

Ray White[®]

RAY WHITE NEW FARM QUARTERLY MARKET REPORT

Matt Lancashire | April - June 2014

MARKET UPDATE

Now that we are mid-way through 2014, what are some of the market signals that point to how the year might end, and will the current strength of the market continue? Lets have a look at some of the key market drivers, and what are among the main pointers we might consider.

Roughly these fall into a number of big picture areas like: population demographics, labour markets, housing activity, infrastructure and government policy. Then within the housing market itself we have factors such as the strength of the upper-end of the market, median price growth, the shape of the rental market, auction clearance rates, income stability (unemployment) and the spread of demand.

In terms of population growth, things are looking positive, and our population over the next 20 years is expected to grow by 100,500 people on average each year to 2031, however as the mining boom fades that name might well be exceeded. The big infrastructure projects, some of which are already underway will influence this, but we are in a positive growth trend.

Another key influence on market over the next 6 months is the continued strength of the top-end where strong demand may well see a new record high set for Australia. These sales while limited in number, do send a clear and positive signal to the balance of the market.

Another positive factor for the next six months is that strong sales and price growth is not limited to only one or two areas, the trend is widespread with the high end, entry level, family homes & investment properties are all highly contested. All of these trends look positive and unlikely to be de-railed in the near future, which brings us to the influence of two other big factors being interest rates and the impact of off-shore buyers.

There is little doubt that low rates are helping to drive demand for residential property. However there is a somewhat interesting overlap between rates at the moment. The best 3-year fixed home loan rate sits around 4.72% only marginally above the lowest variable rate of 4.54%, and 3-year term deposits sits near 4.10% and you can get a 0% credit card transfer for 14 months, or just 2.9% for 2 years. In combination these basic figures appear to signal little chance of a rate increase in the next 6 months. We have also seen affordability improve with the benefit of the current low interest rate environment.



Matt Lancashire
& the entire RWNF Team



Recent Median House Sale Prices

PERIOD	MEDIAN NEW FARM PRICE	MEDIAN BRISBANE PRICE
APR	\$1,050,000	\$552,000
MAY	\$2,500,000	\$550,000
JUN	\$1,300,000	\$477,000

2014 AT A GLANCE

Recent Unit Sale Prices

PERIOD	MEDIAN NEW FARM PRICE	MEDIAN BRISBANE PRICE
APR	\$540,000	\$400,000
MAY	\$626,000	\$420,000
JUN	\$680,000	\$424,000

AUCTION SUCCESS RATE

BRISBANE AVERAGE **41%**

RWNF AVERAGE **72%**

Q2 Top 3 House Sales for 2014

140 OXLADE DRIVE, NEW FARM	\$3,970,000
192 HEAL STREET, NEW FARM	\$3,100,000
249 HARCOURT STREET, NEW FARM	\$2,500,000

DAYS ON MARKET

BRISBANE AVERAGE **89**

RWNF AVERAGE **30**

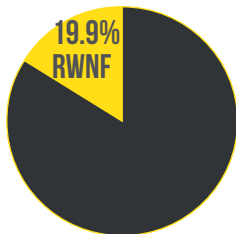
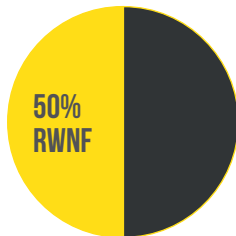
Q2 Top 3 Unit Sales for 2014

751/1 NEWSTEAD TCE, NEWSTEAD	\$3,360,000
10/6 MERTHYR RD, NEW FARM	\$2,550,000
15/18 HELEN STREET, TENERIFFE	\$1,500,000

MARKET SHARE OF NEW LISTINGS

HOUSES >

#1 Agency



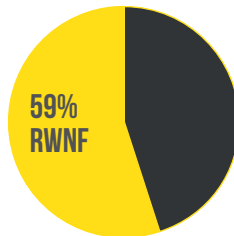
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MARKET SHARE OF SOLD LISTINGS

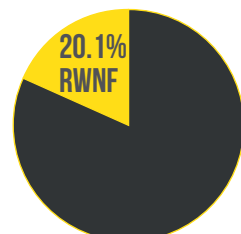
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UNITS >

