Reed & Co.
ESTATE AGENTS

NOOSA PROPERTY MARKET REPORT

Financial Year 2025/26 in Review

reedandco.co

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,

The Kate Cox Team

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Scan the QR code to connect.

Property Market Report
— *Contents*

Noosa Heads — Houses

The Noosa Heads housing market has experienced an intriguing past 12 months.

The median sale price sits at $2.2 million, which is a decline of 13% YOY. Median days on market have declined 24.1% to 44 days.

A deeper dive into the mix of sales paints an interesting picture. There has been a significant uptick in the number of three bedroom home sales. This automatically skews the data towards houses with fewer bedrooms, which generally achieve lower prices, dragging the median down. Given Noosa Heads is far from a homogenous housing market, it puts a little clarity on the situation.

Price performance around two & three bedroom properties has been strong with the median price for two bedroom houses being $2.1 million (albeit on only four transactions) and the median price for three bedroom houses coming in at $1.9 million, an increase of 9.5% for the 12-month window. Volumes for three bedroom homes increased by 47% YOY, with median days on market down 25% to 39 days in this segment.

When we get to four bedroom houses things start to get interesting. The median price for four-bedroom houses is $2.3 million, a 12 month decline of 16.4%, with median days on market sitting at 70 days, down 20.4% YOY. When you compare that 70 day number to the total houses number of 44 days it is obvious that family home buyers are more discerning around what they purchase.

Houses with five or more bedrooms were a bit like two bedroom houses, with a smaller sample size to consider, there were 14 sales with a median price of $2.7 million, a 10.8% decrease YOY.

Where does the market go from here? The few constants of the last few years still apply. They are: present your home well and price it at a level, from day one, that is supported by recent comparable sales. Otherwise you will be in for a long campaign as potential buyers snap up properties priced at a level which represents fair value.

Should you wish to discuss the current state of Noosa Heads property please reach out.

Kate Cox

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Last 12 Months Activity

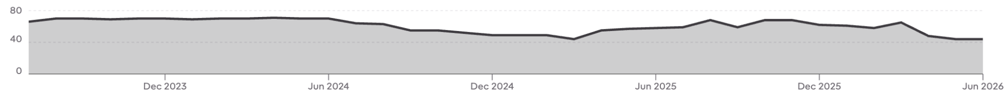
Realestate.com.au, July 2025 - June 2026

Median Sale Price	Sold Volume	Price Growth	Median Days on Market
$2,200,000	*93 sold*	*-13%*	*44 days*
Down -13% from last year	Up 22.4% from last year		Down 24.1% from last year

Median sale price (2 years)

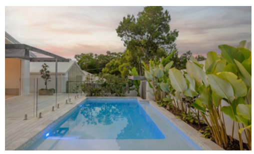
Sold Volume (2 years)

Median Days on Market (2 years)

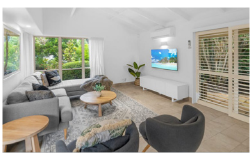


Top Sales FY 2025/26

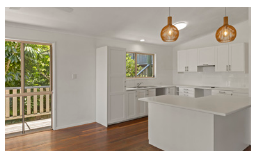
11 Little Cove Road
Noosa Heads
$13,250,000
4 Bed | 4 Bath | 2 Car
SOLD August 2025



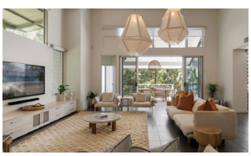
21 Safari Street
Noosa Heads
$2,550,000
3 Bed | 2 Bath | 2 Car
SOLD March 2026



24 Witta Circle
Noosa Heads
$5,600,000
3 Bed | 2 Bath | 2 Car
SOLD October 2025



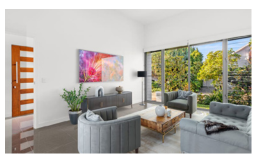
21 Eugarie Street
Noosa Heads
$2,200,000
4 Bed | 2 Bath | 2 Car
SOLD August 2025



27 Banksia Avenue
Noosa Heads
$4,125,000
5 Bed | 3 Bath | 4 Car
SOLD April 2026

1 Arkana Drive
Noosa Heads
$1,800,000
5 Bed | 3 Bath | 4 Car
SOLD May 2026

8 Berrima Row
Noosa Heads
$2,725,000
4 Bed | 2 Bath | 3 Car
SOLD September 2025



8 Wild Apple Court
Noosa Heads
$1,550,000
4 Bed | 2 Bath | 2 Car
SOLD March 2026

Noosa Heads — Units

The Noosa Heads apartment market has seen a rally in the price of apartments, with the median price above the house median, sitting at $2.3 million, an increase of 24.7% YOY.

Does this mean we should all be out buying houses because they are relatively cheap or is it representative of a shift in the way we live?

