

An aerial photograph of a rural landscape. In the foreground, a light-colored gravel or dirt road curves through a green field. The middle ground is filled with dense, dark green trees and shrubs, interspersed with lighter green grassy areas. In the background, a large, dark, conical mountain rises above the horizon under a blue sky with scattered white clouds.

# COUNTRYSIDE REALTY NOOSA

Noosa Hinterland  
Market Report  
2020 / 2021





The impact of the events of 2020 on the Noosa Hinterland property market has been unprecedented. Record levels of interest and demand from Melbourne and Sydney buyers accelerating their plans to move north, as well as a surge in expats returning to Australia combined to make the Noosa Hinterland one of the most highly desired treechange destinations in the country.

Demand at all levels of the market has been strong, reflected in the consistent median value increases across every suburb.

2020 has permanently shifted the way we live and work. Modern technology has untethered the corporate and white-collar workforce from cities. The extended uncertainty of the pandemic has redefined 'home' and has triggered a renewed sense of 'co-cooning'; we are spending more time at home, both through circumstance and by choice. Our homes will be a greater reflection of our lifestyles and desires and few places provide a sense of safety, security and comfort than the rolling hills and mountainous vistas of the Noosa Hinterland. As such, our prediction is that the area will continue to be a hot property market well into 2021.

This report outlines market performance and results for eight of the marquee suburbs in the hinterland and suburbs where the Countryside team know every street and every property, as you'll see from our sale results and client feedback.



**COUNTRYSIDE**  
REALTY NOOSA



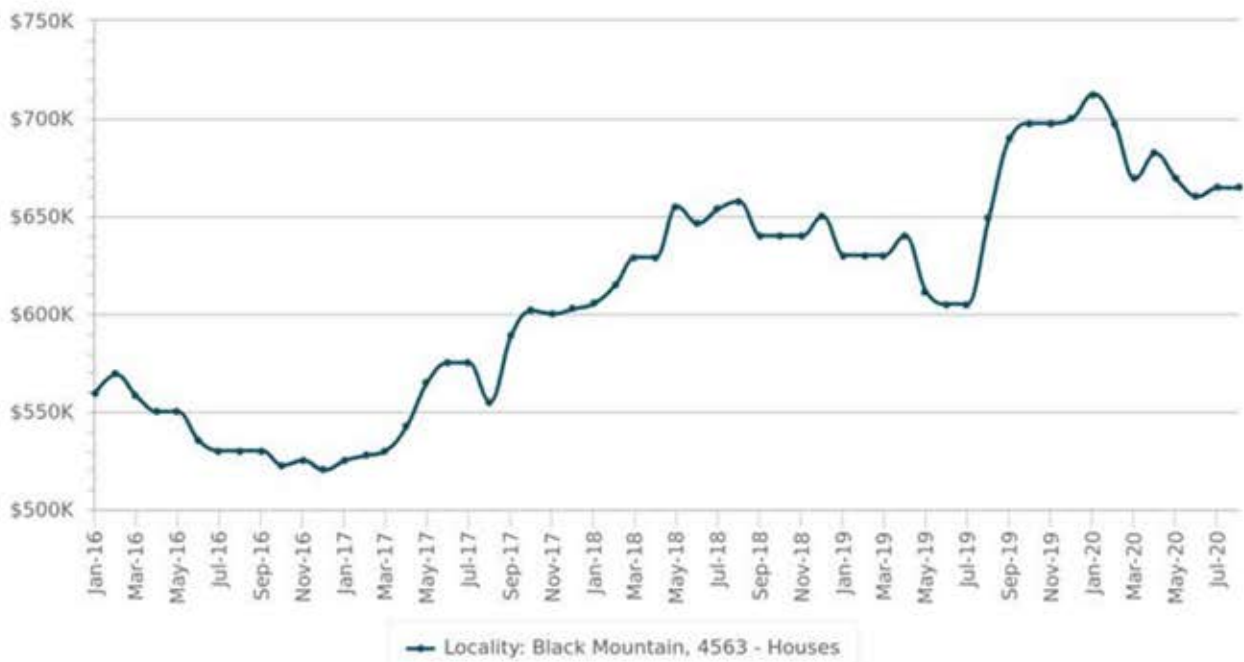


# Black Mountain

- The size of Black Mountain is approximately 32.6 square kilometres.
- It has 9 parks covering nearly 8.8% of total area.
- The population of Black Mountain in 2011 was 1,175 people.
- By 2016 the population was 1,426 showing a population growth of 21.4% in the area during that time.
- The predominant age group in Black Mountain is 50-59 years.
- Households in Black Mountain are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.
- In general, people in Black Mountain work in a professional occupation.
- In 2011, 84.7% of the homes in Black Mountain were owner-occupied compared with 84.4% in 2016.
- Currently the median sales price of houses in the area is \$664,500.

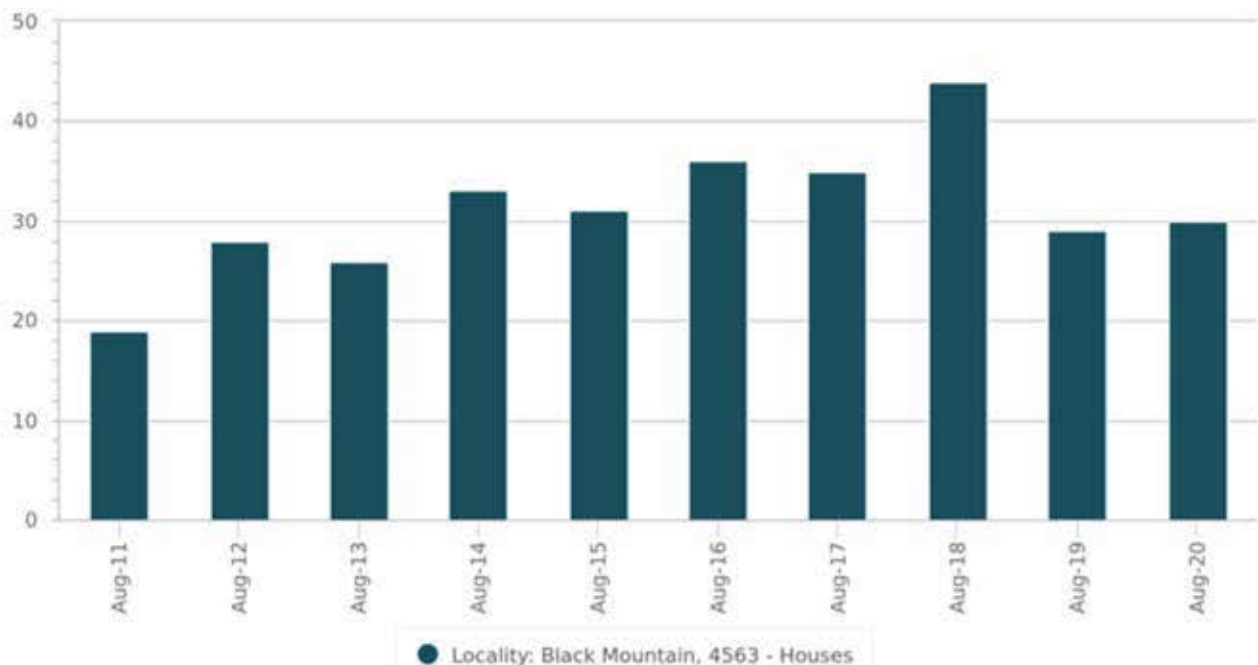
**COUNTRYSIDE**  
REALTY NOOSA

## Median Sales Price Graph



Statistics are calculated over a rolling 12 month period

## Sales Per Annum (House)



Statistics are calculated over a rolling 12 month period

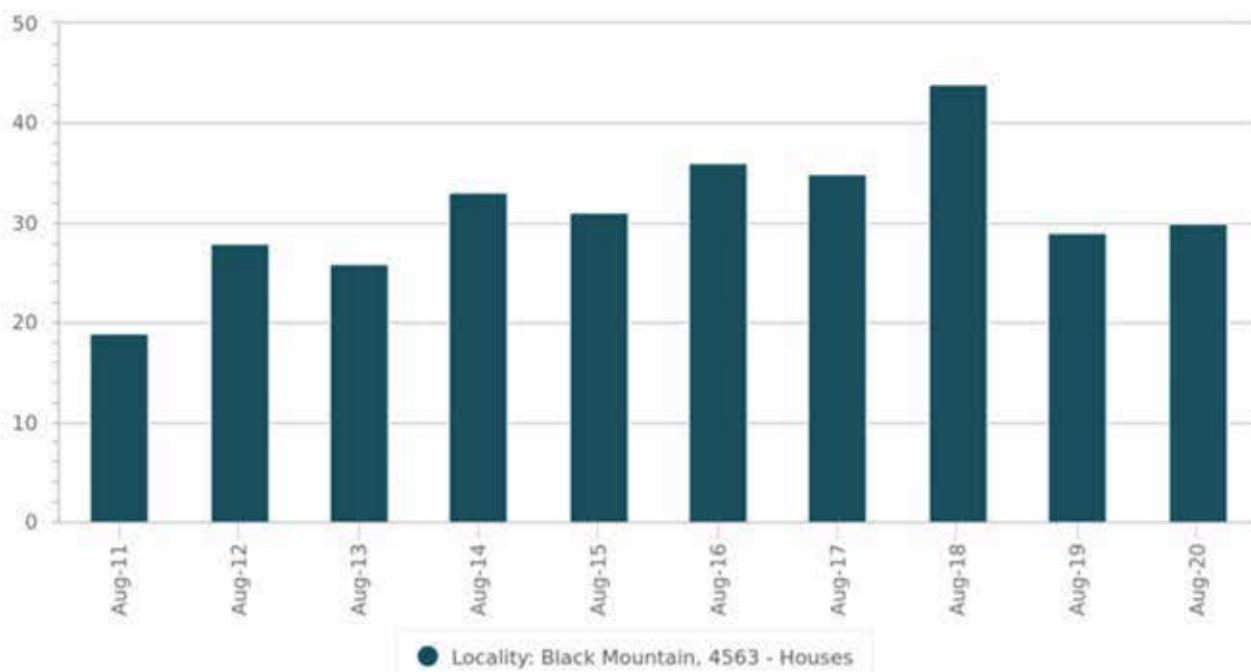
**COUNTRYSIDE**  
REALTY NOOSA

## Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period.

## Sales Per Annum (House)

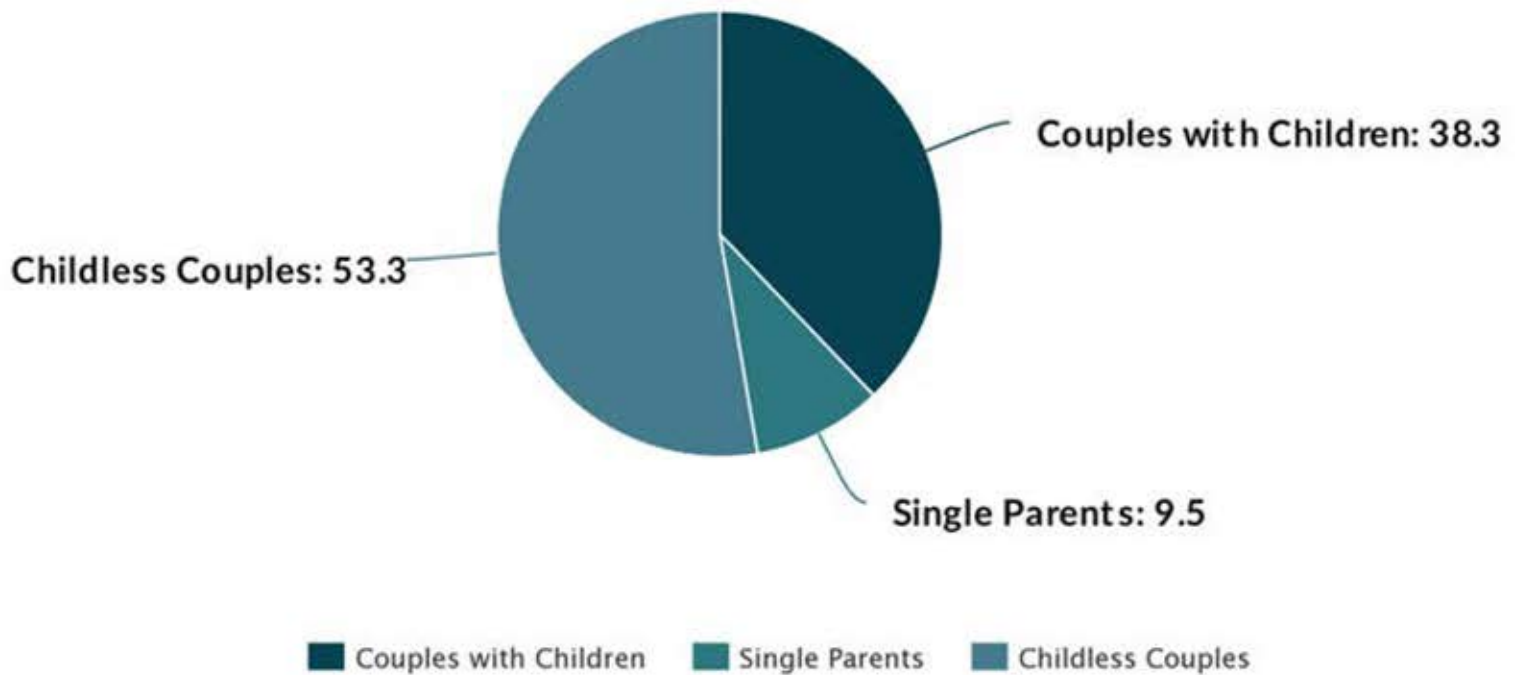


Statistics are calculated over a rolling 12 month period.

