



MARKET WRAP

WITH MEL ANDERSON

The Sunshine Coast property market has continued to show incredible strength through the back end of 2021 and into the first and second quarters of 2022. In this Market Wrap, we have taken an in depth look at 2021's property market, in what was an incredible year for properties of all types across the Sunshine Coast.

As you will see in the following pages, most suburbs experienced significant double-digit growth across the 2021 calendar year, with many precincts across the Coast experiencing record levels of growth that we have never seen before. Despite this record growth, buyer demand and consumer confidence across the Coast remains extremely high, with no signs of things slowing down in the immediate future.

2021 saw the largest number of properties come to market in recent memory yet demand still exceeded the level of supply across all coastal areas with an ever-growing level of net internal migration taking place as people seek to relocate from the major cities. Whilst buyers continue to relocate to the Coast for a myriad of varied reasons, the growing numbers of those parties looking to call the Coast home is underpinned with the strength of the infrastructure spending we are seeing right across the area and the desire to escape the major cities post-COVID lockdowns.

Whilst interest rates are likely set to rise at some stage throughout the year, the Coast Property market is in an incredibly strong position to outshine many other markets across Queensland and Australia as a whole. Generally, if an economy does ever tighten up a little, consumers look for strength, stability, and growth to consolidate their own positions in most instances.

The Sunshine Coast now has some of the largest major projects underway and planned, funded by both State and Federal Governments, that will continue to give both local residents and buyers new to the area the confidence that the Coast property market is set to continue to go from strength to strength throughout the next few years.

We have no doubt that the Sunshine Coast property market will be one of the shining lights again of the 2022 Australian property market and we are excited to see what the remainder of the year brings.

If you'd like information on suburbs not included in this printed report, we have data on more suburbs available by email. As always, we hope you enjoy the following information we have prepared for you and please don't hesitate to reach out to discuss any Real Estate need you have throughout 2022.

CENTURY 21 On
Duporth

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HEAVY PASSENGER RAIL FUNDED FOR THE SUNSHINE COAST:

The Morrison government recently committed \$1.6 billion to build heavy rail on the Sunshine Coast. This heavy rail will connect to the existing line at Beerwah, and to a new station in the Maroochydoore CBD, along the CAMCOS (Caboolture to Maroochydoore Corridor Study) corridor. The new rail line will significantly increase access to Brisbane, with new stations expected at Caloundra, Kawana and Maroochydoore. The increased connectivity will open many options for employment and labour mobility for our skilled workers and local employers.

Federal Minister for Communications, Urban Infrastructure, Cities & the Arts, Paul Fletcher, said this was a significant investment in the future of the Sunshine Coast. "The Beerwah to Maroochydoore passenger line has been championed for over 6 years by local Federal Member for Fairfax Ted O'Brien & Federal Member for Fisher Andrew Wallace," Minister Fletcher said.

"This \$1.6 billion investment shows that the Morrison government is serious about delivering for the Sunshine Coast by funding the infrastructure it needs to host a successful 2032 Olympics and support the projected population growth across the region over the coming decades."

Federal Member for Fairfax and Special Envoy for the 2032 Olympic and Paralympic Games, Ted O'Brien MP said that "This is the most transformative project the Sunshine Coast will see in generations."

The federal government is delivering this heavy rail line on a 50:50 basis with the Queensland Government. This is great news to ease the ever-growing traffic in the region. In addition to this is nearly \$3.7 billion recently invested by the Government in additional Sunshine Coast infrastructure such as the duplication of the North Coast rail line, upgrades to the Bruce Highway, Steve Irwin Way and the Mooloolah River Interchange.

SUNSHINE COAST VOTED #1 TOURIST DESTINATION IN THE WORLD

The Sunshine Coast was recently voted the Number One Tourist Destination in The World by the Tourism Sentiment Index which surveyed almost 2 billion people worldwide! This news bodes extremely well for the Sunshine Coast as a whole. With so many people travelling to and falling in love with the Coast, we often find that tourists become residents. This in turn, increases the upward pressure on property prices!

Visit Sunshine Coast CEO Matt Stoeckel said the announcement was an endorsement of the Sunshine Coast as a premium tourist destination. "With international borders set to fully open, the fact that the Sunshine Coast resonates so strongly overseas highlights the potential we have to regrow our visitor numbers."

