

BOOMTOWN DATA

Spider charts for suburb performance Australia-wide from hotspotcentral.com.au, current April 2014

HOW TO READ THE SPIDER DIAGRAM

USING THE eight hotspotcentral.com.au supply and demand indicators mapped onto a spider chart, investors can quickly get a good understanding of an area's performance. The indicators (see table, right) are ranked with a number from one to six.

Six is the best score available. Each axis on the spider diagram represents one of the different indicators. The further towards the edge of the diagram, the better the score.

NOTE: If a statistic was indeterminate - statistically unreliable - an average value was used to complete the shape.

An 'ideal' market for every investment strategy would be one where each axis has the highest number. That is, it will look like an octagon, as below.

The closer the diagram for an area resembles an octagon, the higher the demand is in respect to supply, and the higher the likelihood of capital growth.

If the octagon of a spider web does not appear to be centred on the chart or if it does not appear to be round, it means that some market characteristics are better than others.

A market like this may suit one particular investment strategy better than others. Similarly, it may suit a particular investor's circumstances better than others.

For example, if the investor was after a cash-flow positive investment,

they would have a better chance of achieving that goal with a market that has a higher yield in general.

If this was a priority for an investor, a market with a bias towards a higher yield would be more appealing than a more balanced and circular looking chart.

A large, well-centred and circular octagon suits all strategies or investor circumstances since it has a broad range of positive statistics.

KEY MEASURES

DOM
DAYS ON MARKET
Number of days the property has been listed for sale. The lower the number, the higher the demand.

DISCOUNT
VENDOR DISCOUNTING
Percentage change between asking price and sale price. The lower the number, the higher the demand.

ACR
AUCTION CLEARANCE RATE
Percentage of properties that sell on auction day. The higher the number, the higher the demand.

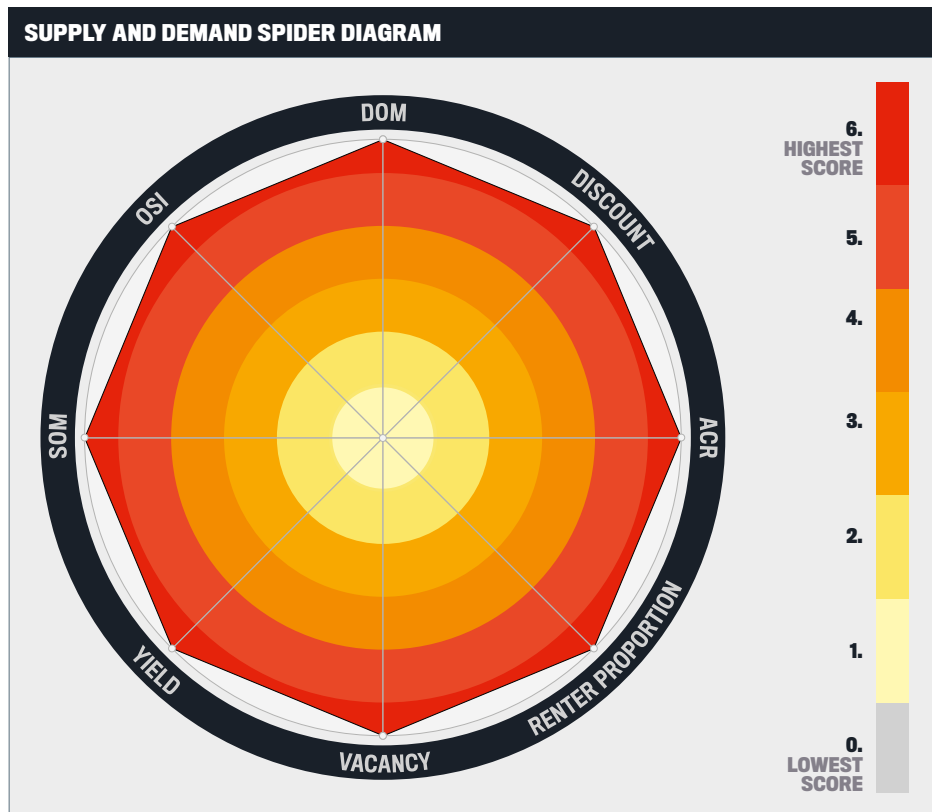
RENTER PROPORTION
RENTER/OWNER OCCUPIER SPLIT
Proportion of renters to owner occupiers. The lower the figure, the lower the supply.

