

Northern Gold Coast: The story of a heavily undersupplied market.

Market Research Update with
CHIEF ECONOMIST
Dr Diaswati Mardiasmo

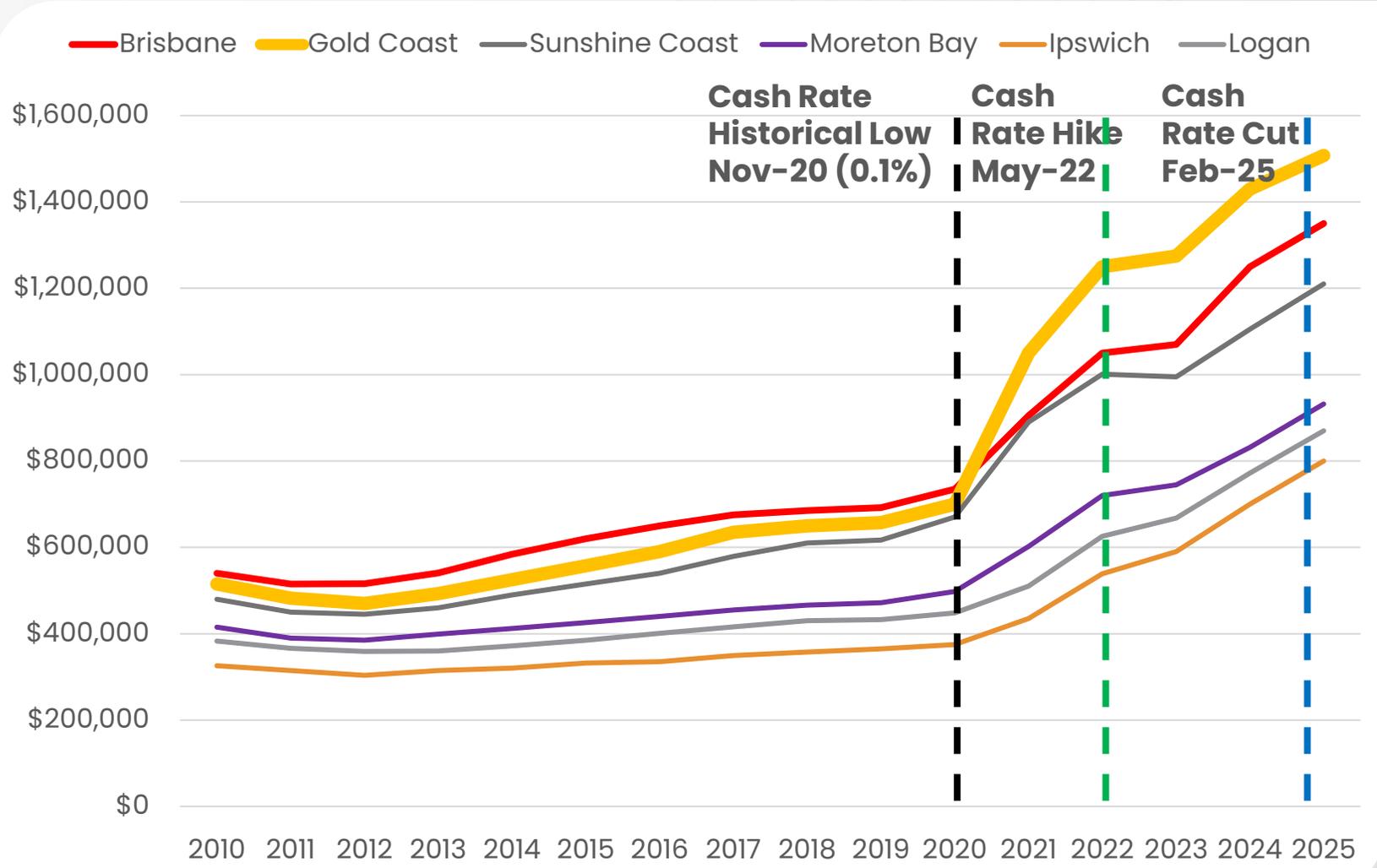


PRD Real Estate Helensvale | 5580 6655



Pat Reynolds
Your local and trusted real estate agent.
0407 641 012
Pat.Reynolds@prd.com.au