"We have been using the last year to emphasise the Sunshine Coast's nature-based experiences, along with our food, health and wellness assets, and this survey shows that our messages have really struck a chord with potential travellers."

As the world continues its path back to normality post-COVID, we expect visitor numbers to start to climb, and this will help business and economic recovery Coast-wide. Other Queensland destinations to make the top 20 list were the Whitsundays, Cairns and Port Douglas.



SUNSHINE COAST - A TOP REAL ESTATE LOCATION:

Queensland continues to experience increased property demand, with realestate.com.au reporting the Sunshine Coast as a national leader for price growth, resulting from heavy local and interstate interest over the past 3 years.

There are now over a dozen suburbs on the Sunshine Coast which boast median prices in excess of \$1million, with Sunshine Beach now being named as Queensland's most expensive suburb where the median price sits at \$3.1 million.

Mid-2020 through to today has seen a massive increase in enquiry filtering through our office, and the stock shortages stemming from mid-2020 now starting to ease, as more properties come to the market. Sales activity and demand remains high, with the increase in stock numbers barely satisfying the number of buyers wishing to enter the market.

As you will see in the suburb statistics that follow, some truly impressive numbers have occurred in 2021, with Coast-wide median house prices now sitting at \$968,308, a 48% rise across the board (via RealEstate.com.au).

This brings the Sunshine Coast's median house price to a level greater than that of Melbourne, and places it behind only 3 other areas in Australia; Sydney (\$1.3m), Illawarra (\$1.01m) and Canberra (\$1m).

Mountain Creek is another highly sought-after residential suburb with a wonderful mix of homes, spotlighted by the fact that the highest sale price achieved in 2021 was \$1,880,000 for a 4-bedroom, Lakeside family entertainer, and the most affordable was a 3-bedroom home in Brightwater, selling for \$495,000.

In 2021 there was 209 homes sold in Mountain Creek, slightly down from the peak of 2015 where 271 homes were sold. Whilst demand today is stronger than ever, the lower level of sales indicates the underlying demand creating upward pressure on prices that will be evident throughout the 2022 calendar year.

Median house prices in 2021 rose by 33.12% to \$832,000 and whilst growth over the last couple of years prior to 2021 has been quite stable, the 3-year figures show a 44.70% total growth in median prices and total 92.37% over the last 10 Years.

Throughout 2021 there was also 113 units sold. The median price rose by 32.61% to \$520,500 for 2021, up from 2020's median of \$392,500, with an outstanding growth of 115.98% in units in this market over the last 10 years.

2022 has started exceptionally strongly for Mountain Creek and this demand looks set to continue throughout the year. We look forward to seeing how Mountain Creek performs throughout 2022.

The Brightwater community has truly become one of the standalone suburbs of the Sunshine Coast. A truly central location, with a growing infrastructure, great schooling and some outstanding commercial and retail opportunities have ensured that Brightwater has continued to be one of the most highly sought-after residential precincts.

2021 saw 117 houses sell in Brightwater, with prices ranging from a low of \$495,000 up to \$1,755,000 for a 4-bedroom waterfront residence. Overall, we saw median prices increase from 2020's \$611,000 by 26.02% to \$770,000, showing the underlying strength in Brightwater's housing market.

Looking at houses in Brightwater over a 3-year period, we can see a total capital growth of 38.74%. There has now been a number of sales more than \$1m in what is sure to be one of the housing precincts to watch closely in the coming years.

Brightwater's unit market was extremely popular in 2021, with the most sales taking place since the area's inception, a total of eighty-nine. These sales continued to show the variety of unit product in Brightwater, with the lowest sale transacting for \$385,000 up to the highest sale of \$945,000.

Buyers continue to desire units in Brightwater, with prices in 2021 increasing by 26.34% to \$530,000. Over a 5-year period, Brightwater units have enjoyed a total growth of 35.90%.

