

# Reed & Co.

ESTATE AGENTS

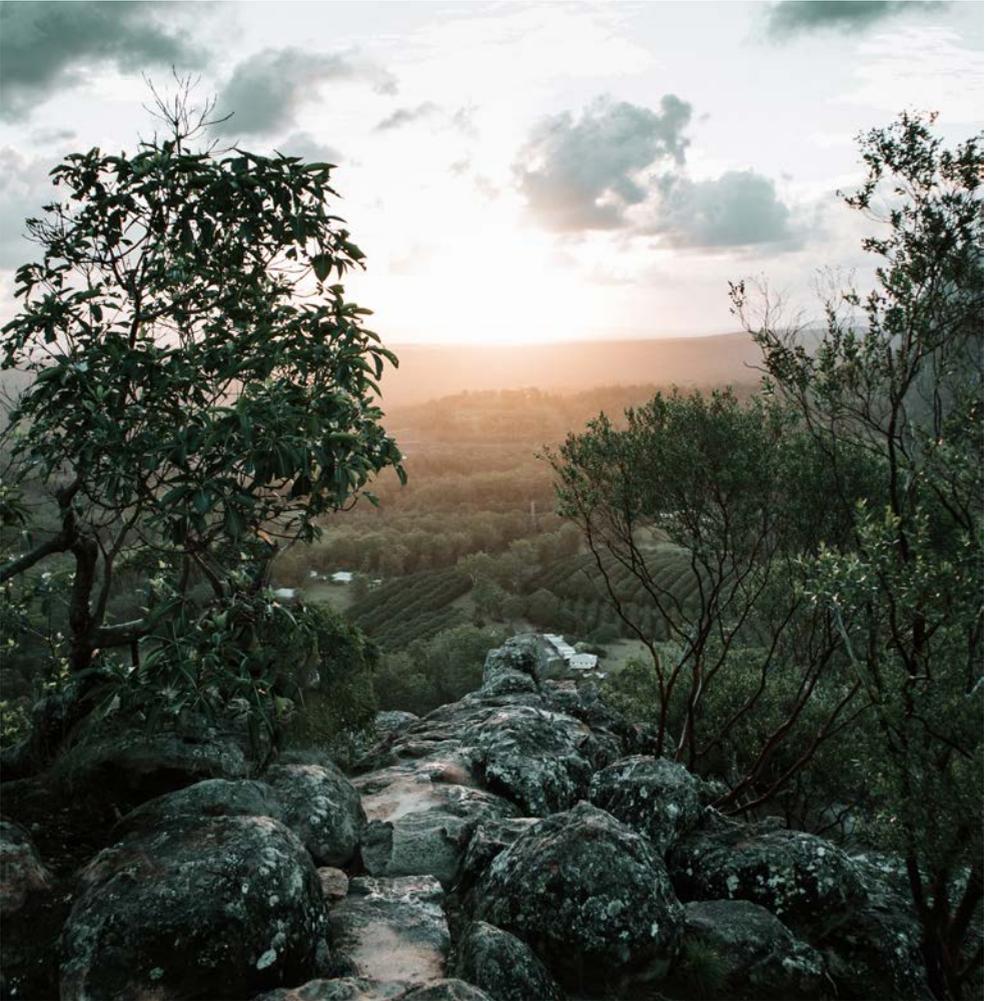
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## NOOSA PROPERTY MARKET UPDATE

3rd Quarter 2022

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### DOONAN



[reedandco.co](https://reedandco.co)



# Doonan

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The Noosa Hinterland, Doonan and Tinbeerwah remain a popular choice for interstate buyers in need of a “tree change”. In the last quarter we have received continued buyer interest from the Northern Beaches suburbs of Sydney and the Southern Highlands of NSW. Market confidence in the Hinterland remains strong despite the current national market conditions. A-grade positions along with high-end renovations and quality new build homes have attracted premium prices, with our most recent sale 7 Panorama Drive Doonan being an obvious example.

The number of sales in Doonan for the past 12 months was down to a total of 105 sales, bringing to a total sales value of \$200,780,000 for the same period. The median sales price for the 12 months remains strong at \$1,770,000 up 18%. The number of new listings is down -0.9% compared to that of previous months this year and the number of days on market have increased by 2.2% to an average of 23 days on market.

