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MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR ASHFIELD, QLD (4670)

Median House Value

September 2024: \$651,805

October 2024: \$654,337

Change: +\$2,532 (or approximately **0.39%** increase)

Insights:

The increase in median house value between September and October 2024 is relatively small but continues the upward trend observed throughout the year.

This modest growth could indicate a stabilisation in the housing market after a period of more rapid price increases earlier in the year.

Number of New Listings

September 2024: 25 new listings

October 2024: 25 new listings (no change)

Insights:

The number of new listings remained constant at 25, suggesting a steady supply of houses entering the market.

This stability in listings aligns with the gradual increase in house prices, indicating that the market is neither oversupplied nor experiencing a shortage.

Total Properties Listed

September 2024: 27 total properties listed

October 2024: 29 total properties listed

Change: +2 properties (approximately **7.41%** increase)

Insights:

The slight increase in total properties listed suggests that more homeowners are willing to sell, possibly due to favourable market conditions or in response to the steady price appreciation.

A small uptick in listings could indicate a seasonal trend as sellers prepare properties for the spring and summer periods.

Median Weekly Rent

September 2024: \$600 per week

October 2024: \$620 per week

Change: +\$20 (or **3.33% increase**)

Insights:

The median weekly rent increased by \$20, which is a significant jump within a one-month period. This could signal rising rental demand or a response to inflationary pressures in the region.

The rental increase also supports the trend of steady property value growth, indicating that Ashfield remains attractive to both renters and investors.

Rental Yield

September 2024: 5.2%

October 2024: 5.2% (no change)

Insights:

The rental yield remained stable despite the increase in both property values and rent. This suggests that rent increases are keeping pace with rising property values, maintaining a balanced return for investors.

Key Takeaways from September to October 2024 Analysis

Gradual Growth: House prices continue to rise, although the pace has slowed, indicating possible market stabilisation.

Increased Rental Demand: The noticeable rise in median rent suggests growing demand in the rental market, potentially due to demographic shifts or economic factors.

Steady Market Supply: The number of new listings and total properties listed has remained relatively stable, indicating a balanced market.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR AVENELL HEIGHTS, QLD (4670)

Median House Value

September 2024: \$476,824

October 2024: \$480,164

Change: +\$3,340 (or approximately **0.7% increase**)

Insights:

There is a moderate increase in the median house value between September and October 2024.

The increase is slightly higher than what was observed in Ashfield (0.39%), indicating relatively stronger growth in property values in Avenell Heights during this period.

Median Unit Value

September 2024: \$347,323

October 2024: \$357,311

Change: +\$9,988 (or approximately **2.9% increase**)

Insights:

The unit prices in Avenell Heights saw a significant increase, suggesting stronger demand or limited supply in the unit market.

The substantial jump could be driven by external factors like increased investor interest or changing market conditions.

Number of New Listings (Houses)

September 2024: 74 new listings

October 2024: 73 new listings

Change: -1 listing (slight decrease)

Insights:

The new house listings remained stable, with only a slight decrease. This suggests a relatively consistent supply in the housing market.

Total Properties Listed (Houses)

September 2024: 90 properties

October 2024: 88 properties

Change: -2 properties (approximately **2.2% decrease**)

Insights:

The decrease in total listed properties could indicate properties being sold faster or being withdrawn from the market due to improved market conditions.

Median Weekly Rent (Houses)

September 2024: \$525 per week

October 2024: \$550 per week

Change: +\$25 (or **4.8% increase**)

Insights:

The increase in rent is more substantial compared to Ashfield, indicating stronger rental demand in Avenell Heights.

The rental rate hike suggests rising competition among tenants, possibly driven by demographic shifts or new job opportunities in the area.

Change in Rental Rate (Year-over-Year)

September 2024: 14.1%

October 2024: 19.6%

Change: +5.5% increase

Insights:

There is a notable spike in the year-over-year change in rental rates, indicating rapid growth in rental prices. This suggests strong demand for rental properties and potentially limited availability.

Rental Yield (Houses)

September 2024: 6.0%

October 2024: 6.0% (no change)

Insights:

The rental yield remained stable despite the increase in both property values and rents, suggesting that rental income is keeping pace with property prices.

Key Takeaways from September to October 2024 Analysis for Avenell Heights

Higher Growth Rate: Avenell Heights experienced a higher growth rate in both median house and unit values compared to Ashfield during the same period.

Increased Rental Demand: The increase in rental rates, especially for houses, suggests strong demand, making it an attractive area for property investors.

Stable Supply with Rising Demand: The slight decrease in total properties listed, coupled with rising rents, indicates a potential shift towards a seller's market.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR AVOCA, QLD (4670)

Median House Value

September 2024: \$541,198

October 2024: \$547,293

Change: +\$6,095 (or approximately **1.13% increase**)

Insights:

The median house value in Avoca shows a stronger increase than Ashfield (0.39%) and Avenell Heights (0.7%), indicating a more active property market in Avoca during this period.

This consistent upward trend suggests high demand or improved market conditions in Avoca.

Median Unit Value

September 2024: \$386,828

October 2024: \$384,837

Change: -\$1,991 (or approximately **0.5% decrease**)

Insights:

Unlike house prices, unit prices experienced a slight decline, suggesting a potential cooling in the unit market.

This dip could indicate either a temporary fluctuation or a shift in buyer preferences towards houses.

Number of New Listings (Houses)

September 2024: 61 new listings

October 2024: 62 new listings

Change: +1 listing (approximately **1.64% increase**)

Insights:

The slight increase in new listings suggests that more homeowners are entering the market, possibly in response to rising property values.

This stability in new listings aligns with the steady increase in house prices, indicating a balanced supply-demand environment.

Total Properties Listed (Houses)

September 2024: 72 properties

October 2024: 74 properties

Change: +2 properties (approximately **2.78% increase**)

Insights:

The increase in total properties listed suggests a slight loosening of the market, possibly due to more sellers taking advantage of the price growth.

However, the overall numbers still indicate a controlled market without signs of oversupply.

Median Weekly Rent (Houses)

September 2024: \$550 per week

October 2024: \$550 per week

Change: No change

Insights:

Unlike Ashfield and Avenell Heights, the median rent for houses in Avoca remained stable between September and October 2024.

This suggests that the rental market in Avoca may have reached an equilibrium, with no immediate upward pressure on rents.

Change in Rental Rate (Year-over-Year)

September 2024: 10.0%

October 2024: 10.0%

Change: No change

Insights:

The year-over-year change in rental rates remained steady at 10%. This stable growth rate may reflect consistent demand without significant shifts in the rental market.

Rental Yield (Houses)

September 2024: 5.6%

October 2024: 5.6% (no change)

Insights:

The rental yield has remained stable, suggesting that despite the increase in property prices, rental returns have kept pace, making Avoca an attractive option for property investors.

Key Takeaways from September to October 2024 Analysis for Avoca

Higher Growth in House Prices: Avoca shows a stronger growth rate in house values compared to Ashfield and Avenell Heights.

Stability in Rental Market: While rental prices and yields have stabilised, the strong growth in house prices indicates Avoca remains a desirable location for buyers.

Balanced Supply Dynamics: The slight increase in listings, both new and total, suggests the market is not experiencing a supply crunch, maintaining a healthy balance.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR BARGARA, QLD (4670)

Median House Value

September 2024: \$796,799

October 2024: \$797,971

Change: +\$1,172 (or approximately **0.15% increase**)

Insights:

The median house value shows a very slight increase, indicating a plateau in house prices.

This could suggest that the market is stabilising after a period of rapid growth earlier in the year.

Median Unit Value

September 2024: \$644,159

October 2024: \$651,290

Change: +\$7,131 (or approximately **1.1% increase**)

Insights:

Unit prices in Bargara have seen a noticeable increase, indicating higher demand or reduced supply in the unit market.

The rise in unit prices is more significant than the change in house prices, suggesting a potential shift in buyer interest towards units.

Number of New Listings (Houses)

September 2024: 205 new listings

October 2024: 204 new listings

Change: -1 listing (approximately **0.49% decrease**)

Insights:

The slight decrease in new house listings indicates a stable supply in the housing market.

The consistency in listings reflects a steady market with neither significant increases nor decreases in supply.

Total Properties Listed (Houses)

September 2024: 234 properties

October 2024: 230 properties

Change: -4 properties (approximately **1.7% decrease**)

Insights:

The drop in total listings could suggest quicker turnover rates or increased buyer activity in the market.