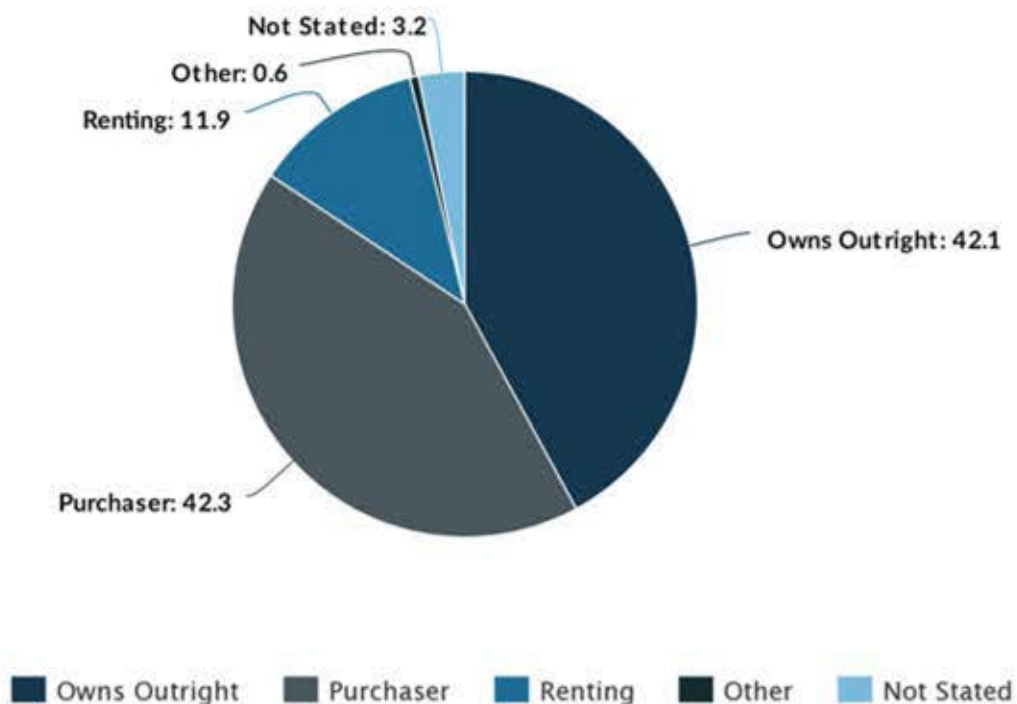
**COUNTRYSIDE**  
REALTY NOOSA



## Household Structure



## Household Occupancy



**COUNTRYSIDE**  
REALTY NOOSA

# Countryside Realty Noosa Sold Properties



532 Black Mountain Road  
Black Mountain



82 Tallowwood Place  
Black Mountain



567 Black Mountain Road  
Black Mountain | SOLD \$485,000



112 Blueberry Drive  
Black Mountain | SOLD \$745,000



83 Coachwood Terrace  
Black Mountain | SOLD \$715,000



534 Cooroy Belli Creek Road  
Black Mountain | SOLD \$600,000



120 Cudgerie Drive  
Black Mountain | SOLD \$620,000



178 Blueberry Drive  
Black Mountain | SOLD \$629,000



24 Sugargum Place  
Black Mountain | SOLD \$593,922



12 Bunya Lane  
Black Mountain | SOLD \$620,000



42 Black Mountain Range Road  
Black Mountain | SOLD \$780,000



115 Black Mountain Range Road  
Black Mountain | SOLD \$630,000

COUNTRYSIDE  
REALTY NOOSA





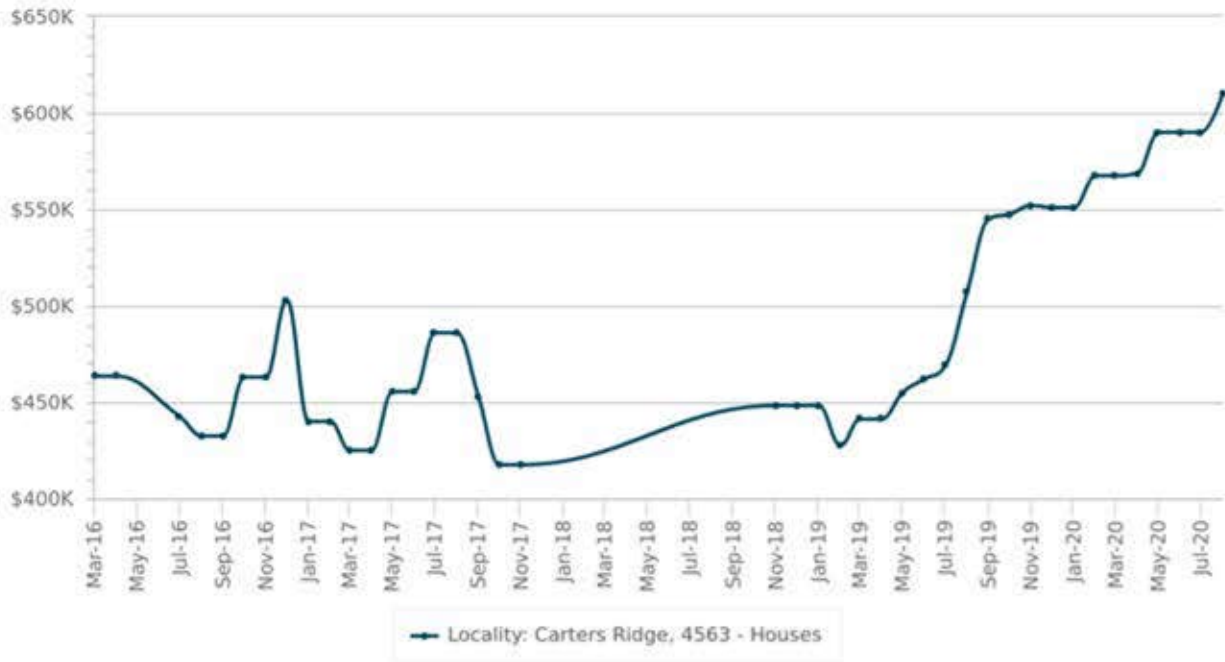
# Carters Ridge

- The size of Carters Ridge is approximately 14.8 square kilometres
- The population of Carters Ridge in 2011 was 401 people.
- By 2016 the population was 476 showing a population growth of 18.7% in the area during that time
- The predominant age group in Carters Ridge is 50-59 years.
- Households in Carters Ridge are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments.
- In general, people in Carters Ridge work in a trades occupation.
- In 2011, 63% of the homes in Carters Ridge were owner-occupied compared with 87.7% in 2016.
- Currently the median sales price of houses in the area is \$610,000.

**COUNTRYSIDE**  
REALTY NOOSA

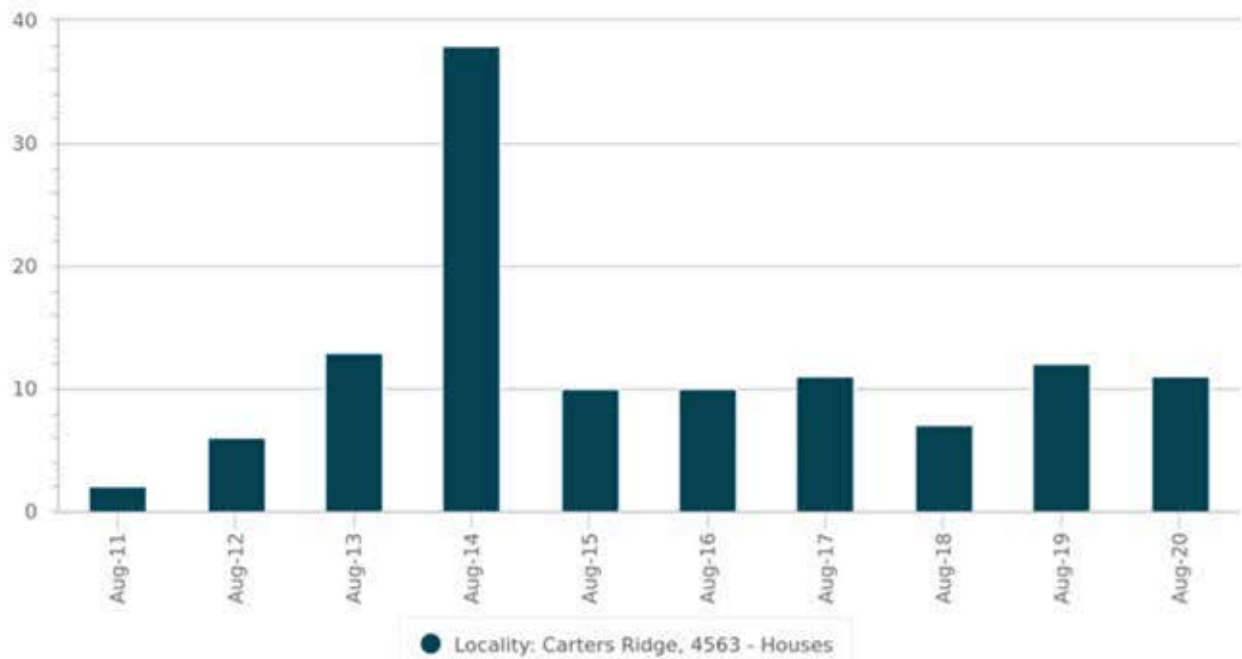


## Median Sales Price Graph



Statistics are calculated over a rolling 12 month period

## Sales Per Annum (House)



Statistics are calculated over a rolling 12 month period

**COUNTRYSIDE**  
REALTY NOOSA



## Sales Per Annum (Land)

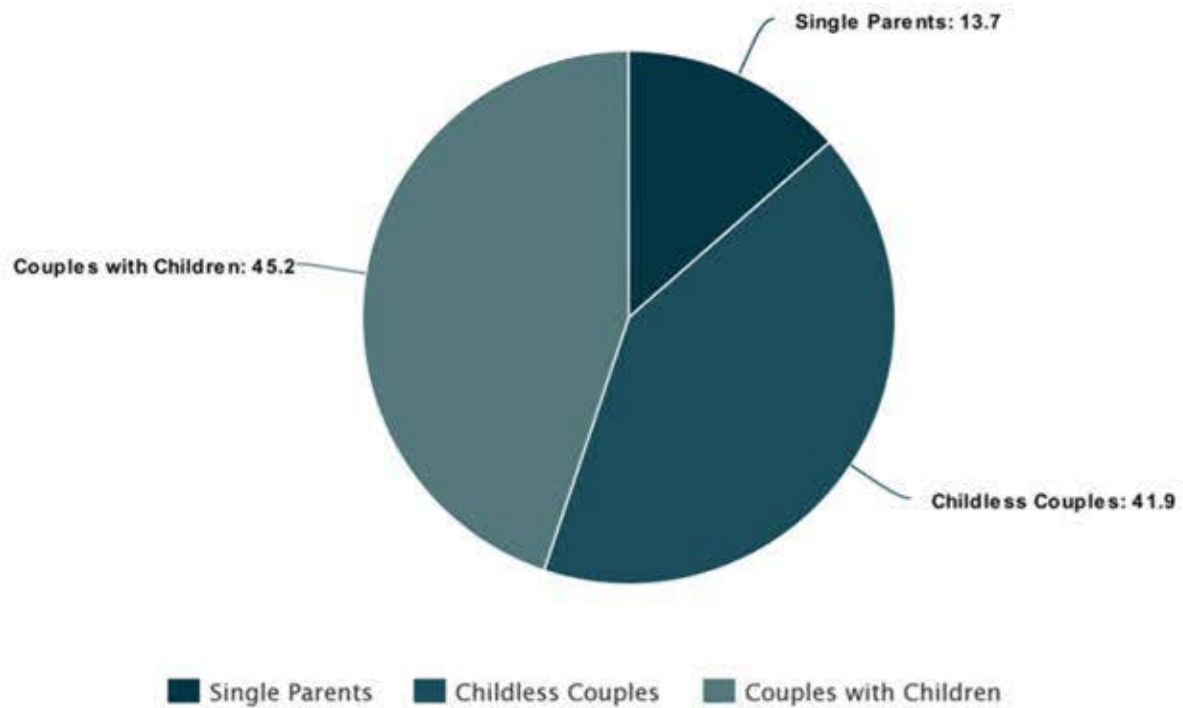


Statistics are calculated over a rolling 12 month period

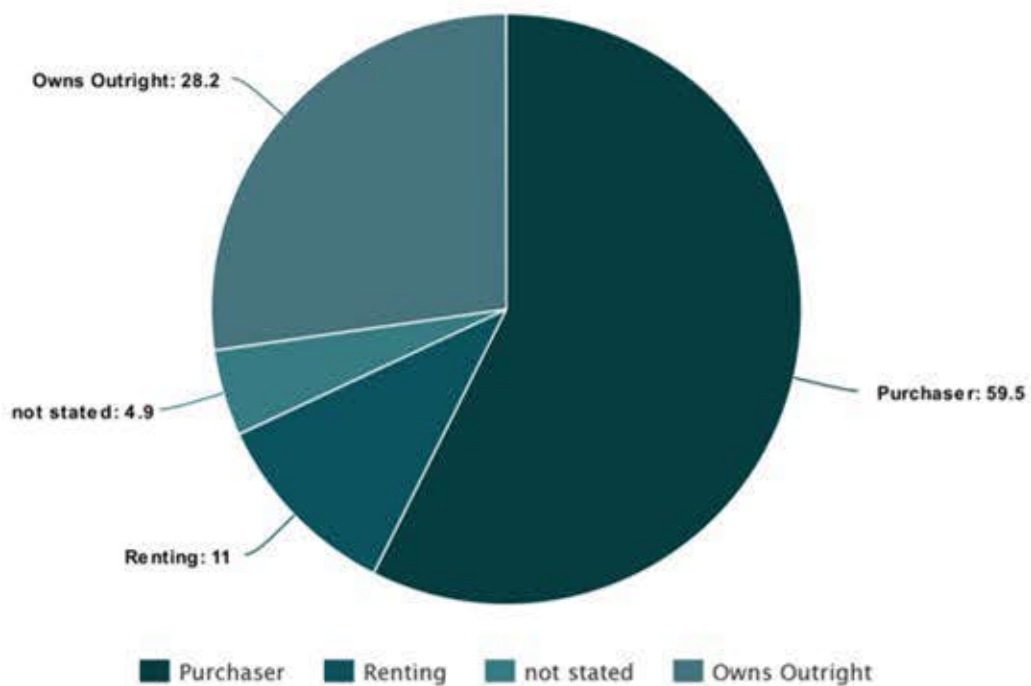
**COUNTRYSIDE**  
REALTY NOOSA



## Household Structure



## Household Occupancy





# Countryside Realty Noosa Sold Properties



729 Kenilworth Skyring Creek Road  
Carters Ridge | SOLD \$845,000



158 Jubilee Road  
Carters Ridge | SOLD \$370,000



315 Happy Jack Creek Road  
Carters Ridge | SOLD \$820,000



144 Poulsen Road  
Carters Ridge | SOLD \$640,000





# Cooran

- The size of Cooran is approximately 37.9 square kilometres
- It has 12 parks covering nearly 0.5% of total area.
- The population of Cooran in 2011 was 1,457 people.
- By 2016 the population was 1,624 showing a population growth of 11.5% in the area during that time.
- The predominant age group in Cooran is 50-59 years.
- Households in Cooran are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.
- In general, people in Cooran work in a professional occupation.
- In 2011, 78.4% of the homes in Cooran were owner-occupied compared with 79.8% in 2016.



## Median Sales Price Graph



Statistics are calculated over a rolling 12 month period

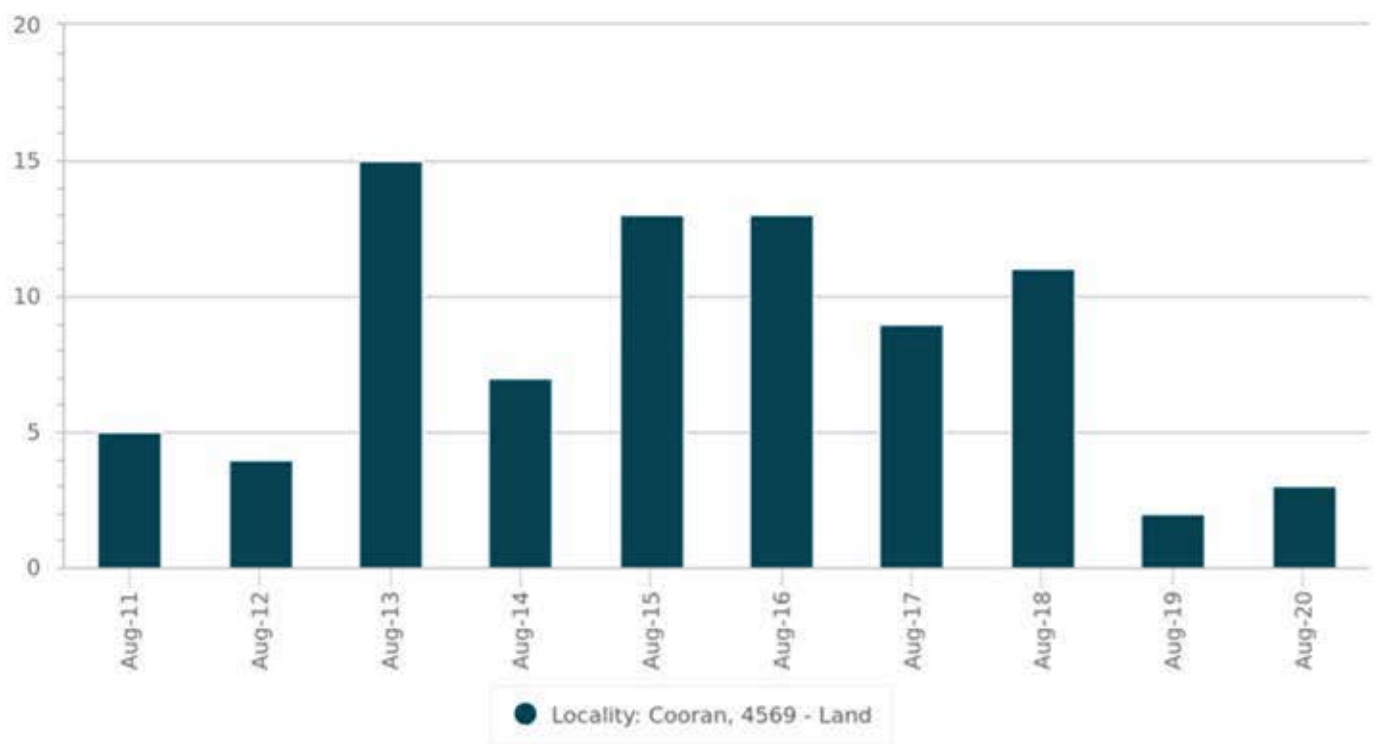
## Sales Per Annum (House)



