

Queensland Property Market Indicators as at November 2008 – Houses

Factor	Cairns	Townsville	Whitsunday	Mackay	Rockhampton	Emerald	Gladstone	Bundaberg	Hervey Bay	Sunshine Coast	Brisbane	Gold Coast	Ipswich	Toowoomba
Rental Vacancy Situation	Balanced market	Balanced market	Over-supply of available property relative to demand	Shortage of available property relative to demand	Balanced market	Shortage of available property relative to demand	Balanced market	Balanced market	Shortage of available property relative to demand - Balanced market	Balanced market	Shortage of available property relative to demand	Shortage of available property relative to demand	Balanced market	Shortage of available property relative to demand
Rental Vacancy Trend	Increasing	Steady	Increasing	Steady	Increasing	Tightening	Steady	Steady - Increasing	Steady	Steady	Steady	Tightening	Steady	Tightening
Demand for New Houses	Soft - Fair	Fair	Fair	Fair	Fair	Fair	Soft	Soft - Fair	Soft - Fair	Soft	Soft	Soft	Soft	Fair
Trend in New House Construction	Declining	Declining	Declining	Steady	Steady	Steady	Declining	Declining	Declining - Steady	Declining	Declining	Steady	Declining	Declining
Volume of House Sales	Declining	Declining	Declining	Declining	Steady	Increasing	Declining	Steady - Declining	Declining	Declining significantly	Declining significantly	Declining	Declining	Steady - Declining
Stage of Property Cycle	Declining market	Declining market	Peak of market	Peak of market	Declining market	Declining market	Declining market	Peak of market	Peak of market - Declining market	Declining market	Declining market	Declining market	Declining market	Bottom of market
Are New Properties Sold at Prices Exceeding Their Potential Resale Value	Occasionally	Occasionally	Almost never	Occasionally	Occasionally	Occasionally	Almost never	Occasionally	Occasionally	Occasionally	Occasionally	Frequently	Occasionally	Occasionally

Red entries indicate change from previous month to a higher risk-rating

Blue entries indicate change from previous month to a lower risk-rating

