

Comparative Market Analysis



5 HASKINS STREET BARINGA QLD 4551

Prepared on 23rd April 2025

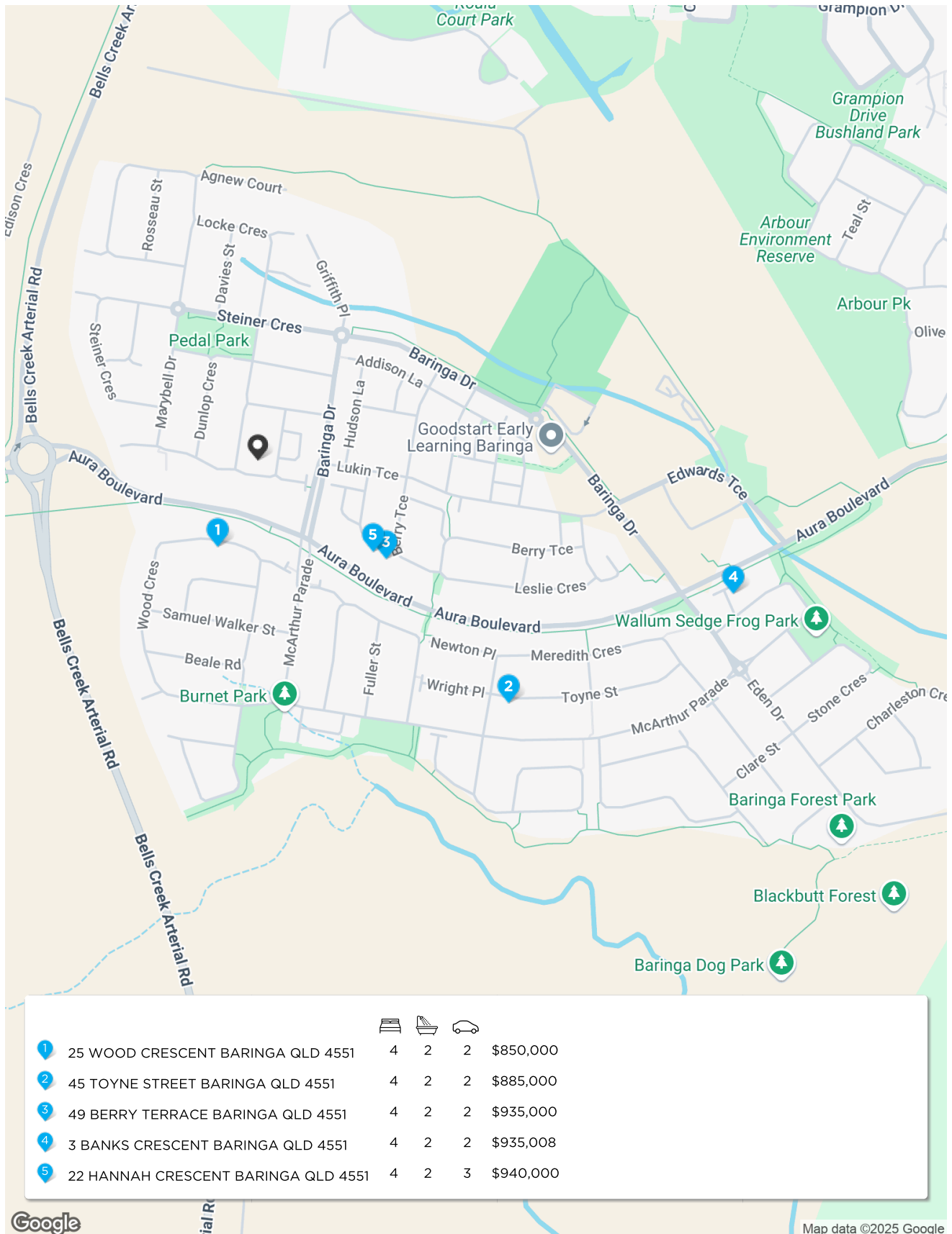
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave
CALOUNDRA QLD 4551

