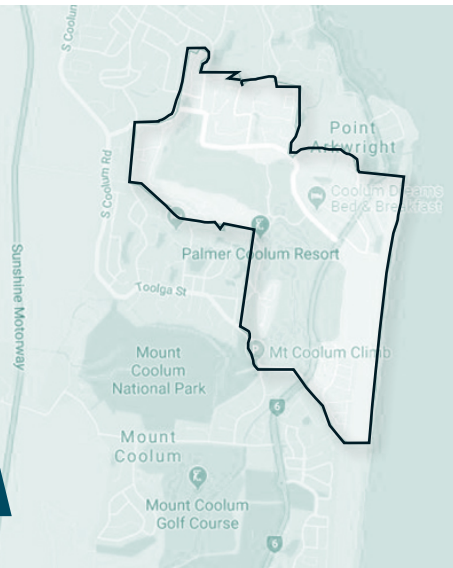




place
advisory

YAROOMBA



SUBURB PROFILE REPORT MARCH 2019

YAROOMBA is one of the Sunshine Coast's most desirable suburbs. Situated along the beautiful coastline and lush greenery, the suburb remains isolated from the busy streets, offering residents a peaceful listestyle and excellent access to services and amenities. The suburb's excellent location ensures that it is only a short drive north or south to the major Sunshine Coast hub of Maroochydore and Noosa.

Houses here has been a standout performer, recording higher growth than the local Northern Beaches market over both the last five and 10 year periods.

HOUSES

MEDIAN PRICE

\$672,500

10 YEAR
PRICE
GROWTH
3.4%P.A.

VACANT LAND

MEDIAN PRICE SEP 2018

\$500,000

MEDIAN
SIZE SEP
2018
687sqm

MEDIAN
AGE

30

MEDIAN WEEKLY
HOUSEHOLD INCOME

\$1,723

HOUSE PRICE POINT

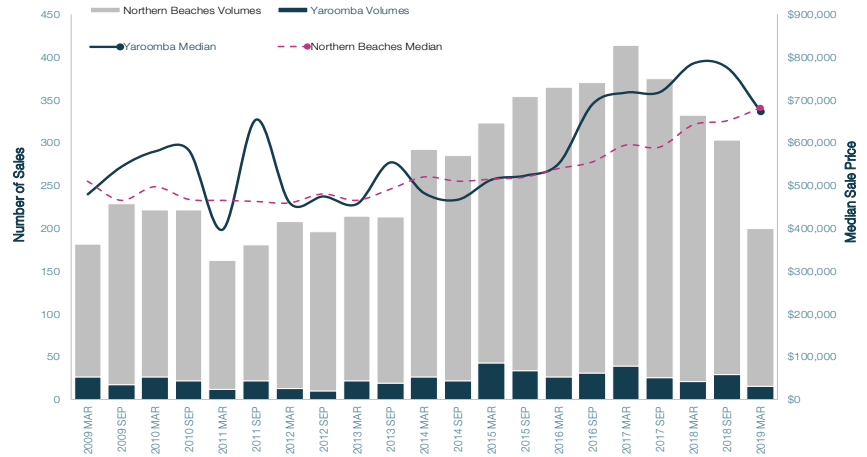


\$600,000
\$700,000
\$800,000
\$1,000,000

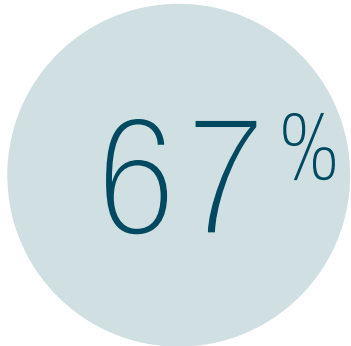
HOUSES

The Yaroomba housing market has been an impressive performer over the past five years. During the most recent six month period ending March 2019, the median house price was recorded at \$672,5000. Long term growth rates have impressively outperformed the rest of the Northern Beaches region, being recorded at 6.9% (Northern Beaches 5.6%) per annum over the last five years and 3.4% (Northern Beaches 3%) per annum over the last 10 years. During the last 12 months the medium house price declined by 14.3% compared ver the past 12 months, however this was heavily influenced by stronger interest for properties in middle and lower price brackets.

Over the most recent six month period ending March 2019, there were a total of 16 houses sold in Yaroomba. This level of transactions is 8 house sales less than the 10 year average per six month period. However, current sales volumes are in line with the wider Sunshine Coast market.



VACANT LAND 12 MONTHS PRICE POINT



\$500,000

VACANT LAND

The Yaroomba vacant land market has continued to constrict as development land has become scarce. There were no vacant land sales during the six month period ending March 2019. However, there were three sales in the six months ending September 2018. During this period the vacant land median price was recorded at \$500,000. Vacant land in Yaroomba has consistently attracted a premium compared to the rest of the Northern Beaches area.

The median lot size of vacant land has continued to decrease resting at 687sqm in the September 2018 six month period. This is down from 759sqm five years prior. Over the last 10 years, there has been on average five vacant lot sales per six month period.

