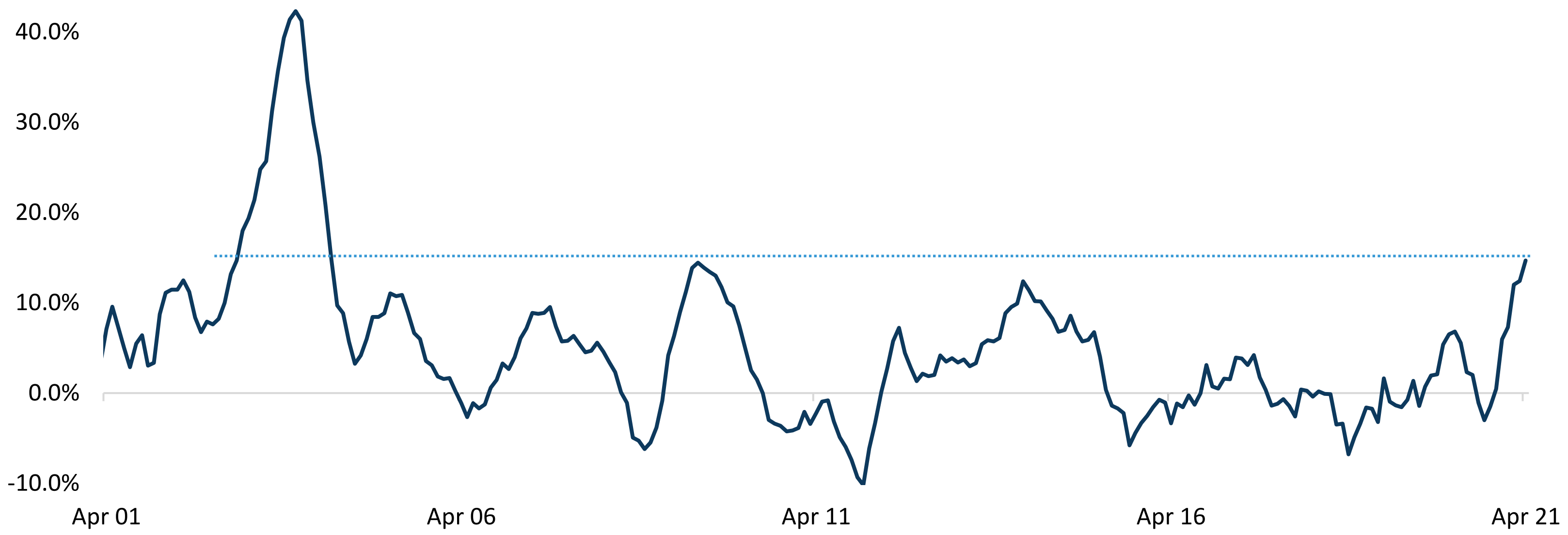
Toowoomba

Housing market trends

May 2021

Toowoomba housing values are rising at the fastest annualised pace since 2004…

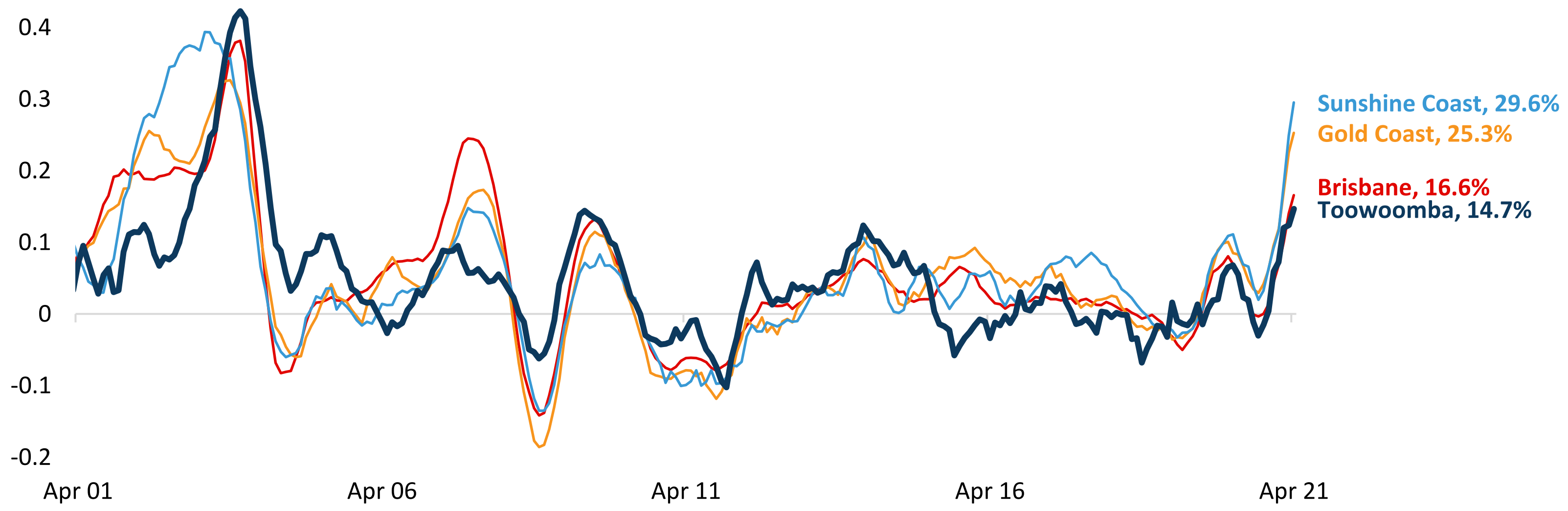
Six month annualised rate of growth in dwelling values, Toowoomba



