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NOOSA PROPERTY MARKET UPDATE  
1st Quarter 2026

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NOOSA HEADS





This report has been carefully curated to help you navigate Noosa's property 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,

*Kate Cox*

0438 695 505  
kate@reedandco.co

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QR code to  
connect.





🏠 Median House Price   🏠 Total Market Sales 12 Months   📈 Change in Median House Price   Data from April 2025 - March 2026

# Property Market Update

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# Noosa Heads - Houses

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If we look at the rolling 12-month median price for Noosa Heads houses the figures suggest we are down a little at 3.5% from last year to sit at \$2,242,000. A closer look at the data for the last quarter shows the December 25 quarter median was \$2.5 million meaning the last quarter has seen an actual decline of 10.3% in the median price in the three-month period.

Before we are accused of peddling all things doom and gloom the number of houses sold has increased in the past 12 months by 8.6%, so there is still liquidity in the market although they are taking longer to sell at 64 days, up 30%.

The last three months has seen two interest rate rises and significant uplift in fuel prices, putting household budgets under pressure. What we haven't seen is panic selling. It's almost countercyclical as owners at the pointy end of the market hold in times of economic uncertainty and sell into strength.

We also haven't seen any massive down days on the share market, more orderly down days in the 1.5-2% range rather than anything in that 5+% daily drop. If anything,

asset markets are remaining resilient.

From a buyer angle, we are noticing Victorian buyers start to enquire with most relocating rather than investing. We feel they have reached exhaustion with the situation in that state and have finally decided to uproot.

Brisbane buyers are still active, with many purchasing now while they are still working in Brisbane, setting up for 5-7 years down the track when they will reduce their work commitments and spend more of their time in Noosa.

We are still seeing local buyers remaining active, whether they be upsizing, downsizing or moving within different pockets, such as from the Hinterland to the beach or vice versa.

If you ever feel like a one-on-one chat about Noosa property feel free to call me.

*Kate Cox*  
0438 695 505

# Last 12 Months Activity

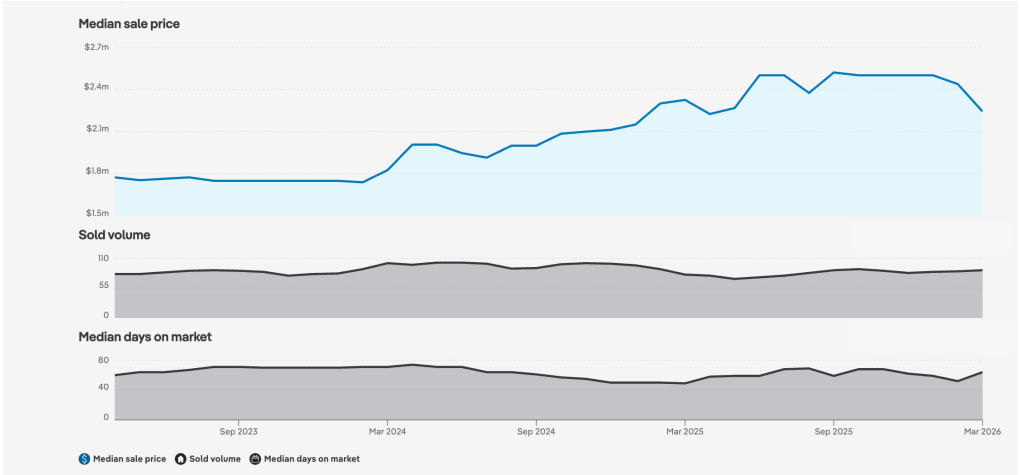
Realestate.com.au, April 2025 - March 2026

