

# Sight Unseen



Interstate & International  
Buyer Trends in the  
Australian Property Market

September  
**2022**



# Key Insights

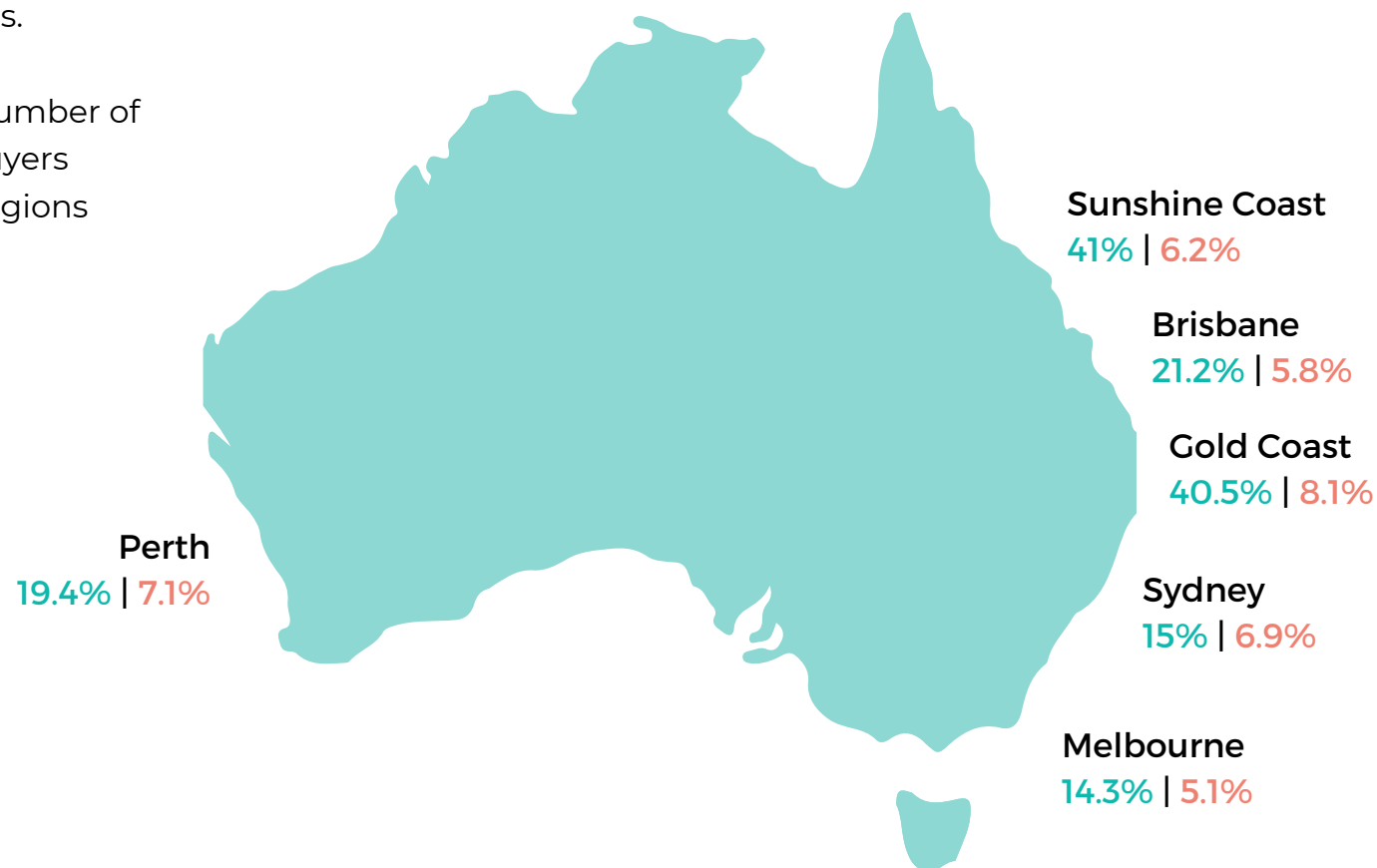
In September 2022, the major regions around Australia saw an average of 30% of properties inspected from interstate, up 4% from the previous month. 6.2% of inspections were from overseas.

This report breaks down the number of interstate and international buyers looking at property in major regions around Australia.

