

Apartment.

BRISBANE'S NEW APARTMENT ERA:
RISING DEMAND, SHIFTING DESIGNS
AND FRESH IDEAS.



In this edition of Apartment, we examine the ongoing changes in Brisbane's evolving apartment landscape, highlighting growing demand, compact new build designs and annual movements in prices, rents and population.

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New Apartment Trends

Inner Brisbane recorded just over 2,000 apartment sales in the September 2025 quarter. While quarterly volumes have eased modestly over the past year, activity remains solid by historical standards.

Rather than signalling weakness, the market is transitioning into a more sustainable and measured phase after three years of rapid absorption. This reset is laying the groundwork for the next stage of growth.

Lower interest rates have not materially reversed this easing, but this reflects shifting buyer behaviour rather than a loss of demand. Population growth stretched affordability and heightened sensitivity to value have reshaped purchasing decisions. The market is not retreating. It is recalibrating, with buyers becoming more selective and value driven.

Pricing remains the defining feature of the current cycle. Most new apartments now sit above the \$1 million mark, driven by higher construction costs, land inflation and tighter design efficiencies. In contrast, resale apartments continue to transact across a broader and more accessible price range. While the pricing gap between new and established stock is narrowing, older apartments remain materially cheaper and are increasingly attracting buyers priced out of the new build market.

On the supply side, developers are responding directly to affordability pressures. Average apartment sizes are tapering, with one- and two-bedroom formats dominating the pipeline.

In 2025, one-bedroom apartments increased their share of new supply, while two-bedroom homes remained the backbone of both new sales and resales, each accounting for 45 percent. Three-bedroom apartments, once a hallmark of Brisbane's owner occupier market, now represent a smaller share of overall activity.

Buyer composition has also evolved. Investors accounted for 50 percent of apartment purchases in 2025, up from 45 percent in 2024. Interstate demand remains influential, particularly from New South Wales, which contributed around a quarter of both investor and owner occupier inflows. Interest from Melbourne is strengthening, supported by economic stagnation and rising public safety concerns in Victoria.

Against this backdrop, 2026 is shaping up as the Year of the Apartment. Forecasts point to around 8 percent growth for Brisbane apartments in 2026, with a further uplift of approximately 5 percent anticipated in 2027, signalling a multi-year recovery rather than a short-term spike. With fundamentals intact, supply constrained and buyers refocusing on well located, high value product, the apartment market is not cooling. It is repositioning for a sustained next phase of growth.

Quarterly settled apartment sales

Quarters	Sales	Quarters	Sales	Quarters	Sales
Q1/2023	1,851	Q1/2024	2,368	Q1/2025	2,031
Q2/2023	2,134	Q2/2024	2,411	Q2/2025	2,109
Q3/2023	2,321	Q3/2024	2,627	Q3/2025	2,060
Q4/2023	2,328	Q4/2024	2,233		

Source: Domain (Price Finder) & Matusik Property Insights. Years ending September

Apartment buyer type and origins

Buyer type/origins	2024	2025
Buyer type		
Investor	45%	50%
Owner resident	55%	50%
Investor origins	2,134	2,134
Inner Brisbane	5%	5%
Other SEQld	15%	20%
Other Qld	10%	15%
New South Wales	40%	25%
Victoria	20%	25%
Other Australia	5%	8%
Overseas	5%	2%

Owner resident origins

Inner Brisbane	10%	15%
Other SEQld	22%	20%
Other Qld	21%	15%
New South Wales	30%	25%
Victoria	10%	20%
Other Australia	5%	4%
Overseas	2%	1%

Source: Domain (Price Finder) & Matusik Property Insights. Years ending September

Apartment sales by price range

Price range	New Sales		Resales	
	2024	2025	2024	2025
Under \$500k	0%	0%	7%	2%
\$500k to \$600k	9%	5%	20%	11%
\$600k to \$750k	18%	12%	25%	21%
\$750k to \$1m	22%	18%	31%	43%
\$1m to \$1.5m	31%	36%	10%	13%
\$1.5m to \$2m	9%	15%	3%	5%
\$2m to \$3m	6%	8%	2%	3%
Over \$3m	5%	6%	2%	2%
Total	100%	100%	100%	100%