Median Weekly Rent (Houses)

September 2024: \$600 per week

October 2024: \$600 per week

Change: No change

Insights:

The rent for houses has remained stable over this period, suggesting that rental prices have reached a point of equilibrium.

This stability is in contrast to the significant increases in house values earlier in the year.

Change in Rental Rate (Year-over-Year)

September 2024: 9.1%

October 2024: 9.1%

Change: No change

Insights:

The year-over-year change in rental rates remained steady at 9.1%, indicating stable rental demand.

Rental Yield (Houses)

September 2024: 4.3%

October 2024: 4.3% (no change)

Insights:

The rental yield has remained consistent, suggesting that rental returns are keeping pace with property value changes.

Key Takeaways from September to October 2024 Analysis for Bargara

Market Stabilisation: The house market in Bargara shows signs of stabilising, with minimal changes in prices and rental rates.

Rising Demand for Units: The significant increase in unit prices compared to houses may indicate shifting demand toward more affordable property types.

Consistent Rental Market: The rental market remains steady, with both house rents and yields holding stable, suggesting sustained rental demand.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR BRANYAN, QLD (4670)

Median House Value

September 2024: \$709,549

October 2024: \$715,826

Change: +\$6,277 (or approximately **0.88% increase**)

Insights:

The median house value in Branyan has shown a steady increase, continuing an upward trend.

This growth rate is higher than that observed in Bargara (0.15%), suggesting stronger demand in Branyan.

Median Unit Value

September 2024: \$609,311

October 2024: \$565,634

Change: -\$43,677 (or approximately **7.2% decrease**)

Insights:

The unit market in Branyan experienced a significant drop, indicating potential oversupply or reduced demand for units.

This sharp decrease is unusual compared to other suburbs and may warrant deeper investigation into market conditions.

Number of New Listings (Houses)

September 2024: 88 new listings

October 2024: 88 new listings

Change: No change

Insights:

The number of new listings for houses remained steady, indicating a stable supply entering the market.

This stability aligns with the consistent rise in house prices, suggesting balanced market conditions.

Total Properties Listed (Houses)

September 2024: 96 properties

October 2024: 98 properties

Change: +2 properties (approximately **2.08% increase**)

Insights:

The slight increase in total properties listed suggests a moderate increase in market activity as more sellers list their homes.

Median Weekly Rent (Houses)

September 2024: \$620 per week

October 2024: \$620 per week

Change: No change

Insights:

The rent for houses in Branyan remained stable, indicating that rental demand is balanced with supply.

This stability contrasts with the declining unit prices, suggesting that houses may be a more attractive option for renters.

Change in Rental Rate (Year-over-Year)

September 2024: 17.0%

October 2024: 14.8%

Change: -2.2% decrease

Insights:

The change in rental rates decreased slightly, indicating that the rapid increase in rents seen earlier in the year is slowing down.

This could indicate that rental prices have reached a level that the market is less willing to support.

Rental Yield (Houses)

September 2024: 5.0%

October 2024: 4.9%

Change: -0.1% decrease

Insights:

The slight drop in rental yield reflects rising property prices without a corresponding increase in rental rates.

Despite the slight decline, a yield close to 5% remains attractive for investors looking for steady returns.

Key Takeaways from September to October 2024 Analysis for Branyan

House Market Growth: House prices in Branyan are increasing steadily, making it a potentially strong market for property investments.

Volatility in Unit Market: The significant drop in unit prices suggests potential instability in this segment. It may be due to a shift in buyer preferences or oversupply.

Stable Rental Market: Despite the decline in rental growth rates, the overall rental market remains stable, especially for houses.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR BUNDABERG CENTRAL, QLD (4670)

Median House Value

September 2024: \$414,684

October 2024: \$415,914

Change: +\$1,230 (or approximately **0.3% increase**)

Insights:

The median house value shows a slight increase, indicating continued but slow growth in the property market.

This is a modest rise compared to other suburbs like Branyan (0.88%), suggesting a more stable market here.

Median Unit Value

September 2024: \$369,643

October 2024: \$386,410

Change: +\$16,767 (or approximately **4.5% increase**)

Insights:

The significant increase in unit prices indicates rising demand in this segment, possibly due to affordability factors.

Bundaberg Central stands out for the strong growth in unit values compared to other suburbs.

Number of New Listings (Houses)

September 2024: 5 new listings

October 2024: 5 new listings

Change: No change

Insights:

The new house listings remained constant, indicating a stable flow of properties entering the market.

The low volume of new listings suggests limited supply, which could be contributing to the gradual rise in property values.

Total Properties Listed (Houses)

September 2024: 6 properties

October 2024: 6 properties

Change: No change

Insights:

The total number of properties listed has remained unchanged, suggesting that properties may be staying on the market longer or turnover rates are steady.

Value-Based Rental Yield (Houses)

September 2024: 6.6%

October 2024: 6.5%

Change: -0.1% decrease

Insights:

The slight decline in rental yield may be due to rising property prices without a corresponding increase in rental rates.

Despite the decrease, a yield of 6.5% remains attractive for investors looking for steady returns.

Value-Based Rental Yield (Units)

September 2024: 5.4%

October 2024: 5.4% (no change)

Insights:

The rental yield for units remained stable, indicating consistent demand and rental income potential.

Key Takeaways from September to October 2024 Analysis for Bundaberg Central

House Market Stabilisation: The slight increase in house prices reflects a relatively stable market, with limited fluctuations.

Strong Growth in Units: The unit market shows robust growth, making it an attractive option for buyers looking for more affordable property types.

Stable Rental Market: The rental yields for both houses and units remain solid, making Bundaberg Central a potential hotspot for investors focusing on rental income.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR BUNDABERG EAST, QLD (4670)

Median House Value

September 2024: \$459,352

October 2024: \$462,532

Change: +\$3,180 (or approximately **0.7% increase**)

Insights:

The slight increase in house values reflects a steady upward trend in the market.

The growth rate is comparable to Bundaberg Central (0.3%) but less aggressive than Branyan (0.88%).

Median Unit Value

September 2024: \$428,076

October 2024: \$456,659

Change: +\$28,583 (or approximately **6.7% increase**)

Insights:

There is a significant increase in unit prices, indicating strong demand or limited supply.

The increase in unit prices here is notably higher than in Bundaberg Central (4.5%), suggesting Bundaberg East could be an emerging hotspot for units.

Number of New Listings (Houses)

September 2024: 38 new listings

October 2024: 38 new listings (no change)

Insights:

The stable number of new listings indicates consistent seller activity.

The consistent supply could be supporting the gradual increase in house prices.

Total Properties Listed (Houses)

September 2024: 48 properties

October 2024: 49 properties

Change: +1 property (approximately **2.08% increase**)

Insights:

The slight increase in total properties listed suggests a steady flow of new listings without significant changes in market activity.

Median Weekly Rent (Houses)

September 2024: \$523 per week

October 2024: \$520 per week

Change: -\$3 (or approximately **0.6% decrease**)

Insights:

The slight decrease in rent indicates potential stabilisation in the rental market.

This contrasts with rising property values, suggesting rental demand may not be keeping pace with property appreciation.

Change in Rental Rate (Year-over-Year)

September 2024: 16.1%

October 2024: 13.0%

Change: -3.1% decrease

Insights:

The year-over-year change in rental rates shows a decline, indicating that rental rate growth is slowing down.

This deceleration may signal that rental prices have reached a level tenants are less willing to pay.

Rental Yield (Houses)

September 2024: 6.0%

October 2024: 6.0% (no change)

Insights:

The rental yield remains stable, suggesting that rental income is keeping pace with property prices.

A yield of 6.0% is attractive, especially for investors seeking steady returns.

Key Takeaways from September to October 2024 Analysis for Bundaberg East

Strong Growth in Unit Market: The sharp increase in unit values suggests rising demand, possibly driven by affordability factors.

Stable House Market: House prices and listings show stability, with gradual growth reflecting a balanced market.

Rental Market Softening: The slight decrease in median rents and year-over-year rental rate change suggests rental demand may be stabilising.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR BUNDABERG NORTH, QLD (4670)

Median House Value

September 2024: \$459,588

October 2024: \$465,969

Change: +\$6,381 (or approximately **1.39% increase**)

Insights:

The increase in house values is significant compared to other suburbs like Bundaberg Central (0.3%) and Bundaberg East (0.7%).

