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Acumentis Team | Emerald

Acumentis Market Report 2022

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Acumentis[®]
DECISION CERTAINTY

2021 Market Report

Residential sales have increased by 21.9% (355 transactions) for the 2021 year from 277 transactions in 2020. Approximately 56% (199 transactions) occurred between July and November 2021. The median sale price remained steady from the previous year at \$340,000, with the sub \$400,000 range accounting for 65.91% (234 transactions) of all houses sold during this period.

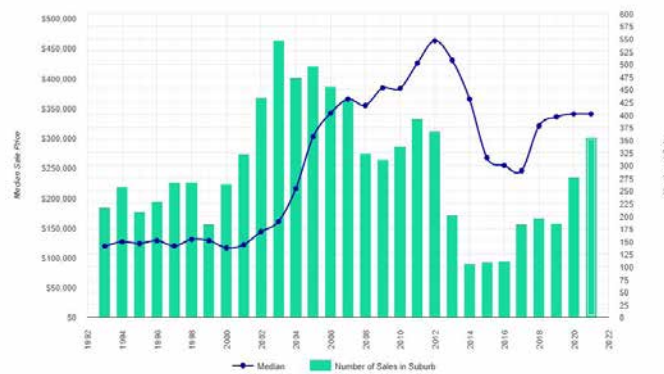
THE LOWER END

- 2 Sales in past 12 months under \$150,000
- 14 Sales in the last 12 months under \$200,000
- Limited Mortgagee in Possession circumstances

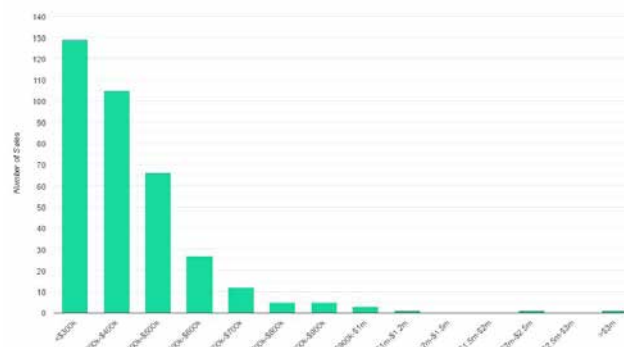
THE UPPER END

- 3 sales in the past 12 months above \$900,000

Sales & Growth Chart for EMERALD



Price Range Segmentation (Last 12 Months)



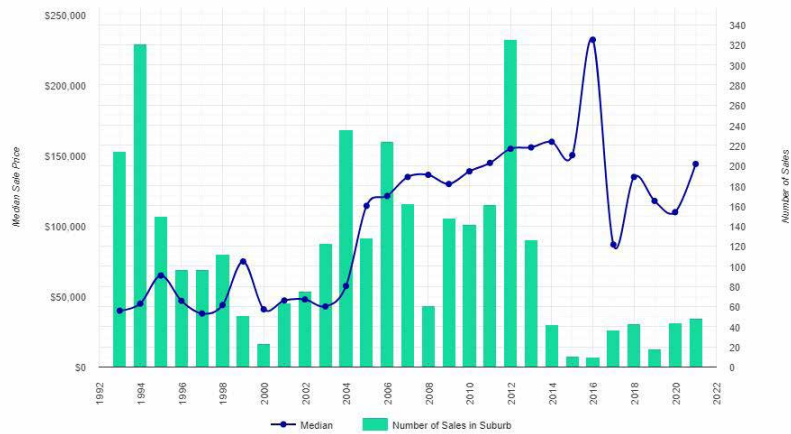
VACANT LAND

Vacant land sales increased by 18.6% in 2021 with a total of 48 lots sold compared to 44 in 2020.

Further broken down:

- Rural Residential – 13 sale lots size range from 4,450m² to 80,010m²
- Residential – 27 lots ranging from 548m² to 3,956m²
- Commercial/Industrial – 8 sales

Sales & Growth Chart for EMERALD



Year	No of Sales	Median Price (Rounded)
2014	32	\$152,500
2015	3	\$121,500
2016	2	\$75,000
2017	18	\$66,500
2018	18	\$80,000
2019	9	\$84,300
2020	22	\$86,400
2021	26	\$97,115

RENTAL AND GROWTH

Decrease in available properties rented highlighting a tightening in rental market. Emerald township has a current vacancy rate of 1.63% in comparison to the Central Highlands Region at 1.35% and Queensland average of 1.2%.

Overall increase in median rental price.

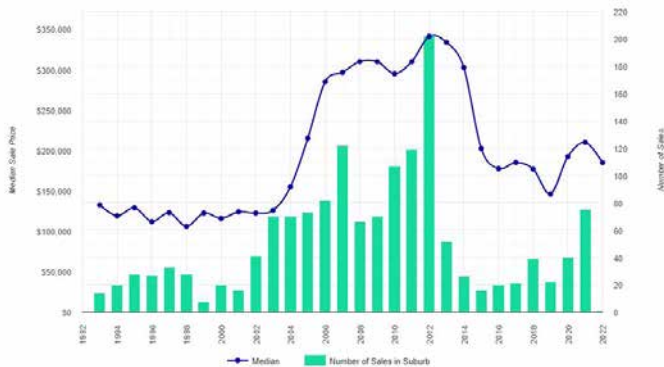
Rental & Growth Chart for EMERALD



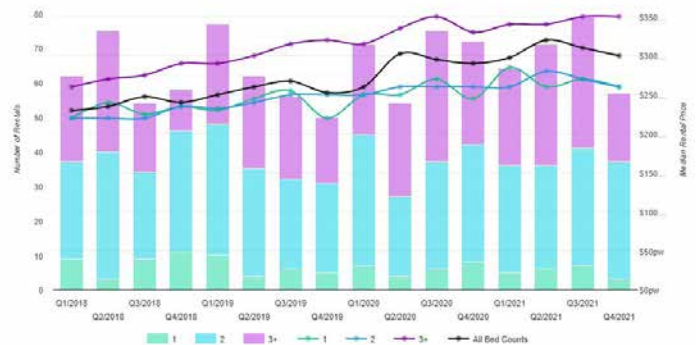
UNIT MARKET

Unit sales increased in 2021 on the back of several duplex and in-one-line purchases. Median Rental Price continued to steadily increase in line with previous years trend.