Statistics are calculated over a rolling 12 month period

**COUNTRYSIDE**  
REALTY NOOSA

## Sales Per Annum (Land)

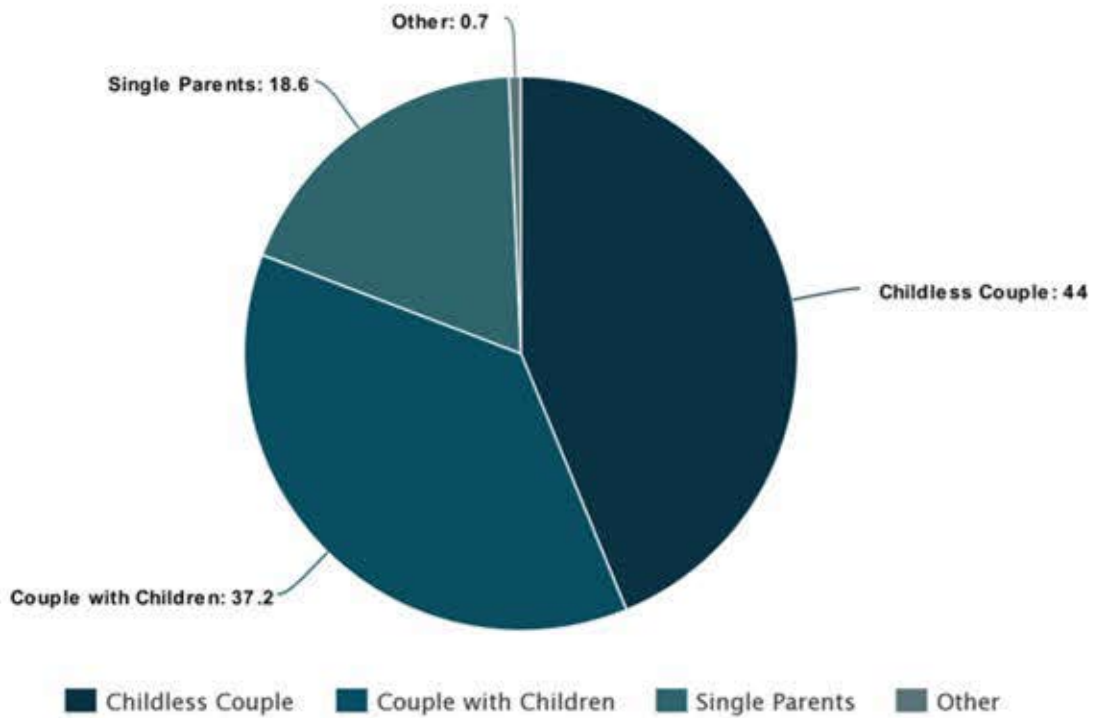


Statistics are calculated over a rolling 12 month period

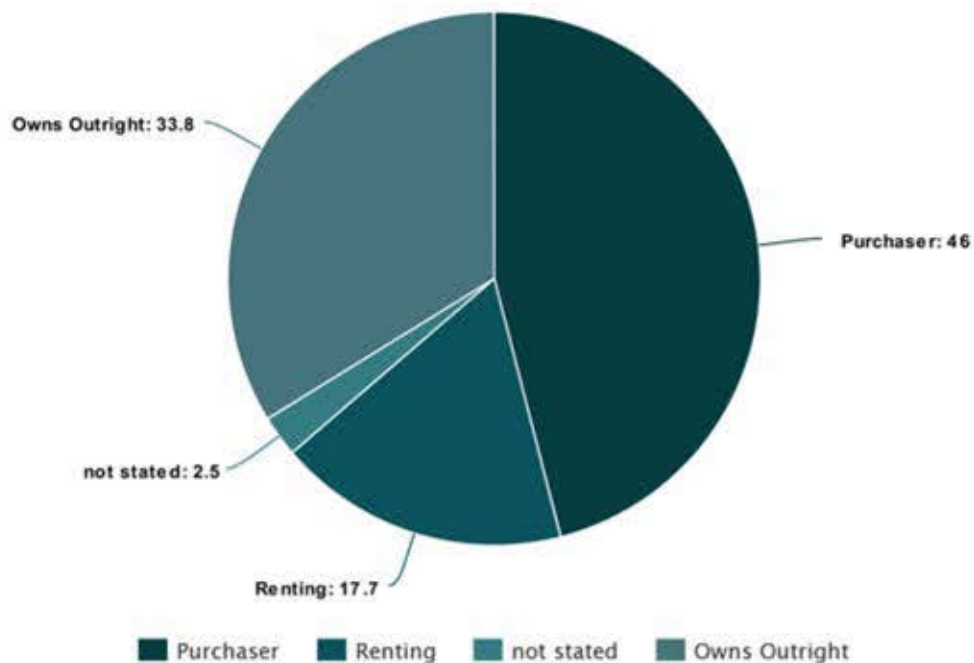
**COUNTRYSIDE**  
REALTY NOOSA



## Household Structure



## Household Occupancy



**COUNTRYSIDE**  
REALTY NOOSA

# Countryside Realty Noosa Sold Properties



337 Sankeys Road  
Cooran



1 Weemilah Court  
Cooran | SOLD \$395,000



10 Martin Lane  
Cooran | SOLD \$370,000



8 Queen St  
Cooran | SOLD \$475,000



390 Schreibers Road  
Cooran | SOLD \$625,000



36 Tanderra Drive  
Cooran | SOLD \$575,000

**COUNTRYSIDE**  
REALTY NOOSA



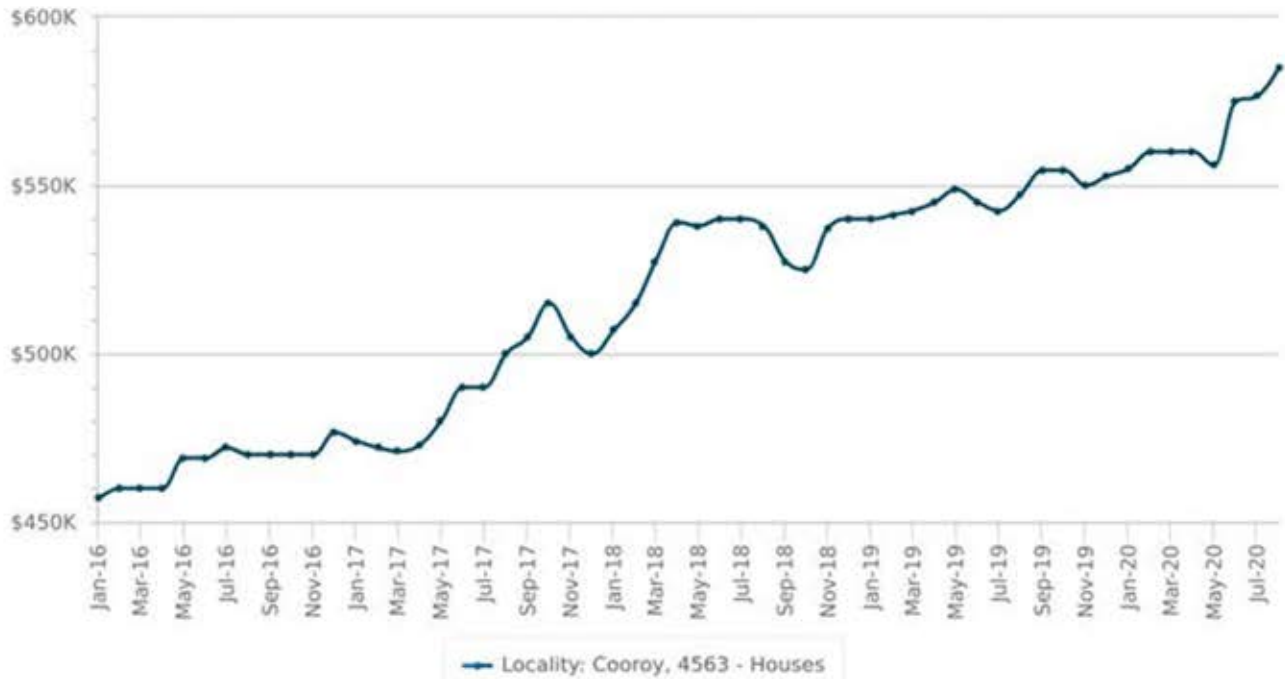


# Cooroy

- The size of Cooroy is approximately 27.5 square kilometres.
- It has 9 parks covering nearly 0.4% of total area.
- The population of Cooroy in 2011 was 3,459 people.
- By 2016 the population was 3,770 showing a population growth of 9.0% in the area during that time.
- The predominant age group in Cooroy is 60-69 years.
- Households in Cooroy are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.
- In general, people in Cooroy work in a trades occupation.
- In 2011, 71% of the homes in Cooroy were owner-occupied compared with 72.9% in 2016.

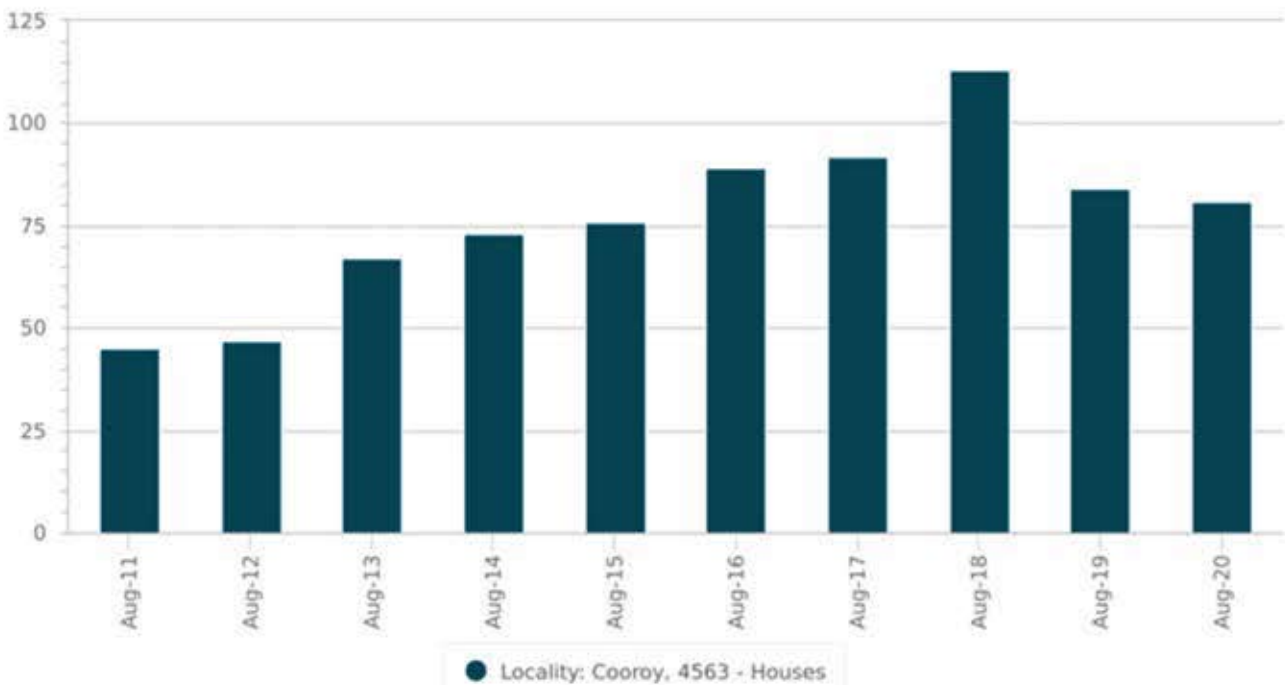
**COUNTRYSIDE**  
REALTY NOOSA

## Median Sales Price Graph



Statistics are calculated over a rolling 12 month period

## Sales Per Annum (House)

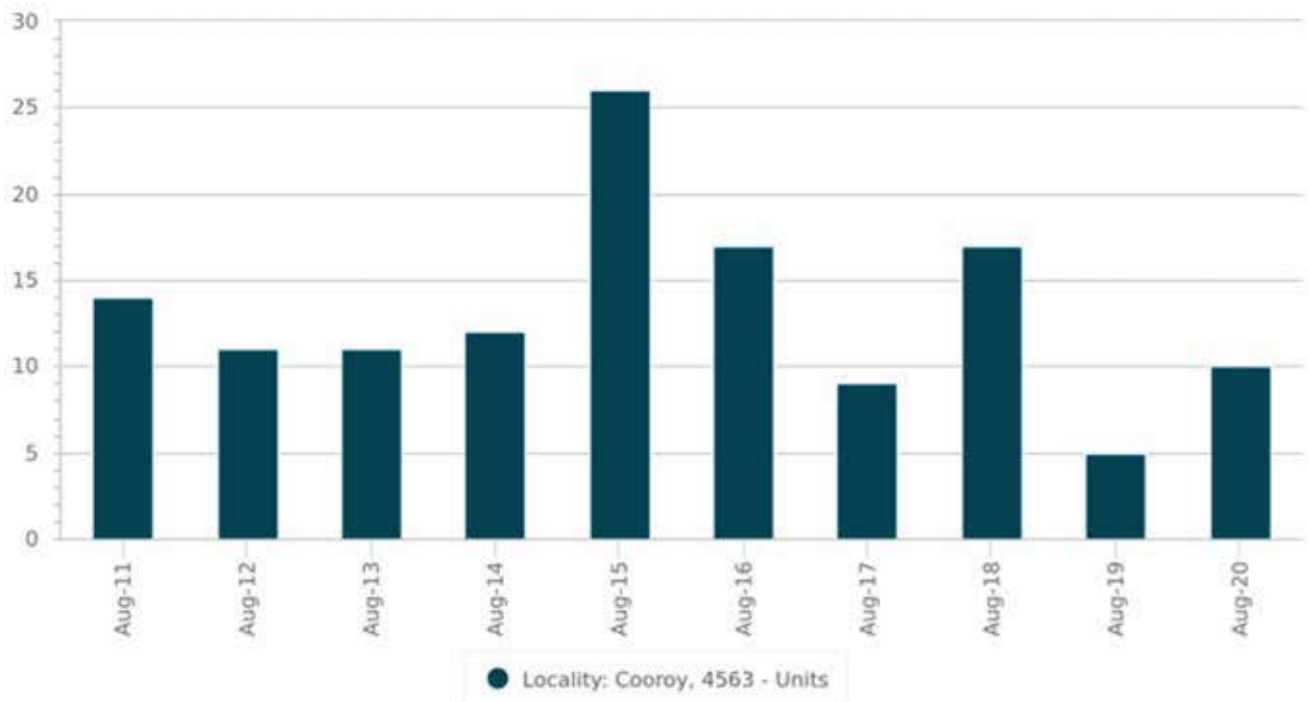


Statistics are calculated over a rolling 12 month period

**COUNTRYSIDE**  
REALTY NOOSA

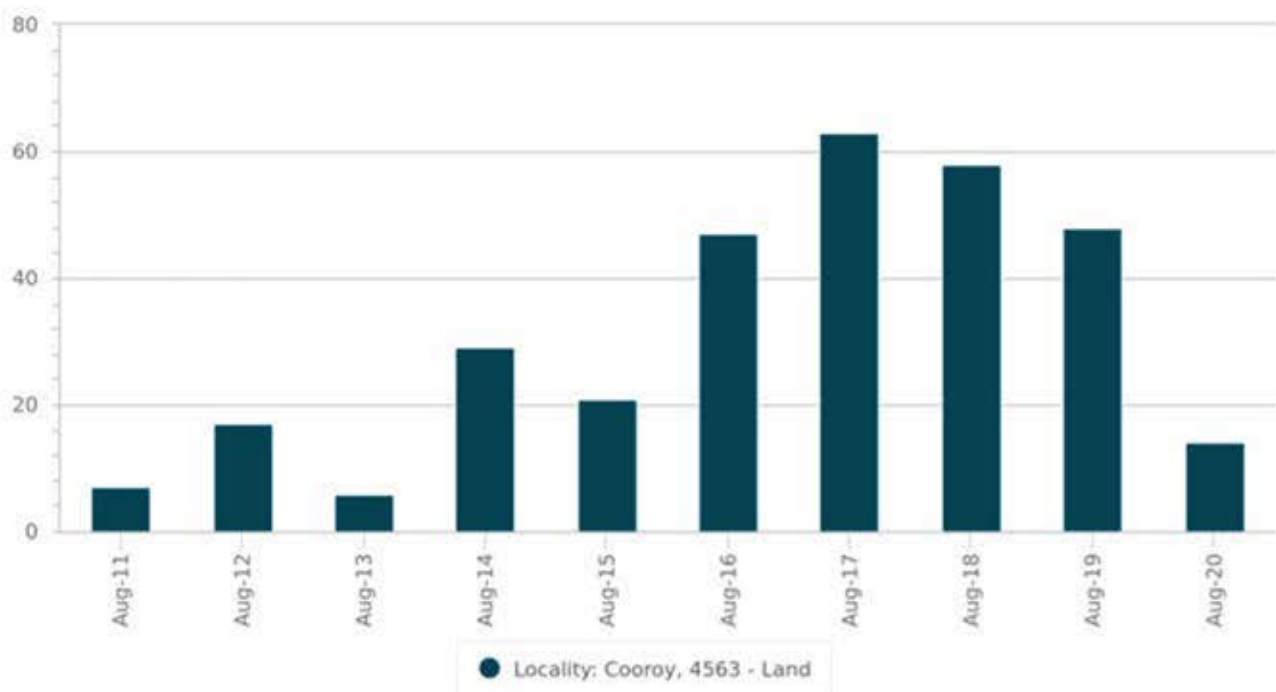


## Sales Per Annum (Unit)



Statistics are calculated over a rolling 12 month period

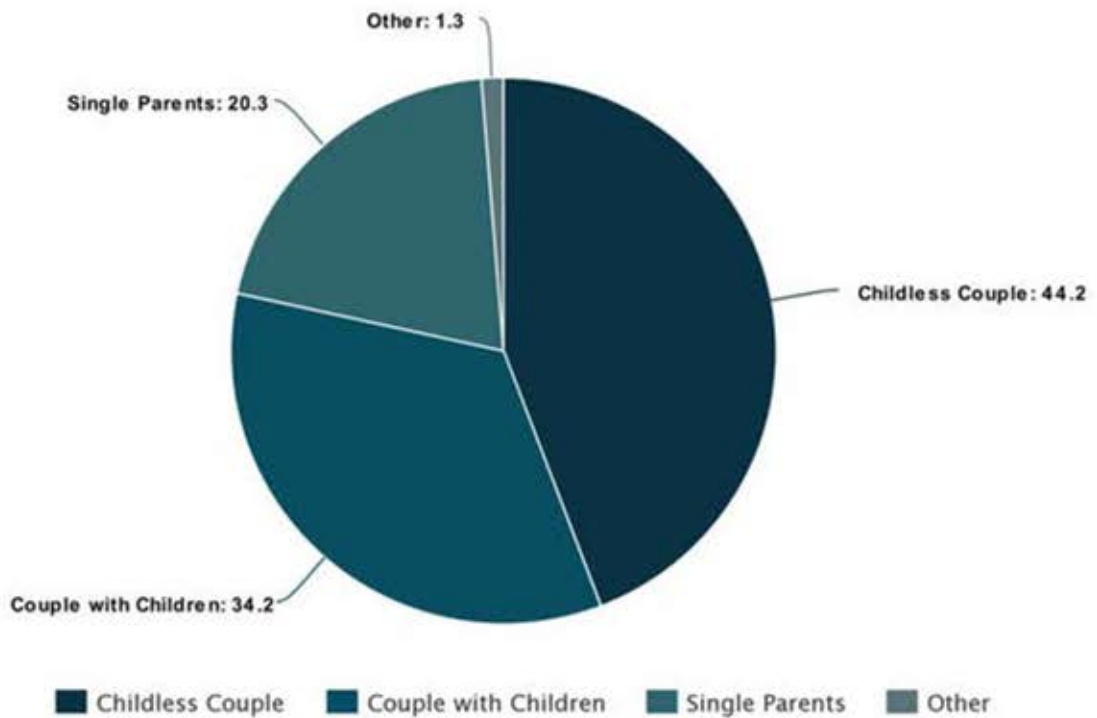
## Sales Per Annum (Land)



