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A Nobel approach  
to Real Estate™

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Newmarket  
April—June 2016

THE Adam  
Nobel TEAM



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## Area Profile

The size of Newmarket is approximately 2 square kilometres. It has 2 parks covering nearly 6% of total area.

The population of Newmarket in 2006 was 4,209 people. By 2011 the population was 4,452 showing a population growth of 5% in the area during that time.

The predominant age group in Newmarket is 25-34 years.

Households in Newmarket are primarily couples with children and are likely to be repaying between \$3000 - \$4000 per month on mortgage repayments.

In general, people in Newmarket work in a Professional occupation.

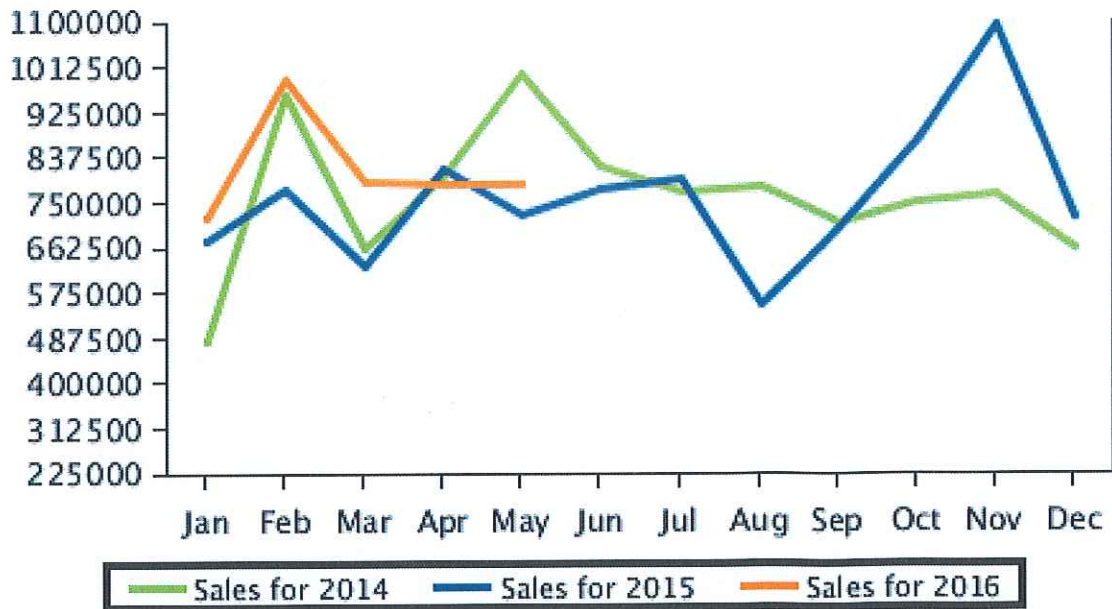
In 2006, 50.9% of the homes in Newmarket were owner-occupied compared with 51.3% in 2011.

Currently the median sales price of houses in the area is 782,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$480,000	\$673,500	\$720,000
February	\$960,000	\$776,000	\$990,000
March	\$660,000	\$625,100	\$790,000
April	\$799,000	\$815,000	\$782,000
May	\$1,000,000	\$725,000	\$782,000
June	\$820,000	\$773,000	\$0
July	\$770,000	\$795,000	\$0
August	\$780,000	\$550,000	\$0
September	\$710,000	\$700,000	\$0
October	\$750,000	\$870,000	\$0
November	\$766,250	\$1,095,000	\$0
December	\$658,000	\$720,000	\$0

**Median Sale Price**





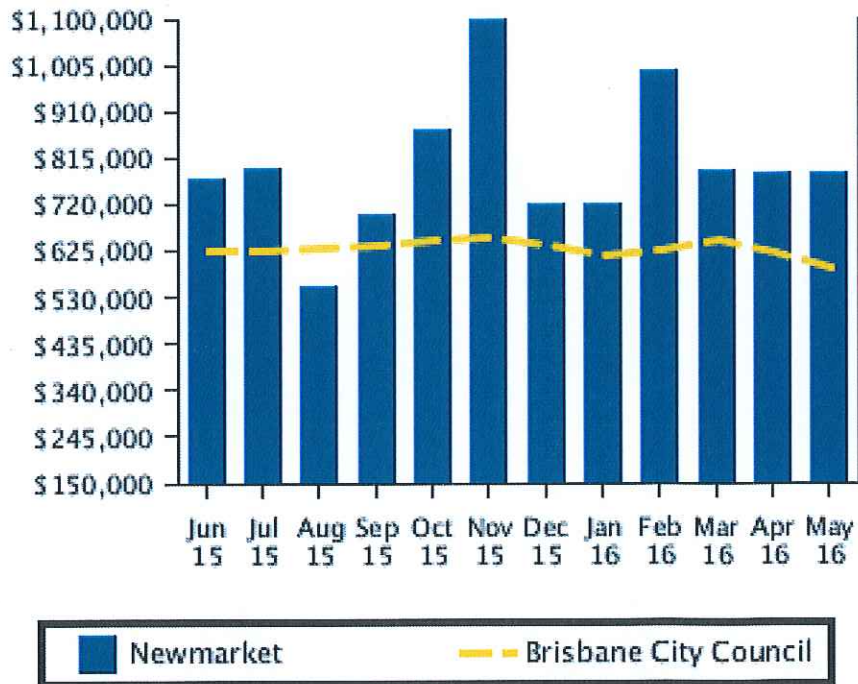
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# Recent Median Sale Prices

## Recent Median House Sale Prices

Period	Newmarket	Brisbane City Council
	Median Price	Median Price
May 2016	\$782,000	\$588,065
April 2016	\$782,000	\$620,000
March 2016	\$790,000	\$645,000
February 2016	\$990,000	\$622,500
January 2016	\$720,000	\$614,875
December 2015	\$720,000	\$635,000
November 2015	\$1,095,000	\$649,900
October 2015	\$870,000	\$645,000
September 2015	\$700,000	\$635,000
August 2015	\$550,000	\$630,000
July 2015	\$795,000	\$625,000
June 2015	\$773,000	\$625,500

