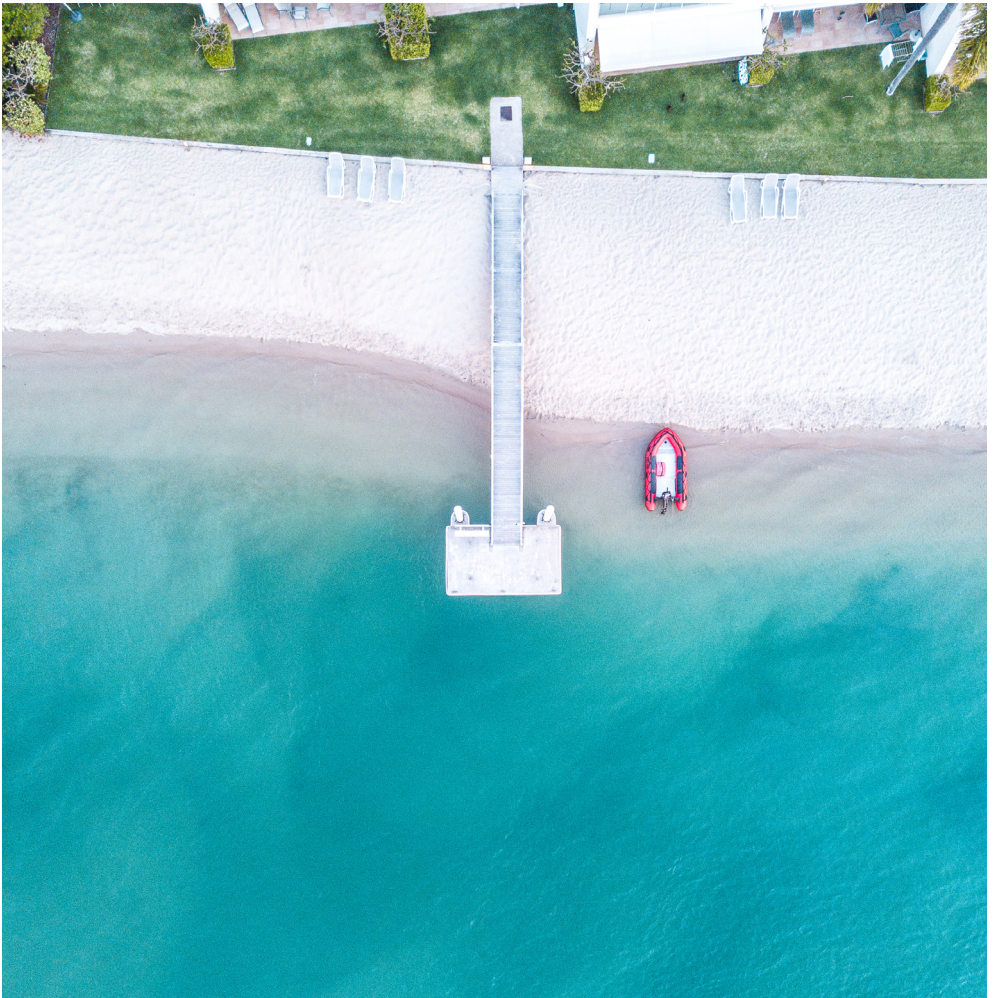

NOOSA PROPERTY MARKET REPORT

Year 2025 in Review





Noosa Waters & Surrounding Estates

Noosa Waters and its surrounding estates including Headlands, Northrise, and the Pandanus Estate recorded 38 house sales over the past 12 months, up from 34 in 2024. That's a modest lift in turnover, suggesting confidence has improved, but it hasn't tipped into a frenzy. Days on market have held steady at around 60 days, which tells the real story: buyers are active, but they're still taking their time, comparing options, and pushing back when a home is priced above the market.

The median sale price for Noosaville is sitting at \$2,000,000. In practical terms, that remains the "centre of gravity" for the estate - well-presented family homes on good parcels of land continue to trade around this level, with price outcomes largely determined by finish, layout, and how turnkey the home feels.

