Reed & Co.
ESTATE AGENTS

NOOSA PROPERTY MARKET UPDATE

3rd Quarter 2026

NOOSA WATERS & SURROUNDING ESTATES



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,

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Scan the QR code to connect.



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Noosa Waters & Surrounding Estates

The Noosa Waters non-waterfront market including Northrise, Pandanus and Headlands estates has delivered another solid quarter, with results continuing to demonstrate the underlying strength and desirability of this tightly held residential pocket.

During the July to September quarter, 8 properties changed hands, compared with 11 sales during the same period last year. While transaction numbers were lower, the prices achieved indicate continued buyer confidence, particularly for well-presented and renovated homes in desirable positions.

Sales this quarter ranged from $1,650,000 to $3,200,000, producing an average sale price of $2.22 million. This compares with the same three-month period last year, when 11 sales ranged from $1,400,000 to $2,740,000, with an average sale price of approximately $2.14 million.

Perhaps most notable is the strength at the upper end of the market. The quarter's highest result was $3,200,000 for 7 Spindrift Court, a renovated home in a quiet street. Four of the eight sales this quarter achieved $2.25 million or more, highlighting continued demand for quality homes within the non-waterfront precinct.

Despite the lower number of properties changing hands, the average sale price increased by approximately 3.9% year-on-year, suggesting the reduction in sales volume has not translated into softer pricing.

As always, there remains considerable variation between individual properties. Position, presentation, renovation quality, floorplan and overall lifestyle appeal all influence the final result, making it important to look beyond suburb-wide averages when assessing an individual home.

Overall, this quarter reflects a market characterised by much lower turnover with stronger price points. With only eight sales recorded over the three-month period, available stock remains relatively limited, while buyers continue to demonstrate a willingness to pay a premium when the right property becomes available.

For Noosa Waters homeowners considering their next move, these results provide an encouraging indication of the depth of demand that continues to underpin the non-waterfront market.

Last 12 Months Activity

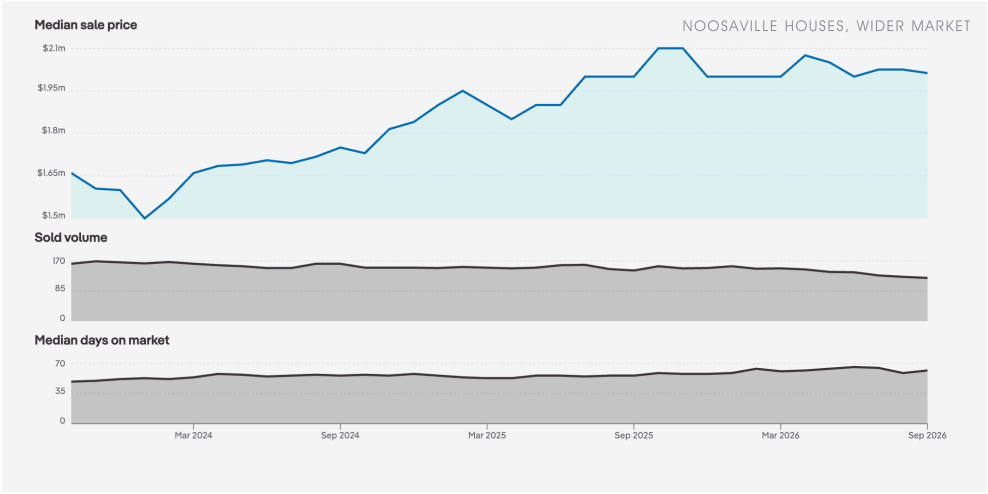
Noosaville houses, Realestate.com.au, October 2025 - September 2026

Median Sale Price
$2,012,500
Up 0.6% from last year

Sold Volume
123 sold
Down from 145 last year

Price Growth
Up 0.6%

Median Days on Market
60 days
Up from 54 days last year



Top 8 Sales

ADDRESS	BED	BATH	CAR	SOLD	SALE PRICE
7 Spindrift Court Noosa Waters	4	2	2	August 2026	*$3,200,000*
4 Shipwright Avenue Noosa Waters	4	3	2	August 2026	*$2,450,000*
23 Neptune Court Noosa Waters	4	2	2	September 2026	*$2,350,000*
45 Regatta Circuit Noosa Waters	4	2	2	September 2026	*$2,250,000*
3 Granite Court Noosaville	3	2	2	August 2026	*$2,100,000*
3 Spindrift Court Noosa Waters	4	2	2	August 2026	*$2,000,000*
28 Neptune Circuit Noosa Waters	4	2	2	September 2026	*$1,750,000*
2 Starboard Avenue Noosaville	4	2	2	July 2026	*$1,650,000*



The Carol Cruise presented by Reed & Co.

We invite you to join us for our
annual Carol Cruise.

Saturday, 19th of December from 4:30PM.

Set up with your family and friends
along the riverbank,

OR

Get your boat ready to follow the Noosa Ferry,
Miss Tewantin, along the Noosa River!

Let's celebrate the festive season together,
singing along to carols by the Oriana Choir
and the Sunshine Coast Youth Choir.



$1.5M

Community Fundraising

Together with the generous Noosa community, we have now raised $1,478,831, purchasing 115 pieces of vital paediatric medical equipment for our local Noosa and regional hospitals across Australia.

76

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 76 high performance and community-based events since opening in 2018.

552

Five-Star Reviews

Great service underlies a great sales experience, as well as a great result. This is evident in our 552 five-star reviews across realestate.com.au and RateMyAgent.

1,300

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 1,300 buyers and sellers in the most desired sectors of the Noosa property market.

$1.5B

Total Sales

We are grateful for the opportunity to have facilitated $1,544,845,247 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

Thinking of selling?

Scan the QR code to value your home.



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