Source: Domain (Price Finder) & Matusik Property Insights. Years ending September

Apartment sales by bedroom type

Bedroom type	New Sales		Resales	
	2024	2025	2024	2025
Studio or 1 bedroom	20%	25%	10%	10%
2 bedrooms	55%	45%	38%	45%
3 bedrooms	17%	22%	45%	40%
4 bedrooms	5%	6%	5%	4%
Penthouse	3%	2%	2%	1%
Total	100%	100%	100%	100%

Source: Domain (Price Finder) & Matusik Property Insights. Years ending September

Build to sell apartment projects

New build to sell apartment developments

Status	2023		2024		2025	
	#	%	#	%	#	%
Under construction	2,486	20%	5,587	37%	4,934	25%
Development approval	4,961	41%	5,051	34%	6,580	33%
Development application	4,691	39%	4,318	29%	8,536	42%
Total	12,138	100%	14,956	100%	20,050	100%

Source: BCI Australia + Matusik Property Insights. Years ending early December.

Build to sell apartments under construction by bedroom type

Bedroom type	2023	2024	2025
	#	#	#
Under construction	2,486	5,587	4,934
Development approval	4,961	5,051	6,580
Development application	4,691	4,318	8,536
Total	12,138	14,956	20,050

Source: BCI Australia + Matusik Property Insights. Years ending early December.

Apartment sizes

Apartment size	2015	2025
One bedroom	80m ² to 90m ²	55m ² to 70m ²
Two bedrooms	130m ² to 140m ²	95m ² to 110m ²
Three bedrooms +	180m ² to 200m ²	150m ² to 175m ²

Source: BCI Australia + Matusik Property Insights.
Years ending early December.

Apartment price range, rate per square metre

Apartment size	2015	2025
Three-star product	\$4,000 to \$5,000	\$8,000 to \$9,500
Four-star product	\$6,000 to \$7,000	\$16,000 to \$17,500
Five-star product	\$8,000 to \$9,500	\$20,000 to 25,000

Source: BCI Australia + Matusik Property Insights.
Years ending early December.



Inner Brisbane has seen a pronounced re-acceleration in Build to Sell (BTS) apartment activity over the past twelve months. After several years in which new product was thin on the ground, the pipeline has surged. Across the inner city, 75 projects are now somewhere in the delivery chain.

Of these, 22 projects - totalling 4,934 apartments - are under construction, representing roughly a quarter of all proposed supply. A further 26 projects (6,580 apartments, 33%) are approved but not yet underway. The biggest growth, however, has come from the development-application stage: 27 projects lodged in the past year alone, accounting for more than 8,530 potential apartments, or 42% of the pipeline.

This is a clear break from the post-Covid lull. Developers are back in market, albeit cautiously, positioning sites to meet the structural demand for inner-city living that Brisbane continues to experience.

But the story is not just about volume. It is also about what is being built - and what buyers will be offered over the next five years.

Delivering new apartments is becoming significantly more expensive. Construction costs have risen sharply; labour shortages remain entrenched; and urban land values have stepped up meaningfully. With major infrastructure commitments ramping up toward the 2032 Olympics, cost pressure is expected to remain elevated for the rest of the decade.

As a result, the product mix is shifting. Smaller apartments now make up a growing share of what is under construction. Studios and one-bedroom dwellings rise from 13% in 2023 to 19 per cent in 2024 and 27% in 2025. Two-bedroom supply remains strong - but three-bedroom apartments, once a major feature of Brisbane's owner-occupier-led cycle, have decreased from 40% of builds in 2023 to 28% across 2024 and 2025.

