

The RayWhite logo is positioned in the top right corner of the page. It consists of the brand name "RayWhite" in a bold, black, sans-serif font, set against a bright yellow rectangular background. The overall image background features a modern building with a wooden facade and a swimming pool under a clear blue sky.

RayWhite®

RAY WHITE WHITSUNDAY

Market Update

raywhitewhitsunday.com.au



A MESSAGE FROM OUR PRINCIPAL WHAT'S HAPPENING IN YOUR MARKET

Hi and welcome to another New Year! I hope that you enjoyed your New Years and spent some valuable time with family and friends.

The December Quarter finished strong with buyers keen to secure their properties and move to settlement early in the new year. For the year 2023, we saw an increase in house values in 4 of our core suburbs including Cannon Valley, Jubilee Pocket, Airlie Beach, Cannonvale, and Proserpine.

Airlie Beach saw the highest increase in median price which now sits at \$1.45m. The lack of sales is going to be interesting to watch with only 4 sales in the last 12 months. This is mainly due to lack of supply, but we have seen a few come onto the market in the last month or so and we will watch the days on market to see if the sales slow down a little.

Cannon Valley is going well which includes a lot of the streets including Galbraith Park and Whitsunday Acres which now house some of the best homes in the area outside Airlie Beach. It is not uncommon for a home to be well above \$1m these days, and for good reason. The location is fantastic, and the block sizes are quite a lot larger than standard lots you see in older parts of Cannonvale.

If you would like some information on another suburb that we have not shown here, please feel free to email me directly mark.beale@raywhite.com and we will send you whatever information you are after.

Period	AIRLIE BEACH (4802) (House)		CANNONVALE (4802) (House)		PROSERPINE (4800) (House)		JUBILEE POCKET (4802) (House)		CANNON VALLEY (4800) (House)	
	#	\$	#	\$	#	\$	#	\$	#	\$
2009	5	\$850k	87	\$468k	52	\$349k	37	\$435k	8	\$691k
2010	5	\$760k	62	\$442k	41	\$330k	24	\$414k	5	\$635k
2011	7	\$700k	66	\$429k	26	\$303k	29	\$390k	7	\$650k
2012	9	\$735k	76	\$434k	46	\$295k	38	\$432k	11	\$680k
2013	5	\$450k	83	\$450k	36	\$332k	22	\$380k	7	\$538k
2014	8	\$676k	85	\$446k	38	\$285k	22	\$382k	11	\$735k
2015	7	\$705k	78	\$430k	32	\$242k	21	\$377k	14	\$504k
2016	7	\$650k	64	\$440k	35	\$285k	26	\$357k	11	\$580k
2017	12	\$620k	76	\$436k	34	\$305k	29	\$415k	19	\$542k
2018	6	\$575k	88	\$436k	45	\$295k	31	\$408k	17	\$550k
2019	10	\$662k	103	\$434k	39	\$288k	35	\$380k	17	\$600k
2020	9	\$725k	110	\$458k	63	\$262k	41	\$399k	23	\$679k
2021	27	\$872k	187	\$510k	87	\$340k	77	\$485k	26	\$780k
2022	21	\$950k	161	\$650k	106	\$362k	67	\$548k	25	\$980k
2023	4	\$1.45m	112	\$695k	61	\$400k	40	\$630k	28	\$1.16m

If you are thinking of selling in 2024, the market conditions are still favourable to sellers so please reach out to one of our experienced team by [clicking here](#).

Till next time,

Mark Beale

0404 498 790

mark.beale@raywhite.com

Ray White Whitsunday

15 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



Anita Edgar
0418 732 968



Lynne Erricker
0414 641 612



Adam Webster
0401 235 534



Andrea Clarke
0418 796 323



Simon Dymmott
0400 799 788



Paul Skinner
0404 490 079



Stephanie McWhirter
0467 677 225



Fiona Donnellan
0432 647 708



Sue Shaw
0438 755 725



Brett Dwyer
0447 583 759



Jeremiah Roberts
0487 856 617



Nichole Towers
0455 512 654



Jade McLeod
0435 833 582



Clarice Davis
0429 336 449

*Sales team only - if we added all of our staffs experience in the local industry we would be at 200+ years!

Our Top Residential Sale This Quarter



4 Simmons Street, Airfie Beach



Sold By
Lynne Erricker

0414 641 612

lynne.erricker@raywhite.com



Rental Market Snapshot - Quarter 4, 2023

Fast Facts



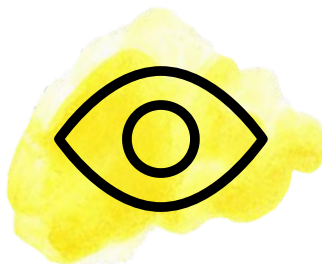
\$535
Average
Rent



HIGH
Rental Yield



266
Applications
Recieved



306
Property
Viewings



42
Properties
Leased

A balcony with a wooden table and chairs overlooking a blue ocean under a clear sky. The balcony has a white railing and a coffee machine on the table. The background shows a clear blue sky and a blue ocean.

