Brisbane market snapshot
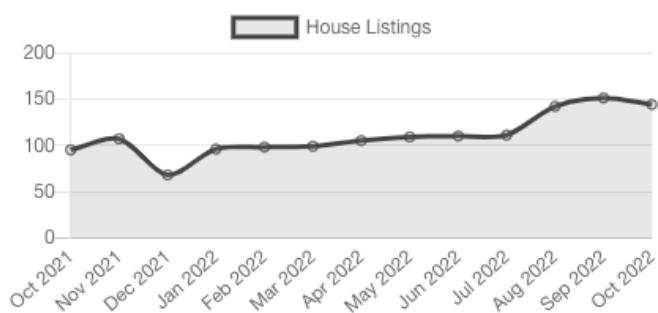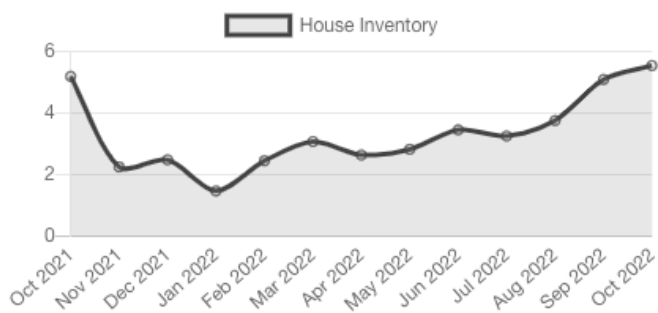

suburbtrends
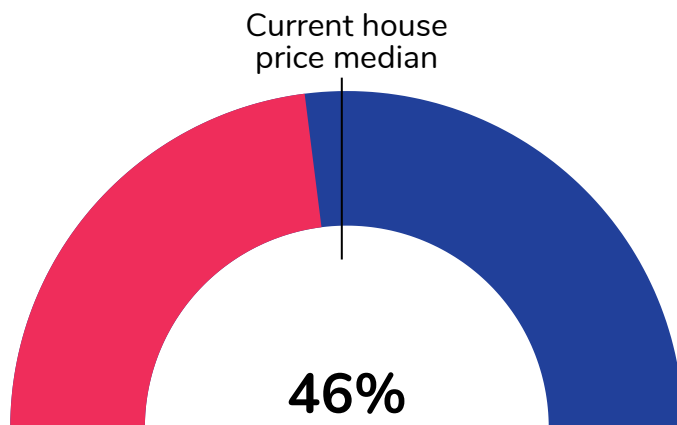
November 15, 2022

Bald Hills - Everton Park

House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median
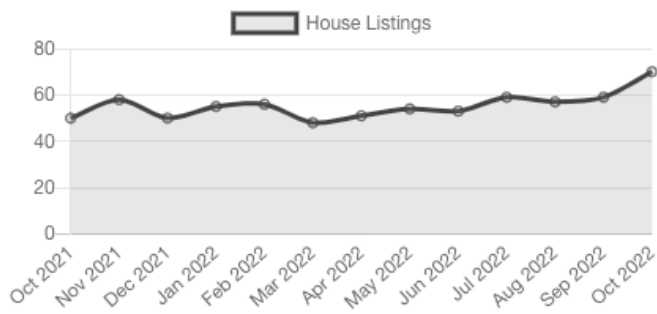
Current house price median

46%

40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.

suburbtrends

Brisbane Inner

House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median
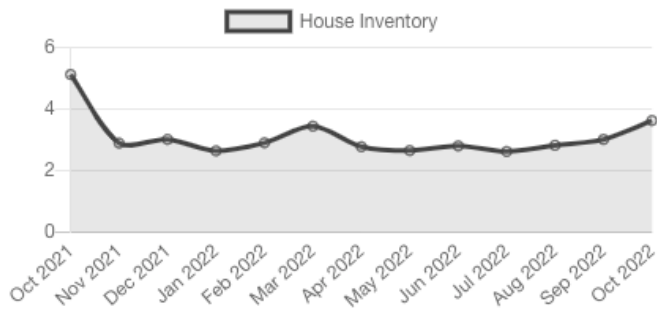
Current house price median

43%
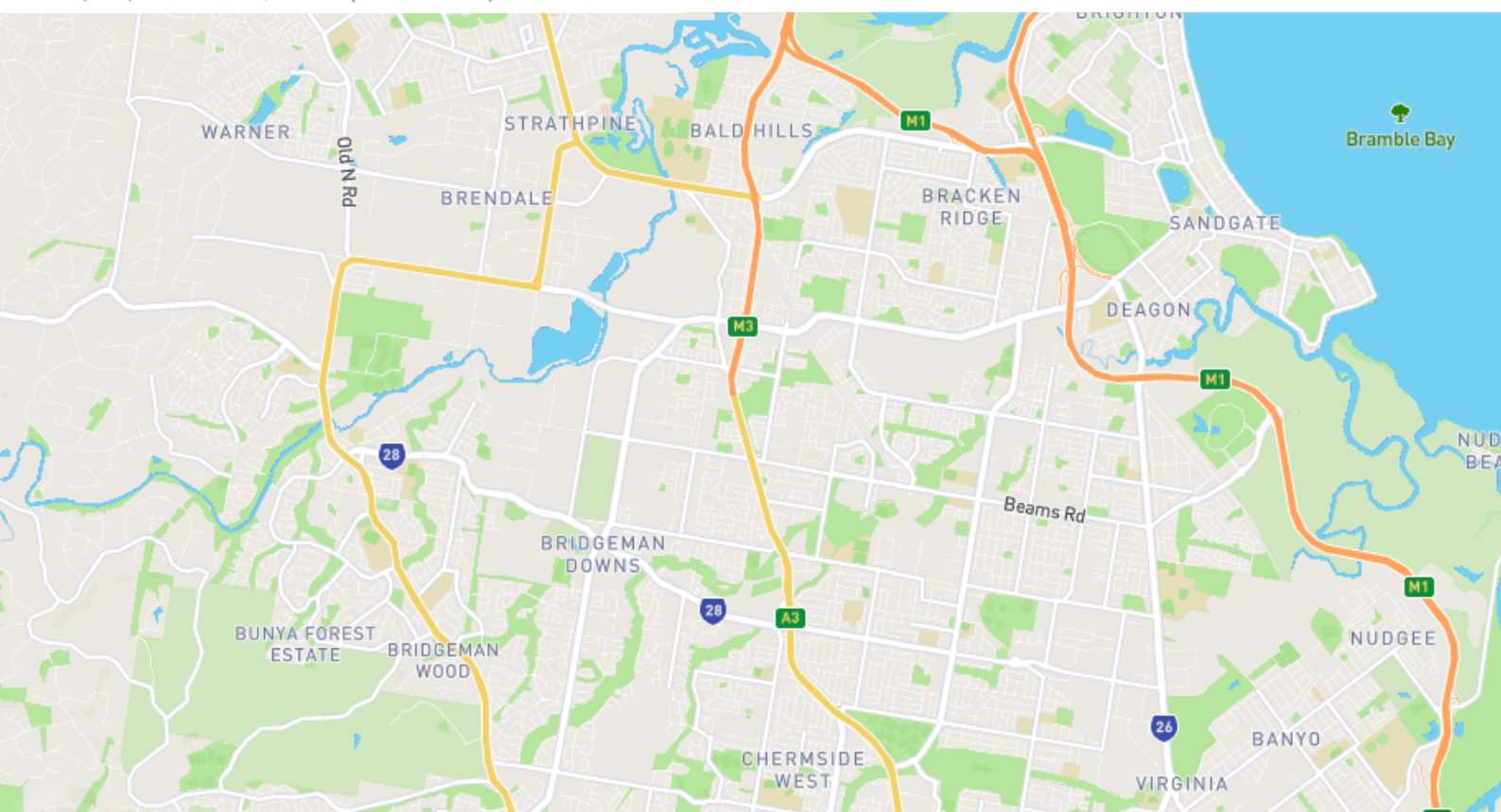
40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.
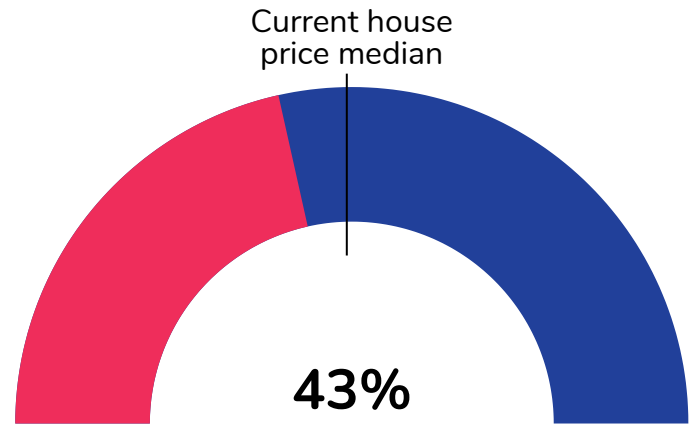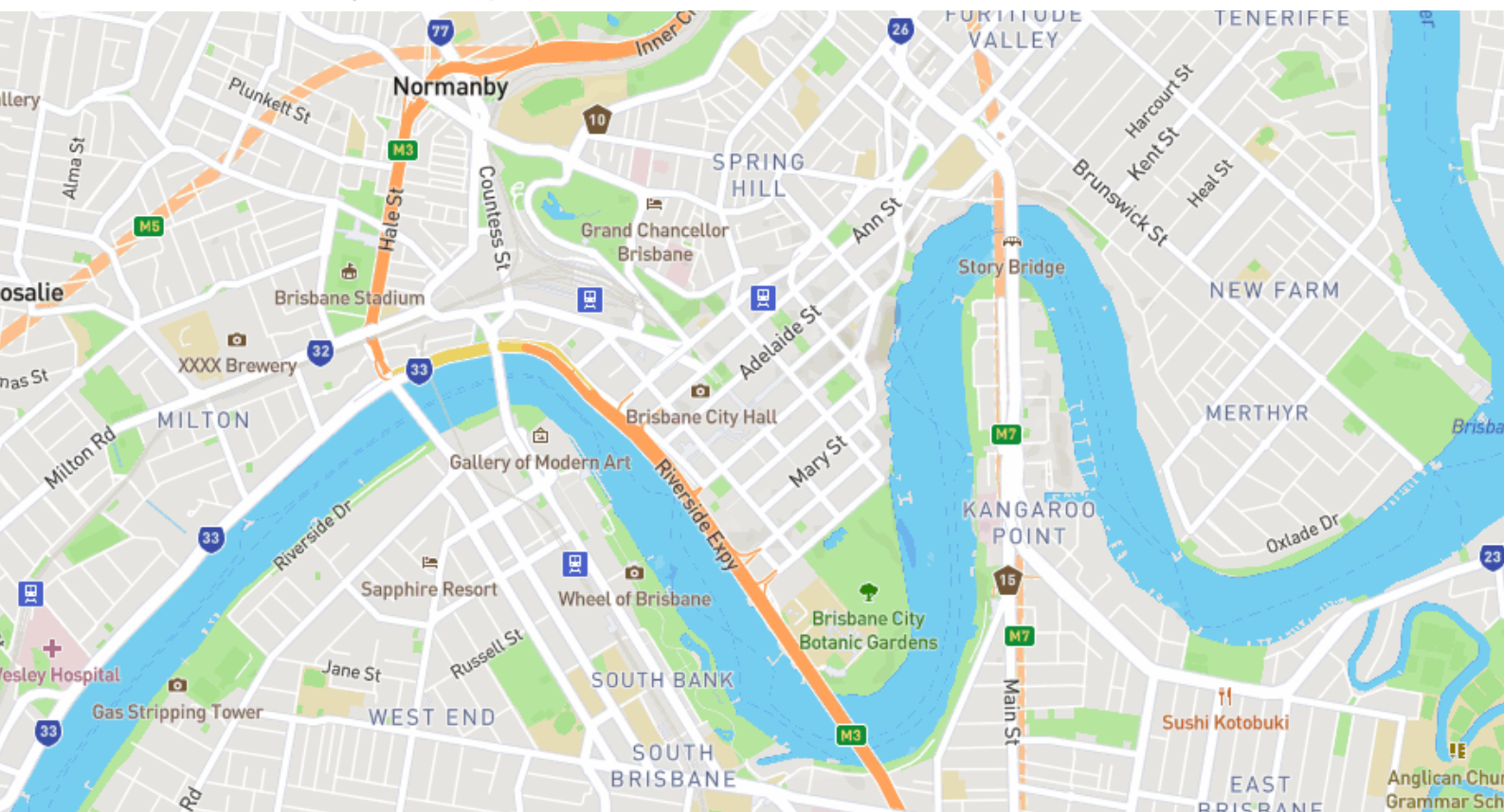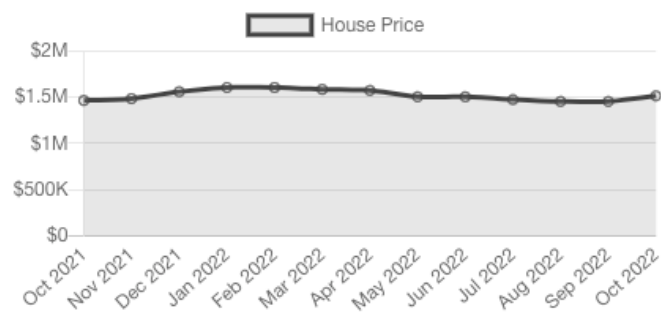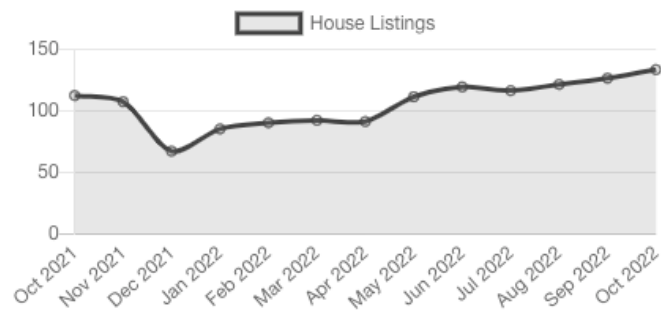
Brisbane Inner - East

House Inventory

(chart: Oct 2021 – Oct 2022, values ranging 0 to ~4)

House Listings

(chart: Oct 2021 – Oct 2022, values ranging 0 to ~150)

House Price

(chart: Oct 2021 – Oct 2022, values ranging $0 to $2M)