## Recent Median House Sale Prices



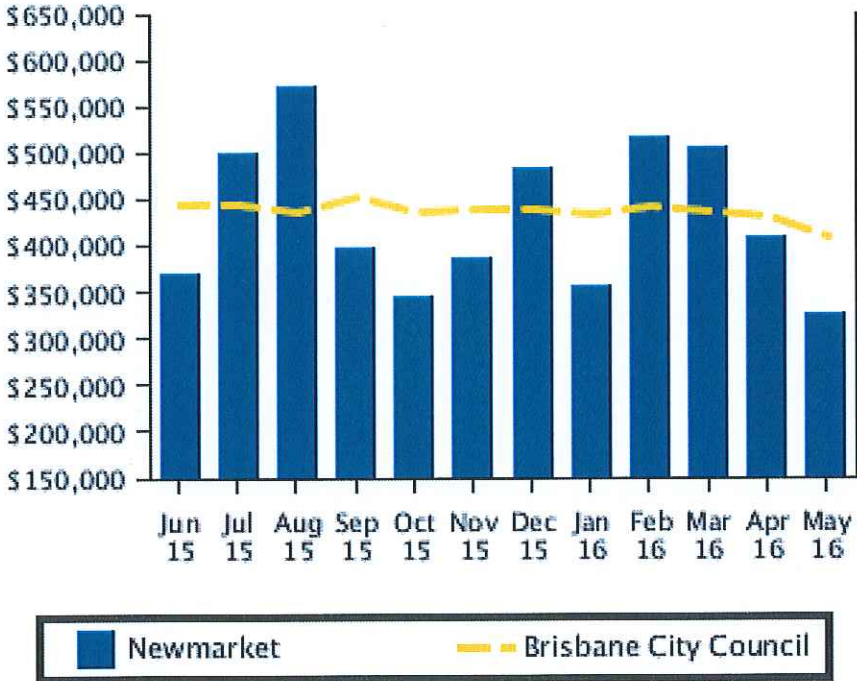


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**Recent Median Unit Sale Prices**

Period	Newmarket Median Price	Brisbane City Council Median Price
May 2016	\$325,000	\$408,750
April 2016	\$407,500	\$429,500
March 2016	\$505,000	\$435,000
February 2016	\$515,000	\$441,050
January 2016	\$355,146	\$432,500
December 2015	\$482,000	\$440,000
November 2015	\$385,000	\$440,000
October 2015	\$344,100	\$435,000
September 2015	\$397,750	\$452,000
August 2015	\$570,100	\$435,500
July 2015	\$500,000	\$445,000
June 2015	\$370,000	\$443,000

**Recent Median Unit Sale Prices**



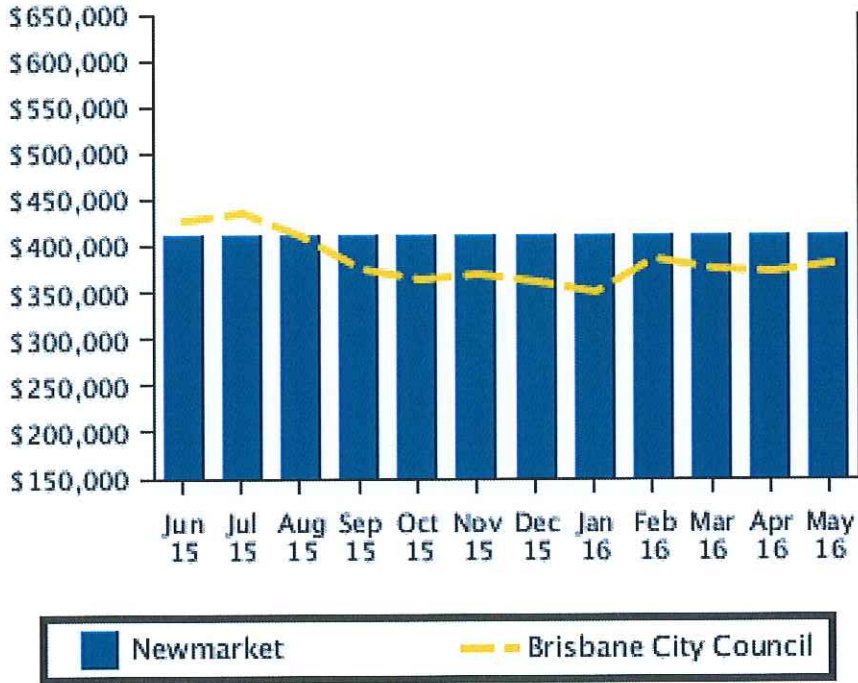


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**Recent Median Land Sale Prices**

Period	Newmarket Median Price	Brisbane City Council Median Price
May 2016	\$411,000	\$380,000
April 2016	\$411,000	\$372,500
March 2016	\$411,000	\$376,000
February 2016	\$411,000	\$385,000
January 2016	\$411,000	\$349,000
December 2015	\$411,000	\$360,000
November 2015	\$411,000	\$370,000
October 2015	\$411,000	\$365,000
September 2015	\$411,000	\$376,050
August 2015	\$411,000	\$410,000
July 2015	\$411,000	\$435,000
June 2015	\$411,000	\$427,500