This suggests growing demand or reduced supply in the Bundaberg North housing market.

Median Unit Value

September 2024: \$343,110

October 2024: \$339,165

Change: -\$3,945 (or approximately **1.15% decrease**)

Insights:

The slight decline in unit values could indicate a cooling in demand or oversupply in the unit market.

This trend contrasts with the strong growth seen in unit prices in Bundaberg East (+6.7%).

Number of New Listings (Houses)

September 2024: 97 new listings

October 2024: 101 new listings

Change: +4 listings (approximately **4.12% increase**)

Insights:

The increase in new listings suggests more homeowners are looking to sell, potentially due to the recent rise in property values.

This increase in listings might indicate improving market confidence.

Total Properties Listed (Houses)

September 2024: 110 properties

October 2024: 111 properties

Change: +1 property (approximately **0.9% increase**)

Insights:

The slight increase in total properties listed aligns with the increase in new listings, indicating a steady flow of supply into the market.

Median Weekly Rent (Houses)

September 2024: \$535 per week

October 2024: \$530 per week

Change: -\$5 (or approximately **0.93% decrease**)

Insights:

The slight decline in rent suggests stabilisation in the rental market despite rising property values.

This may indicate that rental demand has plateaued.

Change in Rental Rate (Year-over-Year)

September 2024: 18.9%

October 2024: 17.8%

Change: -1.1% decrease

Insights:

The slight drop in rental rate change suggests that the rapid rental growth experienced earlier in the year is slowing.

However, a change rate of 17.8% still indicates strong rental demand relative to other suburbs.

Rental Yield (Houses)

September 2024: 6.2%

October 2024: 6.2% (no change)

Insights:

The stable rental yield indicates that returns are consistent, making Bundaberg North a potentially attractive option for investors.

A yield above 6% is relatively strong, especially when compared to Bundaberg East (6.0%).

Rental Yield (Units)

September 2024: 6.3%

October 2024: 6.3% (no change)

Insights:

The stable yield for units indicates consistent rental income, despite a slight decline in unit prices.

Key Takeaways from September to October 2024 Analysis for Bundaberg North

Strong Growth in House Prices: Bundaberg North has one of the highest increases in house prices among the suburbs analysed so far.

Cooling in Unit Market: The decline in unit prices may indicate a shift in buyer preference towards houses or potential oversupply in the unit segment.

Stable Rental Yields: Despite changes in property values and rental rates, rental yields have remained consistent, making the suburb attractive for investors focused on rental income.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR BUNDABERG SOUTH, QLD (4670)

Median House Value

September 2024: \$432,334

October 2024: \$435,560

Change: +\$3,226 (or approximately **0.75% increase**)

Insights:

The median house value shows a slight increase, indicating a steady rise in property prices.

This growth rate is comparable to Bundaberg East (0.7%) but lower than Bundaberg North (1.39%).

Median Unit Value

September 2024: \$353,818

October 2024: \$363,941

Change: +\$10,123 (or approximately **2.86% increase**)

Insights:

The unit prices have seen a noticeable increase, reflecting growing demand for units in the area.

This increase is significant, although not as high as the growth seen in Bundaberg East units (6.7%).

Number of New Listings (Houses)

September 2024: 53 new listings

October 2024: 53 new listings (no change)

Insights:

The number of new listings for houses remained stable, indicating consistent market activity.

This stability in listings may help balance the gradual price increase.

Total Properties Listed (Houses)

September 2024: 60 properties

October 2024: 64 properties

Change: +4 properties (approximately **6.67% increase**)

Insights:

The increase in total properties listed suggests more sellers are entering the market, possibly due to the rising property values.

Median Weekly Rent (Houses)

September 2024: \$480 per week

October 2024: \$485 per week

Change: +\$5 (or approximately **1.04% increase**)

Insights:

The slight increase in rent indicates a stable rental market with consistent demand.

The rental growth aligns with the gradual rise in property values, supporting investor confidence.

Change in Rental Rate (Year-over-Year)

September 2024: 17.1%

October 2024: 12.8%

Change: -4.3% decrease

Insights:

The decline in the year-over-year change suggests that rental rate increases are starting to slow down after rapid growth earlier in the year.

Rental Yield (Houses)

September 2024: 6.3%

October 2024: 6.2% (decrease of 0.1%)

Insights:

The slight decrease in rental yield reflects the rising property values, which are not entirely offset by rental increases.

Despite the decline, a yield above 6% remains attractive for investors.

Rental Yield (Units)

September 2024: 6.0%

October 2024: 6.0% (no change)

Insights:

The stable rental yield for units indicates consistent rental returns despite the increase in unit prices.

Key Takeaways from September to October 2024 Analysis for Bundaberg South

Consistent Growth in Property Values: Both house and unit prices have increased, although at a slower pace compared to other suburbs like Bundaberg North.

Stable Rental Market: While rental rates have grown slightly, the overall rental market appears to be stabilising.

Attractive Rental Yields: Despite slight declines, rental yields remain strong, especially for houses, making Bundaberg South an appealing option for investors.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR BUNDABERG WEST, QLD (4670)

Median House Value

September 2024: \$428,310

October 2024: \$433,695

Change: +\$5,385 (or approximately **1.26% increase**)

Insights:

The steady increase in house prices suggests continued demand for housing in Bundaberg West.

The growth rate is higher than Bundaberg South (0.75%) and Bundaberg East (0.7%).

Median Unit Value

September 2024: \$350,280

October 2024: \$359,841

Change: +\$9,561 (or approximately **2.73% increase**)

Insights:

The unit market in Bundaberg West shows healthy growth, indicating strong demand for more affordable housing options.

The increase in unit prices aligns with trends seen in Bundaberg South but is lower than Bundaberg East's unit growth rate (6.7%).

Number of New Listings (Houses)

September 2024: 36 new listings

October 2024: 40 new listings

Change: +4 listings (approximately **11.1% increase**)

Insights:

The increase in new listings indicates that more homeowners are putting their properties on the market, likely responding to the rising house prices.

Total Properties Listed (Houses)

September 2024: 42 properties

October 2024: 43 properties

Change: +1 property (approximately **2.38% increase**)

Insights:

The slight increase in total listings suggests that the market is balancing supply with demand, preventing significant shortages or oversupply.

Median Weekly Rent (Houses)

September 2024: \$460 per week

October 2024: \$450 per week

Change: -\$10 (approximately **2.17% decrease**)

Insights:

The drop in rental prices may indicate that rents have peaked, leading to slight corrections in the market.

This decrease is in contrast to the rising property values, which may signal stabilisation in the rental market.

Change in Rental Rate (Year-over-Year)

September 2024: 15.0%

October 2024: 5.3%

Change: -9.7% decrease

Insights:

The significant drop in rental rate changes indicates that rental growth has slowed considerably.

This suggests that rental demand may be stabilising after rapid growth earlier in the year.

Rental Yield (Houses)

September 2024: 6.4%

October 2024: 6.3% (decrease of 0.1%)

Insights:

The slight decrease in rental yield is due to rising property prices not being matched by rental increases.

A yield above 6% remains attractive for investors looking for steady returns.

Rental Yield (Units)

September 2024: 5.8%

October 2024: 5.8% (no change)

Insights:

The stable rental yield for units indicates consistent rental returns despite rising unit prices.

Key Takeaways from September to October 2024 Analysis for Bundaberg West

Strong Growth in Property Values: Both houses and units have seen noticeable increases, making Bundaberg West a potentially attractive area for property investments.

Stabilising Rental Market: Despite rising property values, rental prices have decreased slightly, suggesting stabilisation in rental demand.

Consistent Rental Yields: Rental yields for both houses and units remain solid, although there are signs of slight declines due to rising property prices.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR BURNETT HEADS, QLD (4670)

Median House Value

September 2024: \$627,856

October 2024: \$634,265

Change: +\$6,409 (or approximately **1.02% increase**)

Insights:

The increase in house values suggests steady demand, maintaining an upward trend in the property market.

This growth rate is higher than Bundaberg West (1.26%) but slightly lower than Bundaberg North (1.39%).

Median Unit Value

September 2024: \$362,464

October 2024: \$399,859

Change: +\$37,395 (or approximately **10.3% increase**)

Insights:

The substantial rise in unit prices indicates strong demand or limited availability of units, leading to a sharp increase.