Listings above or below the 90 day rolling median
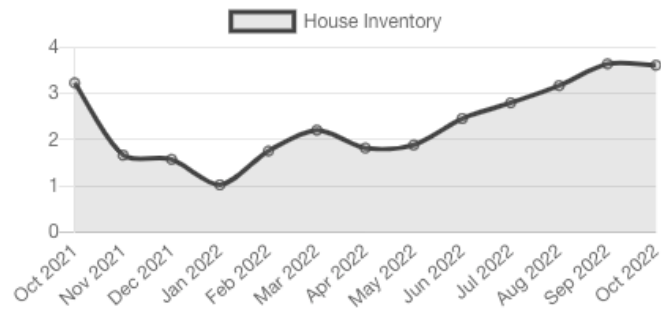
Current house price median
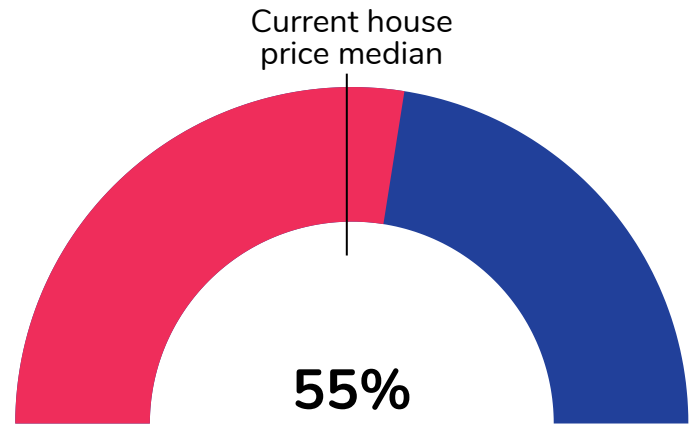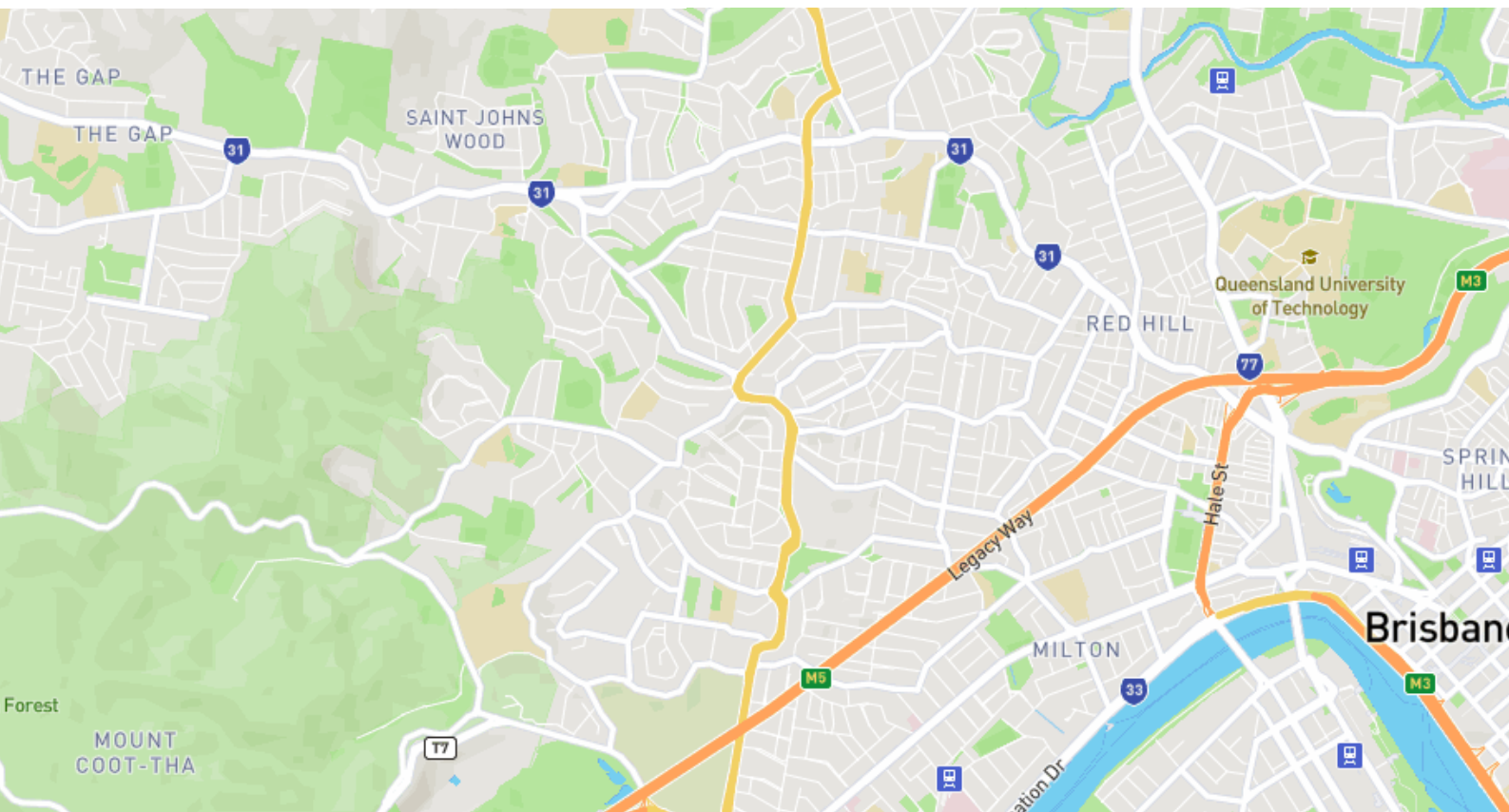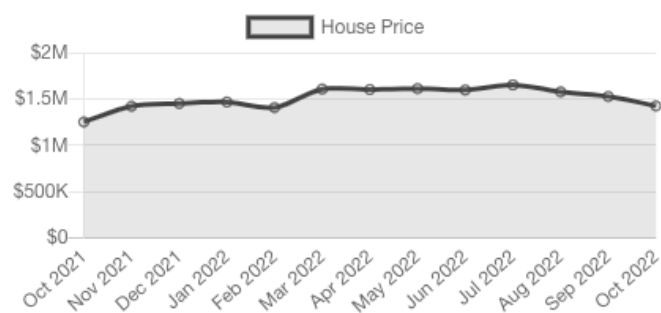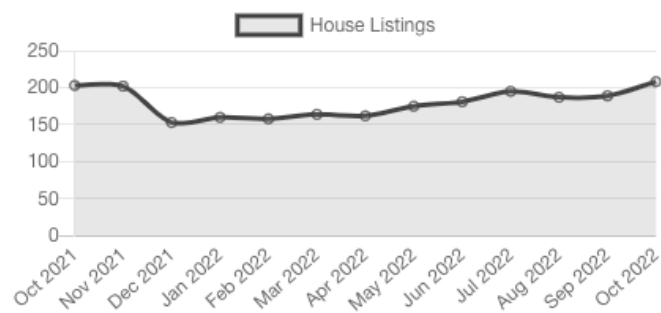
55%

40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.
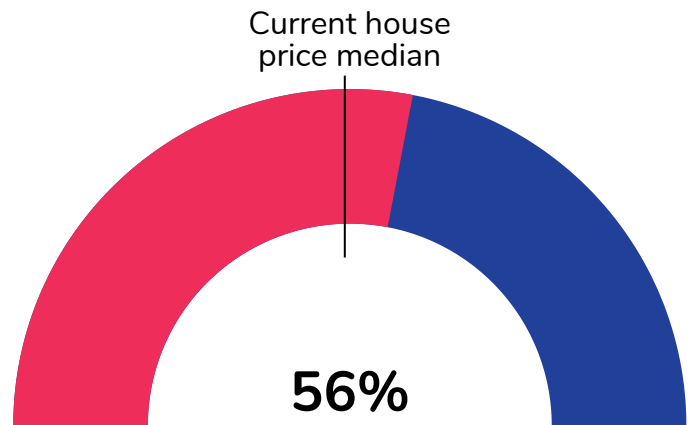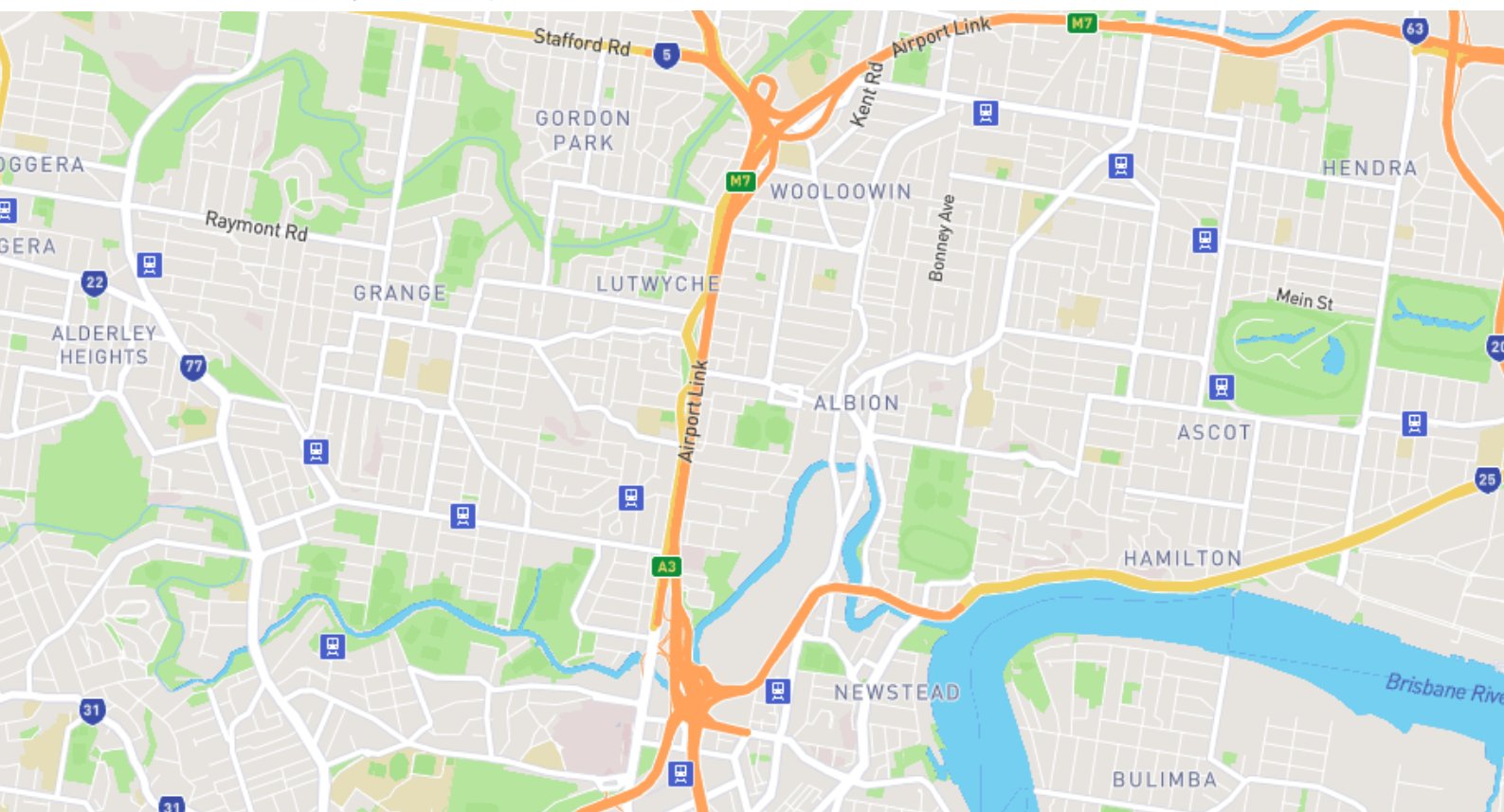
(map of Brisbane Inner - East area showing The Gap, Saint Johns Wood, Red Hill, Queensland University of Technology, Milton, Mount Coot-tha, Spring Hill, Brisbane)

Brisbane Inner - North

House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median

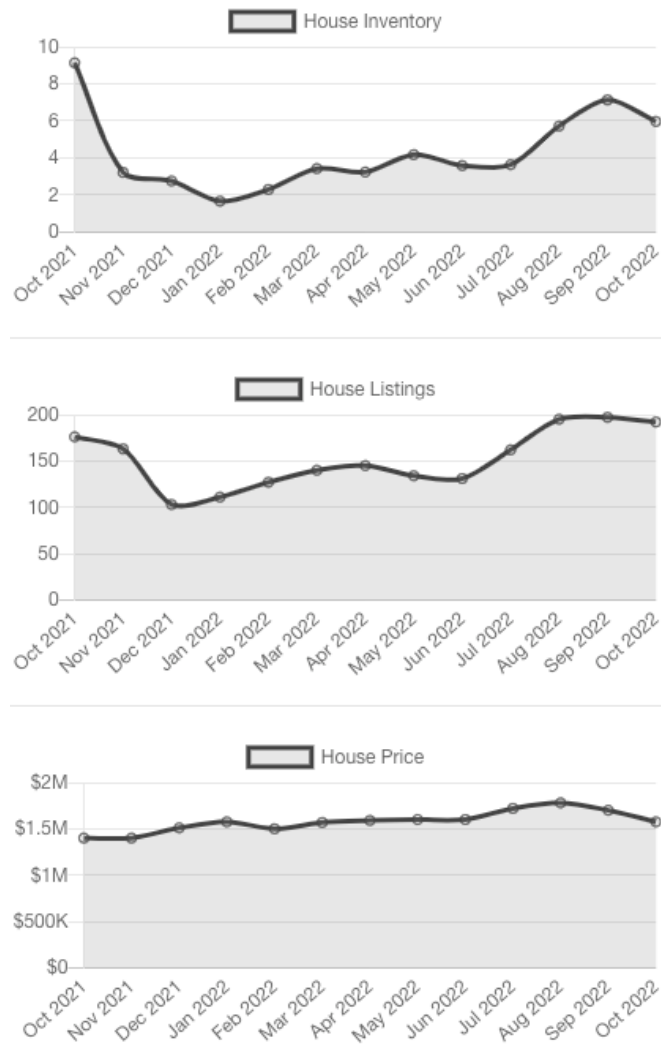Current house price median

56%
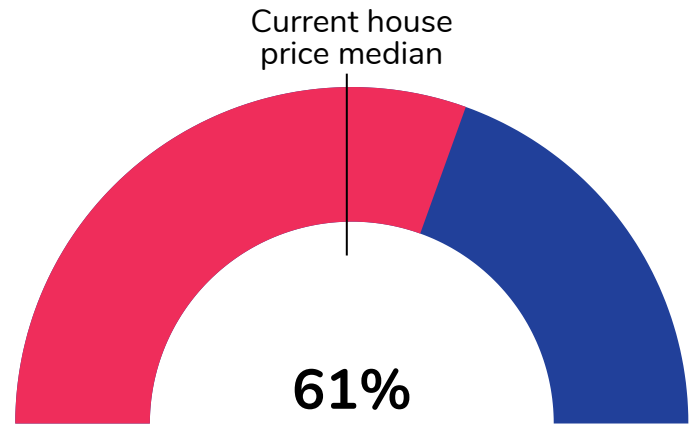
40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.