MOUNTAIN CREEK 4557

2021 - CALENDAR YEAR (JAN - DEC)

	HOUSES	UNITS
Total Sales \$	\$186,021,939	\$61,226,850
Number Sold	209	113
Median Price	\$832,000	\$520,500
Highest Sale	\$1,880,000	\$1,100,000
Growth Since 2020	33.12%	32.61%

SUBURB GROWTH OVER TIME

21	AVERAGE GROWTH P/A		TOTAL GROWTH OVER	
	HOUSES	UNITS	HOUSES	UNITS
3 YEARS	13.11%	7.41%	44.70%	23.93%
5 YEARS	7.48%	6.38%	43.45%	36.26%
10 YEARS	6.76%	8.00%	92.37%	115.98%

BRIGHTWATER 4557

2021 - CALENDAR YEAR (JAN - DEC)

	HOUSES	UNITS
Total Sales \$	\$99,775,338	\$48,081,250
Number Sold	117	89
Median Price	\$770,000	\$530,000
Highest Sale	\$1,755,000	\$945,000
Growth Since 2020	26.02%	26.34%

SUBURB GROWTH OVER TIME

21	AVERAGE GROWTH P/A		TOTAL GROWTH OVER	
	HOUSES	UNITS	HOUSES	UNITS
3 YEARS	11.53%	6.81%	38.74%	21.84%
5 YEARS	5.83%	6.33%	32.76%	35.90%
10 YEARS	n/a	n/a	n/a	n/a

ALEX. HEADLAND 4572

2021 - CALENDAR YEAR (JAN - DEC)

	HOUSES	UNITS
Total Sales \$	\$88,420,680	\$137,721,761
Number Sold	47	187
Median Price	\$1,870,000	\$606,000
Highest Sale	\$4,350,000	\$2,575,000
Growth Since 2020	50.50%	27.58%

SUBURB GROWTH OVER TIME

21	AVERAGE GROWTH P/A		TOTAL GROWTH OVER	
	HOUSES	UNITS	HOUSES	UNITS
3 YEARS	21.21%	15.63%	78.10%	54.59%
5 YEARS	14.03%	9.21%	92.78%	55.38%
10 YEARS	11.98%	7.87%	210.12%	113.38%

Alexandra Headland continued to be a standout market in 2021, with its coastal views and central location. 2021 saw the most houses and units come to market in over 5 years, with frenzied buyer activity and regular price increases.

For the 2020 calendar year, median house prices sat at \$1,242,500, with 2021's boom seeing median prices increase by an astounding 50.5% to sit just shy of \$2m. This is the biggest single year increase in median prices that the Alexandra Headland housing market has ever seen, following 8 out of 9 years of previous positive growth.

2021's lowest sale was \$775,000 and the highest sale for a 4-bedroom architecturally designed home with northerly ocean views was \$4,350,000. This same home recently sold again in early 2022 for an astounding \$5,000,000.

Reflecting on house prices in Alexandra Headland over a longer period there are some impressive strong numbers. House prices have grown a total of 78.1% in median price over the last 3 years, 92.78% over the last 5 years and a massive 210.12% over the last 10 years.

The unit market also shown some strength with 187 units sold throughout the year. The market shows that in 2021 there was a notable 27.58% median price increase to \$606,000, with 54.59% growth over the past 5 years, and a strong 113.38% over the past 10 years.

There's a vast difference in unit product in Alexandra Headland, with the lowest sale for the 2021 period coming in at \$125,000, and the highest sale for a 4-bedroom apartment, encompassing an entire floor on the beachfront, sold by Century 21 on Duporth's Principal Damien Said, selling for \$2,575,000.

MAROOCHYDORE 4558

2021 - CALENDAR YEAR (JAN - DEC)

	HOUSES	UNITS
Total Sales \$	\$268,998,682	\$720,761,193
Number Sold	263	899
Median Price	\$887,000	\$635,000
Highest Sale	\$3,800,000	\$6,049,005
Growth Since 2020	25.82%	29.86%

SUBURB GROWTH OVER TIME

21	AVERAGE GROWTH P/A		TOTAL GROWTH OVER	
	HOUSES	UNITS	HOUSES	UNITS
3 YEARS	10.92%	12.37%	36.46%	41.90%
5 YEARS	7.25%	9.14%	41.92%	54.88%
10 YEARS	7.53%	7.86%	106.76%	113.09%

The Maroochydore market is one of the largest across the Sunshine Coast with an incredibly diverse range of properties now on offer for buyers, from stunning waterfront homes in both Maroochy Waters and Sunshine Cove through to spectacular units lining the Maroochy River through to Cotton Tree and those beachfront units hugging the coastline.