**Recent Median Land Sale Prices**





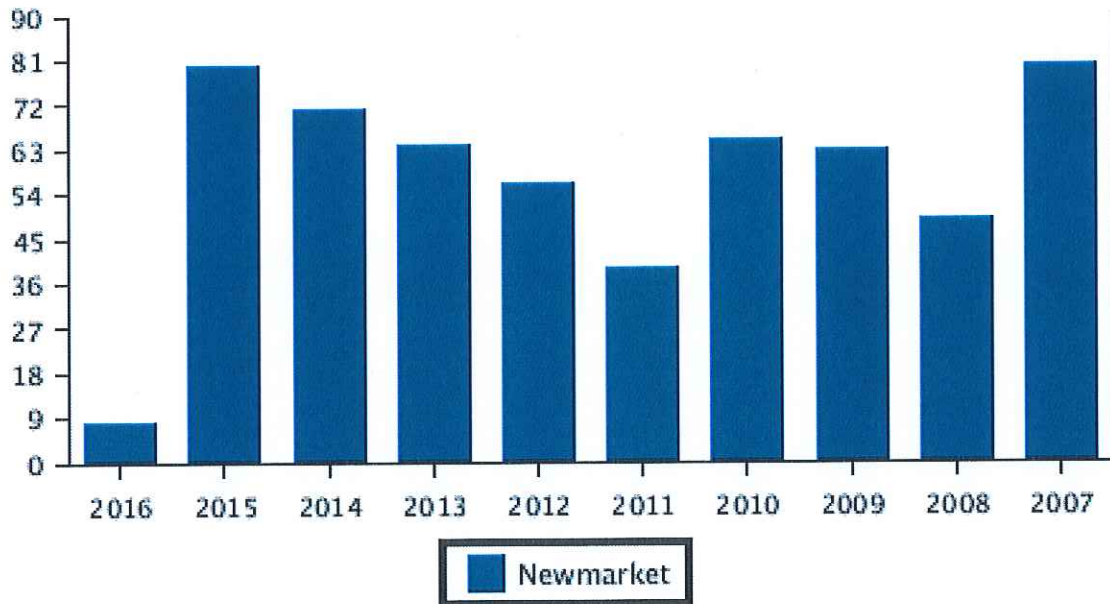
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## Sales Per Annum

### House Sales Per Annum

Period	Newmarket
	Number
2016	8
2015	80
2014	71
2013	64
2012	56
2011	39
2010	65
2009	63
2008	49
2007	80

### House Sales Per Annum



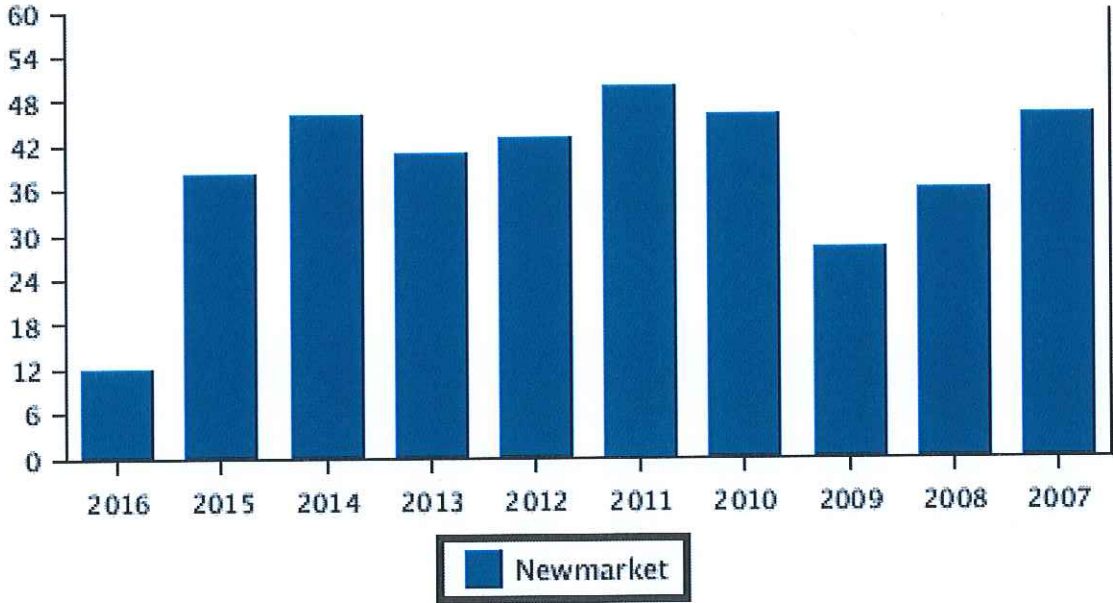


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**Unit Sales Per Annum**

Period	Newmarket Number
2016	12
2015	38
2014	46
2013	41
2012	43
2011	50
2010	46
2009	28
2008	36
2007	46