suburbtrends

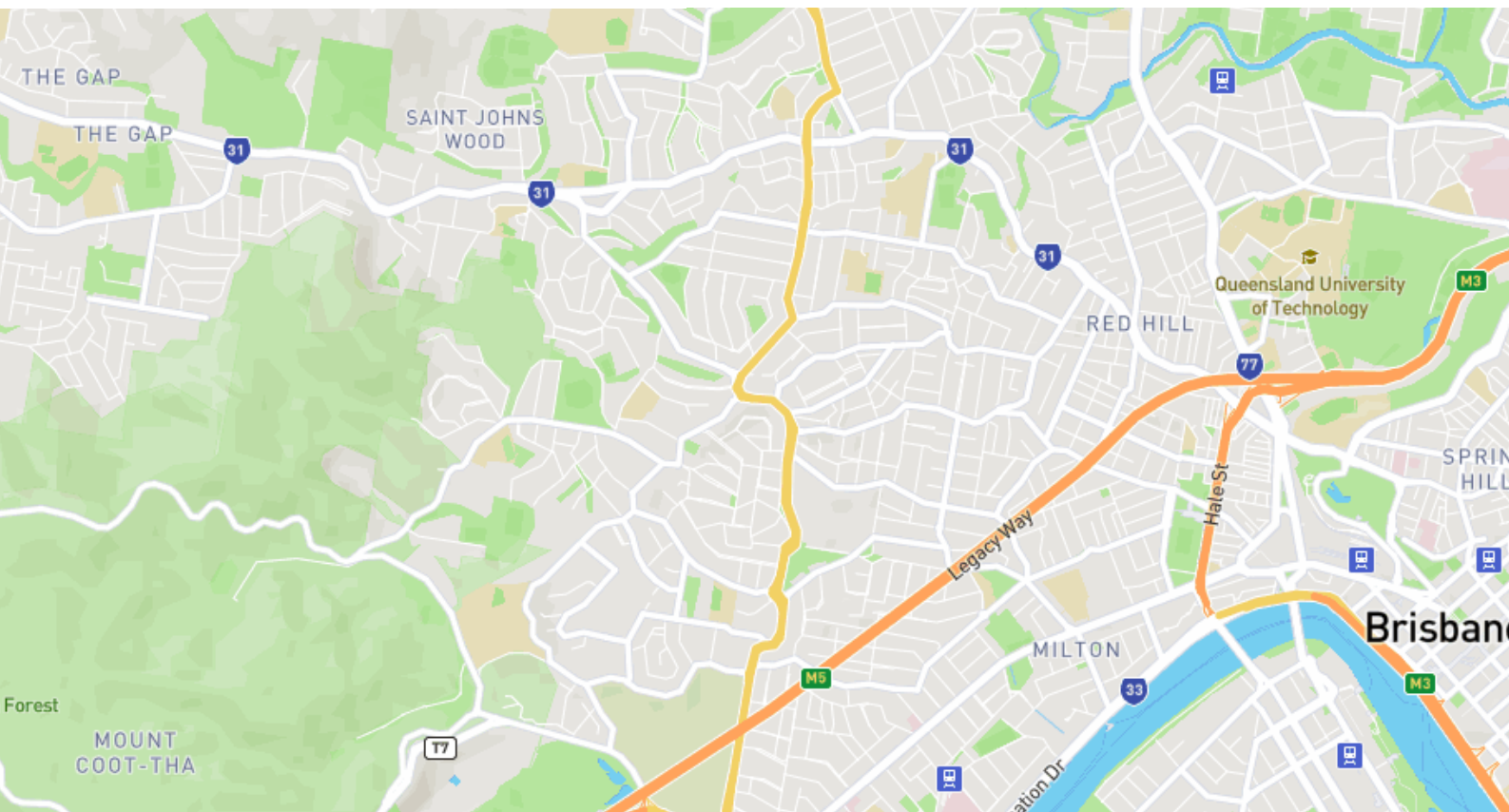# Brisbane Inner - West

House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median

Current house price median

61%

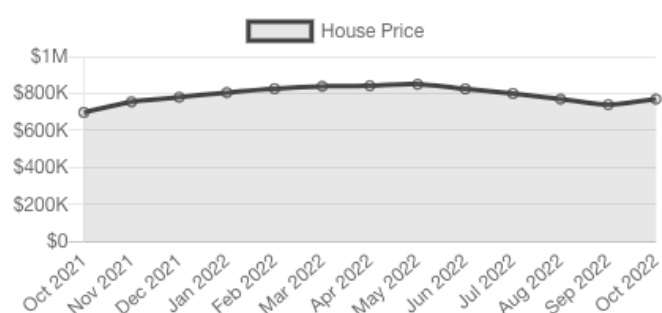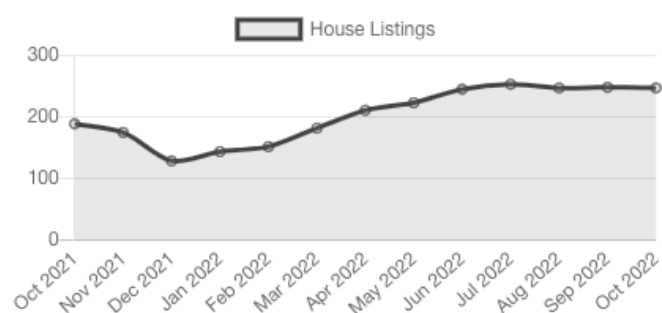40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.
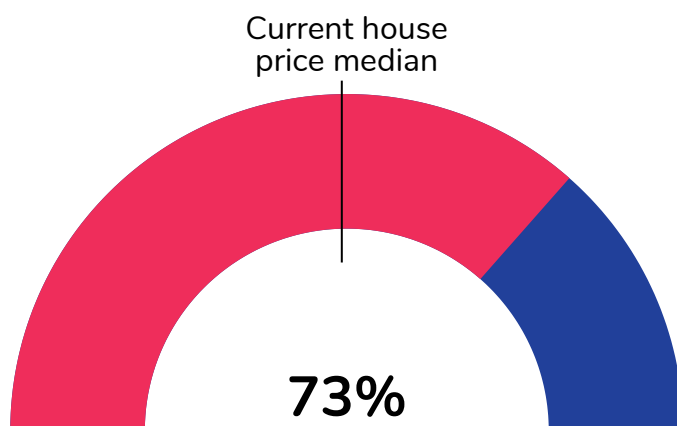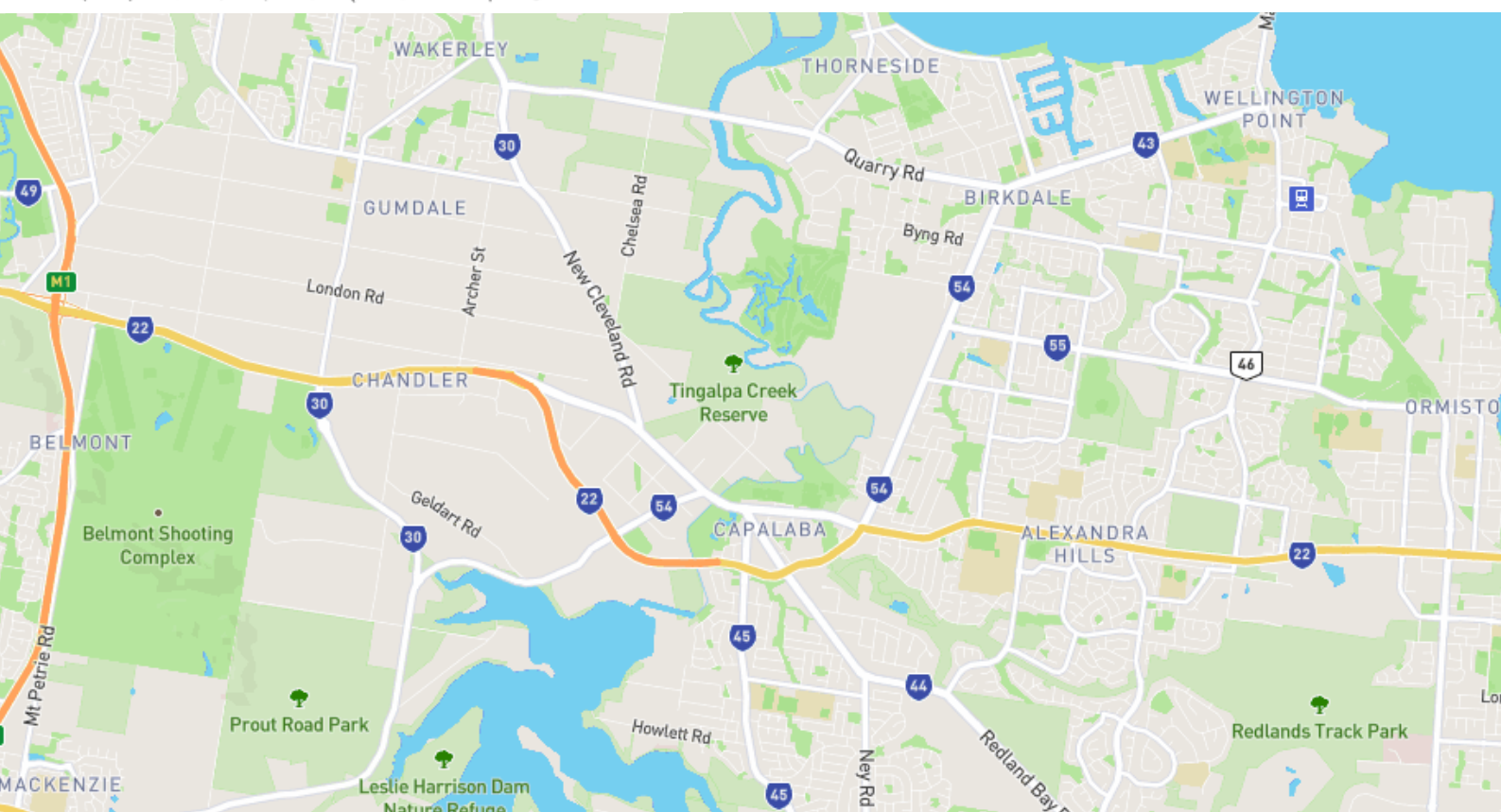
Capalaba

House Inventory

(chart: House Inventory, Oct 2021 – Oct 2022; values ranging from ~4 down to ~1.4 then rising to ~4.3)

House Listings

(chart: House Listings, Oct 2021 – Oct 2022; values around 190 declining to ~130 then rising to ~250)

House Price

(chart: House Price, Oct 2021 – Oct 2022; values around $700K rising to ~$850K then declining to ~$750K)

Listings above or below the 90 day rolling median

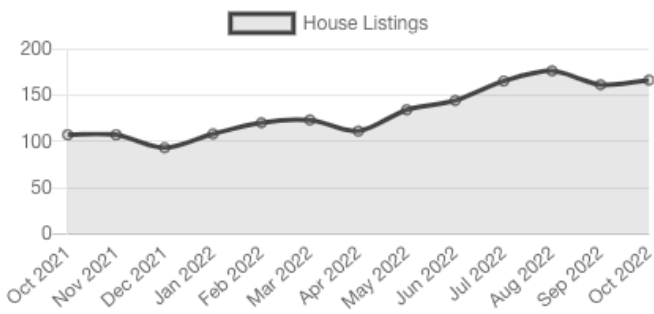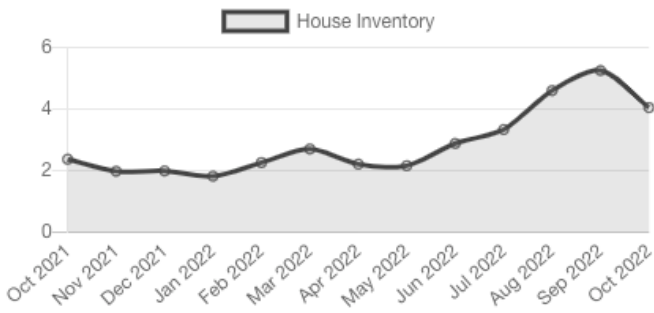Current house price median

73%
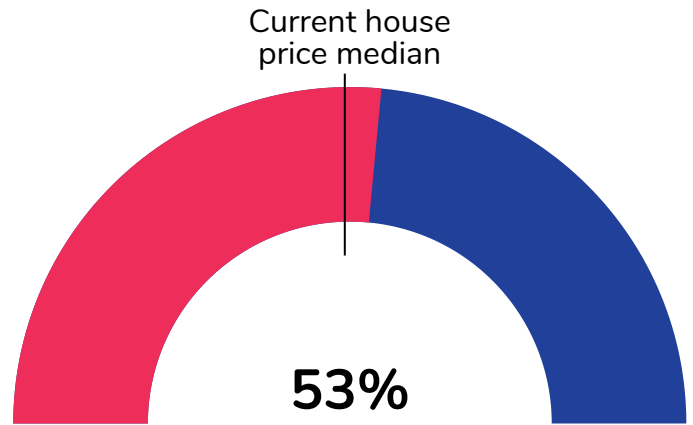
40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.
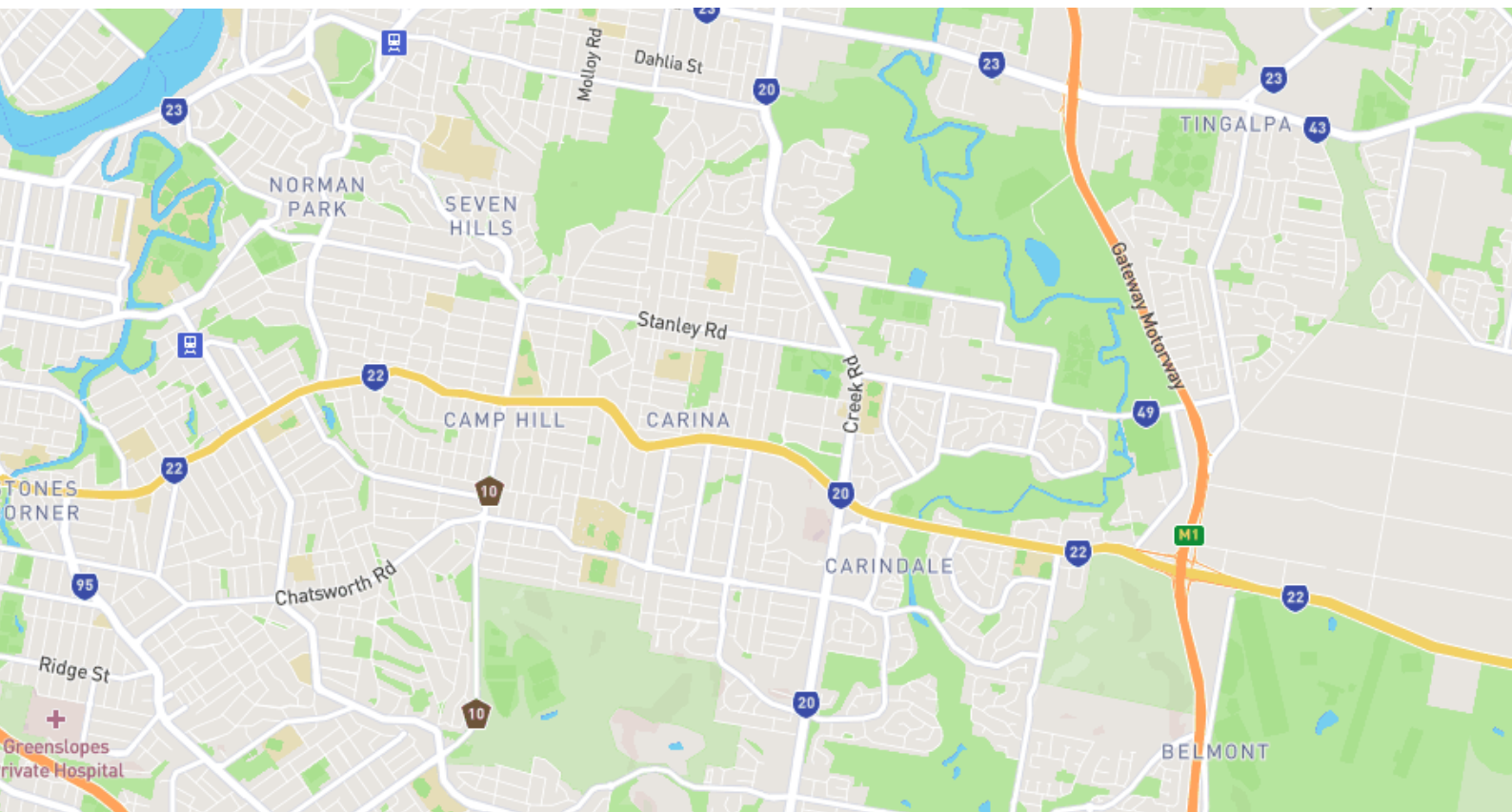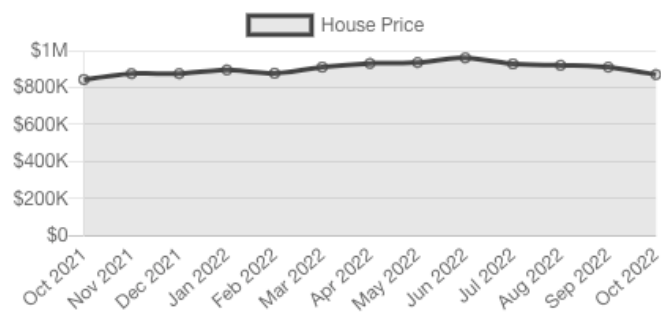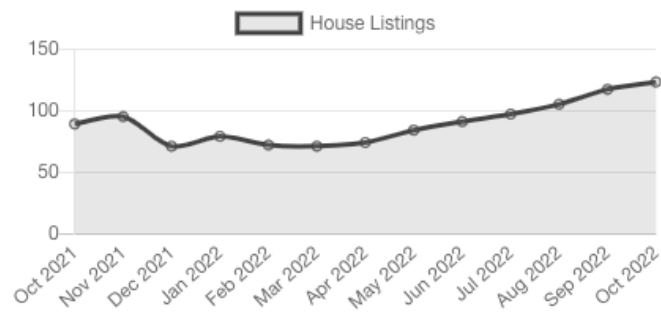
Carindale
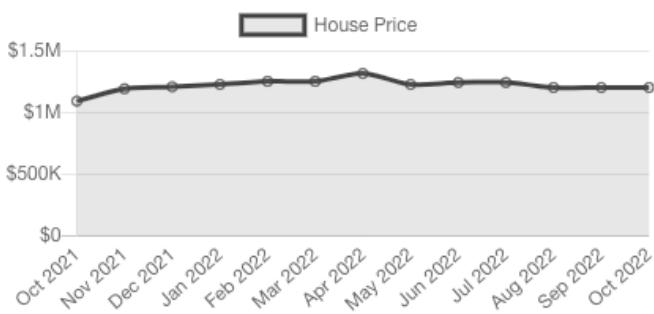
House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median
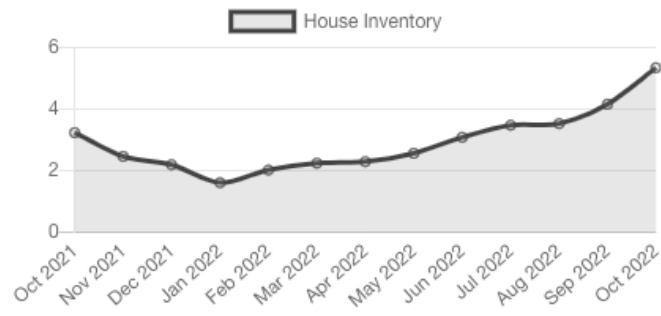
Current house price median