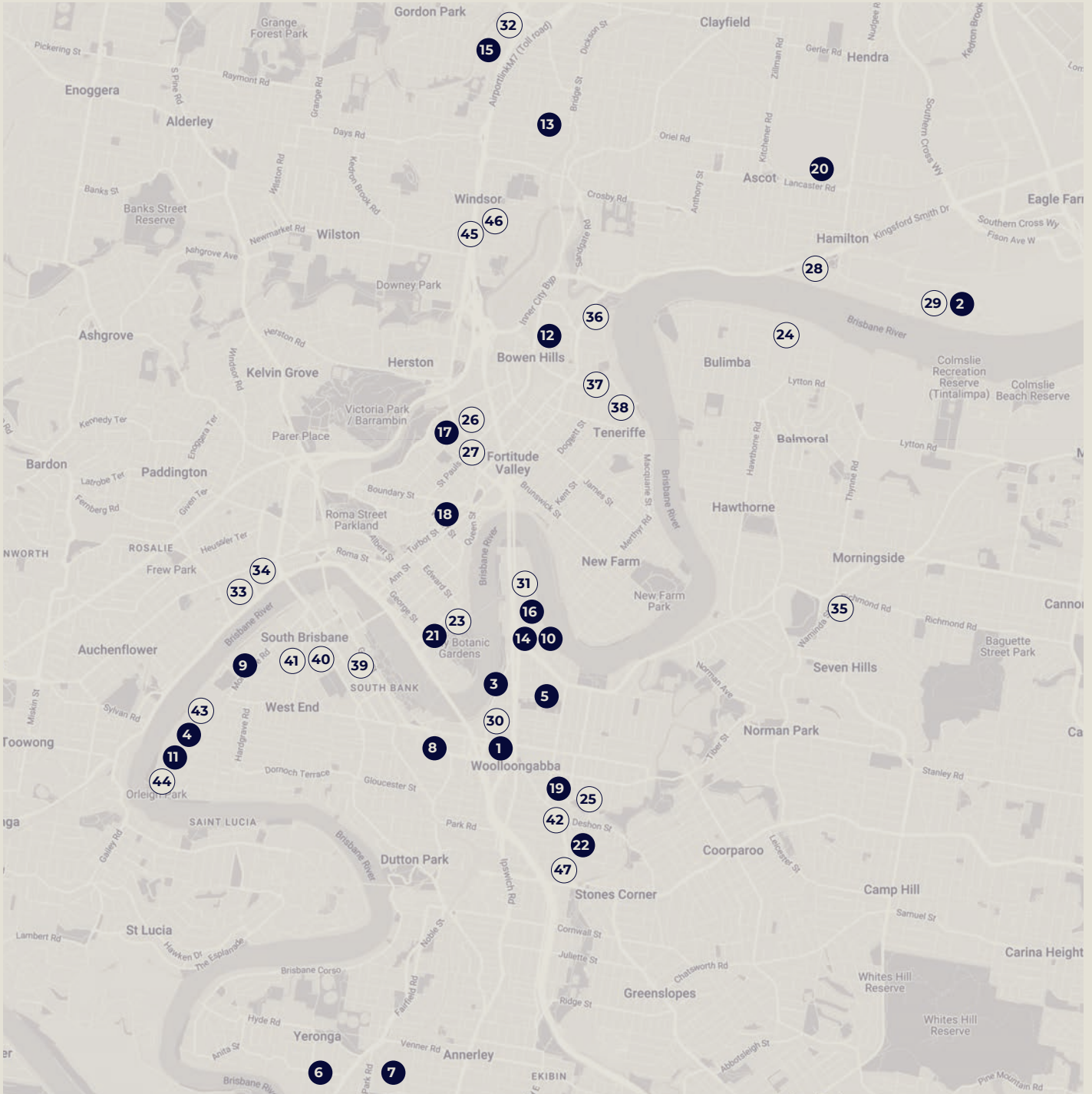
This downsizing trend is also reflected in raw apartment size. Compared to 2015, one-bedroom layouts have shrunk from 80–90 sqm to 55–70 sqm; two-bedrooms from 130–140 sqm to 95–110 sqm; and three-bedrooms from 180–200 sqm to 150–175 sqm. This is not a stylistic fad but an economic necessity: smaller footprints are now central to achieving price points the market can sustain.

