



RayWhite.

RAY WHITE WHITSUNDAY MARKET UPDATE

Quarter 3, 2025

RAYWHITEWHITSUNDAY.COM.AU

Hi and welcome to the Quarterly Newsletter for the Whitsunday Property Market for July – Sept 2025.

Airlie Beach has been named one of the highest-growth locations in the country, with a 37% increase since the COVID-19 pandemic. Being in real estate 24/7, we can attest that the number of buyers wanting to buy and live in the Whitsundays since the Pandemic is massive and fuelling the real estate market. Buyers know that working remotely in a regional area is more possible today than pre-pandemic.

Established premium destinations are slowing down, while emerging areas such as the Whitsundays are accelerating.



What does this mean for you as a property owner in the Whitsundays? Well, of course, time will tell however, the indicators are that owning a property in the Whitsundays is a very good thing.

The local market is still very strong, and there are seemingly more buyers than sellers. The available stock to buy at the time of writing this newsletter is around 130, which includes land, apartments, and houses. This is an all-time low and shows the market clearly swinging towards a seller's market.

Now is a great time to get an updated market opinion on your property, so please reach out if we can help you at any time.

A big congratulations to our amazing Paul Skinner, who this week clocked over 15 years with us and in the local real estate market. There are few salespeople who have this tenure in the real estate industry, and we are all very lucky to have him as a colleague and a great friend. Please congratulate Paul if you see him around town.

If you did want to contact Paul at any time, you can call on 0404 490 079 or paul.skinner@raywhite.com.

Till next time,



Mark Beale

Principal - Ray White Whitsunday

0404 498 790

mark.beale@raywhite.com

RayWhite

VIEW OUR
CURRENT
LISTINGS

VIEW OUR
SOLD
LISTINGS

ON THE COVER
Larimar, Funnel Bay



RAY WHITE WHITSUNDAY SALE OF THE QUARTER.

Larimar, Discovery Drive,
Flametree

Sold July 2025

Mark Beale
0404 498 790

Nichole Kinnish
0455 512 654



RAY WHITE WHITSUNDAY

Your dedicated team of knowledgeable and experienced agents, committed to helping you achieve your property goals

11 sales agents with 144 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!

 25 years Mark Beale 0404 498 790	 20 years Lynne Erricker 0414 641 612	 18 years Andrea Clarke 0418 796 323	 17 years Anita Edgar 0418 732 968
 15 years Simon Dymmott 0400 799 708	 14 years Paul Skinner 0404 490 079	 12 years Fiona Donnellan 0432 647 708	 11 years Sue Shaw 0438 755 725
 6 years Brett Dwyer 0447 583 759	 4 years Jeremiah Roberts 0487 856 617	 2 years Nichole Kinnish 0455 512 654	

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

PROPERTY MANAGEMENT MADE EASY WITH RAY WHITE WHITSUNDAY

Experience the difference

Maximise your investment with stress-free property management – expert care, better returns, total peace of mind.

At Ray White Whitsunday, we take the stress out of property management so you can enjoy the rewards of your investment. Our expert team ensures your property is well-maintained, compliant with the latest legislation, and attracts high-quality tenants. From marketing and tenant selection to routine inspections and maintenance coordination, we handle every detail with professionalism and care. With our local expertise, proactive approach, and commitment to exceptional service, you can trust us to maximise your returns while protecting your investment. Get in touch today and experience the Ray White Whitsunday difference!



CONTACT **KATE & MADDY**
FOR A FREE RENTAL APPRAISAL

0487 002 506 | whitsundaypm@raywhite.com



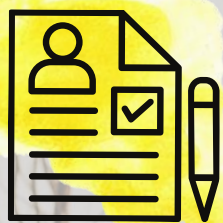
\$568

Average
Rent



HIGH

Rental Yield



409

Applications
Recieved



262

Property
Viewings



80

Properties
Leased

RENTAL MARKET SNAPSHOT

SUBURB RESEARCH

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



Fast Facts - 4802



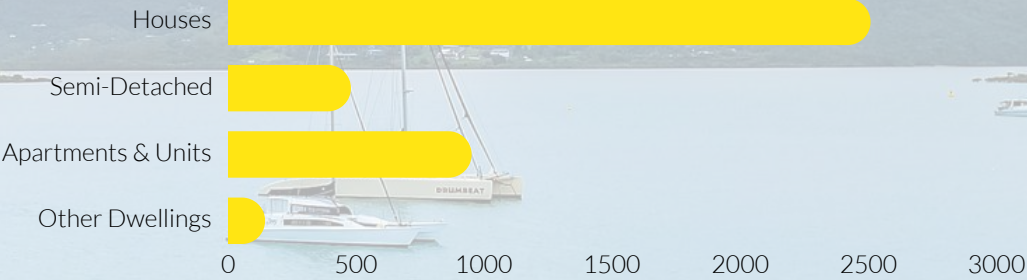
Current Population
13,393



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

	2025	2024	2023
Jan - Mar	117	193	149
Apr - Jun	152	147	145
Jul - Sep	146	128	158
Oct - Dec	-	166	158

SALES MARKET
SNAPSHOT

Median House Sale Price

\$863,000

Median Unit Sale Price

\$547,500

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



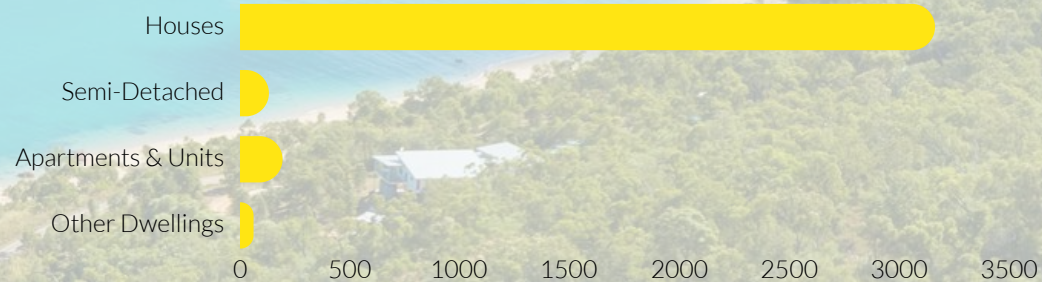
Current Population
10,081



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

	2025	2024	2023
Jan - Mar	49	102	81
Apr - Jun	73	67	71
Jul - Sep	62	50	76
Oct - Dec	-	88	71

SALES MARKET
SNAPSHOT

Median House Sale Price
\$875,000

Average Unit Sale Price
\$238,500

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



📍 'Vue de Bleu', Shute Harbour



📍 'Nine Islands', Airlie Beach



📍 19 The Cove, Airlie Beach



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Whitsunday Vacations



@whitsundayvacations



RayWhite[®]

MARINE WHITSUNDAY



Beneteau Cyclades 43 - 2007



Whitebirds



SOLD



Clipper 34



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RAY WHITE WHITSUNDAY LUXURY HOMES

Step into the world of refined living with our curated collection of the Whitsundays' most prestigious homes. From breathtaking waterfront residences to secluded retreats, each property embodies elegance, sophistication and the unmatched lifestyle our region is renowned for.

[CLICK HERE TO VIEW](#)



OUR TEAM OF EXPERIENCED AGENTS

Our dedicated team is here to support and guide you through every step of your property journey with expertise and care



Mark
Beale
0404 498 790



Andrea
Clarke
0418 796 323



Anita
Edgar
0418 732 968



Brett
Dwyer
0447 583 759



Fiona
Donnellan
0432 647 708



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