

RayWhite

RAY WHITE WHITSUNDAY

# Market Update

[raywhitewhitsunday.com.au](http://raywhitewhitsunday.com.au)



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

Hi and welcome once again to our Quarterly Newsletter Update.

The market conditions in your area can still be described as a “sellers’ market” which is great, if you own a property of course. We have seen more price growth this quarter again although sellers do need to be careful about overpricing their homes and waiting to hold out for a higher price. Sometimes this works, but one needs to have time on their side and hope the market doesn’t come backward while waiting.

The median prices (houses) for our main core suburbs as you can see below are the strongest they have ever been and we expect Proserpine with the lowest median price to continue to increase and potentially catch up somewhat to suburbs like Jubilee Pocket in the next couple of years.

The lifestyle locations such as Cannon Valley, Woodwark, Sugarloaf, etc are red hot these days and there are a lot of buyers keen to buy and secure their large blocks close to town, for obvious reasons.

Period	AIRLIE BEACH (4802) (House)		CANNONVALE (4802) (House)		PROSERPINE (4800) (House)		WOODWARK (4802) (House)		JUBILEE POCKET (4802) (House)	
	#	\$	#	\$	#	\$	#	\$	#	\$
Apr '09 - Mar '10	5	\$850k	83	\$455k	53	\$352k	3	\$595k	30	\$430k
Apr '10 - Mar '11	4	\$730k	64	\$438k	31	\$306k	7	\$500k	32	\$414k
Apr '11 - Mar '12	11	\$700k	70	\$432k	33	\$295k	8	\$424k	30	\$420k
Apr '12 - Mar '13	6	\$708k	86	\$442k	39	\$315k	10	\$525k	35	\$430k
Apr '13 - Mar '14	7	\$795k	76	\$450k	39	\$340k	9	\$540k	23	\$402k
Apr '14 - Mar '15	8	\$648k	85	\$435k	37	\$265k	7	\$385k	17	\$388k
Apr '15 - Mar '16	5	\$800k	71	\$430k	36	\$256k	8	\$475k	18	\$370k
Apr '16 - Mar '17	8	\$730k	69	\$442k	32	\$300k	8	\$429k	29	\$346k
Apr '17 - Mar '18	14	\$575k	76	\$445k	30	\$292k	6	\$544k	35	\$415k
Apr '18 - Mar '19	2	\$650k	89	\$430k	53	\$296k	6	\$488k	27	\$405k
Apr '19 - Mar '20	13	\$670k	105	\$432k	40	\$256k	10	\$650k	35	\$415k
Apr '20 - Mar '21	12	\$881k	127	\$462k	70	\$275k	14	\$638k	55	\$410k
Apr '21 - Mar '22	28	\$860k	189	\$527k	99	\$350k	14	\$766k	67	\$502k
Apr '22 - Mar '23	15	\$950k	147	\$665k	96	\$375k	15	\$930k	63	\$550k
Apr '23 - Mar '24	7	\$1.5m	115	\$730k	57	\$420k	11	\$980k	41	\$629k

The luxury or high end of the market is performing well, although blocks of land seem to have slowed a little with building prices putting some buyers off and they prefer to buy an existing home and renovate if they need to.

Don't forget if you are looking for a marina berth or boat, contact [leo@raywhitemarine.com](mailto:leo@raywhitemarine.com) or phone 0415 776 633 and if you are looking for a luxurious getaway or have family coming to visit soon jump onto [www.whitsundayvacations.com.au](http://www.whitsundayvacations.com.au) and check out our new properties.

I hope you enjoy the read

Till next time,

**Mark Beale**  
0404 498 790  
[mark.beale@raywhite.com](mailto:mark.beale@raywhite.com)

# Ray White Whitsunday

14 sales agents with 168\* 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  
Kinnish  
0455 512 654



Clarice  
Davis  
0429 336 449

# Our Top Residential Sale This Quarter



22 Broadwater Avenue, Airfie Beach



**Sold By**  
**Lynne Erricker**

0414 641 612

[lynne.erricker@raywhite.com](mailto:lynne.erricker@raywhite.com)



# Rental Market Snapshot - Quarter 1, 2024

## Fast Facts



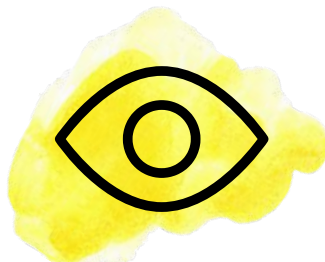
**\$550**  
Average  
Rent



**HIGH**  
Rental Yield



**291**  
Applications  
Recieved



**347**  
Property  
Viewings



**56**  
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 white tablecloth. The text is overlaid on a yellow background.

