



FILLED WITH HIDDEN RETREATS.

SUBURB PROFILE REPORT
SEPTEMBER 2018

OVERVIEW

Capalaba is a suburb located in Redland City, 18km to the east of the Brisbane CBD. Quite a large suburb, Capalaba ranges from the eastern banks of the Leslie Harrison Dam and the Brisbane suburb of Chandler to Birkdale at the northern end, Alexandra Hills to the east and Sheldon to the South, Capalaba has two large shopping centres in the northern part of the suburb, surrounded by light industrial zones. Expansive residential zones are found in the middle and southern parts of the suburb.

HOUSES

MEDIAN PRICE

\$500,000

10 YEAR
PRICE
GROWTH
1.9%P.A.

APARTMENTS

MEDIAN PRICE

\$330,000

10 YEAR
PRICE
GROWTH
0.5%P.A.

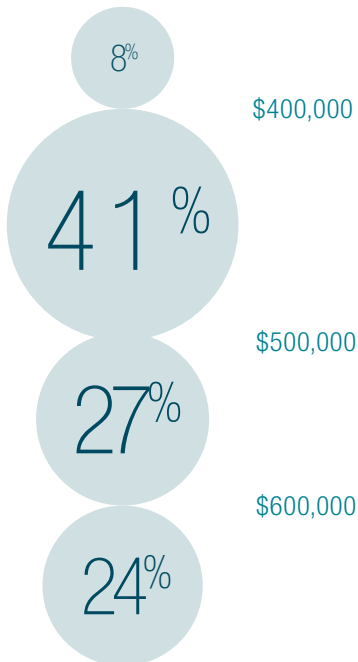
MEDIAN
AGE

37

MEDIAN WEEKLY
HOUSEHOLD INCOME

\$1,484

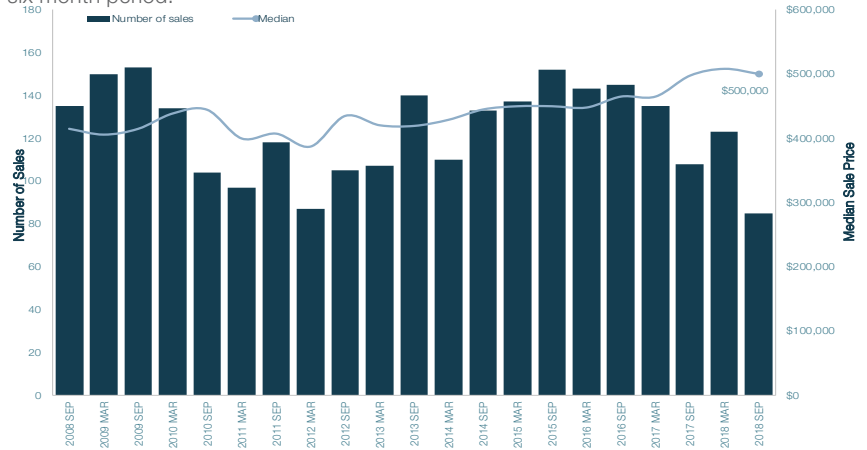
HOUSE PRICE POINT



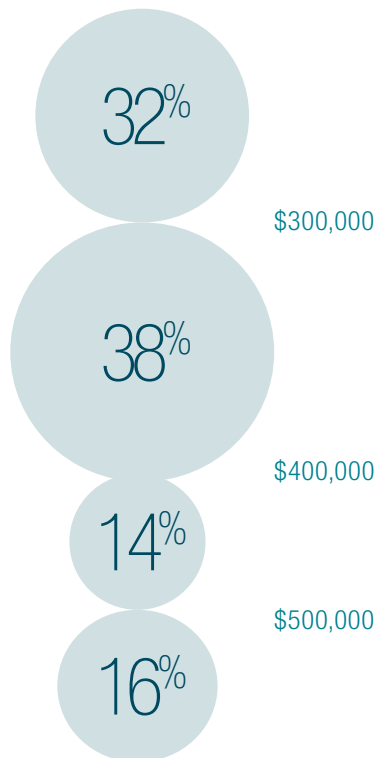
HOUSES

The Capalaba housing market has experienced steady growth over the majority of the past ten years. The most recent six month period ending September 2018 saw median house prices in the suburb settle at \$500,000. This is representative of 0.5% price growth compared to the corresponding period in 2017. The long term growth rate was recorded at 1.9% price growth per annum over the past ten years and 3.6% per annum over the last five years.

During the most recent six month period ending September 2018, there were a total of 85 houses sold in Capalaba. This result is 38 house sales below the 10 year average per six month period.



UNIT PRICE POINT



UNITS

The Capalaba unit market has returned to pre-2014 median prices following the steep reduction in sales volumes. The most recent six month period ending September 2018 saw the suburbs median unit price soften to \$330,000, representing a decline of -4.1% compared to 12 months prior. Over the past ten years, price growth in the suburb has been recorded at 0.5% per annum, whilst the five year growth rate has been recorded at 3.7% per annum.

Sales volumes in Capalaba have declined sharply in recent periods as fewer new residential developments enter the market and stricter lending conditions take effect, returning to long term average volumes. During the most recent six month period ending September 2018, there were a total of 37 units sold within Capalaba.

