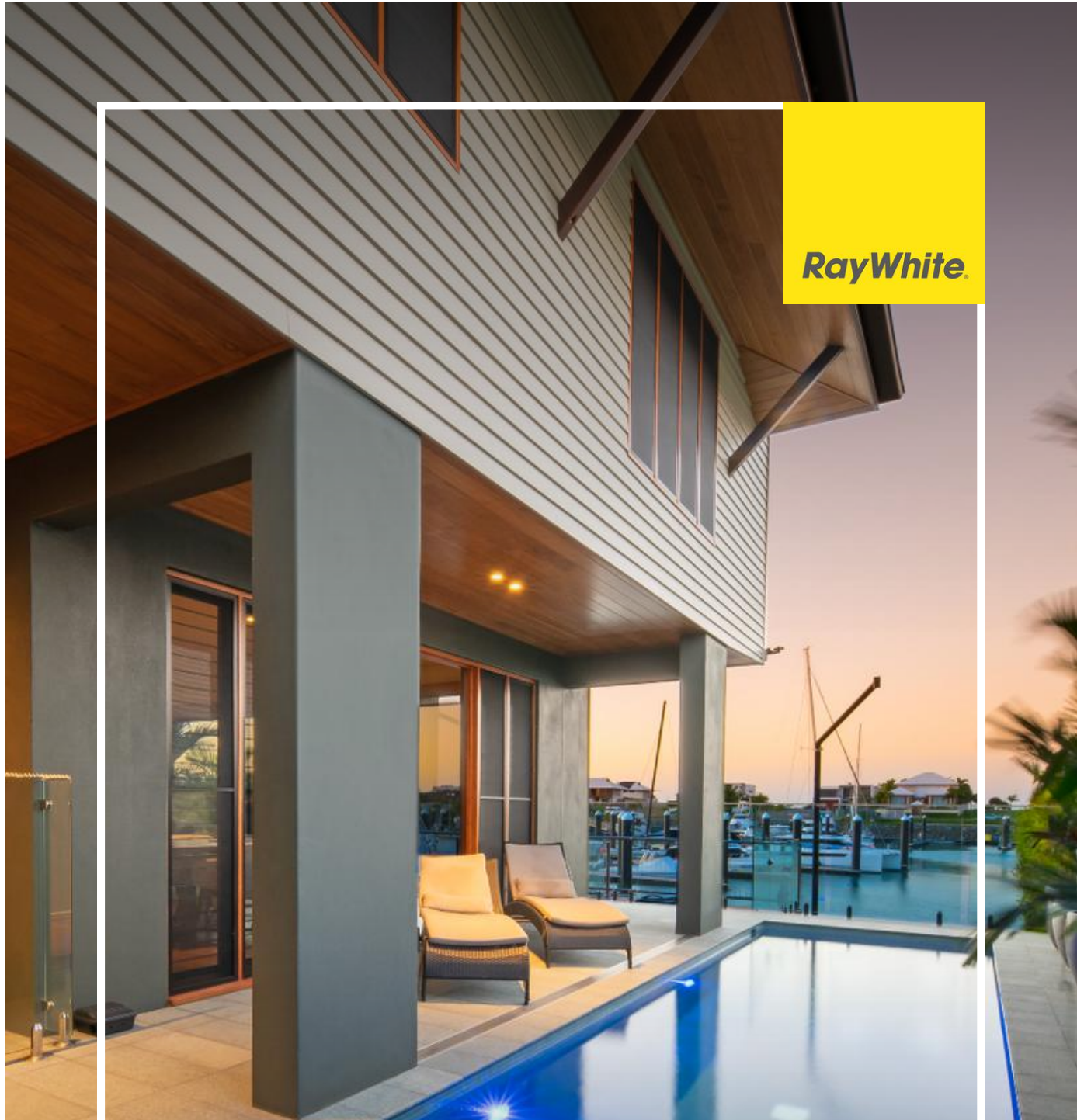





RayWhite.



RAY WHITE WHITSUNDAY

MARKET UPDATE

JULY - SEPTEMBER 2024



RAYWHITEWHITSUNDAY.COM.AU

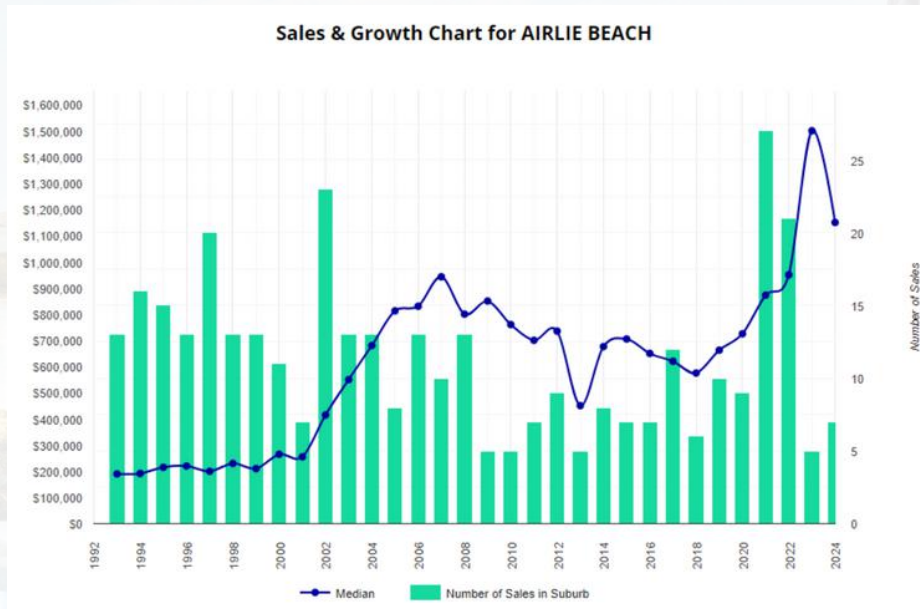
Welcome to the Quarterly Newsletter for the July – September quarter 2024.

