Tweed Coast Market Update
2nd Half 2026

OVERVIEW

In Q2 2026, Tweed Coast* had a median house price of $1,667,500 and a median unit price of $1,077,500. This is an annual (Q2 2025 – Q2 2026) growth of 8.2% for houses and 8.8% for units. Thus, now remain an ideal time for owners to capitalise on their investments. Comparing Q2 2025 and Q2 2026, total sales declined by -32.6% for houses (to 64 sales in Q2 2026) but increased by 9.8% for units (to 101 sales in Q2 2026). Overall, this confirms an undersupplied house market and a highly-demanded unit market in Tweed Coast*, which created a buffer against cash rate hikes and supported price growth. As a blue-chip coastal suburb with limited new supply planned over the next 2 years, buyers must act fast.

CHANGE FROM LAST	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↑	↓
HOUSE RENTAL PRICE	↑	↑
UNIT SALES	↑	↓
UNIT MEDIAN PRICE	↑	↓
UNIT RENTAL PRICE	↑	↑

MARKET CONDITIONS

SALES

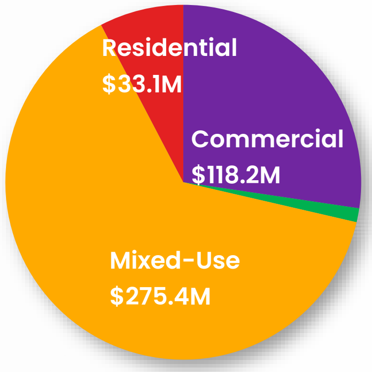
	HOUSE	UNIT
MEDIAN PRICE Q2 2026	$1.67M	$1.08M
AVERAGE DAYS ON MARKET Q2 2026	74	84

RENTALS

	HOUSE	UNIT
MEDIAN PRICE Q2 2026	$1,300	$862
AVERAGE DAYS ON MARKET Q2 2026	24	21

FUTURE DEVELOPMENTS**

Tweed Coast£ will see approximately **$432.2M of new projects commencing construction in 2026 and 2027**.



A key mixed-use project is Uniting Kingscliff Redevelopment ($233.7M). The project will add 199 independent living units across six buildings, which is designed to cater to the growing seniors housing sector. This stimulates the local economy through local job creation, which benefits residents.

Key residential projects include:

- 148 Marine Parade (7 Units)
- 232 Marine Parade (7 Apartments)
- 224 Marine Parade (7 Units)
- 78 & 80 Pearl Street (7 Dwellings)

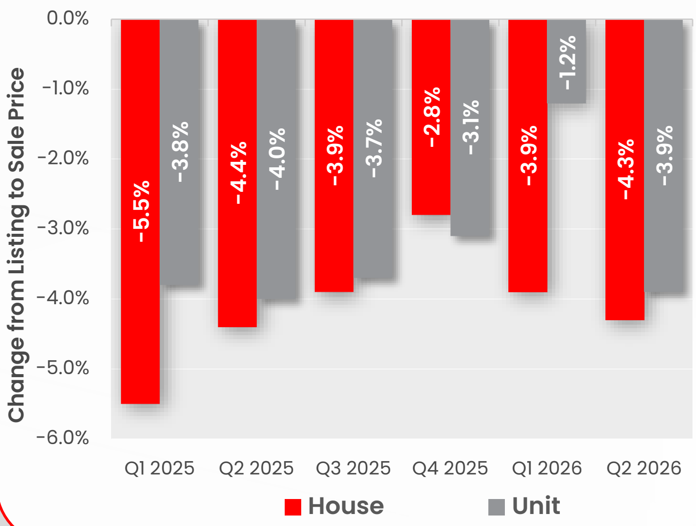
While several residential projects scheduled for construction in the Tweed Coast£ in 2026 and 2027, most of these projects will only deliver units or apartments. Compared to Q2 2026 sales of 101 units, this is not enough. Further, with very little stand-alone houses (7 dwellings) planned in the pipeline, the ongoing undersupply is expected to worsen. As a result, this will drive up median prices higher, across all property types.

37 Units/ Apartments

7 Dwellings

AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.