PRD. > Southeast Queensland – Median House Price

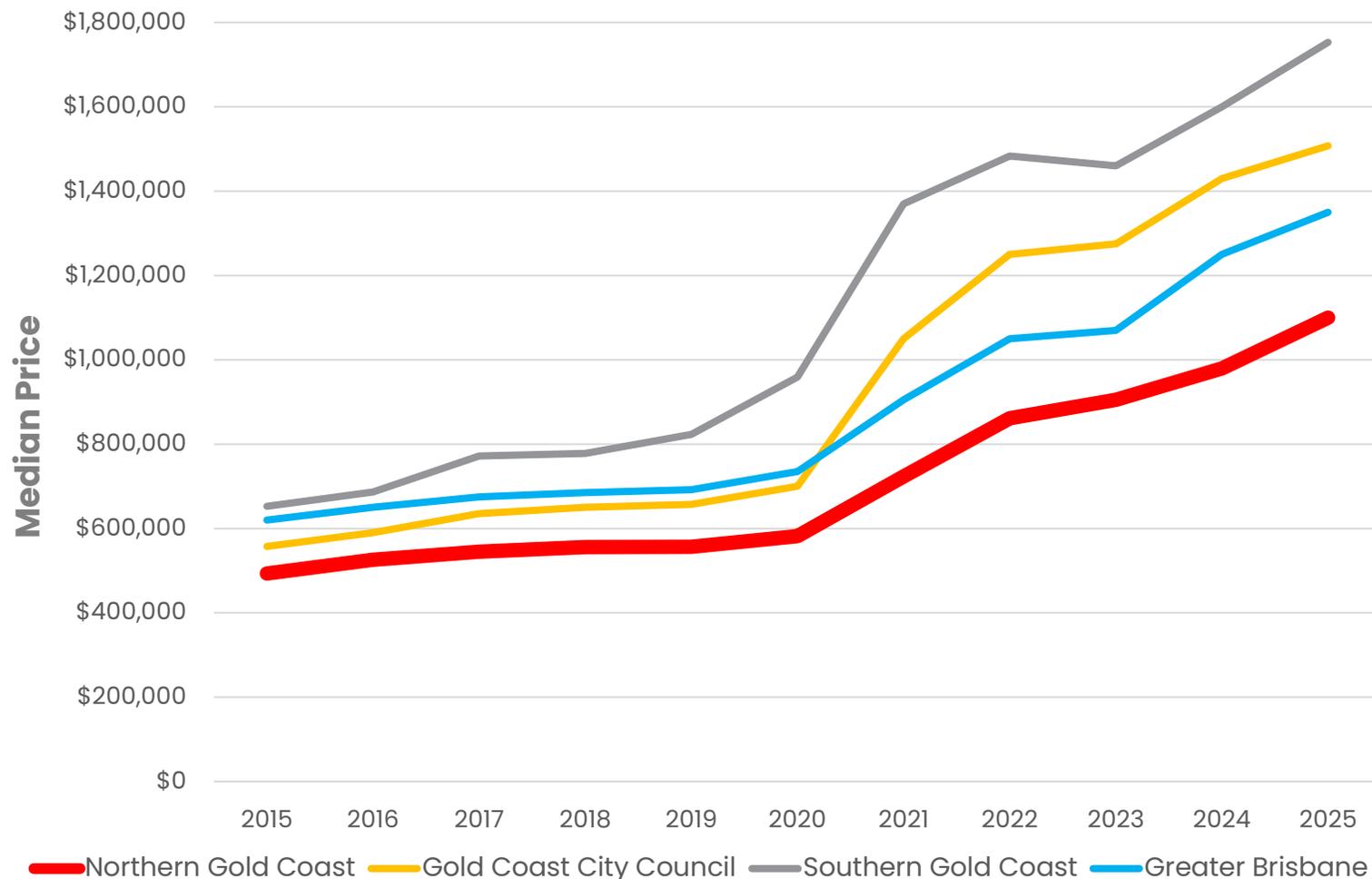


	1yr	5yrs	10yrs
Brisbane	8.0%	83.7%	117.7%
Gold Coast	5.4%	115.4%	170.4%
Sunshine Coast	9.5%	80.6%	135.0%
Moreton Bay	12.1%	87.3%	118.8%
Ipswich	14.3%	113.3%	140.9%
Logan	12.7%	94.2%	126.0%

- **Gold Coast is a premium market, with highest 5yrs & 10yrs growth**
- Brisbane, Gold Coast, Sunshine Coast are well over \$1M price
- **Across SEQ median house price have continued to grow despite cash rate hikes in 2022.**
- **Resilience due to undersupply.**

Prepared by PRD Research. Source: APM Pricerfinder © PRD 2026.