The standout changes this year is the top end. For the first time since I've been selling in the estate, we've seen multiple sales above \$3 million in the last 12 months. The highest sale was 70 Shorehaven Drive, Noosa Waters, achieving \$3.3 million. This was a five-bedroom, four-bathroom renovated home on 740m², a classic example of what the premium buyer is

paying for: scale, quality, and a finished product that doesn't require a renovation budget or time on site.

12 Jailee Court also set a new benchmark for the North Rise estate. A relatively new home on 655m², it reinforced a consistent theme: buyers will stretch for newer, low-maintenance stock, particularly when the floorplan works and the property presents as "move-in ready".


Regatta Circuit remains one of the estate's most sought-after streets, with five homes transacting in 2025 alone. Prices ranged from \$1.9 million at No. 37 through to \$3.2 million at No. 15, underlining how wide the pricing spread can be within the same street depending on improvements, land utility, and overall standard.

Looking ahead, the market feels steady rather than speculative. Sellers who overreach on price are still sitting for longer, while correctly priced homes with strong presentation continue to find buyers within a normal timeframe. For buyers, the message is simple: the best homes still attract strong competition, and hesitation is rarely rewarded.

Last 12 Months Activity

Median Sale Price
 **\$2,000,000**
Noosaville 4566 (Houses)

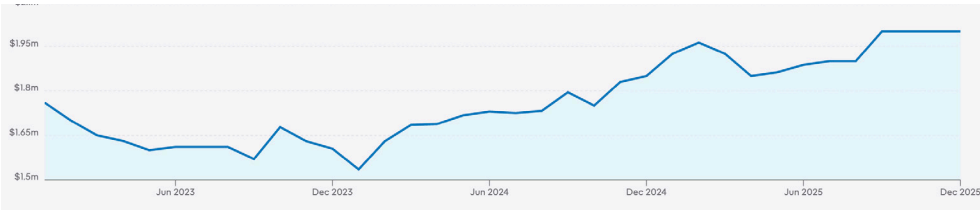
Sold Volume
 **38 sold**
Up 12% from last year

Price Growth
 **0%**

Median Days on Market
 **59 days**
Noosa Waters (Houses), Jan 2025 - Dec 2025

Median Sale Price (2 years)

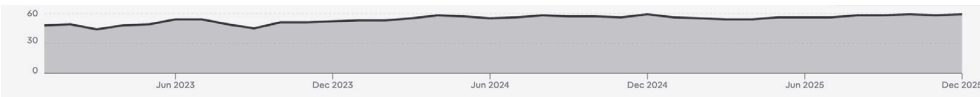
Noosaville 4566 (Houses) Realestate.com.au, Jan 2025 - Dec 2025



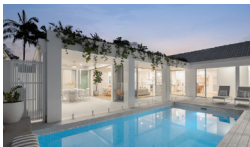
Sold Volume (2 years)



Median Days on Market (2 years)



Top 8 Sales



70 Shorehaven Drive
Noosaville
\$3,300,000
5 bed | 4 bath | 2 car
SOLD December 2025



31 Regatta Circuit
Noosaville
\$2,750,000
5 bed | 3 bath | 2 car
SOLD February 2025



15 Regatta Circuit
Noosaville
\$3,200,000
4 bed | 4 bath | 2 car
SOLD February 2025



68 Shorehaven Drive
Noosaville
\$2,740,000
3 bed | 3 bath | 2 car
SOLD August 2025



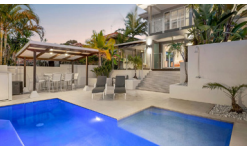
41 Regatta Circuit
Noosaville
\$3,175,000
5 bed | 4 bath | 2 car
SOLD October 2025



7 Spindrift Court
Noosaville
\$2,670,000
3 bed | 2 bath | 2 car
SOLD May 2025



12 Jailee Court
Noosaville
\$3,100,000
4 bed | 3 bath | 2 car
SOLD May 2025



7 Treasure Cove
Noosaville
\$2,660,000
4 bed | 3 bath | 2 car
SOLD September 2025

Reed & Community 2025 in Review

We believe that real estate is not just about buying or selling properties, but about creating meaningful connections and contributing to the overall well-being of the community. We strive to give back and support causes that are important to the Noosa community, whether it's through sponsorships, donations, or volunteering our time and resources. Ultimately, our commitment to the Noosa community is the driving force behind everything we do at Reed & Co. Estate Agents.



