





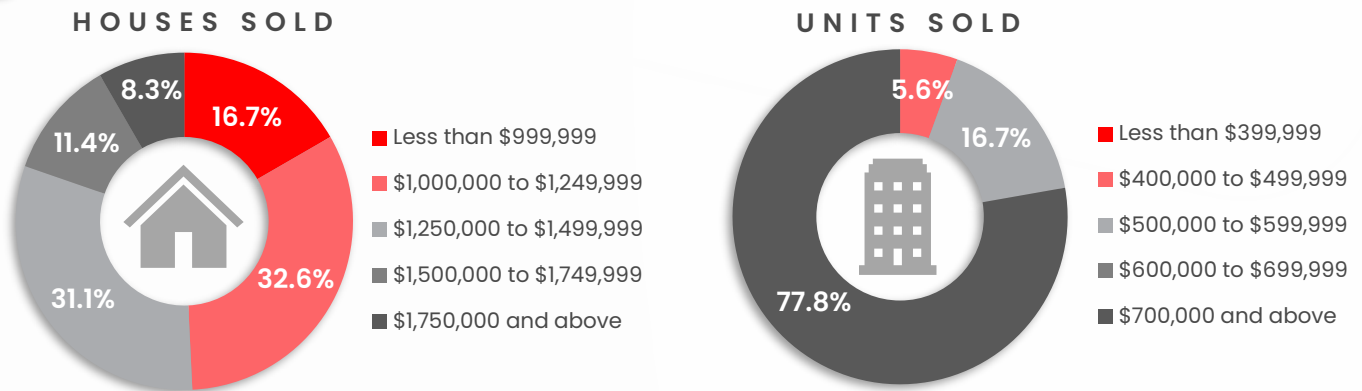


## Parkwood Market Update • 1<sup>st</sup> Half 2026

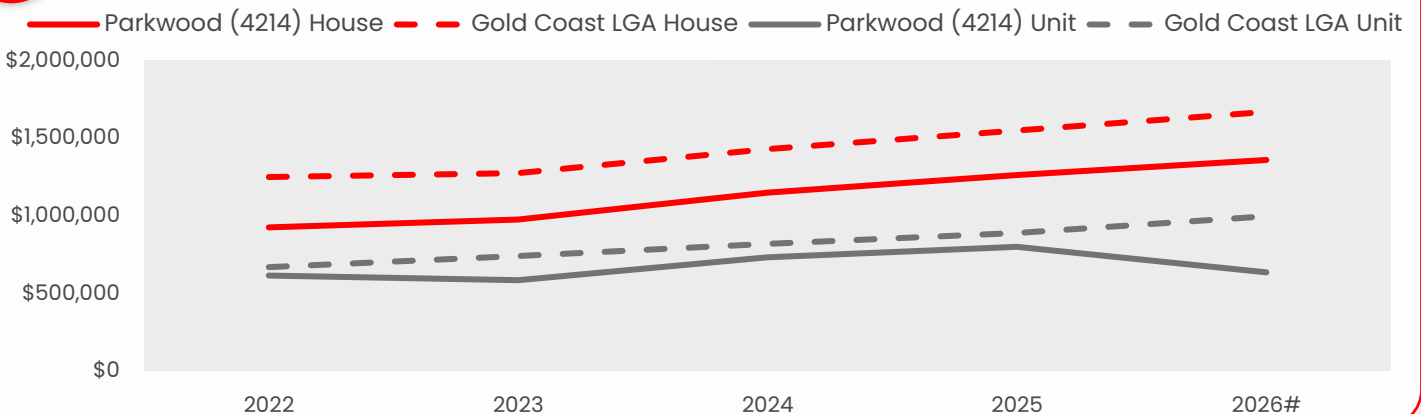
In Q1 2026, Parkwood\* recorded a median house price of \$1,360,000 and a median unit price of \$635,000. This is an annual (Q1 2025 – Q1 2026) 23.6% median price growth for houses, while the number of house sales declined by -27.6% (to 21 in Q1 2026). This suggests an undersupplied house market in Parkwood\*, thus, an ideal time for owners to sell. Median unit price has declined by -15.3% in the past 12 months, however the unit market in Parkwood\* is significantly small, at only 4 sales in Q1 2026. Most house sales were almost evenly split, between the most affordable price range of \$1.0M - \$1.25M (32.6%) and middle-price bracket of \$1.25M-\$1.5M (31.1%). Without any new houses planned from 2026 onwards, median house prices are expected to increase further. Thus, buyers must act fast.

