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RAY WHITE WHITSUNDAY

Market Update

raywhitewhitsunday.com.au



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

Welcome to our latest Quarterly Newsletter Update for the Whitsunday Region. This report is designed to keep you up to date with the local real estate market. Many property owners that we keep in touch with may not be selling this year, or next year, but like to “keep their finger on the pulse” so that perhaps when the time comes to sell, they will be reasonably educated about local market trends and values. If you would like to hear about anything for next quarter’s newsletter, please feel free to email me mark.beale@raywhite.com or call 0404498790.

As you will see in the recent sales statistics further through this report, the number of sales has dropped significantly from 12 months ago but is in trend with the previous quarter. 149 sales in the 4802 postcodes in January – March quarter, followed by 145 in the April – June quarter shows consistent buyer patterns although a drop from 233 sales in the same quarter for 2022 shows a significant drop. We feel that these numbers are not necessarily an indicator of a lack of buyers but a lack of available stock for sale and that most property owners that have wanted to sell over the last few years have taken advantage of a strong marketplace and have sold.

The median sale price for a house in the 4802 postcode is now \$815,000, with the cost of building new homes still pushing the second-hand home market sales along nicely. Along with the cost of building new is the length of time needed to build a brand-new home and it seems that most buyers don’t want to wait 12 – 18 months for their new home.

The 4800 postcodes have increased in popularity mainly because of two reasons; 1. The median house price is only \$607,000 and 2; the lifestyle that many of these 4800 postcode homes offer which is larger blocks, quieter streets and still a very close location to shops, schools and the like.

The number of sales has dropped only slightly and the available stock at the time of writing this newsletter was constant at around 110 properties for sale.

We watch the property market with anticipation as we move into the second half of 2023.

Thanks for reading, till next time.

Mark Beale

0404 498 790

mark.beale@raywhite.com

Ray White Whitsunday

13 sales agents with 162* 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.



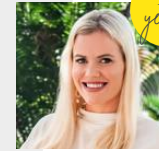
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0418 732 968



