

**EMPLOYMENT MARKET**

TOWNSVILLE SA4


**Unemployment Rate**
**9.1%**

**Participation Rate**
**64.9%**
**HOUSE MARKET (<2400M<sup>2</sup>)**

**Quarter median price** ↑

**\$321,000**

 ↓ **Annual median price**
**\$320,000**

**Annual volume of sales** ↓

**1,823**

 ↓ **Annual median price 5yrs ago**
**\$365,000**
**HOUSE MARKET ALL**

**Median days on market**
**57 Days**

**Median vendor discount**
**-8.1%**

**Stock on market**
**7.5%**
**Market change afoot**

**The Townsville floods resulted in thousands of properties damaged by floodwaters, creating issues with sales and rental supply stock over coming months.**

The REIQ hosted two flood forums in Townsville in the aftermath of the disaster, which brought together real estate professionals as well as aligned government departments to assist local sales and rental agents.

The Institute also partnered with realestate.com.au and flatmates.com.au to find short-term solutions for residents and tradespeople looking for accommodation.

With thousands of properties sustaining some sort of flooding, a potentially significant proportion of available stock will be taken out of both the sales and rental markets.

For the December quarter last year, Townsville property market was showing some promising signs with the median house price increasing slightly.

Its rental market also posted a reduced vacancy rate with median rents for houses and units correspondingly increasing.

**Regional Economy and Infrastructure Investment**

In the days after Cyclone Oma, the State Government established a Rental Recovery Hub as part of the overall flood recovery efforts in Townsville.

Housing support included rental grants, bond loans and mortgage assistance.

According to the State Government, more than 1300 people were assisted through the Emergency Housing Assistance program in the first week after the flood, with 518 people returned to a long-term sustainable home.

Prior to the floods, hundreds of jobs became a step closer in the region with the \$1.4 billion Sconi project near Greenvale being declared a prescribed project by the State Government.

The project is expected to create up to 500 jobs during its two-year construction period with more than 300 full-time equivalent jobs for its 18-year operational period.

The proponent, Australian Mines Limited, has reportedly also set a strong mandate to invest in the region – \$500,000 each year for training and skills development for process workers, with youth and Indigenous programs to feature.

At the start of the year, the very first contingent of young women to call the new NRL Cowboys House Girls Campus their “home away from home” were welcomed.

The State Government invested \$12 million to build the girls campus, supporting more than 80 local jobs during the construction phase.

**House Market**

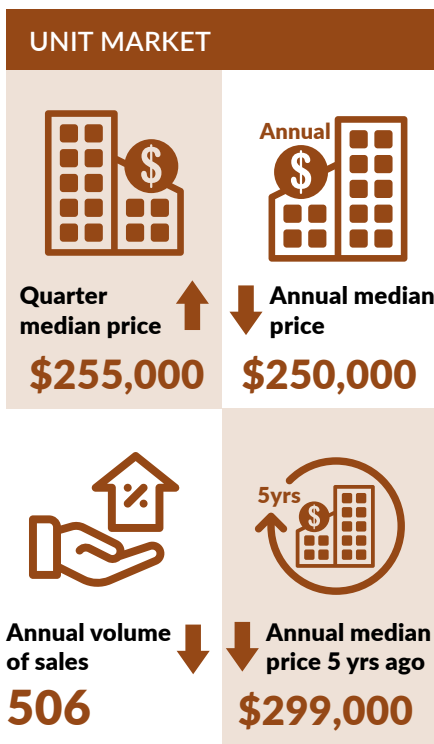
The Townsville house market ended 2018 with prices still contracting somewhat.

Over the year ending December, the Townsville median house price reduced three per cent to \$320,000.

The quarterly result, however, increased by 0.3 per cent to \$321,000.

The next round of quarterly data will be too soon to reflect the impact of Cyclone Oma, however, over the remainder of this year, we should start to better understand how the disaster has affected the local market.

Looking at the medium-term data, the house market performance was weak as the median price fell 12.3 per cent, from \$365,000 in December 2013.



Over the December quarter, Annandale posted median house price growth of 7.3 per cent to \$420,000.

The suburb, which borders the Ross River, has the biggest population in Townsville with more than 8,500 residents, and is also home to number of prestigious riverfront properties.

Over the year, Mundingburra posted 10 per cent growth to record a median house price of \$330,000.

**General Activity**

The volume of house sales in Townsville continued to reduce over 2018 – down about 12 per cent compared to the same period the year before.