Median Sale Price  
 **\$2,200,000**  
 Down 3.5% from last year

Sold Volume  
 **88 sold**  
 Down 8.6% from last year

Price Growth  
 **Down 3.5%**

Median Days on Market  
 **64 days**  
 Up 30.6% from last year



Noosa Heads 4567 (Houses), Realestate.com.au, April 2025 - March 2026

## Top Sales (Houses)



42 Cooran Court  
 Noosa Heads  
**\$8,100,000**  
 5 Bed | 4 Bath | 3 Car  
 SOLD February 2026



13 The Quarterdeck  
 Noosa Heads  
**\$3,025,000**  
 3 Bed | 2 Bath | 2 Car  
 SOLD March 2026



520/61 Noosa Springs Drive  
 Noosa Heads  
**\$8,100,000**  
 4 Bed | 4 Bath | 2 Car  
 SOLD March 2026



29 Weyba Esplanade  
 Noosa Heads  
**\$2,300,000**  
 3 Bed | 2 Bath | 2 Car  
 SOLD February 2026



24 Kareela Avenue  
 Noosa Heads  
**\$6,550,000**  
 5 Bed | 4 Bath | 2 Car  
 SOLD January 2026



4 Naturi Street  
 Noosa Heads  
**\$1,630,000**  
 4 Bed | 2 Bath | 2 Car  
 SOLD January 2026



36 Oasis Drive  
 Noosa Heads  
**\$5,250,000**  
 4 Bed | 3 Bath | 2 Car  
 SOLD February 2026



25 Sunset Drive  
 Noosa Heads  
**\$1,500,000**  
 3 Bed | 2 Bath | 1 Car  
 SOLD March 2026



# Noosa Heads - Units

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There's been plenty of narrative around economic uncertainty and generally what happens in these times is there is a contraction in demand, with a decline in buyer numbers confirming this.

How long this lasts is uncertain and speculation as to the duration is pointless.

Median sale price for units is currently \$1.935 million for Noosa Heads, an increase of 1.8% for the 12 months. Volume is down slightly at 3.1% and days on market have increased by 25.8% to 78 days.

If we isolate the last three months, the rolling median price was enjoying some positivity until about six weeks ago. Timing virtually corresponded with the commencement of interest rate rises, with the second rise building downward momentum and the surge in fuel prices adding to it.

As we constantly say, it isn't so much the rate rises themselves but the dent in consumer confidence that flows from these rises that impacts more. Liquidity is then impacted. This is reflected by the recent continuation in extended days on market

and by the 7.7% drop in the number of units transacted achieved by comparing December 2025 Quarter sales versus March 2026 Quarter sales.

How Noosa performs over Easter will be a key barometer for apartment owners and potential purchasers as the drive market is impacted by high fuel costs and flight costs have risen. What we do see in periods of downturn is a pivot back towards Hastings Street. The old adage of location is really rammed home in periods of tightening, and when it comes to Noosa Heads proximity to Hastings Street is still the most important factor.


Whilst we can't predict how long the current situation can endure, we do know that property buyers seek security in where they wish to be, and Noosa delivers on that score.

If ever you wish to discuss Noosa property, feel free to contact me.

*Kate Cox*  
0438 695 505

# Last 12 Months Activity

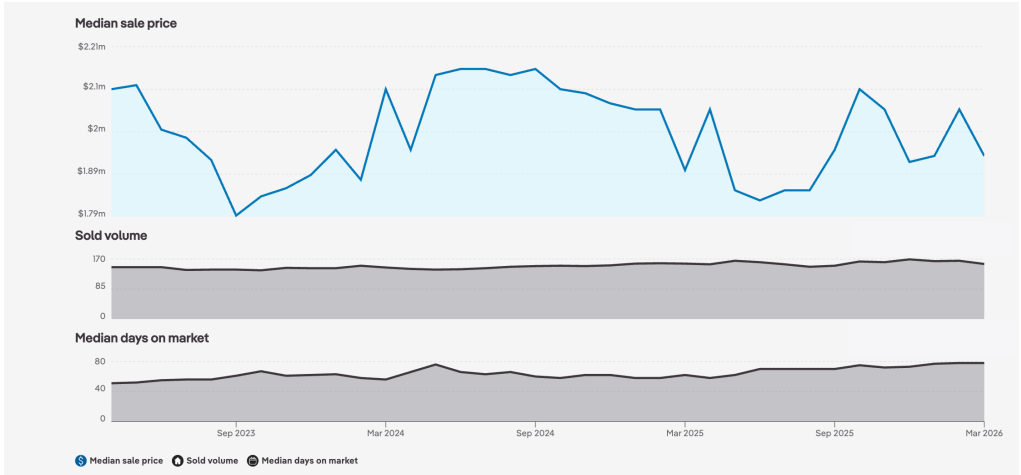
Realestate.com.au, April 2025 - March 2026

