

# Galilee Basin Housing market analysis

Prepared for Waratah Coal

Considering the increased requirement for housing related to the proposed construction and operation of the Galilee Coal Project (Northern Export Facility) and associated railway and facilities, Waratah Coal have approached RP Data to provide an analysis of local housing market conditions and assess how the proposed influx of workers may impact on those conditions.

Specifically this research has focussed on assessing and measuring housing market conditions and the extent of housing supply across relevant townships that are likely to be impacted by the proposed project. These townships include Alpha and Jericho which are the closest established residential areas to the proposed mine. Additionally the study has included the closest major service centre which is the town of Emerald, located about a 170km drive east of Alpha. The townships of Collinsville and Bowen have also been included in the study due to their proximity to the proposed loading facilities at Abbot Point.

The analysis also provides a separate focus on two established communities outside of the Galilee Basin. The communities of Moranbah and greater Gladstone provide an interesting and important reference point about how commodity driven housing markets can be affected by surging labour demand.

In compiling this publication, RP Data has relied upon information supplied by a number of external sources. The publication is supplied on the basis that while the RP Data believes all the information in it is deemed reliable at the time of publication, it does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to RP Data for the supply of such information.

This report and data cannot be reproduced without the permission of RP Data.

© The State of Queensland (Department of Environment and Resource Management) 2012. Based on data provided with the permission of the Department of Natural Resources and Mines: [QVAS 2012]). The Department of Environment and Resource Management makes no representations or warranties about accuracy, reliability, completeness or suitability of the data for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses and damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.

#### **About RP Data**

RP Data is the number one provider of property information, analytics and risk management services in Australia and New Zealand, 100 per cent owned by CoreLogic (CLX on the NYSE) – the world's largest data and analytics provider. Through RP Data's expansive database, they attract a strong and loyal customer base ranging from real estate agents, finance and banking organisations, government and consumers. RP Data combines public, contributory and propriety data to develop predictive decision-making analytics, coupled with its business services that bring insight and transparency to property markets. Backed by 30-years of history, RP Data is the holder of the country's largest residential and commercial property database; this provides an excellent platform to electronically value very property in Australia on a weekly basis - on average 30 million valuations are generated each month. Recognised as a leader and an established player in the mortgage industry, RP Data continues to work with the Australian finance and lending community to minimise risk and deliver value to consumers.

### Galilee Basin housing market summary

Housing market conditions across the townships of the Galilee Basin vary in their pricing considerably. Across the townships analysed, median house prices vary from just \$195,000 in the small town of Jericho to \$431,000 in the major service centre of Emerald.

Dwelling types are primarily confined to detached homes, particularly in the smaller towns of Alpha, Jericho and Collinsville where virtually all homes are detached. In the larger towns of Bowen and Emerald there are some medium density options available, with units representing about 16 per cent and 21 per cent of all occupied dwelling respectively.

Median price changes over the past year have generally been flat to negative in the townships of Collinsville and Bowen, while the number of home sales in Alpha and Jericho have been insufficient to calculate a statistically valid historic median price. Price growth across Emerald has been more significant, with the median house price shifting upwards by 10.2 per cent over the twelve months to March 2012. The price growth in Emerald is indicative of the tight housing supply that exists in this location, evidenced by the low vacancy rate and high rents relative to house prices.

Housing affordability is not currently a pressing issue in the smaller townships across the area. Monthly home loan repayments, based on the median house price and standard lending criteria, range from \$1,308 in Collinsville to \$1,840 in Alpha. Affordability rates become more pressing in the towns where housing prices are generally considerably higher. Affordability in the town of Emerald, based on the typical monthly loan repayments, is slightly higher than \$3,020 which is roughly on par with the state capital, Brisbane, where the median house price is \$434,050.

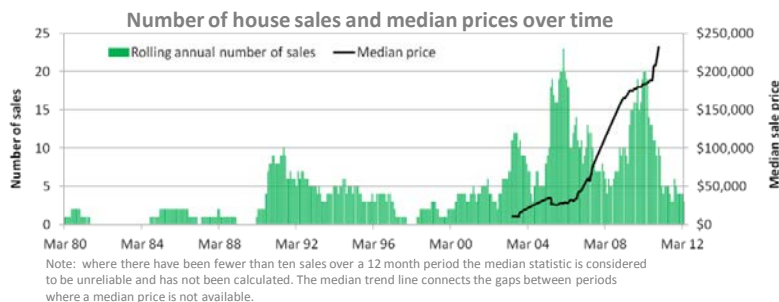
### Housing market snapshot, selected townships and cities

	Suburb					Moranbah	Gladstone	Rockhampton
	Alpha	Jericho	Collinsville	Bowen	Emerald			
Total number of private dwellings	313	213	920	5,091	5,549	3,606	24,943	47,057
Number of occupied houses/townhouses	187	112	502	3,039	3,537	2,458	17,651	35,025
Number of occupied units	9	0	29	356	452	30	1,154	2,843
% of occupied dwellings rented	34.20%	32.50%	32.50%	36.50%	41.80%	67.50%	30.40%	30.90%
Estimated vacancy rate	Up to 1.9%	Up to 2.9%	6.3% to 6.7%	2.1% to 3.6%	1.8% to 2.5%	5.1% to 9.5%	3% to 3.9%	1.3% to 1.5%
Median house price	\$262,500	\$195,000	\$186,750	\$350,000	\$431,000	\$674,000	\$459,000	\$328,000
Change over last year	na	na	0.9%	-4.2%	10.2%	46.0%	14.8%	-0.6%
Change per annum last five years	na	na	2.5%	2.4%	4.0%	89.9%	55.1%	19.3%
Median unit price	na	na	na	\$155,000	\$310,000	na	\$365,000	\$275,000
Change over last year	na	na	na	-4.6%	5.1%	na	-0.5%	-3.5%
Change per annum last five years	na	na	na	-11.0%	2.1%	na	65.9%	16.0%
Median rental rate, houses	\$150-\$190	\$150-\$190	\$350	\$330	\$600	\$1,800	\$525	\$330
Median rental rate, units	na	na	na	\$320	\$475	na	\$400	\$310
Estimated loan payments/month	\$1,840	\$1,365	\$1,308	\$2,451	\$3,020	\$5,245	\$3,572	\$2,553
Number 'for sale' listings, houses	7	1	68	620	148	153	1,064	1,248
Number 'for sale' listings, units	0	0	4	145	24	19	179	1,417
Number 'for rent' listings, houses	2	2	17	55	46	221	223	144
Number 'for rent' listings, units	0	0	3	11	12	11	69	50

