

localmarket



This report covers your local suburbs of Clear Island Waters, Reedy Creek, Robina and Varsity Lakes



What's happening in our *local property market*

Strongest growth

Clear Island Waters
5.1%

Varsity Lakes
1.1%

Most traded

Robina
306 sales

Robina
253 sales

Fastest sellers

Varsity Lakes
34 days

Clear Island Waters
38 days

At LJ Hooker Robina our goal is to provide you with the information you need to make confident decisions about property - whether you are buying, selling, investing or renting. We have created this report which details local market conditions and how property is performing in your area which at times can be very different to the combined performance of the capital cities. Let us help you stay on top of changes in your local property market every month.

Top performing local suburbs			\$		
 Houses	Clear Island Waters	55	\$1,125,000	5.1%	3.6%
	Reedy Creek	100	\$789,500	2.1%	2.6%
	Varsity Lakes	168	\$599,000	-0.2%	3.1%
 Units	Varsity Lakes	209	\$419,000	1.1%	0.7%
	Clear Island Waters	35	\$425,000	0.0%	3.4%
	Reedy Creek	51	\$360,000	-1.4%	2.2%

Number sold (12 months) Median Price Median Growth 12 months Annual Change over 10 years



I will get you the most for your home!

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This month it's all about **Robina**

- One of the most popular suburbs in our region is Robina where 441 houses were listed for sale over the past year. Houses in Robina have an average land size of 641 square metres.
- The suburb also has a large apartment market with 379 units listed for sale over the past year.
- The suburb is tightly held with residents typically holding their house for 10.8 years.
- The median value of houses in Robina is \$648,583. This is lower than the median sales price which is currently \$665,000.
- Over the past 12 months, buyer interest has eased with 306 houses sold this year compared to 389 sales last year.
- Houses are typically selling within 41 days.
- Sales prices have eased by -1.5% over the past 12 months and vendors are typically discounting by -5.3% to secure a sale.
- All of this means it is now a good time to buy in Robina.

Over 12-month period
(1 May 2018 to 30 Apr 2019)

Suburb snapshot	Houses	Units
Number Sold	306	253
Median Sale Price	\$665,000	\$428,500
Annual Change in Median Price	-1.5%	-1.5%
Median Asking Rent	\$585	\$510
Indicative Gross Rental Yield	5.1%	6.3%
Total Listings	441	379
Average Days on Market	41	55
Total Value of Sales	\$215.51m	\$110.58m

Our local area expertise – *investing*

For housing investors, the best buying in our area can be found in Varsity Lakes where houses are returning a 5.2% yield, while units in Reedy Creek are returning a 6.8% yield - making it a good place for savvy investors to look for inflation-beating returns.

The median price of a house in Varsity Lakes currently is \$599,000 and average rents are \$580 per week whereas median unit prices are \$360,000 in Reedy Creek with rents of \$428 per week. This means it could be possible to purchase a cash-positive investment unit.

Unit prices in Reedy Creek have eased -1.4% over the past year, meaning the suburb is now offering some good buying for smart investors.

Varsity Lakes is the second best yielding unit suburb in our area with units that cost around the median price of \$419,000 returning 6.5% with median asking rents of \$460 per week, while Robina also is worth watching with returns of 6.3% based on a median price of \$428,500 and rents of \$510 per week.

For those interested in investing in houses, also consider Reedy Creek where prices have grown 2.1% while yields are 5.1% - which could be a cash flow positive investment.

Highest yielding suburbs in our area

Over 12-month period
(1 May 2018 to 30 Apr 2019)

	Suburb	Number Sold	Median Sale Price	Change in Median Price	Median Asking Rent	Indicative Gross Rental Yield
Houses	Varsity Lakes	168	\$599,000	-0.2%	\$580	5.2%
	Reedy Creek	100	\$789,500	2.1%	\$750	5.1%
	Robina	306	\$665,000	-1.5%	\$585	5.1%
Units	Reedy Creek	51	\$360,000	-1.4%	\$428	6.8%
	Varsity Lakes	209	\$419,000	1.1%	\$460	6.5%
	Robina	253	\$428,500	-1.5%	\$510	6.3%



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