

# Reed & Co.

ESTATE AGENTS

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## NOOSA PROPERTY MARKET REPORT

Year 2022 in Review

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### NOOSA WATERS & SURROUNDING ESTATES



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



# Year 2022 in Review

One month into the new year and anyone thinking of selling or buying is wondering what is in store for the property market in 2023. Industry commentators have so far remained relatively reserved on the subject, but outside of another global catastrophe, early signs indicate that the Noosa property market will remain resilient this year.

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*A market correction of some degree in 2022 was inevitable following the highs of the pandemic period.*

Adrian Reed

We experienced greater market imbalance in the early part of the year with fewer and

more cautious buyers, met with nervous sellers unsure of the levels that could be achieved. As the year progressed, low inventory levels held prices flat and the new year has seen an encouraging uptick in activity.

As always, it is hard to generalise when commenting on the market performance. Noosa’s prestige properties outperformed the wider market last year, a trend which is expected to be maintained throughout this year, buoyed by strong buyer appetite, and continued high levels of interstate and international migration to the region. Despite the potential for further interest rate rises, low stock levels, particularly in the prestige sector, which kept prices strong in the region last year, is not expected to alter significantly.

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*Demand continues to outweigh supply and those bringing new, renovated or quality homes in sought-after locations to market in 2023 can expect to achieve premium market prices.*

*Adrian Reed*

The 2023 housing market is poised to be more balanced between buyers and sellers than it has been over the past three years. Mortgage rates are softening demand, which has met the continued low supply of homes.

Sales volume fell to levels not seen since the initial shock of the pandemic (April and May 2020). With fewer new listings and historically low inventory, sales volume likely won't rebound to pandemic levels.

Inflation appears to be slowly declining. If that trend continues, high mortgage rates may start to decrease in the second half of 2023.

We expect a return to seasonal trends — price and inventory growth in the second half of the calendar year — but at relatively low level, meaning fewer new listings and fewer sales overall.

2022 also gave us the opportunity to run our third annual Reed & Co. Charity Gala event in collaboration with the Loyal and Humpty Dumpty Foundations.

Since opening we have now along with our generous community raised over \$692,000 which has purchased and placed over 60 pieces of lifesaving paediatric medical equipment into 20 local and regional hospitals in Queensland.



Jason Smith

# Noosaville

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Noosaville, famous for its riverside beauty, is a suburb of many areas. From the prestigious canal properties in Noosa Waters to the newest estate of Donella near the schools, it has something to offer for all price ranges and lifestyles.

Data ending in December 2022 shows that growth for the year concentrated in the first quarter. The peak in median house price in April 2022 at \$2,080,000 was followed by a decline at the same rate that we experienced growth in the previous year, fundamentally giving back some of the gains to close out the 12 months with a 17% decline. To context this, in December 2020,

just three short years ago, the median was \$1,230,000 and the 3-year growth was 45%.

“

*The number of houses selling has returned to our longer term run rate of 2019 – 2020 so while the statistics are showing a -7% decline from the previous year there are a good number of homes being offered to the market.*