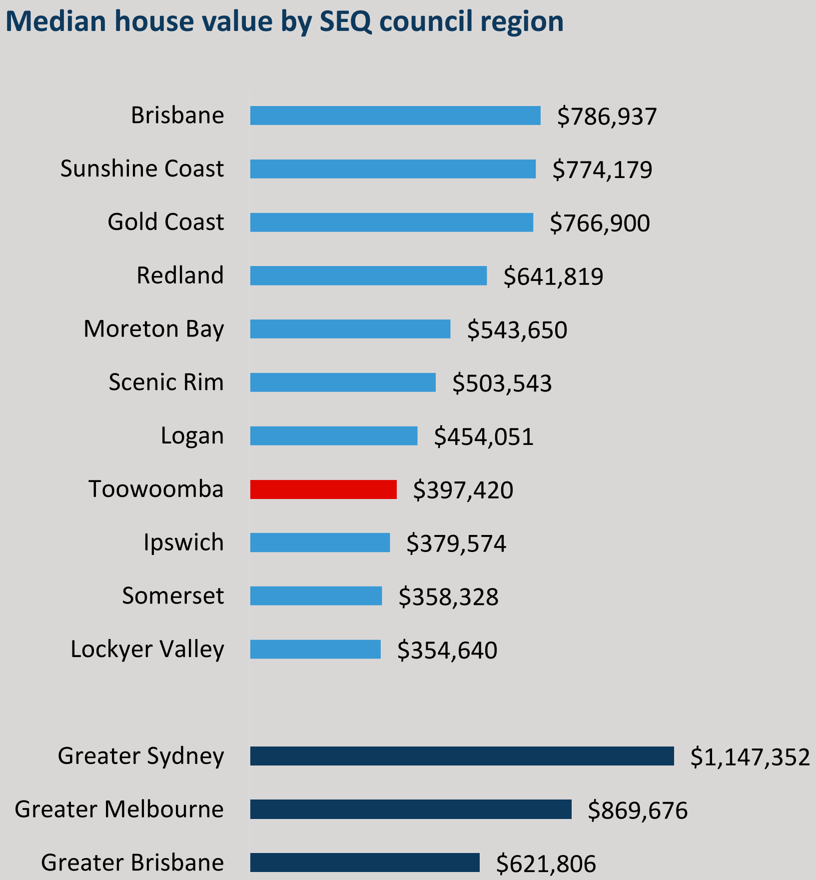
Source: CoreLogic

Toowoomba housing values are rising at the fastest annualised pace since 2004… but the rate of growth has been higher across other areas of South East Queensland

Six month annualised rate of growth in dwelling values, Toowoomba and rest of SEQ



