

Parkinson, QLD 4115 Real Estate Market Analysis - January 2025

Executive Summary

Parkinson, a thriving suburb in Brisbane's southern corridor, continues to demonstrate robust performance in the real estate market as of January 2025. With a median house price of \$780,000, representing a 5.2% year-over-year increase, Parkinson outpaces Brisbane's overall growth of 3.8%. This report provides a comprehensive analysis of the suburb's real estate landscape, catering to both residential homeowners and property investors.

Market Overview

Property Prices and Growth

- Median house price: \$780,000 (5.2% increase from previous year)
- Median unit price: \$495,000 (3.7% increase from previous year)
- Average annual growth rate (5-year period): 4.8%

Rental Market

- Median weekly rent (houses): \$645
- Median weekly rent (units): \$485
- Rental yield (houses): 4.3%
- Rental yield (units): 5.1%
- Vacancy rate: 1.2% (Brisbane average: 2.5%)

Sales Volume

- Houses sold (past 12 months): 245
- Units sold (past 12 months): 78
- Average days on market: 28 (down from 35 in the previous year)

Demographic Profile

- Population: 11,830 (2024 estimate)
- Median age: 34 years
- Household composition: 68% families, 24% couples without children, 8% single-person households
- Average household size: 3.2 persons
- Median weekly household income: \$2,150
- Occupation breakdown: 35% professionals, 18% clerical and administrative workers, 12% technicians and trades workers, 35% other

Summary for Residential Home Owners

Parkinson continues to be a highly sought-after suburb for families and professionals, offering a blend of modern amenities and natural beauty. The area's appeal is underpinned by several key factors:

1. **Strong Price Growth:** The 5.2% increase in median house prices over the past year demonstrates the suburb's resilience and attractiveness. This growth outpaces Brisbane's overall 3.8% increase, highlighting Parkinson's enduring appeal.
2. **Quality Education:** Highly-rated schools such as Stretton State College and Wisdom College continue to be major drawcards for families. Both institutions have consistently achieved above-average NAPLAN results, contributing to the area's family-friendly reputation.
3. **Community Amenities:** Recent infrastructure improvements have significantly enhanced liveability. The upgraded Parkinson Plaza now offers an expanded range of retail options, while new cycling paths provide improved connectivity and recreational opportunities. The refurbishment of Parkinson Bushland Reserve has further enhanced the suburb's green spaces.
4. **Safety and Community Spirit:** With a crime rate 15% below the Brisbane average, Parkinson offers a secure environment for residents. The active local Neighbourhood Watch program fosters a strong sense of community and contributes to the area's safety.
5. **Transport and Connectivity:** The suburb benefits from good public transport links, including regular bus services to the CBD and nearby train stations. The Logan Motorway provides easy access to both Brisbane and the Gold Coast, enhancing the area's appeal for commuters.
6. **Future Development:** The proposed South West Pipeline project and the expansion of the nearby Pallara employment precinct are expected to further boost property values and create local job opportunities. These developments underscore the suburb's potential for continued growth.

For homeowners, Parkinson offers an excellent balance of lifestyle amenities, strong community spirit, and potential for capital growth. The suburb's consistent outperformance of the broader Brisbane market suggests that property investments in the area are likely to yield positive returns in the coming years.

Summary for Property Investors

Parkinson presents compelling opportunities for savvy investors, supported by strong market fundamentals and positive growth indicators:

1. **Capital Growth:** The 5.2% increase in median house prices over the past year outperforms the broader Brisbane market, indicating strong potential for capital appreciation. This growth rate, combined with the suburb's consistent performance over the past five years, suggests a stable and potentially lucrative investment environment.
2. **Strong Rental Demand:** With a vacancy rate of just 1.2%, well below the city average of 2.5%, Parkinson demonstrates high tenant demand. This tight rental market ensures a steady stream of potential tenants and minimises void periods for investors.
3. **Attractive Yields:** Investors are benefiting from healthy rental yields, currently averaging 4.3% for houses and 5.1% for units. These figures compare favourably with many inner-city suburbs, offering a balance of cash flow and capital growth potential.
4. **Strategic Location:** Parkinson's proximity to major employment hubs, including the expanding Pallara industrial precinct and the Brisbane Technology Park, ensures a consistent demand for rental properties. The suburb's location appeals to a diverse range of tenants, from families to young professionals.
5. **Demographic Advantage:** With 68% of residents being families, the suburb's demographic profile favours stable, long-term tenancies. This can lead to reduced turnover costs and more consistent rental income for investors.
6. **Future Development Potential:** The Council's Draft Neighbourhood Plan includes provisions for medium-density development near transport nodes. This could open up new investment strategies, particularly for unit developments, potentially offering higher yields and diverse investment options.
7. **Infrastructure Improvements:** Ongoing and planned infrastructure projects, such as the South West Pipeline and potential extensions to the Brisbane Metro system, are likely to enhance the suburb's connectivity and appeal. These improvements can drive both rental demand and property value appreciation.
8. **Diverse Housing Stock:** Parkinson offers a mix of newer and established properties, providing various entry points for investors. Options range from affordable units to premium family homes, allowing investors to tailor their portfolios to their investment strategies and budget.

Looking forward, several factors point to continued growth in Parkinson's property market. The proposed South West Pipeline project is expected to create jobs and boost local economic activity. Additionally, the expansion of the Pallara employment precinct will likely increase demand for housing in the area.

For investors, Parkinson offers an attractive blend of current returns and future capital appreciation potential. The suburb's strong fundamentals, coupled with ongoing

development and infrastructure improvements, position it as a promising option in Brisbane's thriving southern corridor.

Final Thoughts!

Parkinson, QLD 4115, remains a standout performer in Brisbane's real estate market. Its blend of family-friendly amenities, strategic location, and strong community appeal continues to drive demand from both owner-occupiers and investors. As the suburb evolves with new developments and infrastructure projects, it is well-positioned for sustained growth, offering excellent opportunities for both residential enjoyment and investment returns.

For homeowners, Parkinson offers a high quality of life with potential for strong capital growth. For investors, the combination of solid rental yields and capital appreciation presents an attractive proposition in the current market.

As with any property decision, potential buyers and investors are encouraged to conduct thorough due diligence and seek professional advice to align their property choices with their individual circumstances and goals.

Thanks for downloading and feel free to contact me anytime!

Kindest regards,

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