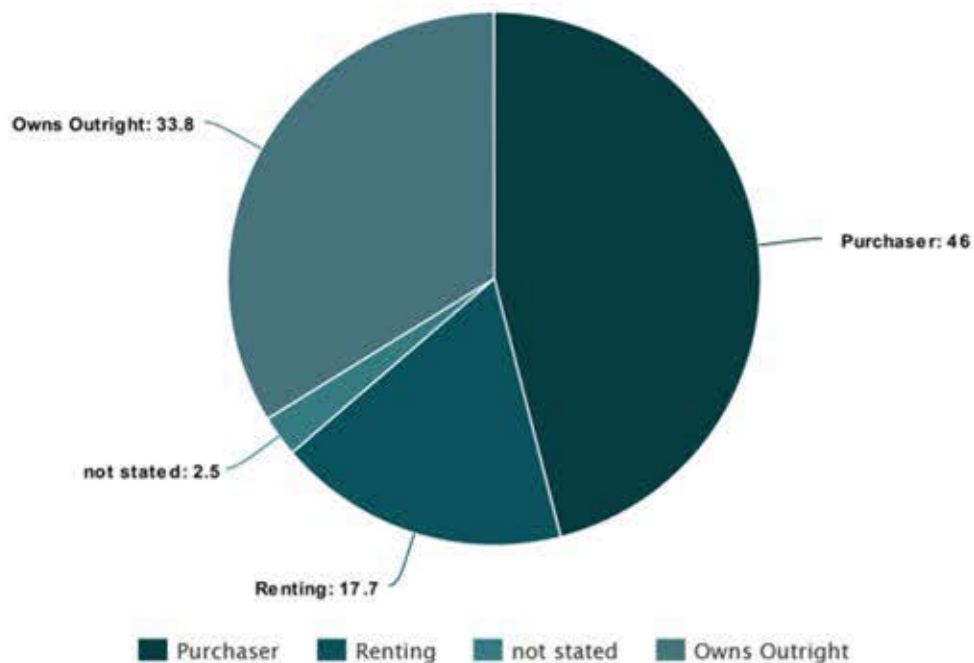
Statistics are calculated over a rolling 12 month period

**COUNTRYSIDE**  
REALTY NOOSA

## Household Structure



## Household Occupancy



COUNTRYSIDE  
REALTY NOOSA



# Countryside Realty Noosa Sold Properties



20 Acacia Lane  
Cooroy | SOLD \$675,000



37 Tulip Street  
Cooroy | SOLD \$585,000



28 Miva Street  
Cooroy | SOLD \$585,000



16 Ponderosa Drive  
Cooroy | SOLD \$620,000



14 Falcon Crescent  
Cooroy | SOLD \$665,000



7 Tulip Street  
Cooroy | SOLD \$450,000



35 Tewanin Road  
Cooroy | SOLD \$485,000



2 Pearsons Road  
Cooroy | SOLD \$1,100,000



4 Corkwood Place  
Cooroy | SOLD \$480,000



23 Myall Street  
Cooroy | SOLD \$480,000



144 Nandroya Road  
Cooroy | SOLD \$875,000



1 / 3c Kauri Street  
Cooroy | SOLD \$475,000

**COUNTRYSIDE**  
REALTY NOOSA





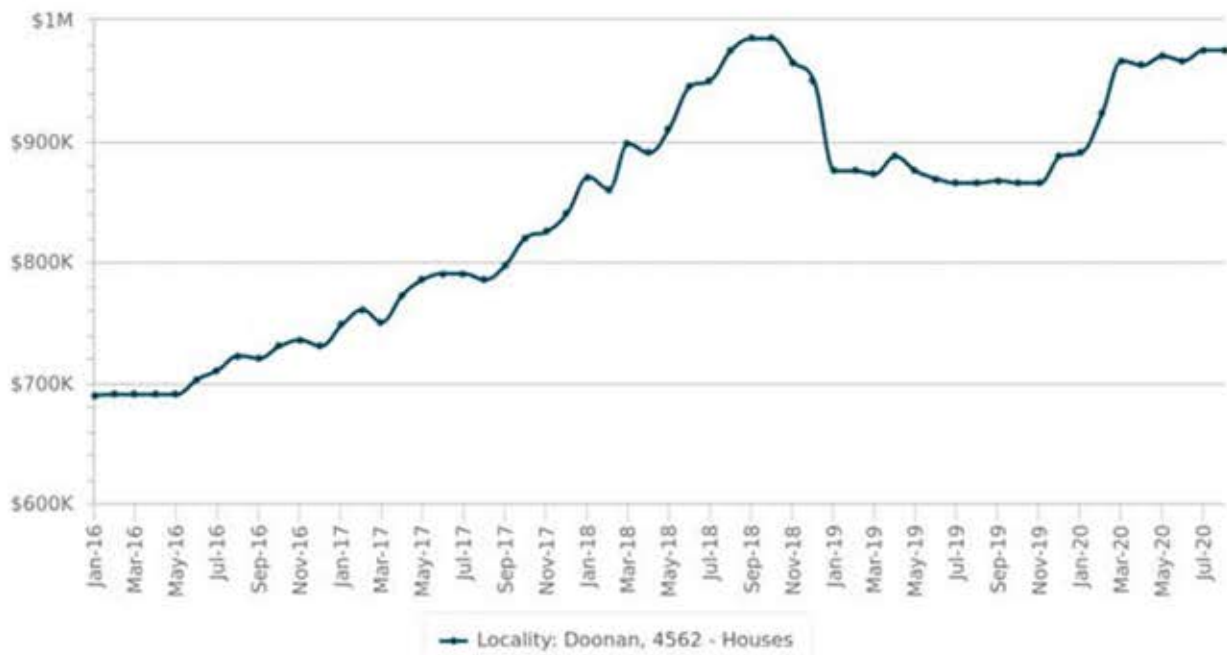
# Doonan

- The size of Doonan is approximately 31.5 square kilometres.
- It has 37 parks covering nearly 5.4% of total area.
- The population of Doonan in 2011 was 3,142 people.
- By 2016 the population was 3,461 showing a population growth of 10.2% in the area during that time.
- The predominant age group in Doonan is 40-49 years.
- Households in Doonan are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.
- In general, people in Doonan work in a professional occupation.
- In 2011, 85.3% of the homes in Doonan were owner-occupied compared with 85.1% in 2016.