**Unit Sales Per Annum**





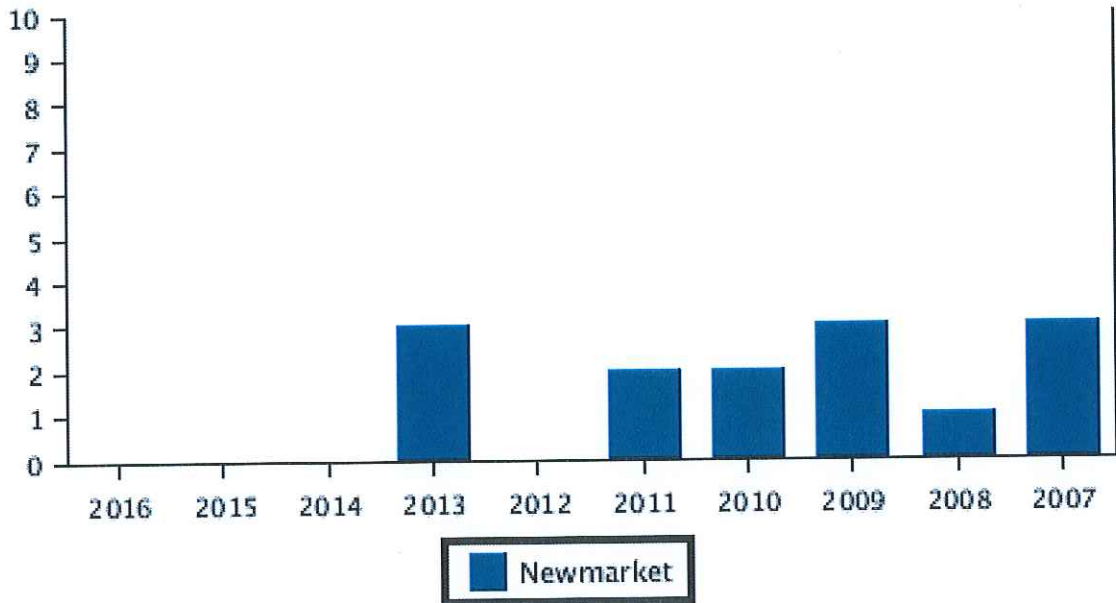


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### Land Sales Per Annum

Period	Newmarket Number
2016	0
2015	0
2014	0
2013	3
2012	0
2011	2
2010	2
2009	3
2008	1
2007	3

### Land Sales Per Annum





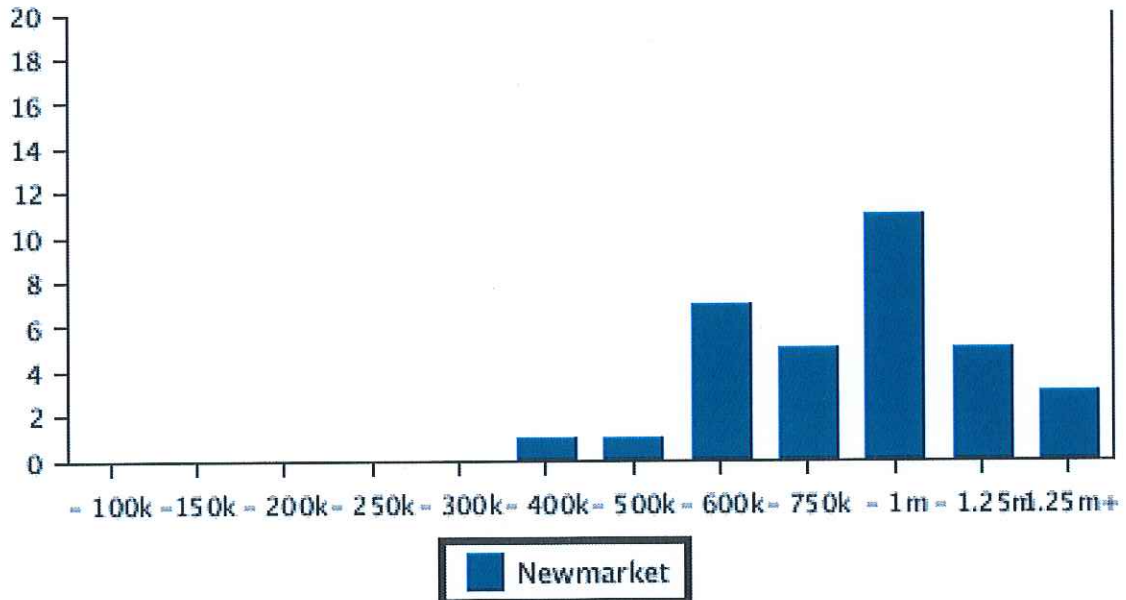
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# Sales By Price

## House Sale by Price (12 months)

Price	Newmarket	
	Number	
0 - 100k	0	
101 -150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	1	
401 - 500k	1	
501 - 600k	7	
601 - 750k	5	
751 - 1m	11	
> 1m - 1.25m	5	
1.25m+	3	

## House Sales By Price (12 months)



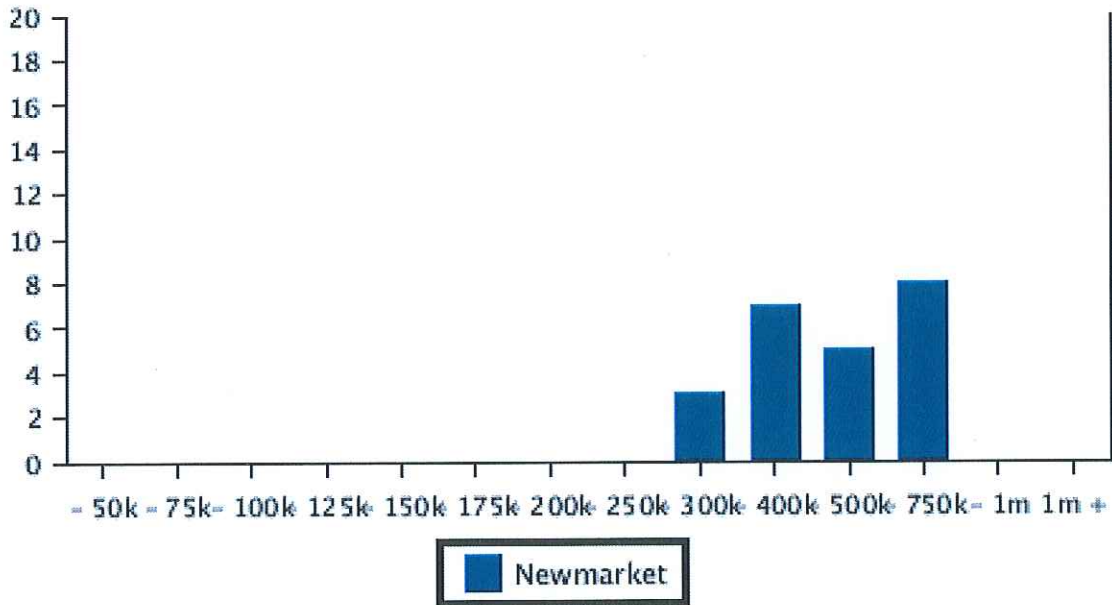


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### Unit Sale by Price (12 months)

