

Reed & Co.

ESTATE AGENTS

NOOSA PROPERTY MARKET UPDATE

1st Quarter 2025

TEWANTIN



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,

Mark Hodgkinson

0409 484 159
mark@reedandco.co

*Scan the
QR code to
connect.*



Tewantin

The first quarter of 2025 has seen Tewantin's residential sales market perform with steady confidence, particularly in the detached housing sector. Tewantin continues to attract buyers seeking lifestyle, community, and value in a tightly held market.

From January to March 2025, the median house price in Tewantin reached \$1,152,500 - representing a 4.8% increase year-on-year. This growth reflects consistent buyer demand, particularly for family-friendly homes close to schools, shops, and natural amenities like the Noosa River and Tewantin National Park.

Three-bedroom houses remain in high demand, with the median sale price sitting at \$975,000 as of the end of March. This segment has grown 5.7% annually, suggesting continued interest from both upsizers and downsizers seeking manageable homes with liveability and long-term capital growth potential.

While houses lead the market in performance, the unit sector has shown mixed results. The median unit price remains stable at \$650,000. However, three-bedroom units have seen a 3.6% dip in median value, settling at \$880,000. This decline may indicate a short-term correction or reduced demand for larger strata-titled properties, possibly due to increasing buyer focus on land and space.

That said, the broader unit market still appeals to retirees, investors, and first-home

buyers looking for a more accessible price point within the Noosa region. Tewantin's continued price growth, especially in freestanding homes, mirrors trends seen across lifestyle-driven regional markets. Low stock levels, strong interstate migration, and a renewed appreciation for coastal living post-pandemic have helped maintain property values.

While the broader Queensland market is expected to moderate in growth through 2025, demand in tightly held pockets like Tewantin remains underpinned by its unique blend of community charm and proximity to high-demand destinations like Noosa Heads.

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Looking ahead, Tewantin's housing market appears well-positioned for further steady growth, especially in the sub- $\$1.2$ million range.

Mark Hodgkinson

Investors and owner-occupiers alike should remain attentive to emerging opportunities, particularly as unit prices stabilise and buyer activity adjusts to evolving interest rate conditions.

In a changing market, Tewantin continues to offer value and lifestyle - making it a suburb to watch in 2025.

Last 12 Months Activity

Median Sale Price

\$1,100,000

Up 5.8% from last year

Sold Volume

203

Up 3.5% from last year

Price Growth

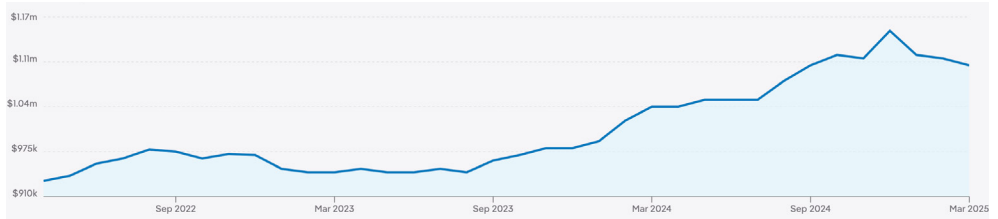
5.8%

Median Days on Market

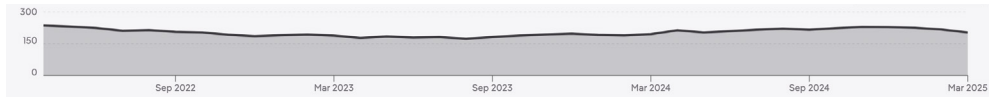
47 days

Up 11.9% from last year

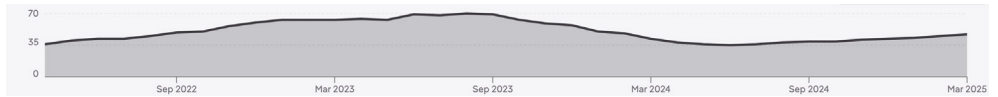
Median Sale Price



Sale Volume



Median Days on Market



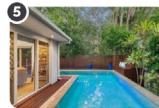
\$1,550,000

49 Werin Street
Tewantin

🚗 4 🏠 2 🚗 2 🏠 506m² | House

Sold date
15 Feb 2025

Distance
3.6km



\$1,265,000

23 Burgess Drive
Tewantin

🚗 4 🏠 2 🚗 2 🏠 680m² | House

Sold date
20 Feb 2025

Distance
4.1km



\$1,405,000

6 Bowden Court
Tewantin

🚗 3 🏠 2 🚗 2 🏠 1104m² | House

Sold date
26 Feb 2025

Distance
4.2km



\$1,250,000

2 Murdock Court
Tewantin

🚗 4 🏠 2 🚗 2 🏠 673m² | House

Sold date
28 Mar 2025

Distance
4.1km



\$1,360,000

8 Perkins Place
Tewantin

🚗 4 🏠 2 🚗 2 🏠 800m² | House

Sold date
03 Mar 2025

Distance
4.4km



\$1,247,000

92 Ward Street
Tewantin

🚗 4 🏠 4 🚗 4 🏠 832m² | House

Sold date
01 Feb 2025

Distance
3.6km



\$1,350,000

9 Old Blue Gum Place
Tewantin

🚗 3 🏠 2 🚗 2 🏠 600m² | House

Sold date
14 Mar 2025

Distance
4.0km



\$1,230,000

101 Moorindil Street
Tewantin

🚗 3 🏠 2 🚗 3 🏠 1012m² | House

Sold date
17 Feb 2025

Distance
3.5km

A Changing Tide: What Could Shape Noosa's Luxury Property Market in a World on Edge

As the world watches a simmering trade war between the US and China threaten to boil over, and global stock markets wobble under the strain, the natural question for locals and investors alike is: What does this mean for us here in Noosa? Spoiler alert: it's not all doom and gloom. In fact, this region's unique demographic mix and lifestyle offering might just buffer it from the worst — while still requiring a dose of strategic awareness.