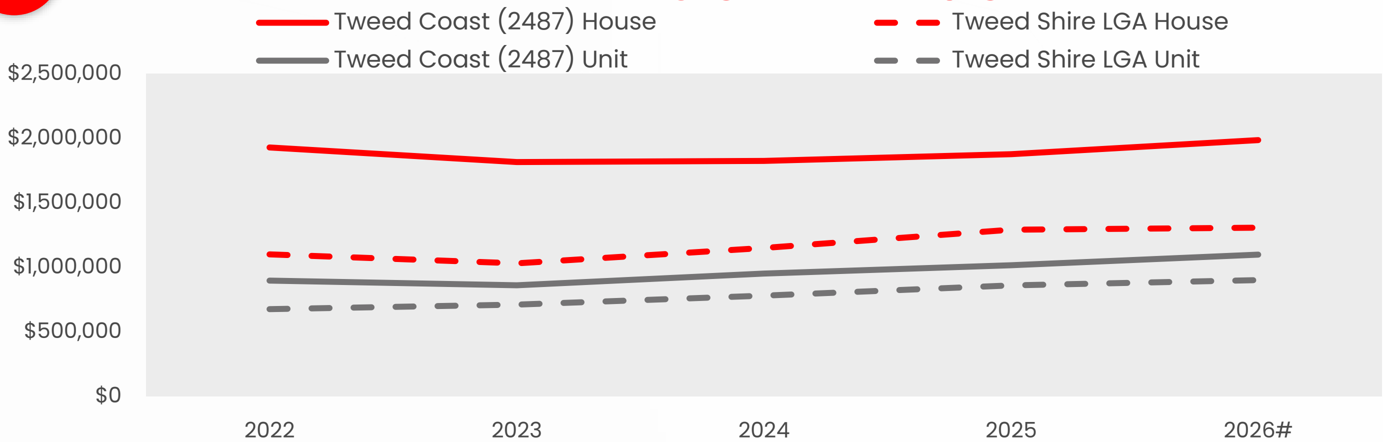


Average vendor discounts between Q2 2025 and Q2 2026 have marginally tightened to -4.3% for houses and -3.9% for units. The market in Tweed Coast* currently still favors buyers, as sellers are willing to accept below the first list prices. That said, peak discounts occurred in the 1st half of 2025, with the tightest being towards the end of 2025. With a limited number of new supply, buyers need to act fast.

The suburb of Tweed Coast has outperformed the wider Tweed Shire Local Government Area (LGA) in house and unit median prices for the past 5 years. 2026# saw this continue, even with a slower price growth in Tweed Coast.

Most of the homes sold in Tweed Coast* in 2026# were in the most affordable point of less than $1,549,999 (39.8%), creating a unique opportunity for first-home buyers. The premium price point remain strong, with 35.2% of houses sold above $1,850,000. For units, most sales were in the premium price point of above $1,200,000 (37.7%). Together this benefits homeowners who are looking to capitalize on their investments. For unit buyers' affordable options exist, with 33.1% of units sold at less than $899,999. Overall, there are options for buyers with various budgets.

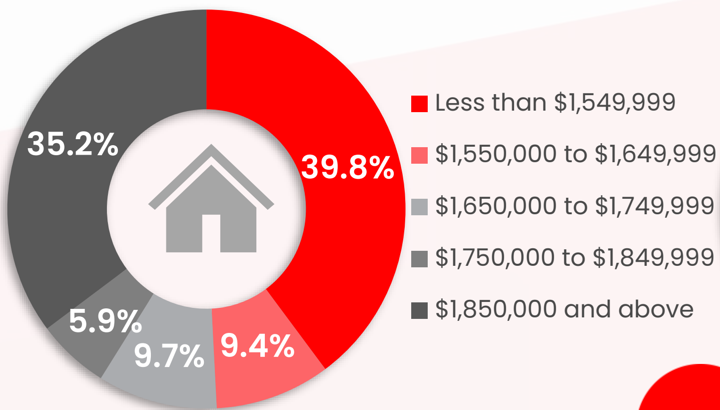
MARKET COMPARISON



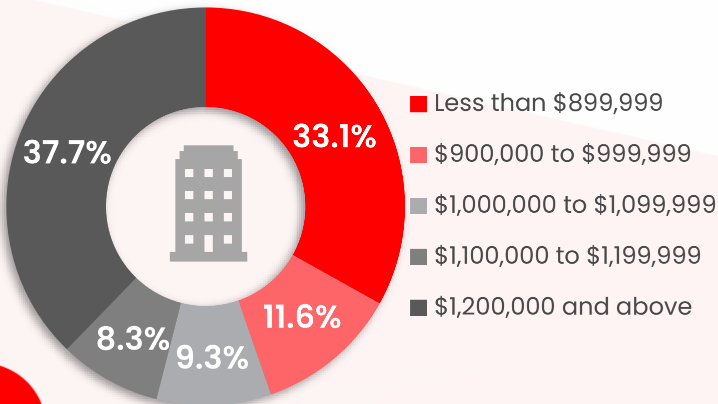
The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Tweed Coast.

PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD



PRD.

RENTAL GROWTH 2026€

House rental yield in Tweed Coast¥ was 4.1% as of June 2026, slightly higher than Tweed Shire (4.0%) and Gold Coast Main (3.9%). This is paired with a 18.2% growth in median house rental price over the past 12 months to Q2 2026, at $1,300 per week; along with a 5.1% increase in the number of houses rented (to 41 houses in Q2 2026). This indicates a highly-demanded and competitive house rental market in Tweed Coast¥, one that is in need of more investors.

3- bedroom houses have provided investors with a significant +22.3% rental growth annually, achieving a median rent of $1,125 per week.

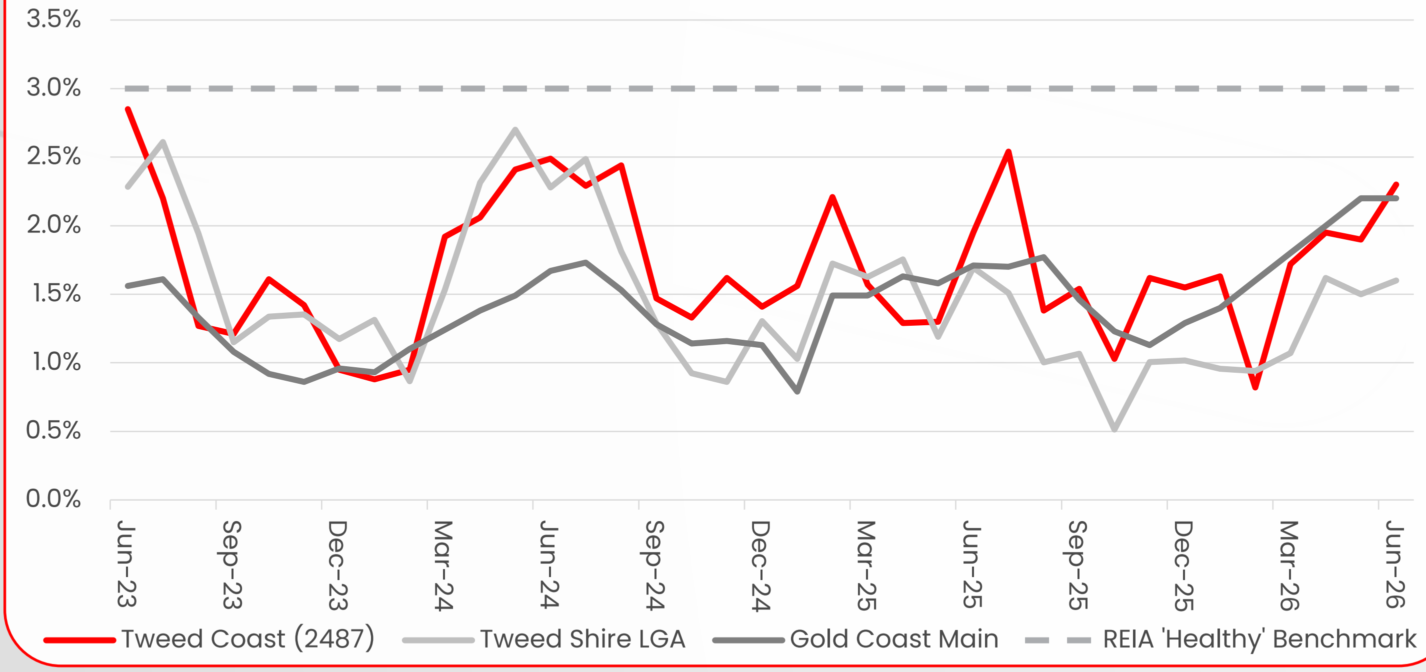
Tweed Coast¥ recorded a vacancy rate of 2.3% in June 2026, above the Tweed Shire average of 1.6% and Gold Coast Main's 2.2%. Vacancy rates have increased slightly in the past 12 months, due to investors re-entering to the market. However, a 2.3% vacancy rate is still below the Real Estate Institute of Australia's healthy benchmark of 3.0%, indicating a quicker occupancy of rental homes in Tweed Coast¥. This suggests a conducive environment for investors, even with higher house and unit sale prices (thus, entry prices) in the past 12 months to Q 2026.

