



Monday 9 December 2013. The Queensland residential unit and townhouse market experienced a significant climb in sales over the September quarter, according to the Real Estate Institute of Queensland (REIQ).

The REIQ Queensland Market Monitor, released on Friday, found that the preliminary numbers of unit sales across the State grew by 14 per cent over the September quarter. The numbers of unit sales increased by 12 per cent compared to the same period last year.

REIQ CEO Anton Kardash said the growing numbers of unit and townhouse sales compared to the September quarter last year was particularly uplifting given the spike in demand during that period of time.

“During the September quarter last year, we experienced a significant jump in unit sales activity – up 40 per cent compared to the previous quarter - due to favourable stamp duty changes brought in by the State Government,” he said.

“To again record increased activity this year is a great sign that our unit market is heading in the right direction. Although we are yet to experience significant price increases, no doubt that will happen over the next six to 12 months as the market strengthens even further.”

The majority of major regions across the State recorded steady quarterly median unit prices. However, there is always some volatility in quarterly median prices given the size of unit markets varies greatly across Queensland.

The top major region performer for median unit price growth over the September quarter was Cairns, which posted a 10 per cent increase to \$215,000.

“The Cairns unit market has struggled more than most over recent years so this result helps to partly address any price reductions it has experienced of late,” Mr Kardash said.

“The Brisbane market remained steady at \$400,000 over the quarter but posted a 13 per cent increase in preliminary unit sales. It also saw a huge jump in the numbers of million-plus sales which is another signal that confidence has returned to the market.”

Queensland unit and townhouse sales climb

Written by Nicola McDougall

Across the State, the numbers of million-plus sales jumped 21 per cent over the quarter and increased 65 per cent over the year. In Brisbane, sales of million-plus units grew by 41 per cent over the quarter and 108 per cent over the year. This also can partly be attributed to the high number of new off-the-plan developments that are now being completed across our capital city.

While the median unit price on the Gold Coast reduced by 2.9 per cent over the quarter to \$335,000, the numbers of preliminary unit sales increased 13 per cent over the quarter and 30 per cent over the year. There was also a jump in sales below \$250,000 – up 28 per cent compared to the previous quarter which has contributed to the reduction in the quarterly median price.

On the Sunshine Coast, the median unit and townhouse price decreased 2.3 per cent to \$320,000 but again the numbers of sales were up some 9 per cent over the quarter and 10 per cent over the year. The region also experienced strengthening demand for units below \$250,000 and units priced above \$500,000.

Units (All)

	Number of Sales Sep13	Median Sale Sep13	Median Sale Jun13
Suburb			
BRISBANE			
BRISBANE CITY (LGA)	1,448	\$400,000	\$400,000
ALBION *	6	N/A	\$429,553

Queensland unit and townhouse sales climb

Written by Nicola McDougall

ALDERLEY	20	\$449,000	\$420,000
ANNERLEY t	27	\$339,500	\$440,000
ASCOT	13	\$377,500	\$365,000
ASHGROVE	8	N/A	\$385,000
ASPLEY	1	N/A	N/A
AUCHENFLOWER ~	15	\$455,000	\$507,500
BALMORAL	10	\$417,000	N/A

Queensland unit and townhouse sales climb

Written by Nicola McDougall

BOWEN HILLS	20	\$407,000	\$382,500
BRISBANE CITY	89	\$455,000	\$473,750
BULIMBA	16	\$525,000	\$567,000
CALAMVALE	18	\$357,950	\$363,400
CAMP HILL	8	N/A	N/A
CARINA * t	27	\$440,000	\$400,000
CARINA HEIGHTS t	10	\$425,000	\$422,500
CARSELDINE t	8	N/A	\$366,000

Queensland unit and townhouse sales climb

Written by Nicola McDougall

CHERMESIDE	33	\$392,500	\$413,000
CLAYFIELD t	30	\$368,000	\$342,500
COOPERS PLAINS	3	N/A	\$419,000
COORPAROO	45	\$376,250	\$367,000
CORINDA	8	N/A	\$360,000
DURACK	1	N/A	\$352,500
EAST BRISBANE	9	N/A	\$475,500
EIGHT MILE PLAINS	20	\$365,250	\$352,000

Queensland unit and townhouse sales climb

Written by Nicola McDougall

ENOGERA	4	N/A	N/A
EVERTON PARK t	10	\$385,000	\$341,000
FITZGIBBON	4	N/A	N/A
FORTITUDE VALLEY	46	\$418,000	\$415,000
GAYTHORNE	3	N/A	N/A
GORDON PARK	9	N/A	\$405,000
GREENSLOPES	17	\$329,000	\$352,164

