

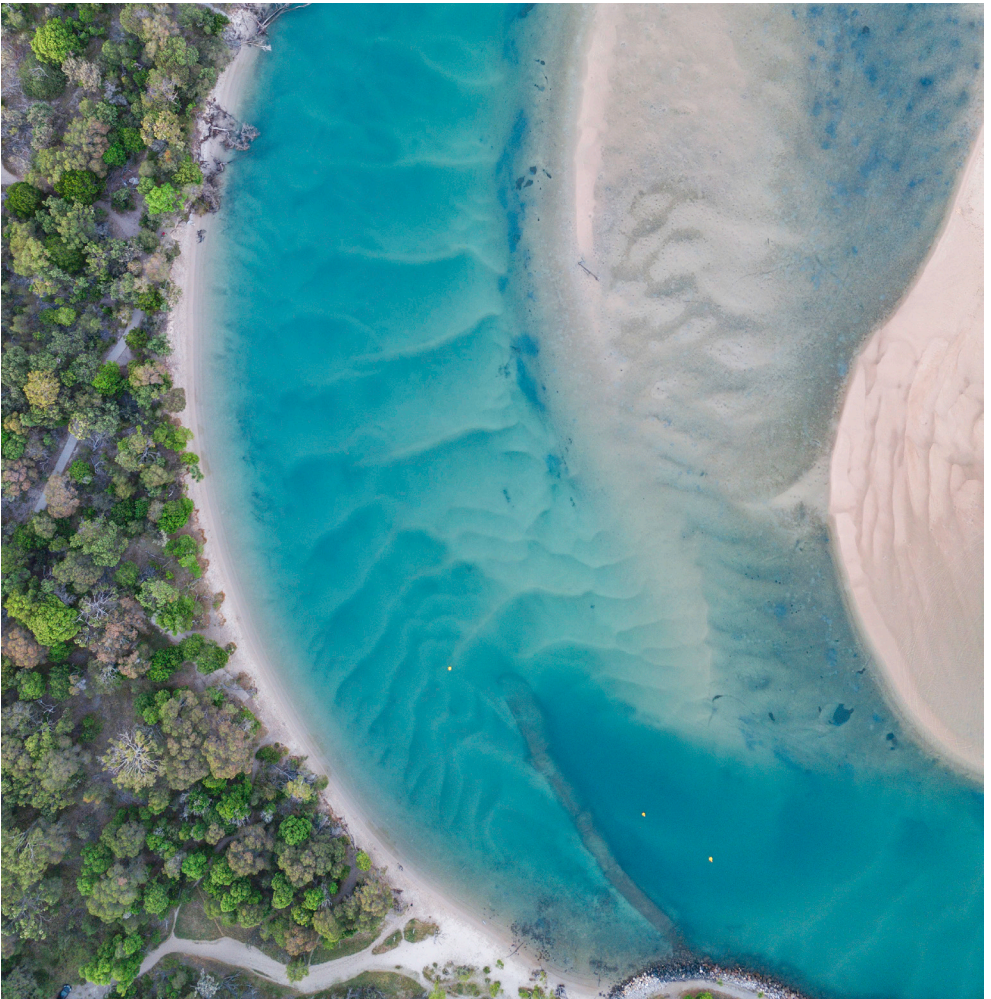
Reed & Co.

ESTATE AGENTS

NOOSA PROPERTY MARKET UPDATE

3rd Quarter 2024

PRESTIGE PROPERTY



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,

Adrian Reed

0409 446 955
adrian@reedandco.co

Scan the
QR code to
connect.



Prestige Property

Population growth in Queensland, boosted by both interstate migration and overseas buyers, continues to bolster the South East Queensland housing market. Moreover, interest rate stability, with potential cuts anticipated in late 2024, could reignite buyer activity even further.

Amidst slightly lower sales volumes, the September quarter offered clear signs that property prices are stabilizing after their earlier pandemic-driven declines. Values have remained steady now across several consecutive quarters, with certain sub-markets even experiencing minor increases. Positive inflation figures and growing optimism that interest rates have peaked have helped reassure both buyers and media, leading to a more balanced outlook.

A mix of active local buyers, interstate and overseas demand continued to underpin the market, as a steady influx of young families pursuing a tree or sea-change, along with pre-retirees eager to secure their future homes, bolstered buyer activity.

Retirees, too, played a notable role, seeking both seasonal 'lock-up-and-leave' properties and more permanent residences.

Unlike many other regional areas, this region has seen minimal out-migration, with recent relocators increasingly settling down, transitioning from renting to buying.

“

Buyer competition remained strong for high-quality, turnkey properties in prime locations, with multi-party bidding regularly driving prices to new records.

Adrian Reed

In contrast, properties in less desirable locations or requiring significant renovations saw less competition, allowing prospective buyers more time to weigh their options. However, when these properties were appropriately priced and marketed, they still sold quickly and effectively.

The increase in ultra-high-net-worth individuals (with a net worth of \$40 million or more) is also fuelling prestige demand. Many wealthy buyers are cash-rich, allowing them to compete in the high-end market without needing finance, thereby pushing prices higher.



Emily Avery

Prestige Property Recent Sales

43 Witta Circle, Noosa Heads
45 bed | 4 bath | 6 car
\$30,000,000 | SOLD May 2024

13 Dolphin Crescent, Noosaville
5 bed | 4 bath | 2 car
\$13,000,000 | SOLD May 2024

33 Ross Crescent, Sunshine Beach
5 bed | 4 bath | 3 car
\$28,000,000 | SOLD December 2023

19 Key Court, Noosa Heads
4 bed | 4 bath | 2 car
\$13,000,000 | SOLD July 2024

40 Noosa Parade, Noosa Heads
4 bed | 4 bath | 2 car
\$20,500,000 | SOLD April 2024

28 Moosman Court, Noosa Heads
4 bed | 3 bath | 2 car
\$12,000,000 | SOLD March 2024

66 Noosa Parade, Noosa Heads
2 bed | 1 bath | 1 car
\$17,000,000 | SOLD March 2024

25 Wyuna Drive, Noosaville
3 bed | 4 bath | 1 car
\$11,500,000 | SOLD October 2023

3 Allambi Rise, Noosa Heads
3 bed | 2 bath | 1 car
\$16,900,000 | SOLD September 2024

62 Seaview Terrace, Sunshine Beach
3 bed | 3 bath | 1 car
\$11,000,000 | SOLD January 2024

24 Noosa Parade, Noosa Heads
5 bed | 2 bath | 2 car
\$16,500,000 | SOLD October 2023

116 Hayward Road, Lake McDonald
5 bed | 5 bath | 5 car
\$10,200,000 | SOLD November 2023

26 Mcanally Drive, Sunshine Beach
5 bed | 4 bath | 2 car
\$13,500,000 | SOLD November 2023

3/54 Park Road, Noosa Heads
3 bed | 2 bath | 1 car
\$10,000,000 | SOLD June 2024

38 Seaview Terrace, Sunshine Beach
4 bed | 3 bath | 2 car
\$13,100,000 | SOLD September 2024

24/512 David Low Way, Castaways Beach
5 bed | 3 bath | 2 car
\$8,600,000 | SOLD June 2024

\$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

