

Thornlands & Victoria Point

House & Townhouse Market Report 2018

1 Vacancy Rate

- Townhouse **1.7%** (Down from 4% in 2016)
- Houses **3.6%** (Unchanged)

2 Capital Growth

- Townhouses **6.0%** (Since 2000)
- Houses **7.1%** (Since 2000)

Capital gain for **95%** of properties sold (Since 2000)

Only 2 of 503 properties held for 10+ years experienced capital loss

3 Owner Occupied - 77%

Indicates strong community networks, improved streetscape aesthetics, and 'pride of place'

4 Dwellings Owned Outright – 33%

(Compared to 27% throughout Brisbane)

5 Median Lot Size – 450m²

(Down from 480m² in 2016, and 700m² in 2012)

6 Median House Price & Rental

- **\$610,000**
 - o 3 Bed; \$450,000
 - o 4 Bed; \$585,000
- **\$480/wk**
 - o 3 Bed; \$420/wk
 - o 4 Bed; \$480/wk

7 Median Townhouse Price & Rental

- **\$420,000**
- **\$415/wk**

8 Top Industries of Employment

- Health/Aged Care 12.7%
- Construction 12.3%
- Retail 10.4%

diverse and sizeable range of highly skilled workforce portrays a well payed local economy with a high level of resilience to unfavourable economy changes.

9 Unemployment

- Lowest Average **5.1% Thornlands**
- Compared with 5.6% Brisbane
5.8% QLD
6.6% Redlands

10 Toondah Harbour

- \$1.3 Billion development
- 15-20 year project
- 1,000 Construction Jobs
- 500 Operational Jobs
- \$2.3 Billion injected into economy