Yet even with smaller dwellings, pricing has surged. Across inner Brisbane, the rate per square metre has doubled in ten years. In 2015, three-star product sold for \$4,000–\$5,000 per sqm. In 2025 the same tier sits at \$8,000–\$9,500. Four-star stock has climbed from \$6,000–\$7,000 per sqm to \$16,000–\$17,500, while premium five-star apartments now command \$20,000–\$25,000 per sqm.

Design is adapting accordingly. Developers are working harder to make less space feel more functional - through flexible layouts, integrated storage, shared amenity uplift, and higher-quality common areas. Covid's legacy still lingers too: buyers continue to prioritise natural light, private outdoor space, work-from-home zones, and building ventilation.

Overall, inner Brisbane's BTS market is expanding again - but into a new era of smaller apartments, higher costs, and sharper design disciplines. The pipeline is large, the demand base is solid, but the economics now define the product more than ever.

Brisbane inner city – New apartment projects



Apartment projects over 50 apartments, with a change in development status over past 12 months, ending early December 2025.

Excludes Build to Rent projects, Townhouse developments, Retirement villages, Co-Living, Student and Short-term accommodation. Also excluded are mooted, deferred and abandoned projects plus development sites for sale. Building height includes basements.

Source: BCI Australia, Place Advisory + Matusik Property Insights.

● Under construction

No.	Project	Apartments	Building height	Suburb	Completion
1	Sage Apartments	81	15	Woolloogabba	2026
2	Rivergreen Stage 1	123	8	Hamilton	2026
3	Skye by Pikos	70	18	Kangaroo Point	2026
4	Stockwell House	96	13	West End	2026
5	Banksii	72	10	East Brisbane	2026
6	Jardinia	88	6	Yeronga	2026
7	Parkside Residences	75	7	Yeronga	2026
8	Callista on Park	74	16	West End	2026
9	Casamia	44	14	West End	2026
10	Gaia	239	21	Kangaroo Point	2026
11	The Lanes Stage 2	349	18	West End	2026
12	The Abbotsford	122	10	Bowen Hills	2026
13	Greville Vera Apartments	142	8	Woolloowin	2027
14	The Bedford	128	19	Kangaroo Point	2027
15	The Rockwell	52	11	Lutwyche	2027
16	26 Cairns St	232	24	Kangaroo Point	2027
17	Oria Residences	143	19	Spring Hill	2027
18	185 Wharf Street	125	34	Spring Hill	2027
19	Murcia Residences	236	21	East Brisbane	2027
20	Charlton House	113	13	Ascot	2028
21	Queens Wharf Tower	1,486	71	Brisbane	2029
22	South City Square - Building 6	590	22	Woolloogabba	2030
Total/market share		4,680	44%		

○ Development Approval

23	The Oscar	1000	79	Brisbane	
24	Bulimba Barracks - Stage 3B	69	3	Bulimba	
25	Hampton Yards	787	42	East Brisbane	
26	332-334 Water St & 30A Trinity St	373	30	Fortitude Valley	
27	286 St Pauls Terrace	164	31	Fortitude Valley	
28	9 Hercules Street	189	29	Hamilton	
29	Rivergreen Stage 2	176	13	Hamilton	
30	Cliff By Aria	172	34	Kangaroo Point	
31	51 Darragh Street	65	22	Kangaroo Point	
32	Lamington Markets	157	18	Lutwyche	
33	Quartet Milton	130	20	Milton	
34	Ruby Ruby	167	26	Milton	
35	2 Richmond Rd	87	5	Morningside	
36	16-22 Maud Street	131	18	Newstead	
37	Sky Waterfront	138	27	Newstead	
38	Teneriffe Banks	212	21	Teneriffe	
39	Urban Forest by Aria	321	30	South Brisbane	
40	164-190 Melbourne Street	678	24	South Brisbane	
41	25 Manning Street + 190 Melbourne Street	78	23	South Brisbane	
42	Stones Corner Village	209	16	Stones Corner	
43	Rivara	164	12	West End	
44	The Tannery Residences	82	10	West End	
45	193-195 Lutwyche Road	212	13	Windsor	
46	Amado Windsor	51	6	Windsor	
47	Park Central - Stage 2	226	28	Woolloongabba	
Total/market share		6,038	56%		