VACANCY
VACANCY RATE
Percentage of properties without tenants. The lower the figure, the lower the supply or the higher the demand.

YIELD
GROSS RENTAL YIELD
Percentage of rent to property value. The higher the number, the higher the demand.

SOM
STOCK ON MARKET
Percentage of properties currently for sale. The lower the figure, the lower the supply or the higher the demand.

OSI
ONLINE SEARCH INTEREST
Proportion of people searching for property to the number for sale. The higher the figure, the higher the demand.



NATION'S BEST SCORERS & MOVERS

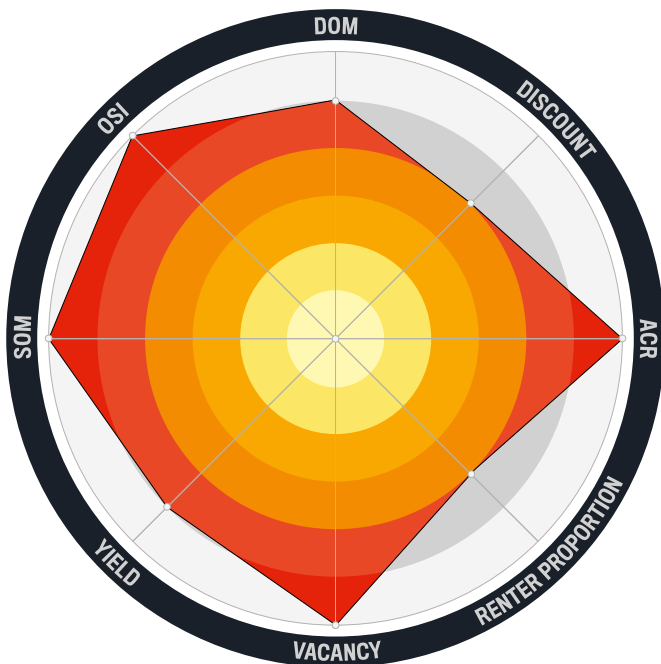
TOP 15 SCORERS

Figure 1.

STATE	POST CODE	SUBURB	DWELL TYPE	DOM	DISC	ACR	RENT PROP	VAC	YIELD	SOM	OSI
NSW	2770	DHARRUK	H	5	4	6	4	6	5	6	6
NSW	2067	CHATSWOOD WEST	U	5	4	6	5	6	3	6	6
NSW	2099	CROMER	H	6	4	5	5	6	3	6	6
NSW	2125	WEST PENNANT HILLS	U	5	4	5	6	6	3	6	6
NSW	2161	GUILDFORD WEST	U	4	4	6	4	6	6	5	6
NSW	2225	OYSTER BAY	U	5	4	6	6	6	3	6	6
NSW	2227	GYMEA	H	6	5	6	4	5	3	6	6
NSW	2227	GYMEA BAY	U	5	4	6	6	6	3	6	6
NSW	2232	KIRRAWEE	U	6	4	6	4	5	4	6	6
NSW	2768	STANHOPE GARDENS	U	5	4	4	5	6	5	5	6
VIC	3160	TECOMA	H	5	5	6	5	6	4	4	6
NSW	2081	BEROWRA	U	5	4	4	6	6	3	6	6
NSW	2113	EAST RYDE	H	6	3	6	6	6	2	6	6
NSW	2113	EAST RYDE	U	5	4	5	6	6	3	5	6
NSW	2114	DENISTONE WEST	U	5	4	5	6	6	3	5	6

Note that these are ordered by DSR and then state and then postcode and then locality name. Since NSW is the second state when listed alphabetically and there are no markets in the ACT with higher DSR scores, 14 of the top 15 are in NSW.

TOP SCORER DHARRUK NEW SOUTH WALES



DHARRUK BY NUMBERS

- \$xxx Median house price
- x% Median quarterly growth
- x% Median 12-month growth
- xx Time on market (days)
- xx% 10-year average annual growth

Source: RP Data

TOP 15 SCORERS OVERALL

Figure 1 shows a list of the nation's top 15 suburbs, ranked by the imbalance between supply and demand.