There is also a range of entry level houses still available and some very affordable units and townhouses still starting in the mid \$200,000's.

In 2021 there were 263 homes sold, which is the most we've seen sell in Maroochydore in a single year for 15+ years. Despite an increase of available stock on the market, buyer demand from both locals and interstate buyers drove house prices upwards, with 2021's median price increasing by 25.82% to \$887,000.

Maroochydore houses have seen 41.92% total growth in the last 5 years, and a very strong 106.76% over the last 10 years.

The unit market in Maroochydore is notably strong and one that is showing some of the best signs of any market. In 2021, we saw a massive 899-unit sales, the most ever seen in the suburb's history. Many of these can be attributed to the completion of developments such as Avalon, Botanica, Reflections & Rise, along with a massive turnover of existing stock.

The highest unit sale was at \$6,049,005, for a penthouse, waterfront unit in Mosaic's Avalon development. 2021 saw median unit prices rise by 29.86% to \$635,000, marking the 9th year of positive growth within the Maroochydore unit market. Units have seen 54.88% total growth in the last 5 years, and an impressive 113.09% over the last 10 years.

With the new town center, the shopping precinct, the release of outstanding new projects, and the evolving infrastructure in the suburb, Birtinya has continued to attract attention from all corners of the country and internationally. Along with the ongoing success of the health Hub, this has underpinned a strong housing market for Birtinya.

We have seen housing supply increase over the past few years, with seventy homes sold in 2021, very consistent with the seventy-one homes sold in 2020. 2021 saw median prices in Birtinya increase from \$715,000 to \$868,500, an increase of 21.47%. The lowest house sale was \$550,000 and the highest sale, a 5-bedroom waterfront entertainer, sold for \$2,000,000.

Growth in Birtinya house prices over the long term has been consistently strong, enjoying six of the last 7 years in positive capital growth, with 31.59% total growth in the last 5 years, and 46.58% over the last 10 years.

The Birtinya unit market's median price has stabilized over the last few years due to the constant flow of new stock to the market. 2021 saw the largest number of units come to market, with 182 sales from a full selection of stock. 2021 saw the median unit price increase from \$535,000 in 2020, to \$550,000, a 2.80% increase.

The lowest unit sale registered at \$333,500 and the highest sale, a 4-bedroom waterfront apartment sold for \$1,230,000. Price growth for Birtinya units over the long term has been strong, enjoying six of the last 8 years in positive capital growth, with 20.09% total growth in the last 5 years, and 34.15% over the last 10 years.

The Mooloolaba housing market is one of our best-known markets across the country. With a range of housing options from direct ocean-deep water access, through to beachside homes and the ability for entry point homes still available in some pockets, keeps demand in this market amongst the strongest on the Sunshine Coast.

In 2021 the Mooloolaba housing market was busy with 107 homes sold, the most we've seen in a single year since 2016. Despite more stock availability than years prior, demand from both local and interstate buyers continued to push prices upwards, with the median price of houses in Mooloolaba now sitting over a million dollars for the first time ever, at \$1,200,000. This is an increase of 33.33% on 2020's median price of \$900,000.

The lowest house sale registered at \$687,000 and the highest sold for an astounding \$7,275,000. Mooloolaba houses have experienced 44.93% total growth in the last 3 years, 71.06% in the last 5 years, and a massive 124.30% in the last 10 years.

The Mooloolaba unit saw the most sales in 15+ years take place in 2021, with 471 units transacting. This market remains one of the most varied on the coast, with the lowest sale for 2021 registering at \$210,000 and the highest sale for a deep-water apartment with 32m of water frontage, selling for \$7,140,000. 2021 saw median prices for units increase by 25.53% to \$590,000, showing a 39.73% total growth in the last 3 years, and a very strong 86.71% in the last 10 years.

Both the Mooloolaba housing marketing and the unit market have enjoyed positive capital growth in 8 out of the last 9 years, and we look forward to seeing how this market thrives throughout 2022.