This significant growth is higher than any of the previous suburbs analysed, suggesting Burnett Heads may be experiencing a surge in unit investments.

Number of New Listings (Houses)

September 2024: 82 new listings

October 2024: 84 new listings

Change: +2 listings (approximately **2.44% increase**)

Insights:

The increase in new listings indicates that more homeowners are capitalizing on the rising property values.

Total Properties Listed (Houses)

September 2024: 99 properties

October 2024: 99 properties (no change)

Insights:

The stable number of total listings suggests a balanced market with consistent supply and demand.

Median Weekly Rent (Houses)

September 2024: \$550 per week

October 2024: \$550 per week (no change)

Insights:

The rent for houses has stabilised, indicating a balance between rental demand and supply.

Despite the stable rent, the property values continue to increase, suggesting potential capital appreciation for investors.

Change in Rental Rate (Year-over-Year)

September 2024: 17.0%

October 2024: 17.0% (no change)

Insights:

The year-over-year rental rate change remains high, reflecting strong rental demand in Burnett Heads.

Rental Yield (Houses)

September 2024: 4.6%

October 2024: 4.6% (no change)

Insights:

The stable rental yield for houses suggests that rental returns have plateaued despite rising property prices.

A yield of 4.6% is relatively low compared to other suburbs like Bundaberg South (6.2%) and Bundaberg West (6.3%).

Rental Yield (Units)

September 2024: 6.0%

October 2024: 6.0% (no change)

Insights:

The stable rental yield for units, combined with the sharp rise in unit prices, suggests strong investment potential in the unit segment.

Key Takeaways from September to October 2024 Analysis for Burnett Heads

Strong Growth in Unit Market: The substantial increase in unit prices indicates that units are in high demand, possibly due to affordability compared to houses.

Stabilised Rental Market: While house rents have stabilised, the high year-over-year rental growth suggests sustained rental demand.

Consistent Rental Yields: The rental yields for both houses and units are stable, with units offering better returns than houses.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR CORAL COVE, QLD (4670)

Median House Value

September 2024: \$781,423

October 2024: \$782,281

Change: +\$858 (or approximately **0.11% increase**)

Insights:

The median house value has slightly increased, suggesting a stabilisation in house prices.

This is a much slower growth rate compared to other suburbs like Burnett Heads (1.02%).

Median Unit Value

September 2024: \$342,361

October 2024: \$324,718

Change: -\$17,643 (or approximately **5.15% decrease**)

Insights:

The decrease in unit prices could indicate a cooling in demand for units in Coral Cove or an oversupply issue.

This contrasts with the significant increase in unit prices observed in Burnett Heads (+10.3%).

Number of New Listings (Houses)

September 2024: 53 new listings

October 2024: 55 new listings

Change: +2 listings (approximately **3.77% increase**)

Insights:

The increase in new house listings suggests that more homeowners are entering the market, potentially due to stabilised prices.

Total Properties Listed (Houses)

September 2024: 60 properties

October 2024: 59 properties

Change: -1 property (approximately **1.67% decrease**)

Insights:

The slight decrease in total listings might indicate quicker turnover or properties being taken off the market.

Median Weekly Rent (Houses)

September 2024: \$650 per week

October 2024: \$650 per week (no change)

Insights:

The rent for houses remains stable, suggesting that rental prices have reached an equilibrium.

This is consistent with the stable rental yield observed in the area.

Change in Rental Rate (Year-over-Year)

September 2024: 8.3%

October 2024: 4.8%

Change: -3.5% decrease

Insights:

The decline in the year-over-year change indicates that the rapid rental growth has slowed significantly.

This suggests that rental demand is stabilising after a period of high growth.

Rental Yield (Houses)

September 2024: 4.4%

October 2024: 4.4% (no change)

Insights:

The rental yield for houses remains stable, which may indicate that property values and rental incomes are aligned.

A yield of 4.4% is lower than that of Burnett Heads (4.6%), making Coral Cove potentially less attractive for house rental investments.

Rental Yield (Units)

September 2024: 5.7%

October 2024: 5.9% (increase of 0.2%)

Insights:

The increase in rental yield for units, despite the decrease in unit prices, suggests that rental demand for units remains strong.

A yield of 5.9% is attractive and may draw more investors into the unit market.

Key Takeaways from September to October 2024 Analysis for Coral Cove

Stabilising House Market: House prices are showing signs of stabilisation with very minimal growth.

Decrease in Unit Prices: The significant drop in unit values suggests potential oversupply or reduced buyer interest in units.

Strong Unit Rental Yields: Despite falling unit prices, rental yields for units remain solid, making this segment potentially lucrative for investors.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR ELLIOTT HEADS, QLD (4670)

Median House Value

September 2024: \$694,095

October 2024: \$691,646

Change: -\$2,449 (or approximately **0.35% decrease**)

Insights:

The slight decrease in house values may indicate a cooling off after steady growth earlier in the year.

This trend is different from other suburbs like Coral Cove, where house prices remained stable.

Median Unit Value

September 2024: \$515,693

October 2024: \$537,230

Change: +\$21,537 (or approximately **4.18% increase**)

Insights:

The substantial increase in unit prices indicates rising demand or limited supply in the unit market.

This growth in unit values contrasts with the decrease seen in Coral Cove.

Number of New Listings (Houses)

September 2024: 46 new listings

October 2024: 46 new listings (no change)

Insights:

The stable number of new listings suggests consistent market activity, with no sudden shifts in supply.

Total Properties Listed (Houses)

September 2024: 51 properties

October 2024: 54 properties

Change: +3 properties (approximately **5.88% increase**)

Insights:

The increase in total properties listed may suggest a slight loosening of supply, possibly due to sellers responding to the recent price declines.

Median Weekly Rent (Houses)

September 2024: \$530 per week

October 2024: \$528 per week

Change: -\$2 (approximately **0.38% decrease**)

Insights:

The slight decrease in rent suggests stabilisation in the rental market despite rising unit values.

Change in Rental Rate (Year-over-Year)

September 2024: 6.0%

October 2024: 5.5%

Change: -0.5% decrease

Insights:

The decrease in the year-over-year rental rate change indicates that rental growth may be stabilising after previous increases.

Rental Yield (Houses)

September 2024: 4.0%

October 2024: 4.0% (no change)

Insights:

The stable rental yield indicates that returns are consistent, despite the slight decline in property values.

Rental Yield (Units)

September 2024: 3.9%

October 2024: 3.8% (slight decrease)

Insights:

The slight decline in rental yield for units may indicate that unit prices are rising faster than rental rates, impacting returns.

Key Takeaways from September to October 2024 Analysis for Elliott Heads

House Market Softening: The slight decrease in house prices suggests a cooling trend, possibly due to seasonal factors or market corrections.

Strong Growth in Unit Market: The significant increase in unit values highlights growing demand or limited supply in this segment.

Stabilised Rental Market: The small changes in rental rates and yields suggest that the rental market is reaching equilibrium.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR GOOBURRUM, QLD (4670)

Median House Value

September 2024: \$697,788

October 2024: \$696,449

Change: -\$1,339 (or approximately **0.19% decrease**)

Insights:

The slight decrease in house values indicates a potential stabilisation or cooling in the market.

This decline contrasts with the increase seen in other suburbs like Burnett Heads, which showed a growth of 1.02%.

Median Unit Value

September 2024: \$587,007

October 2024: \$587,007 (no change)

Insights:

The unit prices have remained stable, indicating consistent demand with no major shifts in the market.

This stability in unit prices suggests that the market for units in Gooburrum is balanced.

Number of New Listings (Houses)

September 2024: 23 new listings

October 2024: 24 new listings

Change: +1 listing (approximately **4.35% increase**)

Insights:

The slight increase in new listings indicates a steady supply of houses coming onto the market.

Total Properties Listed (Houses)

September 2024: 29 properties

October 2024: 28 properties

Change: -1 property (approximately **3.45% decrease**)

Insights:

The slight decline in total properties listed suggests quicker turnover or properties being taken off the market due to sales.

Rental Yield (Houses)

September 2024: 4.9%

October 2024: 4.9% (no change)

Insights:

The stable rental yield indicates that returns are consistent, despite the slight decrease in property values.

A yield of 4.9% is relatively healthy, making Gooburrum attractive for investors looking for stable returns.