Total dwelling counts, number of occupied properties and percentage of occupied properties which are rented are taken from the 2011 Census of Population and Housing. Vacancy rates are based on a survey amongst active property managers in each location and an assessment of rental advertisements compared with an estimate of total rental properties (total dwellings x % of occupied rental dwellings). Median prices are current as at March 2012 and based on sales recorded over a 12 month period. Median rental rates are based on advertised rents, current to March 2012 and based on a 12 month period. Loan payments/month are based on the median house price using a 90 per cent LVR, principal and interest mortgage with monthly repayments over 20 years at an interest rate of 7.05 per cent. All areas are based on the suburb boundary except for Gladstone and Rockhampton which are based on the council area boundary. For sale and for rent counts are sourced from a search of realestate.com.au on July 10, 2012.

## Alpha, housing market overview

Census records show that there were 313 residential dwellings within the township of Alpha. The vast majority (93.5 per cent) of occupied dwellings were detached houses. 34 per cent of Alpha's occupied dwellings are rented, a proportion which is slightly higher than the national average of 29.6 per cent.



Over the year to March 2012 there were only four house sales recorded within the township of Alpha. The sales ranged from \$230,000 to \$295,000 with a median price of \$262,500. Over the past five years the Alpha market has averaged about nine house sales per annum.

With around 100 rental properties estimated to be located in Alpha, the number of rental listings has generally been too low to calculate a median rental rate. Over the past year to March 2012 RP Data has recorded six rental advertisements across the township. Typical rents for established houses are between \$150/week to \$190/week, although there has recently been one new home advertised at \$600/week.

At the time of analysis there were only two rental properties advertised as available within Alpha on realestate.com.au. Additionally, a survey amongst local agents revealed no additional rental properties were currently listed as available, suggesting vacancy rates for rental properties are extremely low.

### Housing affordability

Based on typical house prices in the area RP Data estimate annual mortgage payments would be approximately \$1,840 per month based on paying principal and interest over a 20 year loan period (assuming median house price: \$262,500 / loan to valuation ratio of 90 per cent (loan amount of \$236,250) / Interest rate of 7.05 per cent).

### Homes advertised for sale as at July 10, 2012

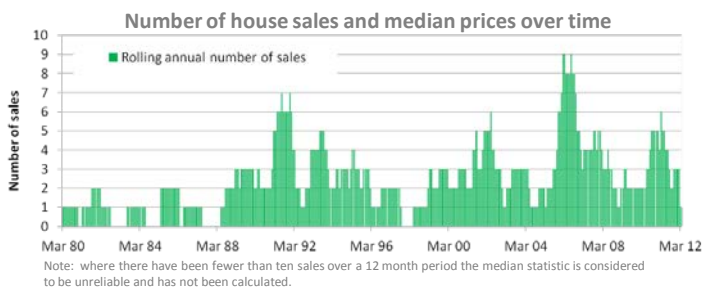
Houses: 7  
Units/townhomes: nil

### Homes advertised for rent as at July 10, 2012

Houses: 2  
Units/townhomes: nil

## Jericho, housing market overview

Census records show that there are 213 residential dwellings within the town of Jericho. 95.7 per cent of Jericho's occupied private dwellings were detached houses. 32.5 per cent of these dwellings were tenanted by renters suggesting that the proportion of investors owning a home in the town of Jericho represent a slightly higher proportion than the national average.



Over the year to March 2012 there has been just one house sale within the town of Jericho. Based on the low sale price of this home at just \$44,000 it appears to be a non-arms length transaction. Looking over the past two years of sales data, house prices have ranged from \$90,000 through to \$300,000. A reasonable estimate for a typical house price in the township would be \$195,000.

There have been no rental advertisements within the town of Jericho over the past twelve months which makes it difficult to provide any rental benchmarks for the area. Similar to Alpha, we would expect typical weekly rents to be around \$150 to \$200 for an established house at Jericho.

There were no rental properties being advertised on realestate.com.au within the town of Jericho at the time of analysis. Additionally, a survey amongst real estate agents servicing the area revealed no additional rental properties that were currently vacant. The lack of any rental advertisements together with the fact that about a third of all dwellings are investor owned suggests that rental vacancies are likely to be very low in the township.

### Housing affordability

Based on typical house prices in the area RP Data estimate annual mortgage payments would be approximately \$1,365 per month based on paying principal and interest over a 20 year loan period (assuming median house price of \$195,000 / loan to valuation ratio of 90 per cent (loan amount of \$175,500) / Interest rate of 7.05 per cent).