Price	Newmarket Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	0
251 - 300k	3
301 - 400k	7
401 - 500k	5
501 - 750k	8
751 - 1m	0
1m +	0

### Unit Sales By Price (12 months)



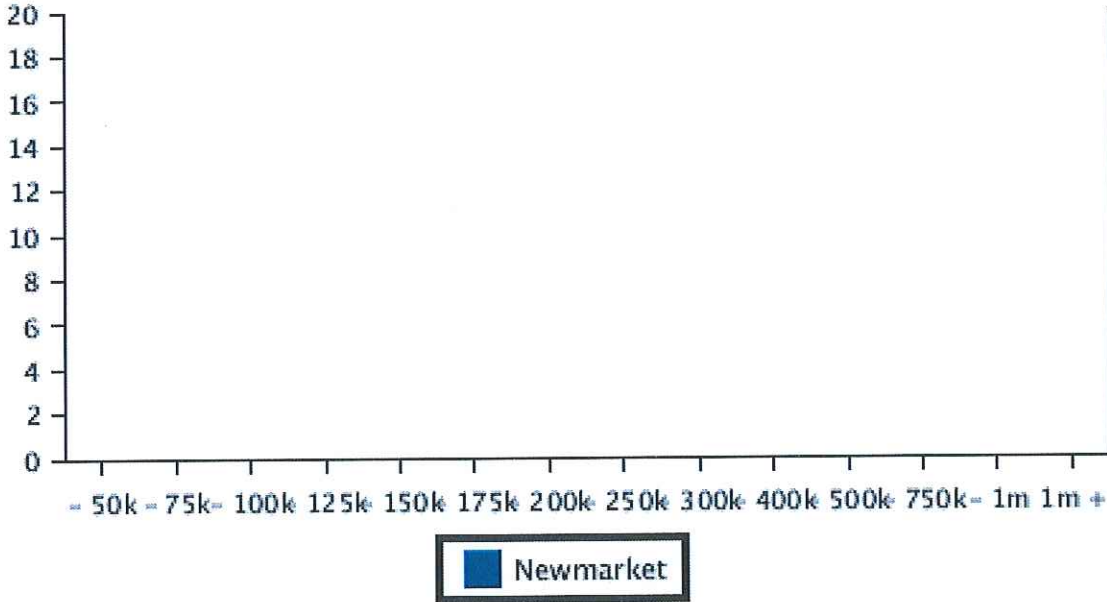


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**Land Sale by Price (12 months)**

Price	Newmarket
	Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 750k	0
751 - 1m	0
1m +	0

**Land Sales By Price (12 months)**





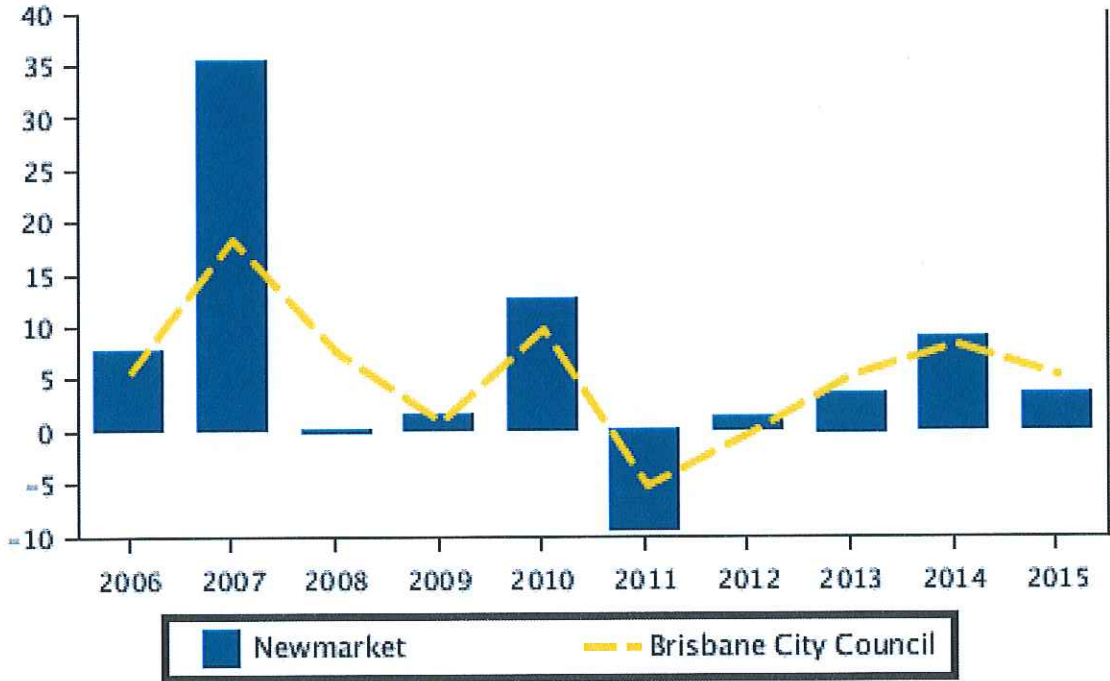
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# Capital Growth Median Prices

## Capital Growth in Median Prices (Houses)

Period	Newmarket % Change	Brisbane City Council % Change
2015	3.6%	5.4%
2014	9%	8.3%
2013	3.7%	5.2%
2012	1.4%	-0.4%
2011	-9.7%	-5.3%
2010	12.6%	9.8%
2009	1.6%	1%
2008	-0.4%	7.6%
2007	35.4%	18.3%
2006	7.8%	5.7%