BIRTINYA 4575

2021 - CALENDAR YEAR (JAN - DEC)

	HOUSES	UNITS
Total Sales \$	\$67,262,555	\$107,009,000
Number Sold	70	182
Median Price	\$868,500	\$550,000
Highest Sale	\$2,000,000	\$1,230,000
Growth Since 2020	21.47%	2.80%

SUBURB GROWTH OVER TIME

21	AVERAGE GROWTH P/A		TOTAL GROWTH OVER	
	HOUSES	UNITS	HOUSES	UNITS
3 YEARS	10.14%	9.41%	33.62%	30.95%
5 YEARS	5.64%	3.73%	31.59%	20.09%
10 YEARS	3.90%	2.98%	46.58%	34.15%

MOOLOOLABA 4557

2021 - CALENDAR YEAR (JAN - DEC)

	HOUSES	UNITS
Total Sales \$	\$158,940,000	\$347,152,073
Number Sold	107	471
Median Price	\$1,200,000	\$590,000
Highest Sale	\$7,275,000	\$7,140,000
Growth Since 2020	33.33%	25.53%

SUBURB GROWTH OVER TIME

21	AVERAGE GROWTH P/A		TOTAL GROWTH OVER	
	HOUSES	UNITS	HOUSES	UNITS
3 YEARS	13.17%	11.80%	44.93%	39.73%
5 YEARS	11.33%	7.03%	71.06%	40.48%
10 YEARS	8.41%	6.44%	124.30%	86.71%

One of the most exciting markets to watch over the past 10 years, the Minyama housing and unit market has produced some of the best results across the Sunshine Coast. With a median house price at \$1,892,500 throughout 2021, Minyama holds the highest median price of all suburbs we've looked at.

During 2021 we saw incredibly high demand for prestige waterfront living, and the market answered that demand with 86 sales taking place – the most houses sold in a single year in Minyama for over 15 years. Even with over twice the stock on the market than we saw in 2020, buyer demand continued to push median prices upwards, with 2021's median price now sitting just shy of 2 million-dollars. This is a massive increase of 39.41% on 2020's median price of \$1,357,500.

What is truly impressive is Minyama's housing market over the longer term. Minyama has been blessed to experience 68.97% total growth in the last 3 years, 93.11% in the last 5 years, and a truly sensational 207.72% over the last 10 years. 2021's highest house sale was a massive \$7,700,000 for a riverfront mansion on Minyama Island.

The unit market saw 29 units sell, a similar number to what we've seen for the past 5 years. With such a limited supply of unit stock, market pressure drove 2021's median unit price up by 39.17% to \$542,750. Minyama units have experienced 52.89% total growth in the last 3 years, and an impressive 109.96% in the last 10 years. Despite such large increases in median prices, there remains some absolute bargains in Minyama, with the lowest house and unit price coming in at \$695,000 and \$210,000 respectively.

The Parrearra market has a wonderful mix of homes, from the affordable cottage style home with single garaging, to some of the Coast's finest waterfront mansions.

The unit market also offers some of the Coast's best penthouse style apartments, beautiful residential waterfront units and a mix of affordable villas and units off the water.

In 2021 there was a total of 94 homes sold in Parrearra. This was down from the peak of 2010, which saw 115 homes sold. Whilst demand for the area is arguably much stronger today than it was in 2010, more and more buyers are being forced to compete for fewer properties.

The median house price for 2021 increased to \$950,000, marking a 16.56% increase on 2020's median price of \$815,000. Median house prices grew 25.83% in the last 3 years, 40.74% in the past 5 years and 102.34% across the previous 10 years.

There were 109 units sold in 2021, the most sales we've seen since 2016. Many of the owners who have previously held their units decided to come to market in 2021, making the most of the high buyer demand for Parrearra units, which saw median prices increase by 14.14% to \$565,000.

Over a 10-year period, units in Parrearra have enjoyed a total capital growth of 55.22%.