The reduction in sales also happened in a market where house listings were increasing – up from 4,212 in 2017 to 4,661 in 2018.

These disparate statistics were indicative of a market that remained challenging for vendors at the end of last year.

In light of this, the median vendor discount increased last year from 7.3 per cent to 8.1 per cent – nearly double the Queensland median.

However, in 2018, the median days on market reduced from 64 to 57, perhaps in light of these more generous vendor discounts.

**Unit Market**

From a statistical point of view, Townsville’s unit sector had a stellar December quarter with its median price increasing 15.9 per cent to \$255,000.

The result was so strong that the Townsville unit market was named the best major unit market in the state over the quarter.

However, the small volume of unit sales as well as more expensive stock selling during the period, are likely the main reasons for this median unit price jump.

When we look at the unit market over a 12-month period, the results tell another story with the median price falling 9.1 per cent to \$275,000.

The Townsville unit market, similar to its housing sector, recording negative growth over the previous five years.

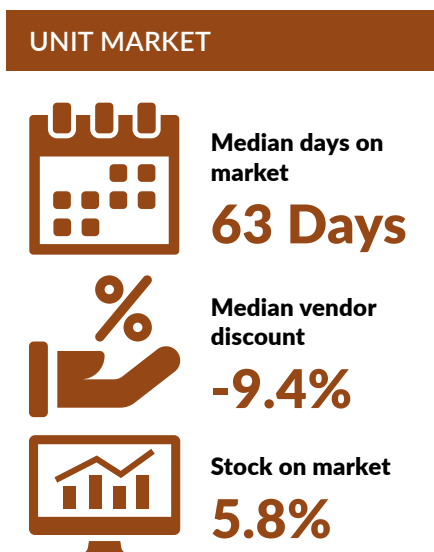
Its median unit price reduced by 16.4 per cent over the period, down from \$299,000 in December 2013 to \$250,000 in December 2018.

The number of unit listings in Townsville fell over the year as did the days on market.

**Rental Market**

The Townsville rental market finished the year in slightly better shape than the year before, however, the impact of Cyclone Oma is expected to impact the sector over the short- to medium-term.

In December last year, the Townsville residential vacancy rate was 4.3 per cent –





down from 4.6 per cent the year before.

The vacancy rate in Townsville tended to hover around four per cent throughout last year, which was a vast improvement on the rate of 7.1 per cent that was recorded in September 2016.

With this additional demand soaking up excess supply, the number of rental bonds lodged over the year increased 2.5 per cent to 24,931.

These improving conditions resulted in some median weekly rents increasing – albeit marginally – over the year ending December.

The affordability of Townsville property compared to five years ago means that investors are earning healthy yields.

The gross rental yield for houses in December was 4.9 per cent and for units it was 5.1 per cent.

Given some southeast Queensland investors – not to mention those in Sydney and Melbourne – have to make do with significantly lower yields, Townsville investors are likely happy with these returns as they wait for the sales market upturn to add in capital growth to the mix.

**"The next round of quarterly data will be too soon to reflect the impact of Cyclone Oma."**

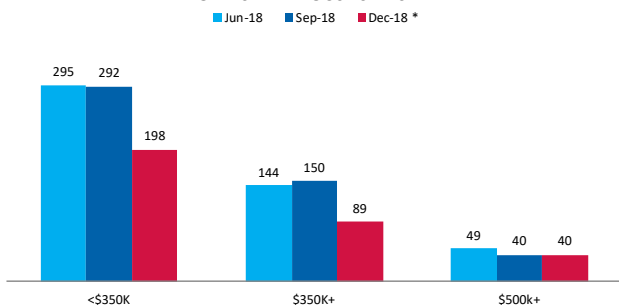
**SALES MARKET - HOUSES <2400m<sup>2</sup>**

