



# NEW FARM



INNER CITY LIVING WITH AN ENVIABLE SOCIAL SCENE.

**SUBURB PROFILE REPORT**  
JUNE 2018

## OVERVIEW

Located just two kilometres east of the Brisbane CBD, New Farm is one of Brisbane's most desirable suburbs. The suburb benefits from this close proximity to the various retail precincts, restaurants, bars and cafés that are situated along Brunswick Street, Merthyr Road and within the James Street precinct. The New Farm property market is largely characterised by historic workers cottages, modern contemporary homes, high end apartments as well as art deco blocks of flats.

### APARTMENTS

MEDIAN PRICE  
**\$620,000**

10 YEAR  
PRICE  
GROWTH  
**2.0%P.A.**

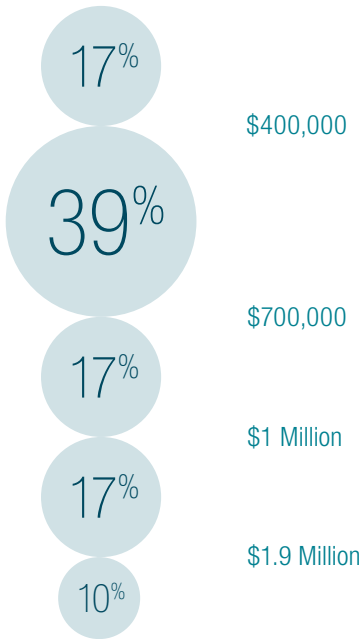
### HOUSES

MEDIAN PRICE  
**\$1,475,000**

10 YEAR  
PRICE  
GROWTH  
**2.6%P.A.**

MEDIAN AGE **37** MEDIAN WEEKLY HOUSEHOLD INCOME **\$1,802**

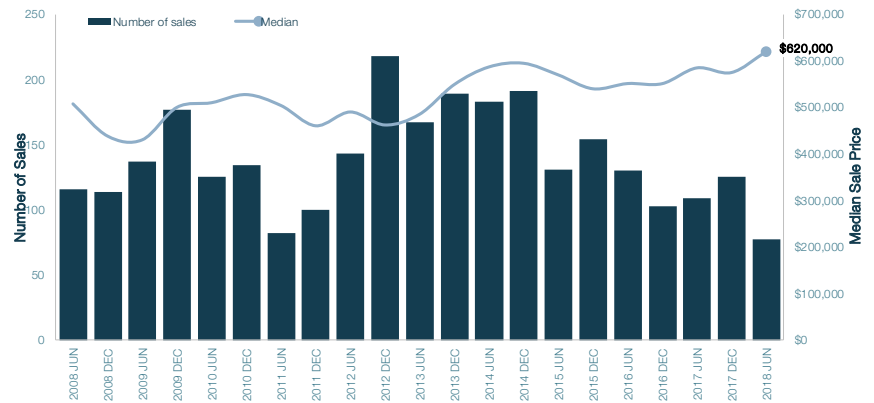
# APARTMENT PRICE POINT



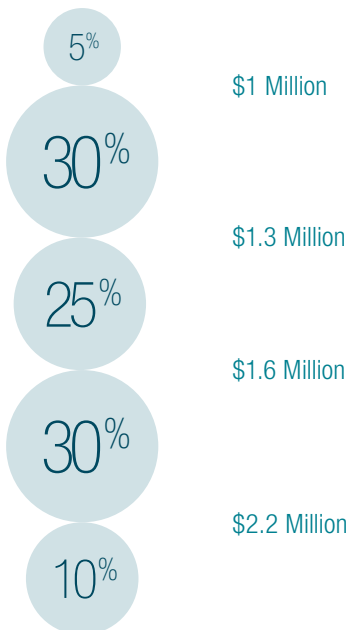
# APARTMENTS

The New Farm apartment market has returned to growth in recent periods with median prices reaching an impressive \$620,000 during the most recent six month period ending June 2018. This is the highest median price for New Farm as apartments here push into uncharted territory. Over the past five years, price growth in the suburb has been recorded at 5% per annum.

Sales volumes in New Farm have also fluctuated from period to period. During the most recent six month period ending June 2018, there were a total of 77 apartment transactions that took place within New Farm. This result is 32 settled sales less than the corresponding period in 2017 and is 61 settled sales less than the ten year average of 138 apartment transactions per six month period.



# HOUSE PRICE POINT



# HOUSES

The New Farm housing market has fluctuated from period to period over the past ten years. The most recent six month period ending June 2018 saw median house prices in the suburb soften to \$1.475 million. This is representative of 5% price growth compared to the corresponding period in 2017. The long term growth rate has also remained positive, although at a lower rate, recording 2.6% price growth per annum over the past ten years.

Over the most recent six month period ending June 2018, there were a total of 20 houses sold in New Farm. The largest volume of sales was seen during the six month period ending June 2017, with a total of 52 house transactions taking place during this time. There has been, on average, 36 houses sold per six month period in New Farm over the past ten years.