Suburb Research

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



Sales Market Snapshot - 4802 Quarter 4, 2023

Provided by Ray White Whitsunday

Total Sales by Quarter

	2023	2022	2021
Jan - Mar	149	238	210
Apr - Jun	145	233	222
Jul - Sep	158	183	298
Oct - Dec	158	93	259



Median House Sale Price

\$805,500



Median Unit Sale Price

\$406,000

All statistics based on houses & units - gathered from Pricerfinder

Click on your suburb to view recently sold properties



AIRLIE BEACH



CANNONVALE &
CANNON VALLEY



JUBILEE POCKET



MANDALAY &
SHUTE HARBOUR



WOODWARK



HAMILTON
ISLAND

A balcony with a wooden table and chairs overlooking a blue ocean under a clear sky. The balcony has a white railing and a coffee machine on the table. The background shows a clear blue sky and a blue ocean.

Suburb Research

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



Sales Market Snapshot - 4800 Quarter 4, 2023

Provided by Ray White Whitsunday

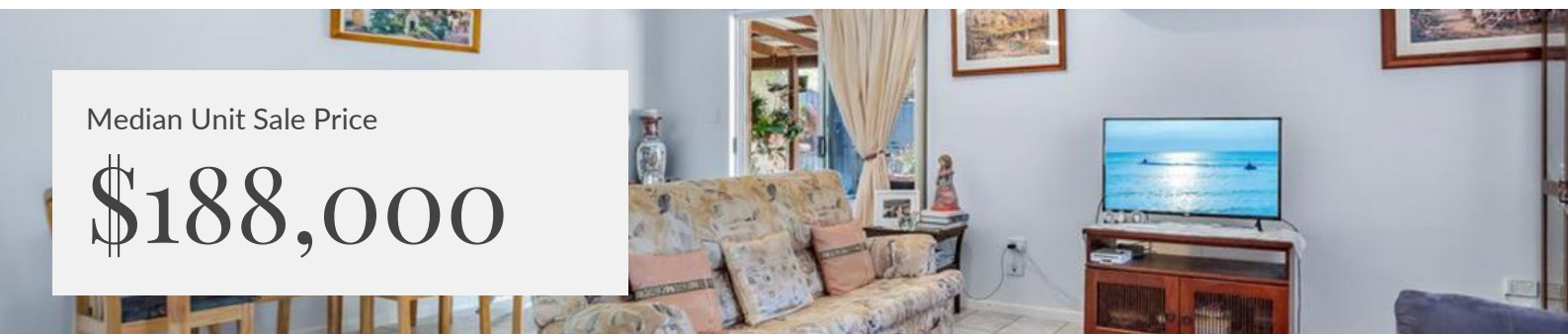
Total Sales by Quarter

	2023	2022	2021
Jan - Mar	81	103	70
Apr - Jun	71	78	83
Jul - Sep	76	53	87
Oct - Dec	71	50	100



Median House Sale Price

\$572,000



Median Unit Sale Price

\$188,000

All statistics based on houses & units - gathered from Pricerfinder

Click on your suburb to view recently sold properties



PROSERPINE



STRATHDICKIE,
SUGARLOAF &
RIORDANVALE



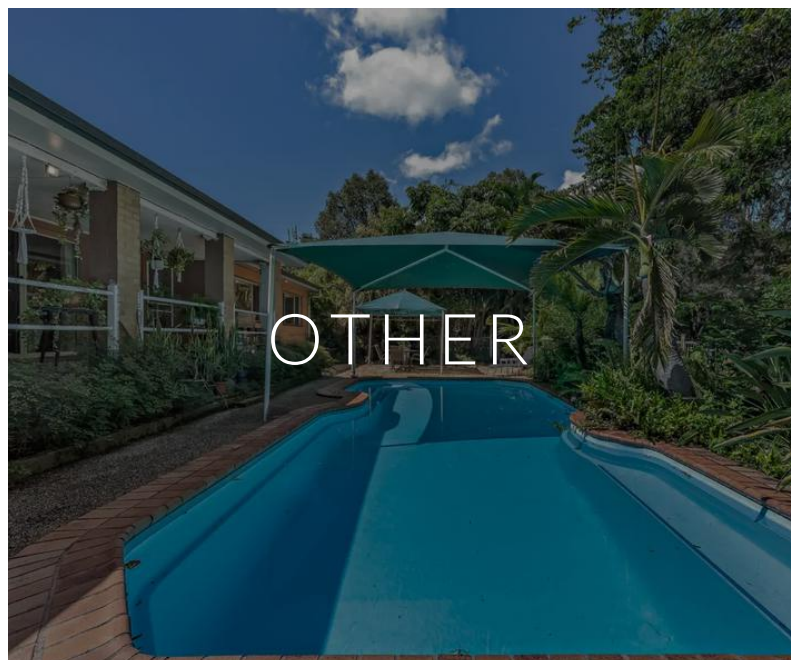
BRANDY CREEK,
MOUNT MARLOW
& MOUNT JULIAN



