



Easy living in Toowoomba

Situated on the edge of the picturesque Great Dividing Range, the 'garden city' of Toowoomba is one of South East Queensland's best kept secrets. This thriving regional community, Australia's largest inland provincial city with 160,000 residents, offers affordable housing, average 15-minute commute times to work, world-class health, education, sport, recreation, and cultural facilities.

Toowoomba is ideally located just under 1.5 hrs from Brisbane and around 2 hours from the Gold and Sunshine Coasts. The 'garden city' and surrounding regions offer a variety of experiences to explore including beautiful escarpments, walking trails, parklands, galleries and bed and breakfasts.

The Toowoomba region is on an upward spiral of economic development with significant infrastructure set to transform productivity, accessibility and amenities. This includes major investments in the Toowoomba CBD, Toowoomba Wellcamp Airport, the Toowoomba Second Range Crossing and the Brisbane to Melbourne Inland Rail Project.

Please see below some helpful links to learn more about our region.

LIVING IN TOOWOOMBA

New Residents Guide

<https://www.tr.qld.gov.au/our-region/living-here/new-residents/12321-new-residents-guide>

HOUSING

Housing affordability – see attached May 2021 UDIA Toowoomba Market report

www.realestate.com.au

SCHOOLING

<https://www.twb.catholic.edu.au/>

<https://privateschoolsguide.com/toowoomba-private-schools>

<https://schoolsdirectory.eq.edu.au/AdvancedSearch>

<https://www.australianschoolsdirectory.com.au/>

OUR REGION

<https://www.tr.qld.gov.au/>

<https://www.southernqueenslandcountry.com.au/>

<https://www.tsbe.com.au/>

<https://www.queensland.com/au/en/home.html>

ACTIVITIES & EVENTS

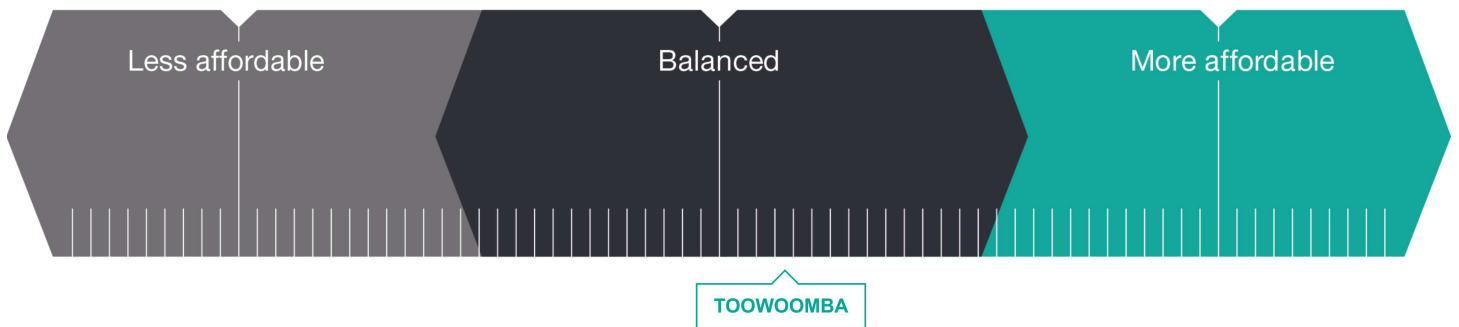
Toowoomba Carnival of Flowers <https://www.tcof.com.au/>

Sport & recreation <https://www.tr.qld.gov.au/facilities-recreation/sport-recreation>

TOOWOOMBA MARKET REPORT

The Institute's Research Foundation facilitates the progression of our industry by providing members with the information required to make decisions based on hard evidence. Powered by CoreLogic, the Market Report will equip your business with knowledge of your region's best performing suburbs, latest sales and rent figures, as well as affordability indexing.

AFFORDABILITY INDEX



The Affordability Index indicates how affordable it is to live in a region based on the median house price and portion of median income required to cover repayments. The index uses data from CoreLogic on house prices, the ABS for income, and RBA interest rates.

BIG MOVERS

TOTAL HOUSE SALES OVER THE LAST 12 MONTHS

1	Newtown (222)	▲ 10.4% LAST QTR
2	Highfields (189)	▲ 13.9% LAST QTR
3	Rangeville (171)	▲ 7.5% LAST QTR

TOTAL LAND SALES OVER THE LAST 12 MONTHS

1	Highfields (138)	▲ 3.2% LAST QTR
2	Cotswold Hills (83)	▼ 1.3% LAST QTR
3	Kearneys Spring (69)	▲ 1.1% LAST QTR

SALES REPORT



MEDIAN HOUSE PRICE
OVER THE LAST 12 MONTHS

\$390,000



2.6% LAST QTR



MEDIAN UNIT PRICE
OVER THE LAST 12 MONTHS

\$284,500



1.6% LAST QTR



TOTAL HOUSE SALES
OVER THE LAST 12 MONTHS

3,083



7.9% LAST QTR



TOTAL UNIT SALES
OVER THE LAST 12 MONTHS

437



21.7% LAST QTR



MEDIAN LAND PRICE¹
OVER THE LAST 12 MONTHS

\$185,000



6.3%



NUMBER OF BLOCKS OF LAND SOLD
OVER THE LAST 12 MONTHS

984



AVERAGE HOLD PERIOD

HOUSE
10.9 YEARS



0.2% LAST QTR

UNIT
9.9 YEARS



2.1% LAST QTR



MEDIAN TIME ON MARKET

HOUSE
37 DAYS



9.8% LAST QTR

UNIT
68 DAYS



6.3% LAST QTR

RENT REPORT



MEDIAN ASKING RENT
COMPARED TO THE SAME QTR LAST YEAR

HOUSE
\$350



2.9%

UNIT
\$290



3.6%



MEDIAN RENTAL YIELD

HOUSE
4.7%



0.1% LAST QTR

UNIT
5.3%



0.1% LAST QTR

*Based on CoreLogic data provided for the period 1 December 2020 - 28 February 2021.

Disclaimer: This report has been prepared for the general information of the Institute's members and stakeholders only. However, the Institute is not liable to any person or entity for any damage or loss that has occurred, or may occur, in relation to that person or entity taking or not taking action in respect of any representation, statement, opinion or advice referred to herein.