Northern Gold Coast House Market (4208, 4209, 4212)



Northern Gold Coast median house price have continued to increase, due to an undersupply of stock

Northern Gold Coast \$1,100,000*

- 1Y: 12.2%, +\$120,000
- 5Y: 89.0%, +\$518,000 (17.8% p.a.)
- 10Y: +123.0%, +\$606,667 (12.3% p.a.)

In 2025, Northern Gold Coast is still the most affordable house market compared to:

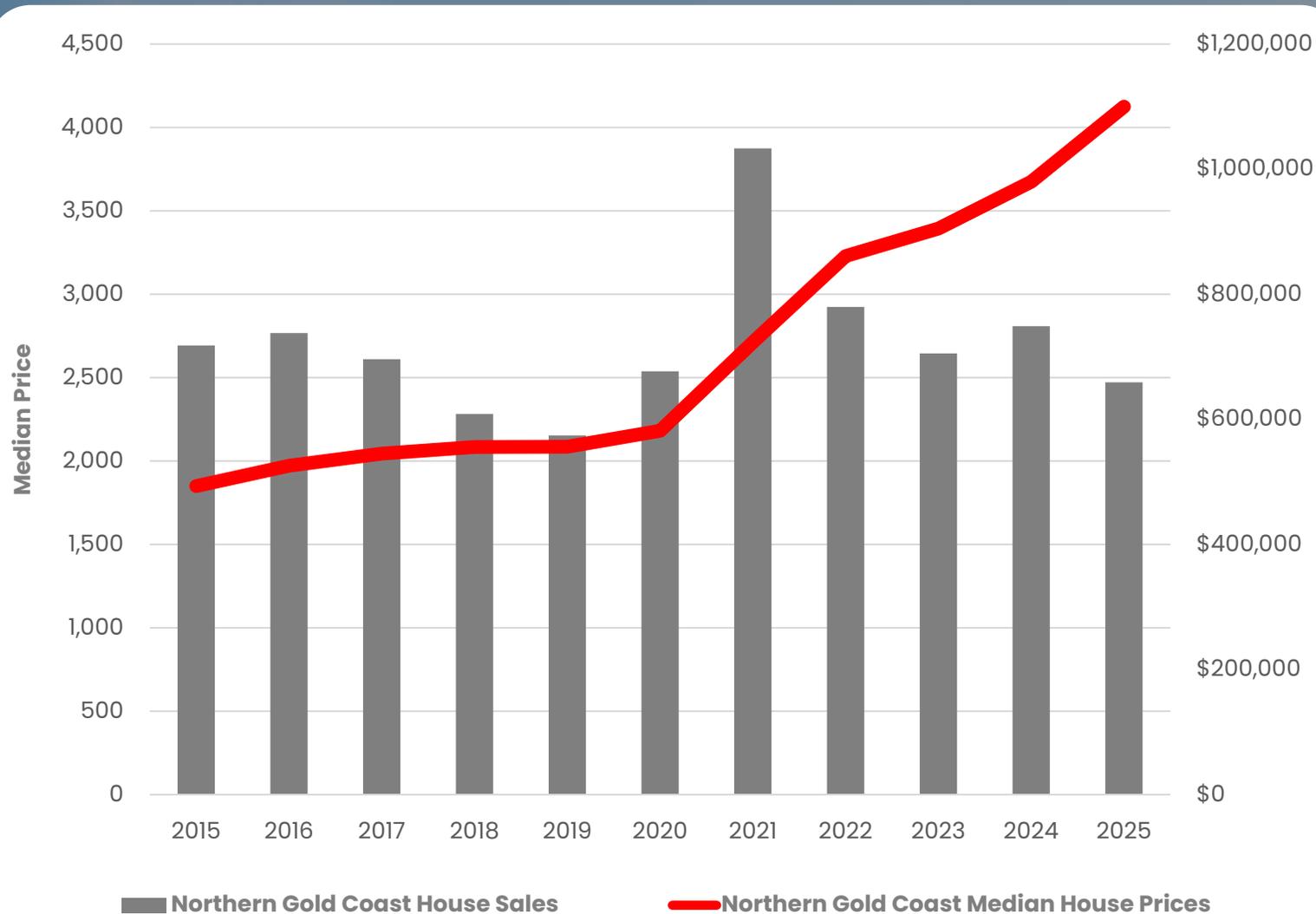
- Greater Brisbane: \$1,350,000
- Gold Coast: \$1,507,500
- Southern Gold Coast: \$1,753,000

Northern Gold Coast house market have proven to be incredibly resilient, even through periods of higher cash rates (2022-2023).