Rental Yield (Units)

September 2024: 3.5%

October 2024: 3.6% (increase of 0.1%)

Insights:

The slight increase in rental yield for units indicates improved rental returns despite stable unit prices.

A yield of 3.6% for units may attract investors, especially if the trend continues.

Key Takeaways from September to October 2024 Analysis for Gooburrum

House Market Stabilisation: The slight decline in house prices suggests a potential cooling period after previous growth.

Stable Unit Market: The lack of change in unit prices indicates consistent demand, with no signs of oversupply or sudden shifts.

Steady Rental Yields: Both houses and units show stable or slightly increasing rental yields, which is positive for investors focused on rental income.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR INNES PARK, QLD (4670)

Median House Value

September 2024: \$778,655

October 2024: \$782,826

Change: +\$4,171 (or approximately **0.54% increase**)

Insights:

The house prices in Innes Park have seen a steady increase, suggesting continued demand in the market.

This growth is slower compared to Burnett Heads (1.02%) but still reflects a positive trend.

Median Unit Value

September 2024: \$609,851

October 2024: \$586,242

Change: -\$23,609 (or approximately **3.87% decrease**)

Insights:

The decline in unit prices could indicate cooling demand or oversupply in the unit market.

This decrease contrasts with Coral Cove, where unit prices were also declining, albeit at a slower rate.

Number of New Listings (Houses)

September 2024: 72 new listings

October 2024: 72 new listings (no change)

Insights:

The stable number of new listings suggests consistent seller activity without significant changes in market supply.

Total Properties Listed (Houses)

September 2024: 88 properties

October 2024: 89 properties

Change: +1 property (approximately **1.14% increase**)

Insights:

The slight increase in total listings indicates a stable supply of houses on the market, potentially balancing demand.

Median Weekly Rent (Houses)

September 2024: \$585 per week

October 2024: \$660 per week

Change: +\$75 (or approximately **12.82% increase**)

Insights:

The significant jump in rent indicates strong rental demand, making Innes Park an attractive location for property investors.

This increase in rental rates is higher than in any other suburb analysed so far.

Change in Rental Rate (Year-over-Year)

September 2024: 10.4%

October 2024: 20.0%

Change: +9.6% increase

Insights:

The sharp increase in the year-over-year rental rate suggests rising rental demand, possibly due to population growth or increased desirability of the suburb.

Rental Yield (Houses)

September 2024: 4.3%

October 2024: 4.3% (no change)

Insights:

The stable rental yield indicates consistent returns, even with the increase in rental rates.

A yield of 4.3% is moderate but indicates stability in the housing rental market.

Rental Yield (Units)

September 2024: 4.0%

October 2024: 4.0% (no change)

Insights:

The unit rental yield remains stable despite the decline in unit prices, suggesting that rental returns are keeping pace.

Key Takeaways from September to October 2024 Analysis for Innes Park

House Market Growth: The increase in house prices indicates a steady demand, particularly for rental properties given the sharp rise in rental rates.

Declining Unit Market: The decrease in unit prices suggests potential oversupply or a shift in buyer interest away from units.

High Rental Demand: The significant increase in rental rates reflects a strong rental market, making Innes Park attractive for investors focused on rental properties.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR KALKIE, QLD (4670)

Median House Value

September 2024: \$563,987

October 2024: \$569,306

Change: +\$5,319 (or approximately **0.94% increase**)

Insights:

The house prices in Kalkie have increased steadily, indicating strong demand.

This growth rate is comparable to other suburbs like Burnett Heads (1.02%).

Median Unit Value

September 2024: \$501,655

October 2024: \$498,423

Change: -\$3,232 (or approximately **0.64% decrease**)

Insights:

The slight decrease in unit prices suggests a potential cooling or stabilisation in the unit market.

This trend contrasts with the rising house prices, indicating diverging dynamics between houses and units.

Number of New Listings (Houses)

September 2024: 41 new listings

October 2024: 39 new listings

Change: -2 listings (approximately **4.88% decrease**)

Insights:

The slight decrease in new listings may indicate a tightening in supply as fewer houses are entering the market.

Total Properties Listed (Houses)

September 2024: 46 properties

October 2024: 44 properties

Change: -2 properties (approximately **4.35% decrease**)

Insights:

The decline in total properties listed suggests that properties may be selling faster or being withdrawn from the market.

Median Weekly Rent (Houses)

September 2024: \$595 per week

October 2024: \$600 per week

Change: +\$5 (or approximately **0.84% increase**)

Insights:

The slight increase in rent suggests stable demand in the rental market.

The rising rent aligns with the increase in house prices, supporting continued investor interest.

Change in Rental Rate (Year-over-Year)

September 2024: 14.4%

October 2024: 17.6%

Change: +3.2% increase

Insights:

The increase in the year-over-year rental rate indicates growing demand for rental properties, which could attract more investors to the area.

Rental Yield (Houses)

September 2024: 5.7%

October 2024: 5.6% (slight decrease)

Insights:

The slight drop in rental yield is likely due to rising property prices outpacing rent increases.

A yield of 5.6% remains attractive, especially for investors looking for steady returns.

Rental Yield (Units)

September 2024: 5.2%

October 2024: 5.1% (slight decrease)

Insights:

The stable rental yield for units indicates consistent returns, despite the slight decline in unit prices.

This suggests a balanced market for units, with rental returns keeping pace with demand.

Key Takeaways from September to October 2024 Analysis for Kalkie

Steady Growth in House Market: The consistent increase in house prices and rents indicates strong demand for housing in Kalkie.

Stabilising Unit Market: The slight decline in unit prices and stable yields suggest that the unit market is balancing out.

Strong Rental Demand: The rise in rental rates and stable yields make Kalkie an attractive suburb for rental property investments.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR KENSINGTON, QLD (4670)

Median House Value

September 2024: \$702,218

October 2024: \$705,998

Change: +\$3,780 (or approximately **0.54% increase**)

Insights:

The slight increase in house prices indicates continued but modest demand in the market.

This growth rate is slower than suburbs like Burnett Heads (1.02%) but comparable to Innes Park (0.54%).

Median Unit Value

September 2024: \$361,804

October 2024: \$382,530

Change: +\$20,726 (or approximately **5.73% increase**)

Insights:

The significant rise in unit prices suggests increased demand or limited supply in the unit segment.

This is a positive trend compared to Kalkie, where unit prices saw a slight decline.

Number of New Listings (Houses)

September 2024: 7 new listings

October 2024: 6 new listings

Change: -1 listing (approximately **14.29% decrease**)

Insights:

The decrease in new house listings suggests a tightening supply, which could put upward pressure on prices if demand remains strong.

Total Properties Listed (Houses)

September 2024: 7 properties

October 2024: 6 properties

Change: -1 property (approximately **14.29% decrease**)

Insights:

The decline in total listings reflects a decrease in available inventory, indicating that properties may be selling faster.

Median Weekly Rent (Houses)

September 2024: \$550 per week

October 2024: \$550 per week (no change)

Insights:

The stability in rent prices suggests a balanced rental market, with supply meeting demand.

Change in Rental Rate (Year-over-Year)

September 2024: 14.6%

October 2024: 14.6% (no change)

Insights:

The stable year-over-year change in rental rates indicates that rental growth is holding steady without significant fluctuations.

Rental Yield (Houses)

September 2024: 4.8%

October 2024: 4.8% (no change)

Insights:

The rental yield remains stable, reflecting steady returns for investors focused on house rentals.

Rental Yield (Units)

September 2024: 5.4%

October 2024: 5.4% (no change)

Insights:

The stable yield for units indicates consistent rental demand, especially with the significant rise in unit prices.

Key Takeaways from September to October 2024 Analysis for Kensington

Steady Growth in Unit Market: The sharp increase in unit prices suggests growing demand, possibly driven by affordability factors compared to houses.

Stabilised Rental Market: Rental yields and rents for both houses and units remain steady, indicating balanced market conditions.

Decreasing Listings: The reduction in new and total listings for houses may lead to increased competition among buyers, pushing prices higher.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR KEPNOCK, QLD (4670)

Median House Value

September 2024: \$500,698

October 2024: \$503,768

Change: +\$3,070 (or approximately **0.61% increase**)

Insights:

The modest increase in house prices suggests steady demand in the market.

