



BRISBANE TO SEE BIGGEST HOUSE PRICE RISE NATIONALLY BY 2022

By Lucy Stone, Brisbane Times - July 15, 2019

Brisbane's median house price is predicted to jump 20 per cent by 2022, far beyond any other capital city in the same period.

The BIS Oxford Economics property forecast predicts Brisbane will see the greatest national gains in house prices, but not for another couple of years as the remaining oversupply is consumed.

The median house price is expected to increase from \$552,000 to \$665,000 in Brisbane.

That percentage rise is the highest predicted for the capital cities nationally, well ahead of Sydney at 6 per cent and Melbourne at 7 per cent.

"A weak Queensland economy and high level of dwelling supply have dampened price growth in Brisbane in recent years," the report notes. "The result is that house prices in Brisbane are relatively affordable.

"With credit conditions easing and interest rates falling, improving affordability will be a catalyst for raising price growth as stronger economic growth returns and the market moves into a rising deficiency."

Apartment supply is still high, according to the report, and the economy remains slow keeping price rises "modest" over the next 12 months before prices are predicted to jump in 2021-22.

While houses are predicted to see a big jump, apartment and unit prices are only expected to see a 14 per cent median rise in Brisbane.



The Gold Coast and Sunshine Coast, meanwhile, are benefiting from the high migration rates with house prices remaining high. With low vacancy rates and supply now increasing, BIS Oxford Economics predicted slower price growth of nine per cent for the Gold Coast and seven per cent for the Sunshine Coast to June 2022.

Report author Angie Zigomanis said nationally housing supply was high.

"Supply is running at record levels, with new dwelling completions having exceeded 200,000 in each of the past four years and expected to have peaked at a record of just under 227,000 dwellings in 2018-19," Mr Zigomanis said.

"This compares with underlying demand for new dwellings averaging around 195,000 per annum in the same period, which in itself is a record."

Mr Zigomanis said reductions in interest rates and lending policies becoming more relaxed were predicted to help stabilise residential markets this year and encourage price growth to start in 2020.

THINKING OF BUYING AN INVESTMENT PROPERTY??

If you are considering purchasing an investment property, but are wary of inheriting a problem tenancy, Solutions can assist you!

We offer an exclusive sales service for properties that we manage, so we know the history of the tenancy and have a good working relationship with the tenants. You can also rest assured that during the tenancy, proper processes have been actioned and paperwork has been completed correctly to protect your interests as the new landlord.

Contact Phillip our Sales Manager on 3888 0098 or phillip@solutionsproperty.com.au

JULY LEASING REPORT

Mid-year is traditionally the time when many tenants move homes; however, this year we have noticed a lower increase in movement, meaning our landlords are enjoying stability in their properties.

Vacancy rates for both our offices continue to remain at an all-time low, averaging 0.5% for the month of July.

The exception seems to be new estates where stock is high and tenants have a wide choice. In these cases, it is vital for owners to match the market in price to reduce loss due to long vacancies.

NORTHSIDE: 21 PROPERTIES LEASED
VACANCY RATE 0.27%

SOUTHSIDE: 13 PROPERTIES LEASED
VACANCY RATE 0.97%



Meet The Team

Debbie Barkla

In May 2014, Debbie decided on a career change and joined Solutions as a Receptionist. After just 9 months, Debbie progressed to being a Property Manager and is excelling in her role.

Debbie is an active member of her sporting community, volunteering at her local AFL football club where her family plays. She manages the women's football team as well as helping out in the bar and canteen - this year she has been asked to fulfill a role on the board of the club.

Debbie enjoys camping with family and friends, beach camping being a favorite.

Debbie has a love of animals and apart from her own three dogs, she fosters dogs and assisting in preparing them for their forever homes.



AUGUST DISBURSEMENTS

Wed 7th Aug
Wed 14th Aug
Wed 21st Aug
Wed 28th Aug

MONTHLY STATEMENT ISSUED

Wed 28th Aug

OFFICE HOLIDAYS

'EKKA' Show Day
12th Aug