### Homes advertised for sale as at July 10, 2012

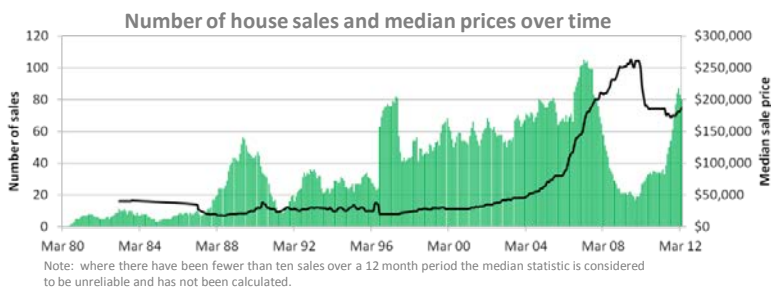
Houses: 1 (house plus commercial premises)  
Units/townhomes: nil

### Homes advertised for rent as at July 10, 2012

Houses: nil  
Units/townhomes: nil

## Collinsville, housing market overview

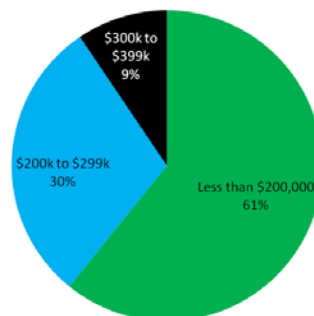
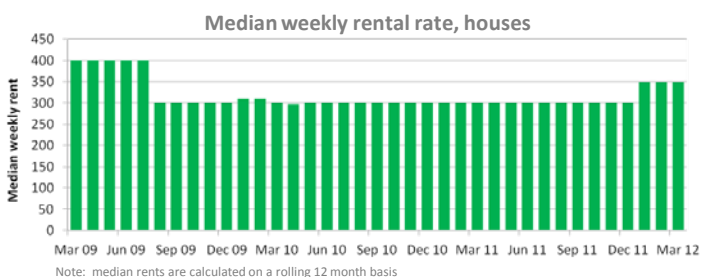
Census records showed there were 920 residential dwellings within the town of Collinsville. The large majority of occupied dwellings are either detached houses (57.4 per cent of all dwellings) while semi-detached dwellings make up 35.2 per cent of the occupied housing stock. Units comprise a very small proportion of Collinsville residences at just 5.4 per cent of all occupied dwellings. 2 per cent of dwellings in Collinsville were classified as 'other'. 32.5 per cent of Collinsville occupied dwellings are inhabited by renters.



Over the year to March 2012 there were 80 house sales across Collinsville. The median sale price across these sales was \$186,750, well below the peak median price of \$260,000 recorded back in late 2009.

61 per cent of house sales in Collinsville during the 2011 calendar year were priced below \$200,000. Sales ranged in price from just \$50,000 for an 'original' home in need of renovation to \$340,000.

House sales by price point, 2011 calendar year



There were 114 rental house advertisements within the town of Collinsville over the year ending March 2012 with a median rental rate of \$350/week. Rents have remained reasonably flat in Collinsville over the past few years suggesting rental demand is broadly in balance with supply.

There were 20 residential dwellings available for rent in Collinsville at the time of this analysis suggesting a rental vacancy rate of approximately 6.7 per cent (based on our estimate of rental properties versus the number of advertised rental properties). A survey amongst local real estate agents puts the vacancy rate at a similar 6.3 per cent. Despite what appears to be a relatively high rate of vacancy, particularly when compared to some of the established mining localities, in raw numbers there is not a great deal of scope to house additional residents within the town of Collinsville.

### Housing affordability

Based on typical house prices in the area RP Data estimate annual mortgage payments would be approximately \$1,308 per month based on paying principal and interest over a 20 year loan period (assuming median house price of \$186,750 / loan to valuation ratio of 90 per cent (loan amount of \$168,075) / Interest rate of 7.05 per cent).

### Homes advertised for sale as at July 10, 2012

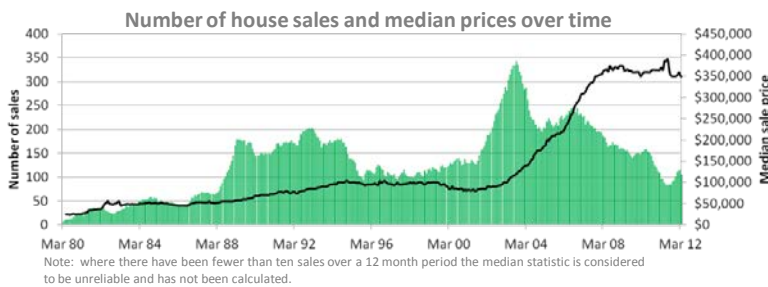
Houses: 68  
Units/townhomes: 4

### Homes advertised for rent as at July 10, 2012

Houses: 17  
Units/townhomes: 3

## Bowen, housing market overview

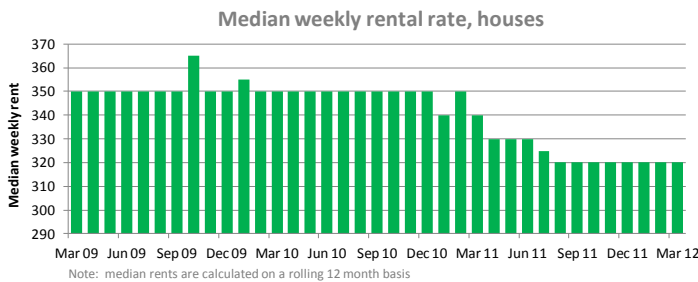
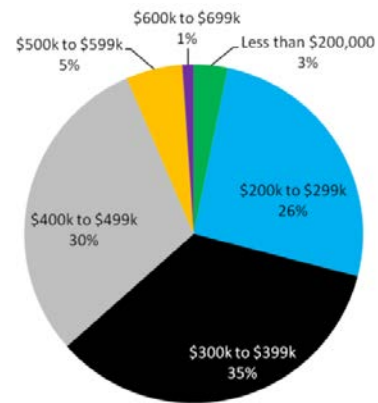
The 2011 Census recorded 5,091 dwellings located in the town of Bowen, with 81 per cent of Bowen's occupied homes being detached houses. 36.5 per cent of occupied dwellings in Bowen are rented highlighting that the proportion of investor owned properties is higher than the national average (29.6 per cent).