Total/market share **10,718** **100%**

Regional Hotspots

The next meaningful lifts in Queensland's housing demand could come from two places often overlooked in the capital-city-heavy chatter: **Toowoomba and Nambour** as examples in South East Queensland (SEQ).

Each sit at a different point of the economic cycle, but both have the fundamentals lining up: infrastructure investment, relative affordability, improving amenity, and a growing push for mid-scale urban renewal.

Toowoomba





Nambour



Toowoomba

The inland engine

Toowoomba already has momentum, but it hasn't fully hit its stride. What drives housing demand in inland regions isn't just population growth - it's economic anchoring. Toowoomba has several anchors underway or imminent: the new hospital on the Baillie Henderson site; ongoing investments around Wellcamp, including logistics, defence-adjacent activity and food processing; plus, the continued spill-out of families from Brisbane and the city's western corridor chasing better value.

Medium-density opportunities will likely track the transport spine - James Street, Ruthven Street and around Toowoomba City - as well as areas close to schools and the new hospital precinct. As construction costs eventually ease and the rental market tightens again (already sitting well under 1%), the feasibility for townhouses and walk-up apartments improves.

Toowoomba doesn't need a Kawana-style master planned catalyst; it already has its economic drivers. It just needs consistent signals and more modest lot sizes and new townhouses to boost supply.

The big picture across all markets, demand will respond to two things: anchor institutions (hospitals, defence, universities, logistics hubs) and relative affordability.

If South East Queensland is now too dear and too constrained, expect more households - and developers - to look again at regional Queensland's inland and northern opportunities.

Nambour

The sleeper waiting to wake

Nambour might be the most interesting story of the two - largely because it hasn't had its Kawana moment yet. And the Sunshine Coast's next real push needs a new hub. Nambour is the logical choice.

It has heavy rail with direct access to Brisbane, regular bus links to the ww, and sits centrally between Maroochydore, the Hinterland and the northern beaches.

What it lacks is exactly what makes it appealing: a low-price base, big, underutilised lots, and a town centre that hasn't been modernised since the sugar mill shut and the council chambers moved. Those two events knocked the stuffing out of the local economy - but they also froze land values in time.

Think of what happened around Kawana once the hospital arrived: thousands of new dwellings within a decade. Nambour isn't getting a tertiary hospital tomorrow, but a significant expansion or satellite precinct could have a similar effect in scaled-down form.

Brisbane key nodes

Brisbane City Council appears to be signalling a stronger focus on suburban apartment nodes, particularly in the middle ring.

The logic behind this direction is clear.

The most suitable locations for additional apartments are those suburbs that already operate as established activity centres -

Chermside, Carindale and Indooroopilly.



These three locations hold a depth of infrastructure, services and employment that is difficult, if not impossible, to replicate in isolated infill pockets. Higher-density housing tends to perform best when it is supported by an existing ecosystem of retail, transport and jobs. Each of these regional hubs already functions as a self-contained centre with long-standing market recognition.

Interstate buyers - especially from New South Wales and Victoria - often look for familiarity when purchasing in Brisbane. Brand-name suburbs help drive confidence and support pre-sales.

Local investors also respond to perceived stability and amenity. As construction costs continue to rise, projects increasingly rely on this depth of market demand to make a scheme feasible.