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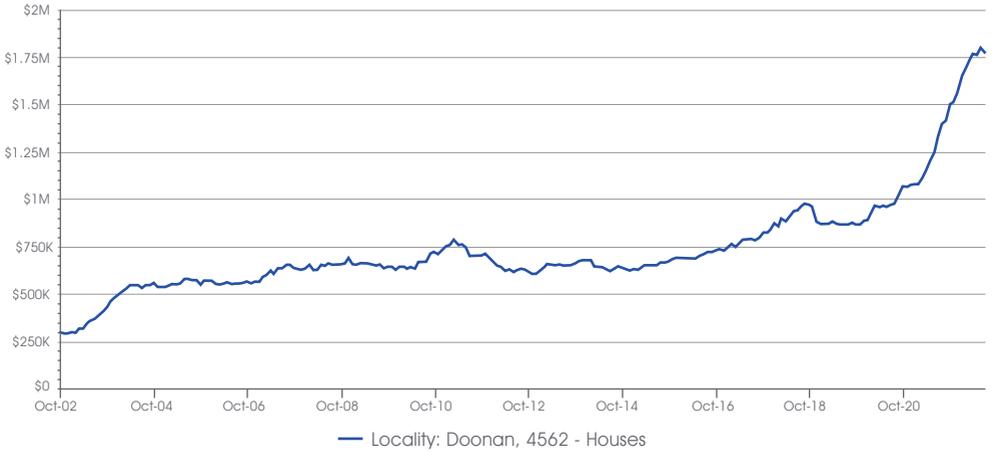
*Property presentation and creating the best first impression is the key to achieving a great outcome when selling. Buyers are willing to engage in a property purchase when the details have been executed well.*

Mark Hodgkinson

#### Tips for sellers:

Prepare, present, and prosper. If you execute the marketing and sales process with a strong negotiating agent, you will secure a great outcome. Market reach, local agent knowledge and experience coupled with a desirable property, will produce the maximum from a strong market.

## Median Sale Price - 20 years (House)



### Median Value

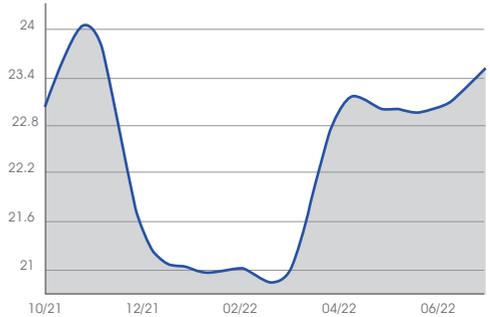
10/21 - 09/22



The third quarter of the year witnessed a significant increase in the median house price increasing 1.6% to \$1,600,000 in September 2022.

### Median Days on Market

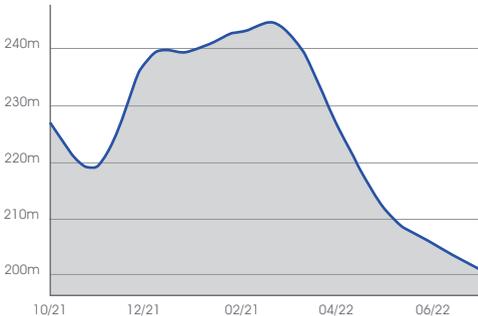
10/21 - 07/22



The average time to sell a home has increased 2.2% to 23 days, showing the market is slowing down and predicted to continue well into next year.

### Total Value of Sales

10/21 - 07/22



The total value of sales shows a significant decrease in the number of sales. A total value of \$200,780,000 is sold in Doonan, a reduction of -11.6% of total sales.

### % Stock on Market

10/21 - 09/22



The second half of 2022 has displayed a considerable reduction in the amount of stock on the market, currently sitting shy of 10%.

# Reed & Co.

ESTATE AGENTS

IT'S NOT WHAT WE SAY, IT'S WHAT OUR *CLIENTS* SAY.



88 Redwood Road  
Doonan | \$1,675,000



26 Livistona Drive  
Doonan | \$3,660,000



4 Mango Court  
Doonan | \$2,580,000

*Great Agent,  
Highly Recommend!*

We couldn't recommend Mark enough. Mark and Cass made the process of selling enjoyable and a lot less stressful than I imagined.

The result we got from our sale was life changing for our family and this all came down too having two great agents behind us every step of the way. We would use them again without hesitation

**SELLER REVIEW**

88 Redwood Road, Doonan

*Great communicator  
and easy to speak too.*

Mark knew the market we were in back to front and due to this he was able to encourage the interest of the right people.

Mark kept us to date on all interested parties and gave us the confidence that we would achieve our desired result. Which ultimately, we got and exceeded. It was pleasure to have Mark as our agent.

**SELLER REVIEW**

26 Livistona Drive, Doonan

*Top Agent  
Mark Hodgkinson!*

Mark was professional throughout our purchase, a pleasure to deal with and a huge asset to the Reed & Co team.

Communication superb. Would highly recommend.

**BUYER REVIEW**

4 Mango Court, Doonan



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