m: 0438 112 311

admin@fncaloundra.com.au

Comparables Map: Sales



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1

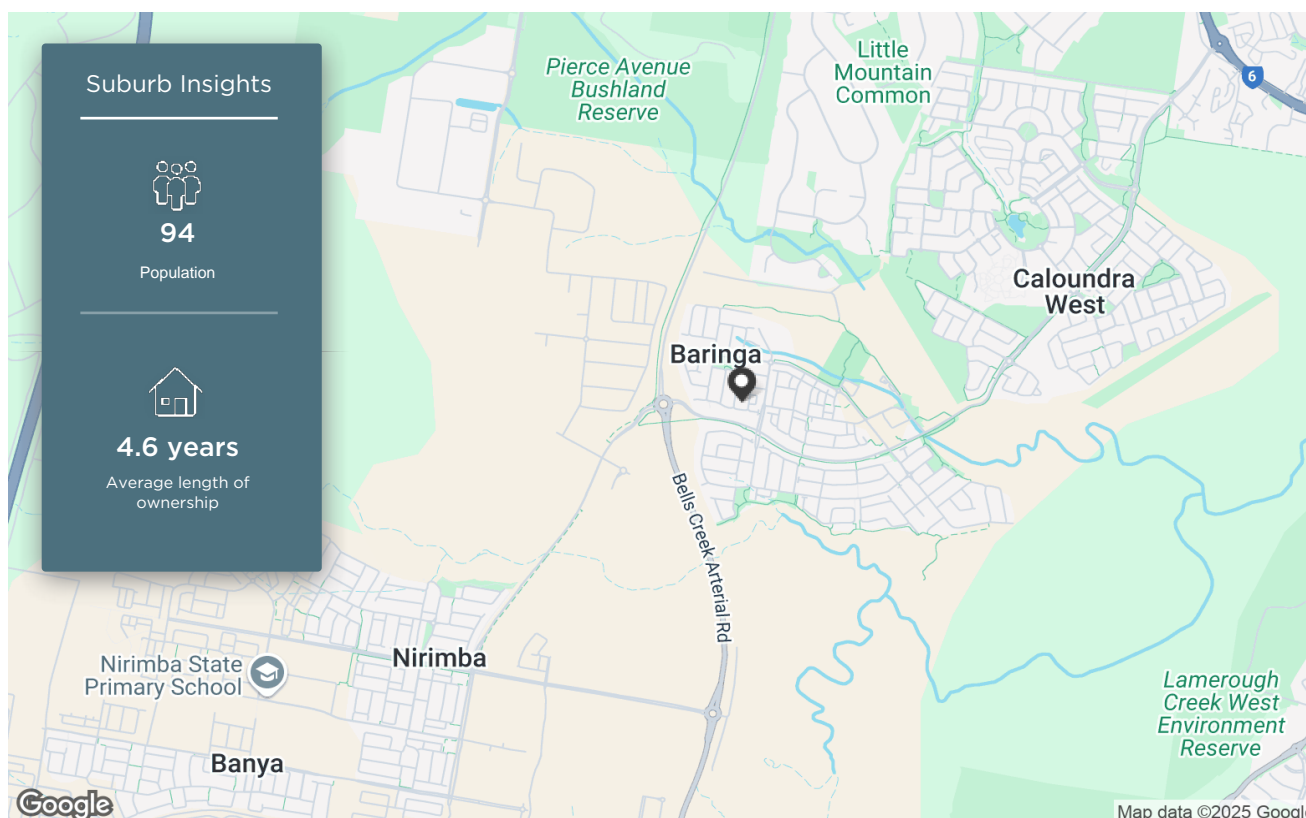
25 WOOD CRESCENT BARINGA QLD 4551

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DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Baringa