Source: CoreLogic

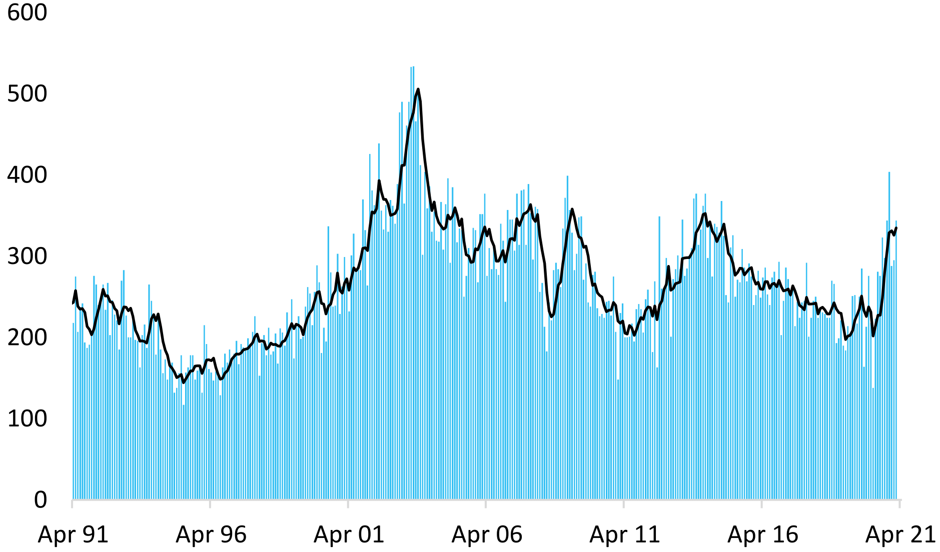


Despite the rapid capital gains, the typical value of housing remains extremely affordable compared with most of areas of Brisbane and relative to the largest capital cities.

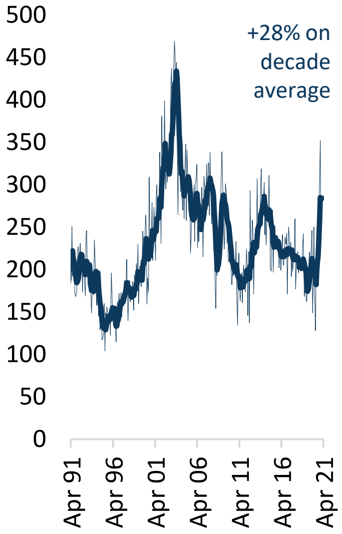
Source: CoreLogic

Sales activity has recorded a substantial rise after trending lower between 2014 and 2019. Over the past six months, sales activity has tracked higher to be 25% above the decade average.

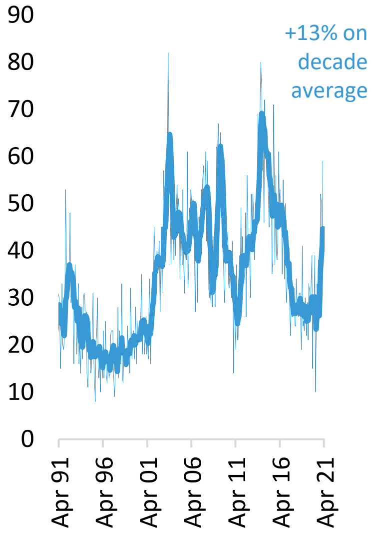
Number of dwelling sales, Toowoomba region
monthly with six month trend



