



RAY WHITE WHITSUNDAY

MARKET UPDATE

APRIL - JUNE 2024



RAYWHITEWHITSUNDAY.COM.AU

Hi and welcome to the Market Update for the second quarter of 2024.

Interesting market conditions continue with the number of sales dropping slightly. However, this isn't necessarily due to a lack of demand but more of a lack of supply.

During the period of April 1 – 30 June 2024, there were approximately 81 sales in the suburb of Cannonvale. We use Cannonvale because it is the largest sales market in the Whitsundays, and it gives us a balanced look at sale prices due to the amount of sales overall.

For the same period in 2023 and 2022, there were 104 and 133 sales respectively.

The flip side of this is the amount of stock for sale. If we saw low numbers of sales and a large number of stock coming onto the market, we could say that the market is heading for a change.

The stock numbers remain reasonably level with a slight increase, but nothing major to be concerned about.

In the 4802 postcode, there are approximately 190 listings. These figures have increased from a low of 174 in May. In the 4800 postcode, numbers have dropped from 117 in mid-May to 108. As you can see, this is a reasonably balanced market.

By the time you read this newsletter, our Ray White Proserpine office will be open for business. We are very excited to service the local Proserpine market and can't wait to show you our renovated office at 49 Main Street, Proserpine. Come in and say hi and have a coffee or tea anytime!

Don't forget if you are thinking of buying or selling a boat to contact us on 0415 776 633 and Leo will be in touch to assist you. [Click here](#) to view some of the fantastic listings.

Till next time,



Mark Beale
Principal
Ray White Whitsunday
0404 498 790
mark.beale@raywhite.com



Top Sale Of The Quarter

17 Warrain Street, Shute Harbour



Sold By
Fiona Donnellan

0432 647 708

fiona.donnellan@raywhite.com

Ray White Whitsunday

13 sales agents with 165* years experience in the local real estate market

An experienced agent means the sale of your property is in great hands.

Don't leave the sale of your property to chance!

Contact your preferred sales agent today.



Mark
Beale
0404 498 790



Lynne
Erricker
0414 641 612



Anita
Edgar
0418 732 968



Adam
Webster
0401 235 534



Andrea
Clarke
0418 796 323



Simon
Dymmott
0400 799 788



Paul
Skinner
0404 490 079



Fiona
Donnellan
0432 647 708



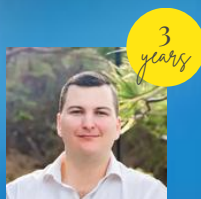
Stephanie
McWhirter
0467 677 225



Sue
Shaw
0438 755 725



Brett
Dwyer
0447 583 759



Jeremiah
Roberts
0487 856 617



Nichole
Kinnish
0455 512 654

EXPERIENCE THE DIFFERENCE



Ray White look after our investment property and are a pleasure to work with. Their team are efficient and professional, their tech is up to date, we feel very confident with the property management team & know that our property is in capable hands.



Thanks to the Ray White Whitsunday team for looking after our property for 17 years. We never had any problems and they were always helpful and suggestive when needed.



Thank you Ray White Rental Team. You keep us up to date about our property promptly. Professional and extremely pleasant to deal with. Highly recommended.



Contact

Kate Andrews

for a free rental appraisal

📞 0487 002 506

✉️ whitsundaypm@raywhite.com

RayWhite.



\$560

Average
Rent



HIGH

Rental Yield



263

Applications
Recieved



306


Property
Viewings



75

Properties
Leased

Rental Market Snapshot



Suburb Research

The following research includes information on properties in the 4802 postcode.

Fast Facts - 4802



Current Population

13,393



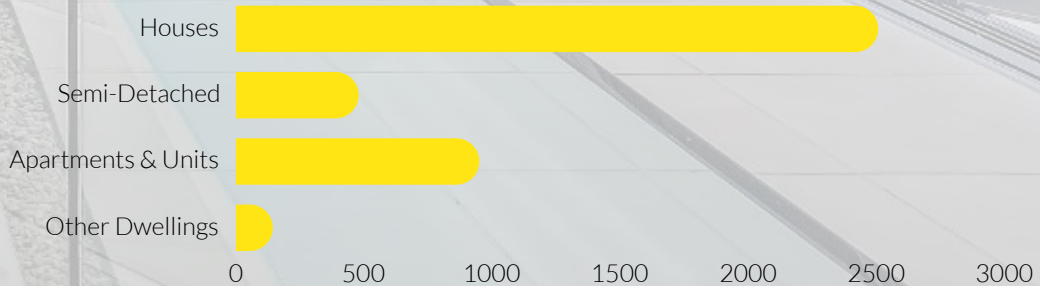
Average Household Size (People)

2.3



Number Of Private Dwellings

6,151



Dwelling Structure

Source: Census 2021 Data

Provided by Ray White Whitsunday

Total Sales by Quarter

	2024	2023	2022
Jan - Mar	193	149	238
Apr - Jun	147	145	233
Jul - Sep	-	158	183
Oct - Dec	-	158	93

Sales Market Snapshot - 4802

Median House Sale Price

\$795,000

Median Unit Sale Price

\$415,000

Sold in 4802



Click on your suburb to
view recently sold
properties

AIRLIE BEACH


CANNONVALE & CANNON VALLEY

JUBILEE POCKET

MANDALAY & SHUTE HARBOUR

WOODWARK

HAMILTON ISLAND



Suburb Research

The following research includes information on properties in the 4800 postcode.