Median Sale Price  
 **\$1,900,000**  
 Up 1.8% from last year

Sold Volume  
 **156 sold**  
 Down 3.1% from last year

Price Growth  
 **Up 1.8%**

Median Days on Market  
 **78 days**  
 Up 25.8% from last year



Noosas Heads 4567 (Units), Realestate.com.au, April 2025 - March 2026

## Top Sales (Units)



33/12-14 Serenity Close  
 Noosa Heads  
**\$3,790,000**  
 3 Bed | 2 Bath | 2 Car  
 SOLD February 2026



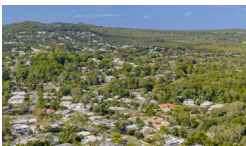
8509/5 Marwong Drive  
 Noosa Heads  
**\$1,750,000**  
 2 Bed | 2 Bath | 1 Car  
 SOLD March 2026



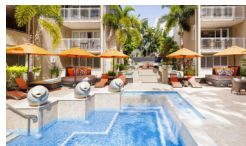
19/49 Hastings Street  
 Noosa Heads  
**\$3,700,000**  
 3 Bed | 2 Bath | 1 Car  
 SOLD January 2026



4/8 Kareela Avenue  
 Noosa Heads  
**\$1,700,000**  
 3 Bed | 2 Bath | 2 Car  
 SOLD February 2026



4/25 Allambi Rise  
 Noosa Heads  
**\$3,350,000**  
 3 Bed | 2 Bath | 2 Car  
 SOLD March 2026



116/32 Hastings Street  
 Noosa Heads  
**\$1,665,000**  
 2 Bed | 2 Bath | 1 Car  
 SOLD February 2026



13/1 Picture Point Crescent  
 Noosa Heads  
**\$3,150,000**  
 3 Bed | 2 Bath | 1 Car  
 SOLD February 2026



27/26 Noosa Drive  
 Noosa Heads  
**\$1,550,000**  
 2 Bed | 2 Bath | 1 Car  
 SOLD March 2026



# *6 Peaks in 1 Day* *A Challenge with Purpose*

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Our annual 6 Peaks in 1 Day is an epic endurance challenge that brings people together to push their physical and mental limits, all in support of a powerful cause.

Participants take on six mountains in a single day, raising vital funds for the Humpty Dumpty Foundation to provide life-saving paediatric equipment to local and regional hospitals.

**Date: Sunday, 3<sup>rd</sup> May 2026**

**Fundraising Goal: We are aiming for \$70,000 this year!**

It's more than just a physical feat - it's about making a real difference for sick children and their families. Register for the event, or donate to help ensure hospitals have the right equipment at the right time, giving kids the best possible chance when they need it most.

**\$1.4M**

### *Community Fundraising*

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Together with the generous Noosa community, we have now raised \$1,412,143, purchasing 106 pieces of vital paediatric medical equipment for our local Noosa and regional hospitals across Australia.

**74**

### *Collaborations*

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In the pursuit to innovate and grow, we strive to collaborate at every opportunity. In doing so, we can proudly say we have facilitated 74 high performance and community-based events since opening in 2018.

**602**

### *Five-Star Reviews*

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Great service underlies a great sales experience, as well as a great result. This is evident in our 602 five-star reviews across realestate.com.au and RateMyAgent.

**1,202**

### *Valued Clients*

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We deliver a world class, complete end to end service to our clients. We have proven our ability to achieve extraordinary results, helping 1,164 buyers and sellers in the most desired sectors of the Noosa property market.

**\$1.4B**

### *Total Sales*

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We are grateful for the opportunity to have facilitated \$1,416,788,247 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

**reedandco.co**

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to value your home.*

