

Land loses lustre

Michelle Singer

Activity in the Gold Coast house and land market has dropped slightly as rates rise and first-home buyers retreat, according to the latest Prodap Report.

Figures released yesterday show 468 blocks of land or house and land packages sold in the December quarter, 8 per cent down on September's results.

Prodap author Bill Morris said sales were not restricted to the northern Gold Coast suburbs but had spread south to Tugun for its proximity to the beaches, airport and Pacific Highway.

About 4000 land lots and houses are expected to be produced in 2010 on the Gold Coast, equivalent to almost twice the level of current annual demand.

Mr Morris said while supply would not be a problem, stock levels could change quickly if demand were to recover to underlying levels of 6000 sales a year to satisfy population growth.

"Affordability remains an issue, with medium to high-density residential sites on the Gold Coast constrained from supporting affordable housing by the allowable densities," he said.