

Surge in high-rise sales on Coast

Leah Fineran | September 10th, 2009

HIGH-rise sales have recorded a surge in growth with 97 properties sold in the June quarter.

The latest results from the Midwood Queensland Investment report show the sales mark the highest quarterly figure on the Gold Coast in the past 12 months.

But the sales boost is a mere shadow of the 369 properties sold in the same quarter in 2007 and the 149 sold in August 2008.

Brisbane's rise was even higher with the sale of 174 apartments breaking the two-year record for sales.

Mr Morris said high-rise stock had now fallen 6 per cent to 1371 apartments, about 3.5 years supply at the current takeup level.

Lower priced apartments under \$800,000 dominated the majority of Gold Coast sales in the August quarter but Mr Morris said savvy investors were picking off million-dollar properties with up to a 25 per cent discount.

"There are still bargains out there and people who have tried to hold on to their prestige apartments and previously rejected offers are being forced to accept a discounted price," he said.

Helensvale garnered the largest median unit price gain across the city with a 40 per cent increase in 12 months due to new unit development.

Tugun also showed growth with a 19 per cent increase. Southport had the highest number of aggregate sales at 94, followed by Broadbeach at 48, Hope Island at 16 and Robina at 12.

In medium-rise projects there were a total of 69 unconditional sales recorded with Sphere at Southport taking 32 unconditional contracts.

In low-rise projects, Marina Quays at Hope Island recorded 16 unconditional sales and Acacia Centre Apartments in Robina had 14 unconditional sales.

Bill Morris, author of the Midwood report, warned a Reserve Bank rise in interest rates in the near future would be 'foolish' and the Reserve Bank's suggestion that a housing bubble was imminent was ill-founded.