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>TOWNSVILLE (LGA)</b>	<b>367</b>	<b>\$321,000</b>	<b>0.3%</b>	<b>1823</b>	<b>\$320,000</b>	<b>\$330,000</b>	<b>-3.0%</b>	<b>\$365,000</b>	<b>-12.3%</b>
<b>TOWNSVILLE (LGA) ^</b>	<b>42</b>	<b>\$400,000</b>	<b>1.3%</b>	<b>214</b>	<b>\$400,000</b>	<b>\$396,000</b>	<b>1.0%</b>	<b>\$421,500</b>	<b>-5.1%</b>
AITKENVALE	12	N/A	N/A	40	\$270,000	\$282,000	-4.3%	\$321,000	-15.9%
ALICE RIVER ^	3	N/A	N/A	28	\$436,000	\$475,000	-8.2%	\$468,000	-6.8%
ANNANDALE	26	\$420,000	7.3%	108	\$400,000	\$395,000	1.3%	\$426,250	-6.2%
BELGIAN GARDENS	6	N/A	N/A	17	N/A	\$462,500	N/A	\$439,000	N/A
BOHLE PLAINS	6	N/A	N/A	32	\$385,000	\$395,000	-2.5%	\$430,000	-10.5%
BURDELL	11	N/A	N/A	71	\$365,000	\$385,000	-5.2%	\$425,000	-14.1%
BUSHLAND BEACH	24	\$348,000	-9.6%	91	\$382,500	\$370,000	3.4%	\$415,000	-7.8%
CONDON	9	N/A	N/A	58	\$250,000	\$230,000	8.7%	\$293,000	-14.7%
COSGROVE	3	N/A	N/A	17	N/A	\$394,250	N/A	\$414,231	N/A
CRANBROOK	12	N/A	N/A	55	\$243,250	\$250,000	-2.7%	\$302,500	-19.6%
CURRAJONG	12	N/A	N/A	48	\$230,000	\$255,000	-9.8%	\$290,000	-20.7%
DEERAGUN	10	N/A	N/A	36	\$283,500	\$272,500	4.0%	\$325,000	-12.8%
DOUGLAS	9	N/A	N/A	83	\$365,000	\$363,500	0.4%	\$395,000	-7.6%
GULLIVER	4	N/A	N/A	41	\$260,000	\$245,000	6.1%	\$295,000	-11.9%
HEATLEY	7	N/A	N/A	31	\$232,250	\$230,500	0.8%	\$287,500	-19.2%
HERMIT PARK	10	N/A	N/A	48	\$347,500	\$327,000	6.3%	\$380,000	-8.6%
HYDE PARK	6	N/A	N/A	18	N/A	\$331,750	N/A	\$360,000	N/A
IDALIA	15	N/A	N/A	60	\$456,000	\$480,000	-5.0%	\$455,000	0.2%
KELSO	21	\$243,000	-0.8%	71	\$244,000	\$248,500	-1.8%	\$292,750	-16.7%
KIRWAN	40	\$310,000	0.0%	223	\$310,000	\$310,000	0.0%	\$350,000	-11.4%
MOUNT LOUISA	15	N/A	N/A	92	\$328,750	\$365,000	-9.9%	\$414,000	-20.6%
MUNDINGBURRA	7	N/A	N/A	33	\$330,000	\$300,000	10.0%	\$370,000	-10.8%
NORTH WARD	9	N/A	N/A	35	\$502,500	\$560,000	-10.3%	\$625,000	-19.6%
OONONBA	6	N/A	N/A	24	\$307,500	\$285,000	7.9%	\$285,000	7.9%
RAILWAY ESTATE	11	N/A	N/A	43	\$305,750	\$301,000	1.6%	\$333,000	-8.2%
RANGEWOOD ^	5	N/A	N/A	11	N/A	\$408,000	N/A	\$470,000	N/A
RASMUSSEN	7	N/A	N/A	49	\$235,000	\$309,500	-24.1%	\$308,500	-23.8%
SOUTH TOWNSVILLE	8	N/A	N/A	22	\$315,000	\$335,000	-6.0%	\$335,000	-6.0%
THURINGOWA CENTRAL	2	N/A	N/A	17	N/A	\$280,000	N/A	\$315,000	N/A
VINCENT	3	N/A	N/A	17	N/A	\$212,000	N/A	\$268,500	N/A
WEST END	10	N/A	N/A	36	\$310,000	\$355,000	-12.7%	\$392,000	-20.9%
WULGURU	7	N/A	N/A	51	\$260,000	\$265,000	-1.9%	\$320,000	-18.8%