# Suburb Research

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

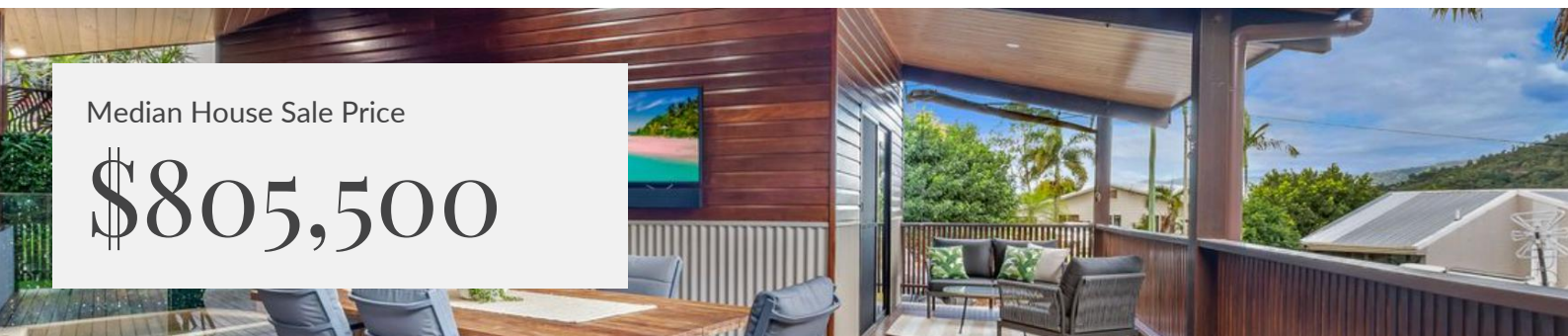


# Sales Market Snapshot - 4802 Quarter 1, 2024

Provided by Ray White Whitsunday

Total Sales by Quarter

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



Median House Sale Price

## \$805,500

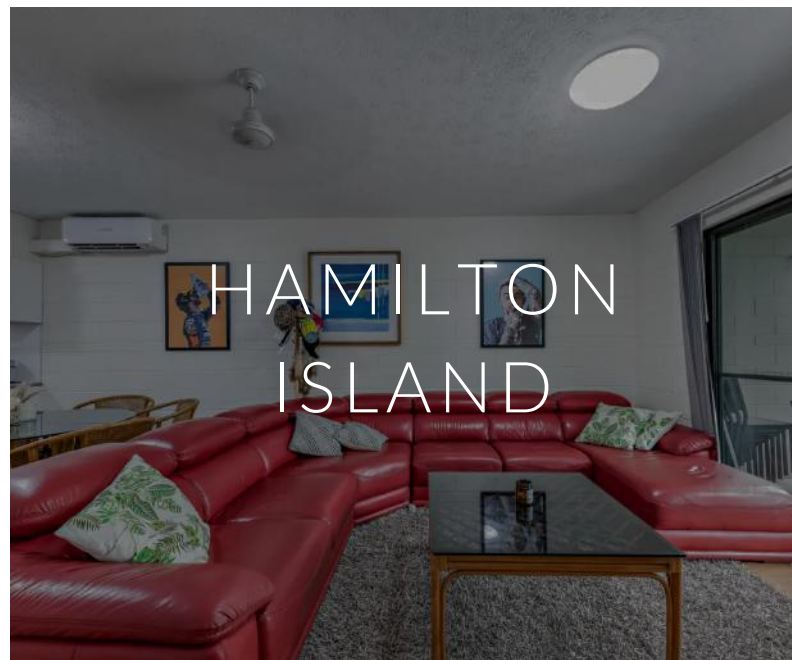


Median Unit Sale Price

## \$406,000

*\*All statistics based on houses & units - gathered from Pricerfinder\**

Click on your suburb to view recently sold properties





A balcony with a wooden table and chairs overlooking a blue ocean under a clear sky. The balcony has a white railing and a white tablecloth. The ocean is a vibrant blue, and the sky is a clear, light blue. The balcony furniture includes a wooden table and several white chairs with wooden frames. A white tablecloth is draped over the table in the foreground. The background shows a clear blue sky and a distant building on the left.