When the World Catches a Cold...

Global economic downturns tend to arrive with headlines: market corrections, job losses, GDP contraction. While Australia may avoid the worst of it — thanks to our consumption-led economy and solid demand fundamentals — the impacts still filter through in quieter ways. And when retirees feel the pinch, so too does the coast.

Noosa, as we know, is no ordinary market. With an over-index of homeowners in later life stages, many of whom own their properties outright or maintain them as secondary holiday homes, the pulse of the property market often beats to a different rhythm here.

But when super funds shrink and the ASX stumbles, even cashed-up retirees start asking new questions. Will they renovate? Will they list? Will they hold off their sea change or downsize plans? What's clear is this: confidence is currency. Baby boomers, holding a vast proportion of Australia's private wealth, will be the first to pull back discretionary spending when volatility strikes. Already we're hearing stories of renovation plans being shelved, and boutique retail and dining noticing softer midweek trading.

And while we may not see a rush of 'for sale' signs in luxury enclaves like Sunshine Beach or Noosa Sound, we might see fewer new listings, longer campaign durations, and more measured negotiations.

Ironically, some relief may come from the very conflict causing all this angst.

As China finds itself boxed out of the American market, it's likely to flood open economies like Australia with cheaper exports — think steel, whitegoods, joinery, and tiles. For local builders and renovators, this could mean a welcome reprieve from the runaway construction costs of the past three years. While labour remains tight, material costs may drop, making it more feasible for investors or downsizers to move ahead with delayed projects — and perhaps keeping property presentation and resale quality high, even if transactions slow.

At the national level, there's resilience worth noting.

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Around three-quarters of Australia's GDP is driven by domestic demand — spending by households, businesses, and governments.

That's a sharp contrast to export-heavy economies like Germany or Korea. It means that as long as the jobs market holds up, and interest rates remain steady (or soften), everyday economic life can continue humming along. Add to that the ongoing influx of new migrants — many of whom bring skills, capital, and demand for housing — and the fundamentals underpinning property prices look anything but weak.

While we can't predict the precise twists of the global economy, we can say this: Noosa's luxury property market will feel the world's tremors — but not quake from them. Its demographic makeup, lifestyle allure, and fundamental scarcity continue to make it a desirable hedge against uncertainty.

And when the storm passes — as it always does — it's regions like this, where lifestyle, nature, and community intersect, that buyers inevitably return to. Because no matter what happens on Wall Street or in Beijing, you can't tariff a sunset over Main Beach.



From the Heart of Noosa: Reed & Co.'s 2025 Charity Gala — Helping Kids in Hospital



The stage is set for the 2025 Reed & Co. Estate Agents Charity Gala — an evening that showcases the power of community coming together to help sick children in hospitals across Australia. In support of the LOYAL Foundation and the Humpty Dumpty Foundation, Reed & Co. Estate Agents will host their fifth Charity Gala in the ballroom at the Sofitel Noosa Pacific Resort on Saturday 21st June.

This black-tie affair, hosted by Johanna Griggs AM, promises an unforgettable night of fine dining, inspiring stories, and electrifying entertainment, all in support of a vital cause. With a room full of community change makers and high profile guests in attendance, expect world-class athletes to share their journeys of resilience and triumph, while regional healthcare heroes offer insights into the life changing impact the equipment purchased provides for sick children in hospital.

Since opening their doors in 2018, Reed & Co. has remained committed to giving back. Thanks to the unwavering support of the Noosa community, more than \$1,098,872 has been raised, funding 88 pieces of life-saving paediatric medical equipment for hospitals across Noosa and regional Australia.

"We've been humbled by the support we've received from our clients, partners, and the greater Noosa community," said Adrian Reed, Director of Reed & Co.

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The Charity Gala is a true celebration of what we can achieve together – and a powerful reminder of the real lives changed through this generosity.

Tickets are limited and expected to sell out quickly. To book, visit reedandco.co/charity-gala-2025, email events@reedandco.co, or call 07 5323 0101. If you are unable to attend, you can still make an impact by purchasing a piece of life-saving paediatric medical equipment from the Humpty Dumpty Foundation Wish List in your name, entering our Charity Gala Raffle to win a Vespa Primavera 50 or by making a tax-deductible donation. Please contact Bianca Pascoe on 07 5323 0101 or scan the QR code above for more information.

Let's come together for another extraordinary chapter in the Reed & Co. story — a night of inspiration, community, and life-changing impact.

\$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 & regional hospitals across Australia.

69

Collaborations

In the pursuit to innovate & grow, we strive to collaborate at every opportunity. In doing so, we can proudly say we have facilitated 69 high performance & community based events since opening in 2018.

460

Five-Star Reviews

Great service underlies a great sales experience, as well as a great result. This is evident in our 460 five-star reviews across realestate.com.au & RateMyAgent.

1,072

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 1072 buyers & sellers in the most desired sectors of the Noosa property market.

\$1B

Total Sales

We are grateful for the opportunity to have facilitated \$1,220,512,047.10 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

