

To put an end to the doom and gloom which is incessantly published and spruiked in and around town, here's a few facts to set the (crooked) line straight:

1. **The value differential between off-the-plan and established apartments across Brisbane's inner city is at its narrowest gap since 1993, resulting in a market place which is offering the best value for money in 17 years.**
2. Residential vacancy rates will fluctuate until around the middle of next year as the market corrects itself from the large numbers of tenants who left the rental pool thanks to the Federal Government First Home Owner's Grant. However, under-building in recent times, combined with swelling Gen-Y demand, should see rental vacancy rates – particularly across inner-Brisbane - fall to record lows by 2012.
3. Wage levels nationally were up 3.5% in September qtr 2010 from December qtr 2009; with Queensland wage levels rising by 3.9% over the same time period.
4. Wealth held by Australians in **property**, shares and other assets hit record highs at the end of June 2010 and now stands at 16.3% higher than a year ago. CommSec estimates that per capita wealth stood at \$262,500 as at the end of June.^[1]
5. Debt levels continue to slide which is almost unprecedented over the past 50 years.
6. The slowing in interstate migration (1,534) to Queensland has been eclipsed by the arrival of over 10,870 new overseas migrants between December qtr 2009 and March qtr 2010.
7. Queensland's contracting construction industry is endemic of construction output nationwide as a consequence of the massive volume of brought forward work, courtesy of the First Home Owner's Grant and the commercial market correction "we had to have".

..... don't believe the hype!

Kind regards

diana howes MANAGING DIRECTOR

resolution research strategists

resolutionTM
research strategists