

Reed & Co.

ESTATE AGENTS

NOOSA PROPERTY MARKET UPDATE

3rd Quarter 2024

SUNRISE BEACH



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,

Chris Roche

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*Scan the
QR code to
connect.*



Sunrise Beach

As we look ahead, the Sunrise Beach property market is poised for an interesting ride, shaped by various economic and political factors. With an imminent state election and a federal election expected by May 2025, uncertainty is likely to impact buyer sentiment and market dynamics.

Median house price now sits at \$1,817,500 a modest increase over the past 12 months. Units have reduced slightly in value to a median of \$840,000. There were 56 houses and 40 units sold in the past 12 months. Average days on market for houses and units are 65 and 67 respectively.

The upcoming state election is expected to result in a change of government, which could bring new policies and priorities that influence the housing market. Additionally, the potential for a minority federal government may lead to further political volatility. This environment of increased tension, especially with ongoing political issues in the Middle East, could create hesitation among buyers and investors.

Despite the political uncertainties, there is cautious optimism regarding inflation. The ongoing issues with sticky inflation could see a resolution in the near future, paving the way for the Reserve Bank of Australia to consider a series of interest rate reductions in the first half of 2025. Such moves could significantly boost buyer confidence, encouraging more activity in the market.

The combination of these factors suggests that buyers will be making considered decisions, closely monitoring economic indicators and political developments.

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However, if inflation stabilizes and interest rates decline, we could see a resurgence of buyer interest and a more dynamic market environment.

Chris Roche

The next six to twelve months promise to be pivotal for the Sunrise Beach property market. While political uncertainties and economic challenges may introduce volatility, potential interest rate cuts could serve as a catalyst for renewed buyer confidence. Stakeholders should remain attuned to these developments and be prepared to adapt to the evolving market landscape.

As we navigate these changes, staying informed and responsive to both market trends and broader economic indicators will be essential. The opportunities that arise during periods of uncertainty can be significant, and being prepared to act could yield favourable outcomes for buyers and sellers alike.



Rhyees Wedes

Sunrise Beach Recent Sales

48 Orient Drive, Sunrise Beach
4 bed | 3 bath | 2 car
\$6,800,000 | SOLD March 2024

20 Corsair Crescent, Sunrise Beach
3 bed | 4 bath | 5 car
\$4,200,000 | SOLD January 2024

35 Sobraon Street, Sunrise Beach
4 bed | 2 bath | 2 car
\$3,150,000 | SOLD April 2024

23 Liberty Place, Sunrise Beach
5 bed | 3 bath | 2 car
\$3,075,000 | SOLD July 2024

45 Sobraon Street, Sunrise Beach
4 bed | 3 bath | 1 car
\$2,850,000 | SOLD May 2024

35 Woodlark Rise, Sunrise Beach
4 bed | 3 bath | 2 car
\$2,520,000 | SOLD October 2023

2 Orient Drive, Sunrise Beach
3 bed | 2 bath | 2 car
\$2,400,000 | SOLD July 2024

28 Dame Patti Drive, Sunrise Beach
4 bed | 2 bath | 2 car
\$2,350,000 | SOLD July 2024

2/41 Tingira Crescent, Sunrise Beach
3 bed | 2 bath | 1 car
\$2,250,000 | SOLD June 2024

20 Orcades Street, Sunrise Beach
4 bed | 2 bath | 2 car
\$2,250,000 | SOLD July 2024

12 Dayspring Street, Sunrise Beach
3 bed | 2 bath | 3 car
\$2,250,000 | SOLD March 2024

5A Ventura Street, Sunrise Beach
4 bed | 2 bath | 2 car
\$2,208,000 | SOLD July 2024

1/41 Sobraon Street, Sunrise Beach
3 bed | 3 bath | 2 car
\$2,200,000 | SOLD March 2024

6 Defender Court, Sunrise Beach
3 bed | 2 bath | 2 car
\$2,200,000 | SOLD October 2023

1 Voyagers Place, Sunrise Beach
4 bed | 2 bath | 2 car
\$1,922,000 | SOLD November 2023

12 Victory Crescent, Sunrise Beach
4 bed | 3 bath | 2 car
\$1,800,000 | SOLD January 2024

Suburb Profile

Core Logic, October 2024



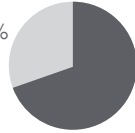
3,400

Population

-0.9%

5 year population change

31%



Owner Occupiers Renters

Total Dwellings



1,179



562



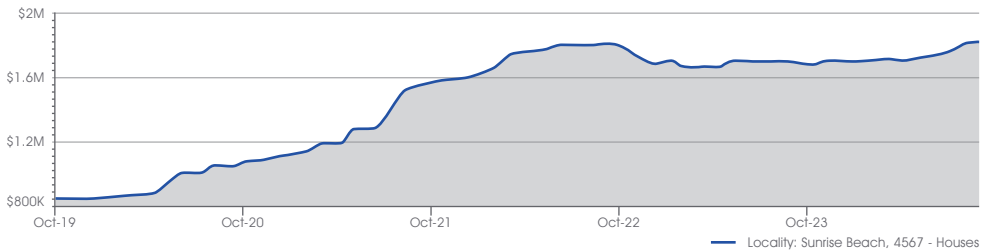
13 Years

Average length of ownership

Houses

Realestate.com.au, October 2024

5 year median price trend



Median House Price



\$1,817,500

October 2023 - September 2024

12 month growth



Up +7.5%

October 2023 - September 2024

On the market



24 houses

available in the last month

Total sales



56 sold

October 2023 - September 2024

Median time on market



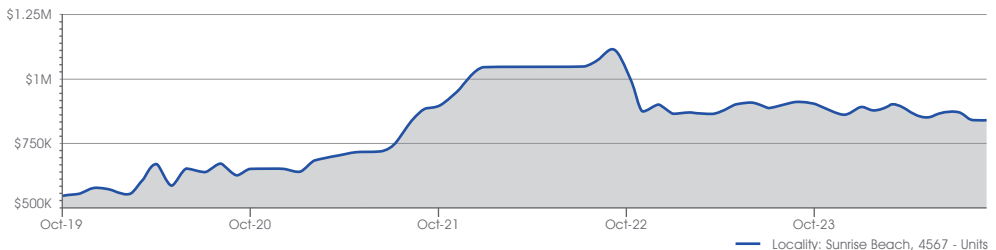
65 days

October 2023 - September 2024

Units

Realestate.com.au, October 2024

5 year median price trend



Median Price



\$840,000

October 2023 - September 2024

12 month growth



Down -7.7%

October 2023 - September 2024

On the market



8 units

available in the last month

Total sales



40 sold

October 2023 - September 2024

Median time on market



67 days

October 2023 - September 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