Note: Southern Gold Coast market data encapsulates aggregate property market conditions within the suburbs of Coolangatta, Currumbin, Palm Beach, Tugun, and Elanora.

Prepared by PRD Research. Source: APM Pricerfinder. © PRD 2026.

Northern Gold Coast House Market (4208, 4209, 4212)



Prepared by PRD Research. Source: APM Pricerfinder. © PRD 2026.

Northern Gold Coast median house price have continued to increase, due to an undersupply of stock.

2021 saw a peak in sales. This is due to ultra low cash rate, FHB stimulus, and post-COVID buyers.

Since then, the number of available stock have declined, whilst demand have remained high.

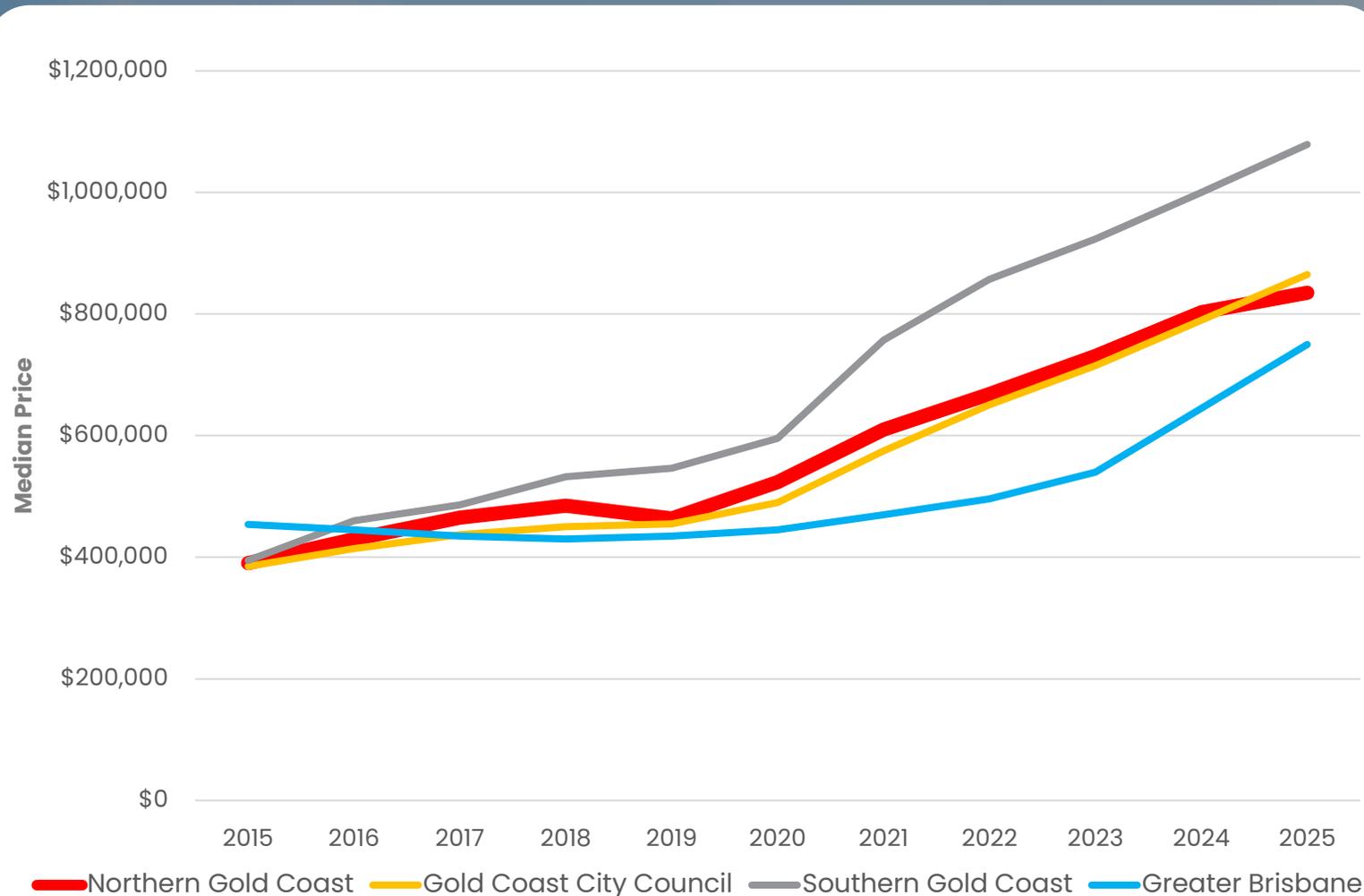
Median House Price 2025: \$1,100,000

- 1Y: +12.2%, +\$120,000
- 5Y: +89.0%, +\$518,000 (17.8% p.a.)
- 10Y: +123.0%, +\$606,667 (12.3% p.a.)

Number of House Sales 2025: 2,472

- 2024 sales: 2,808
- 2021 sales: 3,875
- 10yrs average: 2,673

Northern Gold Coast Unit Market (4208, 4209, 4212)



Note: Southern Gold Coast market data encapsulates aggregate property market conditions within the suburbs of Coolangatta, Currumbin, Palm Beach, Tugun, and Elanora.