PRESTON, CONWAY
& WILSON BEACH



DINGO BEACH,
HYDEAWAY BAY &
CAPE GLOUCESTER



OTHER

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High Tide, Cannonvale



Shutehaven Beach House, Shute Harbour



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Leased in Quarter 4



Contact
Kate Andrews
for a free rental appraisal

RayWhite

📞 0487 002 506

✉️ whitsundaypm@raywhite.com



Ray White Marine Sunreef Yachts

Ultra-eco-friendly catamarans may soon be cruising the waters of Australia after one of the country's biggest yacht brokerages, Ray White Marine, agreed to distribute Polish-made Sunreef Yachts in the sunburnt country.

Ray White Marine Sales Director Brock Rodwell said he was very excited by the appointment, citing Sunreef Yachts' industry-leading technology and aesthetic appeal.



Leo Rodriguez

0415 776 633

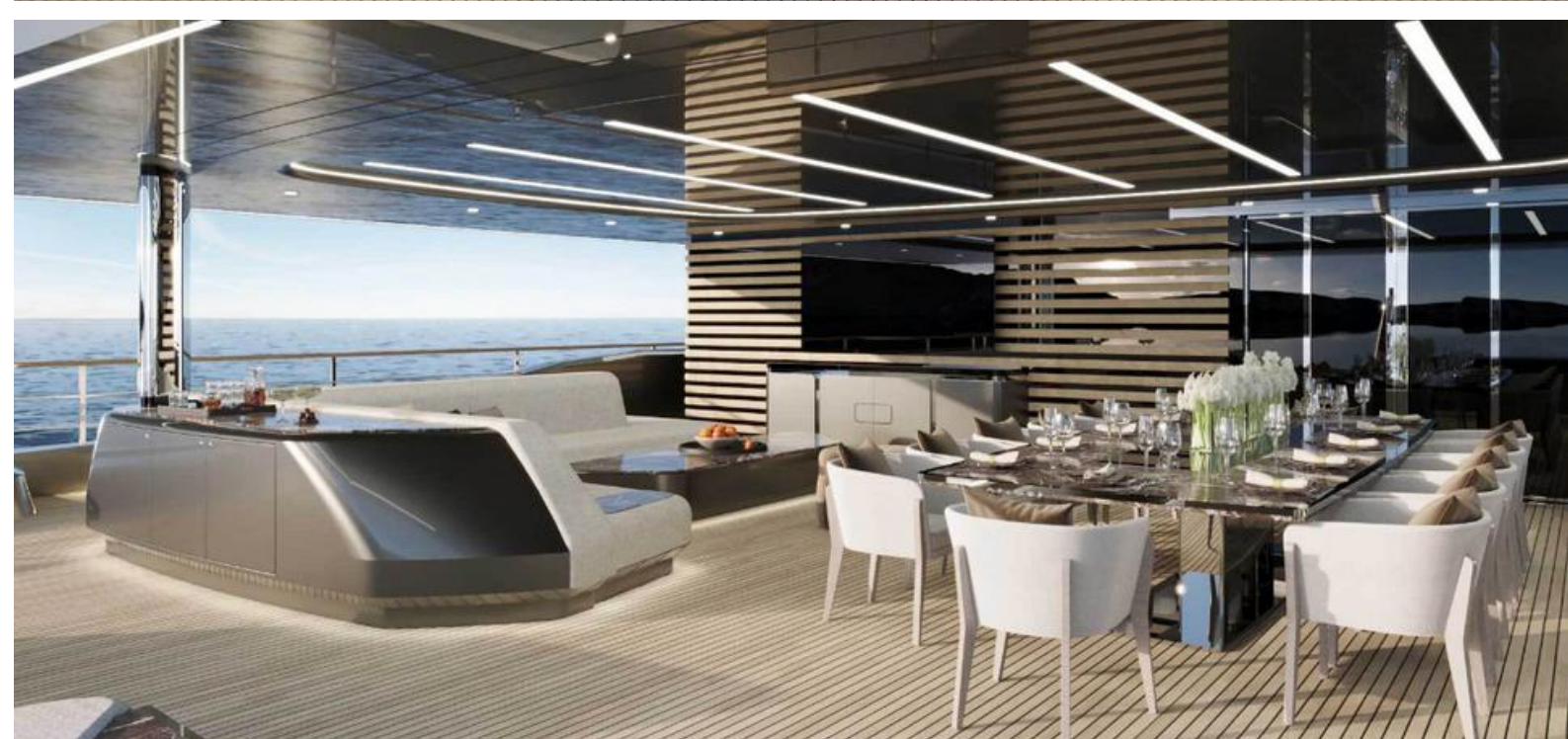
leo@raywhitemarine.com

Sunreef recently celebrated its 20th anniversary at the prestigious Monaco Yacht Show in September where the partnership between the popular eco-friendly yacht builders and Ray White Marine was formed.

Ray White Marine said the two powerhouse brands are looking to produce strong sales in the Asia-Pacific region with many active leads already in the pipeline here in Australia.

Founder and CEO Francis Lapp started the company in the early 2000s after owning a catamaran charter company in his home country of France. Sunreef has quickly become the world's premiere eco-conscious luxury yacht manufacturer and built over 350 yachts in its 20 years of operation.

On expanding into the Asia-Pacific region, Lapp described Ray White Marine as a reliable and professional partner and noted that Australia offers a perfect cruising arena for Sunreef's catamarans.





Ray White Now

Proudly presenting property marketing insights in real time.

Australian house prices continued to increase in November and are now well above the previous peak in 2021. While surprising given rapid interest rate increases, the growth reflects strong population growth and a housing shortage. To read the report, please [click here](#).



The benefits of staging

A great marketing campaign covers off on reach (how far the product is going) and frequency (how often a customer is reminded about that product). This coupled with presentation equates to a comprehensive approach to securing the most customers and creating a competitive environment which we all know equals premium price.

[READ MORE](#)



Budget friendly home improvement tips