Established centres support higher density

Chermside, Carindale and Indooroopilly all accommodate major regional shopping centres which act as anchors for the surrounding area. These retail facilities attract substantial foot traffic and carry large levels of investment, providing a strong base for medium- and higher-density living.

Each centre also holds significant employment hubs, including hospitals, specialist medical facilities, professional office precincts and government services. This concentration of daily activity creates ongoing demand for nearby housing. Importantly, all three suburbs also have a major transport interchange, providing direct access to the CBD and other key employment areas. This makes them natural candidates for further apartment growth.

The presence of nearby tertiary education - including the University of Queensland, QUT campuses, TAFE and several major secondary schools - further strengthens the long-term demand profile. Younger households, students and education staff often seek medium-density options close to study and work.

Suburban apartment development needs recognition

One of the lessons emerging from recent development cycles is that unfamiliar suburban pockets can struggle to attract consistent buyer interest, especially from interstate purchasers. Projects located in lesser-known areas often face slower absorption rates, even when located near planned infrastructure upgrades.

By comparison, regional nodes such as Chermside, Carindale and Indooroopilly already have a clear identity in the national market. This helps maintain price points and ensures a broader buyer mix, improving the resilience of new apartment supply.

Summary

As Brisbane seeks to accommodate a larger share of its future growth outside the inner city, concentrating apartment development within established activity nodes provides the strongest alignment between infrastructure, demand and long-term market performance.

Chermside, Carindale and Indooroopilly each hold the critical mass needed to support new mid-rise housing and remain the most commercially viable suburban locations for additional density.

Townhouses vs Apartments

Across Brisbane's middle and outer rings, townhouses continue to make far more sense than apartment development - financially, physically and demographically. Outside the major nodes like Chermside, Carindale and Indooroopilly, the fundamentals tilt strongly toward attached housing rather than mid-rise, and even low-rise, apartments.

Construction and delivery are simply easier

A two-storey townhouse remains significantly cheaper, faster and less risky to build than an apartment block with its basement, lifts, complex fire systems and extended program. Developers also have the freedom to stage construction and recycle capital - early clusters settle, cash comes in, risk steps down. Apartments require one big push and one big settlement window, which in today's lending climate is a sleepless prospect.

Sales risk is also materially lower

Townhouses sell to locals. That's the key. And locals know the suburb, the school catchment, the transport links and the café strip. They aren't Googling where the suburb is before they enquire. Apartments outside the big nodes rely heavily on interstate investors - and if they haven't heard of the suburb, they simply aren't interested. In contrast, attached housing appeals to downsizers, young families, professional couples and established residents looking for a clean, low-maintenance option that still feels like "home".

Gentrification effects are stronger too

Townhouses bring equity-rich locals into a neighbourhood; apartments in non-name suburbs often bring short-term renters and a more transient population. The economics flow through the street: tidier verges, more neighbourhood pride, more stable values.

Pricing and product fit are the clinchers.

A new townhouse is almost always more affordable than a new detached house - often by a large margin. And, in many locations, townhouses are now cheaper than new apartments, which is remarkable but true once you factor in build cost blowouts on apartment projects, plus strata contributions and ongoing running costs.

Summary

Across most of Brisbane beyond the major nodes, townhouses simply match the economics, the buyer base and the lived-experience expectations far better than apartments.

Right now, they're the Goldilocks product: not too big, not too dense, and priced just right. And the market evidence backs it in. A typical new townhouse project across middle Brisbane delivers 3 to 4 bedroom product, which averages 190sqm and for around \$1.1m, while new infill apartments start at \$1m yet offer smaller floorplates - often under 100sqm - fewer rooms, less car parking more restrictions and higher ongoing costs.

In almost every middle-ring and outer-suburban comparison, the buyer, the economics and the settlement risk all point one way - and that way is townhouses.



Market overview and outlook – The Year of the Apartment

Inner Brisbane's apartment market is now operating close to its cyclical peak, reflecting the depth of demand that has built over the past five years.