The list was created by rating approximately 15,000 suburbs across the country and comparing them against eight leading property statistics recognised as indicators of supply and demand for units and houses in a suburb.

The greater the imbalance recorded, the higher up the list the suburb was placed. The areas with the greatest imbalance are statistically more likely to see imminent capital growth.

The scores are ordered based on overall rating, then state, then postcode and then locality name. This has largely pushed NSW to the top of the list since currently there are no markets in the ACT with higher scores.

This month, ten of the top 15 are units.

TOP 10 MOVERS

Figure 2 shows the suburbs that have trended up the most, based on their overall score, over the past 12 months. Trends help to suggest potential future hotspots, or a growing imbalance in supply and demand.

However, it's worth remembering that these are not at the 'top' of the list.

While trends can be fickle, keeping a regular eye on the data and what the areas are doing can help you to get in ahead of the curve.

This month, eight of the top 10 are houses and three states appear on the list.

METHOD

For information on how reliable each statistic is for that suburb, refer to the hotspotcentral website where each suburb is given an 'SR' (statistical reliability) measure. All data is sourced from a number of reputable providers.

The scores and information provided here are starting points towards shortlisting the suburbs expected to perform the best.

HOTSPOT CENTRAL

Find the top 1% of investment hotspots. Choose from the best 15,000 suburbs and 350,000 properties at hotspotcentral.com.au

TOP 10 MOVERS

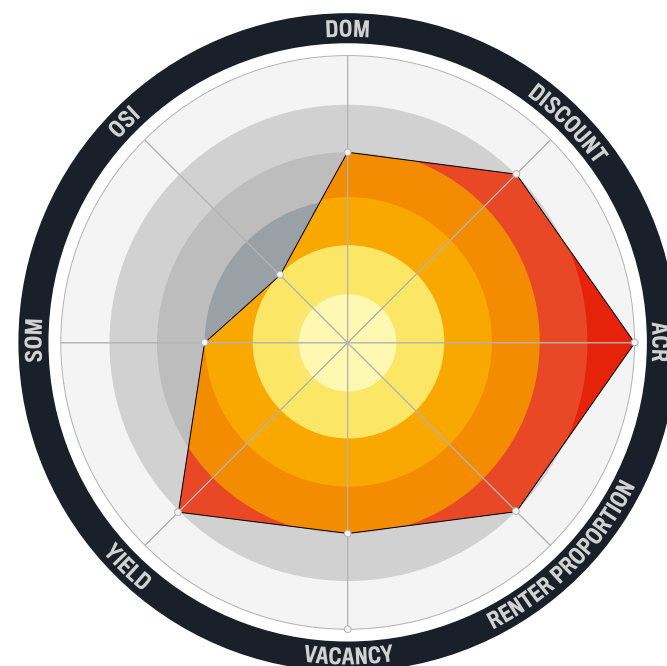
Figure 2.

STATE	POST CODE	SUBURB	DWELL TYPE	DOM	DISC	ACR	RENT PROP	VAC	YIELD	SOM	OSI
NSW	2572	THIRLMERE	H	4	5	6	5	4	5	3	2
QLD	4211	HIGHLAND PARK	U	3	1	6	5	6	5	6	3
QLD	4108	ARCHERFIELD	H	4	3	6	3	6	3	5	5
NSW	2164	WOODPARK	H	4	4	5	5	3	4	5	6
VIC	3926	BALNARRING	H	3	3	5	5	4	6	2	3
QLD	4156	BURBANK	H	2	3	3	6	6	3	3	4
NSW	2065	ST LEONARDS	H	4	3	6	1	6	5	4	5
SA	5540	PORT PIRIE SOUTH	H	3	3	3	4	6	6	6	1
NSW	2500	CONISTON	U	3	4	2	3	3	5	6	6
NSW	2570	ELLIS LANE	H	3	4	6	6	6	3	1	6