Our research tells us that the average price for houses sold in Airlie Beach is now just over \$3m (2024 sales). This of course sounds great for those who own property in Airlie Beach but let's drill down on these figures a little more...

The median price in Airlie Beach is \$1,150,000 which is 23% lower than the previous 12 months. As the Cadbury man would say, why is this so? The simple reason is that there were a number of high-end properties settled since January 1st which includes the sale of the stunning home at The Beacons for over \$13m.

In 2023 there were 5 homes sold, and this year there have been 7 already. There are only 4 homes for sale currently.

The below graph gives a good idea of the sales in the previous years. Airlie Beach is very much a supply v demand sales market and with a small number of homes located in this little pocket, we expect sales to remain buoyant over time.



As per our last newsletter, the "Lifestyle" properties on the edge of Cannonvale and Proserpine are very popular and we are getting some great prices with plenty of demand and small supply. With some popular estates releasing new stages shortly we should see more supply open up in the next 6 months and buyers have slightly more choices however we do expect them to sell fast.

Till next time,



Mark Beale

Principal

Ray White Whitsunday

0404 498 790

mark.beale@raywhite.com



Top Sale Of The Quarter

10 The Cove, Airlie Beach



Sold By
Mark Beale

0404 498 790
mark.beale@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



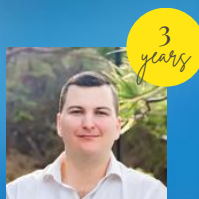
Stephanie
McWhirter
0467 677 225



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



\$575

Average
Rent



HIGH

Rental Yield



294

Applications
Recieved



272

Property
Viewings



79

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



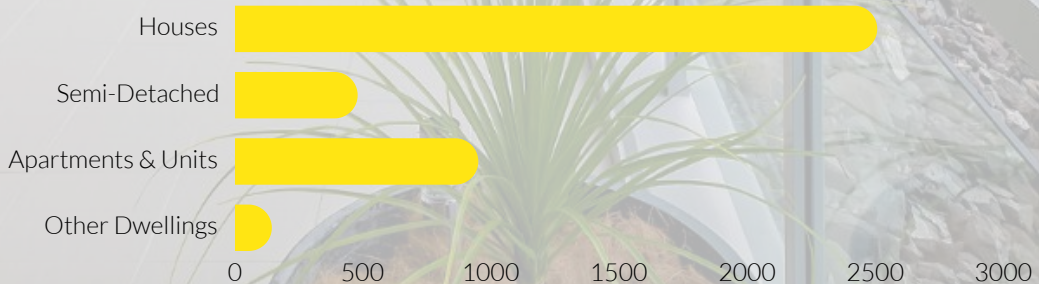
Average Household Size (People)

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 | 128 | 158 | 183 |
| Oct - Dec | - | 158 | 93 |

Sales Market Snapshot - 4802

Median House Sale Price

\$802,500

Median Unit Sale Price

\$435,000

Sold in 4802



Click on your suburb to
view recently sold
properties

AIRLIE BEACH

CANNONVALE & CANNON VALLEY

JUBILEE POCKET

MANDALAY & SHUTE HARBOUR

WOODWARK



Suburb Research

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

Fast Facts - 4800



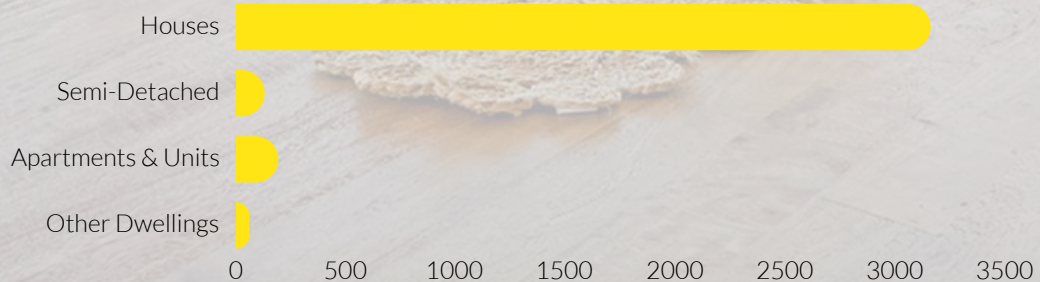
Current Population
10,081



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 | 50 | 76 | 53 |
| Oct - Dec | - | 71 | 50 |

Sales Market Snapshot - 4800

Median House Sale Price

\$585,000

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



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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

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Thinking about selling?



Mark
Beale
0404 498 790



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0401 235 534



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Anita
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0418 732 968



Brett
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0400 799 788



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McWhirter
0467 677 225



Sue
Shaw
0438 755 725

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