Queensland unit and townhouse sales climb

Written by Nicola McDougall

HAMILTON * f	28	\$427,500	\$510,000
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HAWTHORNE	10	\$442,500	N/A
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HIGHGATE HILL * s	12	\$440,000	\$644,500
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INDOOROOPILLY ~	17	\$459,000	\$414,000
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KANGAROO POINT ~	37	\$393,000	\$494,000
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KEDRON ~	9	N/A	\$337,000
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KELVIN GROVE	26	\$485,000	\$445,000
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KURABY	7	N/A	N/A
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Queensland unit and townhouse sales climb

Written by Nicola McDougall

LUTWYCHE	15	\$393,250	\$360,000
MANLY WEST	4	N/A	N/A
MCDOWALL	14	\$409,500	\$375,000
MILTON	7	N/A	N/A
MOOROOKA t	15	\$414,000	\$373,000
MORNINGSIDE	33	\$443,000	\$450,000
MOUNT GRAVATT	8	N/A	N/A
MOUNT GRAVATT EAST12		\$428,000	\$411,250

Queensland unit and townhouse sales climb

Written by Nicola McDougall

MURARRIE	7	N/A	N/A
NEW FARM ~	52	\$515,000	\$458,750
NEWSTEAD (incl. TENERIFFE) f	36	\$564,500	\$597,500
NORMAN PARK	12	\$463,000	N/A
NORTHGATE	4	N/A	N/A
NUNDAH	31	\$350,000	\$386,500
PADDINGTON ~	14	\$480,000	N/A

Queensland unit and townhouse sales climb

Written by Nicola McDougall

RICHLANDS	9	N/A	\$335,000
ROCHEDALE	3	N/A	\$392,500
RUNCORN	21	\$315,000	\$305,000
SHERWOOD	6	N/A	\$514,500
SOUTH BRISBANE	23	\$419,000	\$429,500
SPRING HILL	30	\$380,000	\$362,000
ST LUCIA	35	\$490,000	\$451,000
STAFFORD t	4	N/A	\$367,000

Queensland unit and townhouse sales climb

Written by Nicola McDougall

SUNNYBANK	7	N/A	N/A
SUNNYBANK HILLS	8	N/A	\$392,500
TAIGUM	6	N/A	\$312,000
TARINGA	24	\$397,500	\$405,000
TENNYSON	7	N/A	N/A
TINGALPA	3	N/A	\$391,900
TOOWONG	40	\$382,000	\$411,000
UPPER MOUNT GRAVATT	9	N/A	\$322,500

Queensland unit and townhouse sales climb

Written by Nicola McDougall

WACOL	4	N/A	N/A
WEST END	25	\$526,000	\$509,000
WILSTON ~	4	N/A	N/A
WINDSOR *	14	\$407,000	\$458,000
WISHART	9	N/A	N/A
WOOLLOONGABBA *	13	\$452,000	\$381,000
WOOLOOWIN	9	N/A	\$356,500

Queensland unit and townhouse sales climb

Written by Nicola McDougall

WYNNUM	13	\$337,500	N/A
WYNNUM WEST	9	N/A	\$320,000
YEERONGPILLY	2	N/A	N/A
YERONGA	13	\$420,000	\$408,500
ZILLMERE	12	\$355,000	\$365,250

GREATER BRISBANE

Queensland unit and townhouse sales climb

Written by Nicola McDougall

BRISBANE SD	1,948	\$372,000	\$375,000
IPSWICH CITY (LGA) t ~28		\$237,500	\$252,000
LOGAN CITY (LGA) ~ t 154		\$227,000	\$258,250
BEENLEIGH t	9	N/A	N/A
BROWNS PLAINS	5	N/A	\$339,900

Queensland unit and townhouse sales climb

Written by Nicola McDougall

EAGLEBY t	7	N/A	\$307,000
LOGANLEA	6	N/A	\$324,707
MARSDEN t	9	N/A	\$332,000
ROCHEDALE SOUTH	5	N/A	N/A
SHAILER PARK	6	N/A	N/A
SLACKS CREEK t s	10	\$190,000	\$170,000
SPRINGWOOD	12	\$249,000	\$250,000

Queensland unit and townhouse sales climb

Written by Nicola McDougall

UNDERWOOD	10	\$387,000	\$391,375
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WOODRIDGE ~ t	25	\$165,000	\$179,000
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MORETON BAY (LGA)	225	\$300,000	\$303,750
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ARANA HILLS	5	N/A	\$449,000
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BONGAREE	14	\$300,000	\$280,000
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CABOOLTURE ~ t	18	\$210,000	\$252,000
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CLONTARF	9	N/A	\$435,000
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Queensland unit and townhouse sales climb

Written by Nicola McDougall

DECEPTION BAY	8	N/A	\$184,000
KALLANGUR s	10	\$338,000	\$295,000
KIPPA-RING	10	\$235,000	\$241,000
LAWNTON * t	6	N/A	\$175,500
MARGATE	8	N/A	N/A
MORAYFIELD	7	N/A	\$290,000
MURRUMBA DOWNS	4	N/A	N/A

