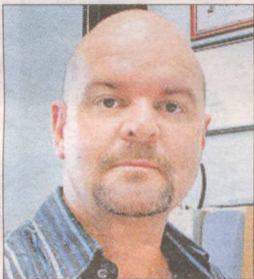


Market basics 'still strong'

HIGH unemployment isn't necessarily bad news for property values, analyst Michael Matusik has told a seminar at Salt Village.

He said turbulent periods such as 1992, 1997 and 2001 when unemployment rose by an average of 2.3 per cent saw housing prices grow by about 18 per cent over the same time.

"Many investors are looking back at the boom in 2003 and saying that was the ideal time to buy," Mr Matusik said.



POSITIVE signs ...
Michael Matusik.

"Property market fundamentals are just as strong, if not better, today than they were six years ago."

He said despite falls in median values, resales were still showing price growth and it was likely that tight supply of new housing would help underpin the market.

He said by 2031, the Gold Coast would need an extra 137,500 dwellings, but without the release of more greenfield land this would not be met.

Demographer Bernard Salt said lifestyle and economic factors would continue to draw people to the coast for decades.

Melissa Ketchell