53%

40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.
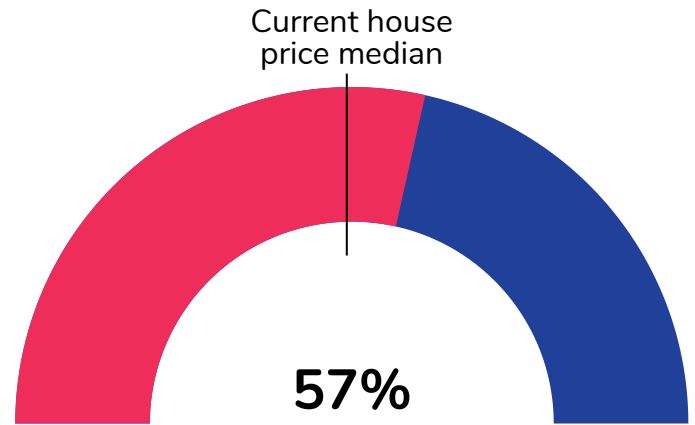

suburbtrends

Centenary

House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median
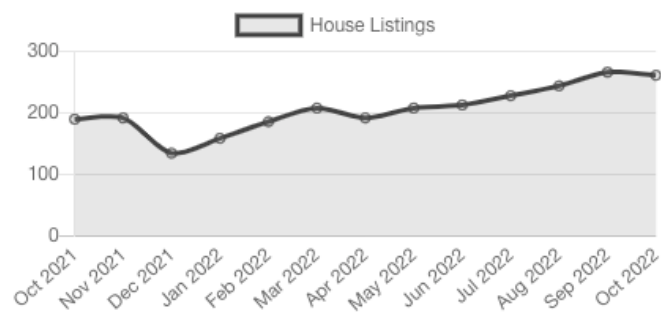
Current house price median
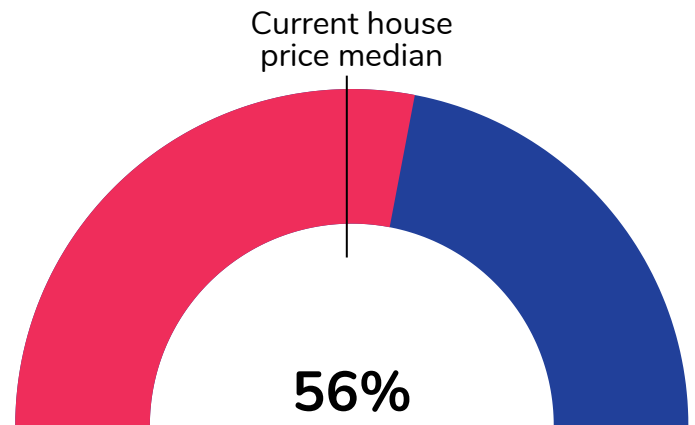

57%

40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.
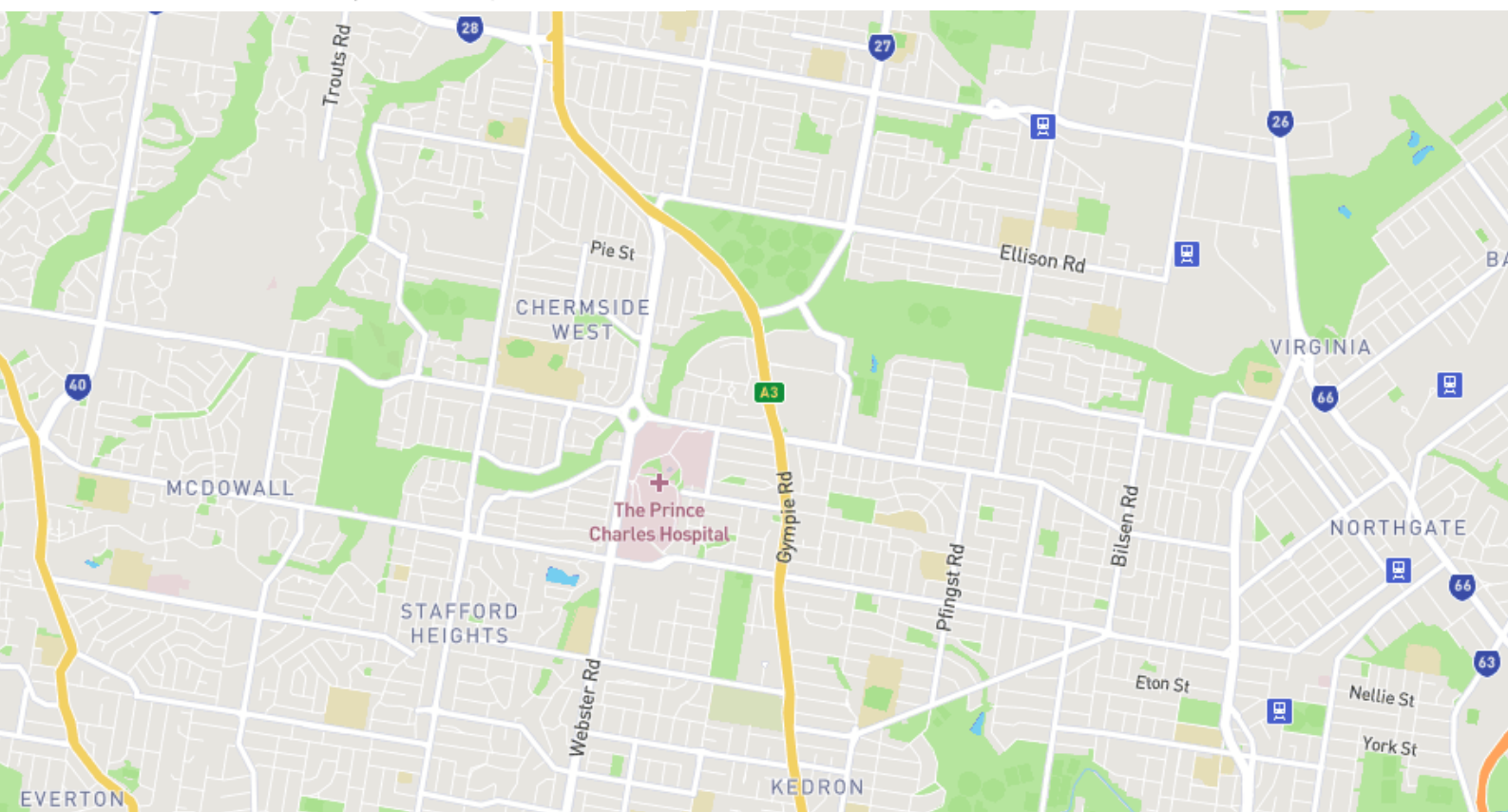
Chermside
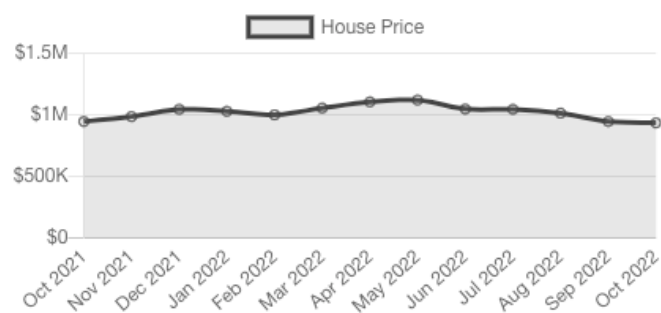
House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median

Current house price median

56%

40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.
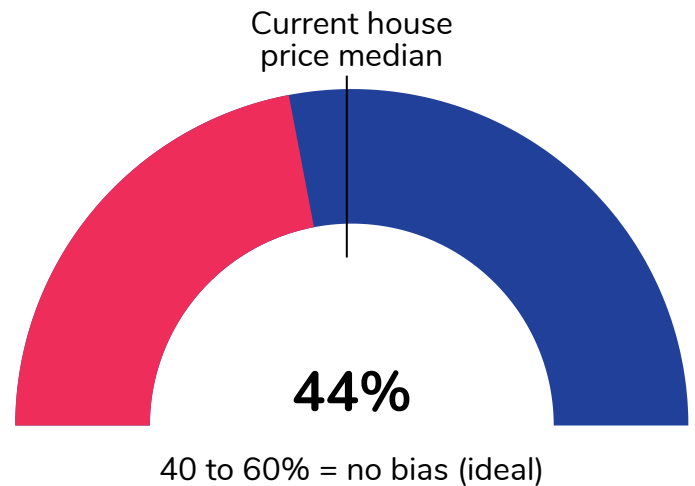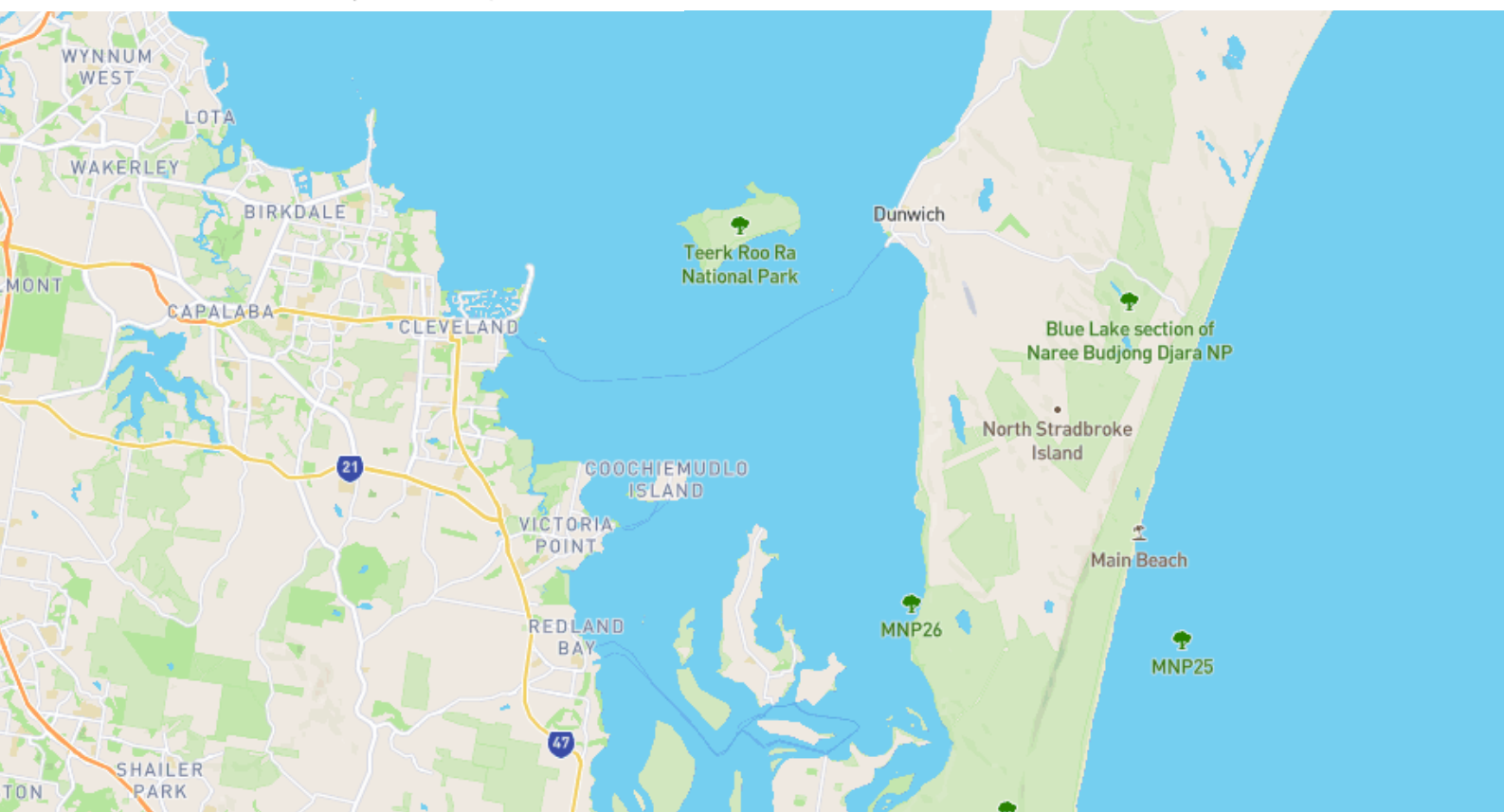
Cleveland - Stradbroke
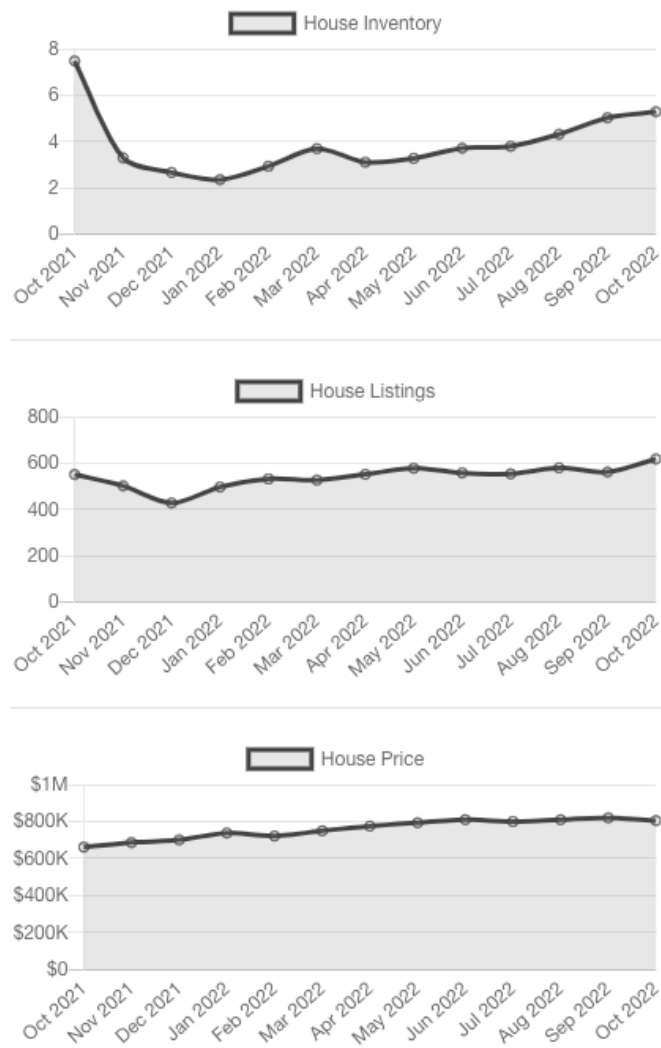
House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median