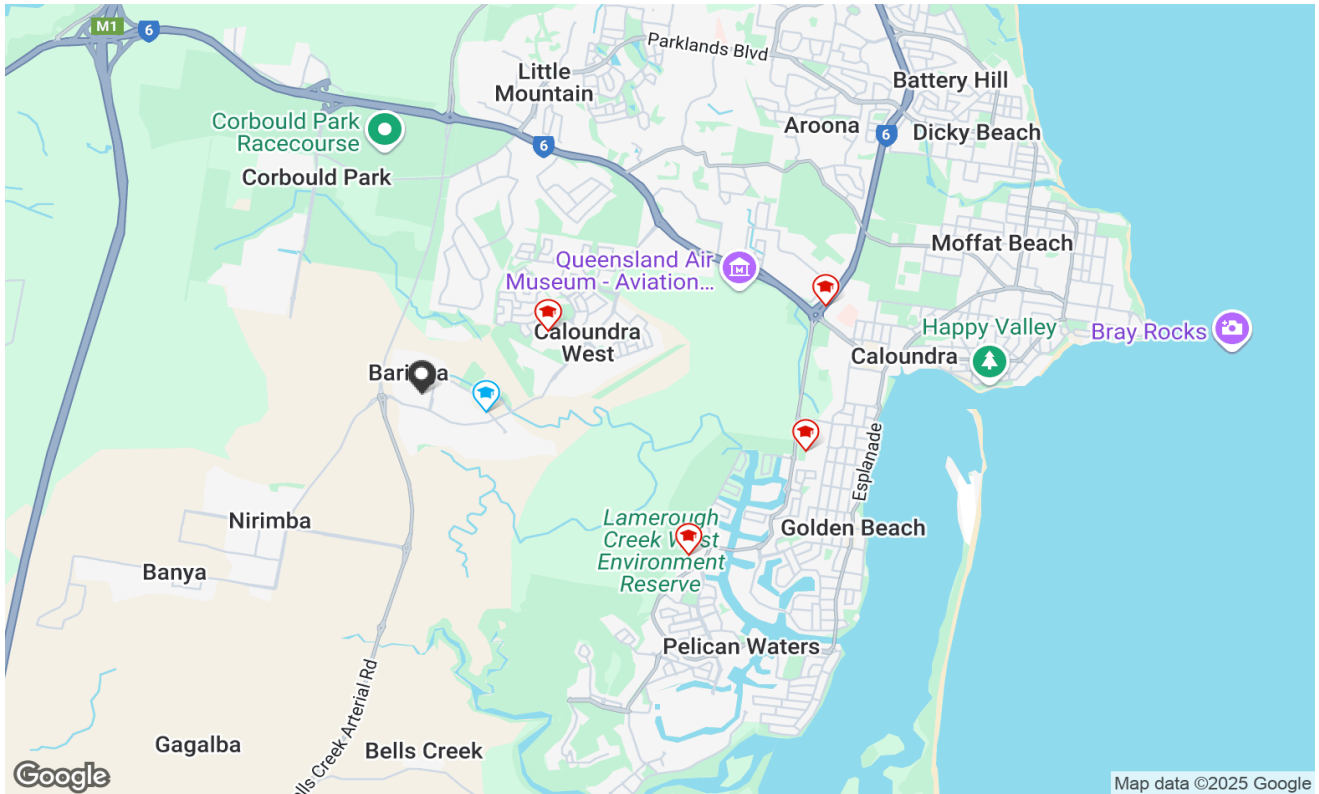
Demographic








The population of Baringa in 2011 was 319 people. By 2016 the population was 94 showing a population decline of 70.5% in the area during that time. The predominant age group in Baringa is 50-59 years. Households in Baringa are primarily single parents and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Baringa work in a managers occupation. In 2011, 63.7% of the homes in Baringa were owner-occupied compared with 71% in 2016. Currently the median sales price of houses in the area is \$805,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	29.6	Owns Outright	45.2	15.6-33.8K	35.5	0-9	10.6
Couples with Children	18.5	Purchaser	25.8	33.8-52K	32.3	10-19	7.4
Single Parents	44.4	Renting	41.9	52-78K	12.9	20-29	6.4
				78-130K	9.7	40-49	13.8
				130-182K	29.0	50-59	23.4
						60-69	18.1
						70-79	9.6
						80-89	10.6

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Baringa State Primary School	0.72km	Primary	Mixed	Non-Government	-
	Unity College 47 Lomond Crescent Caloundra West QLD 4551	1.49km	Combined	Mixed	Non-Government	0-12
	Caloundra City Private School	3.23km	Combined	Mixed	Non-Government	0-12
	Golden Beach State School 34 Gregory Street Golden Beach QLD 4551	3.97km	Primary	Mixed	Government	0-6
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	4.24km	Combined	Mixed	Non-Government	0-12



