
NOOSA PROPERTY MARKET UPDATE
1st Quarter 2026

PEREGIAN BEACH





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,

Cate Young

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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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Peregian Beach

The Peregian Beach market has entered 2026 with steady momentum, supported by tightly held stock and consistent demand for quality coastal homes.

The current median house price sits at \$2,000,000, with the majority of activity concentrated between \$2m and \$4m. Across the first quarter, the upper end of the market remained active, highlighted by a standout sale at 31 Kestrel Crescent achieving \$4.025m, alongside several additional high-value transactions where pricing was withheld - reinforcing ongoing strength in the premium segment.

A total of eight key sales above \$2.2m were recorded, including 8 Pelican Street (\$3.25m), 15 Paldao Rise (\$2.44m), 5 Spoonbill Street (\$2.4m), and 34 Podargus Parade (\$2.21m), which I had the pleasure of selling through Reed & Co. This depth of activity reflects continued buyer confidence, particularly for well-located and well-presented homes.

Buyer behaviour has been measured but purposeful. While enquiry levels remain


strong, purchasers are increasingly discerning, creating a clear divide between A-grade homes and secondary stock. Properties offering quality design, privacy, and proximity to the beach are attracting strong competition early in campaigns, while secondary homes are experiencing extended days on market and heightened price sensitivity.

Across the broader Noosa region, buyers have largely adapted to current lending conditions, with equity-strong and lifestyle-driven purchasers continuing to underpin demand. Limited supply remains a defining factor, particularly within tightly held pockets of Peregian Beach and Marcus Beach.

Looking ahead, conditions are expected to remain stable, supported by sustained demand and constrained stock, particularly at the premium end. Peregian Beach continues to offer a compelling coastal lifestyle, balancing relative value with long-term appeal. In summary, quality continues to lead the market, and strategic pricing and presentation remain critical to achieving premium outcomes.

Last 12 Months Activity

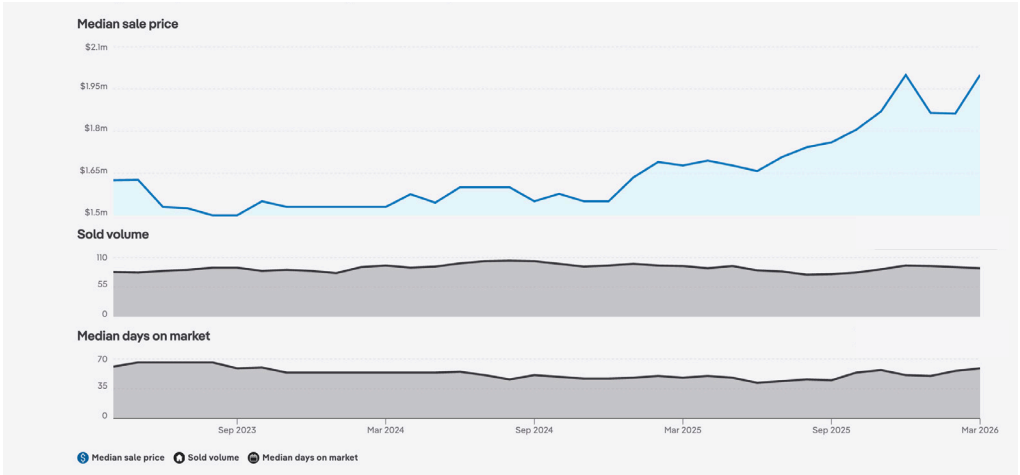
Realestate.com.au, April 2025 - March 2026

Median Sale Price
 **\$2,000,000**
 Up 19.2% from last year

Sold Volume
 **90 sold**
 Down 4.2% from last year

Price Growth
 **Up +19.2%**

Median Days on Market
 **59 days**
 Up 22.9% from last year



Top 8 Sales (Houses)



31 Kestrel Crescent
 Peregrine Beach
\$4,025,000
 5 Bed | 3 Bath | 2 Car
 SOLD February 2026



79 Oriole Avenue
 Peregrine Beach
\$2,800,000
 3 Bed | 2 Bath | 2 Car
 SOLD March 2026



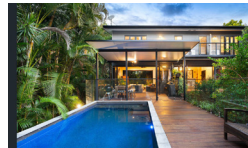
8 Pelican Street
 Peregrine Beach
\$3,250,000
 4 Bed | 3 Bath | 2 Car
 SOLD January 2026



15 Paldao Rise
 Peregrine Beach
\$2,440,000
 4 Bed | 2 Bath | 2 Car
 SOLD February 2026



2 Landrail Street
 Peregrine Beach
\$3,050,000
 4 Bed | 2 Bath | 2 Car
 SOLD March 2026



5 Spoonbill Street
 Peregrine Beach
\$2,400,000
 4 Bed | 2 Bath | 2 Car
 SOLD January 2026



2A Currawong Street
 Peregrine Beach
\$2,950,000
 4 Bed | 3 Bath | 2 Car
 SOLD February 2026



34 Podargus Parade
 Peregrine Beach
\$2,210,000
 3 Bed | 2 Bath | 2 Car
 SOLD March 2026



6 Peaks in 1 Day *A Challenge with Purpose*



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, 3rd 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

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

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

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

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

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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selling?*

*Scan the QR code
to value your home.*