Prepared by PRD Research. Source: APM Pricerfinder. © PRD 2026.

Northern Gold Coast median unit price have continued to increase, much like the house market.

Northern Gold Coast \$835,000*

- 1Y: 4.0%, +\$32,000
- 5Y: 59.5%, +311,650 (11.9% p.a.)
- 10Y: +113.9%, +\$444,600 (11.4% p.a.)

In 2025, the Northern Gold Coast unit market is on par with the Gold Coast:

- Greater Brisbane: \$750,000
- Gold Coast: \$865,000
- Southern Gold Coast: \$1,079,000

2025 saw a slower median unit price growth than the past 5 years. **This creates a unique opportunity for first home buyers.** That said, long-term capital growth trajectory is intact, even with more units on the market.

Northern Gold Coast Unit Market (4208, 4209, 4212)

Median unit price is 24.1% lower than median house price; with similar 5yrs and 10yrs capital growth to houses.

COVID period (2020–2022) saw the strongest growth phase, with a peak number of sales in 2021. Significant drop in available stock since then.

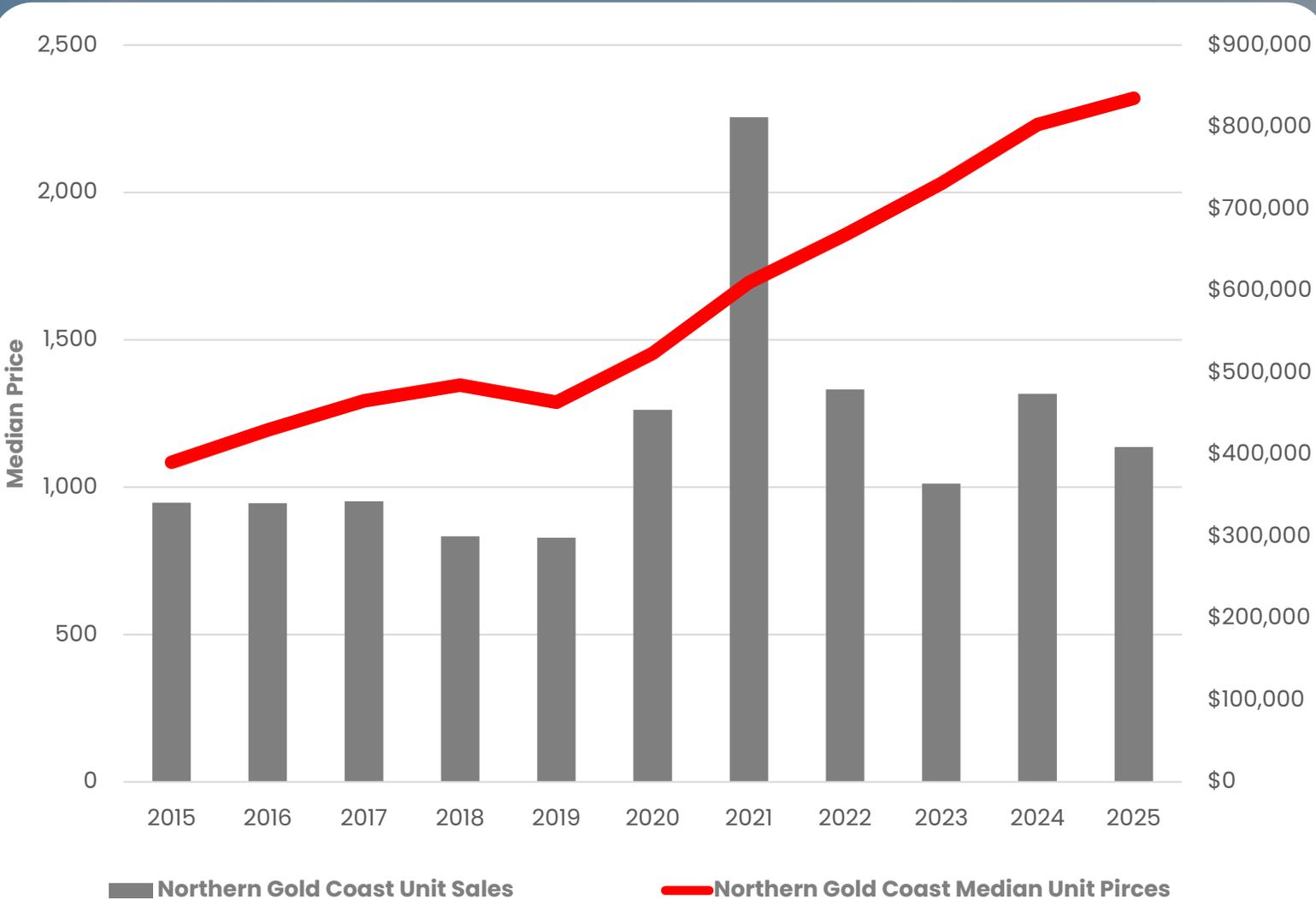
Median unit price continued to grow even with higher cash rates in 2022.