This growth rate is slower compared to other suburbs like Kensington (0.94%) and Burnett Heads (1.02%).

Median Unit Value

September 2024: \$362,459

October 2024: \$374,810

Change: +\$12,351 (or approximately **3.41% increase**)

Insights:

The significant rise in unit prices indicates growing demand in the unit market, possibly driven by affordability compared to houses.

This increase is higher than the decrease seen in suburbs like Kalkie, where unit prices declined slightly.

Number of New Listings (Houses)

September 2024: 61 new listings

October 2024: 63 new listings

Change: +2 listings (approximately **3.28% increase**)

Insights:

The increase in new house listings suggests more sellers are entering the market, potentially in response to rising property values.

Total Properties Listed (Houses)

September 2024: 66 properties

October 2024: 67 properties

Change: +1 property (approximately **1.52% increase**)

Insights:

The slight increase in total listings indicates stable market activity with a balanced supply of properties.

Median Weekly Rent (Houses)

September 2024: \$500 per week

October 2024: \$528 per week

Change: +\$28 (or approximately **5.6% increase**)

Insights:

The significant increase in rent suggests rising demand for rental properties, which could attract investors.

This rent increase is one of the highest among the suburbs analysed so far.

Change in Rental Rate (Year-over-Year)

September 2024: 8.7%

October 2024: 14.7%

Change: +6% increase

Insights:

The sharp increase in the year-over-year rental rate indicates strong rental demand, which is likely driving up rental prices.

Rental Yield (Houses)

September 2024: 5.7%

October 2024: 5.7% (no change)

Insights:

The stable rental yield indicates consistent returns for investors, despite the increase in rental rates.

Rental Yield (Units)

September 2024: 4.7%

October 2024: 4.8% (slight increase)

Insights:

The slight increase in unit rental yield, coupled with rising unit prices, suggests strong demand for unit rentals.

Key Takeaways from September to October 2024 Analysis for Kepnock

Steady Growth in Both Markets: The increase in both house and unit prices indicates a healthy market with sustained demand.

Rising Rental Rates: The significant increase in rental rates for houses suggests high rental demand, making Kepnock attractive for property investors.

Stable Rental Yields: Despite rising prices and rents, rental yields remain stable, ensuring consistent returns for investors.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR MILLBANK, QLD (4670)

Median House Value

September 2024: \$502,935

October 2024: \$509,231

Change: +\$6,296 (or approximately **1.25% increase**)

Insights:

The house prices in Millbank have shown a steady increase, reflecting strong demand.

This growth rate is slightly higher than that of other nearby suburbs like Kensington (0.54%).

Median Unit Value

September 2024: \$390,385

October 2024: \$368,389

Change: -\$21,996 (or approximately **5.63% decrease**)

Insights:

The significant decline in unit prices suggests a cooling in demand or potential oversupply in the unit market.

This contrasts with the rising unit prices in Kensington, which saw a 5.73% increase.

Number of New Listings (Houses)

September 2024: 43 new listings

October 2024: 38 new listings

Change: -5 listings (approximately **11.63% decrease**)

Insights:

The decrease in new listings suggests a tightening supply, potentially leading to increased competition among buyers.

Total Properties Listed (Houses)

September 2024: 50 properties

October 2024: 48 properties

Change: -2 properties (approximately **4.0% decrease**)

Insights:

The decline in total listings aligns with the decrease in new listings, indicating that properties are being sold more quickly or withdrawn from the market.

Median Weekly Rent (Houses)

September 2024: \$500 per week

October 2024: \$500 per week (no change)

Insights:

The stable rental rate suggests that the rental market for houses remains balanced.

Change in Rental Rate (Year-over-Year)

September 2024: 14.9%

October 2024: 16.3%

Change: +1.4% increase

Insights:

The slight increase in the year-over-year rental rate indicates continued strong demand for rental properties.

Rental Yield (Houses)

September 2024: 5.8%

October 2024: 5.7% (slight decrease)

Insights:

The slight decrease in rental yield may be due to rising house prices without a corresponding increase in rental rates.

Rental Yield (Units)

September 2024: 5.6%

October 2024: 5.6% (no change)

Insights:

The stable rental yield for units indicates consistent demand, despite the significant drop in unit prices.

Key Takeaways from September to October 2024 Analysis for Millbank

Strong Growth in House Market: The steady increase in house prices, combined with a decrease in listings, suggests a competitive market with high demand.

Significant Decline in Unit Prices: The sharp drop in unit prices may indicate a shift in buyer preferences or oversupply.

Stabilised Rental Market: Despite rising house prices, rental rates have remained stable, resulting in slightly lower yields.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR MOORE PARK BEACH, QLD (4670)

Median House Value

September 2024: \$638,315

October 2024: \$641,830

Change: +\$3,515 (or approximately **0.55% increase**)

Insights:

The increase in house prices indicates continued demand, although at a modest pace.

This growth rate is comparable to Kensington (0.54%) and slightly below Burnett Heads (1.02%).

Median Unit Value

September 2024: \$468,639

October 2024: \$490,475

Change: +\$21,836 (or approximately **4.66% increase**)

Insights:

The substantial increase in unit prices suggests growing demand for units, possibly due to their relative affordability.

This increase is higher than in Millbank, where unit prices declined.

Number of New Listings (Houses)

September 2024: 89 new listings

October 2024: 90 new listings

Change: +1 listing (approximately **1.12% increase**)

Insights:

The slight increase in new listings suggests a steady flow of properties entering the market.

Total Properties Listed (Houses)

September 2024: 120 properties

October 2024: 122 properties

Change: +2 properties (approximately **1.67% increase**)

Insights:

The increase in total listings indicates that sellers are taking advantage of rising property values, leading to a healthy market.

Median Weekly Rent (Houses)

September 2024: \$510 per week

October 2024: \$530 per week

Change: +\$20 (or approximately **3.92% increase**)

Insights:

The rise in rent suggests growing rental demand, which may attract property investors looking for steady rental income.

Change in Rental Rate (Year-over-Year)

September 2024: 10.9%

October 2024: 15.2%

Change: +4.3% increase

Insights:

The increase in the year-over-year rental rate indicates sustained rental demand, driving up rents.

Rental Yield (Houses)

September 2024: 4.7%

October 2024: 4.7% (no change)

Insights:

The stable rental yield suggests that rental returns are consistent despite the increase in property prices.

Rental Yield (Units)

September 2024: 4.5%

October 2024: 4.6% (slight increase)

Insights:

The slight increase in unit rental yield, along with rising unit prices, indicates strong investment potential in the unit segment.

Key Takeaways from September to October 2024 Analysis for Moore Park Beach

Moderate Growth in House Prices: The steady increase in house prices reflects stable demand, making Moore Park Beach a potentially attractive area for investors.

Strong Growth in Unit Market: The significant increase in unit prices suggests growing demand or limited supply, making units an appealing investment.

Increasing Rental Rates: The rise in rental rates indicates strong rental demand, which could further drive property investments.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR NORVILLE, QLD (4670)

Median House Value

September 2024: \$462,742

October 2024: \$464,347

Change: +\$1,605 (or approximately **0.35% increase**)

Insights:

The slight increase in house prices indicates a stable market with moderate demand.

This growth rate is lower than Millbank (1.25%) but reflects consistent appreciation in property value.

Median Unit Value

September 2024: \$412,532

October 2024: \$424,970

Change: +\$12,438 (or approximately **3.01% increase**)

Insights:

The significant increase in unit prices suggests rising demand for units in Norville.

This is a positive trend compared to the decline seen in Millbank's unit market.

Number of New Listings (Houses)

September 2024: 55 new listings

October 2024: 54 new listings

Change: -1 listing (approximately **1.82% decrease**)

Insights:

The slight decrease in new listings may indicate a tightening supply in the housing market.

Total Properties Listed (Houses)

September 2024: 61 properties

October 2024: 62 properties

Change: +1 property (approximately **1.64% increase**)

Insights:

The slight increase in total listings suggests stable market activity without significant fluctuations.

Median Weekly Rent (Houses)

September 2024: \$530 per week

October 2024: \$535 per week

Change: +\$5 (or approximately **0.94% increase**)

Insights:

The small increase in rent reflects steady demand in the rental market.

Change in Rental Rate (Year-over-Year)

September 2024: 9.8%

October 2024: 8.1%

Change: -1.7% decrease

Insights:

The decrease in the year-over-year rental rate suggests that rental price growth is slowing down.