Adam Webster
0401 235 534



Simon Dymmott
0400 799 788



Stephanie McWhirter
0467 677 225



Sue Shaw
0438 755 725



Jeremiah Roberts
0487 856 617



Mark Beale
0404 498 790



Lynne Erricker
0414 641 612



Andrea Clarke
0418 796 323



Paul Skinner
0404 490 079



Fiona Donnellan
0432 647 708



Brett Dwyer
0447 583 759



Nichole Towers
0455 512 654

Our Top Residential Sale This Quarter



Sold By
Adam Webster

0401 235 534
adam.webster@raywhite.com



Sold By
Stephanie McWhirter

0467 677 225
stephanie.mcwhirter@raywhite.com

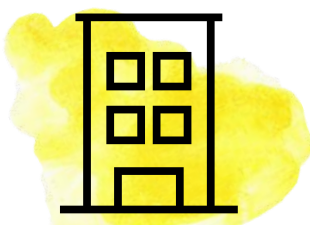


Rental Market Snapshot - Quarter 2, 2023

Fast Facts



\$725
Average
House Rent



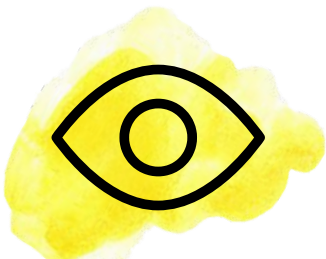
\$515
Average
Unit Rent



HIGH
Rental Yield



338
Applications
Recieved



196
Property
Viewings



73
Properties
Leased



Suburb Research

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



Sales Market Snapshot - 4802 Quarter 2, 2023

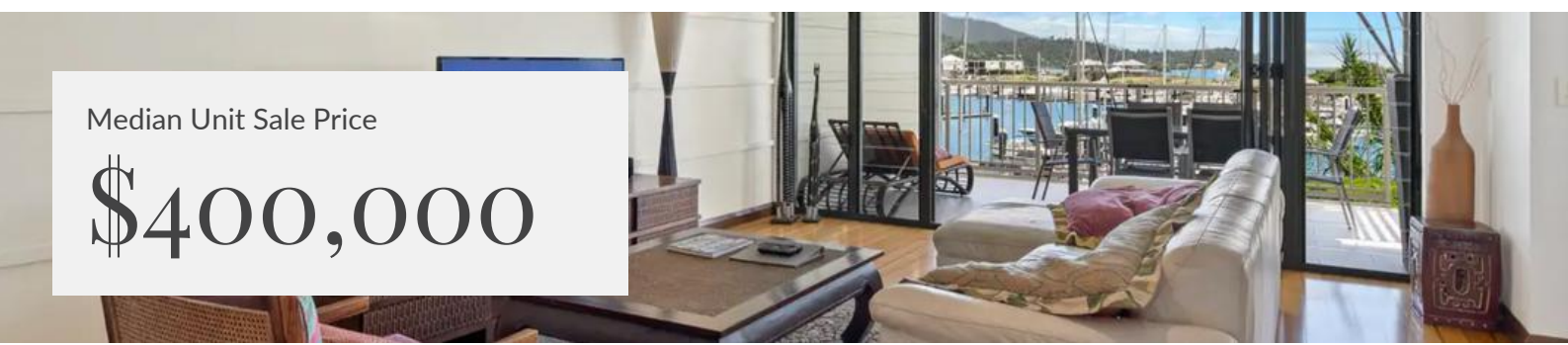
Provided by Ray White Whitsunday

Total Sales by Quarter

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



Median House Sale Price
\$815,000



Median Unit Sale Price
\$400,000

All statistics based on houses & units - gathered from Pricerfinder

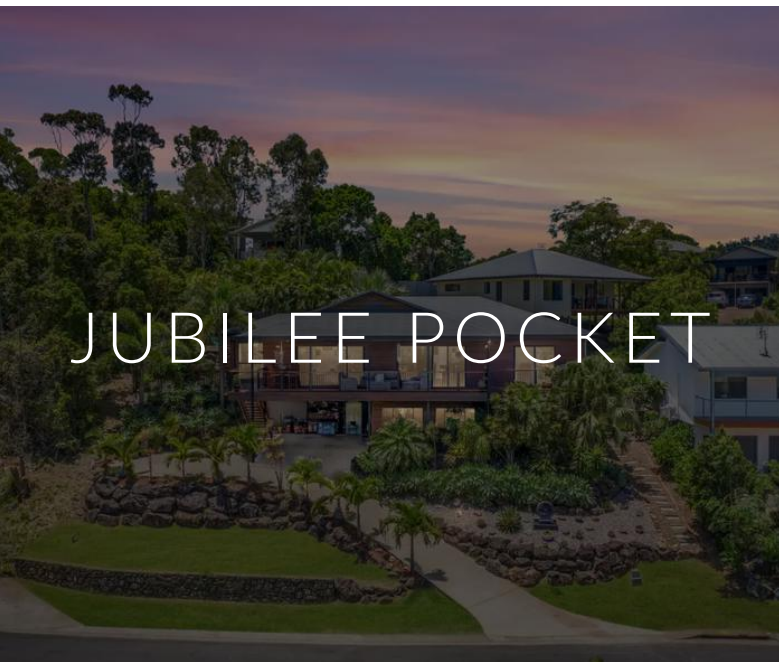
Click on your suburb to view recently sold properties