Price growth has been strong between 2020 and 2025, with the median value lifting by approximately 35 percent, or around \$245,000. This upswing has comfortably surpassed the previous high-supply period between 2014 and 2019, when values rose just 13 percent despite solid underlying demand.

This phase of growth has been driven by several aligned forces, most notably the sharp improvement in financing conditions. Falling interest rates through 2025 materially improved purchasing power, while listing volumes tightened dramatically. Active "for sale" stock across Inner Brisbane declined from more than 1,300 listings in 2020 to just 694 in 2025, the leanest level in over a decade. The result has been a highly competitive market that has rewarded well-located apartment stock.

With available supply now sitting at around one month's worth, buyers have continued to compete for quality product, supporting price growth and market momentum. While this pace of uplift is unlikely to be sustained indefinitely, it has established a higher value base for the apartment market as it transitions into its next phase.

Adjusting to a new baseline

The current apartment cycle is best understood as the market settling into a new baseline rather than showing signs of weakness. Much of the pressure being felt today reflects how quickly prices and rents moved higher, alongside rising costs and a tightly regulated development environment. After several years of rapid repricing, values have reset at a higher level and households, developers and regulators are all adjusting to this new reality. After several years of rapid repricing, both rents and values have moved significantly higher, and households are now recalibrating to these new settings. Rental growth remains positive, though the annual rate of increase has moderated. Weekly two-bedroom rents rose by \$110 in 2023, \$60 in 2024 and a more sustainable \$40 in 2025.

Vacancy rates remain exceptionally low at around 1.2 percent, indicating demand continues to exceed supply. What is changing is not demand itself, but the way households respond to higher price points. Renters are making more deliberate decisions, including choosing smaller apartments, sharing accommodation, or placing greater emphasis on location and building quality over size.

Population growth is also settling into a more sustainable range. Inner-city resident numbers increased by 14,131 people in 2023 following the post-pandemic rebound. Growth has since moderated to 9,980 in 2024 and an estimated 8,000 in 2025.

While below the exceptional Covid-driven surge, these levels remain above the long-term average and continue to underpin demand for inner-city apartment living.

Taken together, these trends point to a market that is evolving rather than weakening. As Brisbane enters the Year of the Apartment, the sector is supported by a higher price base, structurally tight supply and enduring demand fundamentals. Importantly, this period of normalisation is occurring alongside projected price growth of around 8 percent in 2026, with a further uplift of approximately 5 percent tentatively anticipated in 2027, suggesting the market is transitioning into a more sustainable, multi-year growth phase rather than approaching the end of the cycle.

With supply remaining constrained and affordability continuing to favour well-located apartments over detached housing, the outlook for the apartment sector remains positive. The focus is shifting from rapid acceleration to consistency and resilience, positioning apartments as one of Brisbane's most stable and compelling housing segments through 2026 and beyond.

At the same time, the forward supply pipeline is beginning to reawaken. The new-project drought between 2020 and 2024 kept additions very low, but the chart shows a clear step-up in potential completions from 2026 onwards. By the late 2020s, new apartment deliveries could return to levels last seen in the 2016–2018 cycle - the same cycle that suppressed price growth for half a decade.

Taken together, these indicators point to a market that remains fundamentally healthy but is unlikely to repeat the heroics of recent years. The combination of:

- tighter affordability for both buyers and renters
- less certainty around further interest rate cuts
- slowing population inflow
- and significantly higher new supply from 2026

...suggests that price growth will moderate. The market isn't heading for a downturn, but the intensity of the upswing is fading.

The outlook remains positive. Brisbane's inner ring still benefits from strong demand, undersupply of product (for now), and a structural shift toward urban living - but the expectation should shift from double-digit annual gains to much more modest year-to-year increases.

In short: Inner Brisbane apartments are nearing their peak, with the next one to two years shaping up as a transition from rapid appreciation to a more sustainable, lower price growth phase.