Adrian Reed

# Suburb Profile

Core Logic, January 2023



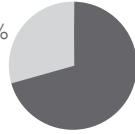
**8,100**

Population

**+14.2%**

5 year population change

29%



71%

Owner Occupiers Renters

Total Dwellings



**2,525**



**2,774**



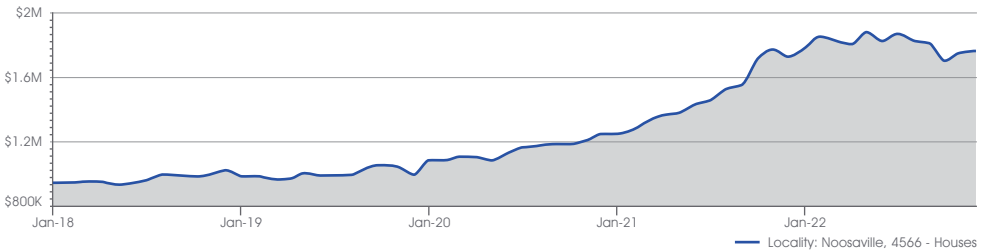
**10 Years**

Average length of ownership

## Houses

Realestate.com.au, January 2023

### 5 year median price trend



Median House Price



**\$1,760,000**

January - December 2022

12 month growth



**Up +2.0%**

January - December 2022

On the market



**78 houses**

available in the last month

Total sales



**126 sold**

January - December 2022

Median time on market



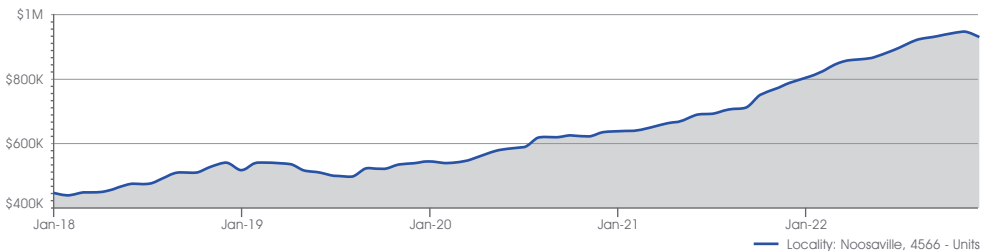
**58 days**

January - December 2022

## Units

Realestate.com.au, January 2023

### 5 year median price trend



Median Price



**\$930,000**

January - December 2022

12 month growth



**Up +17.7%**

January - December 2022

On the market



**70 units**

available in the last month

Total sales



**161 sold**

January - December 2022

Median time on market



**52 days**

January - December 2022



# Noosa Waters & Surrounding Estates

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Looking at Noosa Waters non-waterfront and its surrounding estates, the demand for these areas continues to be strong. With its well-kept gardens, proximity to the Noosa River precinct and Noosa Village, the area continues to be attractive to buyers prioritising lifestyle.

With the slowing of the intensity of the market, buyers have more choice and options. Their money is going further, and we are seeing a return to normal market conditions where there is less urgency to make decisions and the fear of missing out has declined. This has enabled the local market to re-engage with confidence.

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*In the last 12 months, we have seen a shift in the majority of buyers being locals making their next move, mostly downsizing to a smaller home and some families who had been renting making a permanent move.*

*Monique Sommer*

Looking at the non-waterfronts in Noosa Waters and its immediate surrounds of Northrise and Headland Estates, a total

of 35 homes sold in 2022, a significant reduction versus the 54 homes that sold in the prior year.

Of note is that most of these homes were sold above the \$2,000,000 mark and more of these estates are edging to this price point.

The median house value in Noosa Waters non-waterfronts has continued to strong growth since 2021, with the median value in this estate at \$2,050,000 in the last six months of 2022. To context this, in December 2020, just two short years ago it was \$1,222,500. This is an effect of the pandemic and people's desire to live in a safe and beautiful haven. Homes in Noosaville are taking on average 30 days to sell, this is up from 19 days last year.

## Sales Strategy

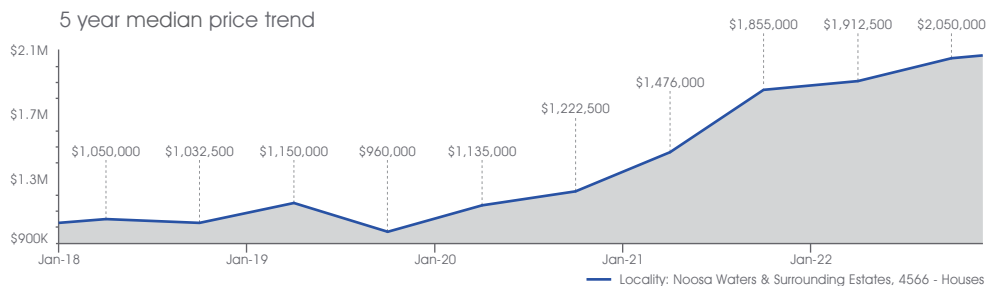
Auction campaigns have been effective in bringing the best buyers to the forefront over the last 12 months, as those who need to buy are still willing to compete for quality homes.

Over the last 12 months, Reed & Co has been the market leader in these estates, selling a range of homes including setting both a North Rise record for 6 Jailee Court and the Noosa Waters Non-waterfront record for 38 Waterside Court.