AIRLIE BEACH



CANNONVALE &
CANNON VALLEY



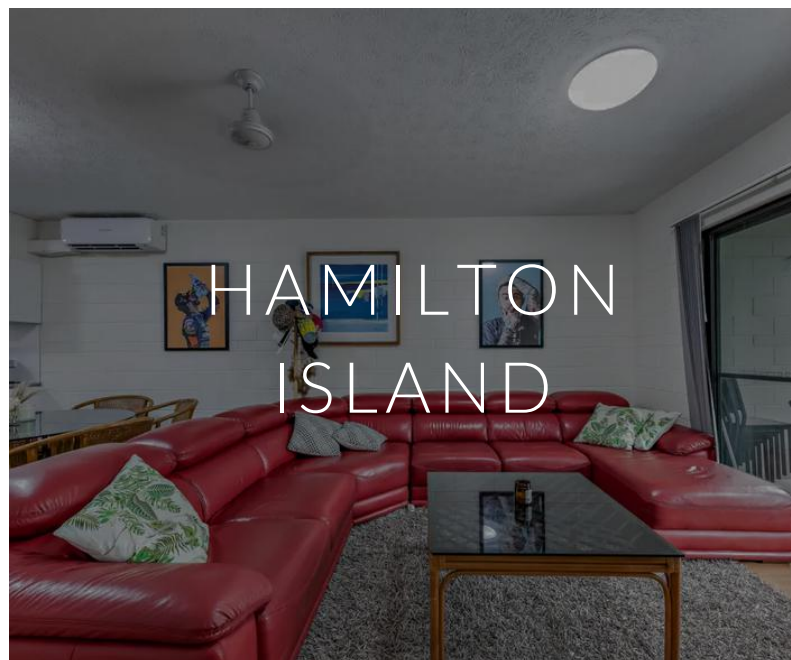
JUBILEE POCKET



MANDALAY &
SHUTE HARBOUR



WOODWARK



HAMILTON
ISLAND



Suburb Research

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



Sales Market Snapshot - 4800 Quarter 2, 2023

Provided by Ray White Whitsunday

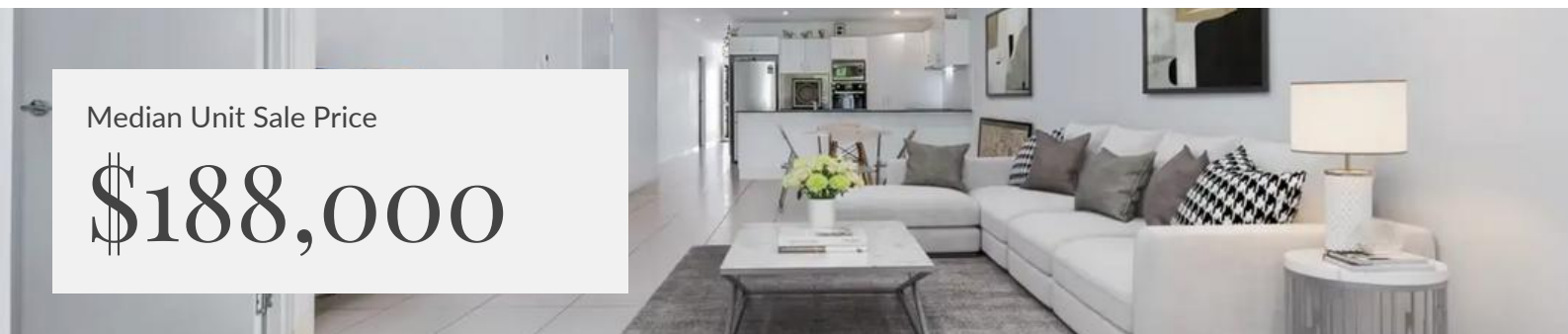
Total Sales by Quarter

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



Median House Sale Price

\$607,000



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



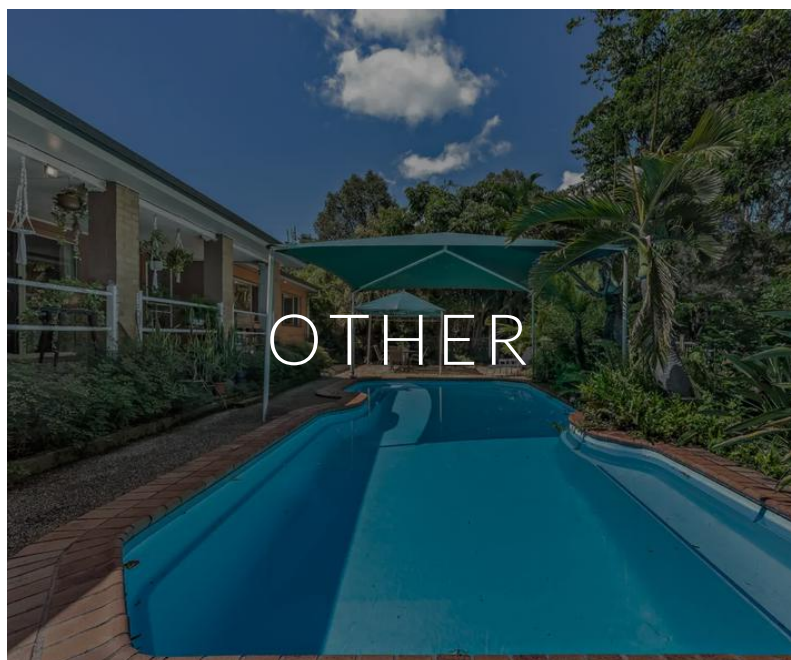
BRANDY CREEK,
MOUNT MARLOW
& MOUNT JULIAN



