



# City of Logan Economic Update 2022/23

Logan City Council collects key economic statistics and information to measure how the city is performing. This information has been compiled into the 2022/23 Economic Update. Most data is from the end June 2023 reporting period, but is noted if the data set contains data from different time periods.

## Key economic indicators



**\$16.45b**

↑ +3.5%  
Gross Regional  
Product (GRP)



**126,317**

↑ +4.6%  
Local jobs



**181,794**

↑ +6%  
Employed  
residents



**4.7%**

↓ -38%  
Unemployment  
(Dec 2022  
–Dec 2023)



**377,773**

↑ +4.1%  
Estimated Resident  
Population (ERP)  
2022/23



**26,413**

↑ +3.8%  
Local businesses



**4,190**

↓ -8.2%  
New dwellings built



**\$1.59b**

↑ +17.3%  
Construction  
value of building  
approvals

# Gross Regional Product (GRP)

The City of Logan's Gross Regional Product (GRP) at June 2023 was **\$16.45 billion**, an increase of 3.5% since June 2022.

Growth has moderated since the post-COVID surge, but is still higher than the state average of 2.4%. Additionally the City of Logan's GRP as a percentage of Gross State Product is the highest it has ever been at 3.54%.

Growth in Logan is being driven by Construction, Manufacturing, and Health Care and Social Assistance industries.

Year (ending 30 June)	GRP (\$m)	% change from previous year
2023	16,449	+3.48
2022	15,896	+6.13
2021	14,979	+7.43
2020	13,943	-1.50
2019	14,155	+1.99

\*Note – historical data is adjusted for inflation and data source revisions

## Industry

Construction continues to be the biggest industry in the city by economic output, generating \$6.7 billion in 2022/23 – however output has fallen by \$415 million from June 22 (adjusted for inflation). Manufacturing has also seen a reduction in output, as has the Retail Trade sector and Public Administration and Safety. Health Care and Social Assistance has had the greatest increase in output over the 12-month period.

Manufacturing is the city's biggest exporter with a value of \$1.96 billion. Food Manufacturing, Primary Metal and Metal Product Manufacturing, Fabricated Metal Product Manufacturing, Petroleum and Coal Product Manufacturing, and Polymer Product and Rubber Product Manufacturing make up the majority of this industry.

### The top performing industries over the last 5 years are:

Manufacturing  
**+\$2.23b**

Health care and social assistance  
**+\$915m**

Rental, hiring and real estate services  
**+\$389m**

Transport, postal and warehousing  
**+\$266m**

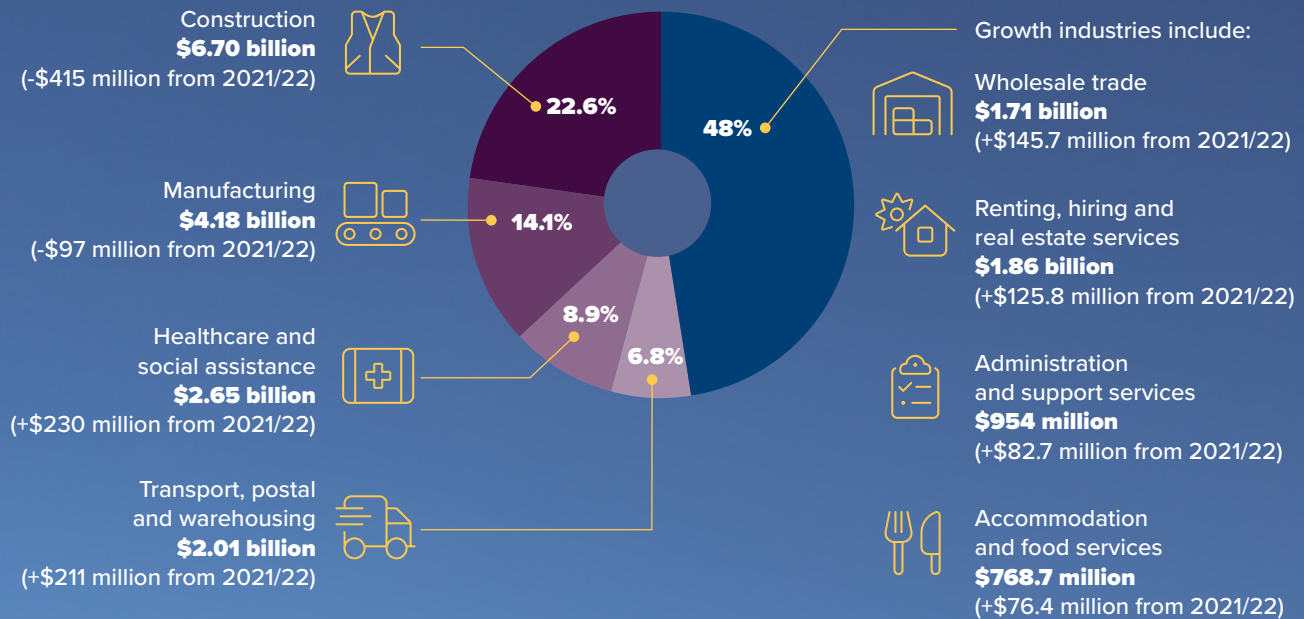
Public administration and safety  
**+\$244m**





