



SUBURB PROFILE REPORT
JUNE 2018

OVERVIEW

Birkdale is a bayside suburb located approximately 20 kilometres east of the Brisbane CBD. Whilst this increases to 26 kilometres by car, Birkdale boasts good transport options with a number of bus services and a train station that links to the Brisbane CBD, for those who wish to leave the car at home. Known locally for the large number of green spaces, Birkdale offers a number of schools and childcare facilities for the large proportion of families who call it home.

TOWNHOUSES

MEDIAN PRICE

\$381,000

10 YEAR
PRICE
GROWTH
2.6%P.A.

HOUSES

MEDIAN PRICE

\$570,000

10 YEAR
PRICE
GROWTH
1.6%P.A.

MEDIAN
AGE

41

MEDIAN WEEKLY
HOUSEHOLD INCOME

\$1,673

HOUSE PRICE POINT

26%

31%

19%

18%

7%

\$500,000

\$600,000

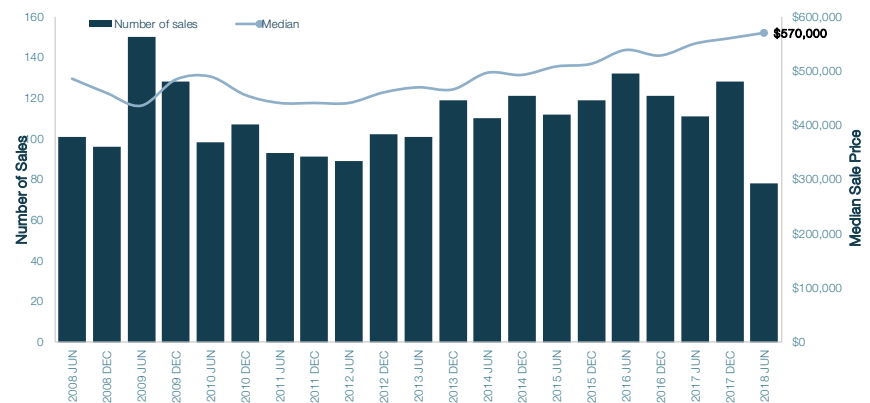
\$700,000

\$900,000

HOUSES

The Birkdale housing market has experienced consistent growth over the past seven years. The most recent six month period ending June 2018 saw median house prices in the suburb reach a ten year high of \$570,000. This is representative of 3.6% price growth over the corresponding period in 2017. The long term growth rate has also remained positive, although at a lower rate, recording 1.6% price growth per annum over the past ten years.

Over the most recent six month period ending June 2018, there were a total of 78 houses sold in Birkdale. This result is 32 sales lower than the average of 110 houses sold per six month period in Birkdale. However, due to the idyllic lifestyle on offer in Birkdale and some particularly good sales results in the last six month period ending June 2018, the lower sales volumes have not impacted on the strength of the marketplace.



TOWNHOUSE PRICE POINT

18%

47%

24%

12%

\$300,000

\$400,000

\$500,000

TOWNHOUSES

The Birkdale townhouse market has fluctuated from period to period over the past ten years. The most recent six month period ending June 2018 saw the Birkdale townhouse market achieve a median price of \$381,000, a good result when considering the median pricing just six years prior in June 2012. Over the past ten years, price growth in the suburb has been recorded at 2.6% per annum.

Whilst sales volumes will generally correlate with median pricing, when there are lower volumes of sales, there's much more volatility in the pricing data. As per the data below, sales volumes have been more robust in the last five years. During the most recent six month period ending June 2018, there were a total of 17 townhouse transactions that took place within Birkdale.

