

Reed & Co.

ESTATE AGENTS

NOOSA PROPERTY MARKET UPDATE

1st Quarter 2024

TEWANTIN





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,

Mark Hodgkinson

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*Scan the
QR code to
connect.*



Tewantin

Tewantin continues to establish itself as a vibrant and sought-after suburb in the Noosa region, showing promising trends in the third quarter of 2024. The local real estate market reflects a robust demand and a competitive atmosphere, attracting a diverse range of buyers, from families to investors.

The median house price in Tewantin has reached \$1,100,000, marking a notable growth of 12.9% over the past year. This increase highlights the suburb's desirability and the ongoing investment interest in the area.

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As more buyers seek to capitalize on the appealing lifestyle and amenities that Tewantin offers, the upward trend in prices is expected to continue.

Mark Hodgkinson

In the past month, Tewantin has seen 99 houses available for sale, indicating a

healthy inventory level that caters to a variety of buyer needs. Over the last year, 192 homes have been sold, showcasing significant market activity and interest. This level of sales reflects the suburb's strong appeal, as well as the ongoing demand for quality housing in a desirable location.

The median time on the market for properties in Tewantin stands at just 34 days, a clear indication of the competitive nature of the market. This quick turnover suggests that well-priced homes are attracting buyers rapidly, making it essential for sellers to position their properties effectively to capitalize on the heightened demand.

As we look ahead in the 2024 - 2025 Financial Year, Tewantin's real estate market appears poised for continued strength. With a solid median house price, robust growth, and a dynamic sales environment, the suburb remains an attractive option for a wide array of buyers. The ongoing interest in Tewantin highlights its enduring appeal as a prime location within the Noosa region, promising a bright future for its real estate market.



Rhyees Wedes

Tewantin Recent Sales

21 Ward Street, Tewantin
4 bed | 2 bath | 1 car
\$6,350,000 | SOLD August 2024

65 Hilton Esplanade, Tewantin
3 bed | 2 bath | 3 car
\$4,620,000 | SOLD May 2024

33 Ward Street, Tewantin
4 bed | 3 bath | 2 car
\$3,200,000 | SOLD November 2023

1/1 Werin Street, Tewantin
3 bed | 2 bath | 3 car
\$2,850,000 | SOLD June 2024

4-6 Hay Street, Tewantin
4 bed | 4 bath | 1 car
\$2,660,000 | SOLD June 2024

58 Hilton Terrace, Tewantin
4 bed | 3 bath | 2 car
\$2,650,000 | SOLD August 2024

4/20 Blakesley Street, Tewantin
3 bed | 2 bath | 1 car
\$2,200,000 | SOLD November 2023

14 Ada Street, Tewantin
3 bed | 2 bath | 4 car
\$2,100,000 | SOLD February 2024

9 Cooribah Crescent, Tewantin
4 bed | 2 bath | 2 car
\$2,097,600 | SOLD December 2023

5 Cooribah Crescent, Tewantin
5 bed | 3 bath | 3 car
\$1,950,000 | SOLD February 2024

2 Tingara Crescent, Tewantin
4 bed | 3 bath | 3 car
\$1,950,000 | SOLD November 2023

26 Cooribah Crescent, Tewantin
4 bed | 3 bath | 3 car
\$1,925,000 | SOLD January 2024

54 Hilton Terrace, Tewantin
8 bed | 4 bath | 4 car
\$1,900,000 | SOLD August 2023

8 Noosa Banks, Tewantin
4 bed | 2 bath | 4 car
\$1,830,000 | SOLD May 2024

29 Eagle Drive, Tewantin
3 bed | 2 bath | 2 car
\$1,825,000 | SOLD January 2024

45 Eagle Drive, Tewantin
5 bed | 3 bath | 2 car
\$1,825,000 | SOLD November 2023

Suburb Profile

Care Logic, October 2024



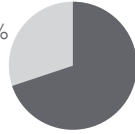
10,900

Population

+2.4%

5 year population change

30%



Owner Occupiers Renters

Total Dwellings



3,919



767



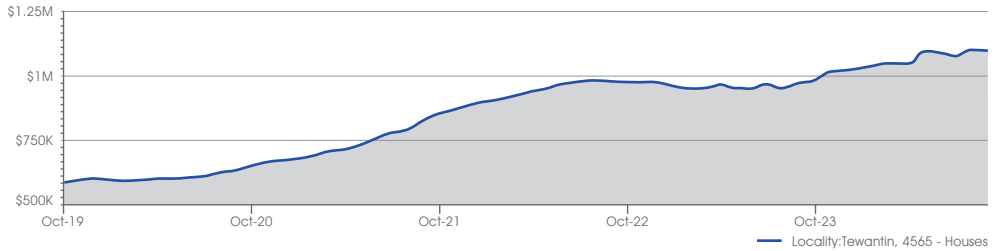
11 Years

Average length of ownership

Houses

Realestate.com.au, October 2024

5 year median price trend



Median House Price



\$1,100,000

October 2023 - September 2024

12 month growth



Up +12.9%

October 2023 - September 2024

On the market



99 houses

available in the last month

Total sales



192 sold

October 2023 - September 2024

Median time on market



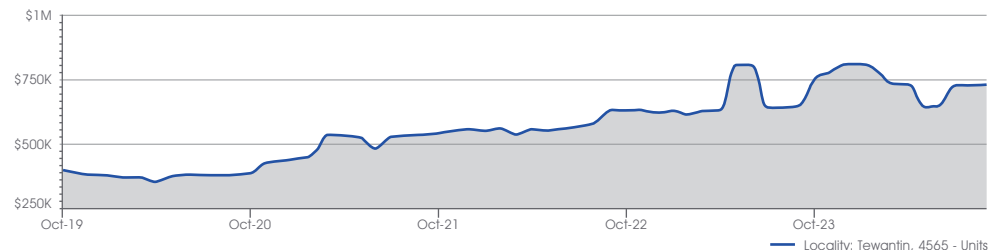
34 days

October 2023 - September 2024

Units

Realestate.com.au, October 2024

5 year median price trend



Median Price



\$735,000

October 2023 - September 2024

12 month growth



Up +13.3%

October 2023 - September 2024

On the market



16 units

available in the last month

Total sales



49 sold

October 2023 - September 2024

Median time on market



34 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