## Capital Growth in Median Prices (Houses)



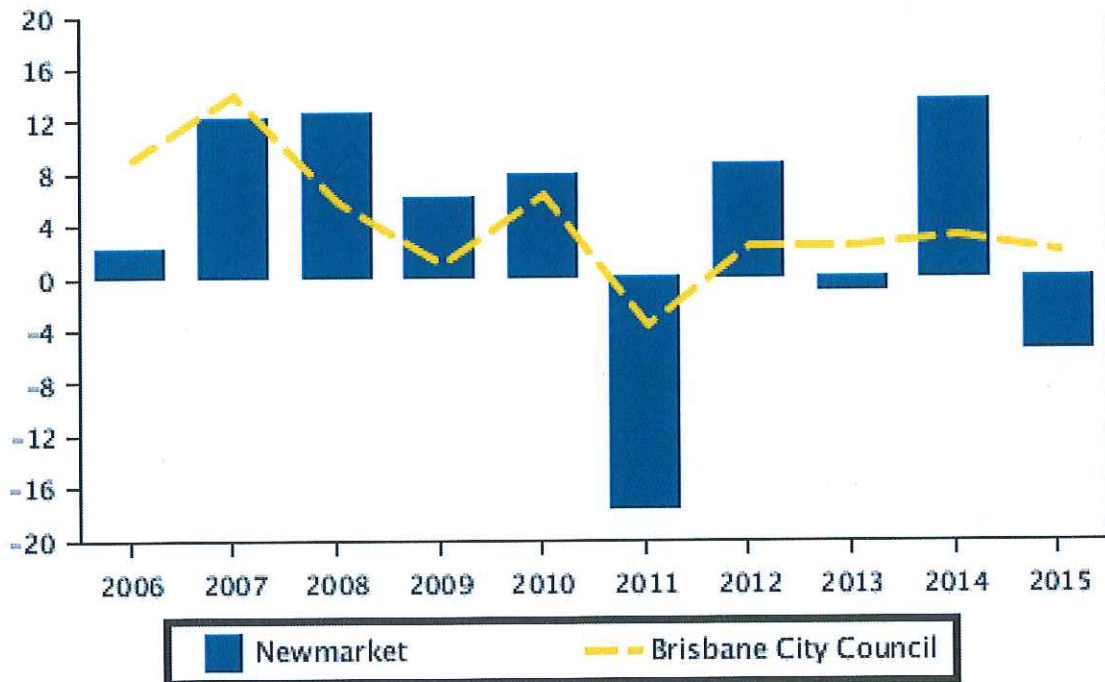


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### Capital Growth in Median Prices (Unit)

Period	Newmarket	Brisbane City Council
	% Change	% Change
2015	-5.6%	2.1%
2014	13.6%	3.3%
2013	-1%	2.4%
2012	8.7%	2.5%
2011	-17.7%	-3.6%
2010	8%	6.4%
2009	6.1%	1%
2008	12.7%	5.8%
2007	12.3%	14.1%
2006	2.3%	9.2%

### Capital Growth in Median Prices (Unit)



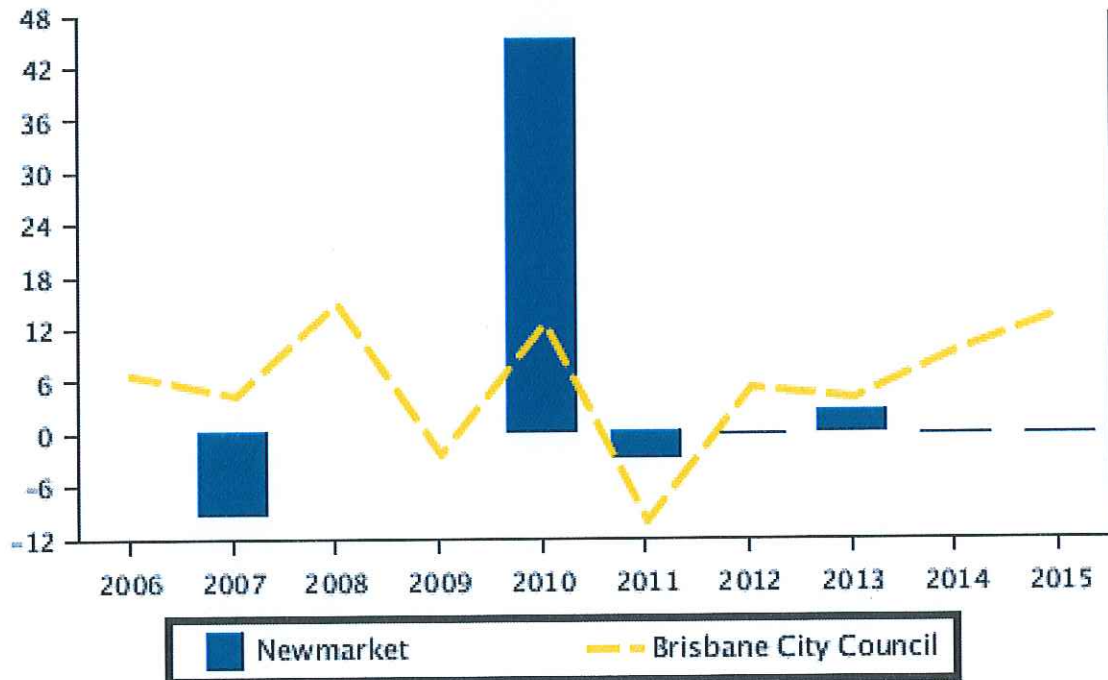


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### Capital Growth in Median Prices (Land)

Period	Newmarket % Change	Brisbane City Council % Change
2015	0%	13.6%
2014	0%	9.4%
2013	2.6%	4%
2012	0%	5.3%
2011	-3.1%	-10.2%
2010	45.1%	12.5%
2009	0%	-2.4%
2008	0%	14.8%
2007	-9.6%	4.2%
2006	0%	6.7%