6 Peaks in 1 Day

May 2025

In a remarkable show of endurance, community spirit and generosity, 75 participants braved the incline of six Sunshine Coast peaks in just one day, raising \$63,210 for paediatric medical equipment in local and regional hospitals.



Charity Gala

June 2025

In a powerful demonstration of community, compassion and purpose, Reed & Co. Estate Agents hosted our 2025 Charity Gala at the Sofitel Noosa Pacific Resort. The event raised an outstanding \$216,061, funding vital pieces of paediatric medical equipment in collaboration with the Humpty Dumpty Foundation. This equipment is expected to save the lives of hundreds of children annually across regional Queensland hospitals and the Royal Flying Doctors Service.



Primavera All'Italiana Ladies Luncheon

October 2025

Noosa turned out in style and spirit as Reed & Co. Estate Agents hosted our annual Primavera All'Italiana Ladies Luncheon at Locale Noosa. The sell-out afternoon gathered 143 guests and raised an impressive \$34,000 to support Santa's Classy Helpers, helping bring the joy of Christmas to local families doing it tough over the Christmas period.



The Carol Cruise

December 2025

Noosa glowed with Christmas magic during a memorable Carol Cruise this year. Featuring the award-winning Oriana Choir atop the Noosa Ferry, M.V. Miss Tewantin, captivating boating enthusiasts and picnic-goers with timeless carols throughout the flotilla, igniting the festive spirit across the waterways of Noosa.



*Scan the QR
code for more
information*

Reed & Co.

— Our Team

Reed & Co. Estate Agents is a values-driven real estate brand founded on authenticity, trust and local heritage.

With a proven ability to achieve exceptional results across the most sought-after sectors of the Noosa property market, our reputation is built on long-standing relationships and consistently strong outcomes. We are a smart, strategic property partner for buyers and sellers who value integrity, insight and performance.

As marketers in a digital-first world, we engage consumers long before they become buyers. Great teams drive great

results, and we work alongside the very best local talent in Noosa to deliver a seamless, high-quality experience at every stage of the property journey.

Blending youthful energy with multi-generational expertise, our team brings together more than 80 years of combined real estate experience, deeply rooted in Noosa and supported by national experience across the southern states. This depth of involvement gives us genuine insight into historical trends, current market conditions and future opportunities.



Adrian Reed
Founder & Director
0409 446 955
adrian@reedandco.com



Kate Cox
Licensed Estate Agent
0438 695 505
kate@reedandco.com



Monique Sommer
Licensed Estate Agent
0433 641 158
monique@reedandco.com



Chris Roche
Licensed Estate Agent
0424 610 414
chris@reedandco.com



Alexander Payne
Licensed Estate Agent
0407 194 146
alexander@reedandco.com



Cate Young
Licensed Estate Agent
0417 270 268
cate@reedandco.com



Tyler Robinson
Licensed Estate Agent
0448 946 112
tyler@reedandco.co



Jesse Malthouse
Licensed Estate Agent
0431 761 644
jesse@reedandco.co



Donna Taylor
Licensed Estate Agent
0414 554 214
donna@reedandco.co



Tony Cox
Sales Estate Agent
0402 003 773
tony@reedandco.co



Erin McCartin
Sales Estate Agent
0432 909 808
erin@reedandco.co



Bianca Pascoe
Office Manager
07 5323 0101
bianca@reedandco.co



Kirsti Summers
Marketing Manager
07 5323 0101
kirsti@reedandco.co



Molly Thompson
Administration
07 5323 0101
sales@reedandco.co

Thinking of selling?

*Scan the QR code to
value your property.*



reedandco.co