## Top industries by output

An analysis of the output by industry sectors in the City of Logan in 2022/23 shows the four largest industries were:



Source: National Institute of Economic and Industry Research (NIEIR) 2023. Data is inflation adjusted each year to allow direct comparison, and annual data releases adjust previous years' figures to a new base year. More information available at [economy.id.com.au/logan](https://economy.id.com.au/logan)

## Local businesses

There was a net increase of 962 local businesses from June 2022 to June 2023, to **26,413** businesses. The highest amount of new businesses were in the Transport, Postal and Warehousing, Construction, and Healthcare and Social Assistance industries.

97.6% of businesses in Logan are sole traders or small businesses (less than 20 employees)

Non employing	15,906
1–4 employees	7,559
5–19 employees	2,315
20–199 employees	606
200+ employees	27

# Employment

## The top employing industries as at June 2023

Health care and social assistance

**23,159 jobs**  
(+2,694 from 2021/22)

Construction

**17,346 jobs**  
(+608)

Retail trade

**14,819 jobs**  
(+249)

Education and training

**13,142 jobs**  
(+931)

## Local jobs

There were **126,317** jobs located in the City of Logan in the year ending June 2023. This represents a 4.6% increase from 120,729 jobs at June 2022.

Logan has recorded strong local jobs growth of 14.8% from June 2018 to June 2023. Local jobs growth has cooled from its all-time high of 6.32% in 2022, down to 4.63% in June, but is still above the Queensland average of 3.66%.

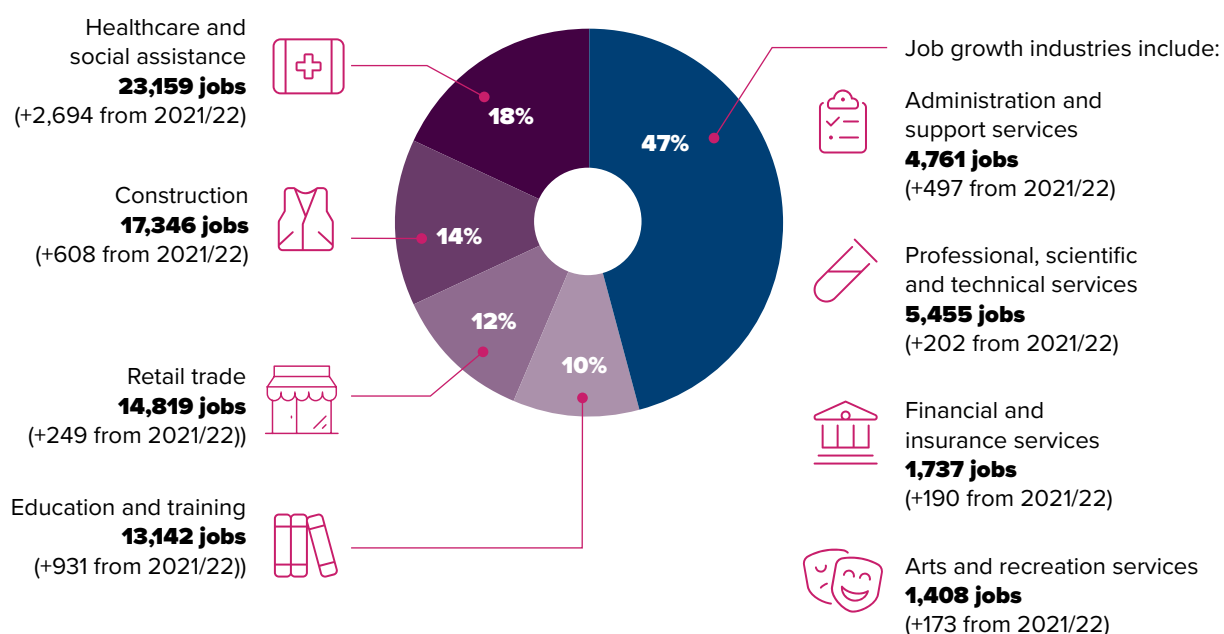
Year (ending 30 June)	Local jobs	% change from previous year
2023	126,317	+4.63
2022	120,729	+6.32
2021	113,551	+2.67
2020	110,599	-1.04
2019	111,756	+1.55

## Employed locals

There were **181,794** Logan residents in employment at June 2023. This is a 6% increase from 171,502 from June 2022.