**COUNTRYSIDE**  
REALTY NOOSA

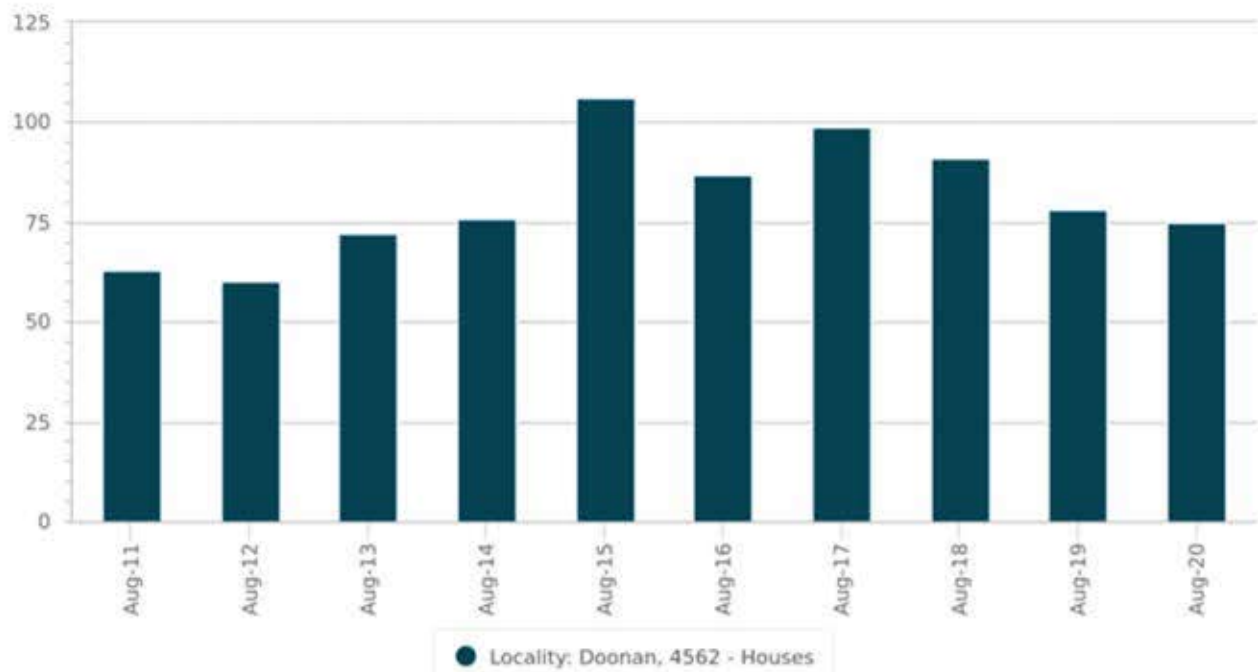


## Median Sales Price Graph



Statistics are calculated over a rolling 12 month period

## Sales Per Annum (House)



Statistics are calculated over a rolling 12 month period

**COUNTRYSIDE**  
REALTY NOOSA

## Sales Per Annum (Unit)



Statistics are calculated over a rolling 12 month period

## Sales Per Annum (Land)

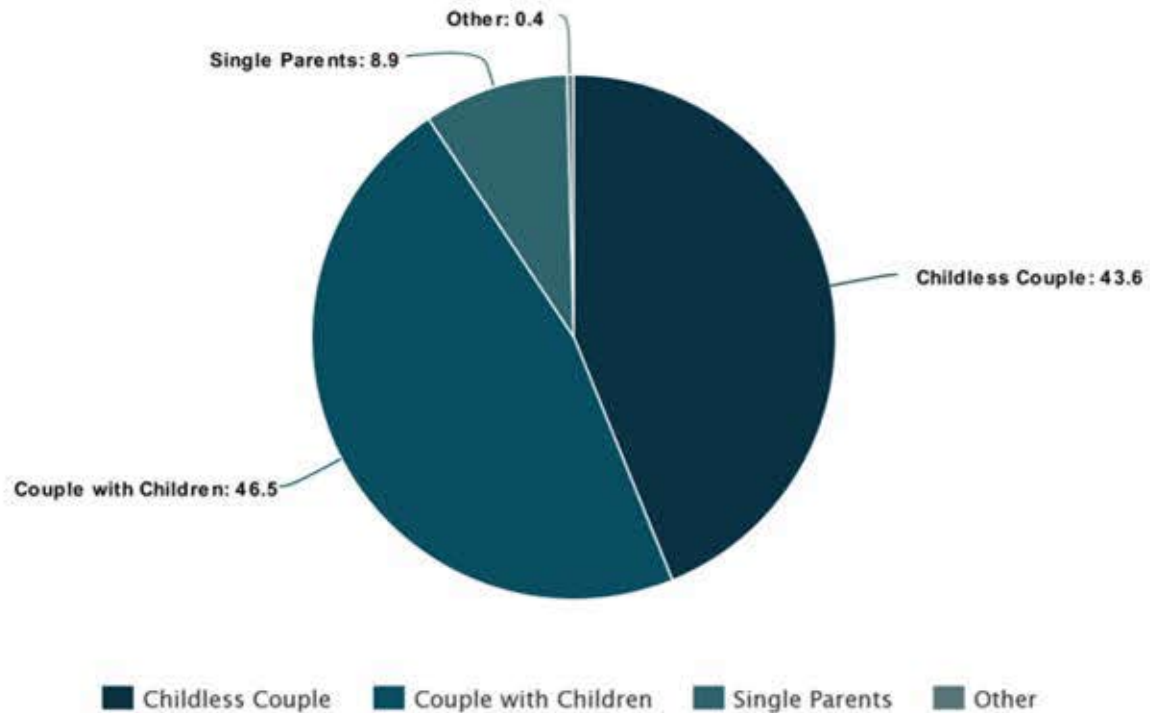


Statistics are calculated over a rolling 12 month period

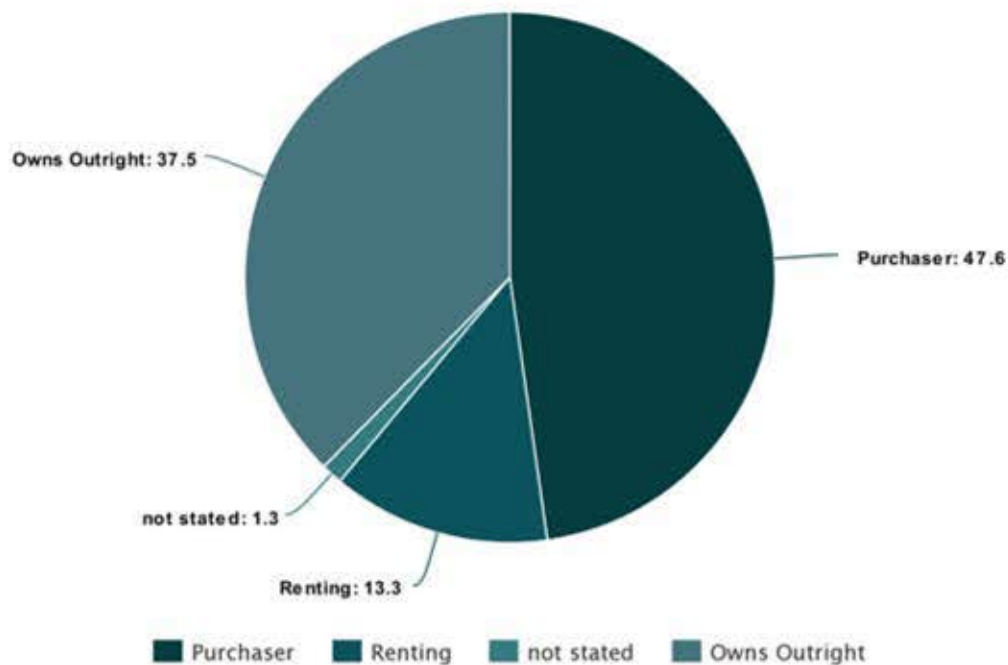
**COUNTRYSIDE**  
REALTY NOOSA



## Household Structure



## Household Occupancy



**COUNTRYSIDE**  
REALTY NOOSA

## Countryside Realty Noosa Sold Properties

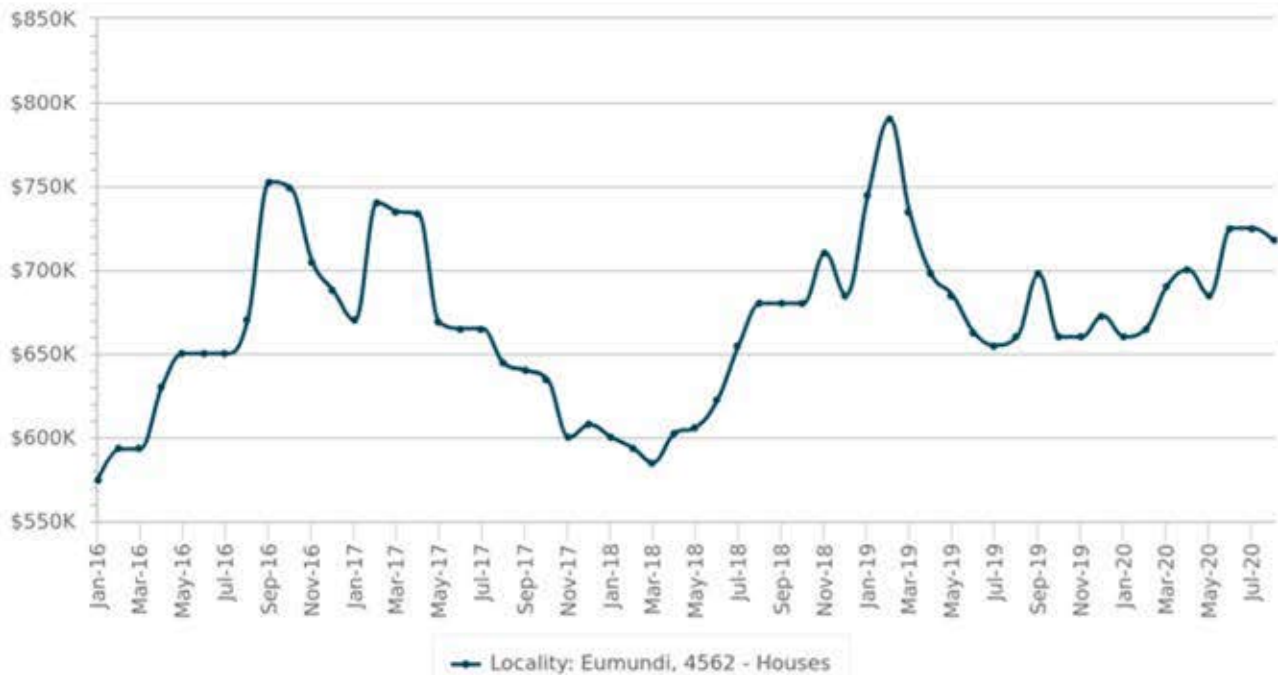


381 Duke Road  
Doonan | SOLD \$800,000

**COUNTRYSIDE**  
REALTY NOOSA

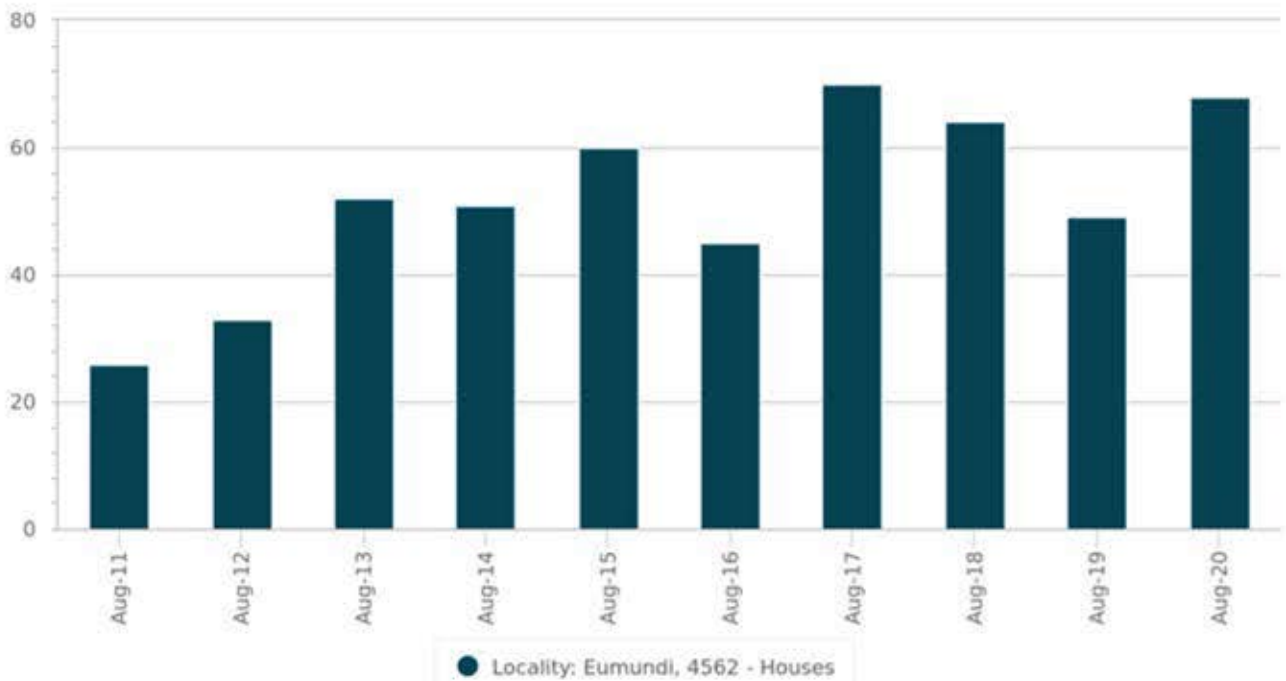


## Median Sales Price Graph



Statistics are calculated over a rolling 12 month period

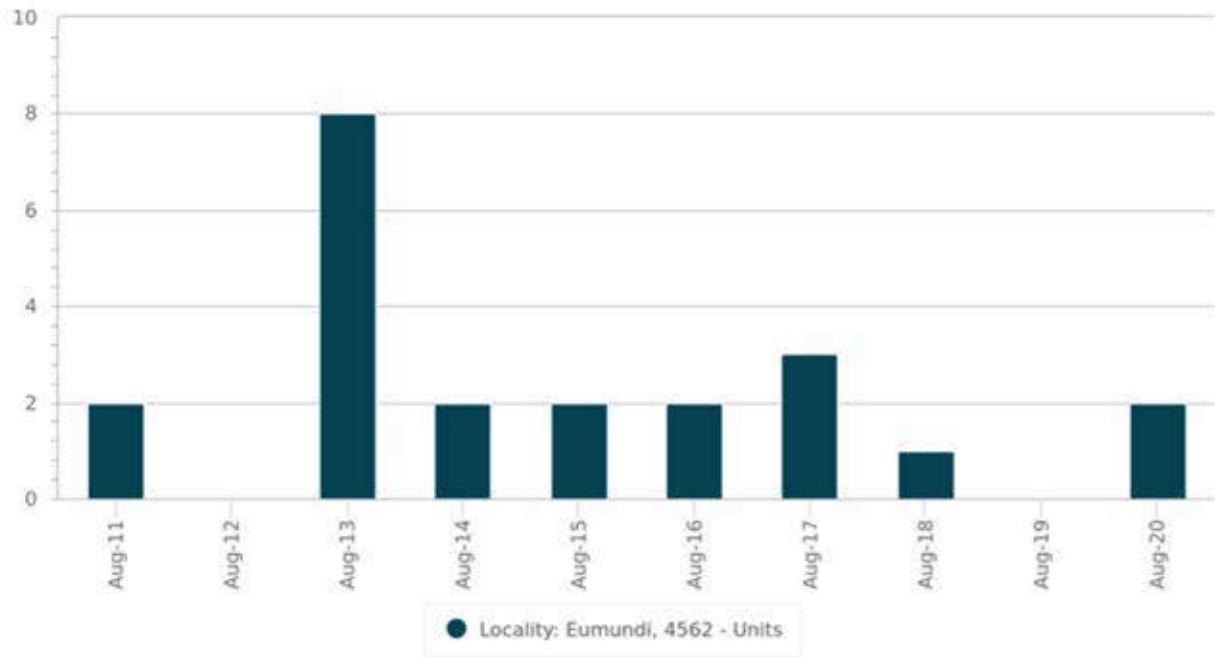
## Sales Per Annum (House)



Statistics are calculated over a rolling 12 month period

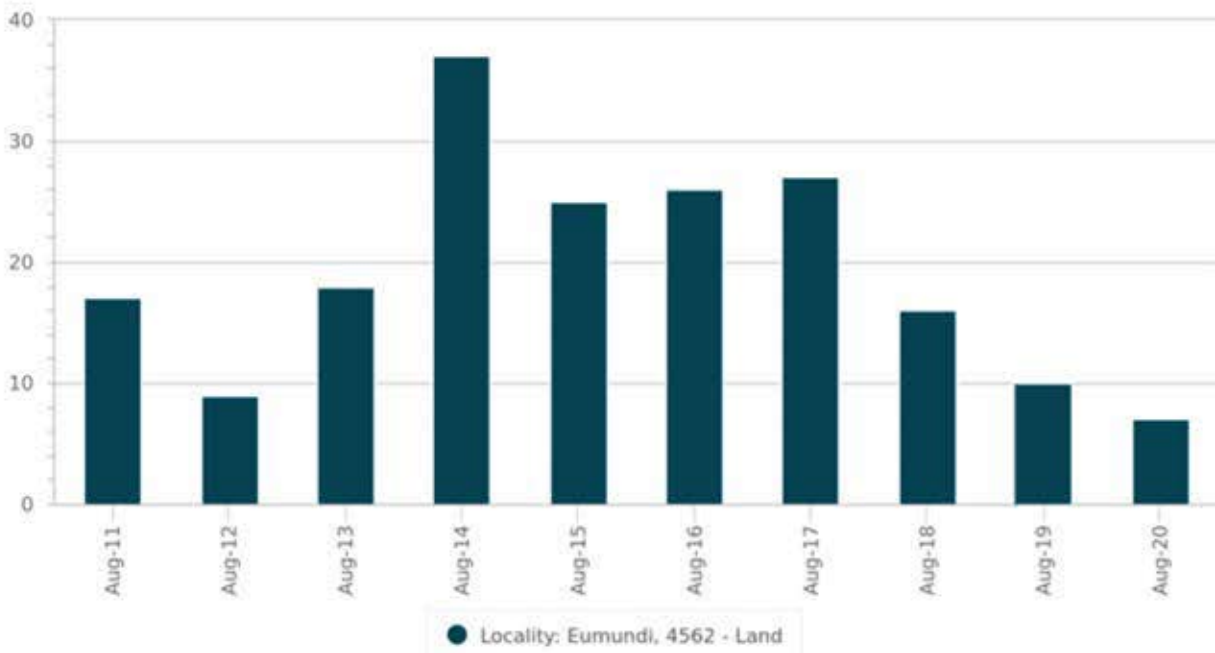
**COUNTRYSIDE**  
REALTY NOOSA

## Sales Per Annum (Unit)



Statistics are calculated over a rolling 12 month period

## Sales Per Annum (Land)

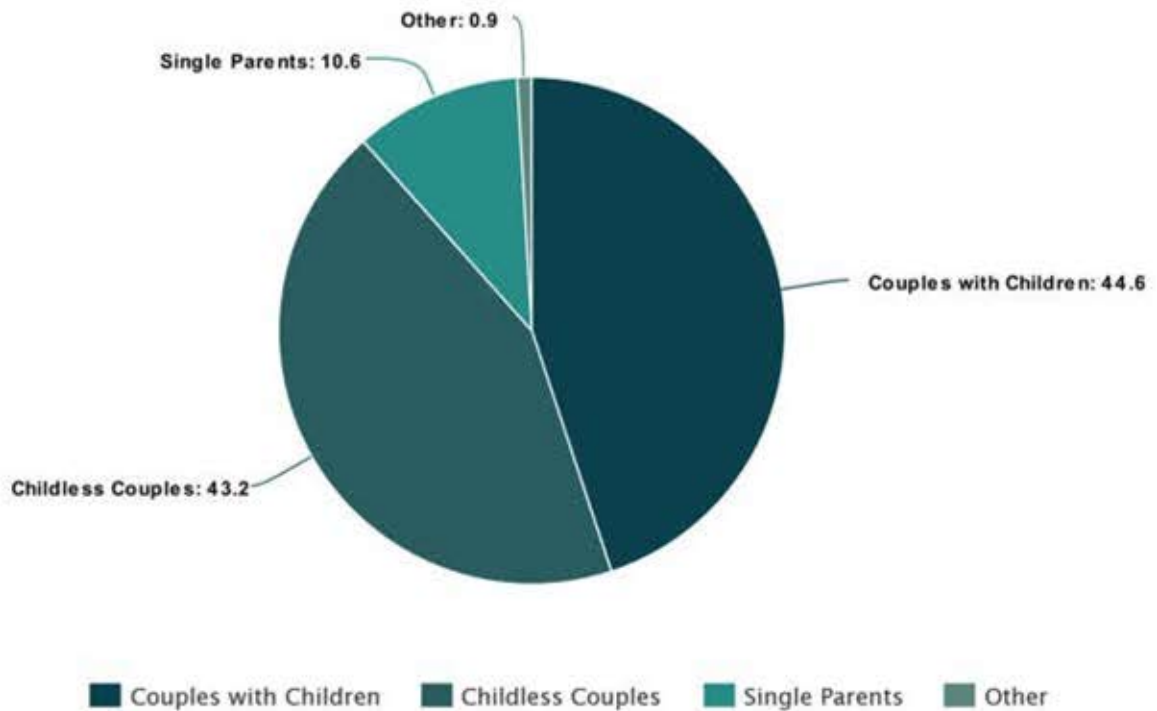


Statistics are calculated over a rolling 12 month period

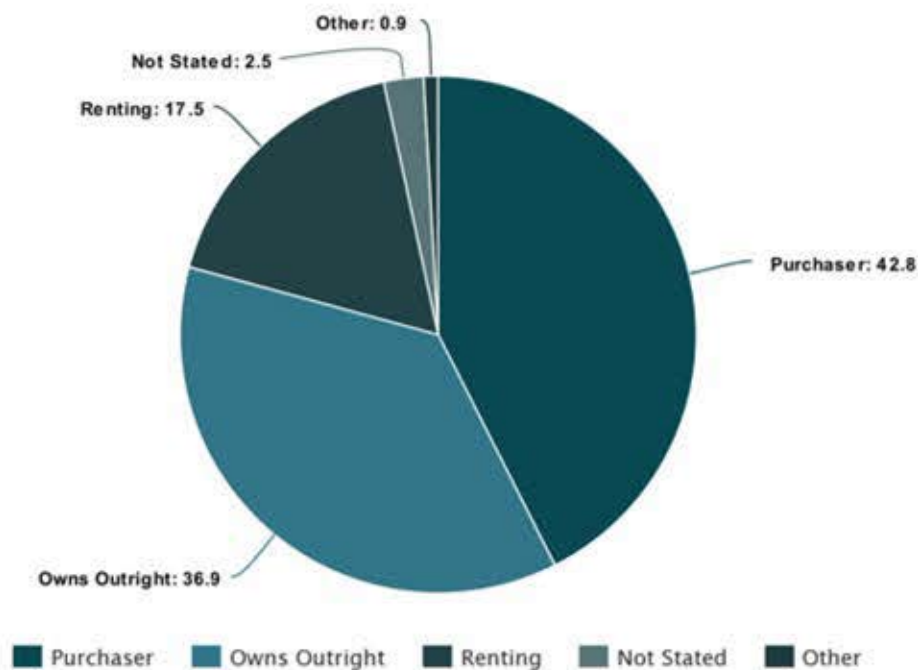
**COUNTRYSIDE**  
REALTY NOOSA



## Household Structure



## Household Occupancy



**COUNTRYSIDE**  
REALTY NOOSA

# Countryside Realty Noosa Sold Properties



2 Whispering Gum Avenue  
Eumundi



5 Mindi Road  
Eumundi | SOLD \$1,160,000



228 Lone Hand Road  
Eumundi | SOLD \$1,085,000

**COUNTRYSIDE**  
REALTY NOOSA





# Kin Kin

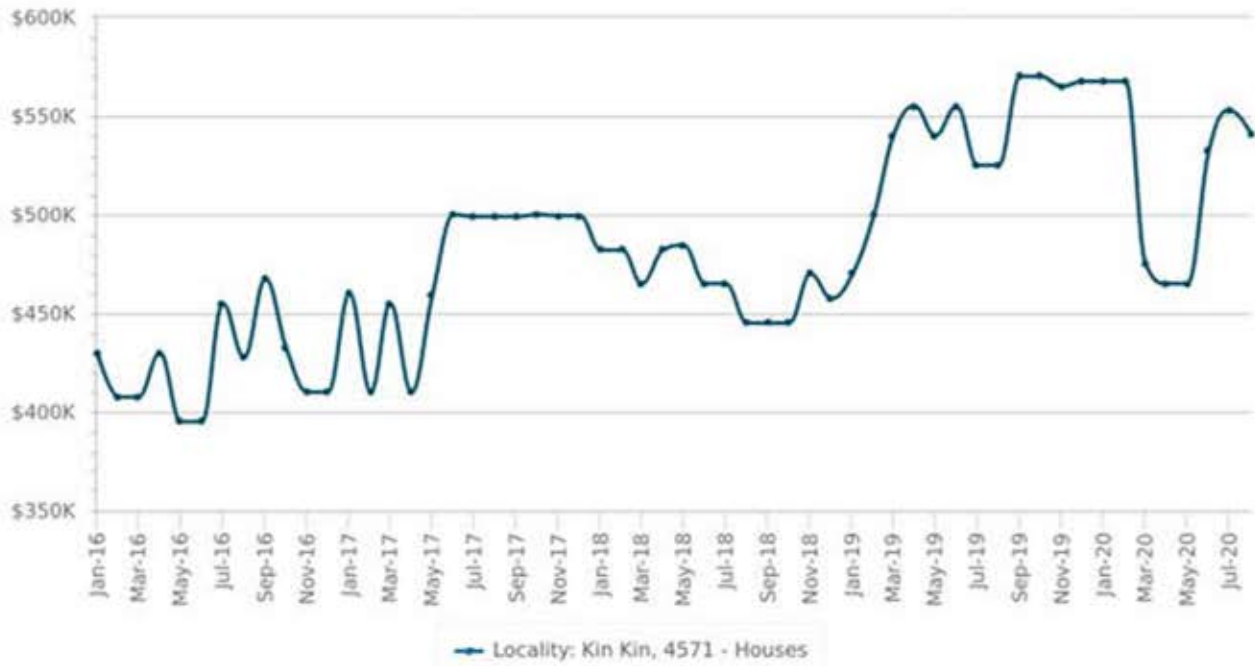
- The size of Kin Kin is approximately 98.5 square kilometres.
- It has 3 parks covering nearly 18.8% of total area.
- The population of Kin Kin in 2011 was 694 people.

By 2016 the population was 762 showing a population growth of 9.8% in the area during that time.

- The predominant age group in Kin Kin is 50-59 years.
- Households in Kin Kin are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments.
- In general, people in Kin Kin work in a trades occupation.