Rental Yield (Houses)

September 2024: 6.2%

October 2024: 6.2% (no change)

Insights:

The stable rental yield suggests that returns remain consistent for investors focused on house rentals.

Rental Yield (Units)

September 2024: 5.5%

October 2024: 5.3% (slight decrease)

Insights:

The slight decline in unit rental yield may indicate that rising unit prices are not being matched by rental increases.

Key Takeaways from September to October 2024 Analysis for Norville

Stable Growth in House Market: The slight increase in house prices and rents indicates steady demand in the housing segment.

Strong Demand for Units: The significant increase in unit prices suggests that units are becoming increasingly attractive to buyers.

Stabilised Rental Yields: The stable rental yields, despite minor changes, reflect a balanced market for both houses and units.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR OAKWOOD, QLD (4670)

Median House Value

September 2024: \$509,913

October 2024: \$518,483

Change: +\$8,570 (or approximately **1.68% increase**)

Insights:

The substantial increase in house prices suggests growing demand or limited supply in Oakwood.

This growth rate is higher than what we observed in suburbs like Norville (0.35%) and Millbank (1.25%).

Median Unit Value

September 2024: \$257,663

October 2024: \$256,075

Change: -\$1,588 (or approximately **0.62% decrease**)

Insights:

The slight decline in unit prices indicates a cooling or stabilisation in the unit market.

This contrasts with the significant increase in unit prices seen in Norville (+3.01%).

Number of New Listings (Houses)

September 2024: 5 new listings

October 2024: 4 new listings

Change: -1 listing (approximately **20% decrease**)

Insights:

The reduction in new listings suggests tightening supply, which may drive up prices if demand remains strong.

Total Properties Listed (Houses)

September 2024: 6 properties

October 2024: 6 properties (no change)

Insights:

The stability in total listings indicates a balanced market without significant shifts in available inventory.

Median Weekly Rent (Houses)

September 2024: Data not explicitly provided

October 2024: **Not specified** in the report

Insights:

While rent-specific data for houses is missing, rental yield information is available, indicating steady returns for investors.

Change in Rental Rate (Year-over-Year)

September 2024: Not provided

October 2024: Data not available

Insights:

Given the lack of explicit data on rental rates, we can infer trends based on rental yields.

Rental Yield (Houses)

September 2024: 5.8%

October 2024: 5.8% (no change)

Insights:

The stable rental yield suggests consistent returns despite the rise in house prices, indicating a steady rental market.

Rental Yield (Units)

September 2024: 8.1%

October 2024: 8.1% (no change)

Insights:

The high rental yield for units remains stable, making units in Oakwood an attractive investment for high rental returns.

Key Takeaways from September to October 2024 Analysis for Oakwood

Strong Growth in House Market: The significant increase in house prices reflects robust demand in Oakwood.

Stable Unit Market with High Yields: Despite the slight decline in unit prices, the high rental yield (8.1%) indicates strong returns for unit investors.

Tightening Supply: The reduction in new listings for houses suggests that supply is becoming constrained, which could drive future price increases.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR QUNABA, QLD (4670)

Median House Value

September 2024: \$736,831

October 2024: \$747,671

Change: +\$10,840 (or approximately **1.47% increase**)

Insights:

The house prices in Qunaba have shown a steady increase, indicating growing demand in the market.

This growth rate is higher than suburbs like Oakwood (1.68%) and Norville (0.35%).

Median Unit Value

September 2024: \$389,556

October 2024: \$390,925

Change: +\$1,369 (or approximately **0.35% increase**)

Insights:

The slight increase in unit prices suggests stabilisation in the unit market after fluctuations earlier in the year.

The growth in unit prices is slower compared to the house market, which saw a more significant rise.

Number of New Listings (Houses)

September 2024: 20 new listings

October 2024: 20 new listings (no change)

Insights:

The stable number of new listings suggests consistent seller activity without major shifts in the market.

Total Properties Listed (Houses)

September 2024: 26 properties

October 2024: 27 properties

Change: +1 property (approximately **3.85% increase**)

Insights:

The slight increase in total listings may indicate more properties entering the market as prices rise.

Median Weekly Rent (Houses)

September 2024: \$625 per week

October 2024: \$650 per week

Change: +\$25 (or approximately **4% increase**)

Insights:

The rise in rent suggests growing rental demand, which may attract more investors to the area.

Change in Rental Rate (Year-over-Year)

September 2024: Not explicitly provided

October 2024: Data not available

Insights:

While specific year-over-year rental rate change data is missing, the steady increase in rent indicates a healthy rental market.

Rental Yield (Houses)

September 2024: 4.5%

October 2024: 4.5% (no change)

Insights:

The stable rental yield suggests that house rental returns remain consistent despite rising property prices.

Rental Yield (Units)

September 2024: 3.6%

October 2024: 4.8% (increase of 1.2%)

Insights:

The significant increase in unit rental yield indicates rising rental demand, which could be driven by affordability factors relative to houses.

Key Takeaways from September to October 2024 Analysis for Qunaba

Strong Growth in House Market: The substantial increase in house prices reflects strong demand, making Qunaba an attractive area for property investments.

Rising Unit Rental Yields: The sharp increase in unit rental yields suggests growing rental demand, making units a potentially lucrative investment.

Increasing Rent for Houses: The rise in median weekly rent indicates robust rental demand, which may further drive property values upward.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR SHARON, QLD (4670)

Median House Value

September 2024: \$644,535

October 2024: \$649,180

Change: +\$4,645 (or approximately **0.72% increase**)

Insights:

The steady increase in house prices suggests ongoing demand in the Sharon housing market.

This growth rate is similar to Oakwood (1.68%) but higher than Qunaba (1.47%).

Median Unit Value

September 2024: \$443,074

October 2024: \$443,074

Change: No change

Insights:

The unit prices have remained stable, indicating consistent demand with no major market shifts.

This stability contrasts with fluctuations seen in other suburbs like Oakwood.

Number of New Listings (Houses)

September 2024: 18 new listings

October 2024: 17 new listings

Change: -1 listing (approximately **5.56% decrease**)

Insights:

The slight decrease in new listings suggests a tightening supply in the housing market.

Total Properties Listed (Houses)

September 2024: 25 properties

October 2024: 25 properties (no change)

Insights:

The stability in total listings suggests a balanced market with steady seller and buyer activity.

Median Weekly Rent (Houses)

Data not explicitly provided for specific months, but the overall rental yield suggests a healthy rental market.

Change in Rental Rate (Year-over-Year)

No specific data provided, but rental yields indicate consistent rental demand.

Rental Yield (Houses)

September 2024: 5.2%

October 2024: 5.2% (no change)

Insights:

The stable rental yield for houses indicates steady returns for property investors focused on rental income.

Rental Yield (Units)

September 2024: 7.6%

October 2024: 7.6% (no change)

Insights:

The high rental yield for units suggests strong returns, making units an attractive investment in Sharon.

Key Takeaways from September to October 2024 Analysis for Sharon

Steady Growth in House Market: The consistent increase in house prices reflects robust demand, making Sharon an attractive suburb for property investments.

Stable Unit Market with High Yields: Despite no change in unit prices, the high rental yield (7.6%) indicates strong rental returns.

Tightening Supply: The decrease in new house listings suggests that the market may become more competitive if demand continues to rise.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR SOUTH KOLAN, QLD (4670)

Median House Value

September 2024: \$571,626

October 2024: \$575,983

Change: +\$4,357 (or approximately **0.76% increase**)

Insights:

The moderate increase in house prices indicates stable demand in the South Kolan market.

This growth rate is comparable to Sharon (0.72%) but lower than Qunaba (1.47%).

Median Unit Value

September 2024: \$163,693

October 2024: \$163,693

Change: No change

Insights:

The unit prices have remained stable for an extended period, indicating steady demand without significant fluctuations.

This stability contrasts with the unit market in Qunaba, where unit prices showed slight growth.

Number of New Listings (Houses)

September 2024: 15 new listings

October 2024: 14 new listings

Change: -1 listing (approximately **6.67% decrease**)

Insights:

The slight decrease in new listings suggests a tightening supply, which could impact future house prices if demand remains strong.

Total Properties Listed (Houses)

September 2024: 15 properties

October 2024: 16 properties

Change: +1 property (approximately **6.67% increase**)

Insights:

The increase in total listings may suggest that more homeowners are choosing to sell in response to rising property values.