Sales & Growth Chart for EMERALD



Rental & Growth Chart for EMERALD



Surrounding Areas

BLACKWATER

Market is continuing to slowly improve from the lows of previous years. House sales increased by 20 dwellings (25.97%) on 220 sales with a median price of \$150,000. Unit sales decreased and remained low with only 2 sales recorded in 2021. (4 – 2020) (3 – 2019) (4 – 2018).

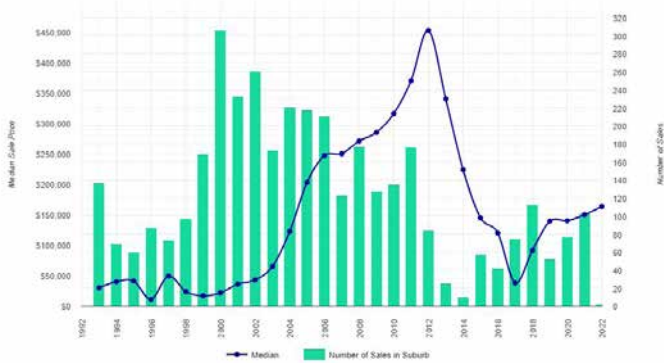
Vacant land sales increased with 42 sales 2021 (2 in 2020) with a median price of \$17,200. Values ranged from \$7,900 - \$330,000.

**Note: the sales of vacant land in the majority are from the Minister of Economic Development Queensland to external purchases.

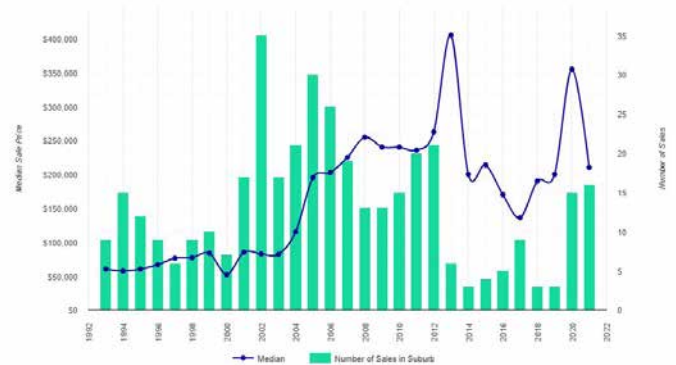
SPRINGSURE

House sales increased by 6.66% with 16 total sales in 2021 (15- 2020) with a median price of \$210,000. Values ranging from \$55,000 - \$450,000. No unit sales recorded for the 7th consecutive year. 2 vacant land sales in 2021 (3 – 2020) with median price of 107,500. Values ranging from \$95,000 - \$120,000.

Sales & Growth Chart for BLACKWATER



Sales & Growth Chart for SPRINGSURE



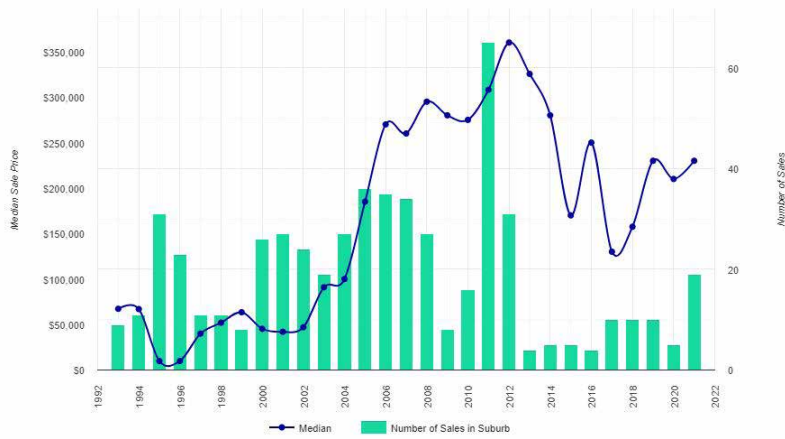
CAPELLA

House sales increased 260% with 18 sales recorded in 2021 (5 in 2020) with a median sales price of \$247,500. Values ranging from \$120,000 to \$599,000.

Following 5 years of no sales there were 2 Unit sales recorded in 2021 with a median price of \$148,500. Values ranging from \$97,000 to \$200,000 for duplex.

There were no vacant land sales recorded in 2021.

Sales & Growth Chart for CAPELLA



Commercial and Industrial

Commercial - 7 improved commercial sales occurred in 2021 maintaining a similar trend to the last five years, with values ranging from \$335,000 to \$3,850,000.

In addition, there was 1 sale of a vacant commercial in 2021.



10 RUBY STREET



20-28 HOSPITAL ROAD



63 HOSPITAL ROAD



19 HOSPITAL ROAD

Industrial - 7 Industrial properties transacted in 2021 with values ranging from \$285,000 - \$860,000.

7 Industrial Lots with values from \$121,000 - \$968,000



24 BROWN STREET



3/38 BATTS ROAD



26-30 INDUSTRIAL DRIVE



56-63 INDUSTRIAL DRIVE