## Key Property Markets

**INTERSTATE**  
Average 30% (+4%)

**INTERNATIONAL**  
Average 6.2%





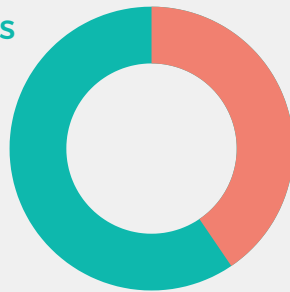
# City Spotlights

# City Spotlight — Gold Coast



## INTERSTATE

Local buyers  
59.5%



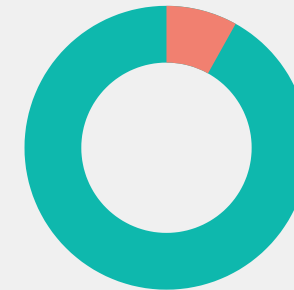
Interstate buyers  
40.5% (-1.8%)

Just over 40% of buyers looking to purchase on the Gold Coast are inspecting from other states. This is down from 41.2% in August '22. Buyers from NSW and VIC make up the largest percentages of buyers looking to migrate.



## INTERNATIONAL

International buyers  
8.1%



Domestic buyers  
91.9%

Most popular countries of origin for international migrants looking to move to the Gold Coast:



NZ



USA



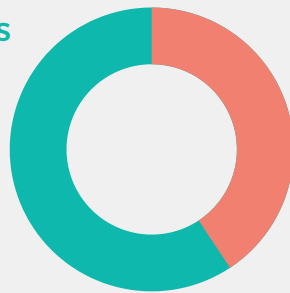
UK

# City Spotlight — Sunshine Coast



## INTERSTATE

Local buyers  
59.3%



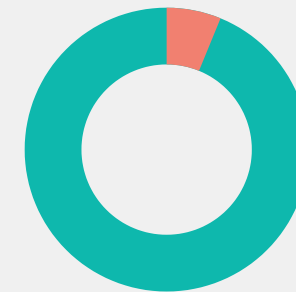
Interstate buyers  
40.7% (+5.9%)

Over 40% of buyers looking to purchase on the Sunshine Coast are inspecting from other states. This is up from 34.9% in August '22. Buyers from NSW and VIC make up the largest percentages of buyers looking to migrate.



## INTERNATIONAL

Domestic buyers  
93.8%



International buyers  
6.2%

Most popular countries of origin for international migrants looking to move to the Sunshine Coast:



NZ



UK



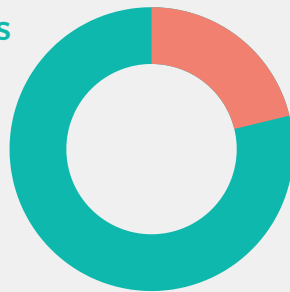
USA

# City Spotlight — Brisbane



## INTERSTATE

Local buyers  
78.8%



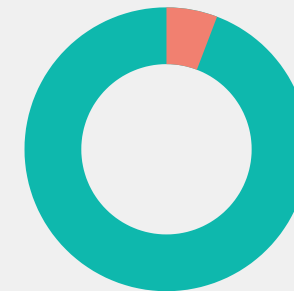
Interstate buyers  
21.2% (-0.6%)

Almost 22% of buyers looking to purchase in Brisbane are inspecting from other states, less than last month's 21.8%. Buyers from **NSW** and **VIC** make up the largest percentages of buyers looking to migrate.



## INTERNATIONAL

International buyers  
5.8%



Domestic buyers  
94.2%

Most popular countries of origin for international migrants looking to move to Brisbane:



NZ



UK



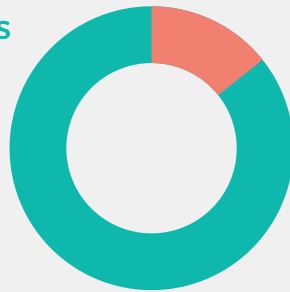
USA

# City Spotlight — Melbourne



## INTERSTATE

Local buyers  
85.7%



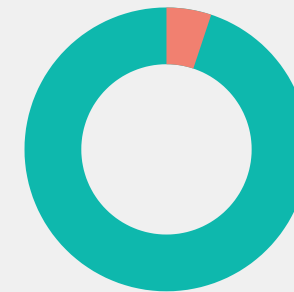
Interstate buyers  
14.3% (-1.1%)

Just under 15% of buyers looking to purchase in Melbourne are inspecting from other states, down from 15.4% in August '22. Buyers from NSW and QLD make up the largest percentages of buyers looking to migrate.