There were 106 house sales in Bowen over the twelve months ending March 2012. The median price across these sales was \$350,000. Additionally there were 31 unit sales over the year recording a median price of \$155,000.

House sales in Bowen were fairly evenly split between the \$200k to \$299k, \$300k to \$399k and \$400k to \$499k price ranges demonstrating some depth in the types and quality of housing stock within the town. The most affordable home sold over the year was at the price of \$139,000 while the most expensive sale was \$650,000.

House sales by price point, 2011 calendar year



There were 356 rental listings for houses across Bowen over the 12 months to March 2012 with a median weekly rent of \$330. Rents have seen some moderation since 2010 when weekly rents were averaging \$350/week.

According to rental listings on realestate.com.au there were 66 residential dwellings available for rent across Bowen at the time of the analysis. Comparing current rental listings with the estimate of rental properties suggests a vacancy rate approximating 3.5 per cent. Real estate agents surveyed put the vacancy rate at a lower 2.1 per cent.

### Housing affordability

Based on typical house prices in the area RP Data estimate annual mortgage payments would be approximately \$2,451 per month based on paying principal and interest over a 20 year loan period (assuming median house price of \$350,000 / loan to valuation ratio of 90 per cent (loan amount of \$315,000) / Interest rate of 7.05 per cent).

### Homes advertised for sale as at July 10, 2012

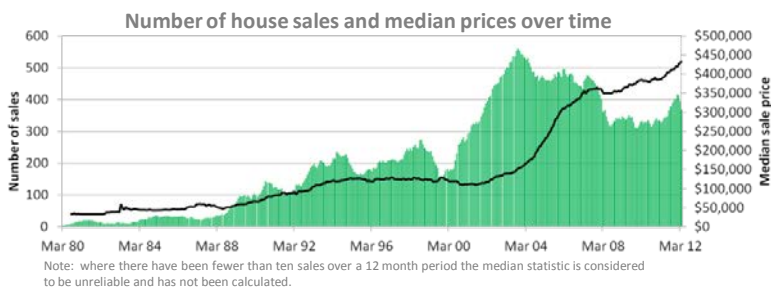
Houses: 620  
Units/townhomes: 145

### Homes advertised for rent as at July 10, 2012

Houses: 55  
Units/townhomes: 11

## Emerald, housing market overview

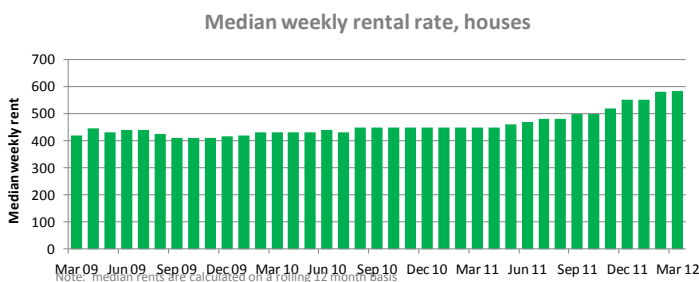
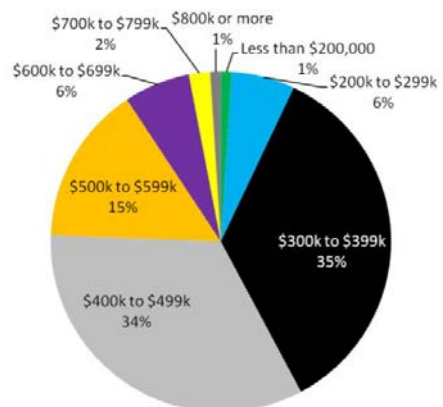
Census records showed there were 5,549 residential dwellings within the town of Emerald. About 11 per cent or 452 of Emerald’s occupied dwellings were recorded as units, while detached houses comprised 80.7 per cent of all occupied dwellings and semi-detached homes accounted for 5.2 per cent of occupied dwellings (2.8 per cent of dwellings were classified as ‘other’ dwelling types). 41.8 per cent of all Emerald dwellings are occupied by renters, a proportion that is well above the national average of 29.6 per cent.



There were 368 house sales in Emerald over the twelve months ending March 2012. The median price across these sales was \$431,000. Additionally there were 124 unit sales over the year recording a median price of \$310,000.

House sales during the 2011 calendar year were virtually equally divided across the \$300k to \$399k price bracket and the \$400k to \$499k price bracket. 7 per cent of house sales were priced below \$300,000. The most affordable house sale over the 2011 calendar year was for \$160,000 while the most expensive house to sell had a price of \$800,000.

House sales by price point, 2011 calendar year



There were 289 rental listings for houses across Emerald over the 12 months to March 2012 with a median weekly rent of \$600. Rents have been under consistent upwards pressure since mid 2010 and have increased by a third over the year to March 2012.

According to rental listings on realestate.com.au there were 58 residential dwellings available for rent across Emerald at the time of the analysis. Comparing current rental listings with the estimate of rental properties suggests a vacancy rate approximating 2.5 per cent. Real estate agents surveyed put the vacancy rate at a lower 1.8 per cent

### Housing affordability

Based on typical house prices in the area RP Data estimate annual mortgage payments would be approximately \$3,020 per month based on paying principal and interest over a 20 year loan period (assuming a median house price of \$431,000 / loan to valuation ratio of 90 per cent (loan amount of \$387,900) / Interest rate of 7.05 per cent).