House sales with six month trend



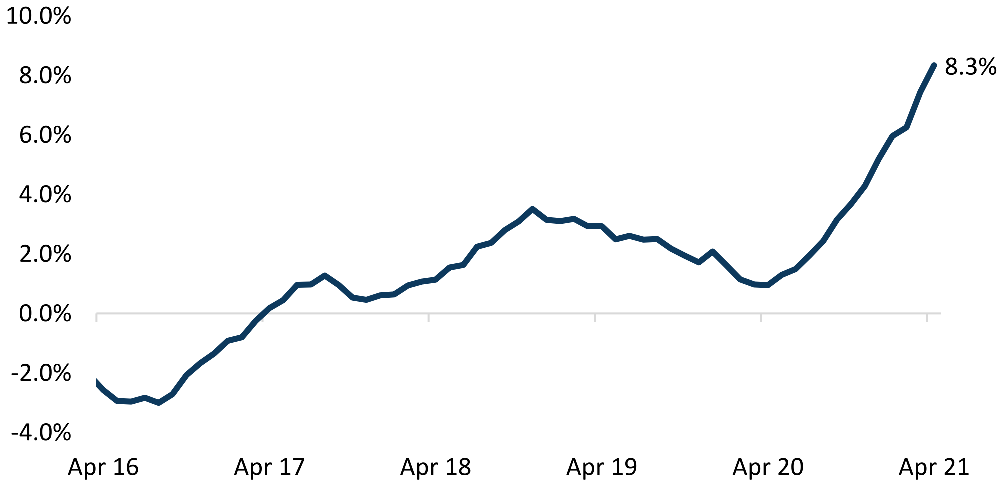
Unit sales with six month trend



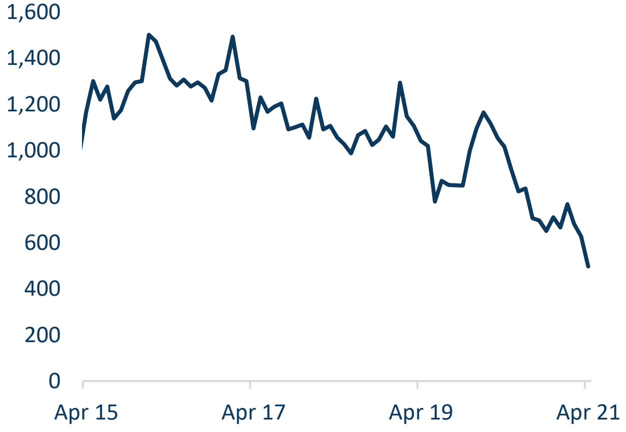
Source: CoreLogic

Rents across the Toowoomba region are rising at the annual pace of 8.3%, adding more than $1,800 to annual rental payments from tenants

Rolling annual change in dwelling rents, Toowoomba region



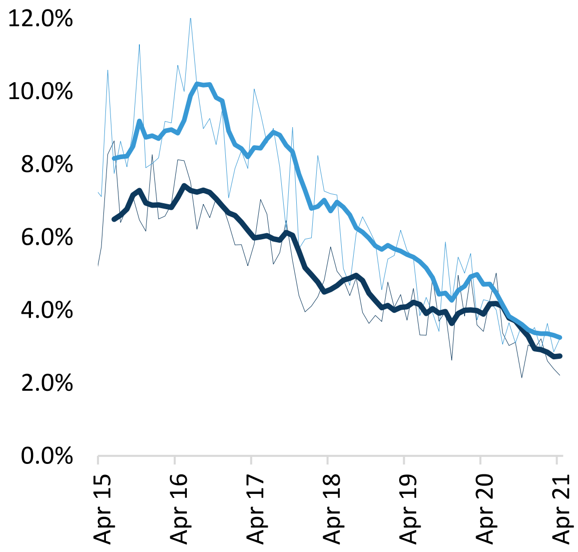
Monthly rental listings
Toowoomba region



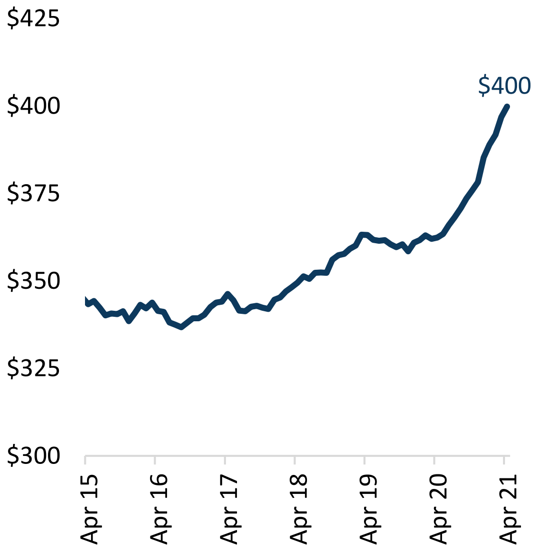
Source: CoreLogic

A persistent downwards trend in vacancy rates has pushed house rents 10.3% higher over the past year and unit rents 6.1% higher.

