

Reed & Co.

ESTATE AGENTS

NOOSA PROPERTY MARKET UPDATE

3rd Quarter 2024

NOOSA WATERS & SURROUNDING ESTATES



reedandco.co



This report has been carefully curated to help you navigate Noosa's real estate market with confidence and clarity.

If you would like to discuss your position in the current market further, or if I can be of any assistance throughout your property journey, please don't hesitate to contact me.

With compliments,

Monique Sommer

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*Scan the
QR code to
connect.*



Noosa Waters & Surrounding Estates

Over the past 12 months, the non-waterfront property market in Noosa Waters, as well as the neighbouring estates of Northrise and Headlands, has remained steady, with minimal fluctuations in both sales volume and median value. During this period, 35 homes were sold, slightly down from the 39 homes sold in the prior year. The median house value for non-waterfront properties has held firm at \$1,980,000.

What's noteworthy, however, is the continued strong demand at the premium end of the market.

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Properties that stand out due to high-quality renovations are commanding significant price premiums well above the median value.

Monique Sommer

A prime example is 38 Waterside Court, a beautifully renovated home that recently sold for \$3,050,000. Similarly, 21 Aquamarine Circuit, which underwent a full transformation, achieved a sales price of \$2,725,000 and was snapped up within just days of hitting the market - demonstrating the market's enthusiasm for exceptional properties.

Interestingly, most recent buyers have been local residents making permanent investments, with some moving from rentals, others transitioning to long-term homes, and a few upgrading their holiday homes to larger residences for a more permanent lifestyle shift.

On average, homes in Noosaville are currently taking 65 days to sell, compared to 60 days during the same period last year. Despite recent media reports, this indicates a stable and consistent demand for properties in the area.

Sales Strategy:

To maximize interest and achieve the best possible outcomes, it is essential to focus on property presentation before listing. This includes decluttering, freshening up any tired areas with a coat of paint, and ensuring gardens are neat and well-maintained. Homes that are well-prepared and present a cared-for appearance tend to appeal more to potential buyers, particularly those that have not undergone recent renovations.

The market is responding positively to properties that showcase attention to detail and offer immediate liveability, making it crucial to invest in enhancing the overall appeal before going to market.