Jason Smith

# Houses Noosa Waters & Surrounding Estates



Median House Price



**\$2,050,000**

January - December 2022  
RP Data, January 2023

12 month growth



**Up +2.0%**

January - December 2022  
Realestate.com.au, January 2023

On the market



**10 houses**

available in the last month  
Realestate.com.au, January 2023

Total sales



**35 sold**

January - December 2022  
RP Data, January 2023

Median time on market



**58 days**

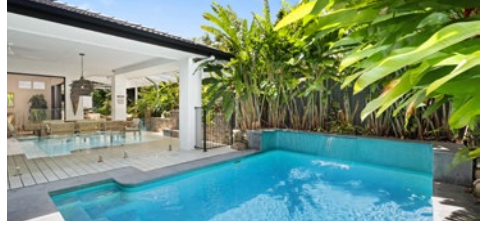
January - December 2022  
Realestate.com.au, January 2023

# Recent Sales

## Noosa Waters & Surrounding Estates



15 Regatta Circuit, Noosaville  
5 bed | 4 bath | 2 car  
\$2,895,000 | SOLD October 2022



38 Waterside Court, Noosa Waters  
4 bed | 3 bath | 2 car  
\$2,800,000 | SOLD December 2022



6 Jailee Court, Noosaville  
4 bed | 3 bath | 2 car  
\$2,800,000 | SOLD May 2022



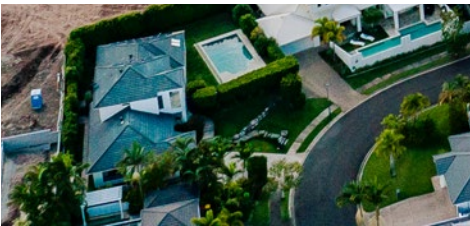
5 Limosa Court, Noosaville  
3 bed | 3 bath | 2 car  
\$2,600,000 | SOLD October 2022



42 Shorehaven Drive, Noosa Waters  
4 bed | 2 bath | 2 car  
\$2,600,000 | SOLD January 2022



26 Shipyard Circuit, Noosa Waters  
4 bed | 3 bath | 2 car  
\$2,575,000 | SOLD December 2022



35 Regatta Circuit, Noosaville  
5 bed | 2 bath | 2 car  
\$2,550,000 | SOLD January 2022



78 Shorehaven Drive, Noosa Waters  
4 bed | 2 bath | 2 car  
\$2,480,000 | SOLD June 2022



# Recent Sales

## Noosa Waters & Surrounding Estates



2 Jailee Court, Noosaville  
4 bed | 2 bath | 2 car  
\$2,400,000 | SOLD November 2022



11 Regatta Circuit, Noosaville  
4 bed | 2 bath | 2 car  
\$2,400,000 | SOLD August 2022



26 Rani Circuit, Noosaville  
4 bed | 2 bath | 2 car  
\$2,385,000 | SOLD June 2022



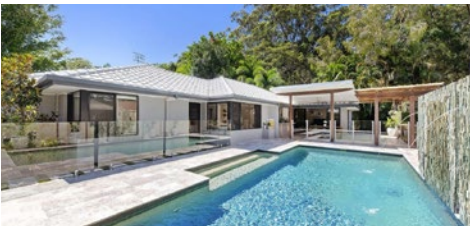
6 Treasure Cove, Noosaville  
4 bed | 2 bath | 2 car  
\$2,355,000 | SOLD September 2022



82 Shorehaven Drive, Noosa Waters  
4 bed | 2 bath | 2 car  
\$2,215,000 | SOLD August 2022



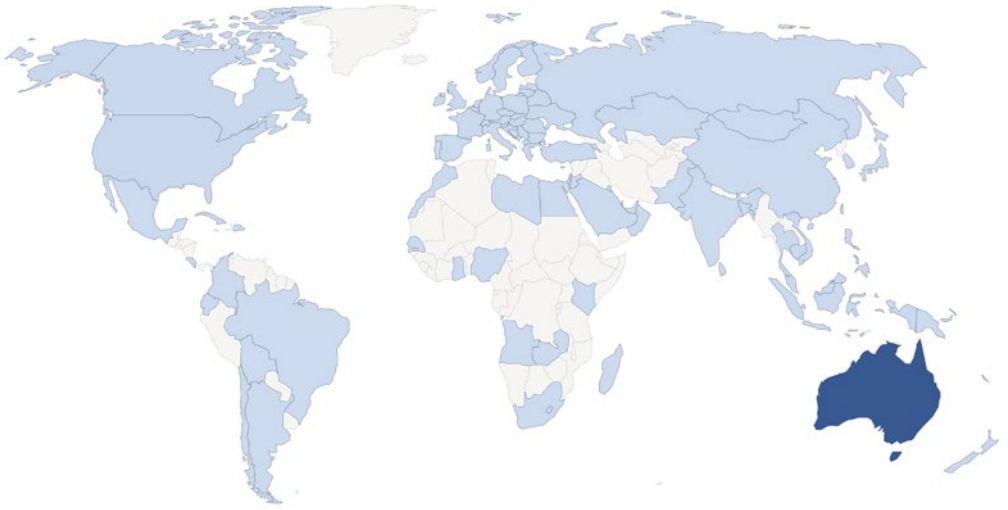
9 Seacove Court, Noosa Waters  
4 bed | 2 bath | 2 car  
\$2,200,000 | SOLD August 2022