Median Unit Price 2025: \$835,000

- 1Y: 4.0%, +\$32,000
- 5Y: 59.5%, +311,650 (**11.9% p.a.**)
- 10Y: +113.9%, +\$444,600 (**11.4% p.a.**)

Number of Unit Sales 2025: 1,136

- 2024 sales: 1,317
- 2021 sales: 2,255
- 10yrs average: 1,165





Gold Coast City Council Total Planned Supply

Year	Units/Apartments	Townhouses	Dwellings	Vacant Land Lots
2015	1,936	384	2,006	-
2016	2,784	521	14	-
2017	2,185	495	114	115
2018	2,952	572	2,963	373
2019	2,287	614	122	20
2020	1,641	638	170	124
2021	4,070	489	439	-
2022	4,357	955	20	-
2023	3,486	374	2,188	-
2024	2,413	560	10	-
2025	4,781	377	29	-
15-25 Total	32,892	5,979	8,075	632
2026	8,598	756	29	-
2027	8,091	375	546	24
26-27 Total	16,689	1,131	575	24

Note: The number of units, apartments, townhouses, dwellings, lots identified is based on known DA-approved projects, each year, as provided by the relevant authorities. Prepared by PRD Research. Source: Cordell Connect – data downloaded February 2026. © PRD 2026.

