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RAY WHITE WHITSUNDAY
MARKET UPDATE.

Quarter 2, 2026

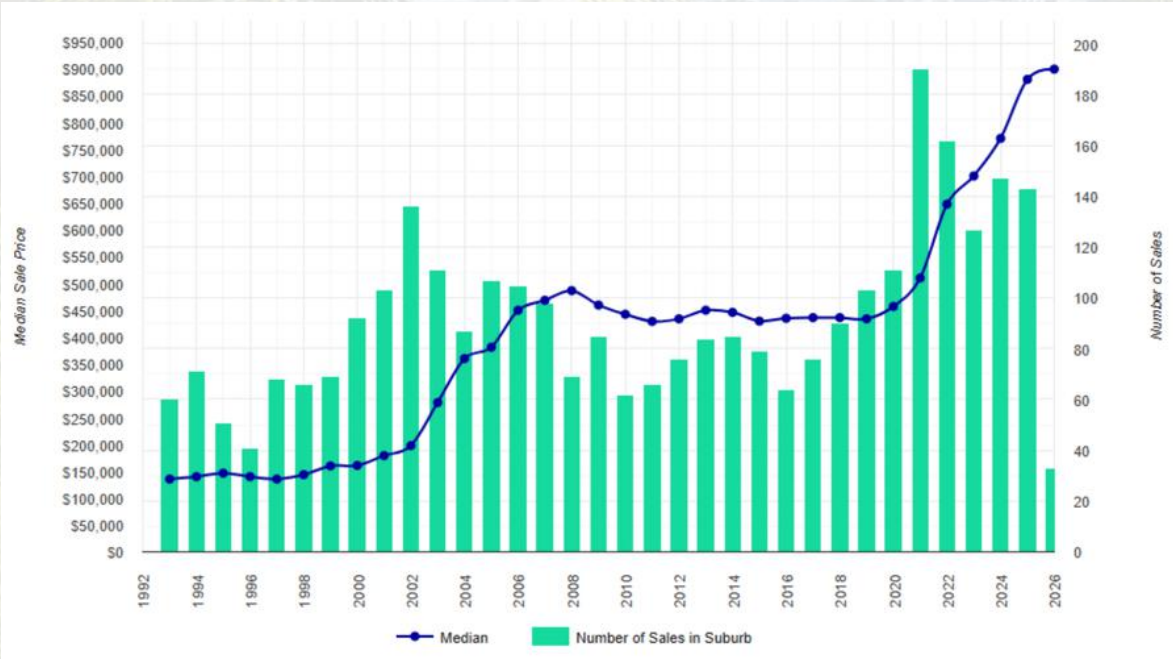
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Welcome to the Quarterly Market Update for Quarter 2, 2026.

Market conditions are steady, although we are seeing some buyers have more choices to choose from. Home sales under \$1m and apartment sales under \$700,000 are still reasonably strong.

The latest data from the local market now shows more growth in the 4 key suburbs of Airlie Beach, Cannonvale, Jubilee Pocket, Proserpine and Woodwark.

Period	AIRLIE BEACH (4802) (House)		CANNONVALE (4802) (House)		JUBILEE POCKET (4802) (House)		PROSERPINE (4800) (House)		WOODWARK (4802) (House)	
	#	\$	#	\$	#	\$	#	\$	#	\$
Apr '11 - Mar '12	11	\$700k	70	\$432k	30	\$420k	33	\$295k	8	\$424k
Apr '12 - Mar '13	6	\$708k	87	\$445k	35	\$430k	39	\$315k	10	\$525k
Apr '13 - Mar '14	7	\$795k	76	\$450k	23	\$402k	39	\$340k	9	\$540k
Apr '14 - Mar '15	8	\$648k	85	\$435k	17	\$388k	37	\$265k	7	\$385k
Apr '15 - Mar '16	5	\$800k	73	\$429k	18	\$370k	36	\$256k	8	\$475k
Apr '16 - Mar '17	8	\$730k	69	\$440k	29	\$346k	32	\$300k	8	\$429k
Apr '17 - Mar '18	14	\$575k	77	\$445k	35	\$415k	30	\$292k	6	\$544k
Apr '18 - Mar '19	2	\$650k	90	\$430k	27	\$405k	53	\$296k	6	\$488k
Apr '19 - Mar '20	13	\$670k	106	\$432k	35	\$415k	40	\$256k	10	\$650k
Apr '20 - Mar '21	12	\$881k	128	\$461k	55	\$410k	70	\$275k	14	\$638k
Apr '21 - Mar '22	28	\$860k	190	\$528k	67	\$502k	99	\$350k	14	\$766k
Apr '22 - Mar '23	15	\$950k	149	\$660k	63	\$550k	97	\$375k	15	\$930k
Apr '23 - Mar '24	8	\$1.45m	125	\$730k	44	\$628k	62	\$420k	12	\$990k
Apr '24 - Mar '25	8	\$1.25m	157	\$800k	40	\$700k	71	\$510k	17	\$1.1m
Apr '25 - Mar '26	4	\$1.7m	132	\$900k	48	\$808k	65	\$605k	15	\$1.18m



The median price for a house in Airlie Beach is now \$1.7m; however with only 4 sales in the last 12 months.