13 Seagull Court, Noosa Waters  
4 bed | 2 bath | 2 car  
\$2,200,000 | SOLD January 2022



4 Corinthia Court, Noosaville  
4 bed | 2 bath | 2 car  
\$2,160,000 | SOLD January 2022



Data from January - December 2022

# CAMPAIGNS THAT REACH THE WORLD.

Our marketing campaigns have *no borders*.  
And our results speak for themselves.

**101,492** unique website visitors. From **114** countries.

On top of the **2,116,027** people on Facebook and the **602,938** people on Instagram.

From January to December 2022 we had a total digital reach of **2,820,457** people.

Total Sold Properties\*



Includes off market sales

Total Sales\*



Includes off market sales

5★ Reviews\*



Includes Rate my agent and realestate.com.au

Community Fundraising\*



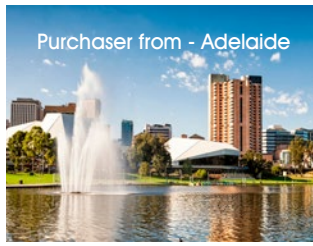
Purchasing paediatric medical equipment for local hospitals

Purchaser from - Canada



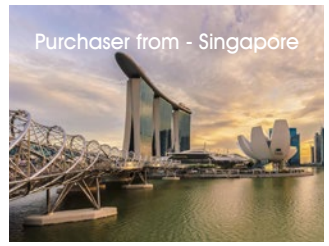
2 Frying Pan Track  
North Shore | \$6,000,000

Purchaser from - Adelaide



125 Shorehaven Drive  
Noosa Waters | \$5,195,000

Purchaser from - Singapore



22 The Anchorage  
Noosa Waters | \$4,150,000

Purchaser from - Perth



33 Masthead Quay  
Noosa Waters | \$4,050,000

Purchaser from - Melbourne



69 Seaview Terrace  
Sunshine Beach | \$3,940,000

Purchaser from - Switzerland



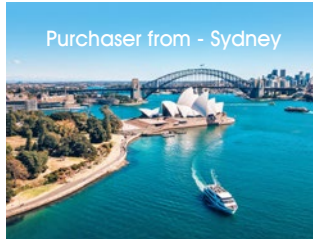
132 Shorehaven Drive  
Noosa Waters | \$2,300,000

Purchaser from - Mauritius



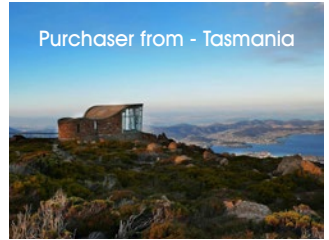
38 Saltwater Avenue  
Noosa Waters | \$1,900,000

Purchaser from - Sydney



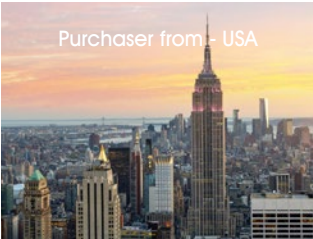
59 Laguna Grove  
Doonan | \$1,720,000

Purchaser from - Tasmania



1521/1 Lakeview Rise  
Noosa Heads | \$1,560,000

Purchaser from - USA



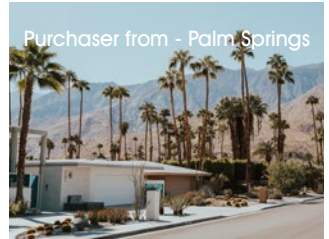
37/33 Picture Point Crescent  
Noosa Heads | \$1,450,000