Queensland unit and townhouse sales climb

Written by Nicola McDougall

NARANGBA	10	\$335,000	N/A
NORTH LAKES	5	N/A	\$347,000
REDCLIFFE ~ f	27	\$306,500	\$335,000
SCARBOROUGH f t	13	\$400,000	\$367,500
WOODY POINT t	9	N/A	N/A
REDLAND CITY (LGA)	84	\$339,500	\$331,000

Queensland unit and townhouse sales climb

Written by Nicola McDougall

BIRKDALE	4	N/A	N/A
CAPALABA f	19	\$265,000	\$275,000
CLEVELAND f t	26	\$386,650	\$331,000
ORMISTON	12	\$326,000	\$350,000
THORNESIDE	5	N/A	N/A

GOLD COAST

Queensland unit and townhouse sales climb

Written by Nicola McDougall

LGA		Units sold	Value	Value
GOLD COAST CITY (LGA)		255	\$335,000	\$345,000
ARUNDEL	8	N/A	\$305,000	
ASHMORE	9	N/A	\$237,500	
BENOWA	10	\$469,000	\$485,000	
BIGGERA WATERS	29	\$321,500	\$289,300	
BILINGA	5	N/A	\$392,500	
BROADBEACH	70	\$402,500	\$400,000	
BROADBEACH WATERS	9	N/A	N/A	

Queensland unit and townhouse sales climb

Written by Nicola McDougall

BUNDALL s	13	\$328,000	\$400,000
BURLEIGH HEADS	59	\$360,000	\$375,000
BURLEIGH WATERS	22	\$330,000	\$350,000
CARRARA t	33	\$320,000	\$389,000
CLEAR ISLAND WATERS ~ f		N/A	\$437,000
COOLANGATTA	44	\$375,000	\$395,000
COOMBABAH	19	\$290,000	\$300,000
CURRUMBIN	7	N/A	\$407,500

Queensland unit and townhouse sales climb

Written by Nicola McDougall

CURRUMBIN WATERS	18	\$286,000	\$300,000
ELANORA	12	\$300,000	\$285,000
HELENSVALE ~	27	\$362,500	\$285,000
HOPE ISLAND ~ f	60	\$402,500	\$380,000
LABRADOR	45	\$283,500	\$284,250
MAIN BEACH	22	\$680,000	\$645,000
MERMAID BEACH ~ t	32	\$364,000	\$311,500

Queensland unit and townhouse sales climb

Written by Nicola McDougall

MERMAID WATERS	13	\$286,000	\$310,000
MERRIMAC ~	16	\$300,000	\$345,000
MIAMI ~	25	\$291,000	\$344,600
MOLENDINAR	4	N/A	\$238,000
MUDGEERABA ~	13	\$323,000	\$402,500
NERANG	27	\$245,000	\$259,500
ORMEAU	7	N/A	\$300,000
OXENFORD	9	N/A	N/A

Queensland unit and townhouse sales climb

Written by Nicola McDougall

PACIFIC PINES	16	\$350,000	\$352,750
PALM BEACH	29	\$312,500	\$330,000
PARADISE POINT (incl SOVEREIGN IS) ~ f	25	\$447,000	\$560,000
PIMPAMA	12	\$363,950	\$395,000
REEDY CREEK t	13	\$283,000	\$250,000
ROBINA	65	\$405,000	\$420,000
RUNAWAY BAY ~	24	\$436,250	\$544,500
SOUTHPORT ~	104	\$340,000	\$299,000

Queensland unit and townhouse sales climb

Written by Nicola McDougall

SURFERS PARADISE	168	\$370,000	\$355,000
TUGUN	17	\$321,250	\$353,000
UPPER COOMERA	26	\$287,500	\$280,000
VARSITY LAKES	33	\$363,500	\$347,500

TOOWOOMBA

Queensland unit and townhouse sales climb

Written by Nicola McDougall

TOOWOOMBA (LGA) ~ 82		\$247,000	\$274,000
CENTENARY HEIGHTS 8		N/A	N/A
EAST TOOWOOMBA 6		N/A	\$246,000
KEARNEYS SPRING 14		\$289,000	\$285,000
NEWTOWN 11		\$239,000	\$235,250
RANGEVILLE 3		N/A	N/A
WILSONTON 5		N/A	\$241,500

Queensland unit and townhouse sales climb

Written by Nicola McDougall

SURROUNDS				
WESTERN DOWNS (LGA)				
			N/A	\$187,500
CHINCHILLA ~				
	9		N/A	\$90,000
SUNSHINE COAST				
SUNSHINE COAST (LGA)				
	461		\$320,000	\$327,500