### Capital Growth in Median Prices (Land)





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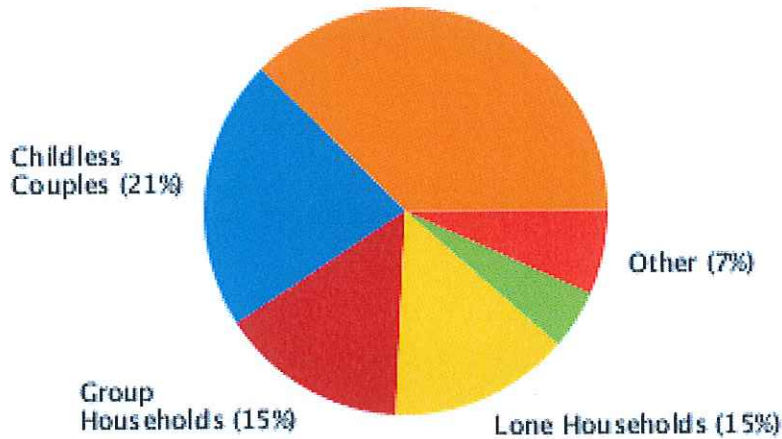
# Household

## Household Structure

Type	Percent
Couples with Children	37.6
Childless Couples	21.5
Group Households	15.0
Lone Households	14.4
Other	6.7
Single Parents	4.7

## Household Structure

Couples with Children (38%)





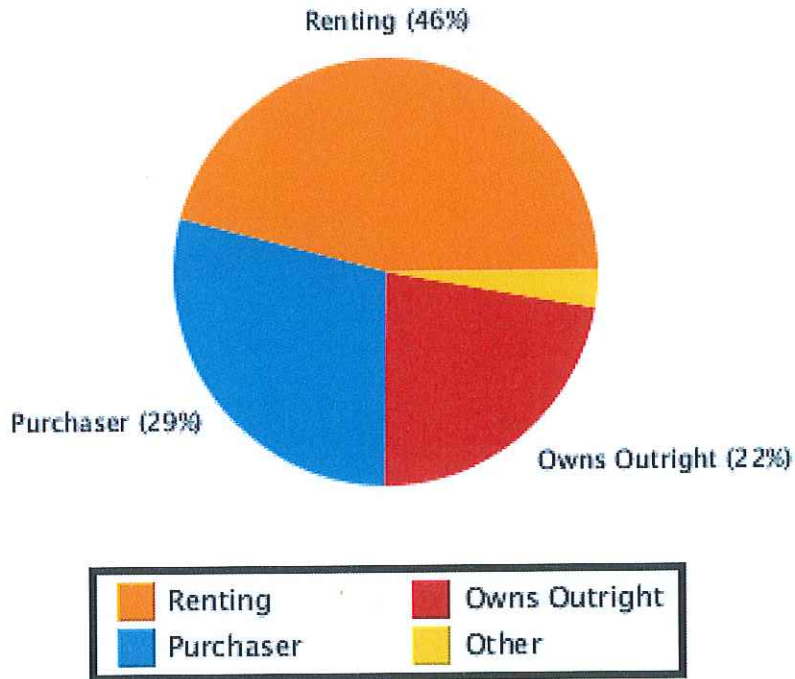


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### Household Occupancy

Type	Percent
Renting	45.9
Purchaser	28.9
Owns Outright	22.4
Other	2.8

### Household Occupancy

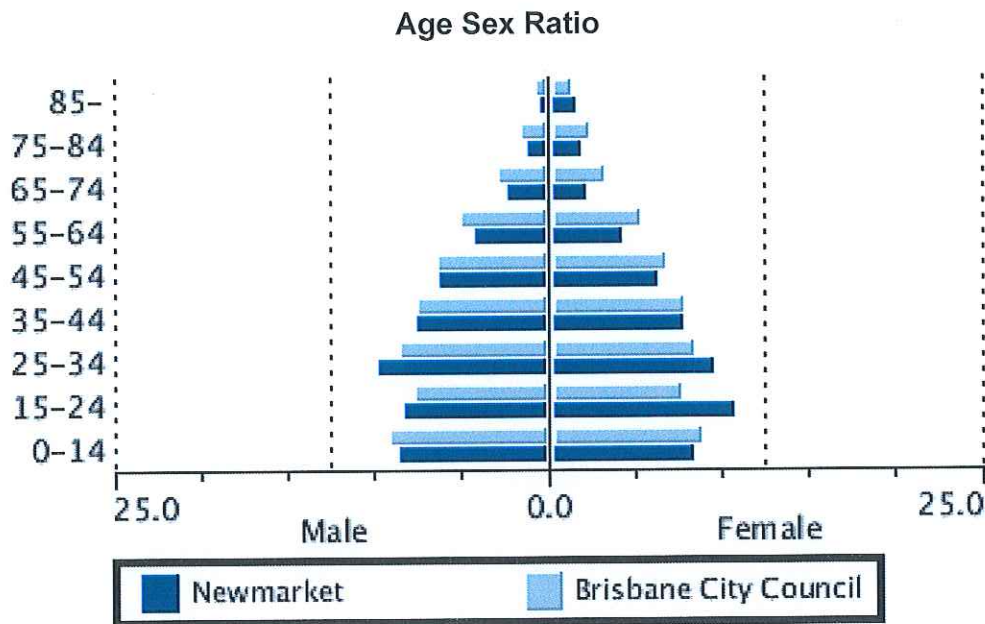




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# Age Sex Ratio

Age Group	Newmarket		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	8.6	8.2	9.2	8.7
15-24	8.3	10.6	7.7	7.6
25-34	9.7	9.5	8.5	8.3
35-44	7.5	7.7	7.5	7.7
45-54	6.2	6.2	6.4	6.6
55-64	4.2	4.1	5.0	5.2
65-74	2.2	2.1	2.9	3.1
75-84	1.1	1.9	1.6	2.2
85-	0.4	1.6	0.6	1.2