Fast Facts - 4800



Current Population

10,081



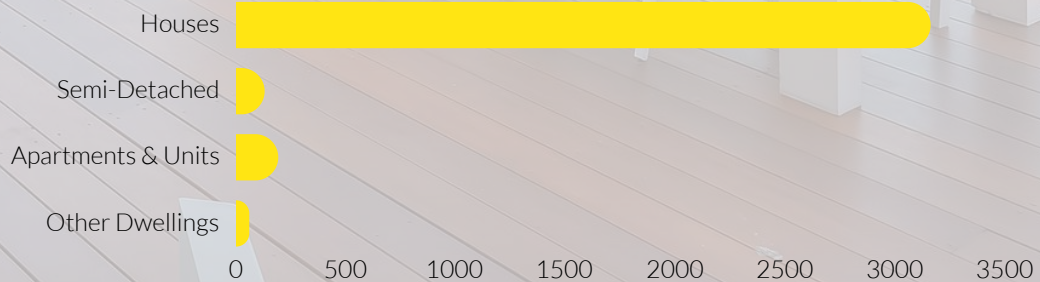
Average Household Size (People)

2.5



Number Of Private Dwellings

4,782



Dwelling Structure

Source: Census 2021 Data

Provided by Ray White Whitsunday

Total Sales by Quarter

	2024	2023	2022
Jan - Mar	102	81	103
Apr - Jun	67	71	78
Jul - Sep	-	76	53
Oct - Dec	-	71	50

Sales Market Snapshot - 4800

Median House Sale Price

\$550,000

Median Unit Sale Price

\$327,500

Sold in
4800



Click on your suburb to
view recently sold
properties

PROSERPINE

STRATHDICKIE, SUGARLOAF & RIORDANVALE

BRANDY CREEK, MOUNT MARLOW & MOUNT
JULIAN

PRESTON, CONWAY & WILSON BEACH

DINGO BEACH, HYDEAWAY BAY & CAPE
GLOUCESTER

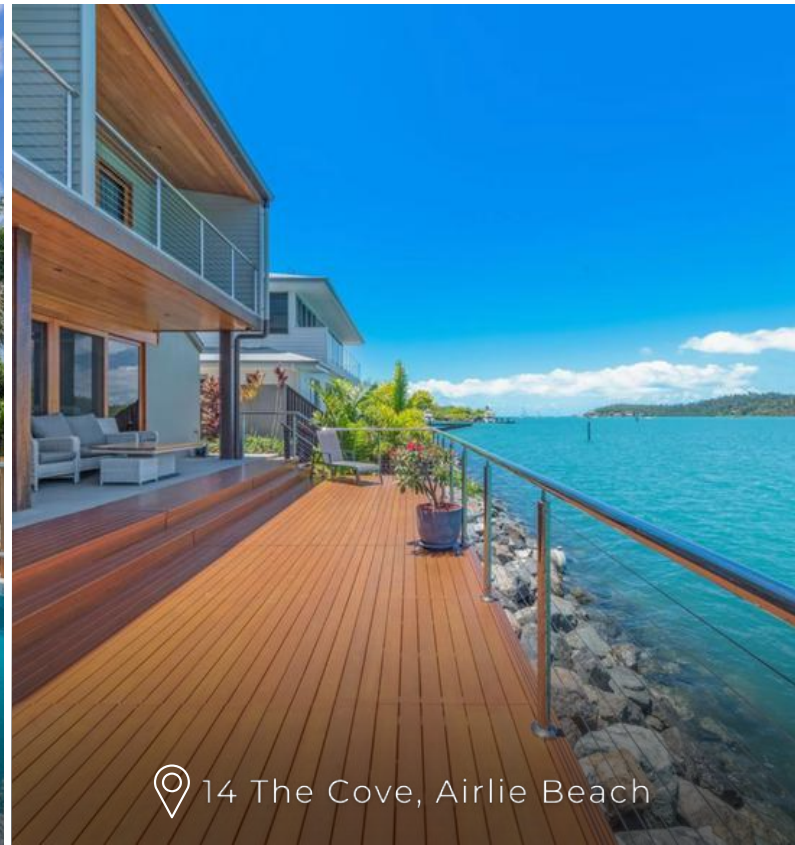
Whitsunday Vacations


Your luxury holiday home specialists

 Whitsunday Escape, Cannonvale



 Hillcrest By The Beach, Airlie Beach



 14 The Cove, Airlie Beach



0482 797 767



whitsundayvacations.com.au



holiday@whitsundayvacations.com.au



Whitsunday Vacations



@whitsundayvacations




RayWhite[®]

MARINE WHITSUNDAY




 Boston Whaler Outrage 320



 2008 Luhrs 31 Open



 1902 Custom Sailing Yacht - Solway Lass



Leo Rodriguez

0415 776 633

leo@raywhitemarine.com

www.raywhitemarine.com

Thinking about selling?



Mark
Beale
0404 498 790



Adam
Webster
0401 235 534



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0418 796 323



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0418 732 968



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Simon
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0400 799 788



Stephanie
McWhirter
0467 677 225



Sue
Shaw
0438 755 725

Contact one of our friendly sales agents for a confidential discussion about your property.