Queensland unit and townhouse sales climb

Written by Nicola McDougall

ALEXANDRA HEADLAND ~	27	\$360,000	\$325,000
BIRTINYA	8	N/A	\$495,000
BUDERIM ~	24	\$347,500	\$315,000
CALOUNDRA	24	\$330,000	\$360,000
COOLUM BEACH	16	\$317,500	\$315,000
GOLDEN BEACH ~ f	18	\$234,500	\$317,500
KINGS BEACH	24	\$292,500	\$316,500
MARCOOLA	6	N/A	\$323,500

Queensland unit and townhouse sales climb

Written by Nicola McDougall

MAROOCHYDORE ~	64	\$350,000	\$395,000
MINYAMA	5	N/A	N/A
MOOLOOLABA	48	\$350,000	\$347,500
MOUNT COOLUM	9	N/A	N/A
MOUNTAIN CREEK	3	N/A	N/A
NAMBOUR	9	N/A	\$289,500
NOOSA HEADS	28	\$415,000	\$445,000

Queensland unit and townhouse sales climb

Written by Nicola McDougall

PARREARRA	2	N/A	N/A
PELICAN WATERS ~	3	N/A	N/A
PEREGIAN BEACH	9	N/A	N/A
SIPPY DOWNS	7	N/A	\$272,500
SUNRISE BEACH	3	N/A	\$323,000
SUNSHINE BEACH	5	N/A	\$470,000
TEWANTIN	6	N/A	\$350,000
TWIN WATERS	3	N/A	N/A

Written by Nicola McDougall

Written by Nicola McDougall

WARANA	5	N/A	\$277,500
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FRASER COAST

FRASER COAST (LGA) 51	\$244,250	\$262,000
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PIALBA ~	7	N/A	\$257,250
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TORQUAY	11	\$227,000	N/A
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URANGAN	18	\$265,000	\$285,000
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BUNDABERG

BUNDABERG (LGA) ~ s26	\$297,000	\$217,525
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BARGARA ~	5	N/A	\$207,500
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GLADSTONE

Written by Nicola McDougall

GLADSTONE CITY	14	\$303,500	N/A
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YEPPPOON	10	\$250,000	N/A
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Queensland unit and townhouse sales climb

Written by Nicola McDougall

SURROUNDS

CENTRAL HIGHLANDS (LGA)	N/A	\$375,000
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EMERALD	7	N/A	\$375,000
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MACKAY

Written by Nicola McDougall

MACKAY	5	N/A	\$387,086
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WHITSUNDAY (LGA) s 35	\$262,500	\$287,500
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Written by Nicola McDougall

TOWNSVILLE

NORTH WARD	9	N/A	\$315,000
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Written by Nicola McDougall

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Queensland unit and townhouse sales climb

Written by Nicola McDougall

BUNGALOW	4	N/A	\$134,500
CAIRNS CITY ~	24	\$267,500	\$370,000
CAIRNS NORTH ~	28	\$215,000	\$172,000
EARLVILLE	8	N/A	\$215,000
EDGE HILL	7	N/A	\$160,000
KEWARRA BEACH	8	N/A	\$385,000
MANOORA ~	16	\$131,500	\$163,000
MANUNDA s	13	\$170,000	\$112,150

Queensland unit and townhouse sales climb

Written by Nicola McDougall

MOOROOBOOL	6	N/A	\$187,500
PALM COVE s	10	\$220,000	\$247,500
PARRAMATTA PARK	3	N/A	N/A
PORT DOUGLAS ~	16	\$237,000	\$200,000
TRINITY BEACH	18	\$229,500	\$215,750
WESTCOURT	4	N/A	\$180,000
WHITE ROCK	7	N/A	\$275,000

Queensland unit and townhouse sales climb

Written by Nicola McDougall

WOREE	3	N/A	\$96,500
YORKEYS KNOB ~	22	\$240,500	\$181,362

REIQ EXPLANATORY NOTES

TO BE INCLUDED IN FULL WHERE DATA TABLES ARE PUBLISHED.

Median Sale Price: Derived by arranging a set of sale prices from lowest to highest and then s
All figures for the most recent quarterly and yearly periods are preliminary and subject to further
(LGA) - Local Government Area.

Brisbane (SD) – Brisbane Statistical Division which includes the LGA's of Brisbane City, Ipswich

N/A - Due to insufficient sales numbers (as at the time of data extraction) no median sale price

~ - Median price changes influenced by varying quality of stock sold.

* - Median price changes influenced by varying quantities of new properties sold.

f - Median price changes influenced by varying quantities of waterfront properties sold.

t - Median price changes influenced by varying numbers of townhouses/villas sold.

s - Median price changes influenced by a relatively low amount of properties sold within recent

SOURCE: REIQ, Data obtained from RPData (www.rpdata.com.au). Enquiries about the repr

Based on or contains data provided by the State of Queensland (Department of Natural Resourc