

Autumn 2022

Milton Property Update

Sales Market

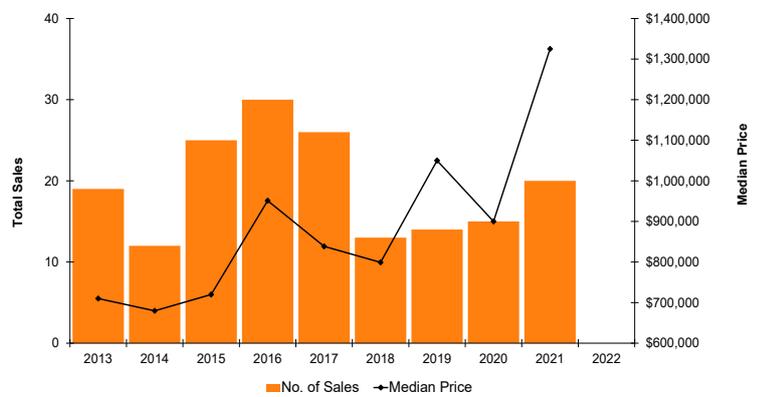
Buyers impatient for new listings

Sales Overview

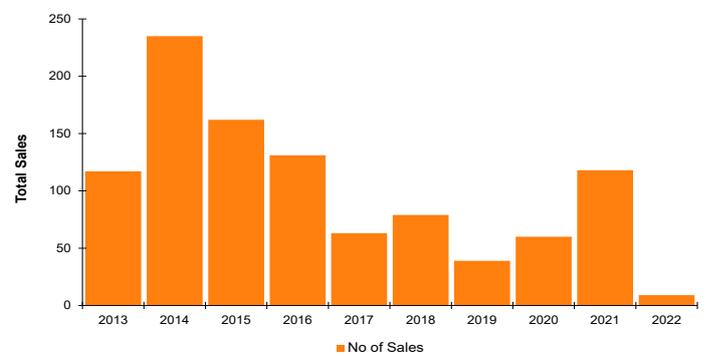
Milton is only a small residential suburb, so just 20 houses were sold in 2021. So far we've had none change hands in 2022 and with only 1 house on the market, this trend looks set to continue. The incredibly strong buyer demand is ready and waiting for any new listings and, with some talk of house prices cooling, smart sellers may decide to sell sooner than later.

Apartment sales have also slowed quite dramatically with this year seeing only 9 turn over to date, compared to last year's 118. We have a large number of buyers searching for apartments in Milton and surrounds and not nearly enough to offer them. There's just 30 for sale at the moment, so multiple offers and competition are occurring with every new listing. Apartments in this area are still very attainable for the younger buyer and the investor – two of the most active segments of today's market.

Milton House Sales



Milton Apartment Sales



"I really enjoyed my experience with Nikki as my agent. She has excellent communication skills and replies promptly either by phone or email. I felt she really listened to what my needs were and responded with integrity, professionalism and delivered personalised care. I would not hesitate to recommend her services to anyone."

Christine Lira

Nikki Lambert

Milton Sales Specialist at Bees Nees City Realty

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“Fantastic experience with Joshua (real estate agent), rapid response to all correspondence, comprehensive inspection taking the extra time to show local facilities, followed up with application/owner/tenant proactively. Would highly recommend to any prospective owners or tenants.” Evan Garrett

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Rental Market

Tenant enquiry high for Milton

Rental Overview

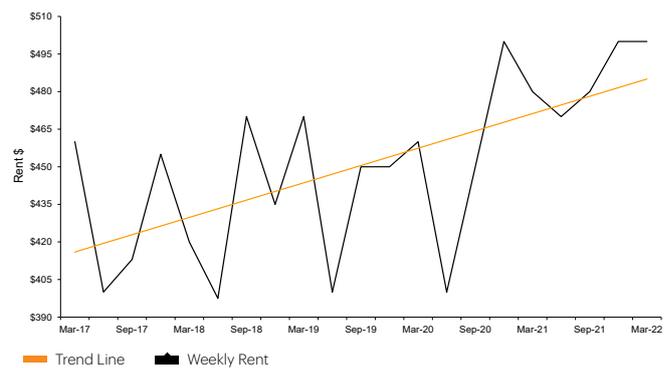
Local rents steadied in the first quarter of 2022, according to new data from the RTA. A median 2 bed apartment is \$500/week, up a remarkable \$100 from the Covid-induced trough of 2020.

New tenant enquiry is high for all Milton vacancies and tenant waiting lists are growing.

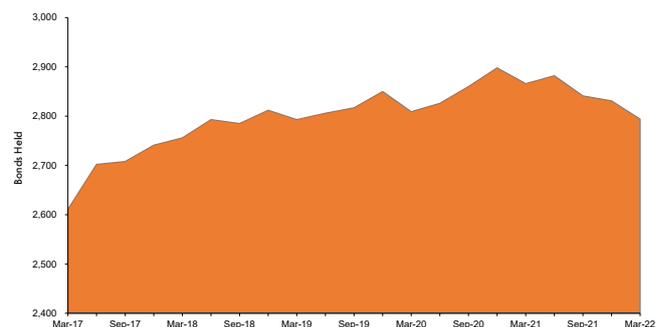
With continued weakness in the short-stay/corporate market we’ve witnessed local apartments converted back to the long term market, where their landlords can usually earn higher returns. Despite this, there’s still been a dip in the local rental pool (measured by total bonds held) and this will likely create further upward pressure on Milton rents.

Note: RTA stats quoted here cover all of postcode 4064 including Paddington and Rosalie

Median Weekly Rent – Postcode 4064
 2 bedroom apartments



Total Bonds Held – Postcode 4064



Milton Buzz

Recent Sales



 |  | 
2 | 2 | 1

McDougall Street

Expansive city views
Walk to all public transport
Sold Jan 2022 for \$560,000
By Other Agent



 |  | 
3 | 2 | 2

Manning Street

Townhouse
2 courtyards
Sold Feb 2022 for \$900,000
By Other Agent

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!

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