Current house price median

44%
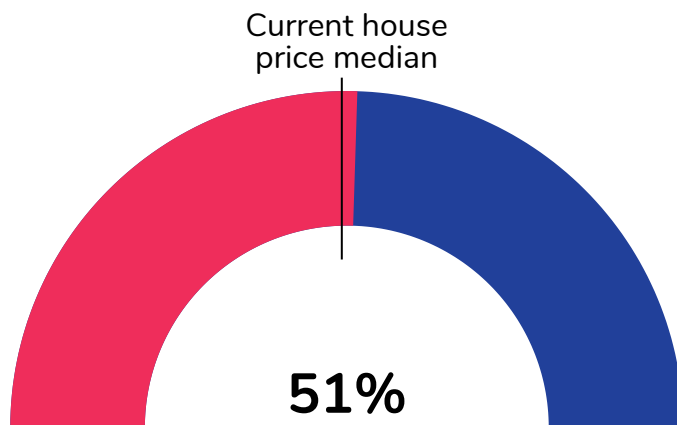
40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.
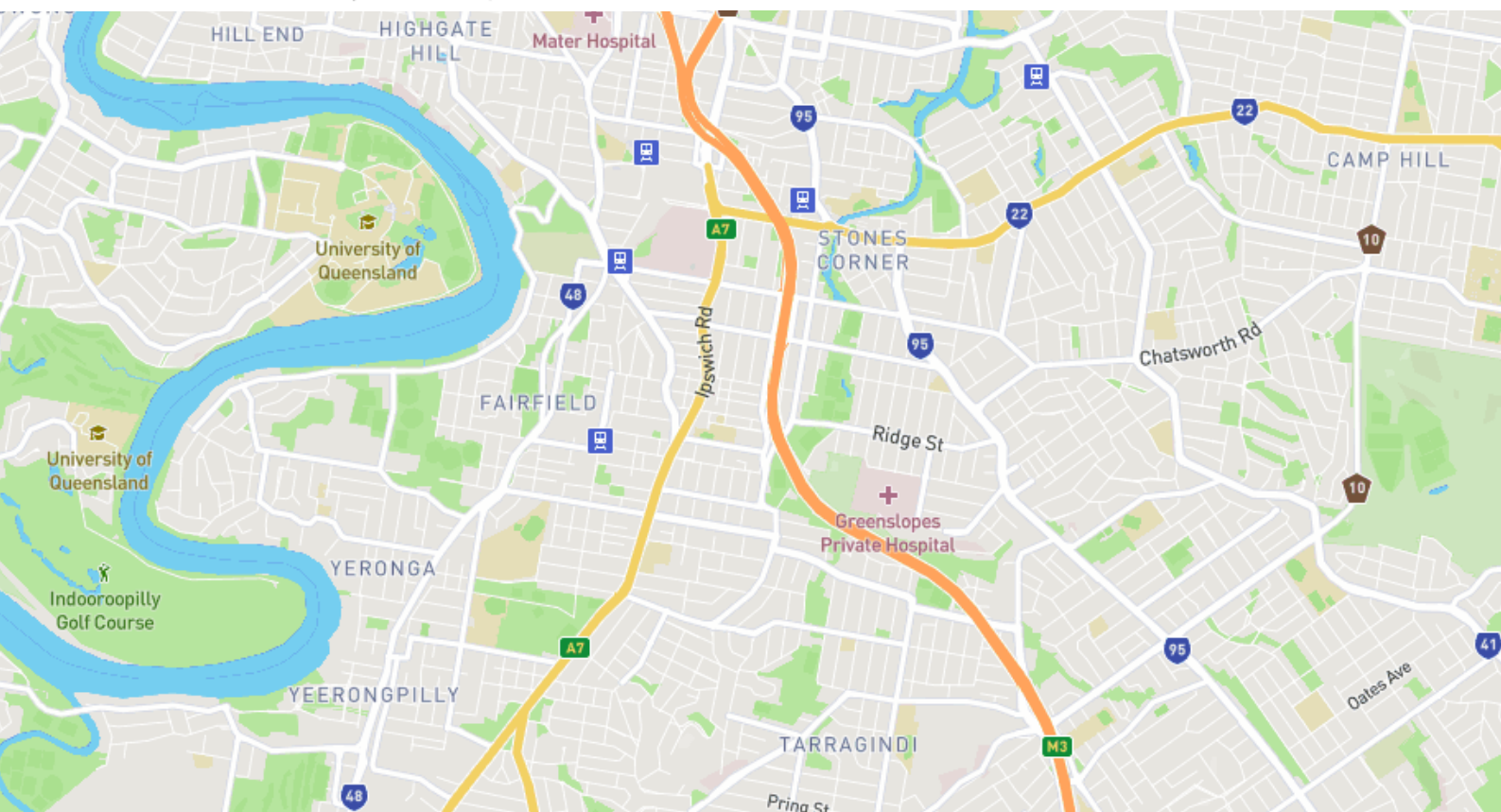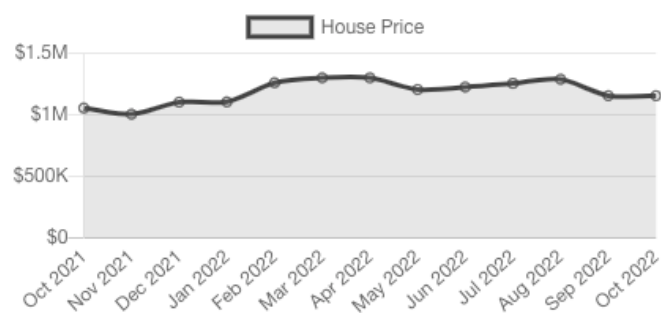
Holland Park - Yeronga
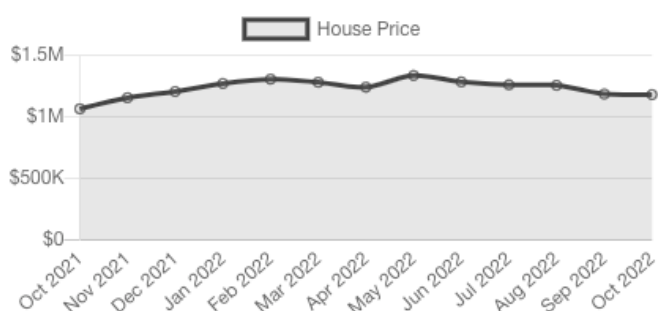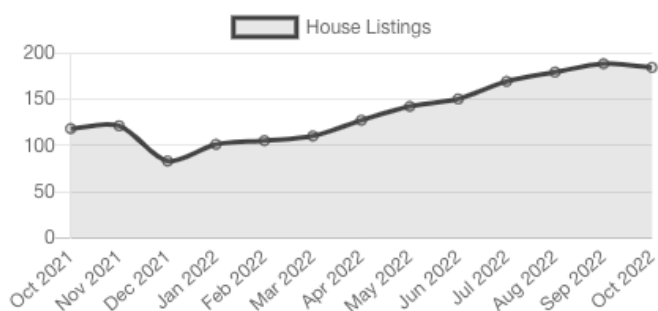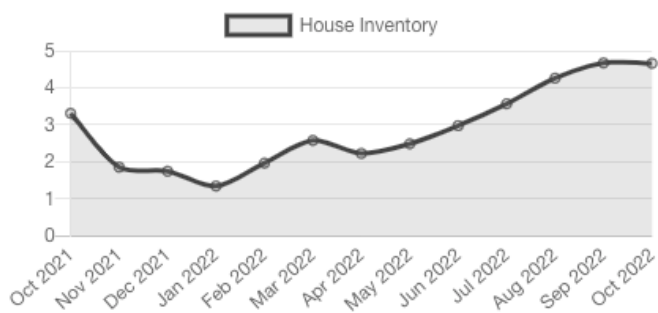
House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median

Current house price median

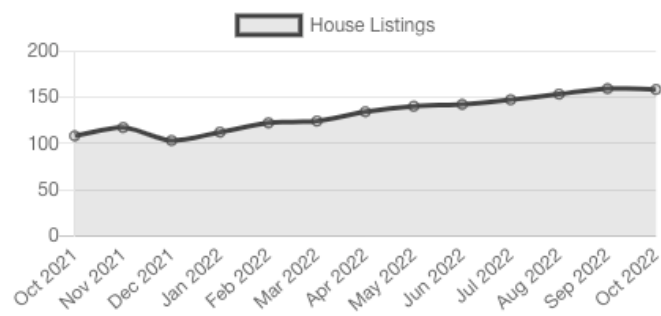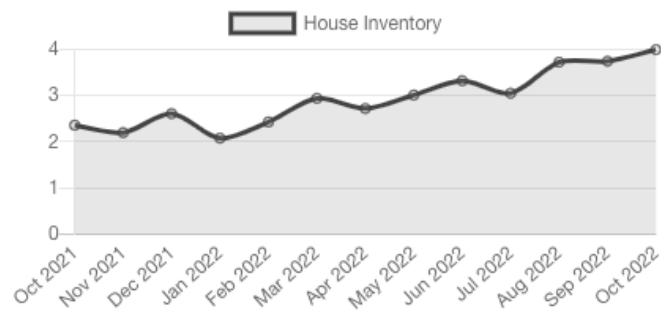**51%**

40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.
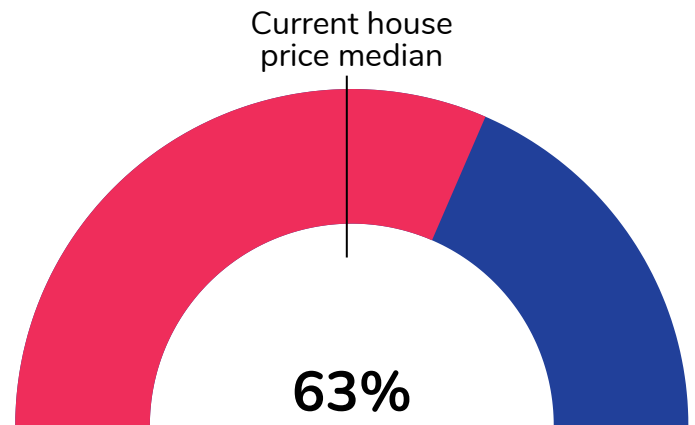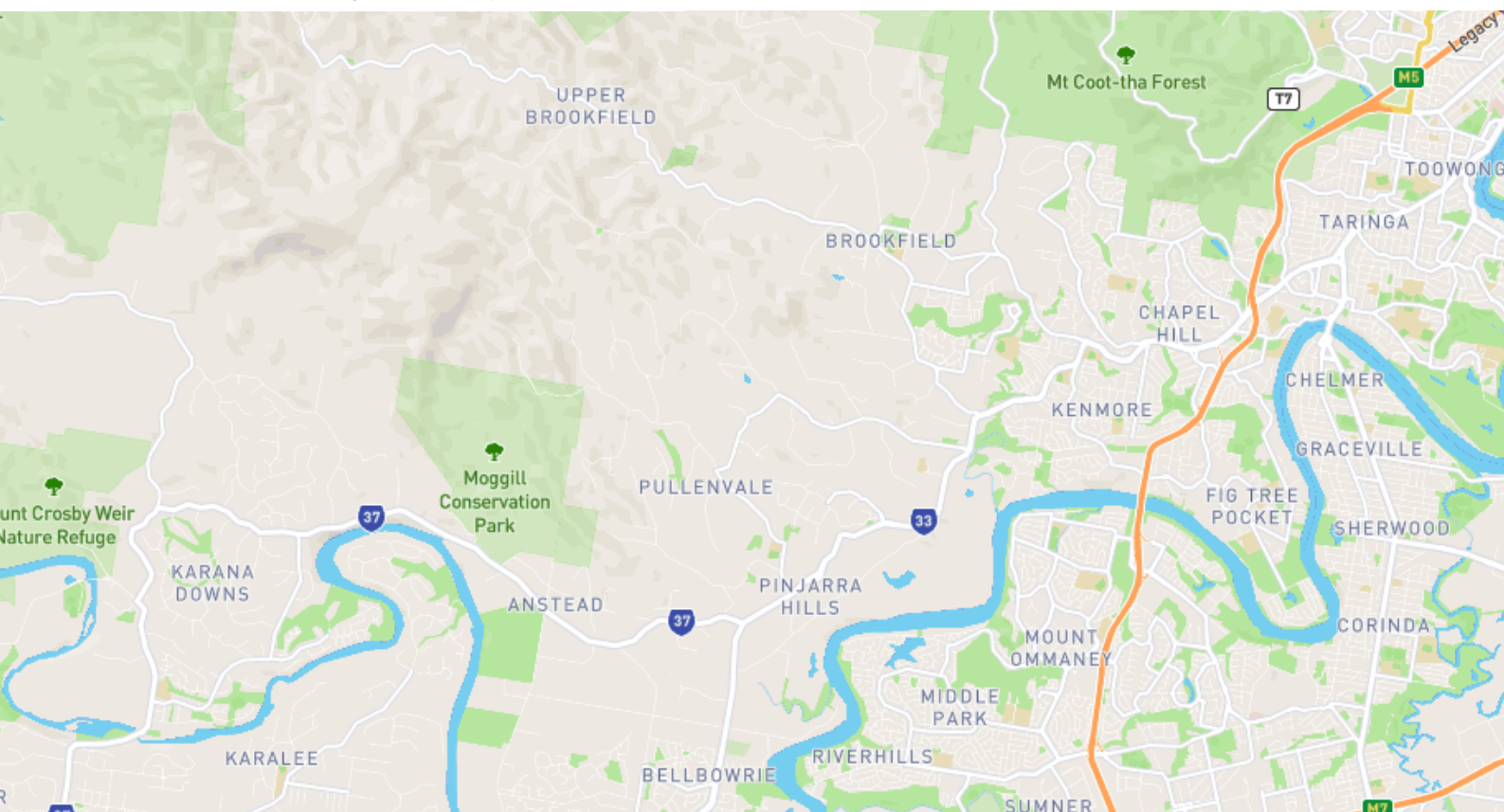
Kenmore - Brookfield - Moggill

House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median
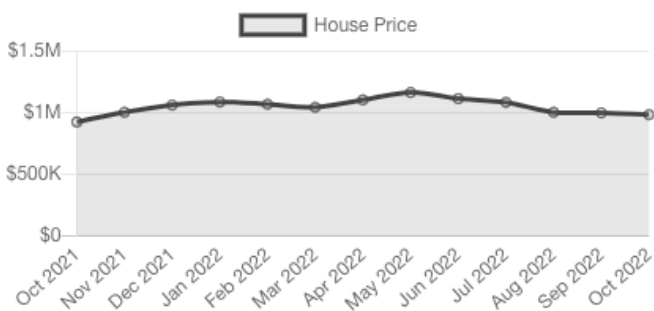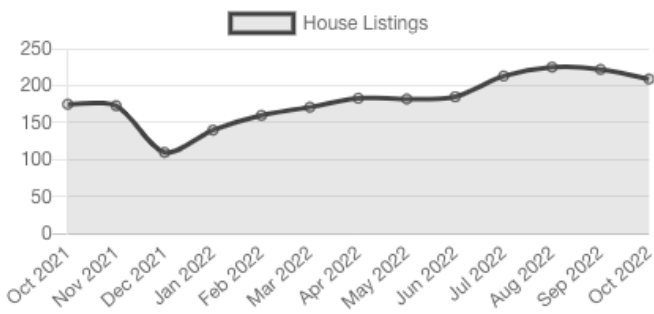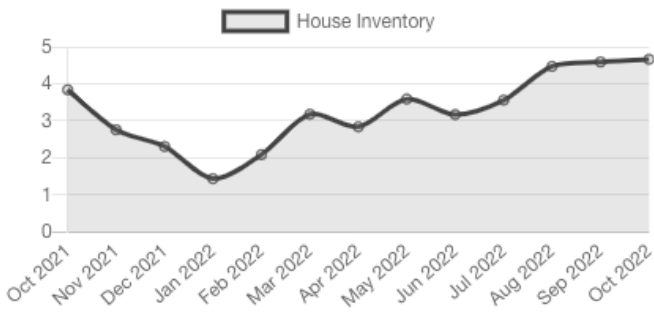
Current house price median
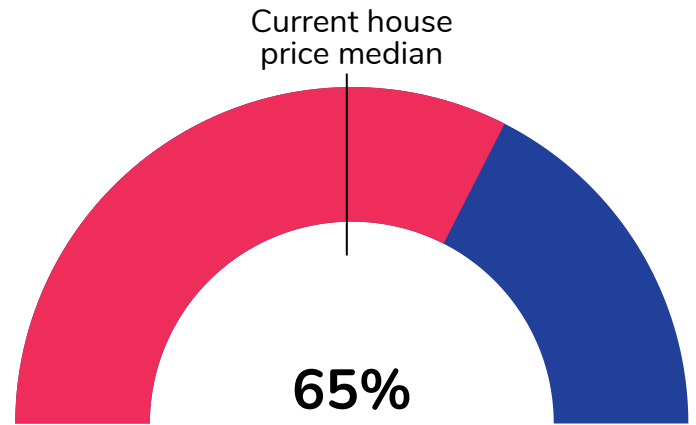
63%

40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.