# Suburb Research

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



## Sales Market Snapshot - 4800 Quarter 1, 2024

Provided by Ray White Whitsunday

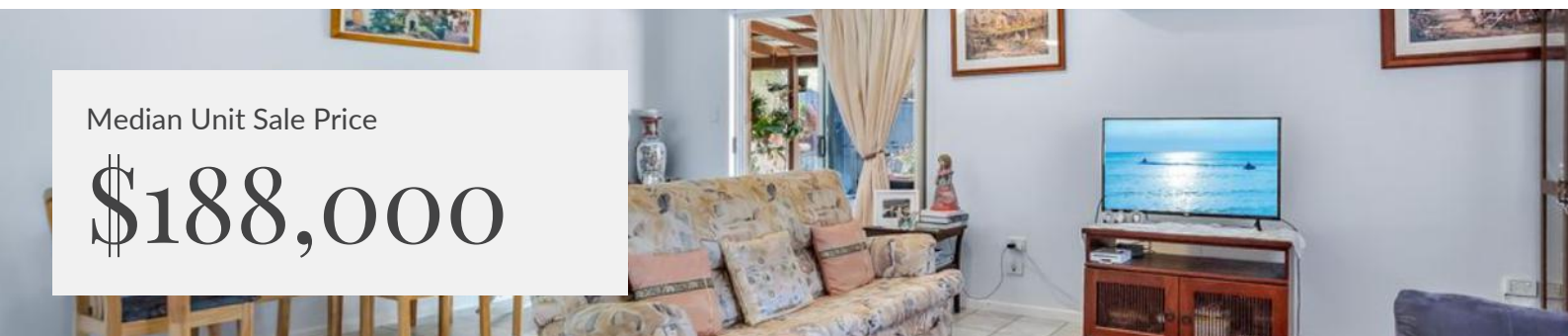
Total Sales by Quarter

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



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



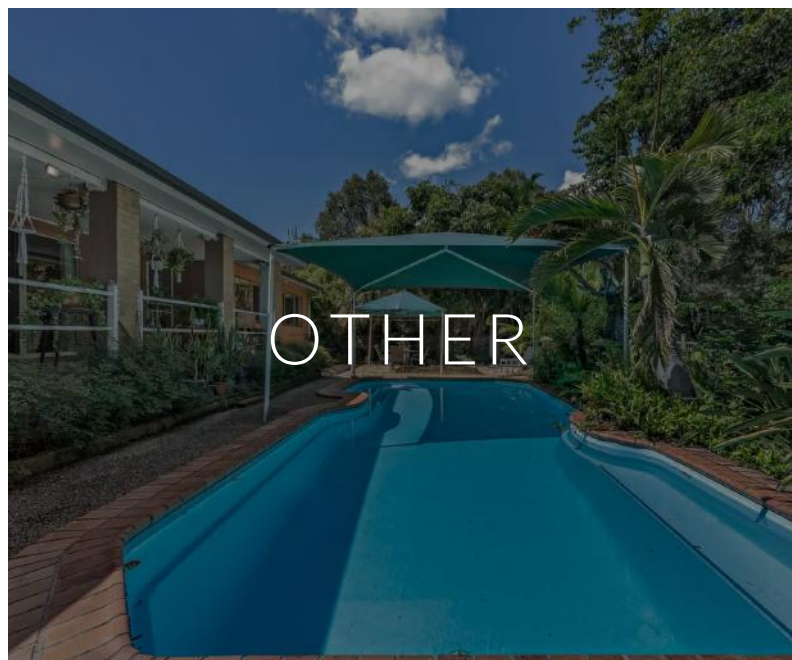
BRANDY CREEK,  
MOUNT MARLOW  
& MOUNT JULIAN



PRESTON, CONWAY  
& WILSON BEACH



DINGO BEACH,  
HYDEAWAY BAY &  
CAPE GLOUCESTER



OTHER

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📍 Hillcrest By The Beach, Airlie Beach



📍 Beachfront Apartment, Airlie Beach



📍 High Tide, Cannonvale



📍 Shutehaven Beach House, Shute Harbour



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- ✉ [holiday@whitsundayvacations.com.au](mailto:holiday@whitsundayvacations.com.au)
- 📘 Whitsunday Vacations
- 📷 @whitsundayvacations

# *Leased* in Quarter 1



Contact  
**Kate Andrews**  
for a free rental appraisal

**RayWhite**

📞 0487 002 506

✉️ [whitsundaypm@raywhite.com](mailto: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