## Employment by industry

A measure of the total number of people employed in the City of Logan as at June 2023.



Source: National Institute of Economic and Industry Research (NIEIR) 2023. More information available at [economy.id.com.au/logan](https://economy.id.com.au/logan)

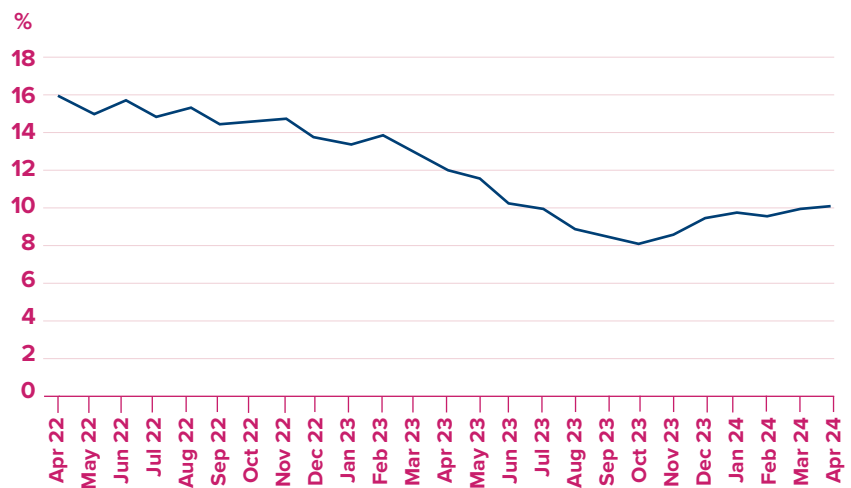
## Unemployment

The unemployment rate has been trending downwards since September 2021 and is **4.7%** for the December 2023 quarter, the lowest it has been for at least 10 years.

	Unemployment Rate %					Change in % points
Period: Quarter	Dec 22	Mar 23	Jun 23	Sep 23	Dec 23	Dec 22 to Dec 23
Australia	3.7	3.6	3.5	3.6	3.7	0
Queensland	3.9	3.8	3.7	3.8	4.0	4
Brisbane	3.2	3.1	3.1	3.4	3.5	9
Gold Coast	2.9	2.3	2.8	3.0	3.3	12
Moreton Bay	4.1	4.1	4.1	4.5	5.2	21
Redland	2.3	2.2	2.8	3.6	3.9	41
Ipswich	6.4	6.5	5.9	4.8	4.5	-42
City of Logan	6.5	6.4	5.7	4.9	4.7	-38

## Youth Unemployment

The Youth Unemployment Rate for Logan – Beaudesert was **10.4%** at April 2024. The youth unemployment rate started to drop during the 2022/23 financial year from 15.8% in June 2022 to 10.5% in June 2023. The rate has remained fairly stable during 2023/24 so far with the rate at its lowest in October 23 (8.5%) and travelling upward to 10.4% in April 2024.





# Population

The Estimated Resident Population of the City of Logan is **377,773** as at June 2023. This is a **4.1% increase** from 2021/22 and makes Logan the fastest growing LGA in Queensland. The 5-year average growth is 3.1%.

LGA	Population 2022	Population 2023	Difference 2023–2022	% increase
City of Logan	363,059	377,773	14,714	4.1
Ipswich	242,640	251,148	8,508	3.5
Brisbane	128,3432	1,323,162	39,730	3.1
Gold Coast	647,178	666,087	18,909	2.9
Sunshine Coast	355,904	365,942	10,038	2.8
Moreton Bay	496,772	510,104	13,332	2.7
Scenic Rim	44,331	45,248	917	2.1
Redland	163,729	166,809	3,080	1.9

## Estimated population growth is highest in the following SA2 areas:



↑ **+9.3%**  
Boronia Heights

↑ **+18.4%**  
Chambers Flat –  
Logan Reserve

↑ **+7.9%**  
Yarrabilba

↑ **+12.9%**  
Greenbank –  
North Maclean

↑ **+7.7%**  
Wolffdene –  
Bahrs Scrub

Brisbane, Gold Coast, Moreton Bay and Logan were the top 4 LGA's for overseas migration. Logan had the highest amount of net internal migration in QLD and the 2nd highest nationally (more Australians are moving to Logan than any other Council area in Queensland, and 2nd nationally only behind Melton, VIC).

