



The suburbs property experts have tipped as good investments

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April 21, 2022

A slight cooling of the Queensland housing market is providing the perfect opportunity for investors to make a move, and property experts have tipped the areas where buyers should be watching.

Core Logic's March quarter data revealed a recent downturn in some suburbs across Townsville, Toowoomba and even on the Sunshine Coast.

The property data provider found median unit prices dropped more than 2 per cent in Townsville's Hermit Park and Ayr, and 2.2 per cent in Toowoomba's Middle Ridge.



Property researcher and Hotspotting founder Terry Ryder.

Mr Ryder said while it was inevitable the national property boom wouldn't last forever, he believed there was still strong growth to come in the southeast.

"I think one of the problems is a lot the analysis published talks about Australia as a single market and that's the wrong way to approach it," he said.

"The latest price figures from Core Logic showed that we have many different markets in Australia and different things are happening.

"Other sources have different figures but the Core Logic figures indicate we're seeing small price declines in March in Sydney and Melbourne but Brisbane and regional Queensland there are very major increases.

Queensland house/unit price change past quarter, year and two years



Region	Suburb	SA4 region	Property type	3m change in home value index - Mar 22	12m change in home value index - Mar 22	24m change in home value index - Mar 22	Median value - Mar 22
Greater Brisbane	Holmview	Logan - Beaudesert	Houses	8.5%	29.6%	38.0%	\$557,474
Greater Brisbane	Inala	Ipswich	Houses	8.7%	32.1%	33.3%	\$533,160
Greater Brisbane	Indooroopilly	Brisbane - West	Houses	1.0%	30.1%	40.7%	\$1,438,398
Greater Brisbane	Indooroopilly	Brisbane - West	Units	4.6%	12.3%	17.0%	\$539,791
Greater Brisbane	Ipswich	Ipswich	Houses	6.3%	23.1%	32.7%	\$516,680
Greater Brisbane	Jamboree Heights	Brisbane - West	Houses	5.3%	31.3%	39.2%	\$780,123
Greater Brisbane	Jimboomba	Logan - Beaudesert	Houses	8.8%	36.9%	50.6%	\$793,528
Greater Brisbane	Jindalee (Qld)	Brisbane - West	Houses	6.1%	33.8%	43.2%	\$929,170
Greater Brisbane	Joyner	Moreton Bay - South	Houses	3.9%	28.4%	37.4%	\$822,052
Greater Brisbane	Kairabah	Logan - Beaudesert	Houses	9.6%	21.3%	24.1%	\$564,344
Greater Brisbane	Kalinga	Brisbane Inner City	Houses	5.7%	21.3%	33.0%	\$1,615,766

“We believe fundamentally that property markets rise out of local economies and we have very strong conditions in southeast Queensland and throughout Queensland.”

The impact of the floods in early 2022 is yet to be reflected in Queensland data and **Mr Ryder believes Brisbane in particular is in still in the early stages of a major growth phase.**

He expects the state’s capital to continue to lead the nation with Logan and Ipswich also being targeted for their affordability.

“One of the impacts of the flood is that it exacerbated the rental shortage so we’re going to see rents continue to rise which is unfortunate for the renters but good for the people who own the properties,” Mr Ryder said.

For those with a bit more cash to splash, Mr Ryder said suburbs such as Woolloongabba and Annerley, near infrastructure for the 2032 Olympics, should see significant growth in the lead up to the event.

He touted regional centres including Bundaberg and Rockhampton as other areas of opportunity for investors who want to buy affordably with potential for growth.

“The Gold Coast has also been rather remarkable because at a time when its economy has been very negatively impacted by international border closures, it still managed to produce a property boom,” Mr Ryder said.

“So now international borders are open again and state borders are unrestricted I think the Gold Coast will have a strong year.”

Mr Ryder had less confidence in continued growth for the Sunshine Coast saying there were indications it was beginning to taper off after a fruitful three years.

He said property data, however, could be misleading and investors needed to take short-term analysis with a grain of salt, and instead take a long-term view.

Host of Selling Houses Australia Andrew Winter agreed with that sentiment and stressed the importance of investors considering their own personal circumstances.

Mr Winter said while growth would calm down, prices don't fall as drastically as they rise. A lack of land and housing supply across much of the Sunshine Coast, Brisbane and Gold Coast is expected to soften the blow of the end of a boom.