**SURROUNDS**

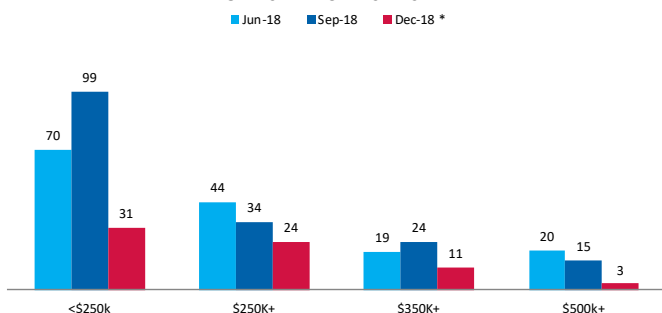
<b>BURDEKIN (LGA)</b>	<b>16</b>	<b>N/A</b>	<b>N/A</b>	<b>106</b>	<b>\$176,550</b>	<b>\$175,000</b>	<b>0.9%</b>	<b>\$205,000</b>	<b>-13.9%</b>
AYR	11	N/A	N/A	66	\$225,000	\$202,500	11.1%	\$247,500	-9.1%
<b>CHARTERS TOWERS (LGA)</b>	<b>14</b>	<b>N/A</b>	<b>N/A</b>	<b>71</b>	<b>\$140,000</b>	<b>\$142,500</b>	<b>-1.8%</b>	<b>\$190,000</b>	<b>-26.3%</b>
CHARTERS TOWERS CITY	3	N/A	N/A	27	\$129,000	\$125,000	3.2%	\$200,000	-35.5%
<b>HINCHINBROOK (LGA)</b>	<b>17</b>	<b>N/A</b>	<b>N/A</b>	<b>85</b>	<b>\$198,000</b>	<b>\$185,000</b>	<b>7.0%</b>	<b>\$245,000</b>	<b>-19.2%</b>
INGHAM	8	N/A	N/A	40	\$175,000	\$150,000	16.7%	\$240,000	-27.1%

**TOWNSVILLE HOUSE SALES**



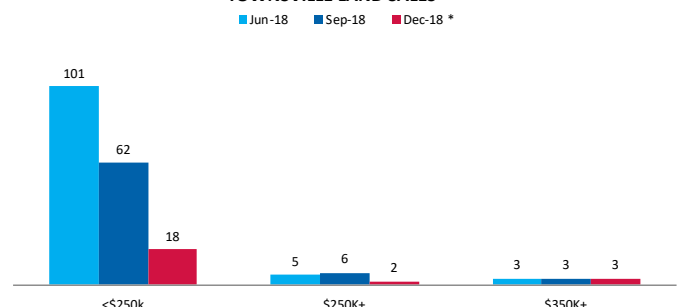
\*Preliminary data Houses<2400m<sup>2</sup>

**TOWNSVILLE UNIT SALES**



\*Preliminary data

**TOWNSVILLE LAND SALES**



\*Preliminary data

**SALES MARKET - UNITS & TOWNHOUSES**

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>TOWNSVILLE (LGA)</b>	<b>72</b>	<b>\$255,000</b>	<b>15.9%</b>	<b>506</b>	<b>\$250,000</b>	<b>\$275,000</b>	<b>-9.1%</b>	<b>\$299,000</b>	<b>-16.4%</b>
BELGIAN GARDENS	3	N/A	N/A	24	\$237,000	\$605,000	-60.8%	\$372,500	-36.4%
DOUGLAS	4	N/A	N/A	9	N/A	\$240,000	N/A	\$333,750	N/A
NORTH WARD	13	N/A	N/A	101	\$290,000	\$295,500	-1.9%	\$315,000	-7.9%
PIMLICO	0	N/A	N/A	5	N/A	\$224,500	N/A	\$229,000	N/A
SOUTH TOWNSVILLE	3	N/A	N/A	30	\$367,500	\$285,000	29.0%	\$353,750	3.9%
TOWNSVILLE CITY	12	N/A	N/A	58	\$322,500	\$375,000	-14.0%	\$380,000	-15.1%
WEST END	7	N/A	N/A	33	\$205,000	\$230,000	-10.9%	\$191,500	7.0%