Purchaser from - UK



27 Seacove Court  
Noosa Waters | \$1,427,000

Purchaser from - Palm Springs



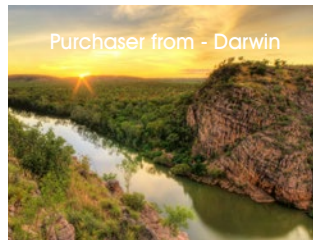
23 Weyba Park Drive  
Noosa Heads | \$1,321,000

Purchaser from - Mildura



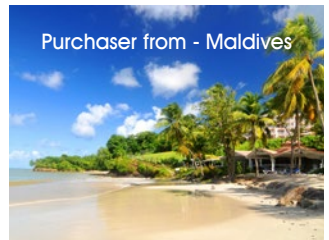
19/37 Noosa Drive  
Noosa Heads | \$1,250,000

Purchaser from - Darwin



2 Oceanmist Court  
Noosa Waters | \$1,150,000

Purchaser from - Maldives



12 Clifton Place  
Eumundi | \$610,000



Dave Gleeson

# Reed & Community Charity Gala

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*At Reed & Co. Estate Agents, we pride ourselves on our commitment to our community; this drive is at the core of everything we do.*

*Adrian Reed*

Since opening in 2018, Reed & Co. in collaboration with the Loyal Foundation, the Humpty Dumpty Foundation, and the Noosa community, together have now raised over \$692,000 to donate over 60 pieces of life-saving paediatric medical equipment for regional hospitals around Australia.

Loyal Foundation Founder Anthony Bell OAM said he supports the Humpty Dumpty Foundation because every time a piece of medical equipment is donated through the foundation, 100 cents of the dollar goes to

delivering that specific piece of equipment to the hospital or health service which has an urgent need for it - providing an immediate, real and tangible outcome.

Reed & Co. owner and founder Adrian Reed said the Reed & Co. Charity Gala is about making a positive impact, helping make a difference and be the change that could ultimately save a child's life.

“Now more than ever, hospitals and health services need our help, and it's our collaboration with the Loyal Foundation and the Humpty Dumpty Foundation that help make this possible. It is tough, but children don't stop getting sick, they don't stop going to hospital and tragically they don't stop dying.”

“Our legacy will be our generosity. A lot of generous people from our community have helped make a difference; I would like to thank our guests for their ongoing support



all images by Dave Gleeson

and generosity on the night. Why we do it? Because it saves lives. If we don't do it, nobody does it. If we don't do it, the hospitals will go without.

A special mention goes out to all of the sponsors; it's with their support that has helped make the night a success".

Reed & Co. held their annual Charity Gala on Saturday, 25th June, at the Sofitel Noosa Pacific Resort. An invitation-only event, was attended by 150 guests, including one of Australia's greatest sporting stars Phil Kearns and Humpty Dumpty Foundation Founder and Executive Chairman Paul Francis OAM.

The 2022 event raised over \$210,000 to donate vital paediatric medical equipment. Dr. Karl van de Merwe, Director of Emergency at Noosa Hospital, said on the night, everything that is available to be donated is critical. It helps frontline hospital staff and makes a real difference to hospitals and healthcare services across Australia.

"These donations make the hardest part of our job a little bit easier, and more importantly, they give children the best chance possible. Items like the Giraffe Warmer, a \$38,480 piece of equipment, are lifesaving and an all-in-one resus bed for very small babies."

Thanks to our generous guests who kindly donated the Giraffe Warmer, the ED team of the Noosa Hospital now has the possibility to warm and oxygenate premature births or small infants.

Humpty Dumpty Foundation Founder and Executive Chairman Paul Francis OAM said "It is only with the support of generous donors that the Humpty Dumpty Foundation can help frontline staff and make a real difference to hospitals and healthcare services across Australia. Against the backdrop of incredibly tight health budgets, it is more important than ever we continue our critical work of providing essential medical equipment to hospitals in need right across the country."

# Team Reed & Co.

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Reed & Co. is a brand built on values, authenticity and local heritage.

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*Reed & Co. is built on a multi-generational and long-standing passion and commitment to Noosa.*

*Adrian Reed, Director*

With proven ability to achieve extraordinary results in the most desired sectors of the Noosa property market, and an indivisible reputation based on building long standing relationships, Reed & Co. is the smart choice property partner.