2 BEDROOMS **+8.2%**

3 BEDROOMS **+22.3%**

4 BEDROOMS **+15.4%**

RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§

4.1%	**4.0%**	**3.9%**	**8.0%**	**6.0%**	**4.5%**
Tweed Coast¥	Tweed Shire LGA	Gold Coast Main	Tweed Coast¥	Tweed Shire LGA	Gold Coast Main

PROJECT DEVELOPMENT MAP 2026 & 2027[₳]

#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	Uniting Kingscliff Redevelopment (Aged Care Facility | Independent Living Units 199)	**Mixed-Use**	$233,670,882	26/11/2027
2	Tricare Hastings Point Independent Living Units Stages 1-4 (69 Independent Living Units + 74 Supported Living Units)	**Commercial**	$89,209,219	26/08/2027
3	10 Grand Parade Mixed Use Development (Health Services Facility | Restaurant | Café)	**Mixed-Use**	$29,719,862	7/05/2027
4	148 Marine Parade Units (7 Units)	**Residential**	$13,647,676	28/05/2027
5	9 Grand Parade Mixed Use Development (16 Units | Office | Retail | Restaurant)	**Mixed-Use**	$1,202,8478	8/06/2027
6	232 Marine Parade Apartments (7 Apartments)	**Residential**	$7,751,725	31/03/2027
7	224 Marine Parade Units (7 Units)	**Residential**	$7,604,280	6/08/2027
8	2 Altona & Tweed Coast Roads Earthworks & Drainage	**Commercial**	$6,840,940	31/03/2026
9	Garden Church Chinderah Stages 1-5	**Commercial**	$6,616,036	23/02/2026
10	16-24 Pearl Street Shopping Centre Alterations & Additions	**Commercial**	$4,367,467	19/03/2027
11	78 & 80 Pearl Street Dwellings (7 Dwellings)	**Residential**	$4,068,270	28/05/2027
12	Pottsville Tavern Alterations & Additions	**Commercial**	$3,500,000	3/12/2026
13	Bp Chinderah South Service Centre Alterations & Additions	**Commercial**	$2,873,678	21/04/2027
14	Quigan & Turnock Streets Earthworks	**Commercial**	$2,365,000	20/08/2027
15	Bale Resort Kingscliff Replacement	**Commercial**	$1,896,323	12/05/2026
16	Tweed Coast Road Cudgen Roadworks (Local Government)	**Infrastructure**	$1,376,163	1/09/2026
17	Tweed Sand Bypassing - Jet Pump Pipework Replacement (State Government)	**Infrastructure**	$900,000	14/09/2026
18	Pottsville North Holiday Park Cabin Block (Local Government)	**Infrastructure**	$800,000	13/04/2026
19	Fingal Holiday Park Cabins (Local Government)	**Infrastructure**	$800,000	12/01/2026
20	Fingal Holiday Cabins Civil & Landscaping Works (Local Government)	**Infrastructure**	$800,000	12/01/2026

PRD. REAL ESTATE

Your home of the latest property market insights.

RESEARCH SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products, and include:

- Advisory and consultancy
- Market analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions.

OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis.

Brent Osborne

+61 422 384 202

brent.o@prdtweedcoast.com.au

GET IN TOUCH WITH US TODAY

PRD Tweed Coast

Your trusted local real estate agency

+61 2 6674 5488

PRD.com.au/tweedcoast/

1 Pearl Street
Kingscliff, NSW, 2487

REFERENCES

* Tweed Coast sales market data and key indicators encapsulates aggregate property market conditions within suburbs of Fingal Head, Chinderah, Cudgen, Kingscliff, Casuarina, Bogangar, Cabarita Beach, Hastings Point, and Pottsville.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

2026 encapsulates sales transactions for the 1st half year (01/01/2026 – 30/06/2026) only, other years encapsulates sales transactions for the full year (i.e 01/01 to 31/12 of the relevant year).

€ Annual rental growth is a comparison between Q2 2025 (01/04/2025 – 30/06/2025) and Q2 2026 (01/04/2026 – 30/06/2026) house median rent figures.

¥ Tweed Coast rental market data encapsulates aggregate property conditions within the postcode of 2487.

§ Rental yields shown are as reported as of June 2026.

₳ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the postcodes of 2487 and 2489.

µ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS.

PRD. REAL ESTATE