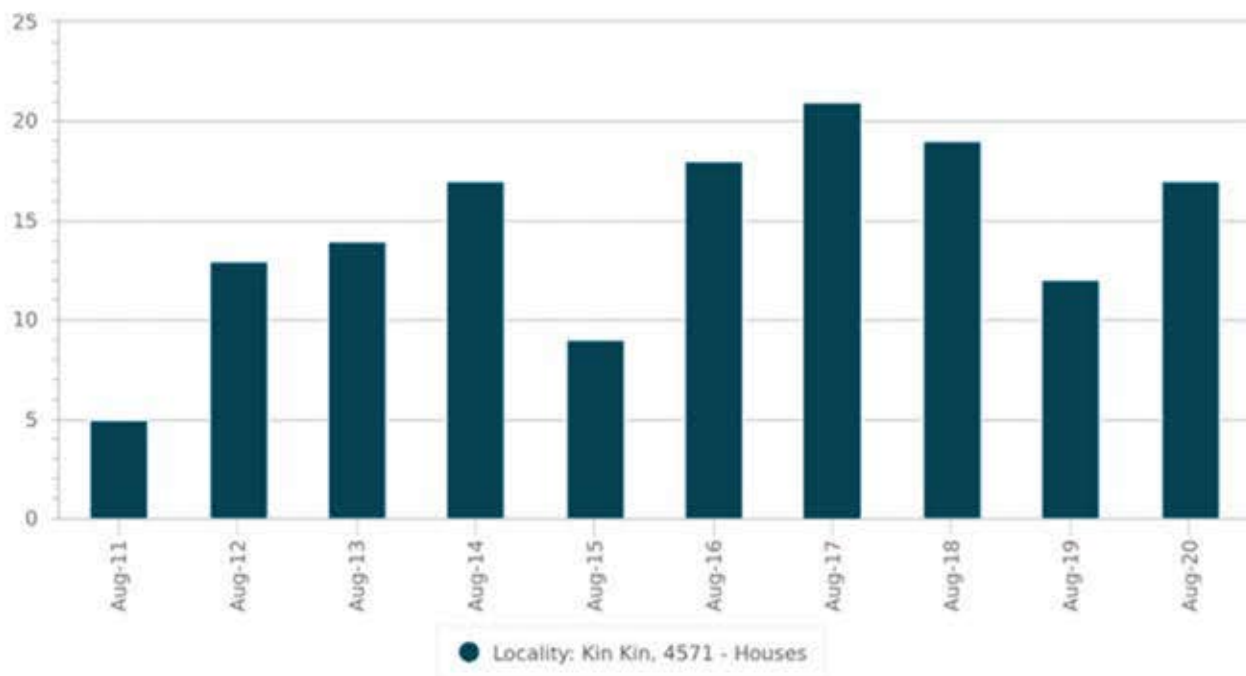
In 2011, 74.8% of the homes in Kin Kin were owner-occupied compared with 82.8% in 2016.

## Median Sales Price Graph



Statistics are calculated over a rolling 12 month period

## Sales Per Annum (House)

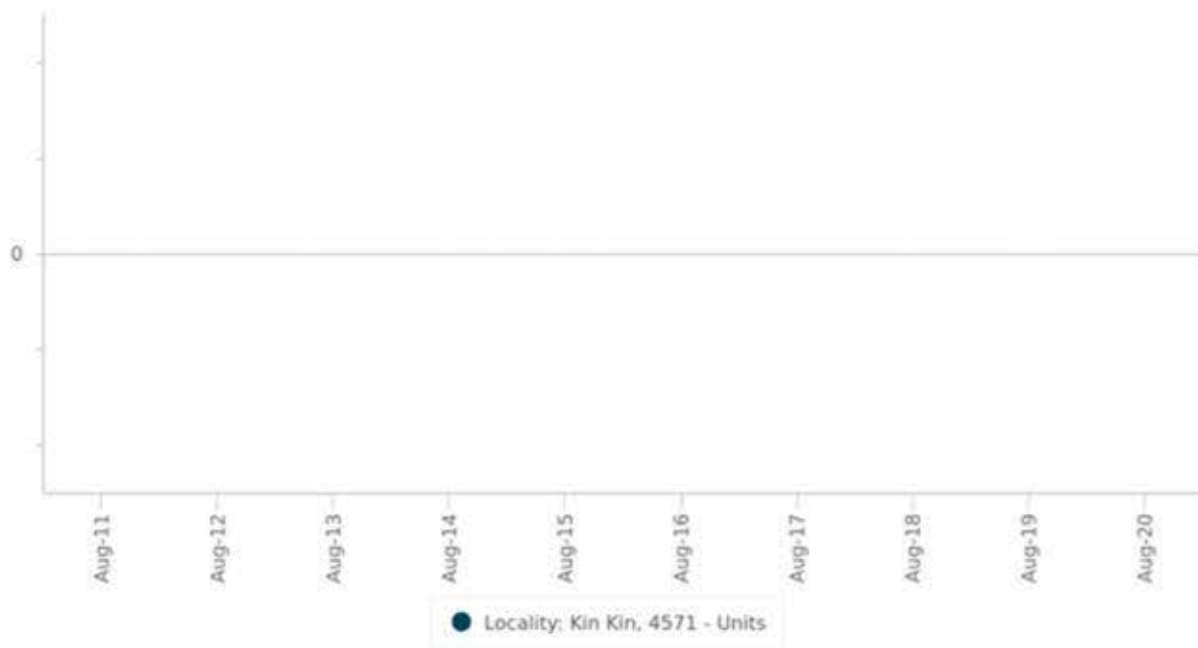


Statistics are calculated over a rolling 12 month period

**COUNTRYSIDE**  
REALTY NOOSA

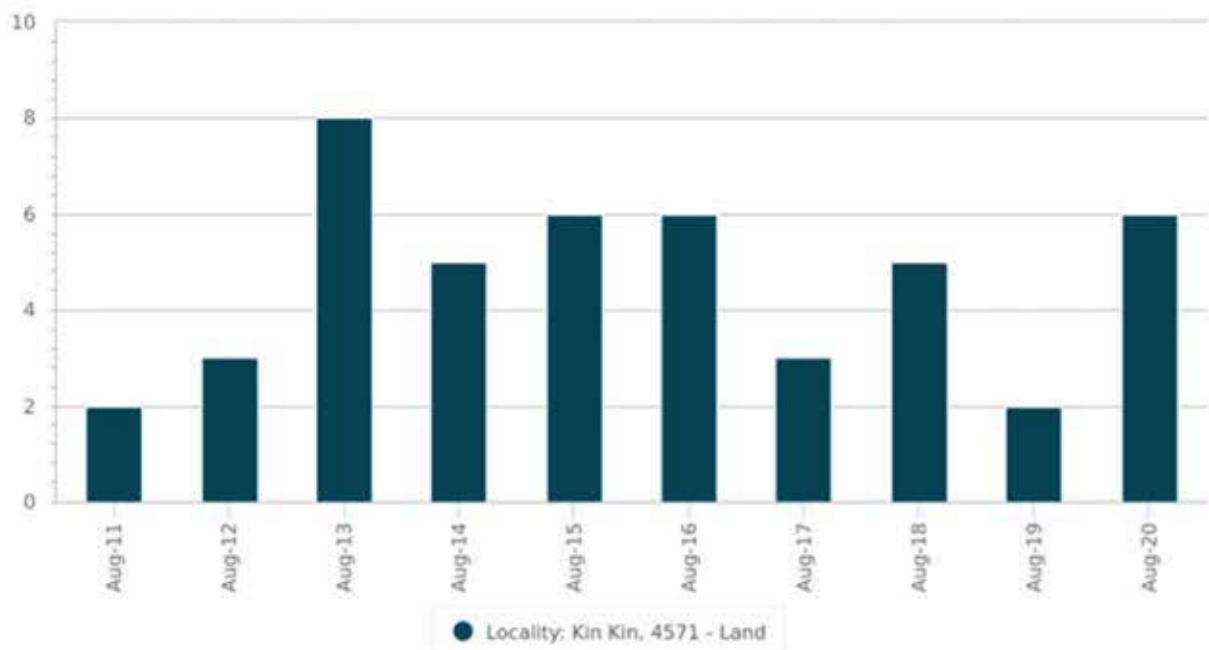


## Sales Per Annum (Unit)



Statistics are calculated over a rolling 12 month period

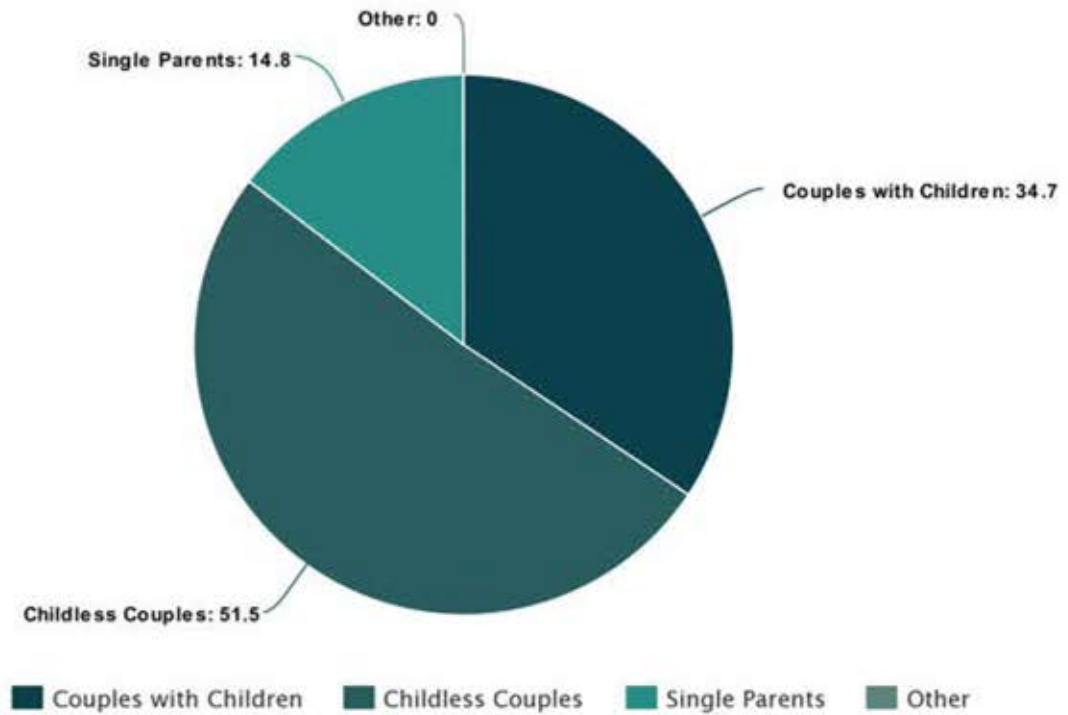
## Sales Per Annum (Land)



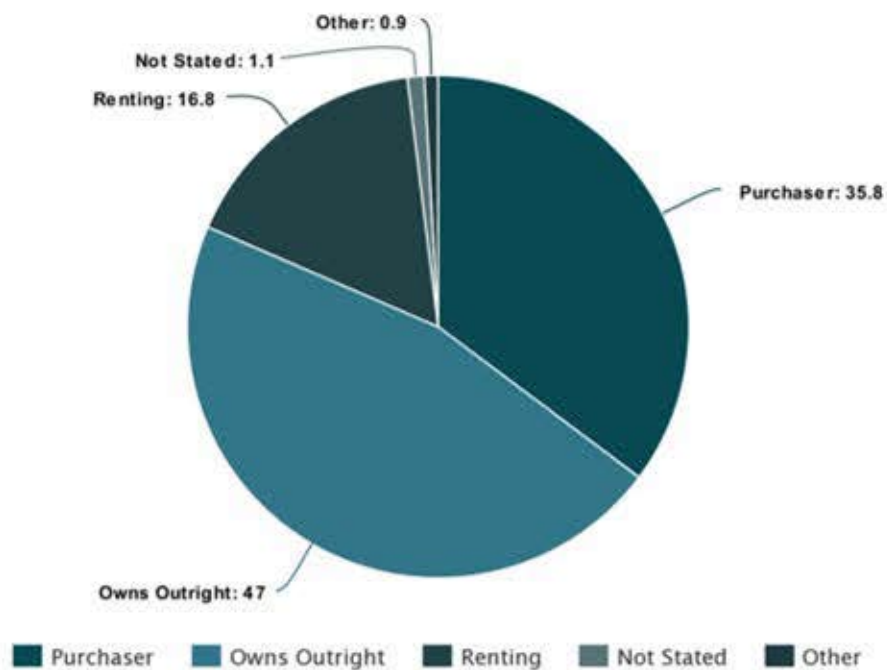
Statistics are calculated over a rolling 12 month period

**COUNTRYSIDE**  
REALTY NOOSA

## Household Structure



## Household Occupancy





# Countryside Realty Noosa Sold Properties



532 Black Mountain Road  
Black Mountain



82 Tallowood Place  
Black Mountain



567 Black Mountain Road  
Black Mountain | SOLD \$485,000



112 Blueberry Drive  
Black Mountain | SOLD \$745,000



83 Coachwood Terrace  
Black Mountain | SOLD \$715,000



534 Cooroy Belli Creek Road  
Black Mountain | SOLD \$600,000



120 Cudgerie Drive  
Black Mountain | SOLD \$620,000



178 Blueberry Drive  
Black Mountain | SOLD \$629,000



24 Sugargum Place  
Black Mountain | SOLD \$593,922



12 Bunya Lane  
Black Mountain | SOLD \$620,000



42 Black Mountain Range Road  
Black Mountain | SOLD \$780,000



115 Black Mountain Range Road  
Black Mountain | SOLD \$630,000

COUNTRYSIDE  
REALTY NOOSA





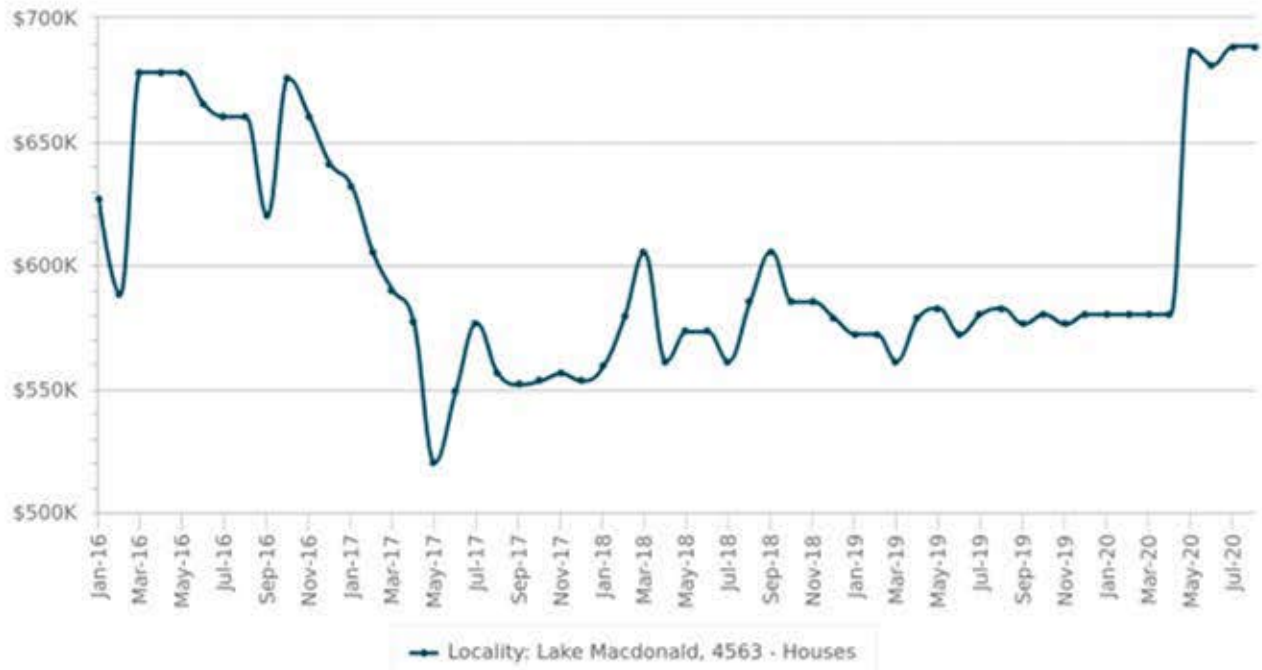
# Lake Macdonald

- The size of Lake Macdonald is approximately 26.5 square kilometres.
- It has 16 parks covering nearly 11.3% of total area.
- The population of Lake Macdonald in 2011 was 1,129 people.
- By 2016 the population was 1,358 showing a population growth of 20.3% in the area during that time.
- The predominant age group in Lake Macdonald is 60-69 years.
- Households in Lake Macdonald are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.
- In general, people in Lake Macdonald work in a professional occupation.
- In 2011, 86.1% of the homes in Lake Macdonald were owner-occupied compared with 85.2% in 2016.
- Currently the median sales price of houses in the area is \$688,500