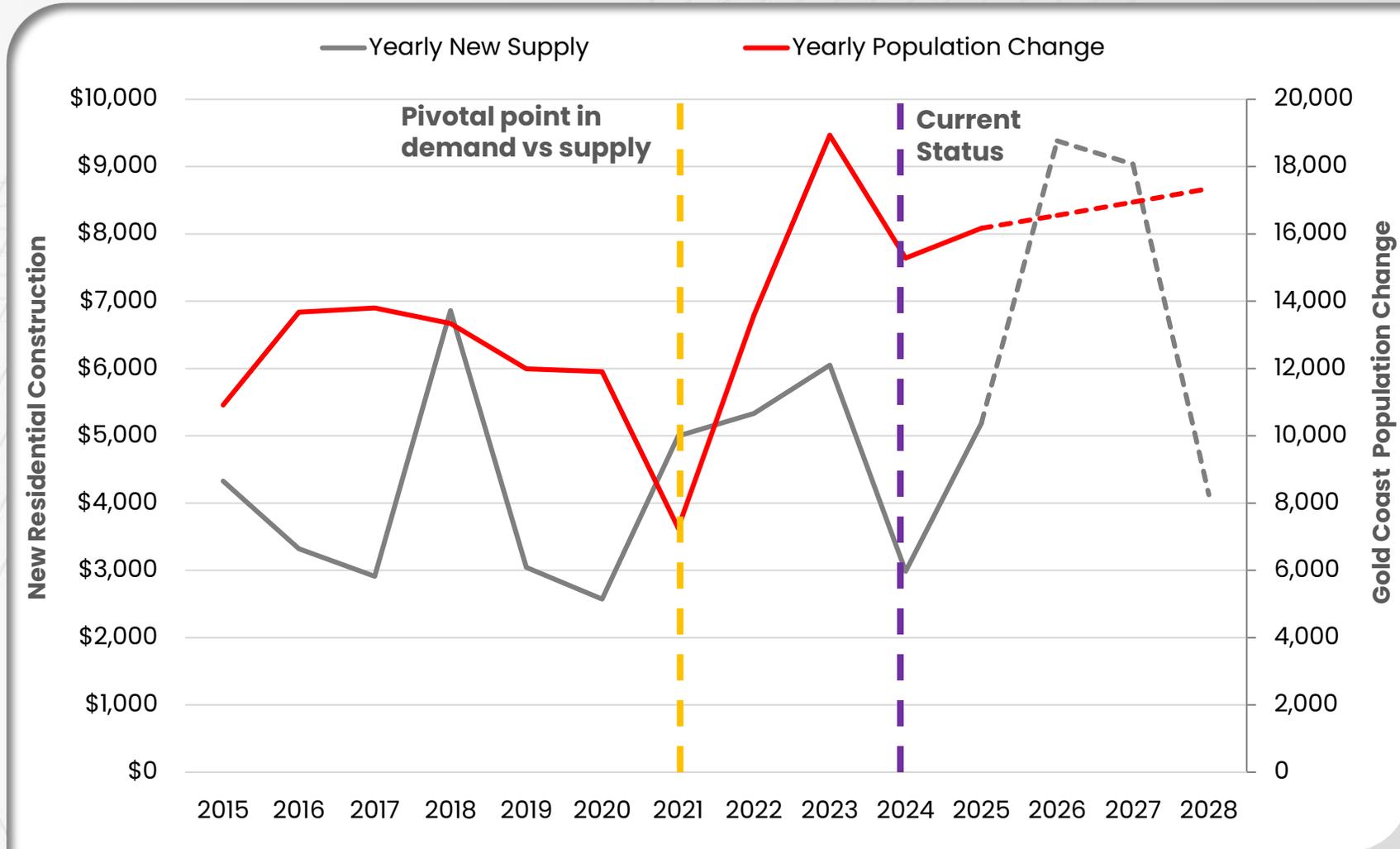


> Northern Gold Coast Total Planned Supply

Year	Units/Apartments	Townhouses	Dwellings	Lots
2015	297	195	2,006	-
2016	145	225	14	-
2017	178	261	111	115
2018	467	178	183	373
2019	156	373	119	20
2020	282	336	165	124
2021	332	316	400	-
2022	758	678	4	-
2023	203	259	-	-
2024	196	437	6	-
2025	192	138	-	-
15-25 Total	3,206	3,396	3,008	632
2026	492	342	6	-
2027	754	198	6	24
26-27 Total	1,246	540	12	24

Note: The number of units, apartments, townhouses, dwellings, lots identified is based on known DA-approved projects, each year, as provided by the relevant authorities. Prepared by PRD Research. Source: Cordell Connect – data downloaded February 2026. © PRD 2026.

PRD. > Housing Supply – Gold Coast City



- **2021 was a pivotal moment in demand vs supply, as the population change was far above construction of new housing supply.**