Thinking of selling your house? A well-presented home can be the difference between a good price and a great price, but no one wants to spend money on big changes. Luckily, there are some great ways to add value to your home without breaking the bank and Ray White Collective Premium Property Specialist Christine Ruldolph knows them all.

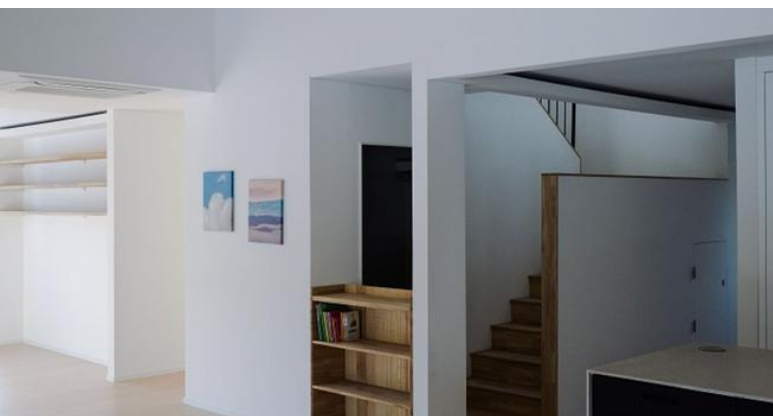
[READ MORE](#)



Masterclass in indoor outdoor living

Ray White The Collective principal Matt Lancashire said the owners transformed the original 1930s house at 35 Katoomba Ave, Hawthorne with renowned architect DAHA. The design was conceived from a brief of light, space and a seamless blurring between indoor and outdoor living. This is exactly the sort of house every family wants in Queensland," Mr Lancashire said.

[READ MORE](#)



What to look for in an Investment Property

The possibilities are near endless. But what should you look for in an investment property? And is there such a thing as the perfect investment property? Choosing an investment property is not an impulse decision. If you put in enough research and hard work, then you will be rewarded with a highly valuable asset that will help support your lifestyle. Here's what to look out for when you're in the market for an investment property.

[READ MORE](#)



Construction crisis just about over

Construction cost increases peaked in July 2022, rising by 21 per cent over the 12 month period. In Brisbane, the most impacted city, the increase exceeded 30 per cent. While there continue to be a lot of challenges in building homes where people want to live, construction costs were a major restriction to the number of new homes built.

[READ MORE](#)

Thinking about selling?



Mark
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Clarke
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Anita
Edgar
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Brett
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Clarice
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Fiona
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Jade
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Lynne
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Paul
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Stephanie
McWhirter
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Sue
Shaw
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Contact one of our friendly sales agents for a confidential discussion about your property.