suburbtrends
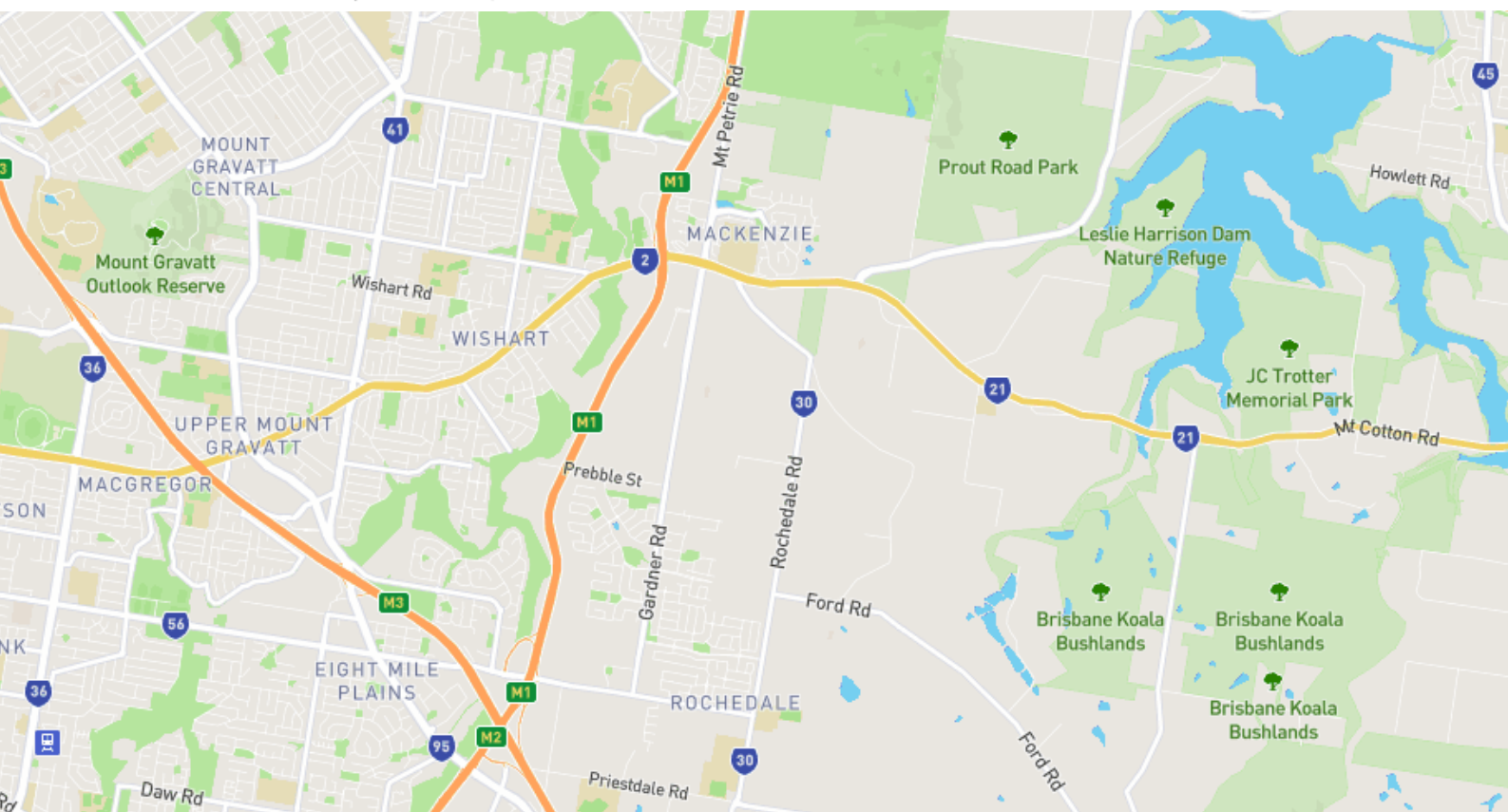
Mt Gravatt

House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median
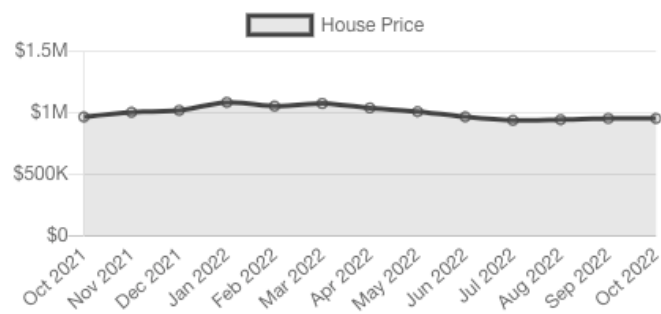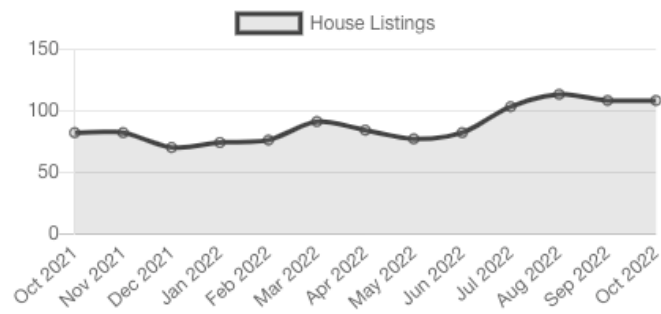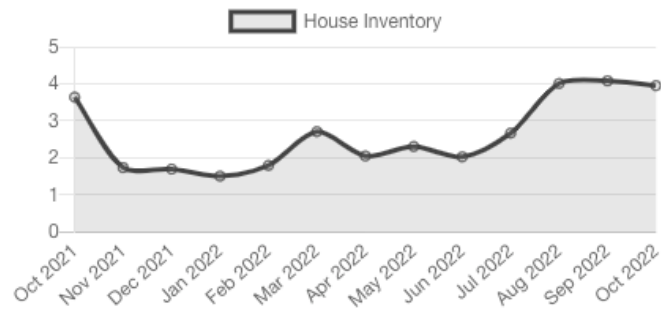
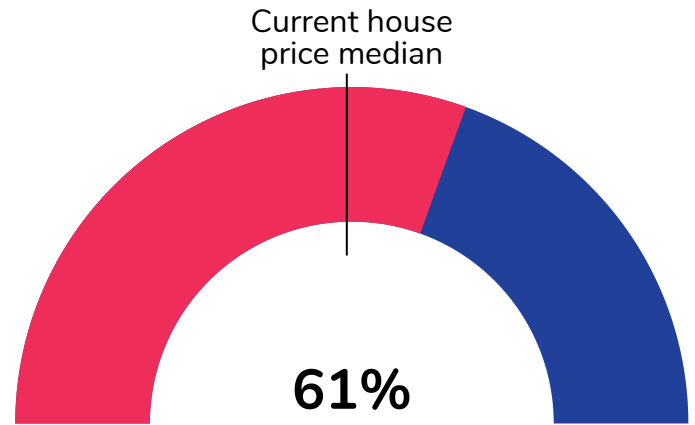Current house price median

65%

40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.
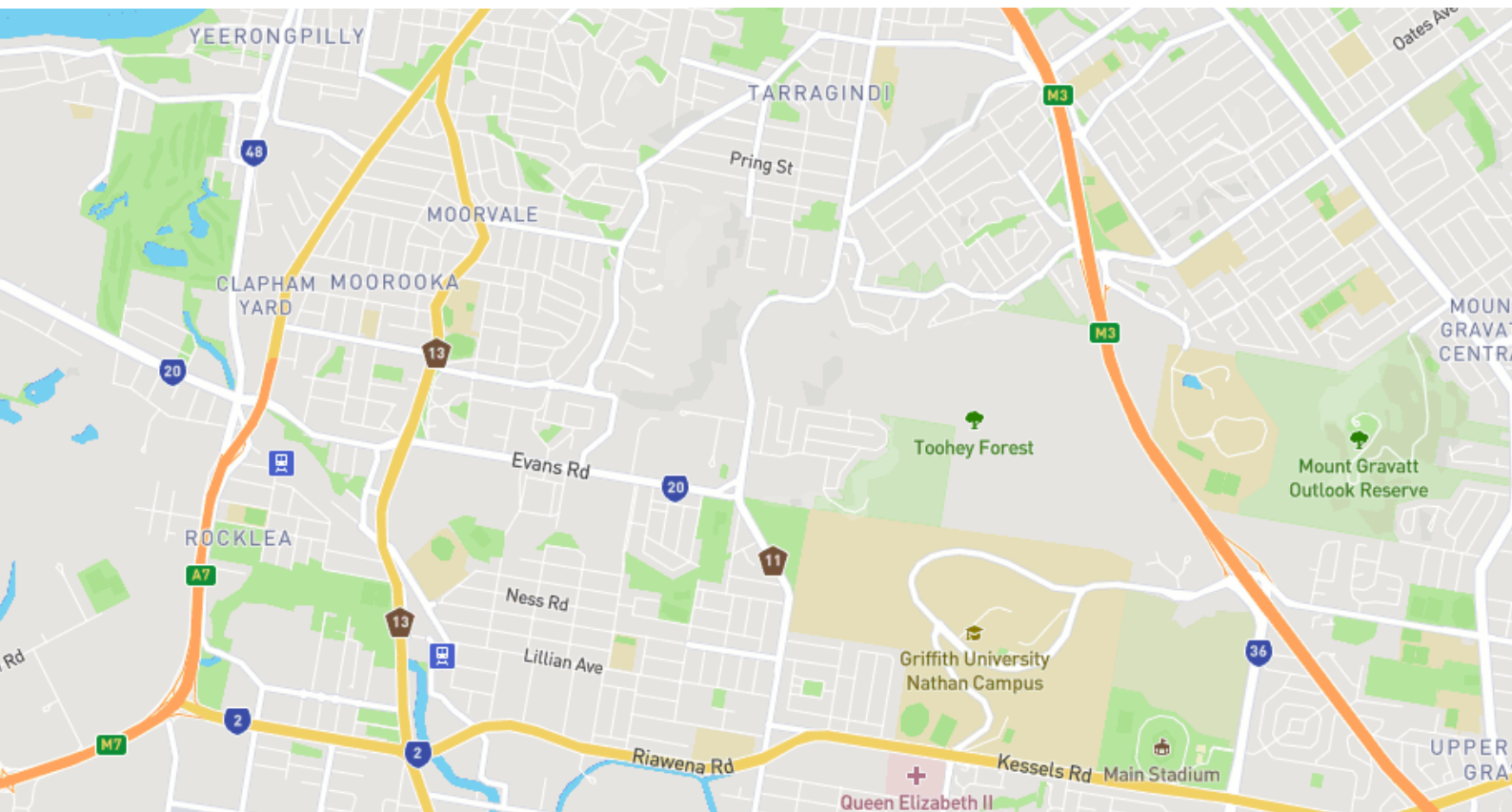
Nathan

House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median
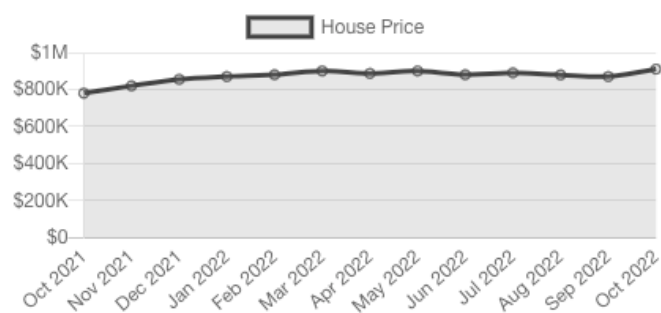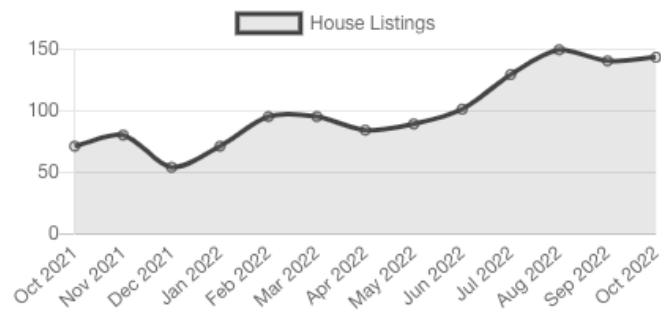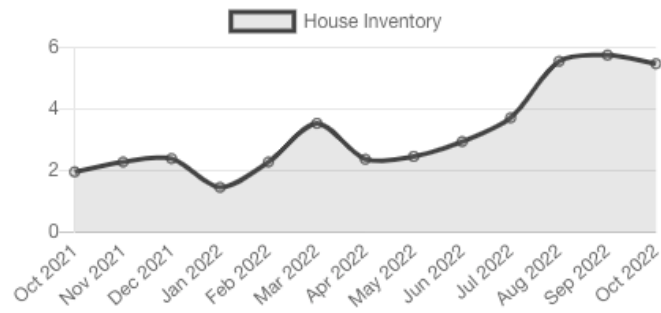
Current house price median

61%

40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.
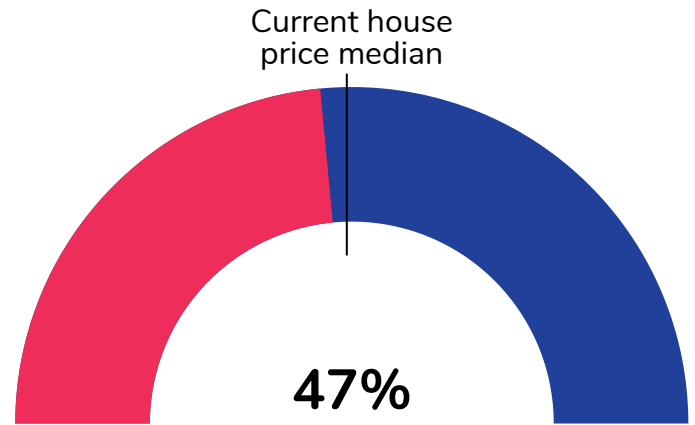
Nundah

House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median
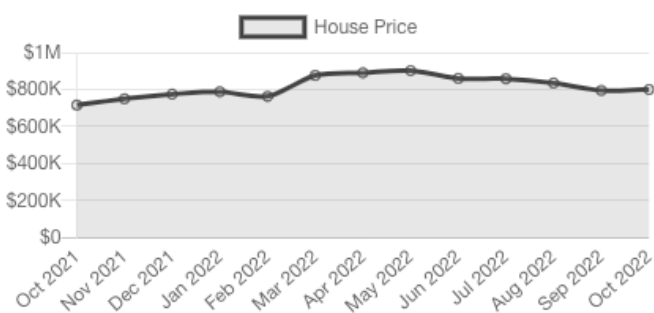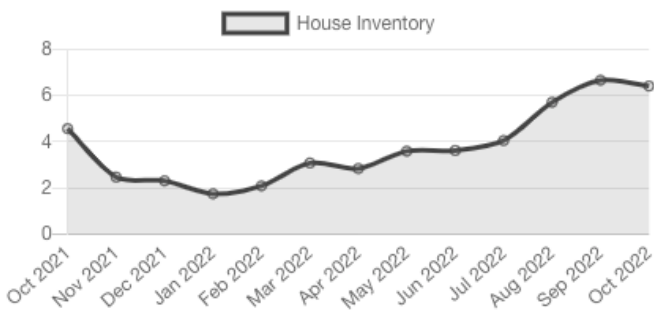
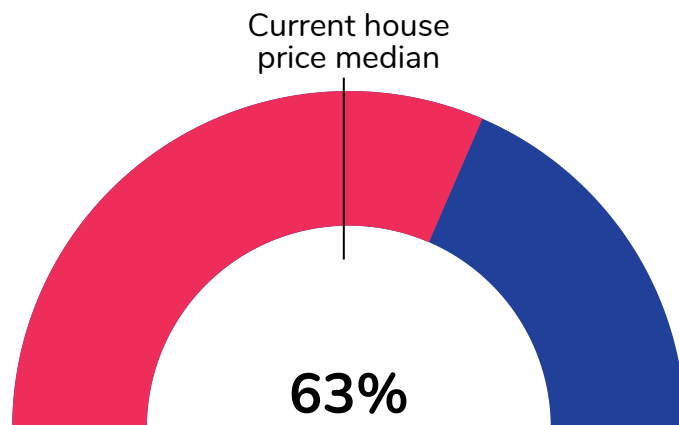Current house price median

47%

40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.