MINYAMA 4575

2021 - CALENDAR YEAR (JAN - DEC)

	HOUSES	UNITS
Total Sales \$	\$182,731,500	\$17,835,750
Number Sold	86	29
Median Price	\$1,892,500	\$542,750
Highest Sale	\$7,700,000	\$1,425,000
Growth Since 2020	39.41%	39.17%

SUBURB GROWTH OVER TIME

21	AVERAGE GROWTH P/A		TOTAL GROWTH OVER	
	HOUSES	UNITS	HOUSES	UNITS
3 YEARS	19.11%	15.20%	68.97%	52.89%
5 YEARS	14.07%	9.17%	93.11%	55.07%
10 YEARS	11.90%	7.70%	207.72%	109.96%

PARREARRA 4575

2021 - CALENDAR YEAR (JAN - DEC)

	HOUSES	UNITS
Total Sales \$	\$101,739,700	\$64,205,300
Number Sold	94	109
Median Price	\$950,000	\$565,000
Highest Sale	\$3,000,000	\$1,100,000
Growth Since 2020	16.56%	14.14%

SUBURB GROWTH OVER TIME

21	AVERAGE GROWTH P/A		TOTAL GROWTH OVER	
	HOUSES	UNITS	HOUSES	UNITS
3 YEARS	7.96%	4.16%	25.83%	13.00%
5 YEARS	7.07%	2.97%	40.74%	15.78%
10 YEARS	7.30%	4.49%	102.34%	55.22%

The Buddina property market is one of the most aspirational markets on the coast. Offering a diverse range of homes with deep-water access, ocean views, along with a range of fresh rebuilds, renovated, and older existing homes, all within proximity to the beach. There is also an exciting range of apartments available throughout the Buddina area.

Buyers had more opportunities to enter the market in 2021 than in recent years, with the most properties transacting in a single year in 15+ years during 2021. Buddina saw seventy-nine houses and ninety-five units sell, with total sales values of over \$140 million and almost \$77 million, respectively.

Buddina continues to display a wide range of product in the housing market, with the lowest sales transacting for \$595,000 and the highest sale, a premier waterfront location launching directly into Mooloolah River mouth, selling for \$7,000,000. 2021 saw Buddina's median house price breach and smash the million-dollar mark, with median prices rising by 64.71% to \$1,400,000.

Buddina Houses have seen an amazing 78.34% total price growth in the last 5 years, and an astonishing 167.43% price growth over the last 10 years.

Buddina's diverse unit market continues to shine, with median prices rising by 35.43% in 2021 to \$711,000 despite 95 sales taking place, the most to ever grace this market in 15+ years.

Demand for units in Buddina has caused a 38.06% total growth in the last 5 years, and a strong 75.34% growth over the last 10 years.

As the beachside infrastructure between Mooloolaba and Caloundra continues to evolve, Warana is one of the many beachside precincts along Nicklin Way that has seen some significant gains in recent years.

Despite the gains in recent years, there remains entry level buying in Warana, with 2021's lowest house sale sitting at \$520,000 and the lowest unit sale sitting at \$352,500.

Warana saw 67 houses sell during 2021, with significant buyer demand for the area pushing the median house price up by an astonishing 43.75% to \$1,150,000, the first time Warana has seen median house prices climb above one million dollars.

The Warana housing market has enjoyed positive capital growth in 8 of the last 9 years, with the market growing by a total of 49.35% in median prices over the last 3 years, 67.88% in the last 5 years and an extremely impressive 155.56% over the last 10 years.

The Warana unit market remained tightly held throughout 2021, with only 17 units sold – the lowest number of sales in this market for 6 years. With so few units coming to market, we saw buyer demand and product scarcity drive median prices up by 39.12% to \$505,000.

Over the longer term, Warana units have enjoyed a 31.17% total growth in the last 3 years, 42.25% in the last 5, and a strong 73.39% over a 10-year period.

Warana remains a suburb to watch in the years to come.

BUDDINA 4575

2021 - CALENDAR YEAR (JAN - DEC)

	HOUSES	UNITS
Total Sales \$	\$140,113,030	\$76,943,020
Number Sold	79	95
Median Price	\$1,400,000	\$711,000
Highest Sale	\$7,000,000	\$3,600,000
Growth Since 2020	64.71%	35.43%

SUBURB GROWTH OVER TIME

21	AVERAGE GROWTH P/A		TOTAL GROWTH OVER	
	HOUSES	UNITS	HOUSES	UNITS
3 YEARS	18.97%	8.94%	68.37%	29.27%
5 YEARS	12.27%	6.66%	78.34%	38.06%
10 YEARS	10.34%	5.78%	167.43%	75.34%

