

Suburbs of Opportunity

The W Series – Woodhill

The suburb of Woodhill covers an area of 12.9 square kilometres and falls within the greater Jimboomba Statistical Area. The Jimboomba Statistical Area takes in a total area of 249.7 square kilometres and includes the suburbs of Jimboomba, Cedar Vale, Cedar Grove, Yarrabilba, Glenlogan, Monarch Glen, Riverbend, Veresdale, parts of Mundoolun and Veresdale Scrub.

Economy and Employment

Employment data is not made available for the suburb of Woodhill, but rather for the greater Jimboomba employment zone which is home to 2,687 jobs. The main industry of employment within the area is education and training (495 jobs), followed by construction (444 jobs), retail trade (319 jobs) and accommodation and food services (291 jobs).¹

There is currently \$7.6 million worth of future development currently under consideration by Logan City Council. This investment is contained within two projects – a \$4 million convenience centre and a \$3.6 million residential subdivision comprised of 80 home sites.

Population

2016 Census data shows Woodhill was home to 723 people, up from 423 people in 2011.

Demographics

All dwellings within Woodhill are detached houses. Homes with four or more bedrooms are the dominant dwelling type accounting for 65% of all dwellings.

The median age of Woodhill's population is in line with that recorded throughout the City of Logan of 33. Homes in the area are primarily occupied by families (58%) followed by couples (33%) with single persons occupying 9% of all households.

Woodhill is an attractive area for homeowners with 86% all dwellings in the suburb occupied by owner-residents. This is split between 67% who are paying off a mortgage and 19% who own their homes outright. The remaining 14% of dwellings are occupied under rental tenure.

At the time of the last Census, Woodhill recorded median weekly incomes which were all higher than those recorded throughout the City of

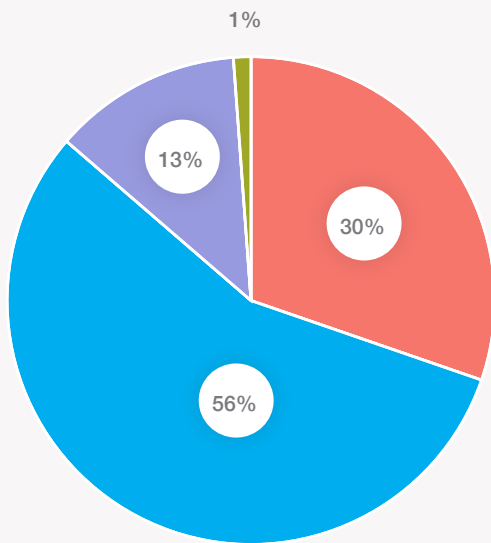
Logan. The suburb's median weekly personal income of \$822 was \$187 higher than the Logan median. The suburb's median weekly family income of \$2,977 was \$531 higher than the Logan median, and its median weekly household income of \$2,034 was \$618 higher.

Residential Market Fundamentals

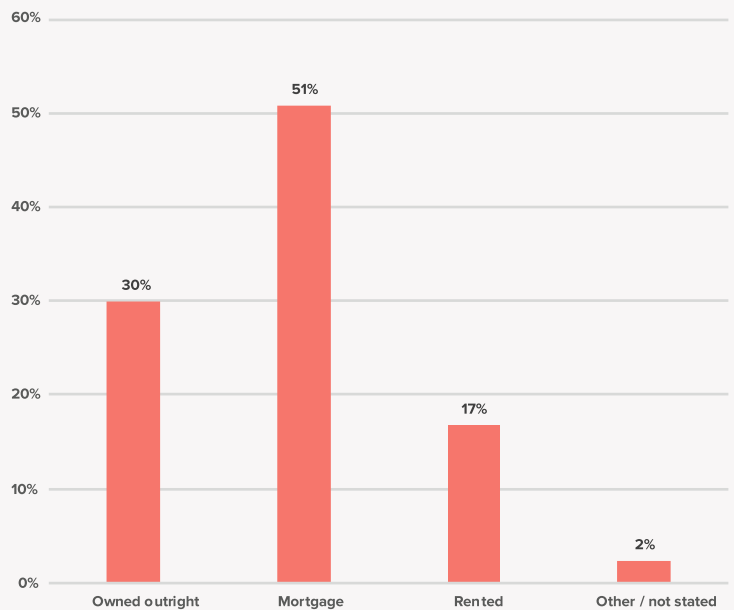
Woodhill's residential market is comprised of acreage properties, with sales made since 2014 recording an average block size of 14,870m². Woodhill's housing market performed strongly over recent years, with the median house price growing at an average rate of 6.6% per annum (or by a total of \$130,000) since 2014. For the year ended December 2018, Woodhill's median house price sat at \$530,000.

Over recent years there have been new releases of vacant lots for residential development in Woodhill.

Woodhill – Household Composition



- Couples
- Families
- Lone parent
- Group / share



Source: Resolution Research, Australian Bureau of Statistics 2016 Census

Since 2014 there has been a total of 127 vacant land sales recorded, with an average lot size of 6,950m². Across this time frame median land values have risen by an average of 3.9% per annum to reach \$276,500 for the year ended December 2018. In total, the median land price in Woodhill has grown by \$40,500 since 2014.

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.