LAST MONTH'S TOP 10 MOVERS

STATE	POST CODE	SUBURB	DWELL TYPE	DOM	DISC	ACR	RENT PROP	VAC	YIELD	SOM	OSI
QLD	4868	WOREE	H	3	3	6	1	6	6	4	1
NSW	2084	TERREY HILLS	U	5	4	3	5	6	3	5	6
NSW	2164	WOODPARK	H	5	5	4	5	6	4	5	6
NSW	2572	THIRLMERE	H	4	5	6	5	3	6	2	2
NSW	2752	WARRAGAMBA	H	3	4	0	5	6	5	5	3
NSW	2250	WEST GOSFORD	U	3	2	6	2	5	6	6	4
NSW	2250	MATCHAM	H	3	3	2	6	6	3	4	6
QLD	4340	TALLEGALLA	H	1	1	6	5	6	3	5	2
SA	5540	PORT PIRIE SOUTH	H	3	3	3	4	6	6	6	1
QLD	4870	STRATFORD	H	5	1	0	3	6	4	6	5

TOP MOVER THIRLMERE (HOUSES) NEW SOUTH WALES



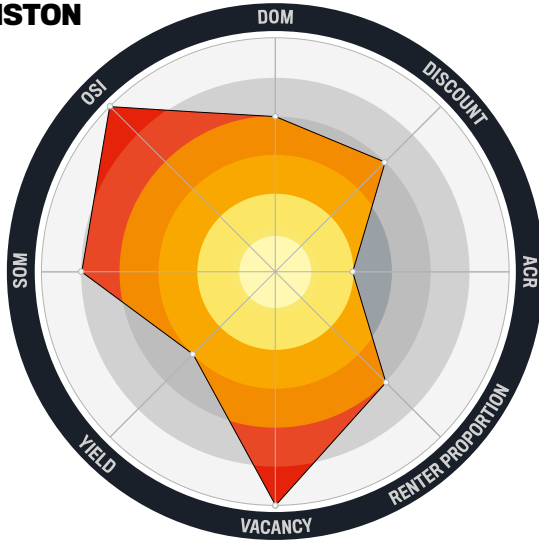
- \$XX**
Median house price
- X%**
Median quarterly growth
- XX%**
Median 12-month growth
- XX**
Time on market (days)
- XX%**
10-year average annual growth

Source: RP Data

TOP SCORERS AUSTRALIAN CAPITAL TERRITORY

POST CODE	SUBURB	DWELL TYPE	DOM	DISC	ACR	RENT PROP	VAC	YIELD	SOM	ISO
2609	SYMONSTON	H	4	4	2	4	6	3	5	6
2615	SPENCE	H	4	5	4	5	4	4	5	2
2615	HIGGINS	H	5	4	4	4	4	4	6	1
2904	MONASH	U	5	3	2	5	6	4	5	1
2606	O'MALLEY	U	2	3	6	6	6	3	5	1

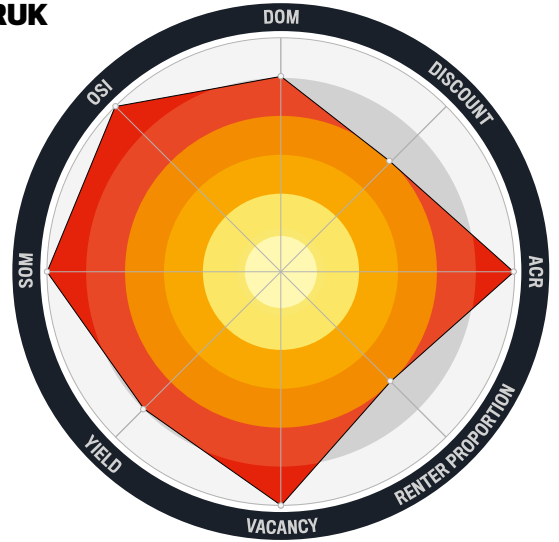
SYMONSTON



TOP SCORERS NEW SOUTH WALES

POST CODE	SUBURB	DWELL TYPE	DOM	DISC	ACR	RENT PROP	VAC	YIELD	SOM	ISO
2770	DHARRUK	H	5	4	6	4	6	5	6	6
2067	CHATSWOOD WEST	U	5	4	6	5	6	3	6	6
2099	CROMER	H	6	4	5	5	6	3	6	6
2125	WEST PENNANT HILLS	U	5	4	5	6	6	3	6	6
2161	GUILDFORD WEST	U	4	4	6	4	6	6	5	6