WARANA 4575

2021 - CALENDAR YEAR (JAN - DEC)

	HOUSES	UNITS
Total Sales \$	\$85,129,000	\$8,456,500
Number Sold	67	17
Median Price	\$1,150,000	\$505,000
Highest Sale	\$3,500,000	\$669,000
Growth Since 2020	43.75%	39.12%

SUBURB GROWTH OVER TIME

21	AVERAGE GROWTH P/A		TOTAL GROWTH OVER	
	HOUSES	UNITS	HOUSES	UNITS
3 YEARS	14.31%	9.47%	49.35%	31.17%
5 YEARS	10.92%	7.30%	67.88%	42.25%
10 YEARS	9.84%	5.66%	155.56%	73.39%

The beachside pocket of Bokarina has become one of the most sought-after housing precincts with unrivalled access to our wonderful coastline.

There are ever increasing housing options being presented to the market and an evolving exciting infrastructure, so it is easy to see why it is so desirable.

The median house price for 2021 in Bokarina finally broke the million-dollar mark, growing from \$879,000 in 2020 to \$1,292,500 in 2021, an impressive 47.04% increase. Buyers were so eager to get into the suburb, they were prepared to pay a premium to do so.

Houses ranged in price from \$660,000 up to \$2,700,000 for an open-plan absolute beachfront 3-bedroom home on Oceanic Drive. Growth for Bokarina houses over the long term has been unmistakably strong, with 70.63% total growth in the last 5 years, and a highly impressive 169.83% over the last 10 years.

The Bokarina unit market saw its lowest sale register at \$450,000 and the highest sale transacting for \$950,000. We have not made any assumptions here about the Bokarina unit market's growth, as there were only three properties sold throughout the year, not allowing a reasonable cross section for comparison.

As with all other unit markets coast-wide, there is general upward pressure on prices.

The highly desirable beachside housing market in Wurtulla has significantly benefitted from the growing infrastructure in and around the precinct.

In 2021 there were 123 homes sold in Wurtulla for a total value of \$125,483,833, the highest number of homes sold in a calendar year since 2016.

The highest sale price achieved was \$2,300,000 with the median price reaching \$935,000 in 2021, a strong increase of 39.01% compared to median house price of \$672,600 in 2020. The Wurtulla housing market has grown by 44.96% in median prices over the last 3 years, 70.78% in the last 5 years and an impressive 132.88% over the last 10 years.

The diversity of the unit market is evidenced by the fact there was 48 units sold between \$1,550,000 and \$330,000. There was a total value of units/townhouses sold of almost \$28 million, with a median price of \$527,500 for 2021, rising by 8.89% from \$484,450 in 2020.

The Wurtulla unit market has grown by 17.88% in median prices over the last 3 years, 41.80% in the last 5 years and a strong and solid 72.39% over the last 10 years.

With 48 unit sales, 2021 represented the most transactions in the Wurtulla unit market for over 15 years.

BOKARINA 4575

2021 - CALENDAR YEAR (JAN - DEC)

	HOUSES	UNITS
Total Sales \$	\$68,577,780	\$1,910,000
Number Sold	50	3
Median Price	\$1,292,500	\$510,000
Highest Sale	\$2,700,000	\$950,000
Growth Since 2020	47.04%	n/a

SUBURB GROWTH OVER TIME

21	AVERAGE GROWTH P/A		TOTAL GROWTH OVER	
	HOUSES	UNITS	HOUSES	UNITS
3 YEARS	16.38%	n/a	57.62%	n/a
5 YEARS	11.28%	n/a	70.63%	n/a
10 YEARS	10.44%	n/a	169.83%	n/a

WURTULLA 4575

2021 - CALENDAR YEAR (JAN - DEC)

	HOUSES	UNITS
Total Sales \$	\$125,483,833	\$27,996,500
Number Sold	123	48
Median Price	\$935,000	\$527,500
Highest Sale	\$2,300,000	\$1,550,000
Growth Since 2020	39.01%	8.89%