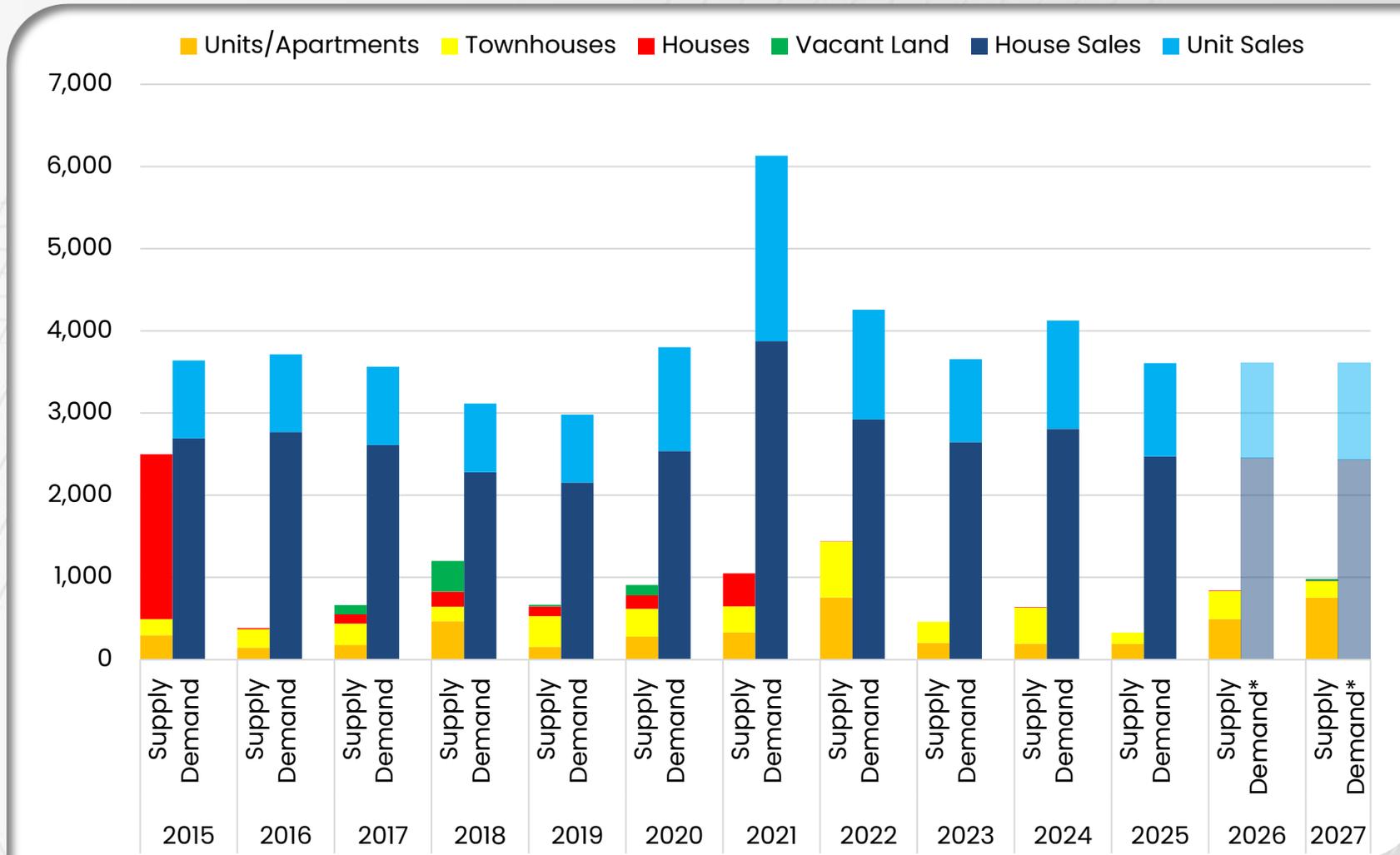
- Improvement in 2023/2024, as population change did drop. However, construction of new supply also dropped.

- **In 2024–2025 there is more construction of new supply than population growth, which is positive. BUT we are still playing catch up with the supply needed in 2021 onwards.**

- Because of this, demand is projected to outstrip supply for the short/medium term.

- **More property price growth in the short term.**

PRD. > Supply vs Demand – Northern Gold Coast



Note: Demand is based on the number of sales recorded each year, with 2026 and 2027 demand a projection based on past 10yrs (2015-2025) average sales. Supply is based on known DA-approved projects provided by the relevant authorities. Prepared by PRD Research. Source: APM Pricefinder and Cordell Connect – data downloaded February 2026. © PRD 2026.

- In the past 10yrs, there is a consistent imbalance in supply and demand in Northern Gold Coast.
- **The largest gap occurred in 2021, reaching a shortfall of 5,082 homes.**
- Stand-alone houses supply have declined sharply, now replaced with units and townhouses.
- **Significantly pushed up median house prices**, at the same time also units and townhouse prices (as house buyers redirect their budget to unit or townhouse).
- **Structural undersupply is placing continuous upward pressure on pricing.**