## INTERNATIONAL

International buyers  
5.1%



Domestic buyers  
94.9%

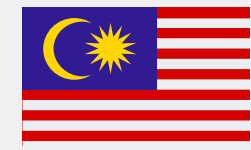
Most popular countries of origin for international migrants looking to move to Melbourne:



UK



USA



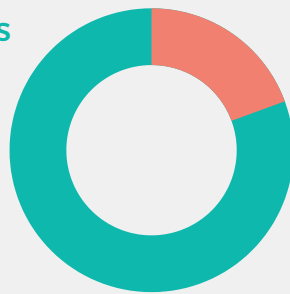
Malaysia

# City Spotlight — Perth



## INTERSTATE

Local buyers  
80.6%



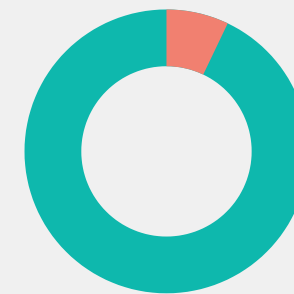
Interstate buyers  
19.4% (-0.4%)

Almost 20% of buyers looking to purchase in Perth are inspecting from other states, down from 19.8% in August '22. Buyers from NSW and VIC make up the largest percentages of buyers looking to migrate.



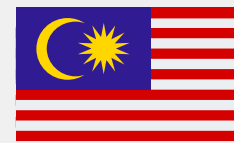
## INTERNATIONAL

Domestic buyers  
92.9%



International buyers  
7.1%

Most popular countries of origin for international migrants looking to move to Perth:



Malaysia



UK



NZ

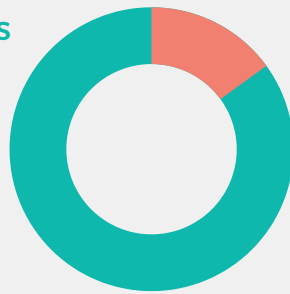


# City Spotlight — Sydney



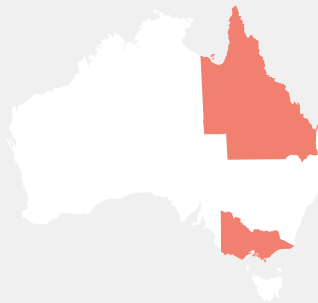
## INTERSTATE

Local buyers  
85%



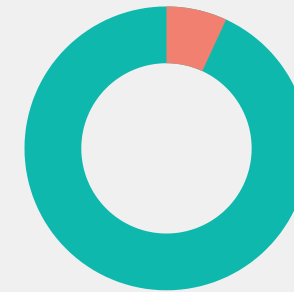
Interstate buyers  
15% (+1.2%)

15% of buyers looking to purchase in Sydney are inspecting from other states, up from 13.9% in August '22. Buyers from VIC and QLD make up the largest percentages of buyers looking to migrate.



## INTERNATIONAL

International buyers  
6.9%



Domestic buyers  
93.1%

Most popular countries of origin for international migrants looking to move to Sydney:



NZ



UK



USA

# Methodology

The main sections of this report are based on the analysis of September 2022 virtual inspections data recorded by Little Hinges Pty Ltd, unless otherwise stated.

Commentary in this report relating to interstate migration, consumer sentiment and purchasing behaviour is based on an extrapolation of this data.

A virtual inspection is defined as one unique session or viewing of a virtual tour by an individual. Property markets discussed have a minimum of 1,000 virtual inspections, areas with less virtual inspections than this benchmark have been excluded for data robustness.

# References

Proprietary virtual inspection data is sourced from Little Hinges virtual inspections conducted between 1/9/2022 and 30/9/2022 (September 2022). This dataset represents Australia's largest dataset for property inspection numbers.



# About Little Hinges

Little Hinges is Australia's largest virtual inspection platform, combining world class Matterport 3D technology with our nationwide team of experts and our world-first analytics and insights portal.

Our goal is to change the way Australians transact property.

To book a virtual tour for your listing:



[vt@littlehinges.com.au](mailto:vt@littlehinges.com.au)



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