suburbtrends

Rocklea - Acacia Ridge

House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median

Current house price median

63%

40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.
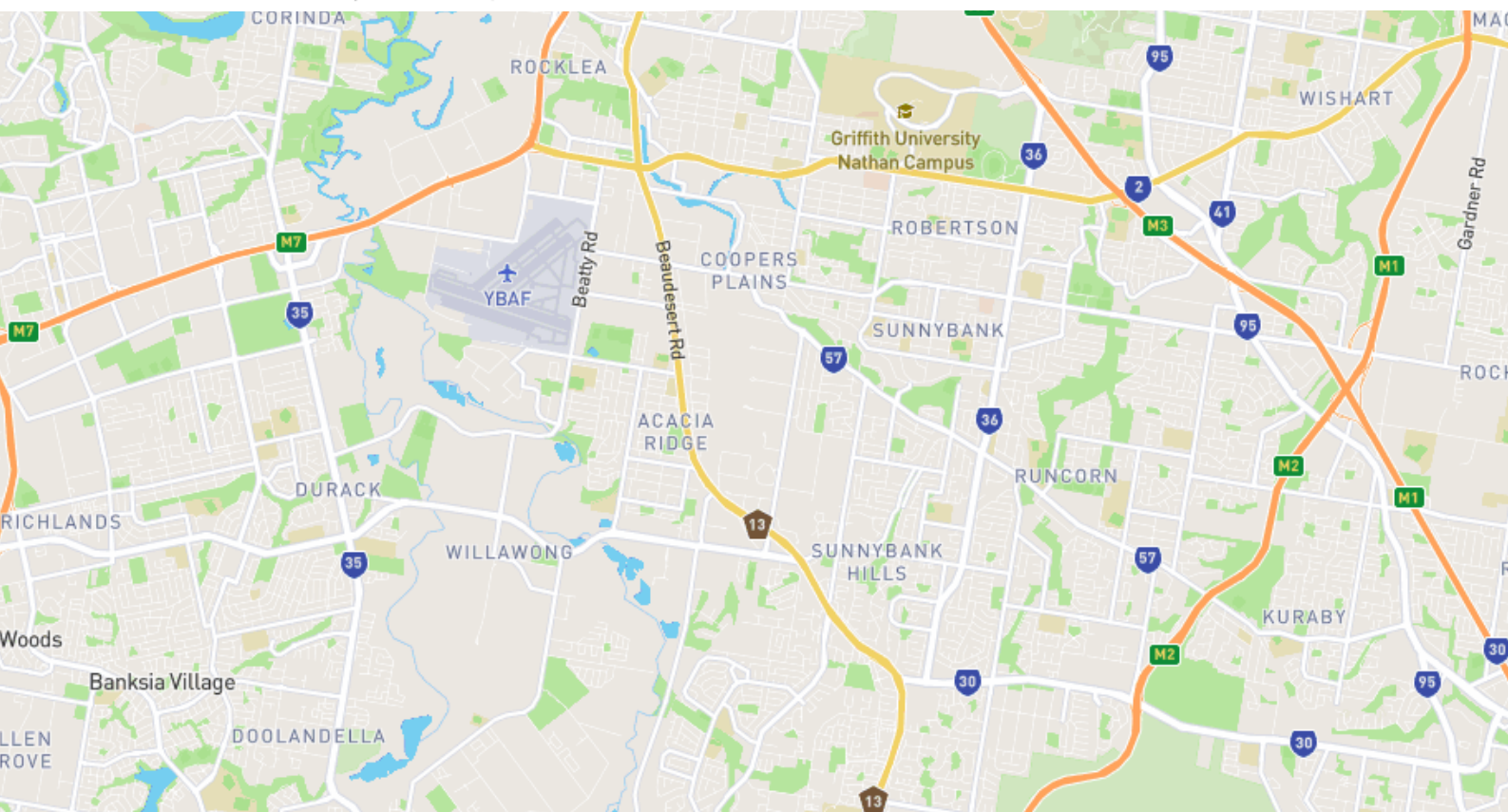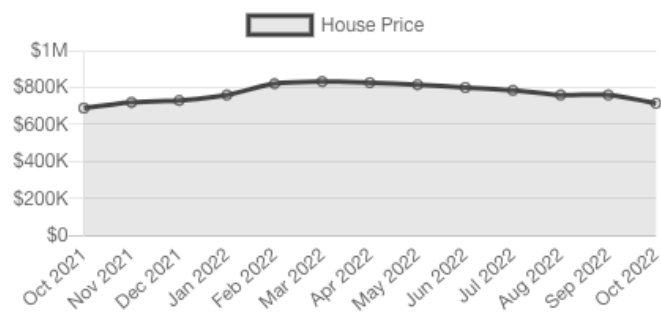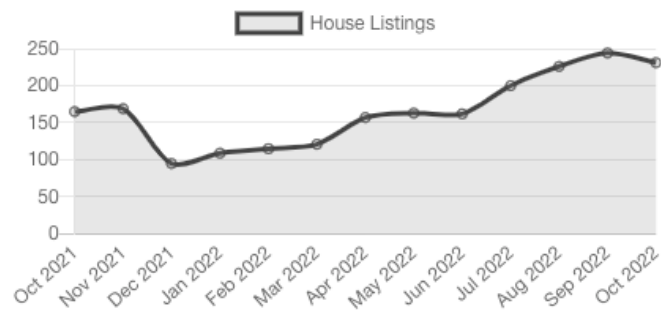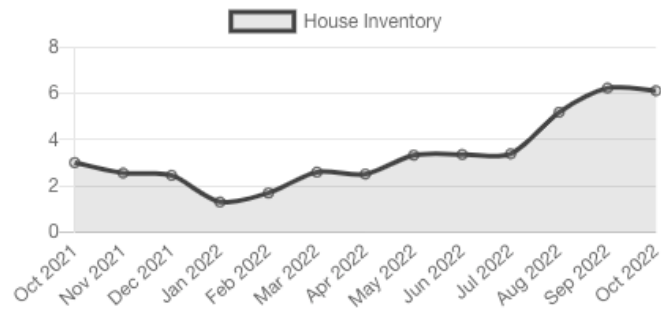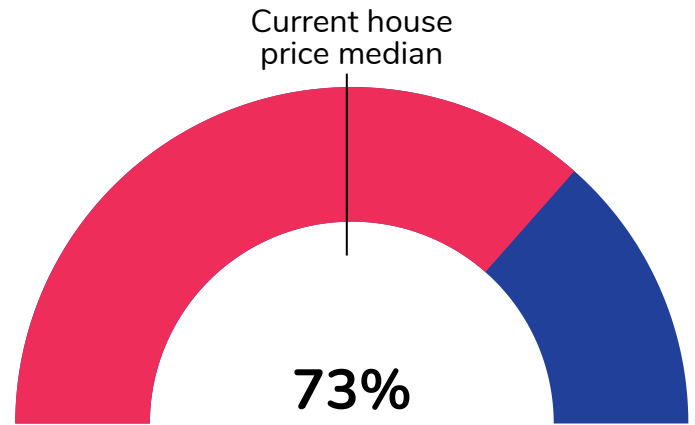
Sandgate

House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median

Current house price median

73%

40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.

suburbtrends
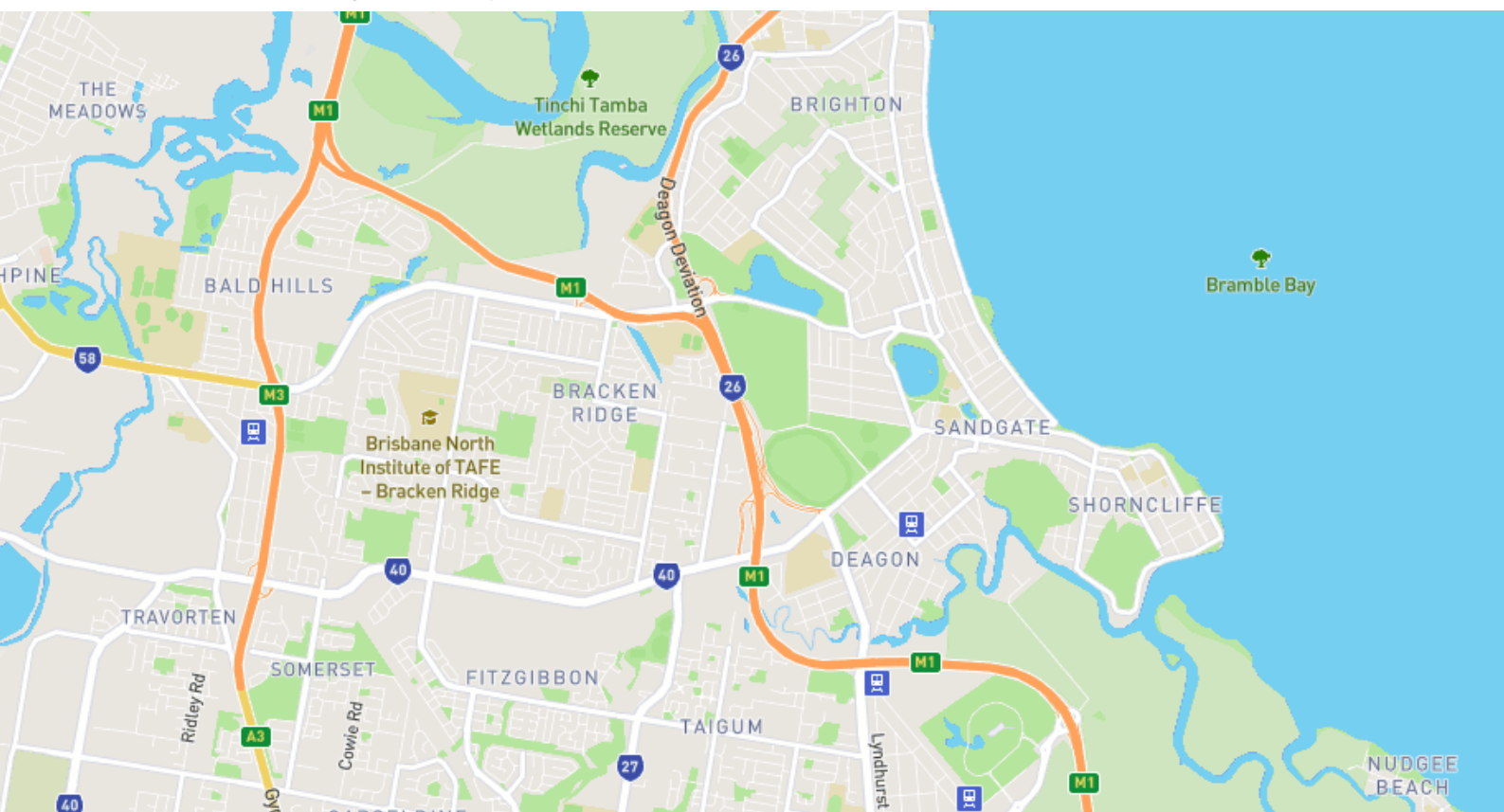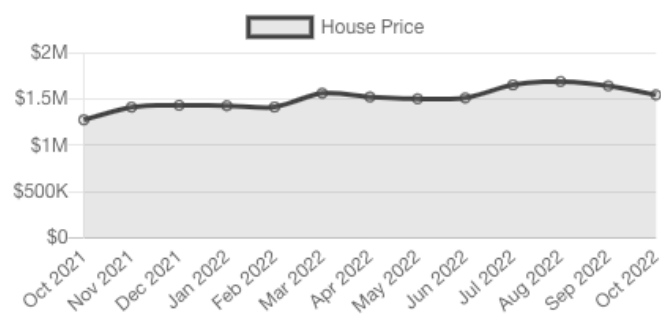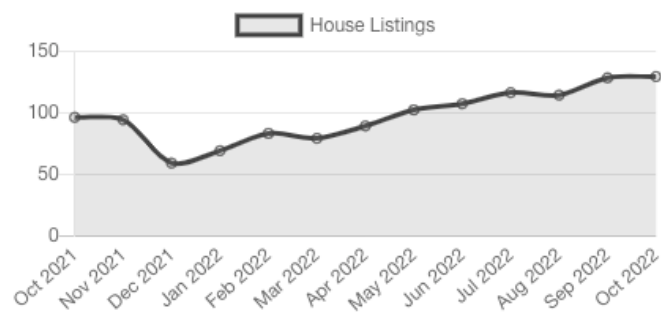
Sherwood - Indooroopilly

House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median

Current house price median

49%

40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.
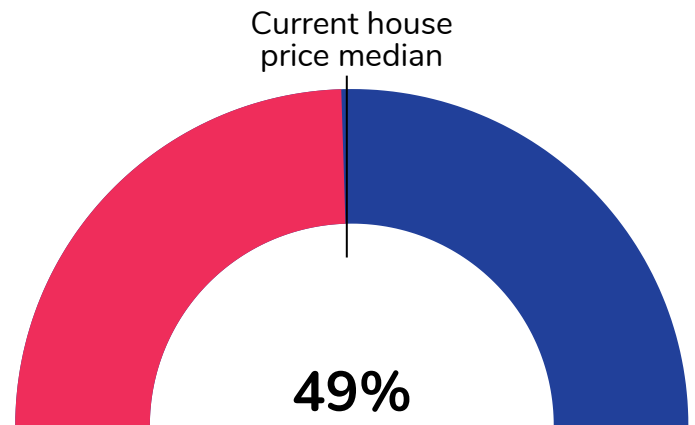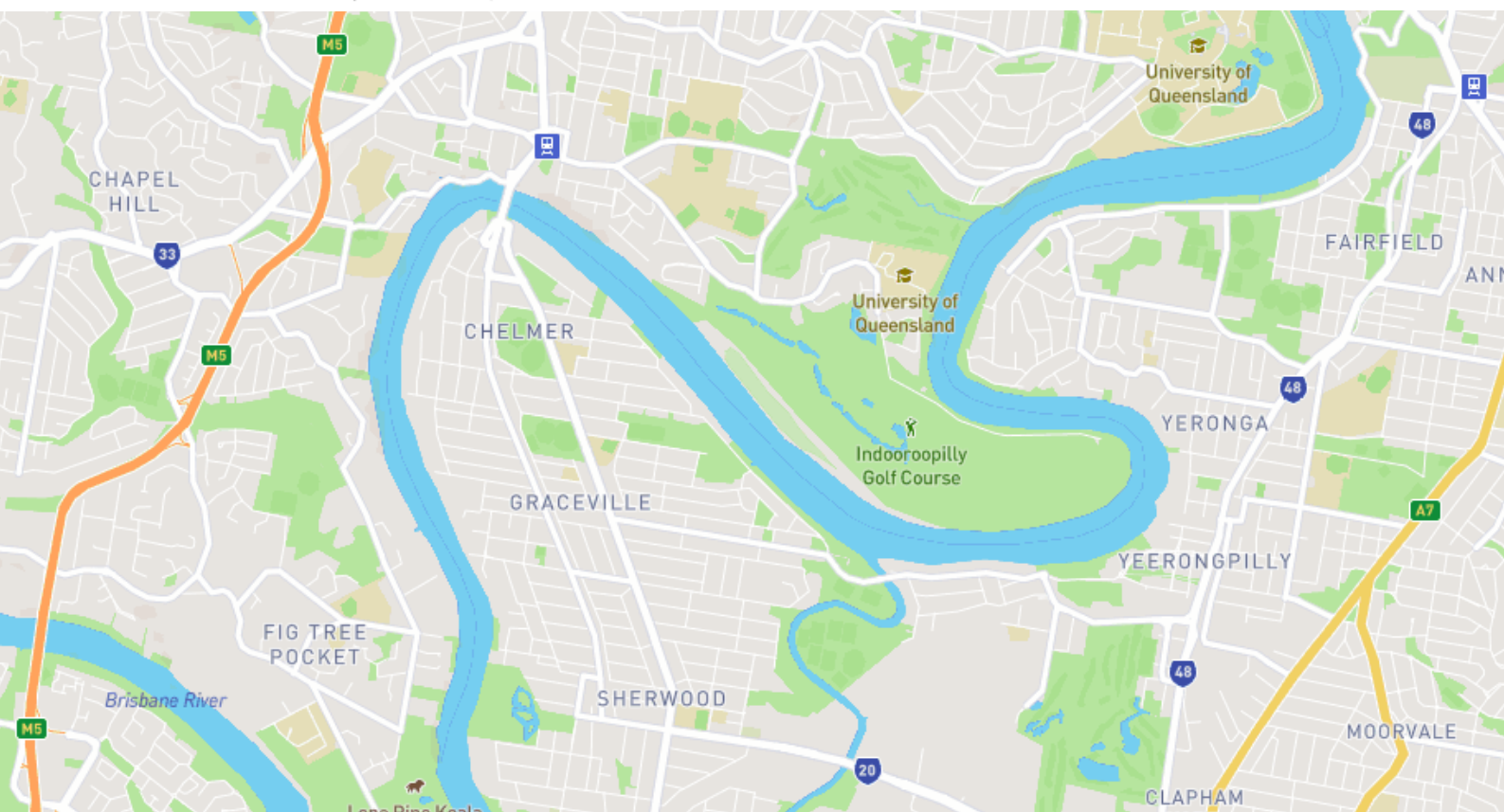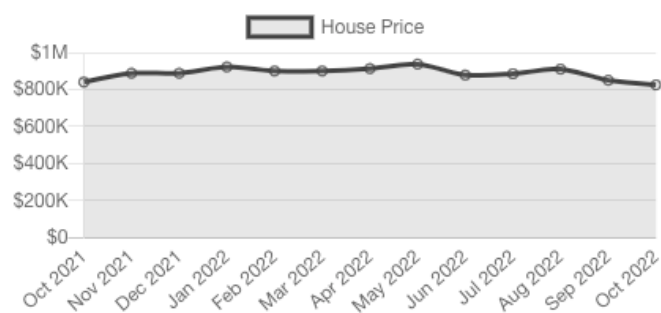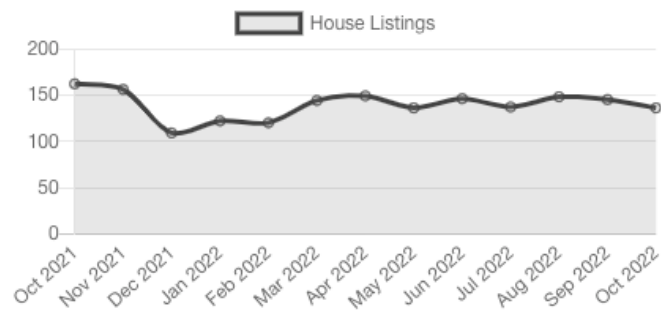

suburbtrends

Sunnybank

House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median
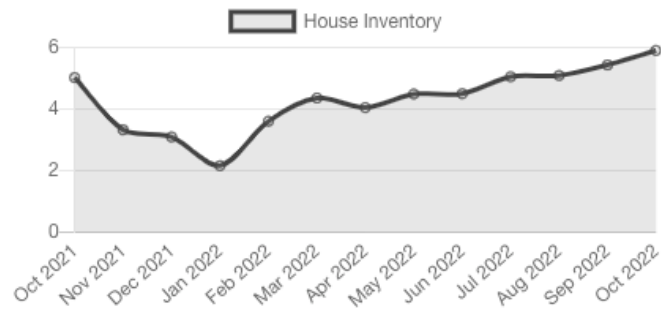
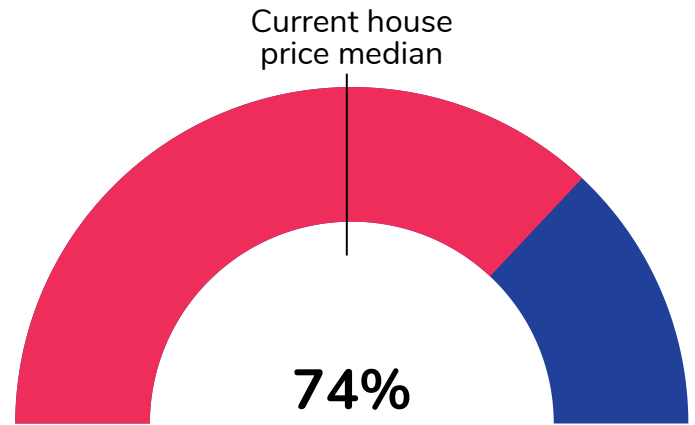Current house price median