Settled apartment sales + median values

Year	Sales	Median price	Annual change	
2019	4,866	\$697,500	\$10,000	1%
2020	5,138	\$726,000	\$28,500	4%
2021	8,540	\$780,500	\$54,500	8%
2022	8,067	\$795,000	\$14,500	2%
2023	7,960	\$810,750	\$15,750	2%
2024	9,734	\$842,250	\$31,500	4%
2025	8,432	\$969,000	\$126,750	15%

Source: Domain (Price Finder) & Matusik Property Insights.
Years ending September / Years ending early December.

Residential vacancy rates, weekly 2-bedroom median apartment rents

Year	Vacant	Vacancy rate	Median wkly rent	Annual change
2019	1,250	2.90%	\$465	\$15
2020	1,735	4.00%	\$460	-\$5
2021	1,125	2.60%	\$470	\$10
2022	390	0.90%	\$510	\$40
2023	390	0.90%	\$620	\$110
2024	610	1.40%	\$680	\$60
2025	520	1.20%	\$720	\$40

Source: Domain (Price Finder) & Matusik Property Insights.
Years ending September / Years ending early December.

Resident population + annual growth

Year	Population	Annual change
2019	291,095	8,607
2020	298,250	7,155
2021	297,656	-594
2022	305,719	8,063
2023	319,850	14,131
2024	329,810	9,960
2025	337,810	8,000

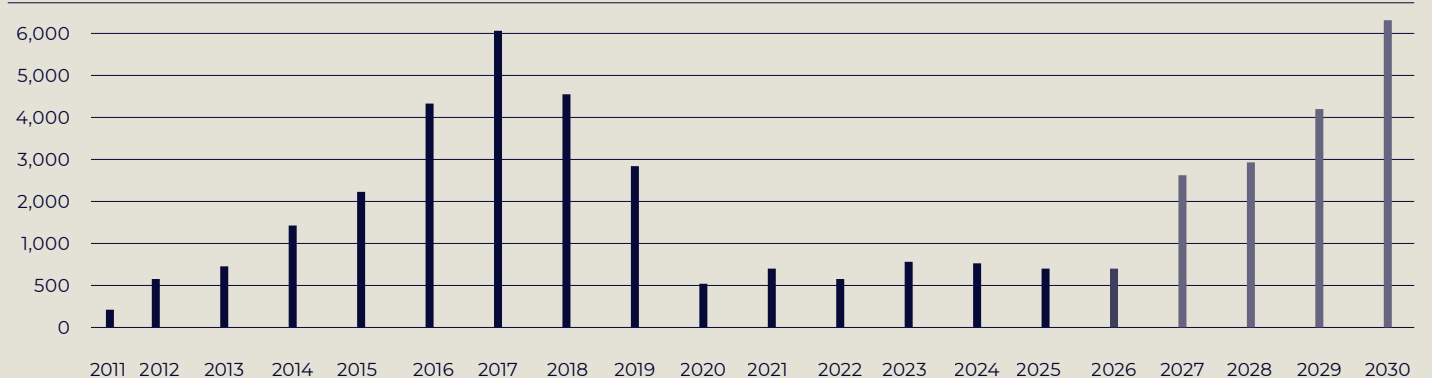
Source: ABS + Matusik Property Insights. 2025 Matusik estimate based on ten-year annual average, excluding 2021 which was affected by Covid restrictions. Financial years.

Apartments sold versus stock listed for sale

Year	Sold	For sale	Months' supply
2019	4,866	1,189	2.9
2020	5,138	1,351	3.2
2021	8,540	1,247	1.8
2022	8,067	1,100	1.6
2023	7,960	939	1.4
2024	9,734	1,022	1.3
2025	8,432	694	1

Source: Domain (Price Finder), SQM Research + Matusik Property Insights. Sales are for years ending September each year. Supply as of October each year.

Past + possible new apartment supply Inner Brisbane



Herron Todd White + Matusik Property Insights. Calendar years.

■ Past supply ■ Possible supply




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