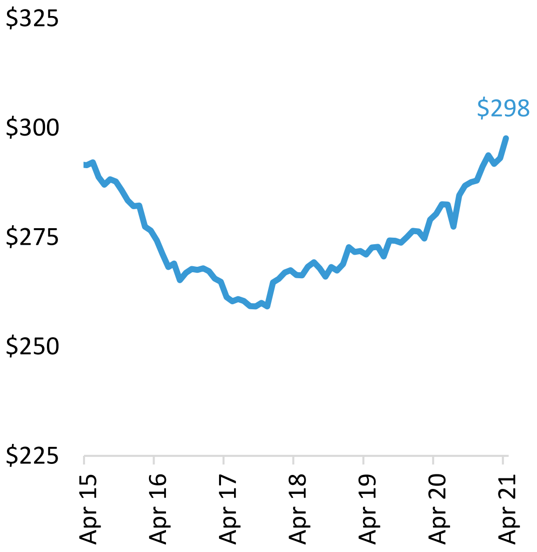
Vacancy rate, houses and units Toowoomba region



Median house rent Toowoomba region



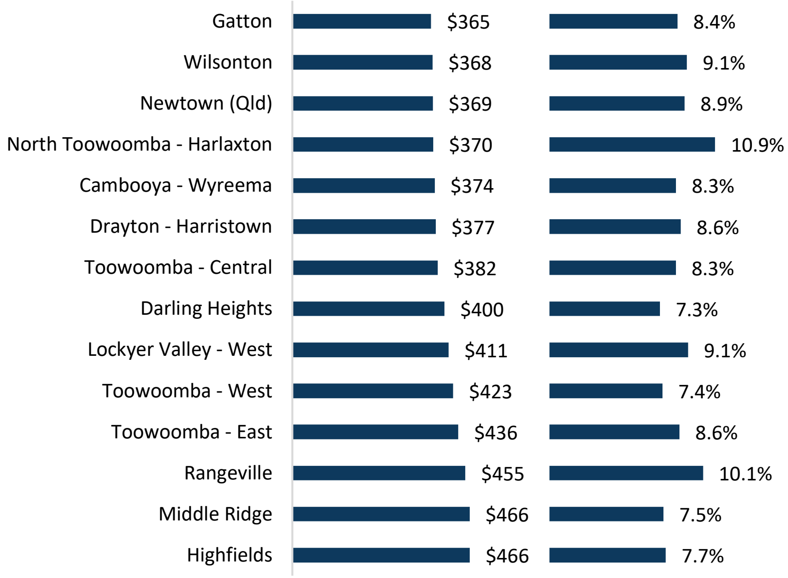
Median unit rent Toowoomba region



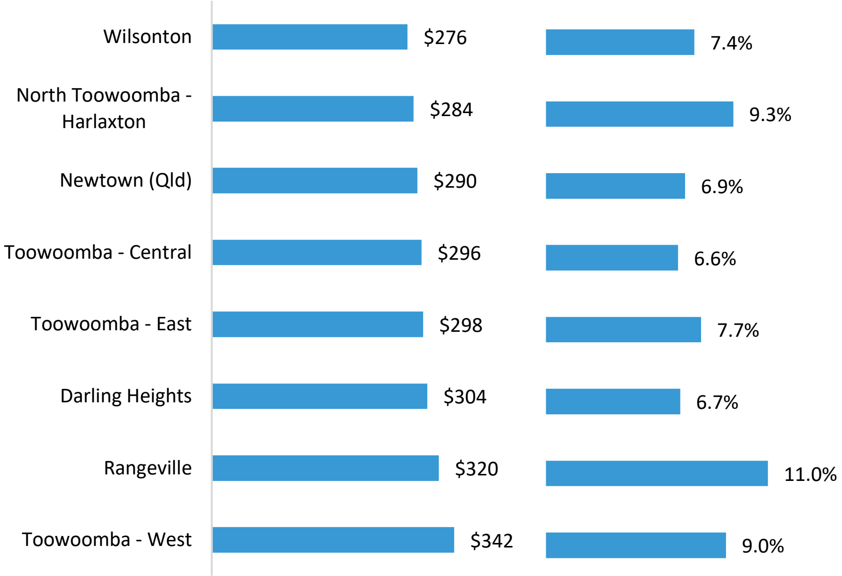
Source: CoreLogic

Every sub-region has recorded a substantial lift in rents over the past twelve months, demonstrating broadly tight conditions