**RENTAL MARKET - 2 BED UNITS**

POST CODE	LOCALITY <sup>1</sup>	SEP-18		SEP-17		SEP-13	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
<b>TOWNSVILLE CITY</b>		<b>\$250</b>	<b>623</b>	<b>\$240</b>	<b>713</b>	<b>\$280</b>	<b>648</b>
4810	Belgian Gardens/Cape Cleveland/Castle Hill/Nth Ward/Pallarenda/Railway Estate/Rowes Bay/Townsville/West End/Yarrowonga	\$265	296	\$260	353	\$300	311
4811	Cluden/Idalia/James Cook Uni/Mt Stuart/Oak Valley/Oonoonba/Partington/Roseneath/Serene Valley/Stuart/Wulguru	\$300	56	\$300	49	\$320	26
4812	Currajong/Gulliver/Hermit Pk/Hyde Pk/Hyde Pk Castletown/Mundingburra/Mysterton/Pilmico/Rising Sun/Rosslea	\$220	124	\$200	137	\$260	174
4814	Aitkenvale/Cranbrook/Douglas, Garbutt/Heatley/Mt Elliot/Mt Louisa/Murray/Vincent	\$250	71	\$245	91	\$270	70
4815	Candon/Kelso/Pinnacles/Rasmussen	\$220	20	\$250	28	\$260	13
4817	Alice River/Bohle Plns/Kirwan/Rangewood/Rupertswood/Stableford/\Thuringowa Central	\$230	33	\$213	32	\$265	34
4818	Beach Holm/Black River/Blue Hills/Bluewater/Bohle/Burdell/Bushland Bch/Carinya/Cordelia/Deeragun/Innes/Jensen/Lynam/Mt Low/Purono Pk/Saunders Bch/Shaw/Toolakea/Yabulu	\$235	6	n.a.	4	n.a.	4
4819	Arcadia/Arcadia Bay/Horseshoe Bay/Magnetic Is/Nelly Bay/Picnis Bay	\$300	16	\$265	19	\$320	16
<b>BURDEKIN SHIRE</b>		<b>\$215</b>	<b>26</b>	<b>\$205</b>	<b>28</b>	<b>\$210</b>	<b>55</b>
4807	Airville	\$215	25	\$200	24	\$210	46
<b>CHARTERS TOWERS REGIONAL</b>		<b>\$220</b>	<b>15</b>	<b>\$170</b>	<b>17</b>	<b>\$165</b>	<b>15</b>
4820	Richmond Hill	\$220	15	\$170	17	\$165	15
<b>HINCHINBROOK SHIRE</b>		<b>\$195</b>	<b>19</b>	<b>\$164</b>	<b>13</b>	<b>\$190</b>	<b>15</b>
4850	Abergowrie	\$195	19	\$164	13	\$190	15

**RENTAL MARKET - 3 BED TOWNHOUSES**

POST CODE	LOCALITY <sup>1</sup>	SEP-18		SEP-17		SEP-13	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
<b>TOWNSVILLE CITY</b>		<b>\$300</b>	<b>46</b>	<b>\$300</b>	<b>39</b>	<b>\$350</b>	<b>34</b>
4810	Belgian Gardens/Cape Cleveland/Castle Hill/Nth Ward/Pallarenda/Railway Estate/Rowes Bay/Townsville/West End/Yarrowonga	\$305	16	\$335	12	\$365	9
4812	Currajong/Gulliver/Hermit Pk/Hyde Pk/Hyde Pk Castletown/Mundingburra/Mysterton/Pilmico/Rising Sun/Rosslea	\$280	12	\$270	12	\$340	5
4814	Aitkenvale/Cranbrook/Douglas, Garbutt/Heatley/Mt Elliot/Mt Louisa/Murray/Vincent	\$330	5	n.a.	4	n.a.	2
4817	Alice River/Bohle Plns/Kirwan/Rangewood/Rupertswood/Stableford/\Thuringowa Central	n.a.	3	n.a.	2	\$355	12
4818	Beach Holm/Black River/Blue Hills/Bluewater/Bohle/Burdell/Bushland Bch/Carinya/Cordelia/Deeragun/Innes/Jensen/Lynam/Mt Low/Purono Pk/Saunders Bch/Shaw/Toolakea/Yabulu	\$310	5	n.a.	4	n.a.	2

