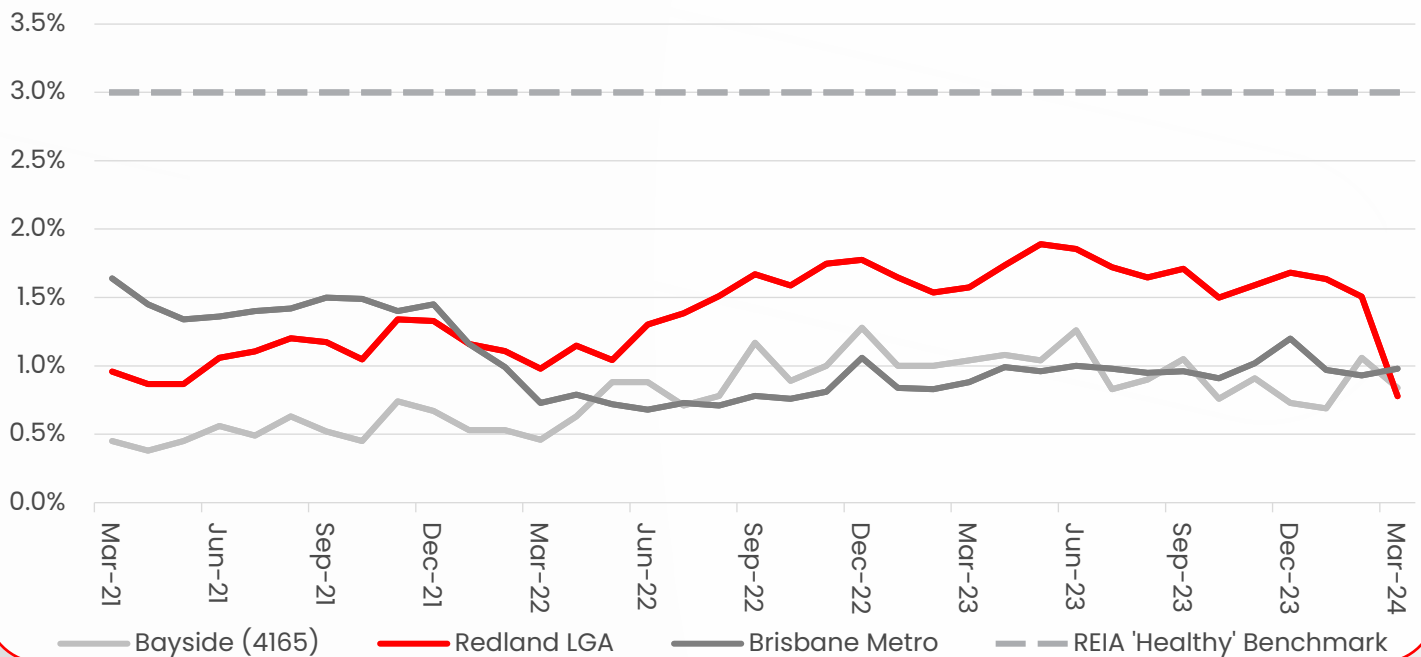
 2 BEDROOMS
+2.5%

 3 BEDROOMS
+5.5%


 4 BEDROOMS
+3.9%





RENTAL VACANCY RATES 2024



RENTAL YIELD 2024§


4.4%
Bayside[‡]


