

Winter 2021

Toowong/Auchenflower Property Update

Sales Market

Quick sales the norm with rising demand

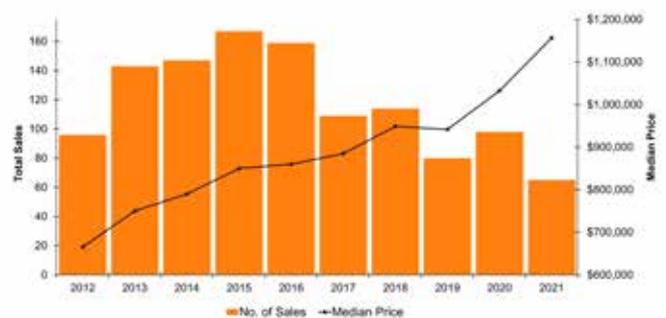
Sales overview

These suburbs continue to be increasingly popular for western suburbs home buyers: A desired mix of close proximity to good schools, hospitals and transport corridors keeps demand for Toowong and Auchenflower strong and steady.

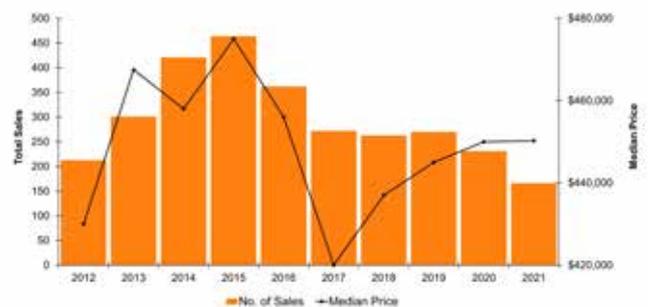
Like the rest of our inner-city house market, turnover and prices are up! There has been a 33% increase in homes changing hands, and we are already at 65 sales for the year. We have strong demand from buyers looking to buy and we just do not have enough to show them. Median days on market for houses have dropped to 22 days, but in reality this is the middle figure and a lot of homes are selling within 7-14 days.

While there has not been much change to the median price for apartments for several years in these suburbs, demand is still strong but being met and 166 apartments have already sold this year – and that's a 44% increase in volume!

Toowong & Auchenflower House Sales



Toowong & Auchenflower Apartment Sales



“Rebecca and her team has been very professional and made our sale process stress-free. They always provide us with detailed open home results and promptly responded to all our phone/email communication. I would highly recommend Rebecca and her team for anyone who wants a professional and dedicated team to assist with buying and selling. Thanks again for her service and I wish her team all the best for the future!”
Lu Che

Rebecca Herbst

Toowong/Auchenflower Sales Specialist at Bees Nees City Realty

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“Picking a Property Manager when you live in a different city can be daunting, especially when you are in the same profession - Property Management! Our business trades on the promise of “as if we owned every property we manage” and to find a service provider like Bee Nees has simply been brilliant. Professional, thorough, great communicators and all done with great detail and absolute care. Well done, excellent team lead by Ann-Marie.” - Gerard Obersky

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Rental Market

More tenant demand meets limited rental supply

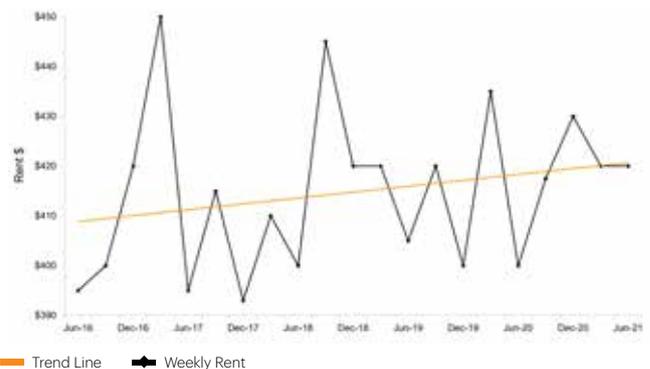
Rental Overview

The supply of local rental homes isn't growing with investors still not active in the market in big numbers. For now at least, there's limited new apartments under construction and the majority of local apartments and houses are selling to owner occupiers. And that's restricting supply.

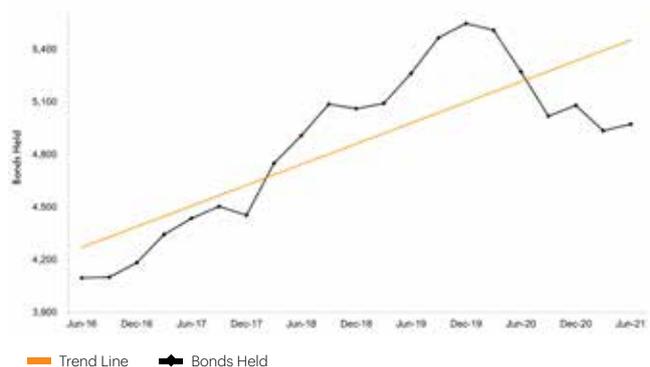
Meanwhile tenant demand is high. The Bees Nees leasing team are flat out with new tenant enquiry (more than 1250 in the month of June alone) and with this surging current demand for this neighbourhood we'd expect further rent rises in coming months.

Note: RTA stats quoted here cover all of postcode 4066

Median Weekly Rent – Postcode 4066
 2 bedroom apartments



Total Bonds Held – Postcode 4066



Toowong/Auchenflower Buzz

Recent Sales



 |  | 
2 | 2 | 1

Archer Street

Boutique building
Quality, rooftop pool
Sold Mar 2021 for \$565,000
By Other Agent



 |  | 
2 | 2 | 2

Chasely Street

Spacious apartment
Close to Wesley Hospital
Sold May 2021 for \$610,000
By Other Agent

Recent Rentals



 |  | 
4 | 2 | 2

Holland Street

Penthouse apartment
Great views
Rented for \$880 p/w
By Bees Nees City Realty



 |  | 
3 | 1 | 2

Huxham Terrace

Character family home
Large backyard
Rented for \$650 p/w
By Bees Nees City Realty

Who are Bees Nees?

We're a property firm that specialises in Brisbane's inner city... A real estate agency where service isn't a vague promise. A team of professional property management, sales and marketing personnel who stand out of the crowd for their local knowledge and fresh approach. Every agency makes huge claims for itself but we'd prefer you read about our track record from the people who really matter – our landlords and seller clients. It's easy to make promises... harder to get results!

We know Brisbane city property inside out!

For the latest local
property updates
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BrisbaneCityBuzz.com



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