

Suburbs of Opportunity

The C Series – Cedar Vale

Cedar Vale is a rural community situated in the southern part of Logan City, covering an area of 15.7 square kilometres. The suburb is home to large tracts of open space including the Bluff Reserve, Bluff Parkway, Harrison Reserve, Cascarda Reserve and Cedar Vale Reserve.

Population

Cedar Vale is home to 2,792 people which is a decrease of 179 persons from its population in 2011. Over the coming years the population of Cedar Vale is projected to increase as new homes are constructed in “The Outlook” estate, which has the potential to introduce 345 new residents into the suburb.

Demographics

The median age of Cedar Vale is 35, which is largely in line with the median recorded throughout Logan of 34. Cedar Vale is a popular address for families with children at home, who make up 61% of the population. Couples account for the second largest proportion of households, accounting for 27% of all households, followed by single-person (11%) and group/share households (1%).

The dwelling landscape of Cedar Vale is comprised entirely of detached houses, the majority of which (68%) contain four or more bedrooms. Consequently, homes in Cedar Vale have a higher household density when compared with the City of Logan at 3.2 vs 2.9 persons per household.

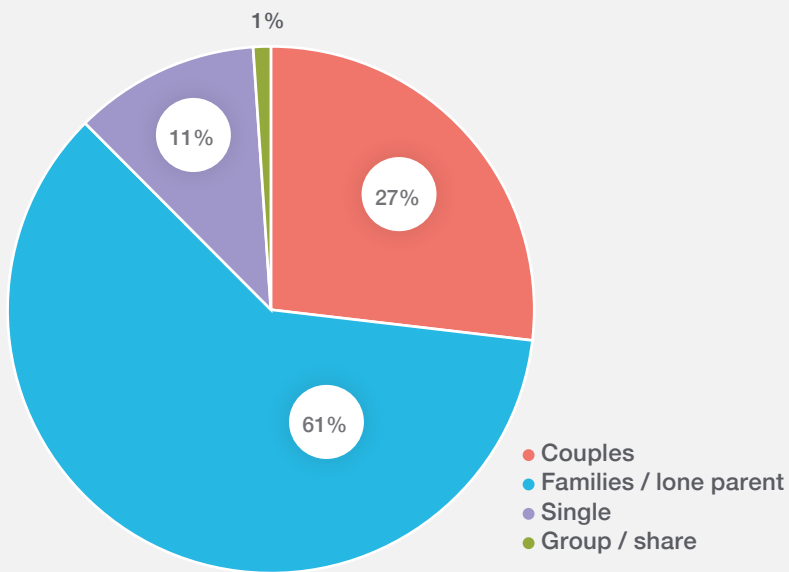
Rates of home ownership in Cedar Vale are high with 90% of all homes either owned outright (22%) or occupied under mortgage tenure (68%).

Residential Market Fundamentals

For the year ended December 2018 the median house price in Cedar Vale sat at \$500,000. Homes within Cedar Vale are all situated on acreage properties, with sales data over the past five years reflecting an average block size of 13,405m². Since 2014, Cedar Vale’s median house price has grown by an average of 3.6% per annum. The median house price has grown by \$70,000, or 16.3%. Over the past five years there has been an average annual demand for 51 houses with Cedar Vale.

There have only been 13 vacant land sales recorded over the past five years, with no sales of vacant land made since February 2017.

Cedar Vale – Household Composition



Source: Resolution Research, Australian Bureau of Statistics 2016 Census