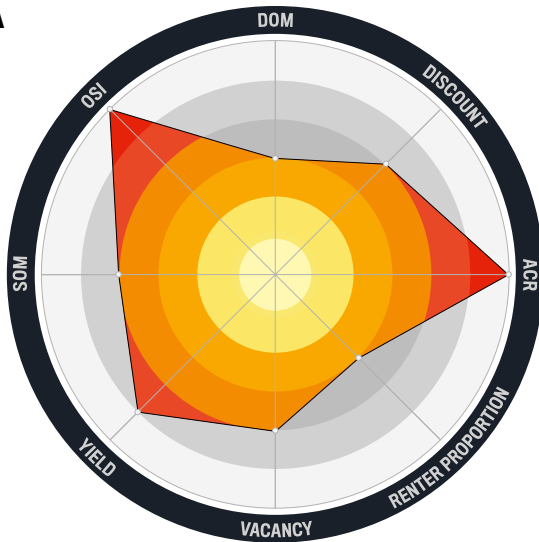
DHARRUK



TOP SCORERS NORTHERN TERRITORY

POST CODE	SUBURB	DWELL TYPE	DOM	DISC	ACR	RENT PROP	VAC	YIELD	SOM	ISO
810	ALAWA	H	3	4	6	3	4	5	5	6
810	JINGILI	H	4	4	3	4	5	5	4	6
810	TIWI	H	4	4	6	2	6	3	6	5
810	WANGURI	H	4	3	6	4	5	4	5	6
812	WULAGI	H	4	5	3	4	5	4	4	6

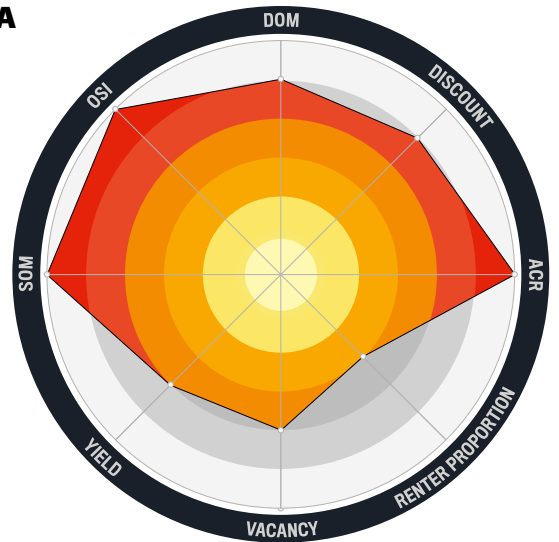
ALAWA



TOP SCORERS QUEENSLAND

POST CODE	SUBURB	DWELL TYPE	DOM	DISC	ACR	RENT PROP	VAC	YIELD	SOM	ISO
4152	CARINA	U	5	5	6	3	4	4	6	6
4350	DARLING HEIGHTS	U	5	4	6	3	4	5	5	4
4825	SOLDIERS HILL	H	5	4	0	3	6	6	6	3
4108	ARCHERFIELD	H	4	3	6	3	6	3	5	5
4115	ALGESTER	U	3	3	4	4	6	4	6	5

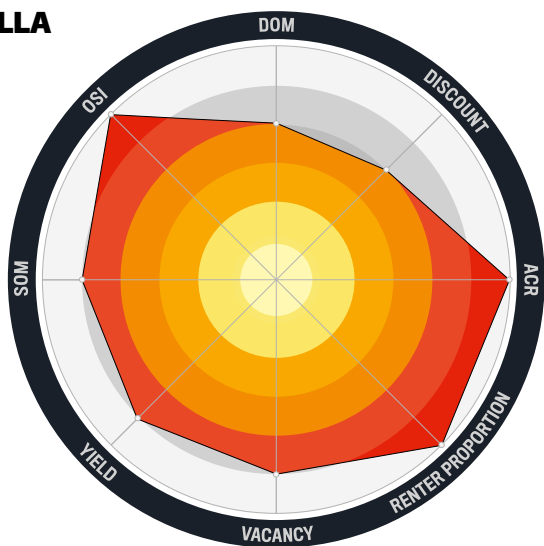
CARINA



TOP SCORERS SOUTH AUSTRALIA

POST CODE	SUBURB	DWELL TYPE	DOM	DISC	ACR	RENT PROP	VAC	YIELD	SOM	ISO
5161	REYNELLA	H	4	4	6	5	5	5	5	6
5033	HILTON	H	3	3	6	3	6	3	6	6
5034	CLARENCE PARK	H	4	3	4	4	6	2	6	6
5034	KINGS PARK	H	3	3	6	4	6	3	5	6
5034	MILLSWOOD	U	3	2	6	6	6	3	4	6

