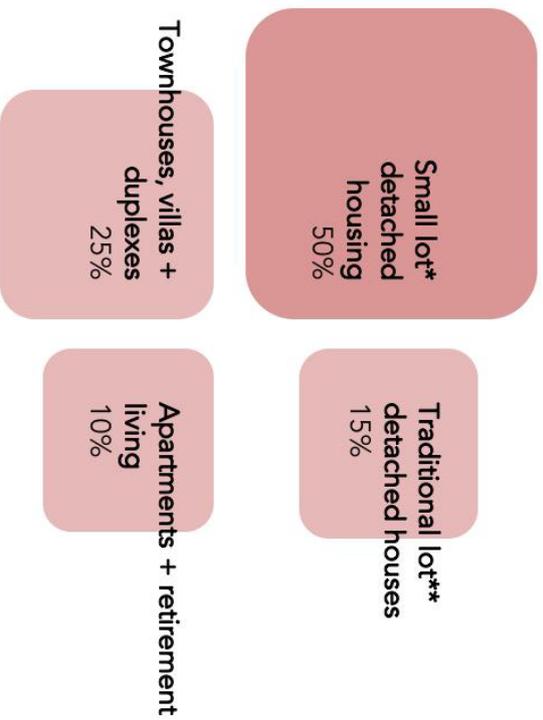


10 Things: Logan City

Here is Matusik's summary of ten things you should know about Logan City.

1. **Detached houses and vacant land are at about 9 o'clock on the property clock.** Townhouses and apartments are positioned, by our estimates, to be between 10 and 11 o'clock.
2. **Rising sales volumes:** Total residential sales in Logan City have doubled over the past six years. We estimate that 9,500 residential properties sold in Logan City last year.
3. **Logan City accounted for a fifth of all residential sales** across the Brisbane region last year and close to a third of Brisbane's vacant land sales during financial 2018.
4. **Residential prices have had consistent improvement** over the last six or seven years, with detached house prices in the area rising by 4% last year, whilst vacant land values lifted by 6%.
5. Logan City holds 325,000 permanent residents and is growing by 5,500 new inhabitants per annum.
6. **Logan City needed to build some 9,000 new dwellings over the last five years**, but the development industry supplied just 7,500 new homes. In short, the new housing market in Logan City is currently undersupplied by about 20%
7. **A need to build 2,500 new dwellings per annum over the next decade.** As our first chart suggests a mixture of housing types will be needed to best suit a range of demographic segments including first home buyers, downsizers and young families renting.
8. **Logan City is a \$11 billion economy** and its economic size is on the rise. Two out of five Logan City live and work in the city, with the remaining 60% of Logan City's residents working elsewhere. So, it is important to know what is happening in the wider context when it comes to Logan City's employment.
9. **There are some 675,000 jobs within a 30-minute commute** from the centre of Logan City. There are some 113,200 registered businesses within this area. Local business registrations have increase by 11% over the last five years and are up by 4,500 new businesses over the last 12 months alone.
10. **Logan City is expected to hold a quarter of south east Queensland's new housing development - being some 100,000 new dwellings - over the next 25 years.** However, under 10% of these new homes are expected to be available within the next five years and just another 20% will be ready between five and ten years. New housing development in Logan City, over the next five to ten years, is in short supply. As a result, the price/m² of land is rising and rapidly. See our second chart above.

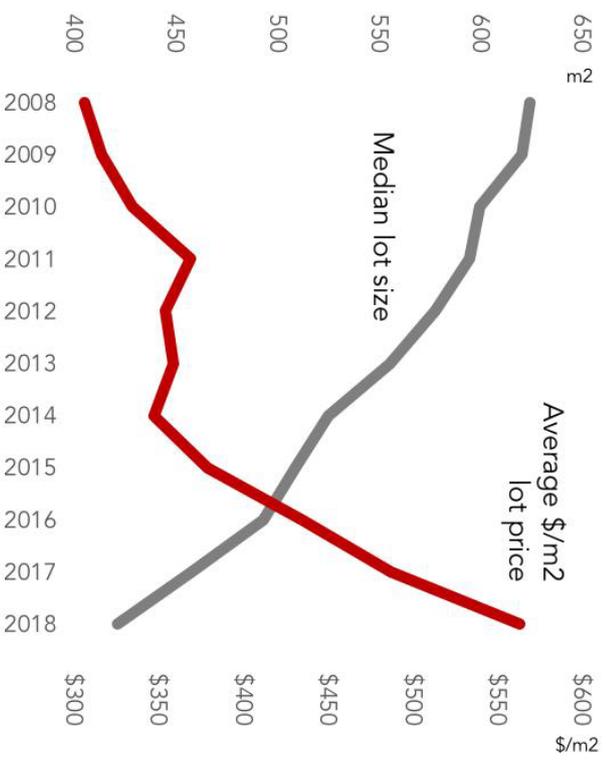
Chart 1
Future housing demand
Logan City



Matusik Future Housing Demand Model based on Queensland Government Population Projections based on medium series. Queensland Government Statistician's Office, Queensland Treasury. Next decade: 2018 to 2028. Calendar years.

* On land under 600m2. ** On land over 600m2.

Chart 2:
Land market trends
Logan City



DNRME QVAS database; DNRME Digital Cadastral Database (DCDB); Local government authority planning schemes. Moving annual averages, years ending March Qtrs. Logan City Council.

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