Noosa Waters & Surrounding Estates Recent Sales

38 Waterside Court, Noosa Waters
4 bed | 3 bath | 2 car
\$3,050,000 | SOLD Septmeber 2024

11 Seacove Court, Noosa Waters
5 bed | 4 bath | 2 car
\$2,900,000 | SOLD December 2023

72 Shorehaven Drive, Noosa Waters
4 bed | 2 bath | 2 car
\$2,800,000 | SOLD January 2024

21 Aquamarine Circuit, Noosa Waters
5 bed | 3 bath | 3 car
\$2,725,000 | SOLD September 2024

12 Regatta Circuit, Noosa Waters
4 bed | 3 bath | 2 car
\$2,480,000 | SOLD July 2024

2 Rani Ciruit, Noosaville
4 bed | 3 bath | 2 car
\$2,450,000 | SOLD December 2023

25 Aquamarine Circuit, Noosa Waters
4 bed | 2 bath | 2 car
\$2,400,000 | SOLD October 2023

26 Rani Circuit, Noosaville
4 bed | 2 bath | 2 car
\$2,400,000 | SOLD May 2024

144 Shorehaven Drive, Noosa Waters
4 bed | 2 bath | 2 car
\$2,320,000 | SOLD December 2023

50 Shipyard Circuit, Noosa Waters
5 bed | 2 bath | 2 car
\$2,300,000 | SOLD February 2024

194 Shorehaven Drive, Noosa Waters
5 bed | 3 bath | 2 car
\$2,300,000 | SOLD March 2024

140 Shorehaven Drive, Noosa Waters
4 bed | 2 bath | 2 car
\$2,300,000 | SOLD September 2024

46 Shorehaven Drive, Noosa Waters
3 bed | 2 bath | 2 car
\$2,100,000 | SOLD November 2023

7 Windsurf Place, Noosa Waters
4 bed | 3 bath | 2 car
\$2,065,000 | SOLD May 2024

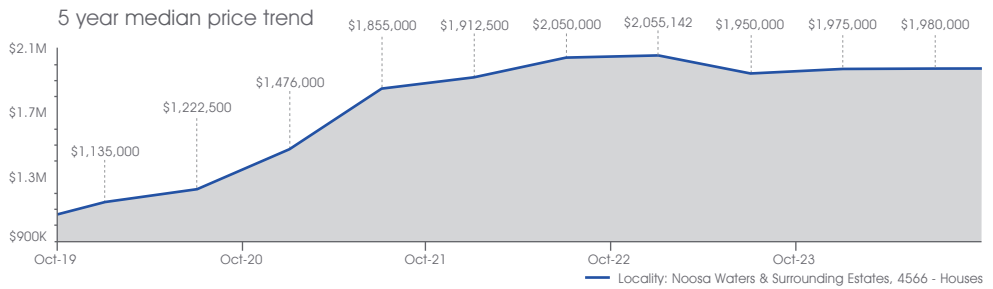
20 Rani Circuit, Noosaville
4 bed | 2 bath | 2 car
\$2,050,000 | SOLD October 2023

62 Shorehaven Drive, Noosa Waters
4 bed | 2 bath | 2 car
\$2,000,000 | SOLD April 2024



Anna Whilshire

Houses Noosa Waters & Surrounding Estates



Median House Price



\$1,980,000

October 2023 - September 2024
RP Data, October 2024

12 month growth



Down -1%

October 2023 - September 2024
RP Data, October 2024

On the market



6 houses

available in the last month
Realestate.com.au, October 2024

Total sales



35 sold

October 2023 - September 2024
RP Data, October 2024

Median time on market



65 days

October 2023 - September 2024
Realestate.com.au, October 2024



Neale Bertram

The Carol Cruise presented by Reed & Co.



The Noosa community is set to celebrate the festive season with joy as Reed & Co. Estate Agents proudly presents their annual Carol Cruise on Saturday, 14th December. This event promises an unforgettable evening for locals and visitors alike, teaming up once again with the iconic Noosa Ferry, Oriana Choir, AV Partners & Sunshine Coast Youth Choir.

This year's cruise will include stops at popular riverside parks, including Lions Park, Noosa Park West, The Sound Park, and the foreshore outside The Noosa Boathouse. As the beautifully decorated M.V. Miss Tewantin glides along the river, a spectacular flotilla of watercrafts will accompany her, enjoying Christmas carols sung by the renowned Oriana Choir.

Audiences along the riverbanks can expect an enjoyable performance, as the choir brings festive classics to life. At each stop, the Sunshine Coast Youth Choir will continue the festivities, enhancing the joyful ambience with their renditions of holiday favourites as the ferry motors onto the next stop.

'The Carol Cruise represents everything we love about Noosa, which is bringing people together outdoors to celebrate the festive season, our lifestyle on the water and just sharing fabulous moments with family and friends. We could not be more proud to

present the Noosa community with this event again this year', says Adrian Reed.

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The Carol Cruise has become a highlight of the holiday season in Noosa. Each year, it grows, bringing our community closer together through music, laughter, and the spirit of Christmas.

If you are located along the route and are hosting Christmas celebrations on Saturday, 14th December, why not request the Carol Cruise to stop by and spread the festive cheer! Please scan the QR code above and enter your details.

With the river illuminated by festive lights and the sound of carols drifting through the air, Noosa's Carol Cruise will once again capture the hearts of the community. This evening of melody and joy will create lasting memories with friends and family, lighting up the riverbanks with the true spirit of Christmas.

For more information and to add this event to your calendar, please; scan the QR Code above or visit reedandco.co/carolcruise2024/

\$1M

Community Fundraising

Together with the generous Noosa community, we have now raised \$1,098,872.11, purchasing 88 pieces of vital paediatric medical equipment for our local Noosa and regional hospitals across Australia.

67

Collaborations

In the pursuit to innovate & grow, we strive to collaborate at every opportunity. In doing so, we can proudly say we have facilitated 67 high performance & community-based events since opening in 2018.

455

Five-Star Reviews

Great service underlies a great sales experience, as well as a great result. This is evident in our 455 five-star reviews across realestate.com.au & RateMyAgent.

996

Valued Clients

We deliver a world class, complete end to end service to our clients. We have proven our ability to achieve extraordinary results, helping 996 buyers & sellers in the most desired sectors of the Noosa property market.

\$1B

Total Sales

We are grateful for the opportunity to have facilitated \$1,122,185,047.10 in total sales since opening our doors in 2018, a huge achievement for our small team of high performing agents.

*Total agency statistics since launch in September 2018