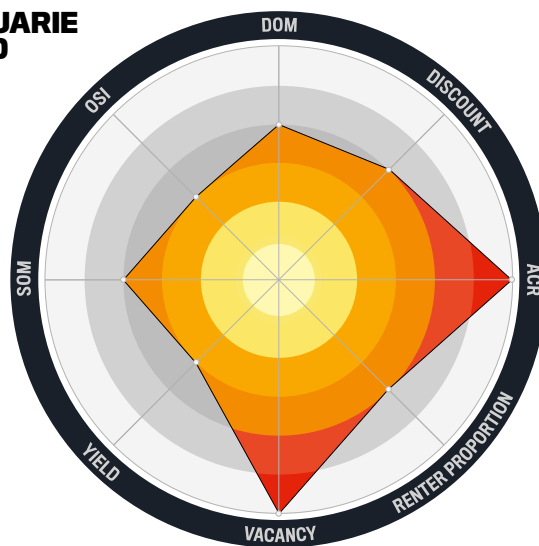
REYNELLA



TOP SCORERS TASMANIA

POST CODE	SUBURB	DWELL TYPE	DOM	DISC	ACR	RENT PROP	VAC	YIELD	SOM	ISO
7151	MACQUARIE ISLAND	H	4	4	6	4	6	3	4	3
7018	WARRANE	H	4	2	1	2	6	6	5	3
7054	FERN TREE	H	3	1	1	6	6	3	5	6
7008	LENAH VALLEY	H	4	2	6	4	4	4	3	4
7010	GOODWOOD	H	3	1	2	2	5	6	5	5

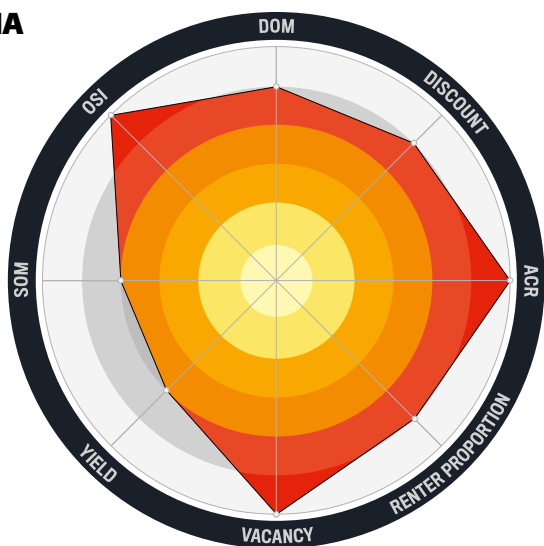
MACQUARIE ISLAND



TOP SCORERS VICTORIA

POST CODE	SUBURB	DWELL TYPE	DOM	DISC	ACR	RENT PROP	VAC	YIELD	SOM	ISO
3160	TECOMA	H	5	5	6	5	6	4	4	6
3134	WARRANWOOD	U	5	3	6	6	6	3	5	6
3137	KILSYTH SOUTH	U	5	3	4	6	6	3	6	6
3195	ASPENDALE GARDENS	U	4	3	6	6	6	3	6	6
3079	IVANHOE EAST	U	6	2	5	5	6	3	5	6

TECOMA



TOP SCORERS WESTERN AUSTRALIA

POST CODE	SUBURB	DWELL TYPE	DOM	DISC	ACR	RENT PROP	VAC	YIELD	SOM	ISO
6155	WILLETTON	U	6	4	4	5	6	3	6	5
6023	DUNCRAIG	U	4	4	6	5	6	3	6	6
6024	GREENWOOD	U	4	4	6	5	6	3	6	6
6025	CRAIGIE	U	4	4	6	4	6	3	6	6
6026	KINGSLEY	U	4	4	6	5	6	3	6	5

WILLETTON