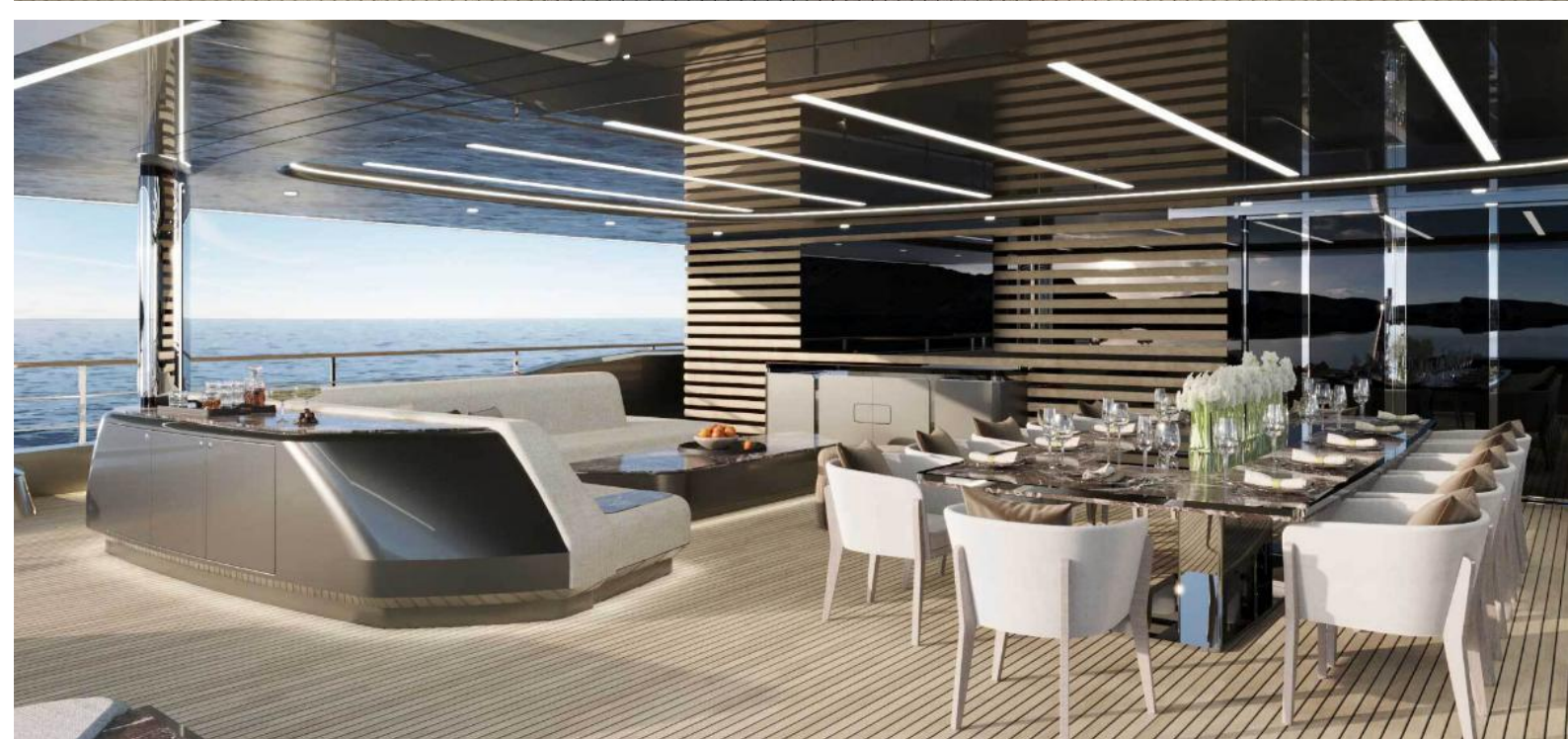
leo@raywhitemarine.com

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.



# Thinking about selling?



Mark  
Beale  
0404 498 790



Adam  
Webster  
0401 235 534



Andrea  
Clarke  
0418 796 323



Anita  
Edgar  
0418 732 968



Brett  
Dwyer  
0447 583 759



Clarice  
Davis  
0429 336 449



Fiona  
Donnellan  
0432 647 708



Jeremiah  
Roberts  
0487 856 617



Nichole  
Kinnish  
0455 512 654



Lynne  
Erricker  
0414 641 612



Paul  
Skinner  
0404 490 079



Simon  
Dymmott  
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.