Median house rent by sub region and annual change



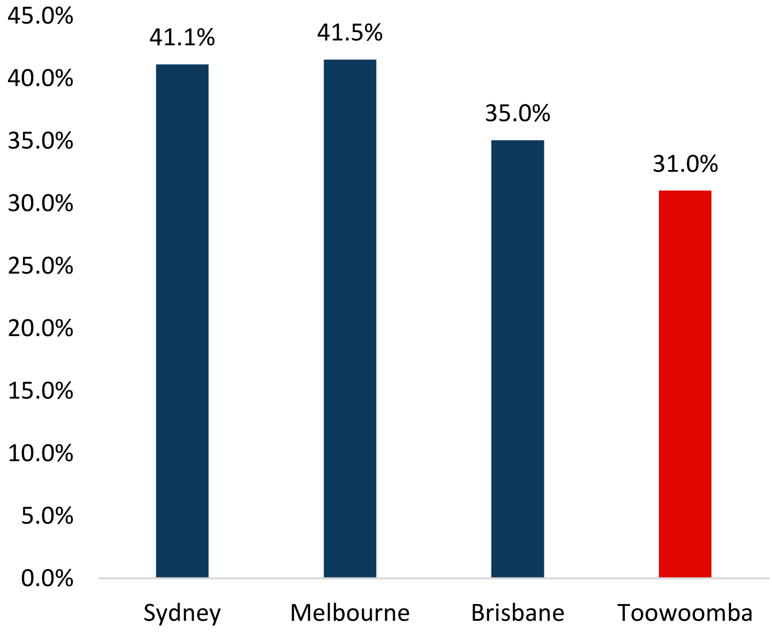
Median unit rent by sub region and annual change



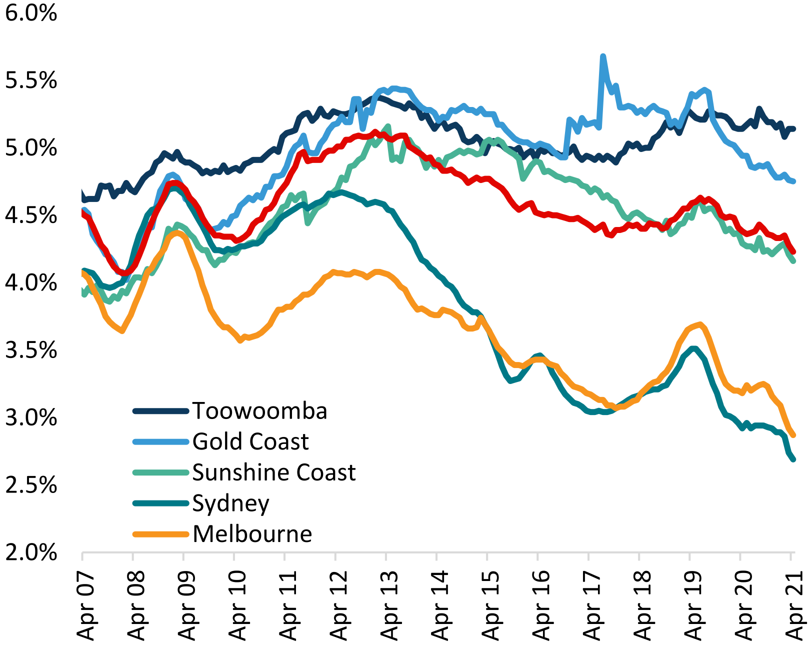
Source: CoreLogic

Despite a strong yield profile and demonstrated capital gains, the proportion of homes owned by investors is lower relative to the capital cities

% of investor owned properties



Gross rental yields



Source: CoreLogic

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