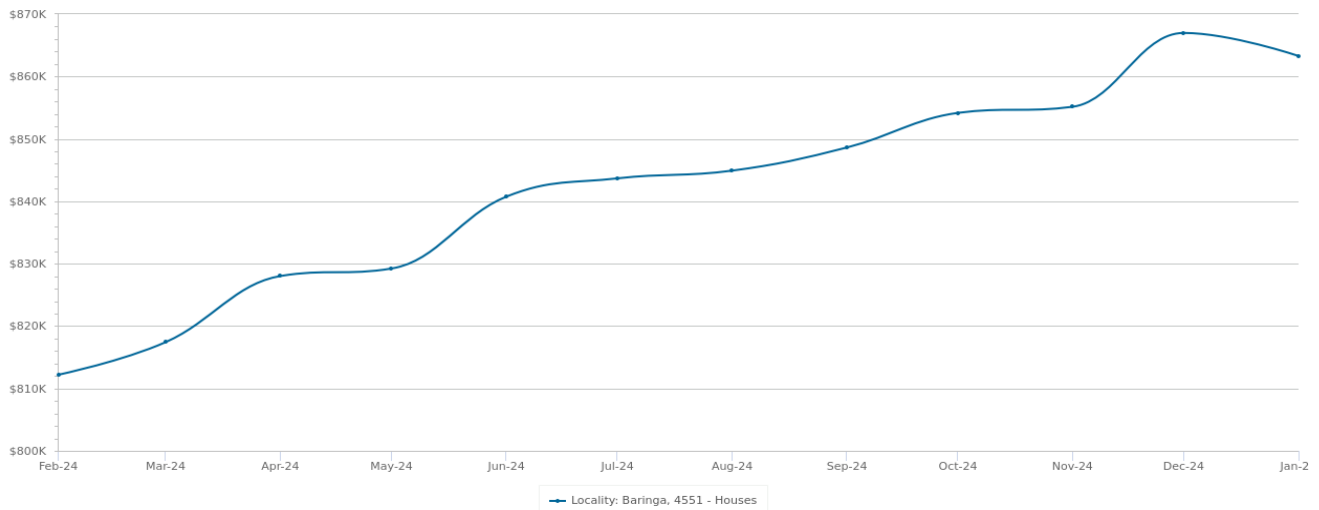
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

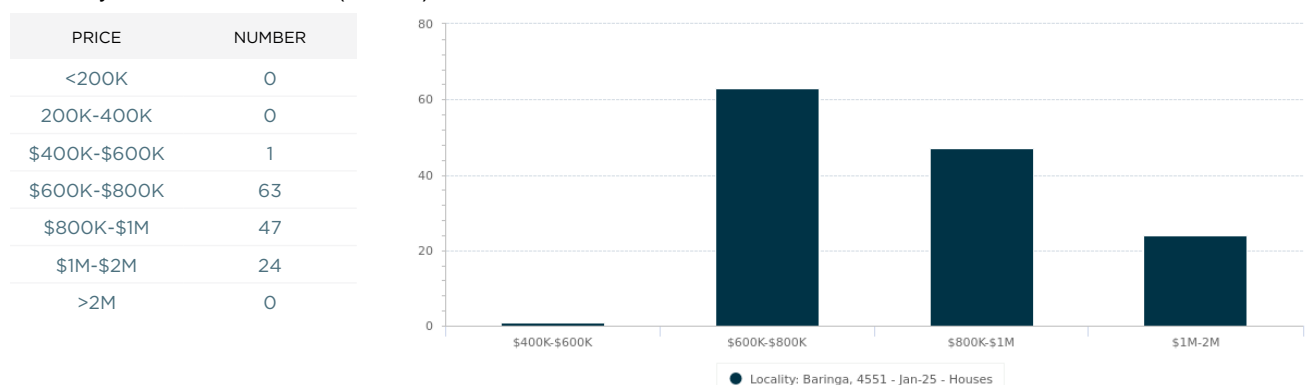
Median Value - 12 Months (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jan 2025	3	\$863,291	-0.4% ▼	14	17	\$690
Dec 2024	12	\$866,982	1.4% ▲	14	18	\$690
Nov 2024	11	\$855,151	0.1% ▲	15	18	\$685
Oct 2024	9	\$854,174	0.7% ▲	14	19	\$680
Sep 2024	8	\$848,625	0.4% ▲	18	13	\$675
Aug 2024	15	\$844,916	0.1% ▲	21	21	\$670
Jul 2024	20	\$843,677	0.3% ▲	21	26	\$670
Jun 2024	8	\$840,759	1.4% ▲	21	30	\$660
May 2024	15	\$829,232	0.1% ▲	25	26	\$650
Apr 2024	8	\$828,030	1.3% ▲	28	17	\$650
Mar 2024	10	\$817,449	0.6% ▲	28	26	\$650
Feb 2024	16	\$812,210	0.7% ▲	29	28	\$650