74%

40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.
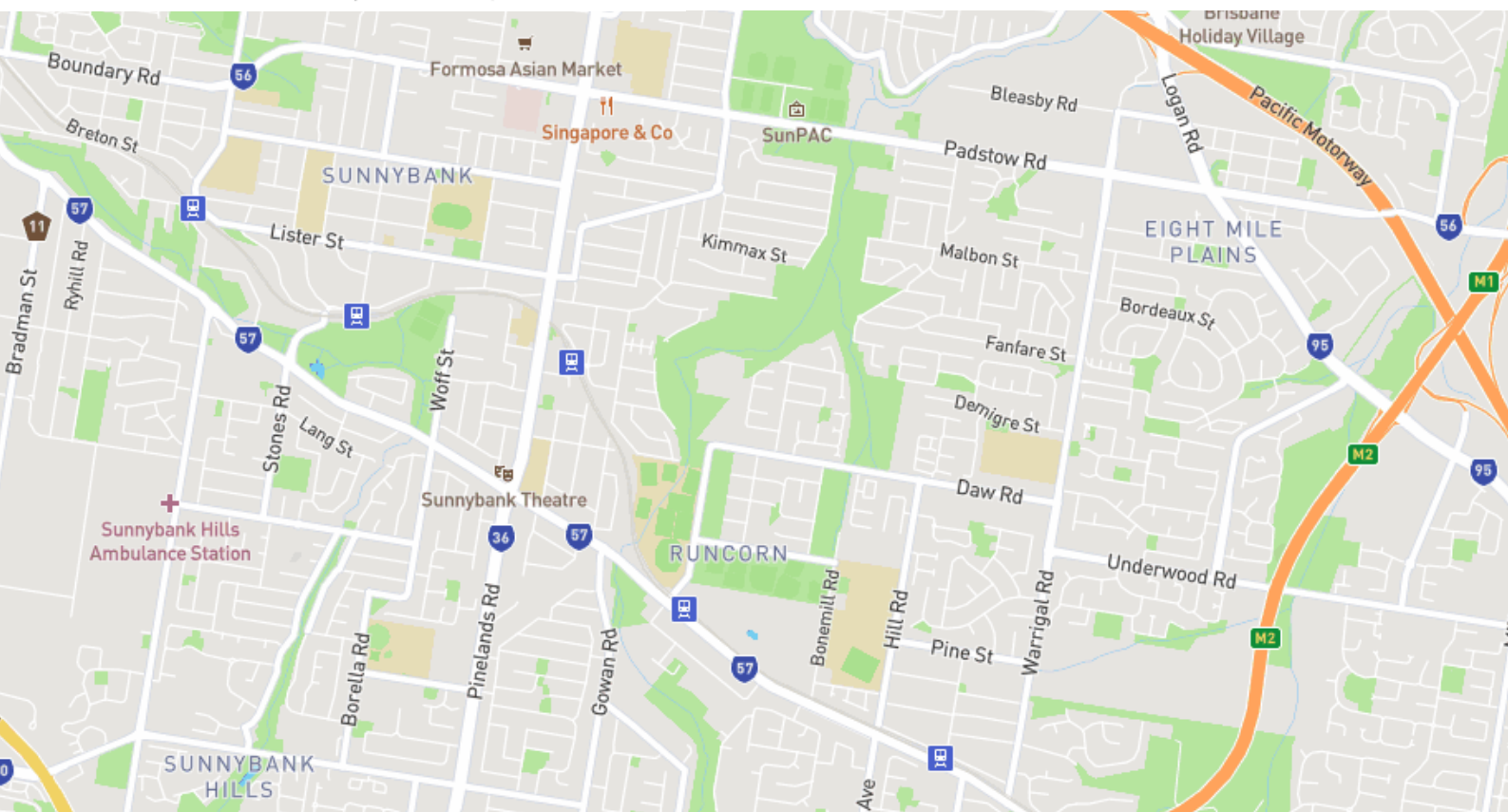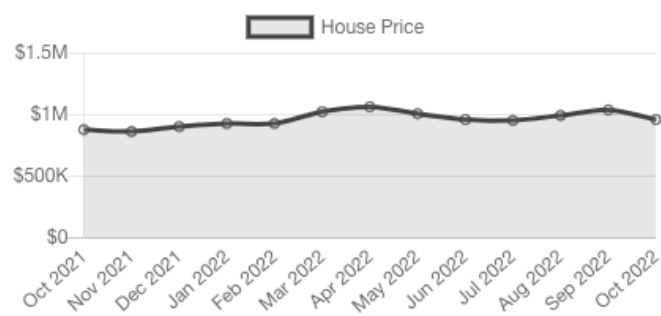

suburbtrends

The Gap - Enoggera

House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median
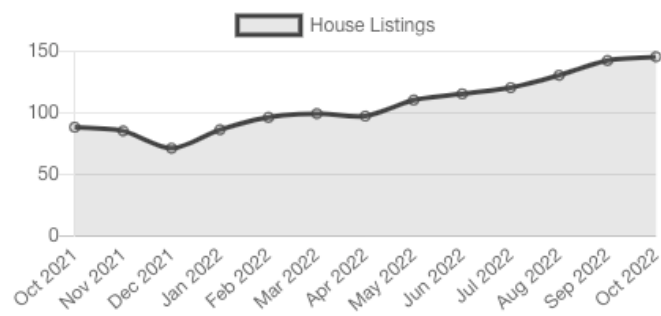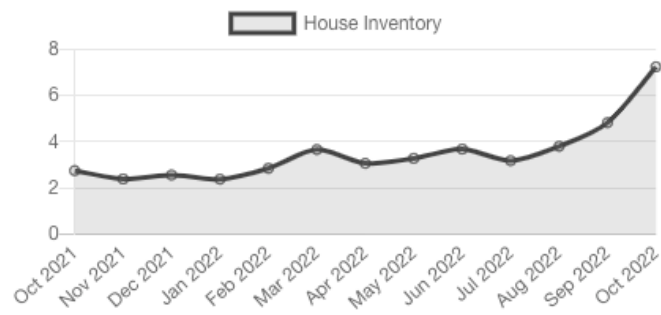

Current house price median

60%
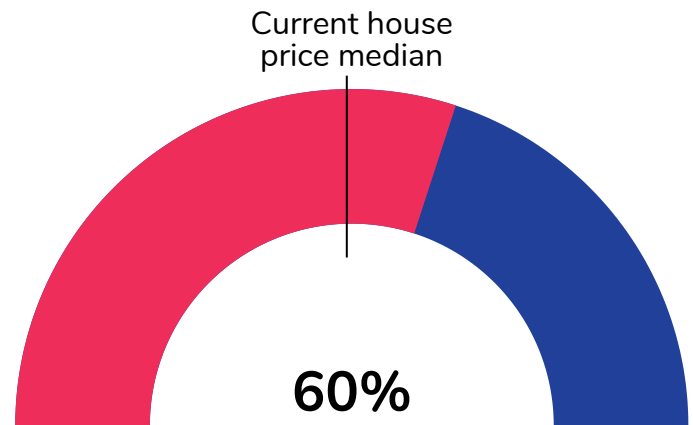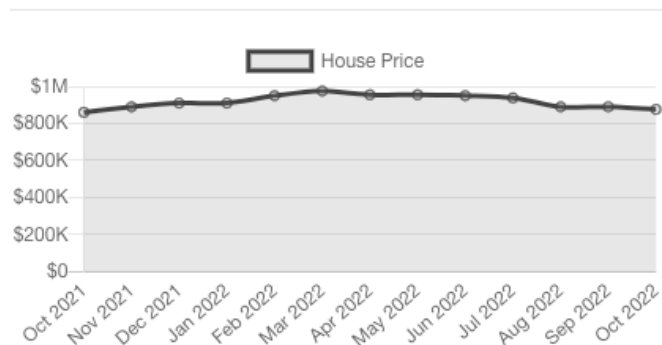
40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.

Wynnum - Manly

House Inventory

House Listings

House Price

Listings above or below the 90 day rolling median

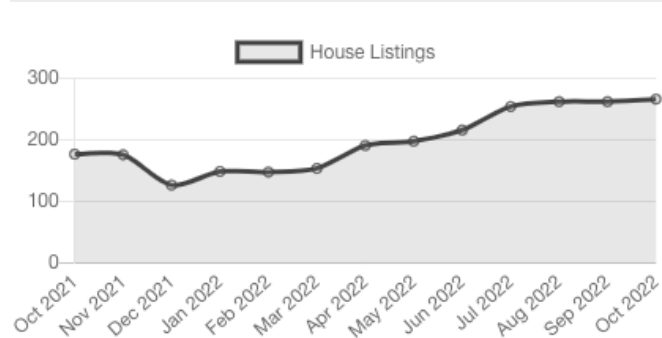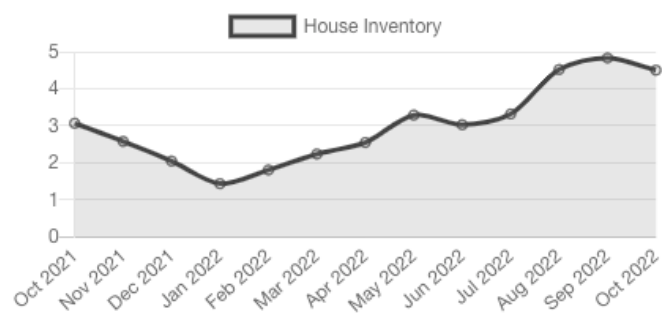Current house price median

46%

40 to 60% = no bias (ideal)

Total listings results priced above the current median sold price for the area. If this percentage is too high or too low, it may result in a compositional bias. For example, if this is very low it may pull the median down in the coming months.
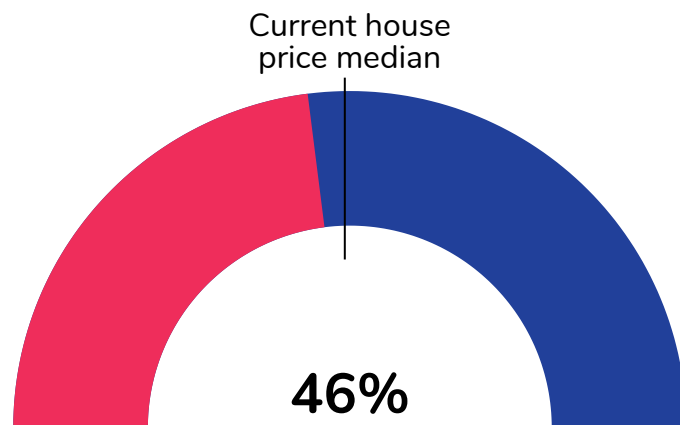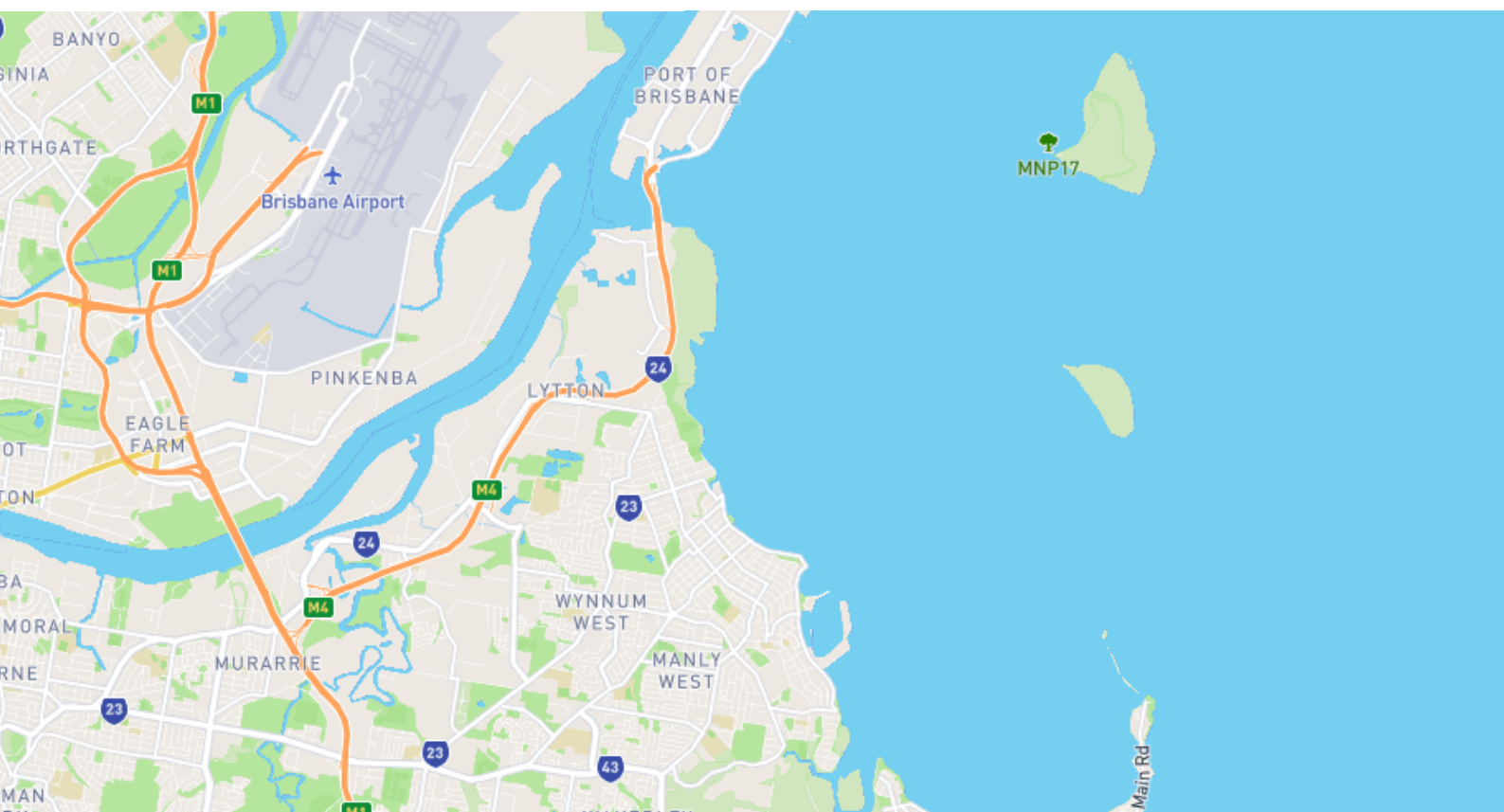

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