**COUNTRYSIDE**  
REALTY NOOSA

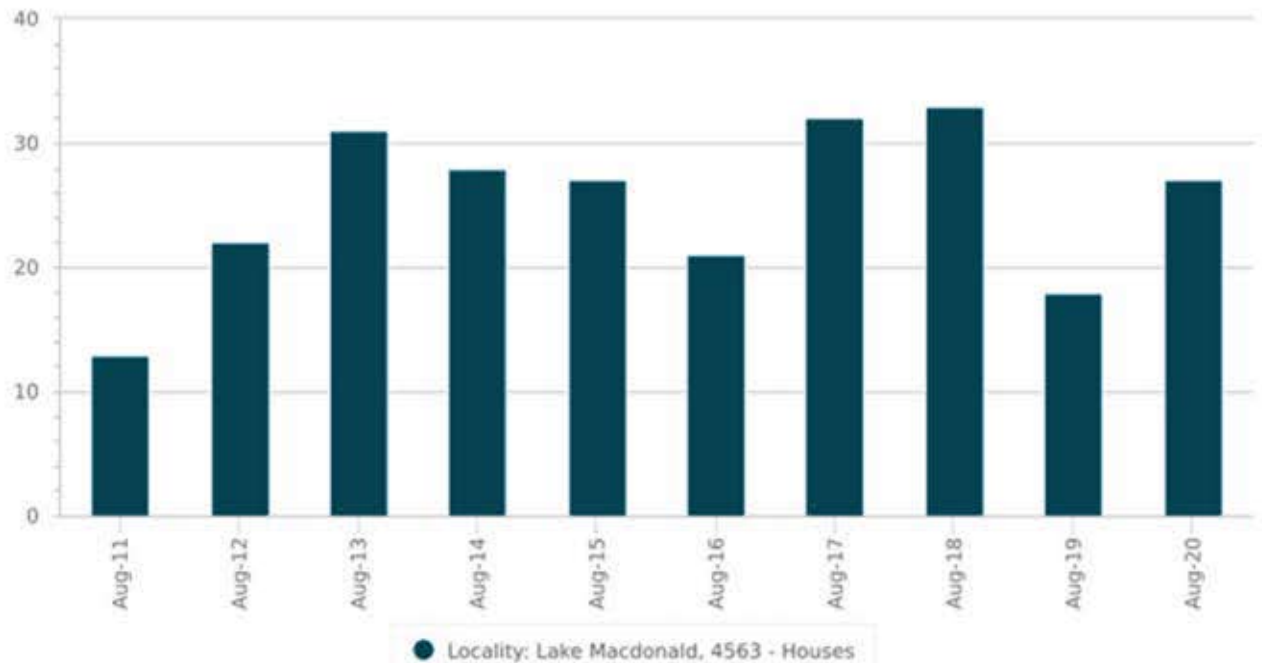


## Median Sales Price Graph



Statistics are calculated over a rolling 12 month period

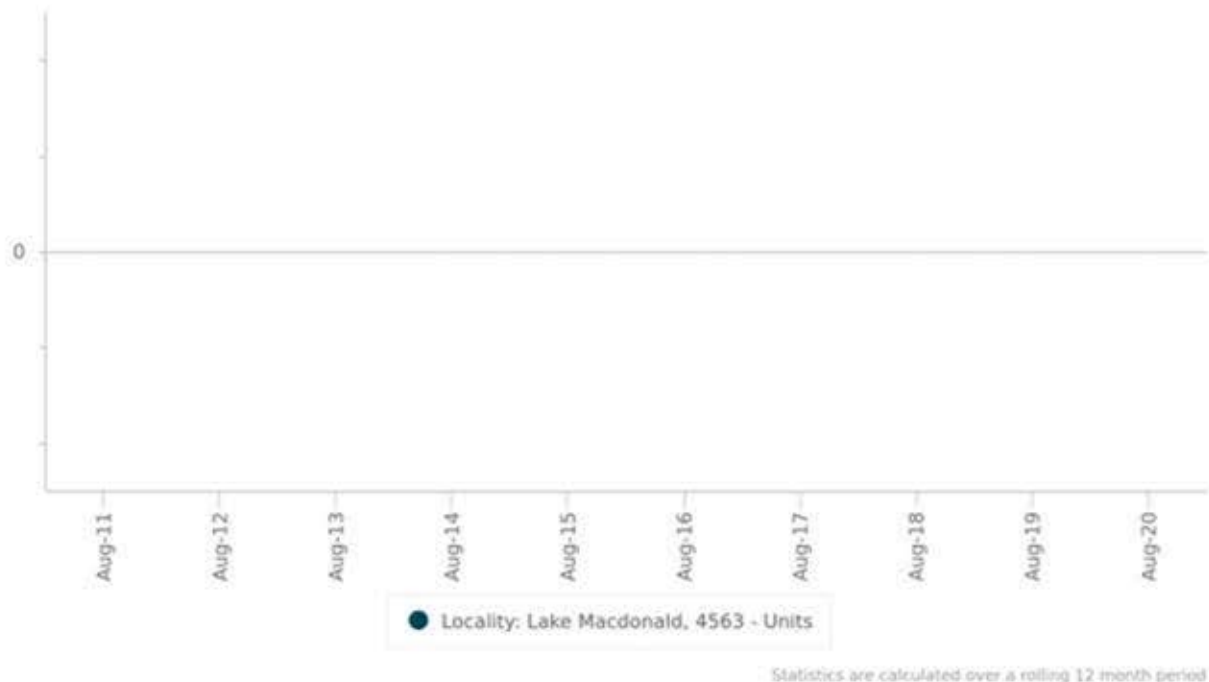
## Sales Per Annum (House)



Statistics are calculated over a rolling 12 month period

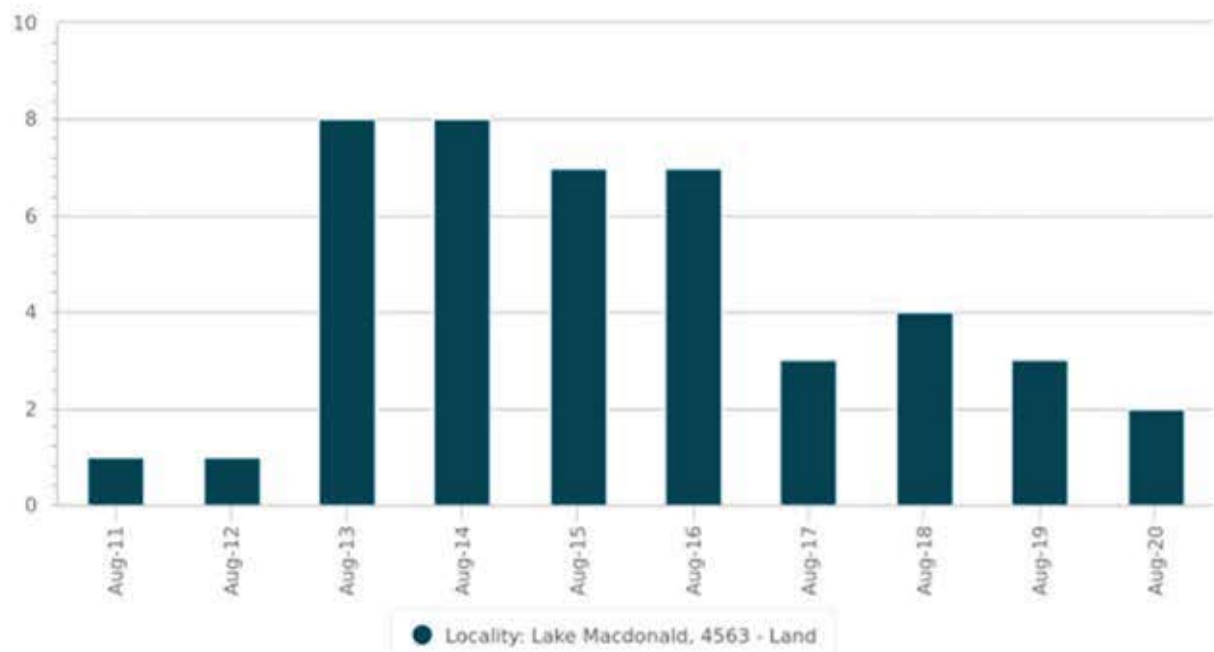
**COUNTRYSIDE**  
REALTY NOOSA

## Sales Per Annum (Unit)



Statistics are calculated over a rolling 12 month period

## Sales Per Annum (Land)

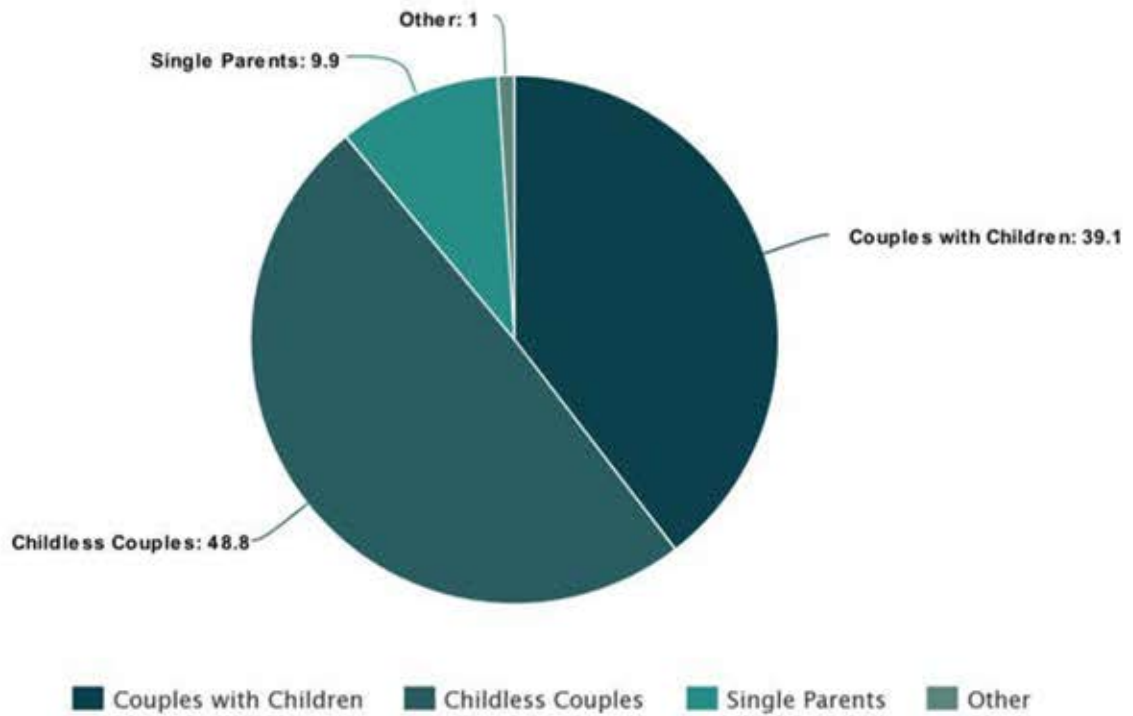


Statistics are calculated over a rolling 12 month period

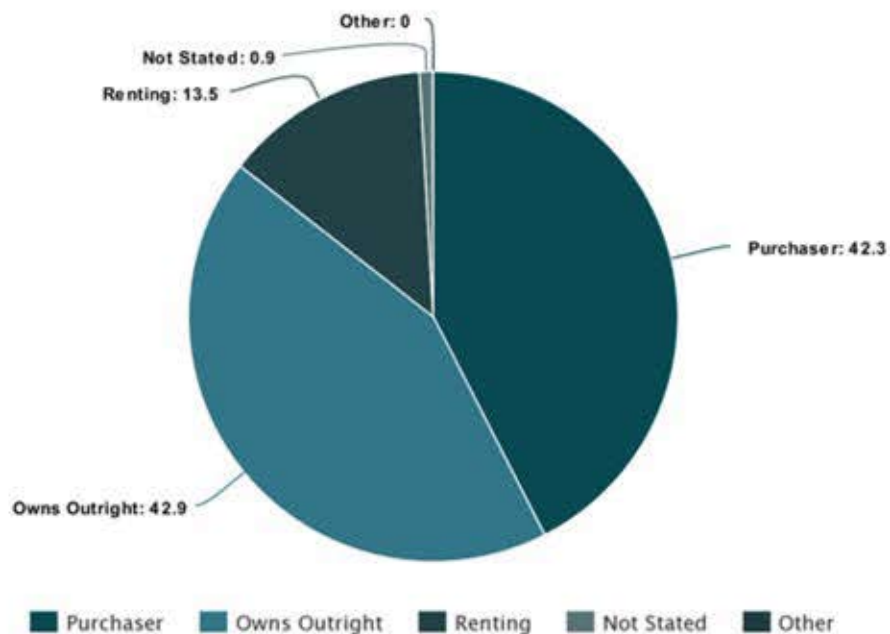
**COUNTRYSIDE**  
REALTY NOOSA



## Household Structure



## Household Occupancy



meta-chart.com

COUNTRYSIDE  
REALTY NOOSA

## Countryside Realty Noosa Sold Properties



885 Cooroy Noosa Road  
Lake Macdonald

**COUNTRYSIDE**  
REALTY NOOSA





# Pomona

- The size of Pomona is approximately 53.8 square kilometres.
- It has 19 parks covering nearly 36.6% of total area.
- The population of Pomona in 2011 was 2,586 people.

By 2016 the population was 2,900 showing a population growth of 12.1% in the area during that time.

- The predominant age group in Pomona is 50-59 years.
- Households in Pomona are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.
- In general, people in Pomona work in a trades occupation.
- In 2011, 79.2% of the homes in Pomona were owner-occupied compared with 80.9% in 2016.

Currently the median sales price of houses in the area is \$617,500

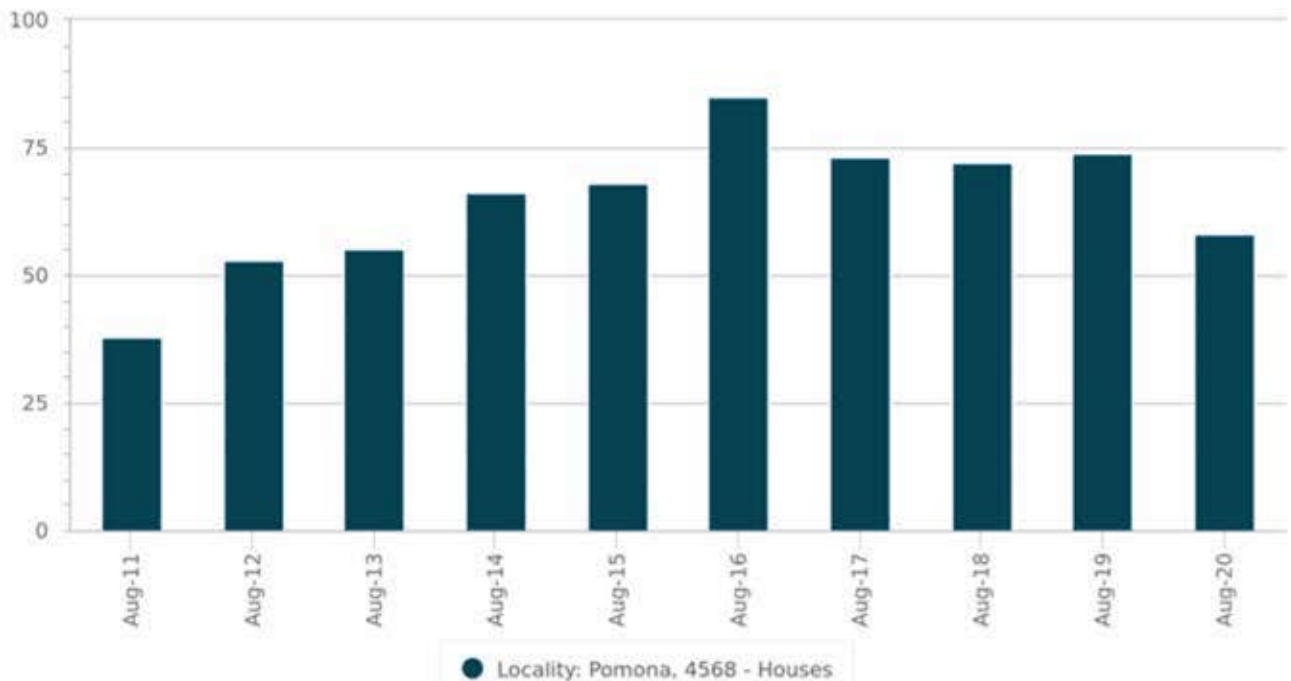
**COUNTRYSIDE**  
REALTY NOOSA

## Median Sales Price Graph



Statistics are calculated over a rolling 12 month period

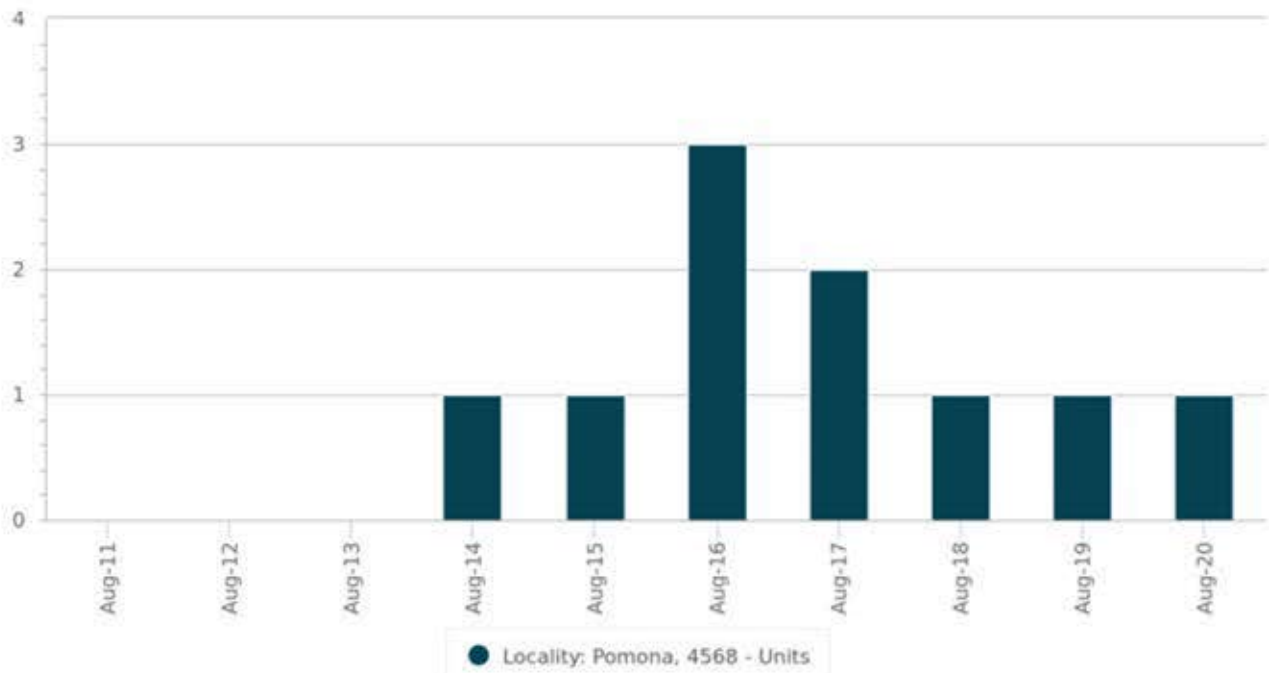
## Sales Per Annum (House)