Marketers in a digital world, engaging consumers long before they become buyers. Great teams drive great results and we are partnered with the best talent in Noosa, delivering exceptional service to buyers and sellers alike.

Combining youth & enthusiasm with multi-generational experience, we hold over 80 years of real estate experience combined, principally in Noosa but also nationally throughout the southern states. This thorough involvement within the industry gives us tremendous insight into the local market, the previous trends, current movements & future forecasts. We may not be the biggest agency, but we have the highest performing agents, and we are the fastest-growing real estate agency in Noosa.

We collaborate with world-class partners to ensure we're able to deliver a complete end to end service to our clients. Our culture of collaboration is possibly what sets us apart from our competitors more than anything else.



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 Executive Assistant to  
 Mark Hodgkinson  
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**Bianca Pascoe**  
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 Administration Manager  
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# Team Reed & Co.

## Our Agents

### Team Reed

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Adrian Reed and Darren Neal have been working side-by-side for six years now, creating a cohesive, high performing team that achieve outstanding results in the prestige property sector. The highly educated pair have built a strong reputation for excellent service to their clients that transcends a glossy brochure. They pride themselves on market knowledge and collaborate effectively ensuring a streamlined sales campaign for both buyers and sellers alike. An innate ability to build and nurture relationships means that the journey with their clients often starts well before they are called into sell a property. Recognised as trusted advisers, exceptional local market knowledge and superior negotiation skills, gives buyers and sellers the power to transact with transparency and confidence.



### Team Sommer

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Monique Sommer and Roxy Blin work together as Team Sommer. Monique herself knows every street and every house in her key sales area in detail, which makes it easy for her to sell its key attributes, as well as find interested buyers. Whilst Monique spends her days liaising with clients, Roxy is looking after the back end and is an essential part of the marketing process. When it comes to marketing a property, each house has a story and it is all about bringing that story to life. Monique has a very good eye for detail, while Roxy takes care of the preparation stages through to the final steps of getting a house ready for launch. Possessing a skill set beyond traditional real estate Monique has the ability to articulate a campaign strategy unique to each property.



### Team Cox

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Team Cox is made up of Kate Cox, Tony Cox and Erin McCartin, each with differing strengths and backgrounds. Lead agent Kate liaises with vendors and negotiates the deal at the critical moments. Tony works more on the buyers, whilst Erin focuses more on the administrative side and preparing each property to go to market. All three have strong, focused personalities and an effective exchange of ideas. All with backgrounds in other fields prior to real estate, Team Cox often offers solutions and insights that may be a little outside the norm. The key element to their success as a team is that the three are cohesive and tight knit and combine over 25 years of real estate experience.





# Team Reed & Co. Our Agents

## Team Payne

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Having had a life-long association with Noosa and having lived here on two separate occasions, Alexander Payne calls Sunshine Beach home along with his husband who owns the salon, Adrian J Hairdressing. The salon and spending his family holidays in Noosa from early childhood, have provided Alexander with an extensive network and terrific historical knowledge of the local area.

For Alexander honesty and integrity are at the forefront of every interaction he has with buyers and sellers alike. His ability to guide his clients through the process of buying or selling coupled with his communication and negotiation skills gained from his background in Human Resources are part of his success.

## Team Roche

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Chris Roche came to Noosa over thirty years ago. After spending the first few years living in Noosaville, he purchased a property in Sunrise Beach, where he has now lived for 28 years.

Having spent the last thirty years working in finance in a lending capacity, both for a major bank and running his own business, Chris followed his passion for property to the real estate industry where he can apply his advisory and negotiation skills along with imparting local and market knowledge of the area.

Chris works in a methodical way without using any high-pressure sales tactics. Being a calm and considerate person with great regard for others helps in creating an element of trust with his clients.

## Team Hodgkinson

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Lead agent Mark Hodgkinson, co-listing agent, Cassandra Young and executive assistant, Maddie Robinson form Team Hodgkinson.

Whilst Mark tailors each campaign to suit the individual client needs, Cass takes care of styling, appraisals, prospecting, auction preparation with Maddie supporting with all administrative tasks.

Team Hodgkinson possesses comprehensive market knowledge of the Noosa and Hinterland area with a diverse range of expertise, and offers professionalism along with a gentle approach to deliver a seamless, stress-free experience for their clients.