**SALES MARKET - VACANT LAND <2400M<sup>2</sup>**

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL NO. SALES	ANNUAL MEDIAN SALE	ANNUAL MEDIAN SALE (1YR AGO)	1YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)	5YR CHANGE
<b>TOWNSVILLE (LGA)</b>	<b>20</b>	<b>\$140,400</b>	<b>-14.7%</b>	<b>266</b>	<b>\$161,000</b>	<b>\$163,500</b>	<b>-1.5%</b>	<b>\$161,500</b>	<b>-0.3%</b>
<b>TOWNSVILLE (LGA) ^</b>	<b>3</b>	<b>N/A</b>	<b>N/A</b>	<b>34</b>	<b>\$196,000</b>	<b>\$200,000</b>	<b>-2.0%</b>	<b>\$195,000</b>	<b>0.5%</b>
BOHLE PLAINS	3	N/A	N/A	37	\$172,000	\$165,000	4.2%	\$165,000	4.2%
BURDELL	5	N/A	N/A	33	\$156,525	\$165,000	-5.1%	\$153,200	2.2%
BUSHLAND BEACH	0	N/A	N/A	25	\$150,000	\$149,500	0.3%	\$165,000	-9.1%
KELSO	0	N/A	N/A	4	N/A	\$115,000	N/A	\$145,000	N/A
MOUNT LOUISA	1	N/A	N/A	15	N/A	\$175,500	N/A	\$174,500	N/A
MOUNT LOW	1	N/A	N/A	24	\$147,000	\$156,300	-6.0%	\$160,000	-8.1%
OONOONBA	0	N/A	N/A	25	\$161,000	\$158,500	1.6%	\$142,000	13.4%
SHAW	0	N/A	N/A	1	N/A	\$165,500	N/A	\$167,375	N/A

**RENTAL MARKET - 3 BED HOUSES**

POST CODE	LOCALITY <sup>1</sup>	SEP-18		SEP-17		SEP-13	
		\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS	\$/ WEEK	NEW BONDS
<b>TOWNSVILLE CITY</b>		<b>\$300</b>	<b>636</b>	<b>\$295</b>	<b>658</b>	<b>\$340</b>	<b>708</b>
4810	Belgian Gardens/Cape Cleveland/Castle Hill/Nth Ward/Pallarenda/Railway Estate/Rowes Bay/Townsville/West End/Yarrowonga	\$340	47	\$323	46	\$350	62
4811	Cluden/Idalia/James Cook Uni/Mt Stuart/Oak Valley/Oonoonba/Partington/Roseneath/Serene Valley/Stuart/Wulguru	\$330	29	\$295	34	\$320	33
4812	Currajong/Gulliver/Hermit Pk/Hyde Pk/Hyde Pk Castletown/Mundingburra/Mysterton/Pilmico/Rising Sun/Rosslea	\$330	63	\$300	52	\$330	60
4814	Aitkenvale/Cranbrook/Douglas, Garbutt/Heatley/Mt Elliot/Mt Louisa/Murray/Vincent	\$300	172	\$295	211	\$340	205
4815	Candon/Kelso/Pinnacles/Rasmussen	\$270	108	\$260	97	\$315	135
4816	Alligator Ck/Dunk Is/Greenvale/Hidden Valley/Homestead/Julago/Macrossan/Majors Ck/Mingela/Mutarnee/Nelia/Nome/Palm Is/Paluma/Pentland/Praire/Ravenswood/Rollingstone/Sellheim/Toonpan/Torrens Ck/Woodstock	\$300	12	\$250	11	\$335	8
4817	Alice River/Bohle Plns/Kirwan/Rangewood/Rupertswood/Stableford/\Thuringowa Central	\$320	103	\$300	105	\$360	103
4818	Beach Holm/Black River/Blue Hills/Bluewater/Bohle/Burdell/Bushland Bch/Carinya/Cordelia/Deeragun/Innes/Jensen/Lynam/Mt Low/Purono Pk/Saunders Bch/Shaw/Toolakea/Yabulu	\$320	88	\$300	96	\$340	88
4819	Arcadia/Arcadia Bay/Horseshoe Bay/Magnetic Is/Nelly Bay/Picnis Bay	\$338	14	\$328	6	\$320	14
<b>BURDEKIN SHIRE</b>		<b>\$250</b>	<b>56</b>	<b>\$250</b>	<b>39</b>	<b>\$260</b>	<b>60</b>
4806	Arkenideith	\$270	11	\$240	8	\$255	14
4807	Airville	\$245	38	\$250	27	\$260	35
<b>CHARTERS TOWERS REGIONAL</b>		<b>\$265</b>	<b>24</b>	<b>\$240</b>	<b>37</b>	<b>\$280</b>	<b>41</b>
4820	Richmond Hill	\$265	24	\$240	37	\$280	41
<b>HINCHINBROOK SHIRE</b>		<b>\$250</b>	<b>22</b>	<b>\$240</b>	<b>29</b>	<b>\$250</b>	<b>20</b>
4850	Abergowrie	\$250	22	\$240	29	\$250	20

**RENTAL MARKET**
