

Suburbs of Opportunity

The B Series – Bahrs Scrub

Bahrs Scrub covers an area of 9.8km² and is contained within the Wolffdene–Bahrs Scrub Statistical Area which covers a total area of 27.8km².

Economy and Employment

There are 689 jobs located in the Wolffdene – Bahrs Scrub. The largest industry of employment is education and training which provides 183 jobs, followed closely by construction (180 jobs), accommodation and food services (55 jobs) and professional, scientific and technical services (43 jobs).¹

There is currently more than \$15 million in future development approved within Bahrs Scrub, which will result in the delivery of an additional 346 residential home sites into the market across 2019.

Population

At the time of the last Census, the population of Bahrs Scrub was recorded at 1,919. Over the five years to 2016 the population of Bahrs Scrub grew by 26%.

More up to date data is only available for the greater Wolffdene-

Bahrs Scrub area, which is estimated to be home to 6,453 people. Moving forward, the population of Wolffdene-Bahrs Scrub is projected to increase by 1,522 persons to reach 7,975. By 2026 the area is projected to be home to 9,544 people, representing a total projected increase of 3,101 people on its current level.² This growth ranks the area as the sixth fastest growing region in the City of Logan.

Residential Market Fundamentals

House sales in Bahrs Scrub are dominated by traditional residential lots (<2,500m²) which have accounted for 72% of all sales over the past five years, the balance being made up of acreage lots. For the year ended December 2018, the median house price in Bahrs Scrub was \$427,500 which largely in line with median for the City of Logan of \$430,000. Over the past five years the median

house price in Bahrs Scrub has increased by 2.6%, or by \$11,000.

Bahrs Scrub has seen a total of 423 sales of vacant land (<2500m²) recorded over the five years to December 2018. Over this time, the median land price has declined, however this has been a consequence of sharp decline in average lot size from 752m² in 2014 to 432m² in 2018. An analysis of underlying land values on a rate per square metre basis, shows values have increased by an average of 9.4% per annum over the past five years. Over this time there has been an average annual demand for 68 vacant residential lots with demand peaking in 2017 with 205 lots.

¹ Logan City Council, REMPLAN data incorporating Australian Bureau of Statistics' (ABS) 2016 Census Place of Work Employment Data, 2014/2015 National Input Output Tables and June 2017 Gross State Product.

² The State of Queensland – Office of the Government Statistician – October 2018

