



SQM Research Media Release: Brisbane House Prices: Flat to Modest price rises for 2013 and 2014

Thursday 9th April 2013

The city of Brisbane's property market is expected to remain flat through 2013 or record modest price rises at best, according to SQM Research's Brisbane *Housing Boom and Bust Report*, set for release to the general public this morning.

The report details Louis Christopher's (SQM Research's Managing Director and respected property analyst) assessment of Brisbane's property market, both currently and looking forward, along with detailed information on the economy, demographics and hottest localities of this capital city.

Christopher – renowned for his candid, objective approach to the Australian property market has taken a slightly more conservative approach to the forecasts outlined in the September 2012 issue of SQM Research's Housing Boom and Bust Report, where he predicted house prices in Brisbane to rise between 3 – 7% for 2013. This has now been revised down to 2-5% capital growth for this year for houses and 3-6% for units.

However, given the latest interest rate cut, buyer demand should gradually increase over the course of the year and into 2014, which may allow for an ongoing housing market recovery where dwelling prices may rise towards 6%.

Turning to Brisbane's regions, SQM believes that the inner city is likely to outperform over the next two years with dwelling price increases in the order of 4-8% a year. This is followed by East Brisbane which may experience similar growth. Brisbane's West will likely record a negligible increase in real estate, due to a current abundance of supply. Please see table below for more details.



Region	2013 (F)	2014 (F)
Brisbane CBD	4% to 6%	5% to 8%
East Brisbane	3% to 6%	4% to 9%
Inner Brisbane	2% to 5%	3% to 6%
Northern Brisbane	2% to 4%	3% to 5%
South East Brisbane	2% to 5%	3% to 6%
Southern Brisbane	2% to 4%	3% to 6%
West Brisbane	0% to 3%	2% to 4%

Source: SQM Research

Speaking of the report, Louis Christopher says *“Brisbane housing prices have now stopped falling. However we see no emerging property boom because there is simply too much real estate on offer for buyers right now and local economic conditions do not provide any stimulus for such a rapid rally. Nevertheless a modest to moderate rise in dwelling prices makes for a more sustainable and enduring recovery which is what is going to be the most likely outcome for the local market.”*

The Brisbane Housing Boom and Bust Report 2013/2014 is being made available via the SQM Research official website through the one of purchase of \$59.95. It is the company’s intent that through providing this report for a modest expense that impartial, factual and comprehensive evidence and material on the property market from a reputable source will be easily accessed - not only by larger industry related syndicates but also regular consumers such as mums and dads.

Subsequently, reports of a similar nature are being released on other capital cities, going forward on a weekly basis.

About SQM Research

SQM Research is an independent property research house which specialises in providing accurate property related research and data to financial institutions, property professional, real estate investors and the media.

It is owned and operated by one of the country’s leading property analysts, Louis Christopher.

For six years Louis was Head of Research and then General Manager of Australian Property Monitors before leaving the firm to launch SQM Research and Adviser Edge Property, A leading fund manager ratings house specialising in ratings for agribusiness, structured products and property.



-ENDS