Statistics are calculated over a rolling 12 month period

**COUNTRYSIDE**  
REALTY NOOSA

## Sales Per Annum (Unit)



Statistics are calculated over a rolling 12 month period

## Sales Per Annum (Land)

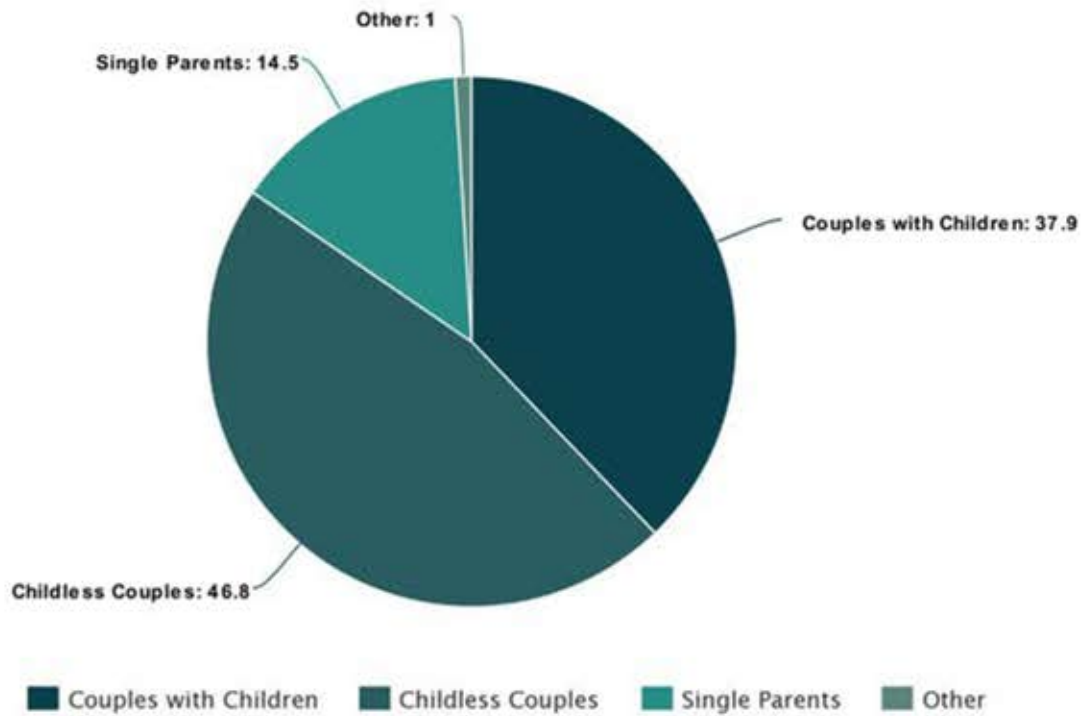


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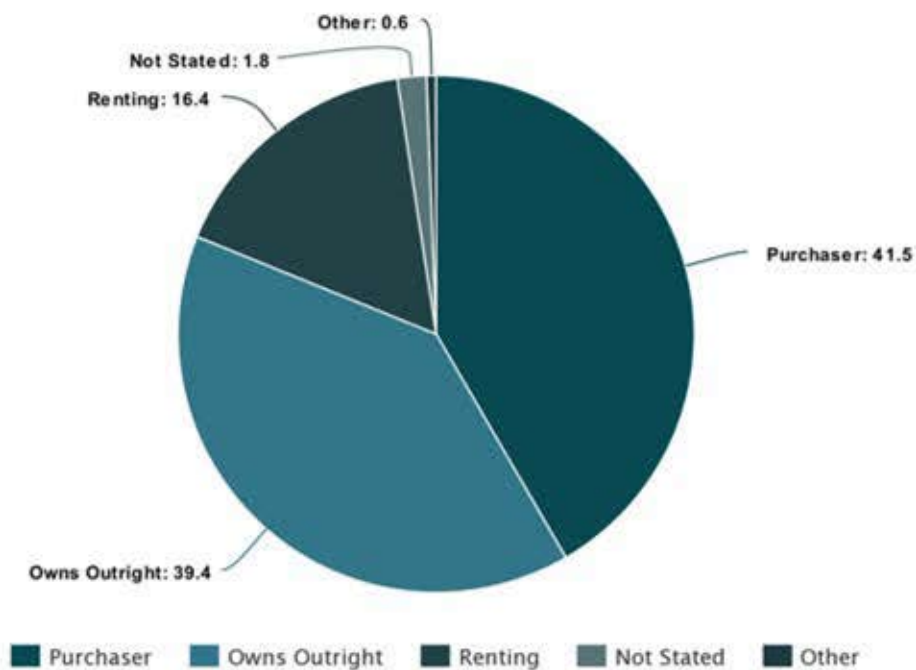
**COUNTRYSIDE**  
REALTY NOOSA



## Household Structure



## Household Occupancy



COUNTRYSIDE  
REALTY NOOSA

# Countryside Realty Noosa Sold Properties



17 Orana Avenue  
Pomona



7 Drovers Court  
Pomona | SOLD \$650,000



9 Allira Court  
Pomona | SOLD \$725,000



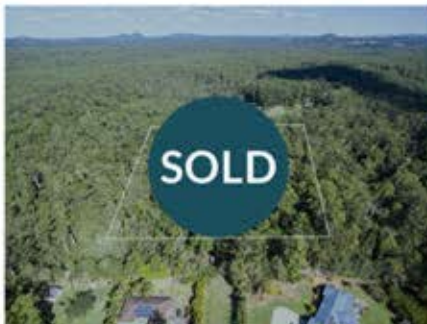
12 School Street  
Pomona | SOLD \$330,000



797 Ringtail Creek Road  
Pomona | SOLD \$570,000



28 Elandra Terrace  
Pomona | SOLD \$900,000



326 Kidd Road  
Pomona | SOLD \$340,000



45 Reserve Street  
Pomona | SOLD \$705,000



3/5 Hill Street  
Pomona | SOLD \$287,500

COUNTRYSIDE  
REALTY NOOSA





# Ridgewood

- The size of Ridgewood is approximately 38.9 square kilometres.
- It has 2 parks covering nearly 30.3% of total area.
- The population of Ridgewood in 2011 was 500 people.
- By 2016 the population was 327 showing a population decline of 34.6% in the area during that time.
- The predominant age group in Ridgewood is 60-69 years.
- Households in Ridgewood are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.
- In general, people in Ridgewood work in a professional occupation.
- In 2011, 81.9% of the homes in Ridgewood were owner-occupied compared with 72.7% in 2016.
- Currently the median sales price of houses in the area is \$657,500.

**COUNTRYSIDE**  
REALTY NOOSA



## Median Sales Price Graph



Statistics are calculated over a rolling 12 month period

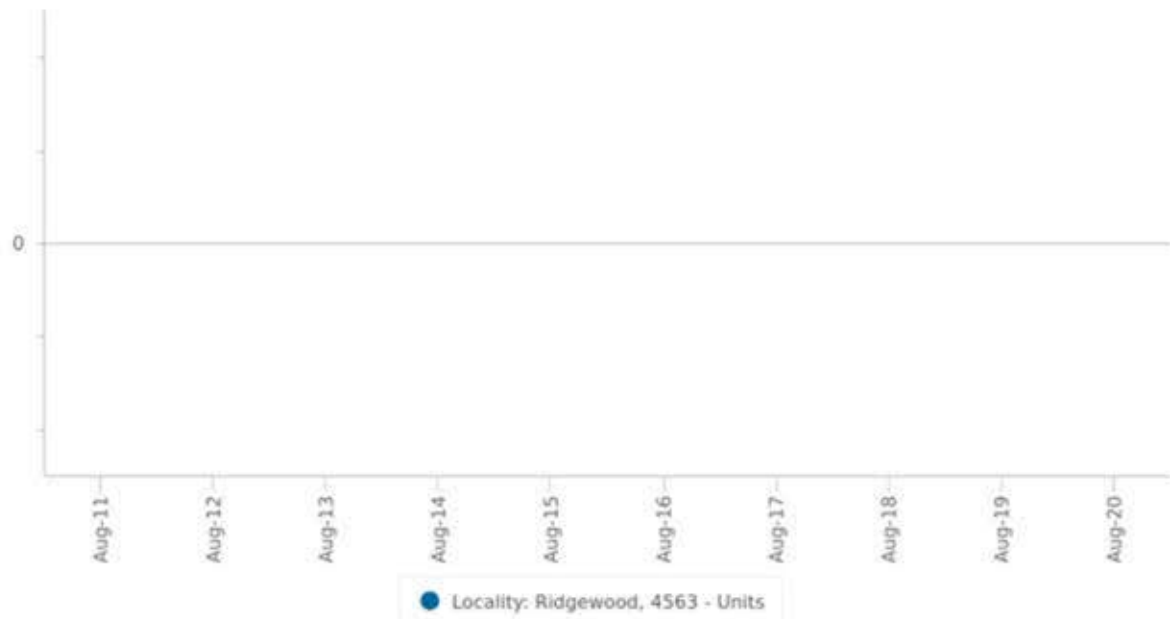
## Sales Per Annum (House)



Statistics are calculated over a rolling 12 month period

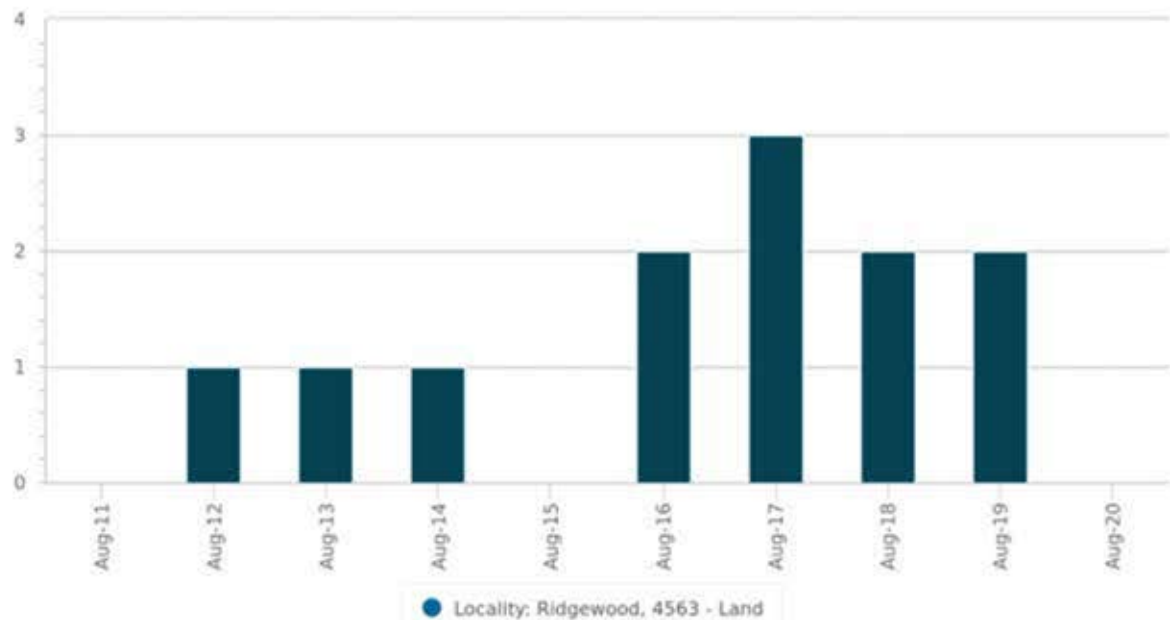
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## Sales Per Annum (Unit)



Statistics are calculated over a rolling 12 month period

## Sales Per Annum (Land)

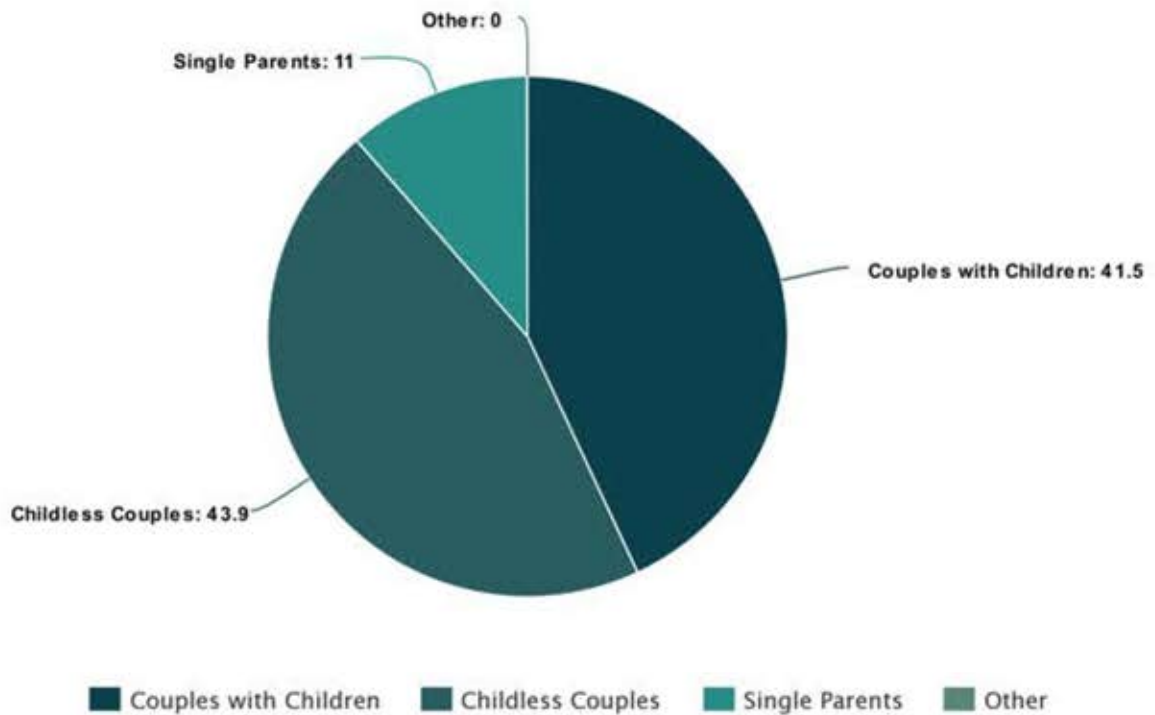


Statistics are calculated over a rolling 12 month period

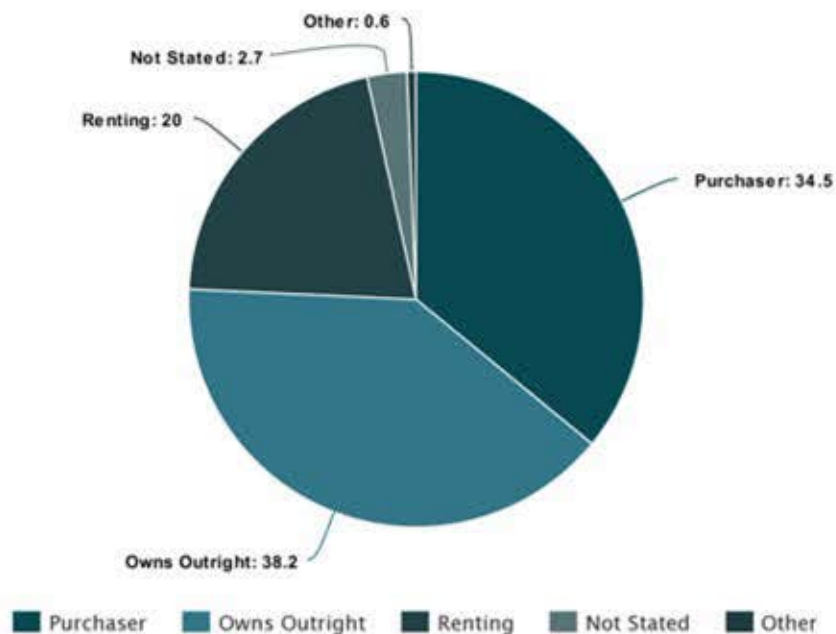
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## Household Structure



## Household Occupancy



meta-chart.com

COUNTRYSIDE  
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## Countryside Realty Noosa Sold Properties



1097 Cooroy Belli Creek Road  
Ridgewood | SOLD \$380,000

**COUNTRYSIDE**  
REALTY NOOSA



## **OUR EXPERIENCE** ensures **YOUR EXPERIENCE**

### **COMMITMENT** to world-class service for everyone.

At Countryside Realty Noosa, our unrivalled experience in the Noosa Hinterland means your experience with us – as a vendor, a buyer, a landlord or a tenant, is one that you'll remember and will exceed your expectations.

### **COMMUNITY** we are truly local and always will be.

Our principal Robyn Kildey established Countryside nearly two decades ago. Her knowledge and insight into the area, trends and market influences is second to none.

### **CUSTOMISED** approach to each and every property.

Countryside is a truly boutique agency, enabling us to provide a personalised, bespoke service we've become known for.

### **COLLABORATIVE** our culture is built on teamwork and client outcomes.

Our award-winning sales team is the hardest-working in the hinterland. Between us, there isn't a street or property that we don't know or haven't sold.

### **CONNECTED** across digital and traditional communication platforms.

While our people are our greatest asset, we've invested heavily in technology to ensure your experience is streamlined, and seamless. We provide the best of high tech and the best of high touch.