# Development activity highlights

**\$1.59 billion** estimated construction value of Building Completions in 2022/23, up 17% from \$1.35 billion in 2021/22.

**250,845m<sup>2</sup>** new non-residential Gross Floor Area (GFA) space completed in 2022/23 (excludes mixed use), which is a 8% decrease from 2021/22.

**180,107m<sup>2</sup>** new floor space (GFA) for Warehouse, Distribution & Logistics, the biggest increase in non-residential growth.

**\$2.08 billion** estimated construction value of all new Building Approvals for 2022/23, up 10.8% from \$1.87 billion in 2021/22.

**\$401,045,389** estimated construction value of new non-residential work (based on Building Approvals – excludes mixed-use, demolitions, alterations and fit-outs).

**4,100** new dwellings added to the city's housing stock in 2022/23 (130,109 as at June 2022). This is a decrease from 4,500 dwellings added in 2021/22. Of these additional dwellings, the most popular dwelling type was a stand-alone house, followed by a house with a secondary dwelling/auxiliary unit.

**\$335,760** median construction cost for a stand-alone house, up from \$303,250 in 2021/22.

## 230 business days

The average construction timeframes for residential dwellings continue to increase with a stand-alone home taking an average of 230 business days from approval to completion in 2022/23 which is an increase from 194 days in 2021/22.

## 134,040 dwellings

Logan is currently below our dwelling number targets that are set by the State Government's SEQ Regional Plan. As at June 2023 the city has 134,040 dwellings moving towards 235,900 by 2046.

## Top 5 suburbs for residential dwelling completions were:



**546**  
Park Ridge

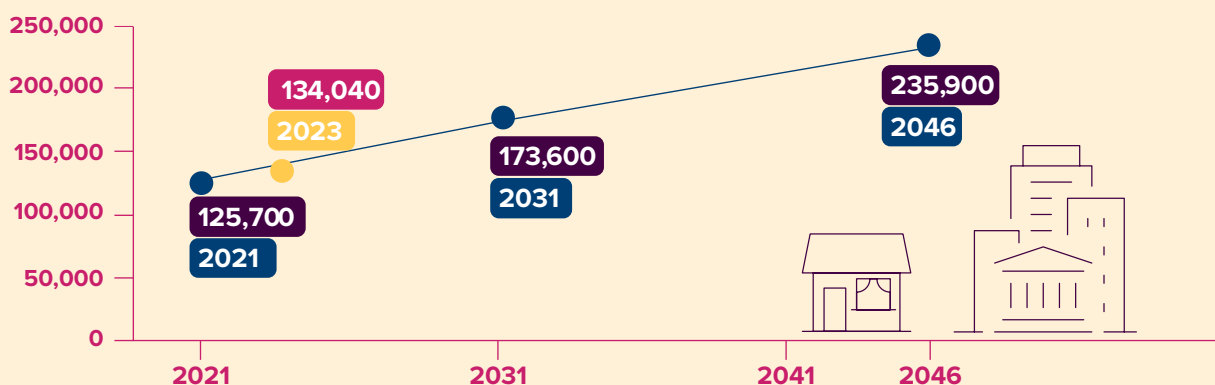
**281**  
Yarrabilba

**959**  
Logan Reserve

**475**  
Greenbank

**208**  
Flagstone

## Shaping SEQ dwelling targets







## Sources

Australian Bureau of Statistics, Counts of Australian Businesses, including Entries and Exits, 2017 to 2023

Australian Bureau of Statistics, Estimated Resident Population (ERP) and components by Local Government Area 2017 to 2023

Economy.id industry structure and industry sector profiles use a National Accounts regional econometric model developed by National Institute of Economic and Industry Research (NIEIR) [economy.id.com.au](http://economy.id.com.au)

Economic Development and City Planning Branch, Logan City Council

Small Area Labour Markets Australia, Australian Government, Department of Employment, Skills, Small & Family Business, ABS State Details

\*Many of the datasets in this economic profile are underpinned by the NIEIR-ID economic model, which is updated each financial year. As benchmarks are changed every year, this can affect historical figures.

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