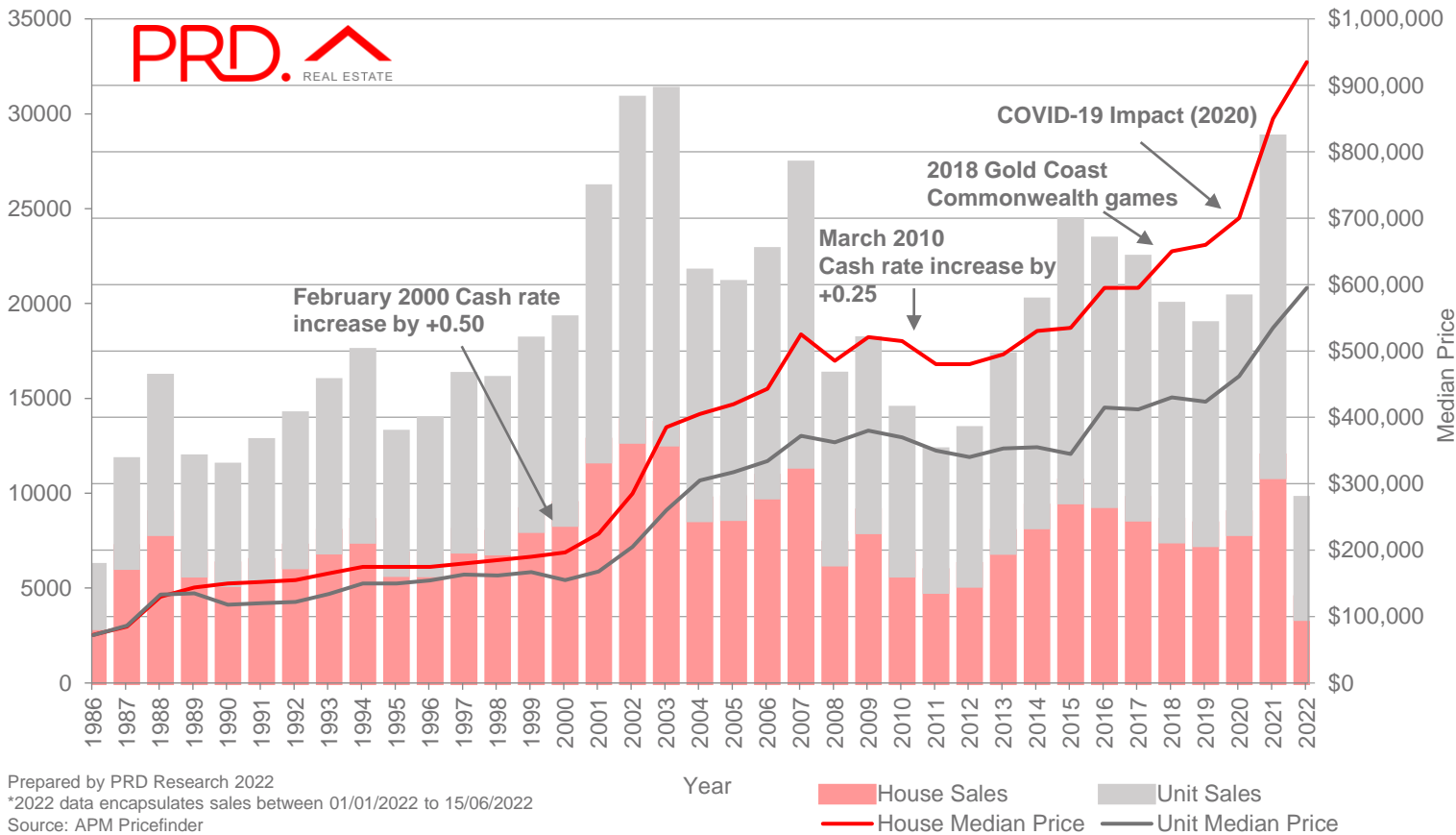


## GOLD COAST 35 Year Property Market



Prepared by PRD Research 2022  
 \*2022 data encapsulates sales between 01/01/2022 to 15/06/2022  
 Source: APM Pricefinder

### Market Overview

- Over the past 35 years to 2022, Gold Coast median prices grew substantially, by 1,195.0% for house and 726.4% for units respectively.
- In the 12 months to 2022\*, median property prices in the Gold Coast increased by 10.0% for house, to \$935,000, and by 11.2% for units, to \$595,000.
- The 2021 property price growth surge in the Gold Coast was largely driven by record high consumer confidence, historical low interest rate environment, and government home-ownership specific stimuluses.
- The Gold Coast property market proved resilient to the last 50 basis points cash rate increase, which was in February 2000. The market saw a dip in the 2010-2011 successive cash rate increases, however most economies around the world were still recovering from of the Global Financial Crises (GFC) at the time.
- Post-GFC, the Gold Coast market recovered from the dip and continuously grew in the past 10 years to 2022.
- The Gold Coast property market saw a burst of growth pre-2018 Gold Coast Commonwealth Games, despite a slight dip afterwards, the market continue to grow and proved to be resilient throughout COVID-19.
- The gap between houses and units started to widen in the early 2000's and even more in the 2010's, due to an influx of mass supply in units. From 2020 onwards the gap continues to widen, due to vacant land scarcity and less availability of new stand-alone housing stock. Buyers slowly have had to pay premium prices for houses.
- At present demand is exceeding supply levels, creating a deep imbalance. There is real returns of capital investment in the market, particularly for stand-alone houses. With new supply lagging the Gold Coast market is forecasted to see further price growth in 2022.

## OUR SERVICES INCLUDE

- Advisory and consultancy
- Market Analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market Analysis
- Geographic information mapping
- Project Analysis including product and pricing recommendations
- Rental and investment return analysis

## OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions.

## OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis.

## OUR SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products.



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