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NOOSA PROPERTY MARKET UPDATE  
1st Quarter 2026

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SUNSHINE 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,

*Alexander Payne*

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🏠 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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# Sunshine Beach

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The Sunshine Beach market has commenced 2026 with measured confidence, underpinned by sustained demand for premium coastal property.

Median values are currently sitting at approximately \$2.9m for houses and \$1.4m for units, with properties averaging around 64 days on market, remaining broadly consistent with recent trends.

The top end of the market proved particularly resilient across the quarter. In the absence of figures for properties yet to settle, the highest recorded sale was 5 Seaview Terrace at \$7.6m. Notably, three of the top eight sales were transacted by our team: 18 Pacific Avenue, 2/18 Douglas Street and 1/20 Belmore Terrace - all achieving strong outcomes, with the latter secured under multiple-offer conditions. This highlights the continued depth of buyer competition for well-positioned property.

Buyer behaviour reflected a more considered start to the year, with January characterised by caution before activity strengthened through February and

March. A total of 22 properties were brought to market across the latter two months, increasing buyer choice, while approximately 23 properties sold or went under offer during the quarter.


A-grade homes, those offering strong positioning, design, and presentation, continue to attract immediate and competitive interest. In contrast, secondary stock is experiencing extended days on market and increased price sensitivity.

From a broader economic perspective, the market is adjusting to a higher interest rate environment. While some uncertainty remains around rate movements in 2026, buyers have largely adapted, with lifestyle-driven and equity-strong purchasers continuing to underpin demand.

Affordability constraints are contributing to a more balanced market; however, Noosa continues to outperform many comparable regions, supported by migration, infrastructure investment, and enduring lifestyle appeal.

# Last 12 Months Activity

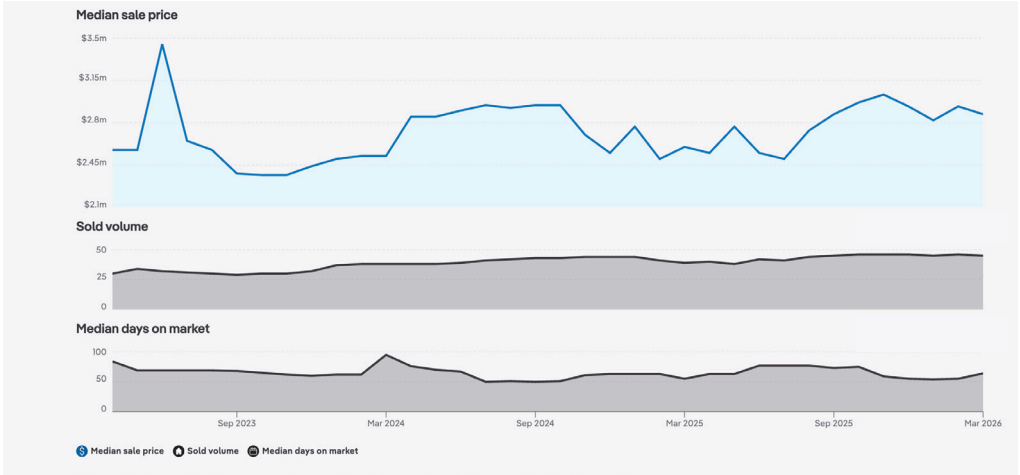
Realestate.com.au, Sunshine Beach (Houses) April 2025 - March 2026

Median Sale Price  
 **\$2,900,000**  
 Up 10.4% from last year

Sold Volume  
 **45 sold**  
 Up 15% from last year

Price Growth  
 **Up 10.4%**

Median Days on Market  
 **64 days**  
 Up 16.4% from last year



## Top 8 Sales (Houses & Duplexes)



5 Seaview Terrace  
 Sunshine Beach  
**\$7,600,000**  
 4 Bed | 3 Bath | 2 Car  
 SOLD February 2026



3 Henderson Street  
 Sunshine Beach  
**\$3,500,000**  
 3 Bed | 1 Bath | 2 Car  
 SOLD March 2026



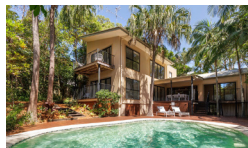
18 Pacific Avenue  
 Sunshine Beach  
**\$4,800,000**  
 4 Bed | 3 Bath | 3 Car  
 SOLD March 2026



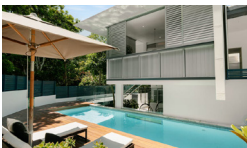
12 Ross Crescent  
 Sunshine Beach  
**\$3,275,000**  
 3 Bed | 3 Bath | 2 Car  
 SOLD March 2026



2/18 Douglas Street  
 Sunshine Beach  
**\$4,500,000**  
 3 Bed | 3 Bath | 3 Car  
 SOLD January 2026



3 Coral Sea Court  
 Sunshine Beach  
**\$3,100,000**  
 3 Bed | 3 Bath | 2 Car  
 SOLD February 2026



1/56 Ferguson Street  
 Sunshine Beach  
**\$4,275,000**  
 4 Bed | 3 Bath | 4 Car  
 SOLD February 2026



1/20 Belmore Terrace  
 Sunshine Beach  
**\$2,925,000**  
 3 Bed | 2 Bath | 2 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**

*Thinking of  
selling?*

*Scan the QR code  
to value your home.*

