

Spring 2018

Highgate Hill Property Update

Sales Market

Buyers are keeping a keen eye out for new properties!

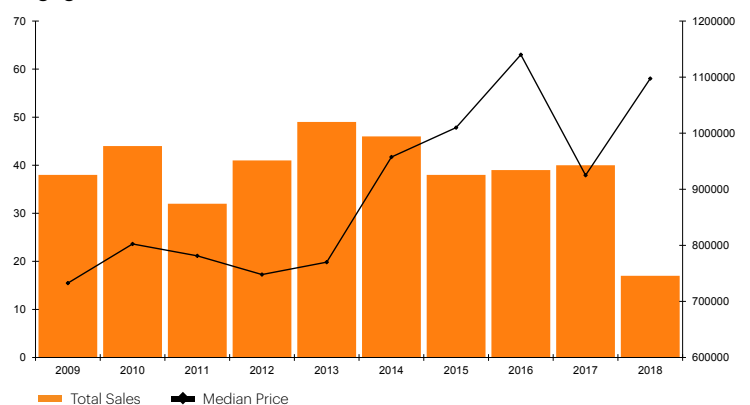
Sales Overview

With the median price finishing up under the million dollar mark in 2017 for houses in Highgate Hill, we have seen a return of the median price back over the million, currently sitting at \$1,097,500 half way through the year. Sales turnover is sitting just below average with 17 homes settled. Demand is staying high but the number of homes on the market are low. Highgate Hill remains desirable due to the nature and size of the housing with the school catchment area playing a key factor in the market value, and buyers are keeping a keen eye out for properties new to the market.

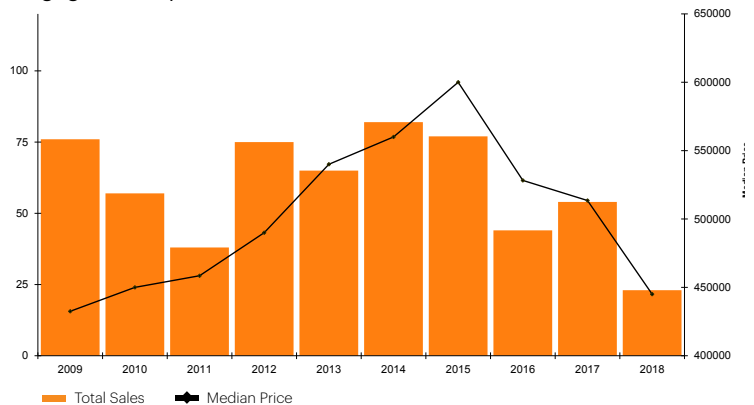
The number of apartment sales are slightly down, and there has been a drop also in the median price for apartments by -13%. Buyers are closely monitoring the market and are acting quickly where they see value.

Note: our graphs track the sales stats 3 months in arrears only as it takes this long for fully accurate records to finalise

Highgate Hill House Sales



Highgate Hill Apartment Sales



Below: Rebecca Herbst in West End



"I knew from the moment I met Rebecca that if I was going to work with a real estate agent I wanted it to be her. Her genuine, kind and caring approach made it a no-brainer. I was fortunate to also have Mark on my team who continually went above and beyond to ensure we got the sale over the line. Rebecca and Mark worked tirelessly to sell my property (even when I was ready to give up!)"
Kelly Newbery

Rebecca Herbst
Highgate Hill Sales Specialist at Bees Nees City Realty

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"I have been using Bees Nees for over 2 years. I have never met anyone in person because I live abroad, nevertheless everyone I have been dealing with over these years was very helpful, kind and efficient. Reliable and pleasant team." Agata Osneko



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Rental Market

Rents still soft as last of supply wave absorbed.

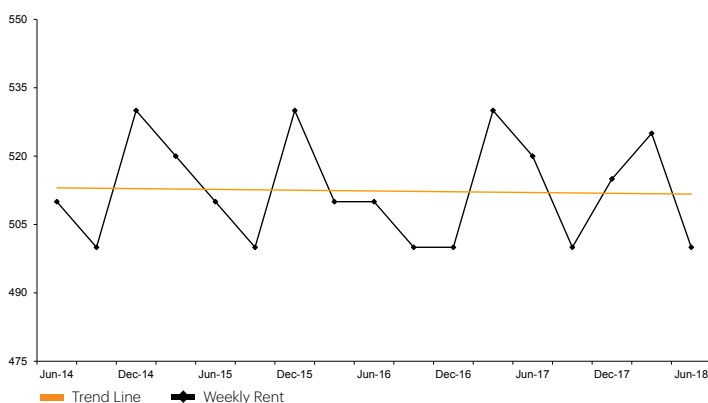
Rental Overview

The zig-zagging median rents graph below shows local landlords still need to be patient. While the cranes are coming down in big numbers, the huge supply of new apartments has taken some absorbing, with yet another 335 dwellings added to the 4101 rental pool in the June quarter.

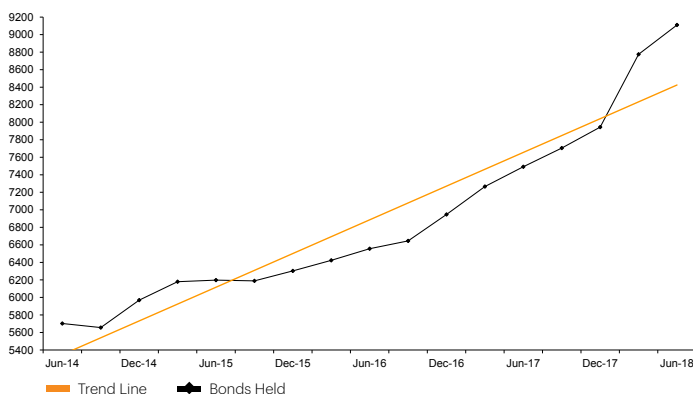
A 2 bed apartment now rents for \$500/week, a figure first seen in 2011. But Bees Nees Realty's property managers are witnessing some small increases in their lease renewals, and with the vacancy rate slowly improving it is hard to see rents remaining so low for long. Demand for rental homes in our neighbourhood is very strong.

Note: RTA stats quoted here cover all of postcode 4101 including South Brisbane and West End.

Median Weekly Rent – Postcode 4101
Based on 2 bedroom apartments



Total Bonds Held – Postcode 4101



Highgate Hill Buzz

Recent Sales



4 | 2 | 3

Julia Street

Renovated and modern
Suburb has strong growth
Sold July 2018 for \$1,400,000
By Other Agent



2 | 1 | 1

Laura Street

Leafy Surroundings
Private Fenced Yard
Sold April 2018 for \$630,000
By Other Agent

Recent Rentals



3 | 2 | 2

Paradise Street

Large floor space
Modern with pool
Rented for \$600 p/w
By Bees Nees City Realty



2 | 1 | 0

Dornoch Terrace

Pool
Iconic building
Rented for \$410 p/w
By Bees Nees City Realty

Who are Bees Nees?

We're a property firm that specialises in Brisbane's inner city... A real estate agency where service isn't a vague promise. A team of professional property management, sales and marketing personnel who stand out of the crowd for their local knowledge and fresh approach. Every agency makes huge claims for itself but we'd prefer you read about our track record from the people who really matter – our landlords and seller clients. It's easy to make promises... harder to get results!

We know Brisbane city property inside out!

For the latest local
property updates
jump online and visit
HighgateHillBuzz.com



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