### Homes advertised for sale as at July 10, 2012

Houses: 148  
Units/townhomes: 24

### Homes advertised for rent as at July 10, 2012

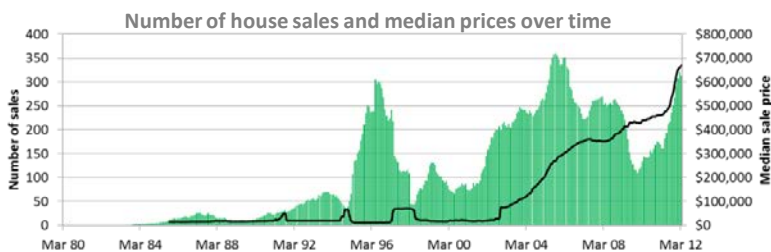
Houses: 46  
Units/townhomes: 12



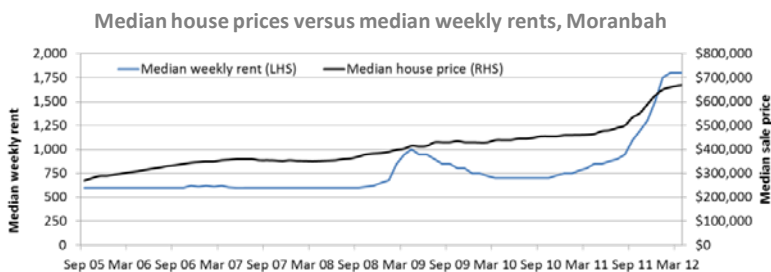
## Spotlight on Moranbah

Moranbah, a major service centre for the Bowen Basin coal mining region located within the Isaac Regional Council, has seen the median house price rise from just \$20,200 a decade ago to reach \$670,000 in March 2012. [Note that between 1995 and 2002 sales by BHP related entities to workers comprised a large proportion of transactions in the market. These sales were heavily discounted; removing these transactions shows the median house price in 2002 to be \$99,500.] Based on the adjusted median price, over the past decade median house prices in Moranbah have risen at the annual compounding rate of 17.6 per cent. The median house price is now 53 per cent higher than Brisbane's and 20 per cent higher than Sydney's. The only other region that has shown a similar market dynamic are key towns in the Pilbara region of Western Australia such as South Hedland and Karratha where median house prices have risen by around 20 per cent per annum over the past decade.

The OESR (Queensland Government's Office of Economic and Statistical Research) estimates the full time equivalent (FTE) population of Isaac Regional Council increased by 12 per cent between 2010 and 2011, largely driven by an increase in non-resident workers. Population projections for the region suggest further substantial increases in FTE population. The OESR is projecting population growth of 7.1 per cent in 2012 and 8.8 per cent in 2013.



The surge in housing demand has had a clear affect on local housing market conditions, with median house prices increasing by 74 per cent between January 2009 and March 2012. The number of home sales has more than tripled from the lows recorded in early 2008.

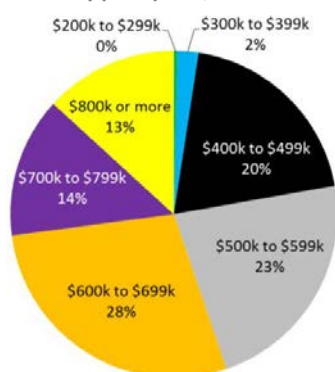


Local rental rates have recorded a much sharper rise than house prices, with the median weekly rent on a Moranbah house rising from \$650/week at the end of 2008 to \$1,800/week in March 2012, a jump of 177 per cent. The growth trend in rents has recently levelled, suggesting the tight rental conditions may be easing.

Rental vacancy rates have recently shown an increase with research amongst local property managers suggesting a vacancy rate around 5.5 per cent. An analysis of the rental listings found on realestate.com.au shows vacancy rates at a higher level of 9.5 per cent

The strong capital gains and high rental rates have attracted a large number of investors to the Moranbah housing market. Census data shows that 1,760 (67.5 per cent) of Moranbah dwellings are occupied by renters.

### House sales by price point, 2011 calendar year



The minimum buy in price for a Moranbah house is now generally \$400,000, with only 2 per cent of house sales transacted for a lower price during the 2011 calendar year. Based on the median house price of \$670,000 and taking into account a 10 per cent deposit and interest rate of 7.05 per cent, the monthly home loan repayments for the typical Moranbah house are likely to be \$4,711. Compared to rental costs which are around \$7,200/month it is generally going to be more affordable for many residents to buy a property rather than rent one.

Despite the high price points and affordability barriers in the local market, very little in the way of medium density housing has been developed in Moranbah. Census data shows there are only 30 apartments located in the town of Moranbah, comprising just 1.2 per cent of all dwellings.

### Homes advertised for sale as at July 10, 2012

Houses: 153  
Units/townhomes: 19

### Homes advertised for rent as at July 10, 2012

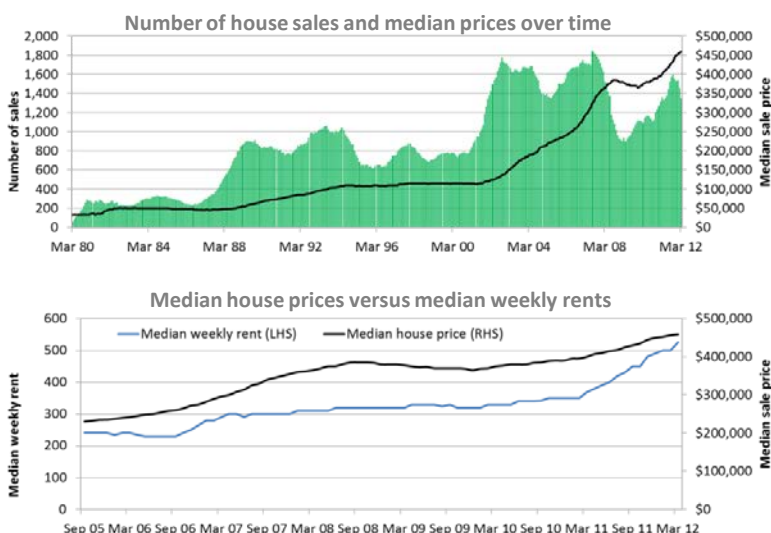
Houses: 221  
Units/townhomes: 11

## Spotlight on the Gladstone region

The Gladstone council area is located within the broader Fitzroy region of Queensland which also includes the major centre of Rockhampton. The suburbs of Clinton, New Auckland, Boyne Island, West Gladstone, Tannum Sands, South Gladstone, Kin Kora and Glen Eden comprise the large portion (about 75 per cent) of all house sales in the region. The Gladstone economy is diversified but is primarily based around ports, industry and manufacturing. The region is home to processing facilities for alumina, cement and chemical production. The region is also becoming increasingly involved with large scale processing of coal seam gas from the Surat and Bowen Basins.