PRESTON, CONWAY
& WILSON BEACH



DINGO BEACH,
HYDEAWAY BAY &
CAPE GLOUCESTER



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Whitsunday Vacations



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Leased in Quarter 2



Contact
Kate Andrews
for a free rental appraisal



📞 0487 002 506

✉️ whitsunday.pm@raywhite.com

The RayWhite logo is positioned in the top right corner of the page. It consists of the brand name "RayWhite" in a bold, sans-serif font, with "Ray" in black and "White" in white, all contained within a bright yellow rectangular background.The background image for the top section is a large, multi-story brick house with a prominent chimney and a turret. The house is illuminated from within, and the scene is set against a sunset sky with warm orange and yellow tones. The house has a mix of red and dark bricks and features arched windows and doorways.

Ray White Now

Proudly presenting property marketing insights in real time.

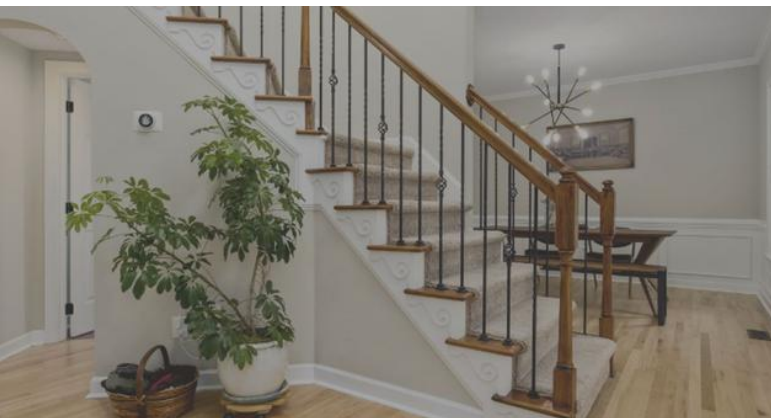
Welcome to Ray White Now, a monthly insight to provide clarity to all our customers on what is happening in the market now. This month in Ray White Now, Prices are now firmly on the move everywhere in Australia, having increased by 3.5 per cent since the start of the year. To read the report, please [click here](#).

The background image for the bottom section is a modern, two-story house with a grey exterior and a dark roof. The house has a large garage and a prominent front door. The scene is set at dusk, with the sky showing soft colors of the setting sun.

All of regional Australia is now recording price growth again

This population growth, combined with travel restrictions leading to strong demand for holiday homes, as well as outstanding mining and agriculture conditions led to very strong house price growth. But like the rest of Australia, this price growth stalled once interest rate increases started up again. However, this growth has returned.

[READ MORE](#)



Auction bidding now at its strongest level since February 2022

That is, there were some predicting that there would be a short uptick in prices before they came crashing down. Based on our auction data, particularly bidding activity, we could see that conditions really started to turn at the end of last year and the momentum in price growth was not a “dead cat bounce” but an earlier than expected return to growth.

[READ MORE](#)



First home buyers make a tentative step back into the market

Prices have come back a lot since last year making property more affordable. Meanwhile, it has become a lot more difficult to find a rental property and if you can find one, it is now a lot more expensive to be a renter. Unemployment remains at a 50 year low and we are seeing wages growth across many sectors.

[READ MORE](#)



No end in sight for shortage of new listings

A look at listing authorities is showing that the end in the decline does not look close. Listing authorities are the step prior to the listing being placed on a real estate portal. It is when the vendor signs with the agent but the property has not yet been advertised. While our tracking of new listings is across all agencies, it is only possible for us to track listing authorities across Ray White businesses.

[READ MORE](#)



Fixed loans no longer popular

The proportion of new loans being fixed in entirety or as a proportion of the total loan has now fallen to record lows. In April, just 15.6 per cent of loans had a fixed interest rate component. This compares to August 2021 when it peaked at 59.2 per cent. The peak in August 2021 is interesting in that it was still some time before interest rates started to rise but there was growing talk of an end to ultra-low interest rates.

[READ MORE](#)

Thinking about selling?

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



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0401 235 534



Andrea Clarke
0418 796 323



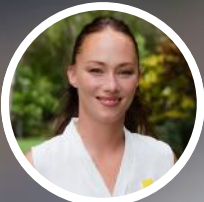
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