#1 Agency



RWNF

SECOND

QUARTER

SALES

315/38 Skyring Terrace	TENERIFFE	\$490,000	10306/8 Harbour Road	HAMILTON	\$522,000
326/38 Skyring Terrace	TENERIFFE	\$560,000	26 Chester Street	NEW FARM	\$3,275,000
120/71 Beeston Street	TENERIFFE	\$561,500	215 Arthur Street	NEW FARM	\$840,000
30/45 Moray Street	NEW FARM	\$540,000	537 Lower Bowen Terrace	NEW FARM	\$1,110,000
140/71 Beeston Street	TENERIFFE	\$553,500	22 Davidson Terrace	NEW FARM	\$451,000
106/71 Beeston Street	TENERIFFE	\$474,000	6/41 Griffith Street	NEW FARM	\$2,500,000
138/71 Beeston Street	TENERIFFE	\$440,000	249 Harcourt Street	NEW FARM	\$855,000
206/71 Beeston Street	TENERIFFE	\$442,000	5/35 Wyandra Street	TENERIFFE	\$510,000
31/48 Chermiside Street	TENERIFFE	\$442,000	421/292 Brunswick Street	FORTITUDE VALLEY	\$372,000
6/95 Oxlade Drive	NEW FARM	\$515,000	5/59 Norman Parade	CLAYFIELD	\$443,000
7/40 Blaikie Street	HENDRA	\$527,000	8/32 Kent Street	NEW FARM	\$830,000
70 Sydney Street	NEW FARM	\$1,015,000	102/204 Alice Street	BRISBANE CITY	\$347,500
87 Villiers Street	NEW FARM	\$990,000	3205/128 Charlotte Street	BRISBANE CITY	\$540,000
104 Annie Street	NEW FARM	\$953,000	189/170 Leichhardt Street	SPRING HILL	\$522,000
95 Coolibah Street	BARDON	\$735,000	612/100 Bowen Terrace	NEW FARM	\$420,000
1/29 Oatland Crescent	HOLLAND PARK	\$404,000	1/78 Brookes Street	BOWEN HILLS	\$365,000
85 Sixth Avenue	BARDON	\$826,000	34/8 Dath Street	TENERIFFE	\$515,000
3/15 Waverley Road	TARINGA	\$395,000	20/10 Vernon Terrace	TENERIFFE	\$310,000
36/29 Alpha Street	TARINGA	\$790,000	G58/586 Ann Street	FORTITUDE VALLEY	\$210,000
16/90 Chester Road	ANNERLEY	\$355,000	6/12 Bailey Street	NEW FARM	\$620,000
40/20 Newstead Terrace	NEWSTEAD	\$660,000	17/287 Wickham Terrace	SPRING HILL	\$522,000
15 Tipuana Place	BARDON	\$1,475,000	5/59 Norman Parade	CLAYFIELD	\$3,275,000
40 Fairweather Street	KENMORE	\$639,000	319/51 Hope Street	SPRING HILL	\$380,000
14/229 Moray Street	NEW FARM	\$335,000	310/587 Gregory Terrace	FORTITUDE VALLEY	\$391,000
301/51 Hercules Street	HAMILTON	\$430,000	159/170 Leichhardt Street	SPRING HILL	\$387,000
5/32 Hazelwood Street	NEW FARM	\$1,000,000	205/32 Leichhardt Street	SPRING HILL	\$479,000
215 Arthur Street	NEW FARM	\$840,000	111/587 Gregory Terrace	FORTITUDE VALLEY	\$422,000
612/100 Bowen Terrace	NEW FARM	\$522,000	51 Hope Street	SPRING HILL	\$435,000
19 Lydua Street	WOOLLOOWIN	\$707,000	1 Ella Street	NEWSTEAD	\$575,000
2/17 Llewellyn Street	NEW FARM	\$343,000	6/69 Kedron Brook Road	WILSTON	\$394,000
2/11 Helen Street	TENERIFFE	\$1,200,000	9/505 Boundary Street	SPRING HILL	\$565,000
219 Arthur Street	NEW FARM	\$845,000	606/56 Prospect Street	FORTITUDE VALLEY	\$605,000
5/187 Brisbane Street	BULIMBA	\$560,000	336 Boundary Street	SPRING HILL	\$460,000
1831/22 Refinery Pde	NEW FARM	\$1,750,000	309/88 Macquarie Street	TENERIFFE	\$700,000
4/28-42 Annie Street	NEW FARM	\$840,000	4521/40 Hollins Crescent	NEW FARM	\$1,170,000
5 Gibbon Street	NEW FARM	\$1,370,000	5/46 Terrace Street	NEW FARM	\$500,000
4/26 Rosetta Street	FORTITUDE VALLEY	\$555,000	162 Terrace Street	NEW FARM	\$1,060,000
162 Terrace Street	NEW FARM	\$1,060,000	615/16 Skyring Terrace	TENERIFFE	\$650,000
1 Abbott Street	NEW FARM	\$1,680,000	45 Dalrymple Street	WILSTON	\$2,100,000
410/100 Bowen Terrace	NEW FARM	\$560,000	30/45 Moray Street	NEW FARM	\$540,000
4521/40 Hollins Crescent	NEW FARM	\$1,170,000	26/46 Arthur Street	FORTITUDE VALLEY	\$595,000
61 Villiers Street	NEW FARM	\$870,000	6/41 Griffith Street	NEW FARM	\$451,000

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