



REDLAND BAY



LINKING BRISBANE
TO THE BAY ISLANDS.

SUBURB PROFILE REPORT
JUNE 2018

OVERVIEW

Redland Bay is located approximately 35 kilometres south-east of the Brisbane CBD. Previously farmland, it has now given way to the urban sprawl, with most farming operations having ceased in the early 2000s. Redland Bay is known locally as the port to the bay islands, including North Stradbroke, Russell, Macleay and Lamb Islands. It is serviced by a number of buses which directly link to some of Brisbane's major shopping centres (Carindale, Garden City and Loganholme), as well as the Brisbane CBD.

HOUSES

MEDIAN PRICE
\$550,000

10 YEAR
PRICE
GROWTH
0.6%P.A.

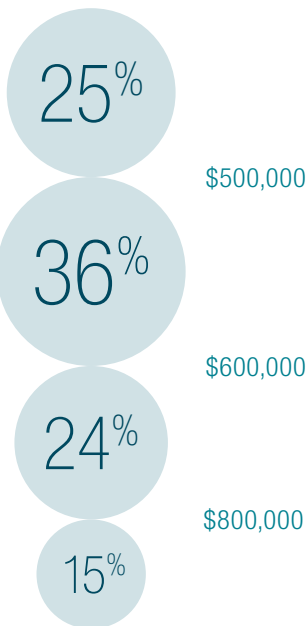
TOWNHOUSES

MEDIAN PRICE
\$440,000

10 YEAR
PRICE
GROWTH
1.3%P.A.

MEDIAN AGE **39** MEDIAN WEEKLY HOUSEHOLD INCOME **\$1,719**

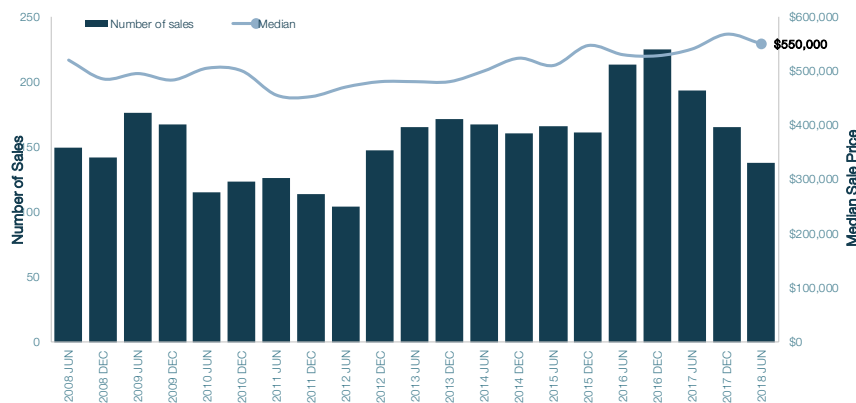
HOUSE PRICE POINT



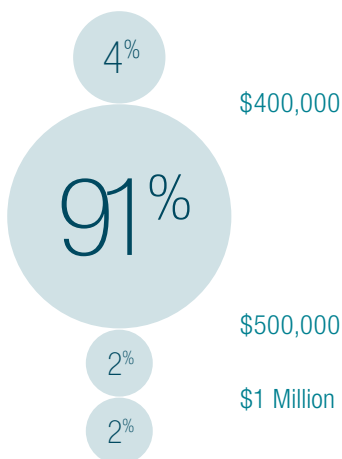
HOUSES

The Redland Bay housing market has recently recovered from a low in median house pricing that occurred in mid-2011. The most recent six month period ending June 2018 saw the median house price recorded at \$550,000, just below the ten year high of \$568,000 in the six months prior. This is representative of a 1.8% price growth in the past 12 months, partly due to an 11% increase in homes being sold above the \$600,000 price mark. The long term growth rate has also remained positive, although at a lower rate, recording 0.6% price growth per annum over the past ten years.

Over the most recent six month period ending June 2018, there were a total of 138 houses sold in Redland Bay. This result is 19 settled sales less than the ten year average of 157 houses sold per six month period in Redland Bay over the past ten years.



TOWNHOUSE PRICE POINT



TOWNHOUSES

The Redland Bay townhouse market has remained relatively steady over the past ten years. The most recent six month period ending June 2018 saw the Redland Bay townhouse market achieve a median price of \$440,000. Over the past ten years, price growth in the suburb has been recorded at 1.3% per annum.

Sales volumes for townhouses in Redland Bay have increased dramatically in the last few years due to substantial levels of new development being delivered and sold in the market. During the most recent six month period ending June 2018, there were a total of 45 townhouse transactions that took place within Redland Bay. This result is two settled sales more than the corresponding period in 2017 and is 33 settled sales more than the ten year average of just 12 townhouse transactions per six month period.