4.0%
Redland LGA

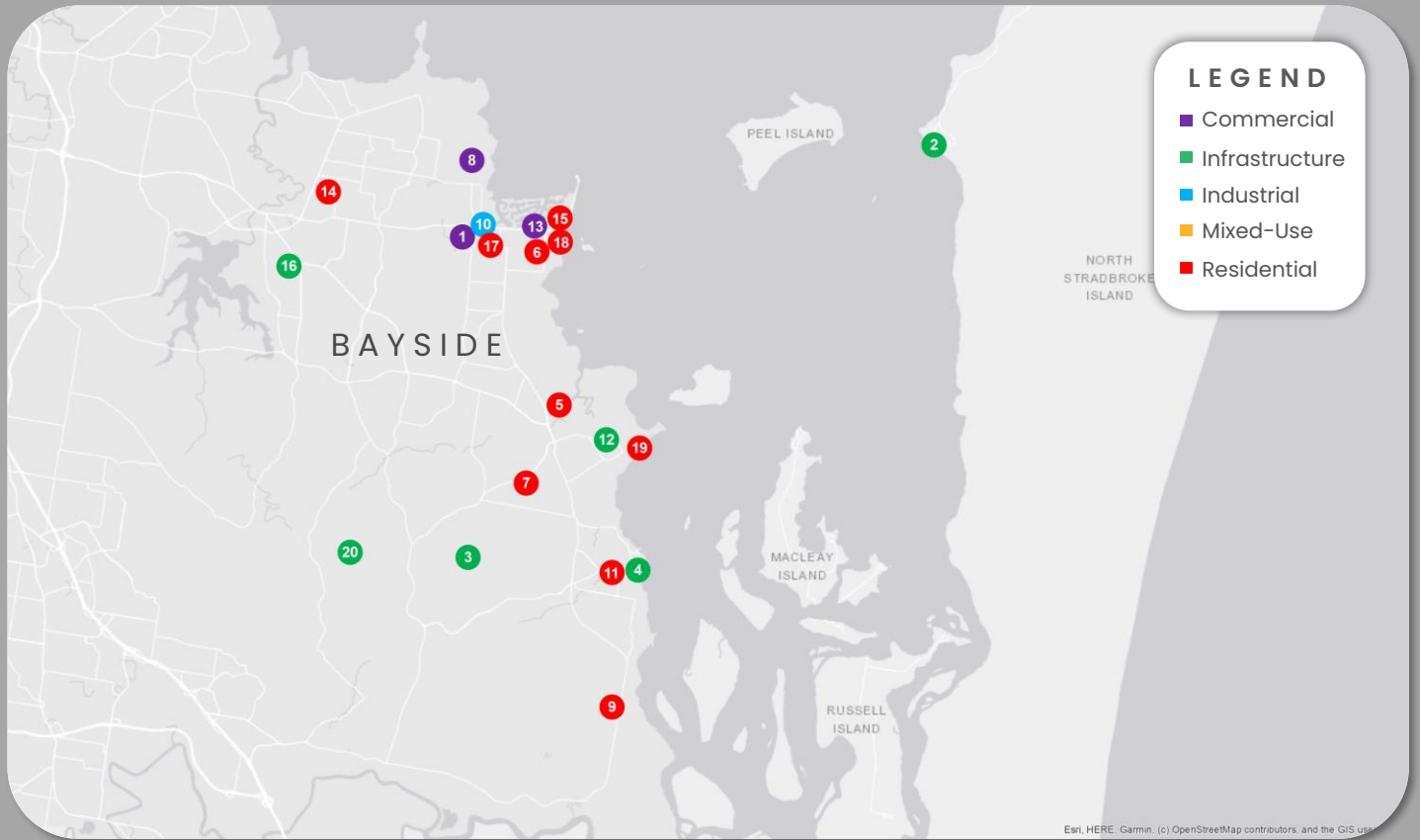

3.5%
Brisbane Metro


3.3%
Bayside[‡]


6.6%
Redland LGA


5.0%
Brisbane Metro

PROJECT DEVELOPMENT MAP 1st HALF 2024^A



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Cleveland Manor Aged Care Facility	Commercial	\$75,000,000	2024-04-22
2	Dunwich Ferry Terminal Upgrade (State Government)	Infrastructure	\$41,000,000	2024-06-01
3	Redlands Coast Regional Sport & Recreation Precinct Stage 1 (Local Government)	Infrastructure	\$30,000,000	2024-03-01
4	Weinam Creek Marina Redevelopment Masterplan (Local Government)	Infrastructure	\$25,000,000	2024-03-25
5	35 Beveridge Road Units (43 units)	Residential	\$18,000,000	2024-02-15
6	Banyan Luxury Residences (27 units)	Residential	\$15,000,000	2024-01-15
7	36-40, 42, 44, 48, 50, 52 & 56 Double Jump Road & Prospect Crescent Residential Subdivision Stages 2-12 (296 lots)	Residential	\$13,300,000	2024-05-13
8	Ormiston Rise - Additions	Commercial	\$12,500,000	2024-01-15
9	Shoreline Precinct 1 Redland Bay Stages 5-12 (248 lots)	Residential	\$11,200,000	2024-03-14
10	Kennards Self Stage Facility Ormiston Stage 2	Industrial	\$10,000,000	2024-03-04
11	4-6 Government Road Units (28 units)	Residential	\$8,000,000	2024-04-03
12	Colburn Avenue Pavement Resurfacing (State Government)	Infrastructure	\$8,000,000	2024-03-04
13	Grandview Hotel Alterations & Additions	Commercial	\$7,000,000	2024-05-27
14	Valantine Road Townhouses (16 townhouses)	Residential	\$5,000,000	2024-02-06
15	121 Shore Street North Apartments (8 apartments)	Residential	\$4,600,000	2024-04-08
16	Redland City Council Switchboards (Local Government)	Infrastructure	\$4,500,000	2024-05-27
17	75 Haggup Street Units (14 units)	Residential	\$4,200,000	2024-02-24
18	67 & 69 Shore Street East Units (10 units)	Residential	\$3,000,000	2024-02-27
19	17 Boat Street Units (10 units)	Residential	\$3,000,000	2024-02-27
20	Mount Cotton Sewerage Pump Station Rising Main & Inlet Works (Local Government)	Infrastructure	\$2,627,464	2024-02-26

Your home of the latest property market insights.

RESEARCH SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products, and 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.



Tenille Walters


 +61 409 276 112

 Tenille.Walters@prd.com.au



Darren Payne

 +61 410 444 568

 Darren.Payne@prd.com.au

GET IN TOUCH WITH US TODAY





PRD Bayside

Your trusted local real estate agency

 +61 7 3446 8821

 info.bayside@prd.com.au

 PRD.com.au/bayside/

 Red C Plaza, Shop 2/165-171
Broadwater Tce,
Redland Bay, QLD, 4165

REFERENCES

- * Bayside sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Mount Cotton, Redland Bay, Thornlands and Victoria Point.
- ** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.
- # 2024 encapsulates sales transactions for Q1 (01/01/2024 – 31/03/2024) only, other years encapsulates sales transactions for the full year (i.e 01/01 to 31/12 of the relevant year).
- € Annual rental growth is a comparison between Q1 2023 (01/01/2023 – 31/03/2023) and Q1 2024 (01/01/2024 – 31/03/2024) house median rent figures.
- ¥ Bayside rental market data encapsulates aggregate property conditions within the postcode of 4165.
- § Rental yields shown are as reported as of March 2024.
- A 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 Redland City Local Government Area.
- 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 Pricfinder, 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 2024.