



SUBURB PROFILE REPORT
JUNE 2018

OVERVIEW

Sherwood is located approximately 8 kilometres south-west of the Brisbane CBD, along the banks of the Brisbane River. It is known locally as a commuter suburb, with Sherwood Railway Station linking the Ipswich and Springwood railway lines to the Brisbane CBD, and providing access to the large Indooroopilly Shopping Centre, where customers have access to more than 300 specialty stores, entertainment and dining destinations.

HOUSES

MEDIAN PRICE

\$812,500

5 YEAR
PRICE
GROWTH
3.3%P.A.

APARTMENTS

MEDIAN PRICE

\$410,000

5 YEAR
PRICE
GROWTH
0.7%P.A.

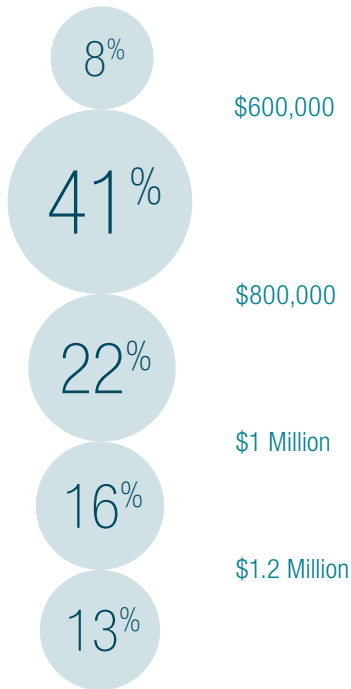
MEDIAN
AGE

35

MEDIAN WEEKLY
HOUSEHOLD INCOME

\$1,920

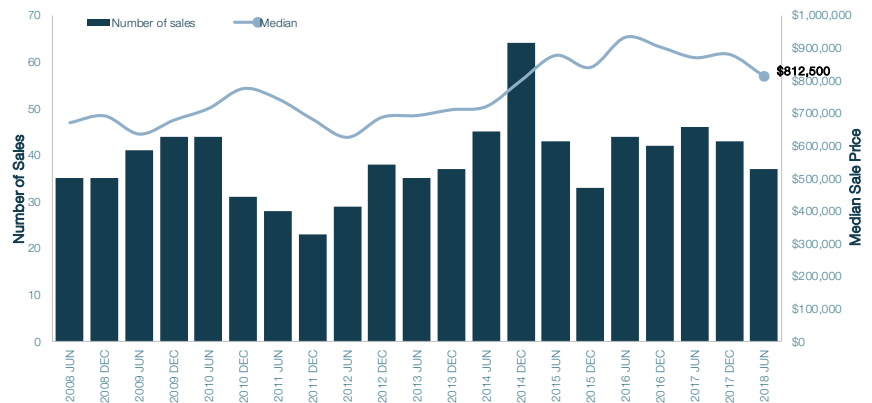
HOUSE PRICE POINT



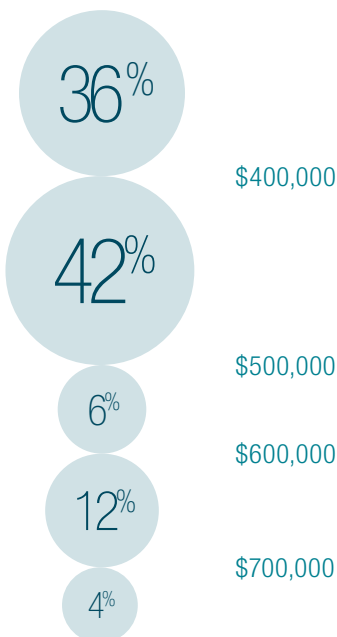
HOUSES

The median price of houses in Sherwood was recorded at \$812,500 in the six month period ending June 2018, more than 6% lower than just 12 months prior. This is due in part to the quality of stock sold. In the six month period ending December 2017, 23% of all housing transactions occurred above \$1.2 million, compared to just 13% in the last six months. Long term growth rates in Sherwood remain positive, with growth being recorded at 3.3% per annum over the past five years, and 1.9% per annum over the past ten years.

Over the most recent six month period ending June 2018, there were a total of 37 houses sold in Sherwood. This result is just shy of the average of 39 houses sold per six month period in Sherwood over the past ten years. Sales volumes for houses have been softening over the past 12 months.



APARTMENT PRICE POINT



APARTMENTS

The Sherwood apartment market has softened in recent years following a period of recovery from the ten year low in the six month period ending December 2012. The most recent six month period ending June 2018 saw the Sherwood apartment market settle at a median price of \$410,000. Over the past ten years, price growth in the suburb has been recorded at 0.6% per annum, rising to 0.7% per annum in the past five years.

Conversely to the softening median price, sales volumes in Sherwood have been quite buoyant over the past three years due to a high level of newly developed and settled stock transacting locally. During the most recent six month period ending June 2018, there were a total of 50 apartment transactions that took place within Sherwood. This result is 23 settled sales more than the ten year average of 27 transactions per six month period.

