



## Sell Smarter With PRD Southport

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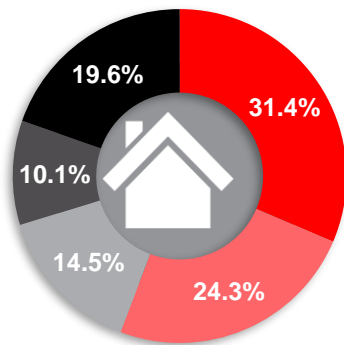
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### Southport Property Market Report | 2<sup>nd</sup> Half 2021

In Q2 2021, Southport\* recorded a median house price of \$730,000, and a median unit price of \$429,000. This represents annual (Q2 2020 – Q2 2021) median price growth of 23.2% for houses and 11.4% for units. Between Q2 2020 – Q2 2021 total sales in both markets have increased, by 76.3% for houses (to 134 sales) and by 130.1% for units (to 626 sales). This is a clear indication of increased consumer confidence, with real returns on investment as price growth is accompanied by higher transaction volumes. This should encourage vendors to transact, as demand is exceeding supply levels.

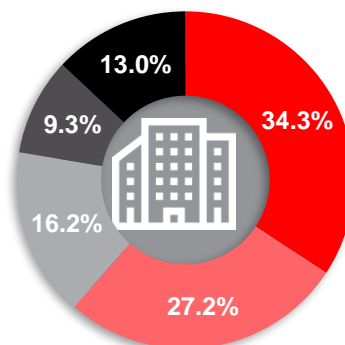
### PRICE BREAKDOWN 2021<sup>^</sup>

#### HOUSES SOLD



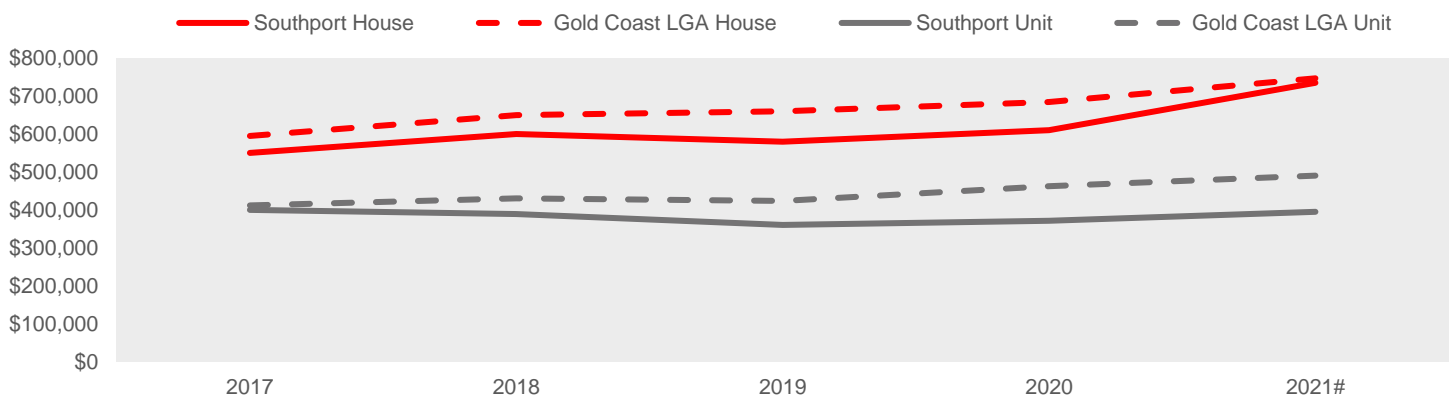
- Less than \$599,999
- \$600,000 to \$699,999
- \$700,000 to \$799,999
- \$800,000 to \$899,999
- \$900,000 and above

#### UNITS SOLD



- Less than \$349,999
- \$350,000 to \$449,999
- \$450,000 to \$549,999
- \$550,000 to \$649,999
- \$650,000 and above

### MARKET COMPARISON



The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled are chosen based on their proximity to the main suburb analysed, which is Southport.

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## RENTAL GROWTH 2021€

In June 2021, house rental yields in Southport<sup>¥</sup> were recorded at 4.8%. In the 12 months to Q2 2021, the median house rental price increased by 16.8% to reach \$578 per week, while average days on the market declined by -28.6% (to 20 days).

Also in June 2021, Southport<sup>¥</sup> recorded a vacancy rate of 0.5%, below that of Gold Coast Main (0.7%) and well below Brisbane Metro (1.3%). Vacancy rates in Southport<sup>¥</sup> have continue to decline and remain well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, as the economy recovers from COVID-19. There is a sustainable healthy rental demand and investors can be confident of a conducive investment environment in Southport<sup>¥</sup>.

## RENTAL YIELD 2021§



Southport<sup>¥</sup>  
(4215)



Gold Coast  
Main



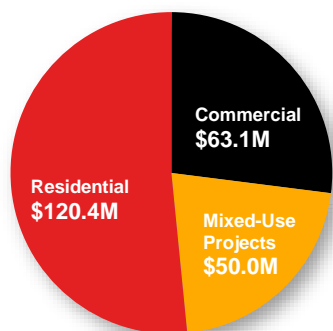
Southport<sup>¥</sup>  
(4215)



Gold Coast  
Main

## FUTURE DEVELOPMENTS

The Southport\* area is set to see approximately **\$233.5M** worth of new projects commencing in the 2<sup>nd</sup> half of 2021.



490 Units/  
Apartments



12  
Townhouses



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\* Southport market data and key indicators encapsulates aggregate property market conditions within the suburbs Southport, Labrador, and Biggera Waters. ^ 2021 encapsulates sales transactions for 2021 (01/01/2021 – 30/06/2021). € Annual rental growth is a comparison between 2020 (01/01/2020 – 30/06/2020) and 2021 (01/01/2021 – 30/06/2021) house median rent figures. ¥ Southport market data encapsulates aggregate property conditions within the postcode of 4215. § Rental yields shown are as reported as of June 2021. Source: APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.