



REIQ HOUSING MARKET REVIEW

REAL ESTATE

Successful quarter

MORETON

DECEMBER quarter figures for the Moreton Bay Regional Council area show the best figures for the year.

REIQ zone chairman Peter Barrett said that while sales usually dropped off around the holiday period, last year they just "kept rolling through".

"The sales started out with small homes, but once they started going we saw the bigger properties start moving," Mr Barrett said.

"The market in this area really relies on momentum and I imagine the trends will continue during 2014."

RP Data figures show Burpengary (\$417,500), Arana Hills (\$362,500) and Kurwongbah (\$443,000) all topped the growth in median values, posting results that were up 7 per cent for the quarter.

In yearly results, Scarborough saw the biggest increase — up 13 per cent while Burpengary (12 per cent) and Arana Hills (10 per cent) also had good growth.

Postcode Property agent Matthew Cruice said Scarborough's long-held family properties were starting to be released to the market.

"A lot of the older generation is moving out, so there are quite a few homes that need to be renovated and are selling cheaply," he said.

Mr Cruice said larger blocks were drawcards. "We've had a lot of attention lately — one house didn't even make it on to the market before we put it under contract," he said.

Moreton Bay's most popular suburb for the year to October 2013 was North Lakes, with 418 sales. The highest median values were posted at Camp Mountain with \$851,037.



POPULAR PROPERTY: North Lakes had the most sales in the Moreton region with 418 in 12 months.

MORETON BEST PERFORMERS

SUBURB	MEDIAN VALUE	QTR CHANGE	NO SOLD
Burpengary	\$389,288	7%	165
Arana Hills	\$458,181	7%	113
Kurwongbah	\$642,939	7%	17
Redcliffe	\$361,210	5%	142
Newport	\$789,996	5%	57
Delaneys Creek	\$442,667	4%	14
Wights Mountain	\$815,028	4%	13
Scarborough	\$452,774	4%	162
Ferny Hills	\$441,104	4%	149
Petrie	\$365,392	4%	160

MORETON WORST PERFORMERS

SUBURB	MEDIAN VALUE	QTR CHANGE	NO SOLD
Deception Bay	\$280,673	-4%	277
Sandstone Point	\$369,968	-3%	86
Woorim	\$420,440	-2%	42
D'Aguiar	\$371,837	-2%	23
Samford Village	\$566,673	-2%	17
Ningi	\$417,780	-1%	84
Bellara	\$315,369	-1%	55
Banksia Beach	\$470,231	-1%	136
Clontarf	\$354,956	-1%	154