Median Weekly Rent (Houses)

September 2024: Data not explicitly provided

October 2024: **Not specified** in the report

Insights:

While specific rent data for houses is missing, we can infer trends based on rental yields and other metrics.

Rental Yield (Houses)

September 2024: 5.6%

October 2024: 5.5% (slight decrease)

Insights:

The slight decrease in rental yield suggests that house prices are rising faster than rental rates.

A yield of 5.5% is still solid for investors seeking stable rental returns.

Rental Yield (Units)

September 2024: 8.1%

October 2024: 8.1% (no change)

Insights:

The stable and high rental yield for units suggests that units remain a lucrative investment in South Kolan.

Key Takeaways from September to October 2024 Analysis for South Kolan

Stable Growth in House Market: The slight increase in house prices reflects consistent demand, making South Kolan an attractive area for property investments.

High and Stable Unit Rental Yields: The high yield for units (8.1%) indicates strong rental returns, making units particularly appealing for investors.

Tightening Supply of Houses: The decrease in new house listings could lead to increased competition among buyers, pushing prices higher if demand remains steady.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR SVENSSON HEIGHTS, QLD (4670)

Median House Value

September 2024: \$455,975

October 2024: \$460,128

Change: +\$4,153 (or approximately **0.91% increase**)

Insights:

The increase in house prices indicates steady demand in the market.

This growth rate is comparable to Sharon (0.72%) but lower than Qunaba (1.47%).

Median Unit Value

September 2024: \$388,927

October 2024: \$383,432

Change: -\$5,495 (or approximately **1.41% decrease**)

Insights:

The decline in unit prices suggests a cooling off in demand or potential oversupply in the unit market.

This contrasts with Qunaba, where unit prices showed a slight increase.

Number of New Listings (Houses)

September 2024: 71 new listings

October 2024: 67 new listings

Change: -4 listings (approximately **5.63% decrease**)

Insights:

The decrease in new listings suggests tightening supply, which could drive up house prices if demand remains consistent.

Total Properties Listed (Houses)

September 2024: 82 properties

October 2024: 82 properties (no change)

Insights:

The stable number of total listings suggests a balanced market, maintaining steady levels of supply.

Median Weekly Rent (Houses)

September 2024: \$500 per week

October 2024: \$500 per week (no change)

Insights:

The stable rental rate for houses indicates a balanced rental market with steady demand.

Change in Rental Rate (Year-over-Year for Houses)

September 2024: 6.4%

October 2024: 5.8%

Change: -0.6% decrease

Insights:

The slight decline in the year-over-year change in rental rates suggests that rental price growth is stabilising.

Rental Yield (Houses)

September 2024: 6.3%

October 2024: 6.3% (no change)

Insights:

The consistent rental yield indicates steady returns for property investors in the house segment.

Rental Yield (Units)

September 2024: 5.3%

October 2024: 5.2% (slight decrease)

Insights:

The slight decline in rental yield for units, coupled with a decrease in unit prices, may indicate softer demand for rental units.

Key Takeaways from September to October 2024 Analysis for Svensson Heights

Steady Growth in House Market: The increase in house prices reflects stable demand, making the suburb an attractive option for property investors.

Declining Unit Market: The decrease in both unit prices and rental yields suggests cooling demand, which could indicate potential oversupply.

Stable Rental Market for Houses: The consistent rental rates and yields indicate a balanced market with steady returns.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR THABEBAN, QLD (4670)

Median House Value

September 2024: \$498,937

October 2024: \$501,495

Change: +\$2,558 (or approximately **0.51% increase**)

Insights:

The modest increase in house prices indicates steady demand in Thabeban's housing market.

This growth rate is slightly lower than South Kolan (0.76%) but consistent with other suburbs like Sharon (0.72%).

Median Unit Value

September 2024: \$417,619

October 2024: \$428,070

Change: +\$10,451 (or approximately **2.50% increase**)

Insights:

The significant increase in unit prices suggests growing demand in the unit market, possibly due to affordability compared to houses.

This increase is more substantial than the stable unit prices in Sharon but lower than the sharp increases seen in some other suburbs.

Number of New Listings (Houses)

September 2024: 47 new listings

October 2024: 51 new listings

Change: +4 listings (approximately **8.51% increase**)

Insights:

The increase in new listings indicates more sellers are entering the market, possibly due to rising property values.

Total Properties Listed (Houses)

September 2024: 47 properties

October 2024: 51 properties

Change: +4 properties (approximately **8.51% increase**)

Insights:

The rise in total listings aligns with the increase in new listings, suggesting a healthy supply of houses on the market.

Median Weekly Rent (Houses)

September 2024: \$525 per week

October 2024: \$520 per week

Change: -\$5 (approximately **0.95% decrease**)

Insights:

The slight decrease in rent may indicate stabilisation in the rental market after previous increases.

Change in Rental Rate (Year-over-Year for Houses)

September 2024: 11.7%

October 2024: 9.5%

Change: -2.2% decrease

Insights:

The decrease in the year-over-year change suggests that the rapid rental growth seen earlier is slowing down.

Rental Yield (Houses)

September 2024: 5.8%

October 2024: 5.8% (no change)

Insights:

The stable rental yield indicates consistent returns for investors, even with changes in the rental market.

Rental Yield (Units)

September 2024: 4.5%

October 2024: 4.5% (no change)

Insights:

The stable rental yield for units indicates consistent rental demand, despite rising unit prices.

Key Takeaways from September to October 2024 Analysis for Thabeban

Modest Growth in House Market: The slight increase in house prices and stable rental yields suggest a steady and balanced market.

Significant Increase in Unit Prices: The rise in unit prices, coupled with stable yields, suggests strong demand for units.

Rising Supply of Houses: The increase in new listings indicates that more homeowners are willing to sell, which could impact future price trends.

MARKET UPDATE - SEPTEMBER TO OCTOBER 2024 FOR WALKERVALE, QLD (4670)

Median House Value

September 2024: \$455,447

October 2024: \$460,769

Change: +\$5,322 (or approximately **1.17% increase**)

Insights:

The increase in house prices indicates steady demand in Walkervale's housing market.

This growth rate is higher than Thabeban (0.51%) but lower than Qunaba (1.47%).

Median Unit Value

September 2024: \$348,269

October 2024: \$349,914

Change: +\$1,645 (or approximately **0.47% increase**)

Insights:

The slight increase in unit prices suggests stabilisation in the unit market.

This is a positive shift compared to Svensson Heights, where unit prices had decreased.

Number of New Listings (Houses)

September 2024: 58 new listings

October 2024: 59 new listings

Change: +1 listing (approximately **1.72% increase**)

Insights:

The slight increase in new listings suggests a consistent flow of houses entering the market.

Total Properties Listed (Houses)

September 2024: 65 properties

October 2024: 64 properties

Change: -1 property (approximately **1.54% decrease**)

Insights:

The slight decrease in total listings may indicate quicker turnover or properties being withdrawn from the market.

Median Weekly Rent (Houses)

September 2024: \$505 per week

October 2024: \$520 per week

Change: +\$15 (approximately **2.97% increase**)

Insights:

The increase in rent suggests growing rental demand, which may attract investors focused on rental income.

Change in Rental Rate (Year-over-Year for Houses)

September 2024: 12.2%

October 2024: 15.6%

Change: +3.4% increase

Insights:

The year-over-year increase in rental rates indicates sustained rental demand, pushing up prices further.

Rental Yield (Houses)

September 2024: 6.4%

October 2024: 6.3% (slight decrease)

Insights:

The slight drop in rental yield suggests that house prices are rising faster than rents.

A yield of 6.3% is still attractive for property investors focused on rental income.

Rental Yield (Units)

September 2024: 5.1%

October 2024: 5.2% (slight increase)

Insights:

The slight increase in unit rental yield suggests steady demand for rental units, even with rising prices.

Key Takeaways from September to October 2024 Analysis for Walkervale

Steady Growth in House Market: The increase in house prices and rents indicates sustained demand, making Walkervale attractive for property investors.

Slight Increase in Unit Market: The stabilisation in unit prices and slight increase in rental yields reflect consistent demand for units.

Increasing Rental Rates: The rise in median rent and year-over-year rental rate suggests strong rental demand, which could further drive investment interest.