Similar to other commodity driven markets, the Gladstone region has seen a strong ramp up in the cost of housing both from a purchase and rental perspective. The rising demand has been driven by population growth and a shortage of housing. The Bureau of Statistics estimates that Gladstone’s population increased by 2,115 residents or 3.5 per cent over the year ending June 2011.

While capital gains and rental returns have generally provided solid investment returns, the proportion of investment owned properties has remained roughly in line with the national average. Based on Census data approximately 36 per cent of all occupied Gladstone dwellings are investor owned.

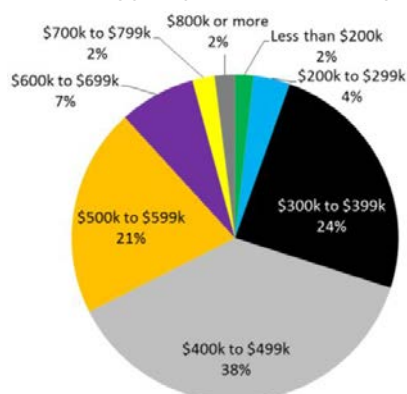


The median house price across the Gladstone council region was \$459,000 across 1,437 sales over the year ending March 2012. Additionally there were 380 unit sales (21 per cent of all dwelling sales) over the same time period, recording a median sale price of \$365,000. Over the past decade Gladstone’s median house price has risen at the annual compounding rate of 14.0 per cent while median unit prices have risen by 14.5 per cent over the same time frame.

Median house rents have surged upwards over the past year, rising from \$368/week in March 2011 to \$525 in March 2012 (42.9 per cent). Similarly median unit rents have risen from \$300/week to \$400/week over the year to March 2012.

A survey amongst local property managers active in the Gladstone region shows vacancy rates for rental properties are between 3 to 3.5 per cent suggesting there is likely to be further upwards pressure on rents in the region. An analysis based on the number of homes available for rent (292) suggests a vacancy rate of around 3.9 per cent. A small proportion of houses across the Gladstone region have sold at prices lower than \$300,000, however most of these sales are located in the regional areas of the council such as Miriam Value and Boyne Valley. The majority of house sales are priced between \$400,000 to \$500,000 with about one third of all sales transacting at prices of \$500,000 or higher.

House sales by price point, 2011 calendar year



Despite the high level of price growth recorded across the Gladstone housing market, affordability levels remain comparable to that of other major service centres. The median house price at Gladstone is only slightly higher than that of Brisbane (\$434,000 in Brisbane compared with \$459,000 across Gladstone). Typical monthly loan repayments for a house purchased at the median price (based on a 90 per cent loan to valuation ratio and interest rate of 7.05 per cent paid of a loan life of 20 years) would be \$3,227/month.

**Homes advertised for sale as at July 10, 2012**

Houses: 1,064  
Units/townhomes: 179

**Homes advertised for rent as at July 10, 2012**

Houses: 223  
Units/townhomes: 69



# Appendix

Key housing market statistics for townships across the Galilee Basin, Bowen Basin and Gladstone

## Key housing market statistics

Town by town across Barcaldine, Central Highlands, Isaac and Whitsunday council regions