Volume sold is down slightly at 3.7% with median days on market down 5.7% to 66 days.

A deeper dive into the separate medians for one, two and three bedroom apartments shows they are all up in the past 12 months – 7.7%, 16.1% and 10.1% respectively.

One bedroom apartments have experienced an increase in days on market of 22.4% in the last 12 months, to 71 days. By comparison two-bedroom apartments have seen both a contraction in volume (down 3.6%) and in days on market to 36 days (down 34.5%). Three bedroom apartments are down 1.8% in volume sold from last year and a 6.4% drop in days on market to 73.

The main area where there is quantity of one bedroom apartment stock is in the Hastings Street precinct and, beachfront especially, has been in short supply. The key buildings of Sebel, French Quarter and Peppers Resort have been the main providers of results, all non-waterfront.

Two and three bedroom apartments tend to be much more geographically spread, especially as prestige three bedroom residential precincts such as Settlers Cove and Parkridge Terraces have been busy in the last year. 21/16 Serenity Close, a penthouse in the final development in Settlers Cove, sold for $7.05 million in August last year. Similarly, Parkridge has had a few sales in the Terraces exceed $3 million. 2233/15 Lakeview Rise sold for $4.1 million, also in August 2025.

The prestige holiday precincts have had a little activity of late with 1/4 Quamby Place, an absolute riverfront, north-facing apartment on the western end of the tightly held Noosa Quays building achieving $7.15 million in June 2026. Similarly, 5/17 Little Cove Road sold for $7.4 million in December 2025.

There has been very little ultra prestige stock come to market – a trend that is likely to continue. The trend towards prestige residential apartments is also likely to continue as people gravitate towards a lower maintenance lifestyle facilitating easy lock up and leave for travel.

Should you wish to discuss the current state of the Noosa Heads apartment market please reach out.

Kate Cox

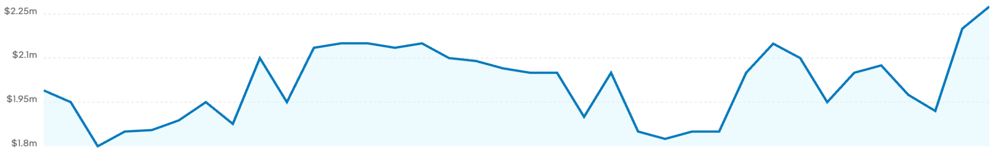
0438 695 505

Last 12 Months Activity

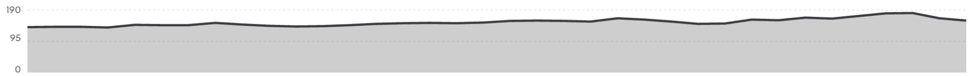
Realestate.com.au, July 2025 - June 2026

Median Sale Price	Sold Volume	Price Growth	Median Days on Market
$2,300,000	*158 sold*	*+24.7%*	*66 days*
Up 24.7% from last year	Down 3.7% from last year		Down 5.7% from last year

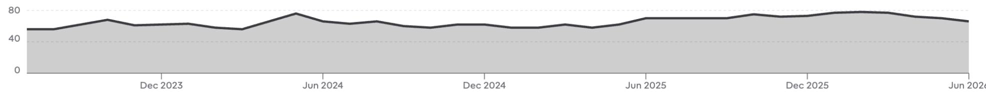
Median sale price (2 years)



Sold Volume (2 years)



Median Days on Market (2 years)