	CHANGE FROM LAST YEAR	MEDIAN SALES PRICE Q1 2026
 HOUSE SALES	↓	 \$1.36M
HOUSE MEDIAN PRICE	↑	 \$635K
HOUSE RENTAL PRICE	↑	MEDIAN RENTAL PRICE Q1 2026
 UNIT SALES	↓	 \$950
UNIT MEDIAN PRICE	↓	 \$750
UNIT RENTAL PRICE	↔	

## PRICE BREAKDOWN 2026



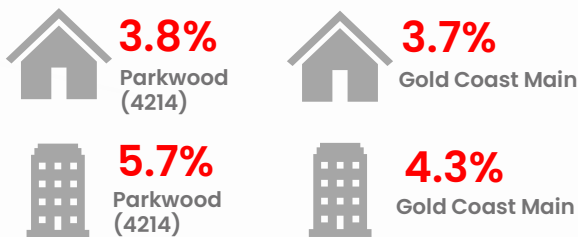
## MARKET COMPARISON



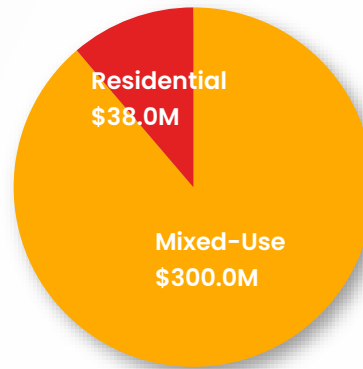
## RENTAL GROWTH 2026€

House rental yield in Parkwood<sup>¥</sup> was 3.8% as of March 2026, slightly higher than Gold Coast Main (3.7%). This is paired with a 1.1% growth in median house rental price over the past 12 months to Q1 2026, to \$950 per week, along with an 8.1% growth in the number of houses rented (to 160 houses in Q1 2026). There is a highly-demanded house rental market in Parkwood<sup>¥</sup>, which benefits investors. Parkwood<sup>¥</sup> recorded a vacancy rate of 0.7% in March 2026, well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental homes. Combined with a higher rental yield, there is a conducive environment for investors in Parkwood<sup>¥</sup>.

## RENTAL YIELD 2026§



## FUTURE DEVELOPMENTS 2026 Onwards

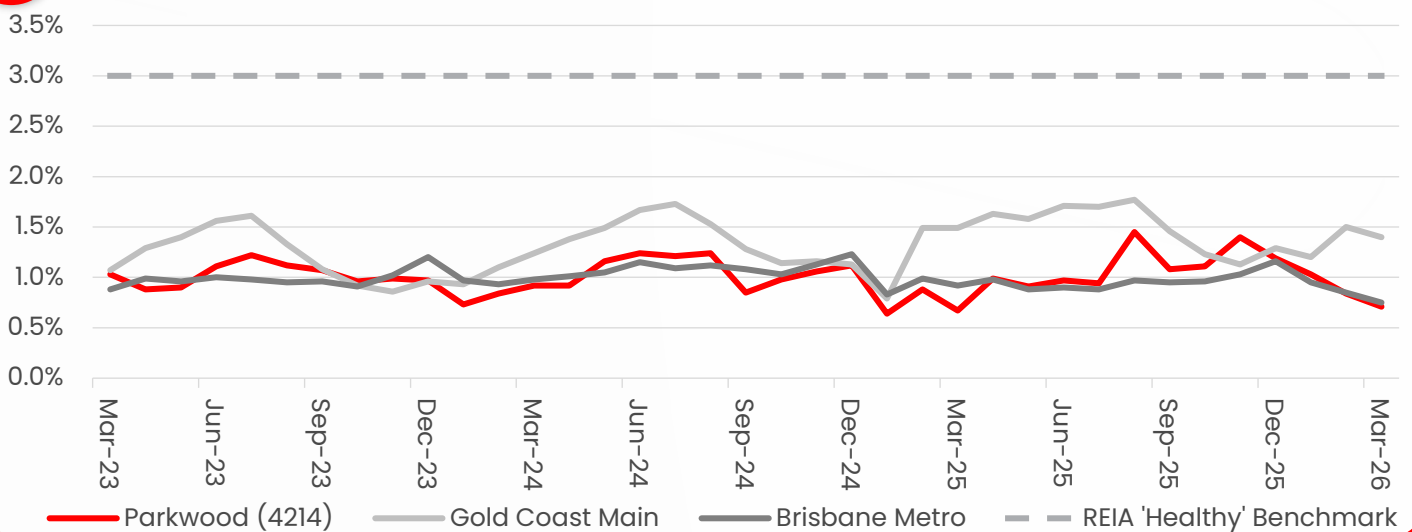


Parkwood<sup>£</sup> is expected to see approximately \$338.0M of new projects commencing construction from 2026 onwards, with a clear focus on the mixed-use sector. Key projects include Endless Surf Parkwood Redevelopment (\$300.0M) and 178 Napper Road & Woodlands Way (\$15.0M).

All planned new housing supply are townhouses (96) and units (234), without any new stand-alone houses. Given the high level of demand, reflected by the 115 house sales in 2025, the existing undersupply of houses is expected to worsen. This places more upward pressure on house prices in the short and long term. As a result, buyers must act fast.



## RENTAL VACANCY RATES 2026



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