Suburb	Statistical Division	Council	HOUSES			UNIT		
			Num sales	Median price	Median rent	Num sales	Median price	Median rent
ALPHA	Central West	Barcaldine	4	n.a.	n.a.	n.a.	n.a.	n.a.
ARAMAC	Central West	Barcaldine	1	n.a.	n.a.	n.a.	n.a.	n.a.
BARCOLDINE	Central West	Barcaldine	25	\$205,000	n.a.	n.a.	n.a.	n.a.
JERICHO	Central West	Barcaldine	1	n.a.	n.a.	n.a.	n.a.	n.a.
MUTTABURRA	Central West	Barcaldine	2	n.a.	n.a.	n.a.	n.a.	n.a.
BLACKWATER	Fitzroy	Central Highlands	183	\$370,000	\$850	13	\$220,000	n.a.
BLUFF	Fitzroy	Central Highlands	10	\$262,500	n.a.	n.a.	n.a.	n.a.
CAPELLA	Fitzroy	Central Highlands	60	\$311,000	\$450	n.a.	n.a.	n.a.
COMET	Fitzroy	Central Highlands	4	n.a.	n.a.	n.a.	n.a.	n.a.
CRINUM	Fitzroy	Central Highlands	1	n.a.	n.a.	n.a.	n.a.	n.a.
DUARINGA	Fitzroy	Central Highlands	7	n.a.	n.a.	n.a.	n.a.	n.a.
EMERALD	Fitzroy	Central Highlands	368	\$431,000	\$600	124	\$310,000	\$475
GINDIE	Fitzroy	Central Highlands	1	n.a.	n.a.	n.a.	n.a.	n.a.
ROLLESTON	Fitzroy	Central Highlands	1	n.a.	n.a.	n.a.	n.a.	n.a.
SPRINGSURE	Fitzroy	Central Highlands	20	\$245,000	n.a.	n.a.	n.a.	n.a.
THE GEMFIELDS	Fitzroy	Central Highlands	1	n.a.	n.a.	n.a.	n.a.	n.a.
WILLOWS	Fitzroy	Central Highlands	1	n.a.	n.a.	n.a.	n.a.	n.a.
CARMILA	Mackay	Isaac	3	n.a.	n.a.	n.a.	n.a.	n.a.
CLAIRVIEW	Mackay	Isaac	3	n.a.	n.a.	n.a.	n.a.	n.a.
CLERMONT	Mackay	Isaac	99	\$255,000	\$450	55	\$99,000	n.a.
DYSART	Mackay	Isaac	128	\$497,500	\$1,375	5	n.a.	n.a.
GLENDEEN	Mackay	Isaac	8	n.a.	n.a.	n.a.	n.a.	n.a.
ILBILBIE	Mackay	Isaac	7	n.a.	n.a.	n.a.	n.a.	n.a.
MIDDLEMOUNT	Mackay	Isaac	20	\$134,500	n.a.	61	\$151,800	n.a.
MORANBAH	Mackay	Isaac	330	\$674,000	\$1,800	5	n.a.	n.a.
NEBO	Mackay	Isaac	34	\$340,000	n.a.	7	n.a.	n.a.
ST LAWRENCE	Mackay	Isaac	3	n.a.	n.a.	n.a.	n.a.	n.a.
AIRLIE BEACH	Mackay	Whitsunday	15	\$660,000	\$440	46	\$258,000	\$340
BOWEN	Mackay	Whitsunday	106	\$350,000	\$330	31	\$155,000	\$320
BRANDY CREEK	Mackay	Whitsunday	1	n.a.	n.a.	n.a.	n.a.	n.a.
CANNON VALLEY	Mackay	Whitsunday	9	n.a.	n.a.	1	n.a.	n.a.
CANNONVALE	Mackay	Whitsunday	68	\$435,000	\$400	60	\$247,000	\$280
COLLINSVILLE	Mackay	Whitsunday	80	\$186,750	\$350	n.a.	n.a.	n.a.
CONWAY	Mackay	Whitsunday	3	n.a.	n.a.	n.a.	n.a.	n.a.
CONWAY BEACH	Mackay	Whitsunday	1	n.a.	n.a.	n.a.	n.a.	n.a.
CRYSTAL BROOK	Mackay	Whitsunday	5	n.a.	n.a.	n.a.	n.a.	n.a.
DINGO BEACH	Mackay	Whitsunday	8	n.a.	n.a.	n.a.	n.a.	n.a.
GREGORY RIVER	Mackay	Whitsunday	7	n.a.	n.a.	n.a.	n.a.	n.a.
GUMLU	Mackay	Whitsunday	1	n.a.	n.a.	n.a.	n.a.	n.a.
GUTHALUNGRA	Mackay	Whitsunday	1	n.a.	n.a.	n.a.	n.a.	n.a.
HAMILTON PLAINS	Mackay	Whitsunday	2	n.a.	n.a.	n.a.	n.a.	n.a.
HIDEAWAY BAY	Mackay	Whitsunday	3	n.a.	n.a.	n.a.	n.a.	n.a.
JUBILEE POCKET	Mackay	Whitsunday	34	\$409,000	\$393	9	n.a.	\$270
KELSEY CREEK	Mackay	Whitsunday	1	n.a.	n.a.	n.a.	n.a.	n.a.
LETHEBROOK	Mackay	Whitsunday	1	n.a.	n.a.	n.a.	n.a.	n.a.
MANDALAY	Mackay	Whitsunday	2	n.a.	n.a.	1	n.a.	n.a.
MOUNT COOLON	Mackay	Whitsunday	3	n.a.	n.a.	n.a.	n.a.	n.a.
MOUNT JULIAN	Mackay	Whitsunday	3	n.a.	n.a.	n.a.	n.a.	n.a.
MOUNT MARLOW	Mackay	Whitsunday	1	n.a.	n.a.	n.a.	n.a.	n.a.
PALM GROVE	Mackay	Whitsunday	1	n.a.	n.a.	n.a.	n.a.	n.a.
PRESTON	Mackay	Whitsunday	4	n.a.	n.a.	n.a.	n.a.	n.a.
PROSERPINE	Mackay	Whitsunday	33	\$287,000	\$315	5	n.a.	\$230
RIORDANVALE	Mackay	Whitsunday	7	n.a.	n.a.	n.a.	n.a.	n.a.
SCOTTVILLE	Mackay	Whitsunday	16	\$245,000	\$290	n.a.	n.a.	n.a.
SHUTE HARBOUR	Mackay	Whitsunday	2	n.a.	n.a.	n.a.	n.a.	n.a.
STRATHDICKIE	Mackay	Whitsunday	5	n.a.	\$365	n.a.	n.a.	n.a.
SUGARLOAF	Mackay	Whitsunday	2	n.a.	n.a.	n.a.	n.a.	n.a.
WILSON BEACH	Mackay	Whitsunday	1	n.a.	n.a.	n.a.	n.a.	n.a.
WOODWARK	Mackay	Whitsunday	3	n.a.	n.a.	3	n.a.	n.a.