SUBURB GROWTH OVER TIME

21	AVERAGE GROWTH P/A		TOTAL GROWTH OVER	
	HOUSES	UNITS	HOUSES	UNITS
3 YEARS	13.18%	5.64%	44.96%	17.88%
5 YEARS	11.30%	7.23%	70.78%	41.80%
10 YEARS	8.82%	5.60%	132.88%	72.39%

OVERVIEW:

2021 OFFICE STATISTICS



**318 SOLD
PROPERTIES**

by C21 on Duporth



**\$256,980,663
TOTAL SOLD**

by C21 on Duporth



**27 AVG DAYS
ON MARKET**

for C21 on Duporth



**39 AVG DAYS
ON MARKET**

For all other agencies
in our coverage area*

Century 21 on Duporth is selling homes **30%** faster than the industry average on the Sunshine Coast.

TOP 5 PERFORMING SUBURBS (in our area of coverage)

MEDIAN VALUE - HOUSES

1. Minyama	\$1,892,500
2. Alexandra Headland	\$1,870,000
3. Buddina	\$1,400,000
4. Bokarina	\$1,292,500
5. Yaroomba	\$1,280,000

MEDIAN VALUE - UNITS

1. Yaroomba	\$995,000
2. Point Arkwright	\$987,500
3. Twin Waters	\$936,250
4. Buddina	\$711,000
5. Mudjimba	\$675,000

TOTAL SOLD VALUE - HOUSES

1. Maroochydore	\$268,998,682
2. Coolum Beach	\$255,979,087
3. Bli Bli	\$189,727,641
4. Mountain Creek	\$186,021,939
5. Minyama	\$182,731,500

TOTAL SOLD VALUE - UNITS

1. Maroochydore	\$720,761,193
2. Mooloolaba	\$347,152,073
3. Coolum Beach	\$194,333,436
4. Alexandra Headland	\$137,721,761
5. Birtinya	\$107,009,000

* Average Days On Market taken from our sales coverage areas on PriceFinder.com.au & RealEstate.com.au



Awards won based on sales and reviews, as verified by vendors/landlords/buyers/tenants via RateMyAgent.com.au

MEL ANDERSON

Sales Agent

0403 427 762

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CONSTANT SUPPORT & REASSURANCE

Dot (Vendor)

★★★★★

I am so grateful that I met Mel. As a single 65+ woman, I was terrified and anxious about selling my property. Mel's understanding and guidance (and patience) gave me the confidence to proceed and I am thrilled with the result. She not only achieved an excellent sale with her superior knowledge of the market, but made the whole process painless. Her constant support and reassurance was hugely appreciated. She's definitely the go-to for any older woman anxious about big real estate decisions.

Address	Bed	Bath	Car	Sold For
3/5 Panama Crescent Mountain Creek	4	2	2	\$995,000
7/5 Panama Crescent, Mountain Creek	4	2	2	\$1,040,000
23 Sweet brush Place, Mountain Creek	4	2	2	\$1,085,000
6 Quillback Court, Mountain Creek	4	2	2	\$1,050,000
35 Myrtle Place, Mountain Creek	3	2	2	\$835,000
28 Hillsborough Circuit, Mountain Creek	4	2	2	\$840,000
1 Meisner Court, Mountain Creek	4	2	2	\$900,500
20 Caspian Circuit, Mountain Creek	4	2	2	\$1,400,000
51 Gossamer Drive, Buderim	6	3	2	\$1,425,000
2/26-28 Picnic Point Esplanade, Maroochydore	2	2	1	\$820,000



PROPERTY MANAGEMENT WITH A DIFFERENCE

C21'S PROPERTY MANAGEMENT TEAM, PROVIDING INVESTORS WITH THE COMMUNICATION THEY DESERVE

Our highly experienced team are on hand to provide you with a true and accurate market appraisal as well as ensuring you are well informed on important legislation and any changes. We believe in a mix of old fashioned communication balanced with up-to-date technology.

Our Clients deserve to be able to reach their Property Managers or otherwise to be called back with a sense of urgency. Our competitive fees and quality marketing are just a few of the things that we pride ourselves on here at Century 21 on Duporth.

Stephanie Cox & Ane Fonua, our Client Relations Managers, or any of our experienced rentals team, are ready for your call to tell you more: 5479 0868

CENTURY 21 On
Duporth

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