The powerhouse of Cannonvale is now at \$900,000 with 132 strong sales.

Jubilee Pocket is now \$808,000, Proserpine is now \$605,000, and Woodwark is up \$80,000 this year to \$1,180,000.

The question is whether these prices will continue to rise now that slightly more stock is on the market for buyers to choose. Under \$1m in the 4802 is very popular and moving well, as is just about everything in Proserpine.

Till next time,



Mark Beale

Principal - Ray White Whitsunday

0404 498 790

mark.beale@raywhite.com

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LISTINGS

ON THE COVER
46 Pepperberry Lane, Cannon Valley



RAY WHITE WHITSUNDAY

SALE OF THE QUARTER.

46 Pepperberry Lane,
Cannon Valley

Paul Skinner
0404 490 079

Anita Edgar
0418 732 968



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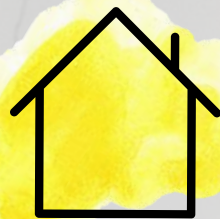
Maximise your investment with stress-free property management – expert care, better returns, total peace of mind.

At Ray White Whitsunday, we take the stress out of property management so you can enjoy the rewards of your investment. Our expert team ensures your property is well-maintained, compliant with the latest legislation, and attracts high-quality tenants. From marketing and tenant selection to routine inspections and maintenance coordination, we handle every detail with professionalism and care. With our local expertise, proactive approach, and commitment to exceptional service, you can trust us to maximise your returns while protecting your investment. Get in touch today and experience the Ray White Whitsunday difference!



CONTACT **KATE & MADDY**
FOR A FREE RENTAL APPRAISAL

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\$648

Average
Rent



HIGH

Rental Yield



701

Applications
Recieved



156

Property
Viewings



55

Properties
Leased

RENTAL MARKET SNAPSHOT

SUBURB RESEARCH

The following research includes information on properties in
the 4802 postcode.



Fast Facts - 4802



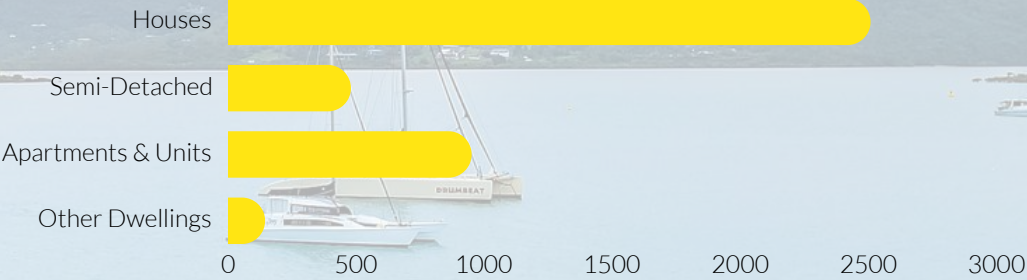
Current Population
13,393



Average Household Size (People)
2.3



Number Of Private Dwellings
6,151



Dwelling Structure

Source: Census 2021 Data

Provided by Ray White Whitsunday
Total Sales by Quarter

	2026	2025	2024
Jan - Mar	125	117	193
Apr - Jun	117	152	147
Jul - Sep	-	146	128
Oct - Dec	-	150	166

SALES MARKET
SNAPSHOT

Median House Sale Price

\$965,000

Average Unit Sale Price

\$675,285

Sold in 4802



Click on your suburb to view
recently sold properties

AIRLIE BEACH

CANNONVALE & CANNON VALLEY

JUBILEE POCKET

MANDALAY & SHUTE HARBOUR

WOODWARD

HAMILTON ISLAND



SUBURB RESEARCH

The following research includes information on properties in
the 4800 postcode.