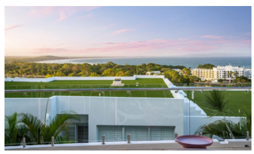


Top Sales FY 2025/26

20/1 Picture Point Crescent
Noosa Heads

$3,750,000

3 Bed | 2 Bath | 2 Car
SOLD November 2025



36/17 Natasha Avenue
Noosa Heads

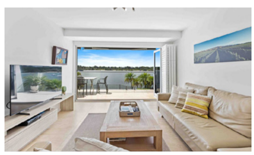
$3,200,000

3 Bed | 2 Bath | 1 Car
SOLD February 2026

10/6 Serenity Close
Noosa Heads

$3,600,000

3 Bed | 3 Bath | 2 Car
SOLD March 2026



1/80 Noosa Parade
Noosa Heads

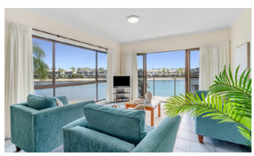
$3,100,000

3 Bed | 2 Bath | 1 Car
SOLD May 2026

1733/5 Lakeview Rise
Noosa Heads

$3,450,000

3 Bed | 2 Bath | 4 Car
SOLD July 2025



36/5 Quamby Place
Noosa Heads

$1,835,000

2 Bed | 2 Bath | 1 Car
SOLD April 2026

4/25 Allambi Rise
Noosa Heads

$3,350,000

2 Bed | 2 Bath | 1 Car
SOLD March 2026

2/26 Noosa Drive
Noosa Heads

$1,410,000

2 Bed | 2 Bath | 1 Car
SOLD December 2025

$55,107

raised, purchasing 9 pieces of live-saving paediatric medical equipment

Reed & Co. 6 Peaks in 1 Day

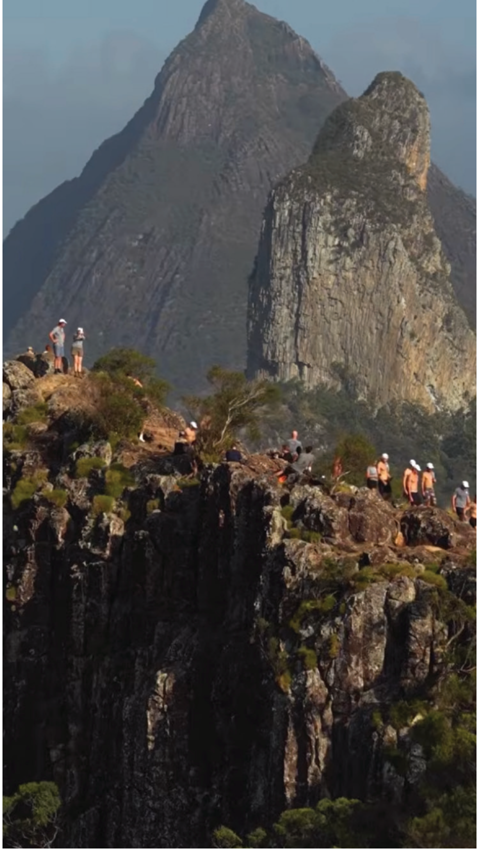
Fifty-five climbers have conquered six Sunshine Coast peaks in a single day, raising an incredible $55,107.80 to purchase 9 pieces of life-saving paediatric medical equipment for our local and regional hospitals.

Organised by Reed & Co. Estate Agents, in partnership with the Loyal Foundation and Humpty Dumpty Foundation, 6 Peaks in 1 Day continues to grow as one of Noosa's most inspiring community fundraising initiatives - combining physical endurance, purpose and community spirit in support of sick children and local hospitals.

Beginning before sunrise at Wild Horse Mountain and finishing with the gruelling climb up Pomona's Mount Cooroora, participants pushed through more than 15km kilometres of hiking, steep ascents and physical exhaustion, united by a common goal: making a meaningful difference for children in need.

The annual challenge was backed by major sponsors Satori Advisory and Judo Bank, alongside valued supporters including VitHit, Flow State Plumbing Services, and volunteer drivers with busses courtesy from Good Shepherd Lutheran College.

> “
>
> *To witness this level of generosity, year after year, is truly humbling. Our community continues to show up with heart, purpose and an unwavering commitment to making a difference. Together, we are helping save lives.*
>
> *Adrian Reed*



Founder and Director of Reed & Co., Adrian Reed, said the event is about far more than climbing mountains.

"This challenge pushes people well beyond their comfort zones, but every single step has purpose," Mr Reed said.

"The right equipment, in the right place, at the right time, saves lives. That's what this event is really about."

"What continues to amaze me every year is the willingness of people in our community to show up for something bigger than themselves. The energy, commitment and generosity from everyone involved was incredible."

Since launching in 2018, Reed & Co., together with the Loyal Foundation and Humpty Dumpty Foundation, has now raised more than $1.46 million, funding 115 pieces of vital paediatric medical equipment for local and regional hospitals across Australia.

A highlight of the day was the final race up Pomona's Mount Cooroora to crown the King and Queen of the Mountain.

Participants celebrated the achievement at Pomona Distilling Co. following the event, reflecting on the impact the funds raised will have on children and families across the region.

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Reed & Co. — Our Team

Reed & Co. is a brand built on values, authenticity and local heritage.

> *"Reed & Co. is built on a multi-generational and long-standing passion and commitment to Noosa.*
>
> *Adrian Reed*

With proven ability to achieve extraordinary results in the most desired sectors of the Noosa property market, and an indivisible reputation based on building long standing relationships, Reed & Co. is the smart choice property partner.

Marketers in a digital world, engaging

consumers long before they become buyers.

Great teams drive great results and we are partnered with the best talent in Noosa, delivering exceptional service to buyers and sellers alike.

Combining youth & enthusiasm with multi-generational experience, we hold over 80 years of real estate experience combined, principally in Noosa but also nationally throughout the southern states. This thorough involvement within the industry gives us tremendous insight into the local market, the trends, current movements & future forecasts.

We collaborate with world-class partners to ensure we're able to deliver a complete end to end service to our clients.

We chase results, and that's made us Noosa's fastest-growing agency, with agents who consistently outperform the rest.

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