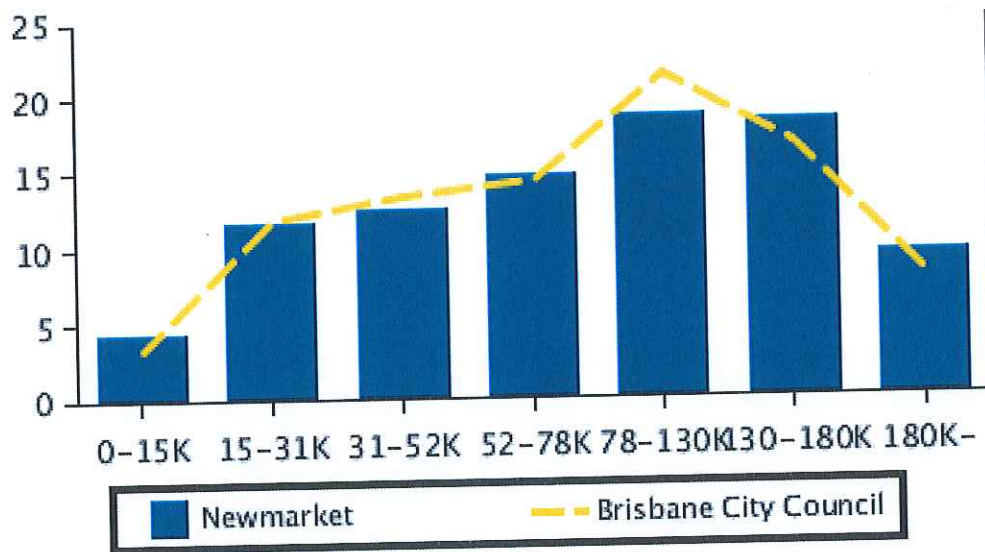


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## Household Income

Income Range	Newmarket %	Brisbane City Council %
0-15K	4.4	3.3
15-31K	11.6	11.8
31-52K	12.5	13.4
52-78K	14.7	14.4
78-130K	18.6	21.3
130-180K	18.3	16.7
180K-	9.5	7.9

Household Income





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# Summary

## Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	4					
HOUSE	5	\$514,000	\$1,050,000	\$965,000	\$863,800	\$4,319,000
UNIT	6	\$325,000	\$537,000	\$407,500	\$411,166	\$2,467,000
<b>TOTAL</b>	<b>15</b>					<b>\$6,786,000</b>

## Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		4				
HOUSE	3 Bed	3	\$514,000	\$965,000	\$800,000	\$759,666
	4 Bed	2	\$990,000	\$1,050,000	\$1,020,000	\$1,020,000
UNIT	1 Bed	1	\$460,000	\$460,000	\$460,000	\$460,000
	2 Bed	5	\$325,000	\$537,000	\$405,000	\$401,400
<b>TOTAL</b>		<b>15</b>				<b>\$452,400</b>



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## Sold Properties

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### **1/21 Edmondstone Street Newmarket QLD 4051**

Sale Price: \$325,000  
Sale Date: 4 May 2016  
Area: -

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages

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### **2/21 Edmondstone Street Newmarket QLD 4051**

Sale Price: \$460,000  
Sale Date: 20 May 2016  
Area: -

Attributes: 1 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages

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### **8/329 Enoggera Road Newmarket QLD 4051**

Sale Price: \$410,000  
Sale Date: 4 Apr 2016  
Area: 124m2

Attributes: 2 Beds, 2 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites

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### **2/57 Erneton Street Newmarket QLD 4051**

Sale Price: \$537,000  
Sale Date: 3 Apr 2016  
Area: -

Attributes: 2 Beds, 3 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites

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### **20 Gosman Street Newmarket QLD 4051**

Sale Price: \$965,000  
Sale Date: 28 May 2016  
Area: 818m2

Attributes: 3 Beds, 4 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites

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**19A Gracemere Street Newmarket QLD 4051**

Sale Price: Not Disclosed  
Sale Date: 10 Jun 2016  
Area: 723m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



**26 Lansdowne Street Newmarket QLD 4051**

Sale Price: \$990,000  
Sale Date: 28 May 2016  
Area: 810m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



**32 Lansdowne Street Newmarket QLD 4051**

Sale Price: Not Disclosed  
Sale Date: 18 May 2016  
Area: 405m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



**59 Lansdowne Street Newmarket QLD 4051**

Sale Price: \$1,050,000  
Sale Date: 18 Apr 2016  
Area: 673m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



**116 Montpelier Street Newmarket QLD 4051**

Sale Price: Not Disclosed  
Sale Date: 30 Jun 2016  
Area: 446m2

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



**348A Newmarket Road Newmarket QLD 4051**

Sale Price: \$514,000  
Sale Date: 18 Apr 2016  
Area: 405m2

Attributes: 3 Beds, 1 Baths, 2 Car Spaces, 2 Lock Up Garages



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**16 Parker Street Newmarket QLD 4051**

Sale Price: Not Disclosed  
Sale Date: 3 May 2016  
Area: 604m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



**2/10 Terrace Street Newmarket QLD 4051**

Sale Price: \$330,000  
Sale Date: 26 Apr 2016  
Area: 129m2 Approx

Attributes: 2 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



**2/24 Terrace Street Newmarket QLD 4051**

Sale Price: \$405,000  
Sale Date: 5 Apr 2016  
Area: 311m2 Approx

Attributes: 2 Beds, 2 Baths, 1 Car Spaces, 1 Lock Up Garages, 1 Ensuites



**40 Willmington Street Newmarket QLD 4051**

Sale Price: \$800,000  
Sale Date: 12 Apr 2016  
Area: 443m2

Attributes: 3 Beds, 1 Baths, 2 Car Spaces, 2 Lock Up Garages



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