Source: rpdata.com Data current as at March 2012 Note median prices are not calculated for locations with fewer than 10 sales over a 12 month period

## Key housing market statistics

Town by town across Gladstone council region

Suburb	Statistical Division	Council	HOUSES			UNIT		
			Num sales	Median price	Median rent	Num sales	Median price	Median rent
AGNES WATER	Gladstone	Fitzroy	54	\$367,500	\$300	47	\$325,000	n.a.
AMBROSE	Gladstone	Fitzroy	6	n.a.	n.a.	n.a.	n.a.	n.a.
BAFFLE CREEK	Gladstone	Fitzroy	1	n.a.	n.a.	n.a.	n.a.	n.a.
BARNEY POINT	Gladstone	Fitzroy	27	\$369,000	\$465	4	n.a.	n.a.
BEECHER	Gladstone	Fitzroy	15	\$725,000	n.a.	n.a.	n.a.	n.a.
BENARABY	Gladstone	Fitzroy	18	\$596,500	n.a.	n.a.	n.a.	n.a.
BOROREN	Gladstone	Fitzroy	7	n.a.	n.a.	n.a.	n.a.	n.a.
BOYNE ISLAND	Gladstone	Fitzroy	132	\$482,000	\$500	28	\$380,000	\$420
BOYNE VALLEY	Gladstone	Fitzroy	13	\$175,000	n.a.	n.a.	n.a.	n.a.
BRACEWELL	Gladstone	Fitzroy	2	n.a.	n.a.	n.a.	n.a.	n.a.
BURUA	Gladstone	Fitzroy	9	n.a.	n.a.	n.a.	n.a.	n.a.
CALLIOPE	Gladstone	Fitzroy	121	\$460,000	\$550	17	\$360,000	n.a.
CAPTAIN CREEK	Gladstone	Fitzroy	2	n.a.	n.a.	n.a.	n.a.	n.a.
CLINTON	Gladstone	Fitzroy	162	\$470,000	\$550	11	\$359,000	n.a.
COLOSSEUM	Gladstone	Fitzroy	1	n.a.	n.a.	n.a.	n.a.	n.a.
CURTIS ISLAND	Gladstone	Fitzroy	2	n.a.	n.a.	n.a.	n.a.	n.a.
DARTS CREEK	Gladstone	Fitzroy	4	n.a.	n.a.	n.a.	n.a.	n.a.
DEEPWATER	Gladstone	Fitzroy	6	n.a.	n.a.	n.a.	n.a.	n.a.
FARMERS POINT	Gladstone	Fitzroy	1	n.a.	n.a.	n.a.	n.a.	n.a.
GLADSTONE CITY	Gladstone	Fitzroy	21	\$495,000	\$500	77	\$470,000	\$465
GLEN EDEN	Gladstone	Fitzroy	58	\$474,000	\$600	n.a.	n.a.	n.a.
IVERAGH	Gladstone	Fitzroy	1	n.a.	n.a.	n.a.	n.a.	n.a.
KIN KORA	Gladstone	Fitzroy	75	\$450,000	\$530	2	n.a.	n.a.
KIRKWOOD	Gladstone	Fitzroy	24	\$586,250	\$650	n.a.	n.a.	n.a.
LOWMEAD	Gladstone	Fitzroy	3	n.a.	n.a.	n.a.	n.a.	n.a.
MACHINE CREEK	Gladstone	Fitzroy	2	n.a.	n.a.	n.a.	n.a.	n.a.
MIRIAM VALE	Gladstone	Fitzroy	16	\$234,500	n.a.	n.a.	n.a.	n.a.
MOUNT LARCOM	Gladstone	Fitzroy	10	\$320,000	n.a.	n.a.	n.a.	n.a.
MOUNT MARIA	Gladstone	Fitzroy	3	n.a.	n.a.	n.a.	n.a.	n.a.
NEW AUCKLAND	Gladstone	Fitzroy	147	\$478,000	\$550	22	\$163,725	\$435
O'CONNELL	Gladstone	Fitzroy	2	n.a.	n.a.	n.a.	n.a.	n.a.
OYSTER CREEK	Gladstone	Fitzroy	1	n.a.	n.a.	n.a.	n.a.	n.a.
RAGLAN	Gladstone	Fitzroy	1	n.a.	n.a.	n.a.	n.a.	n.a.
RIVER RANCH	Gladstone	Fitzroy	4	n.a.	n.a.	n.a.	n.a.	n.a.
RODDS BAY	Gladstone	Fitzroy	6	n.a.	n.a.	n.a.	n.a.	n.a.
ROSEDALE	Gladstone	Fitzroy	2	n.a.	n.a.	n.a.	n.a.	n.a.
ROUND HILL	Gladstone	Fitzroy	1	n.a.	n.a.	n.a.	n.a.	n.a.
SEVENTEEN SEVENTY	Gladstone	Fitzroy	4	n.a.	n.a.	n.a.	n.a.	n.a.
SOUTH GLADSTONE	Gladstone	Fitzroy	91	\$440,000	\$480	64	\$310,000	\$380
SUN VALLEY	Gladstone	Fitzroy	48	\$422,500	\$500	3	n.a.	n.a.
TANNUM SANDS	Gladstone	Fitzroy	106	\$515,000	\$535	20	\$342,500	\$400
TELINA	Gladstone	Fitzroy	58	\$484,750	\$550	n.a.	n.a.	n.a.
TOOLOOA	Gladstone	Fitzroy	30	\$382,500	\$450	n.a.	n.a.	n.a.
TURKEY BEACH	Gladstone	Fitzroy	1	n.a.	n.a.	n.a.	n.a.	n.a.
WEST GLADSTONE	Gladstone	Fitzroy	122	\$420,000	\$465	53	\$310,000	\$410
WEST STOWE	Gladstone	Fitzroy	3	n.a.	n.a.	n.a.	n.a.	n.a.
WOODERSON	Gladstone	Fitzroy	2	n.a.	n.a.	n.a.	n.a.	n.a.
WURDONG HEIGHTS	Gladstone	Fitzroy	7	n.a.	n.a.	n.a.	n.a.	n.a.
YARWUN	Gladstone	Fitzroy	5	n.a.	n.a.	n.a.	n.a.	n.a.

Source: rpdata.com Data current as at March 2012 Note median prices are not calculated for locations with fewer than 10 sales over a 12 month period

This page is intentionally left blank.