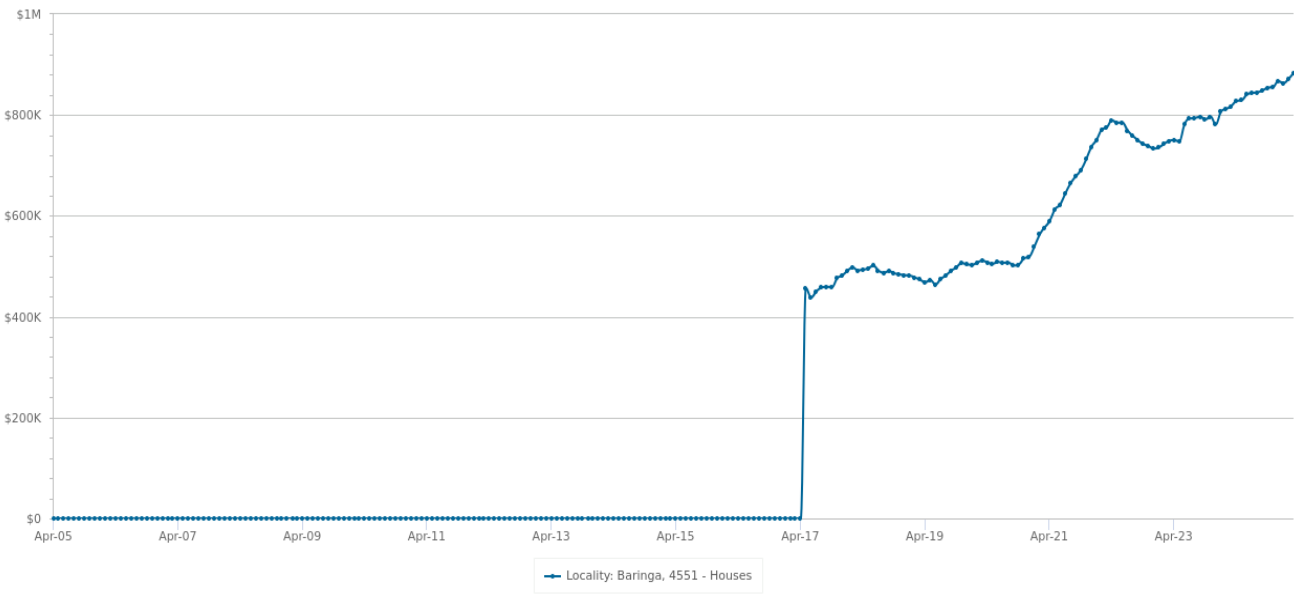
Sales by Price - 12 months (House)



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	135	\$882,732	8.0% ▲	14	110	\$700
2024	147	\$817,449	9.2% ▲	28	143	\$650
2023	141	\$748,472	-3.4% ▼	28	140	\$615
2022	182	\$774,993	34.4% ▲	11	155	\$560
2021	154	\$576,798	12.8% ▲	52	155	\$480
2020	140	\$511,279	7.9% ▲	79	155	\$465
2019	127	\$473,858	-3.6% ▼	71	123	\$460
2018	133	\$491,804	-	34	78	\$470
2017	8	-	-	-	7	-
2016	-	-	-	-	-	-
2015	-	-	-	-	-	-
2014	-	-	-	-	-	-
2013	-	-	-	-	-	-
2012	-	-	-	-	-	-
2011	-	-	-	-	-	-
2010	-	-	-	-	-	-
2009	-	-	-	-	-	-
2008	-	-	-	-	-	-
2007	-	-	-	-	-	-
2006	-	-	-	-	-	-

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