Fast Facts - 4800



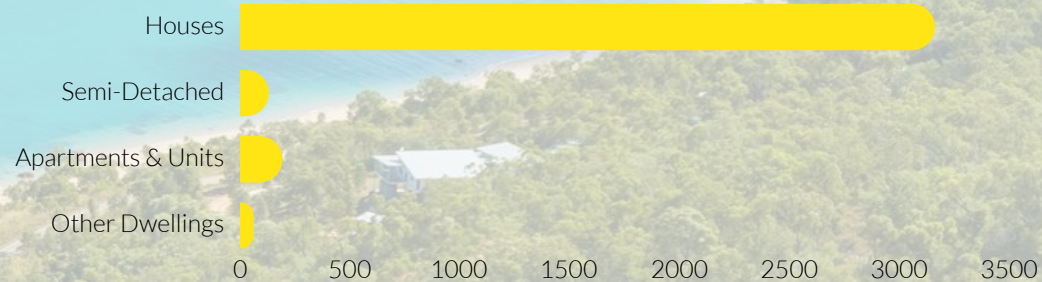
Current Population
10,081



Average Household Size (People)
2.5



Number Of Private Dwellings
4,782



Dwelling Structure

Source: Census 2021 Data

Provided by Ray White Whitsunday
Total Sales by Quarter

	2026	2025	2024
Jan - Mar	125	49	102
Apr - Jun	83	73	67
Jul - Sep	-	62	50
Oct - Dec	-	69	88

SALES MARKET
SNAPSHOT

Average House Sale Price
\$907,651

Average Unit Sale Price
\$319,500

Sold in
4800



Click on your suburb to view
recently sold properties

PROSERPINE

STRATHDICKIE, SUGARLOAF & RIORDANVALE

BRANDY CREEK, MOUNT MARLOW & MOUNT
JULIAN

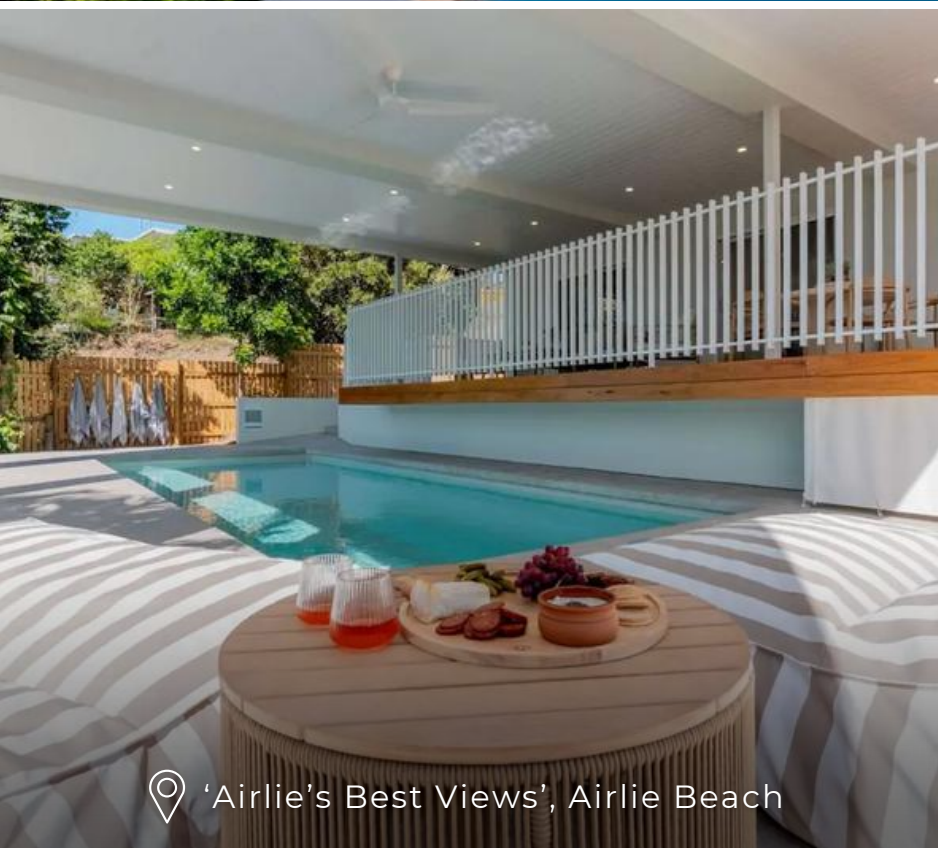
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whitsundayvacations.com.au



holiday@whitsundayvacations.com.au



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@whitsundayvacations



RayWhite®

MARINE WHITSUNDAY



Leo Rodriguez

0415 776 633

leo@raywhitemarine.com



Mark Beale

0404 498 790

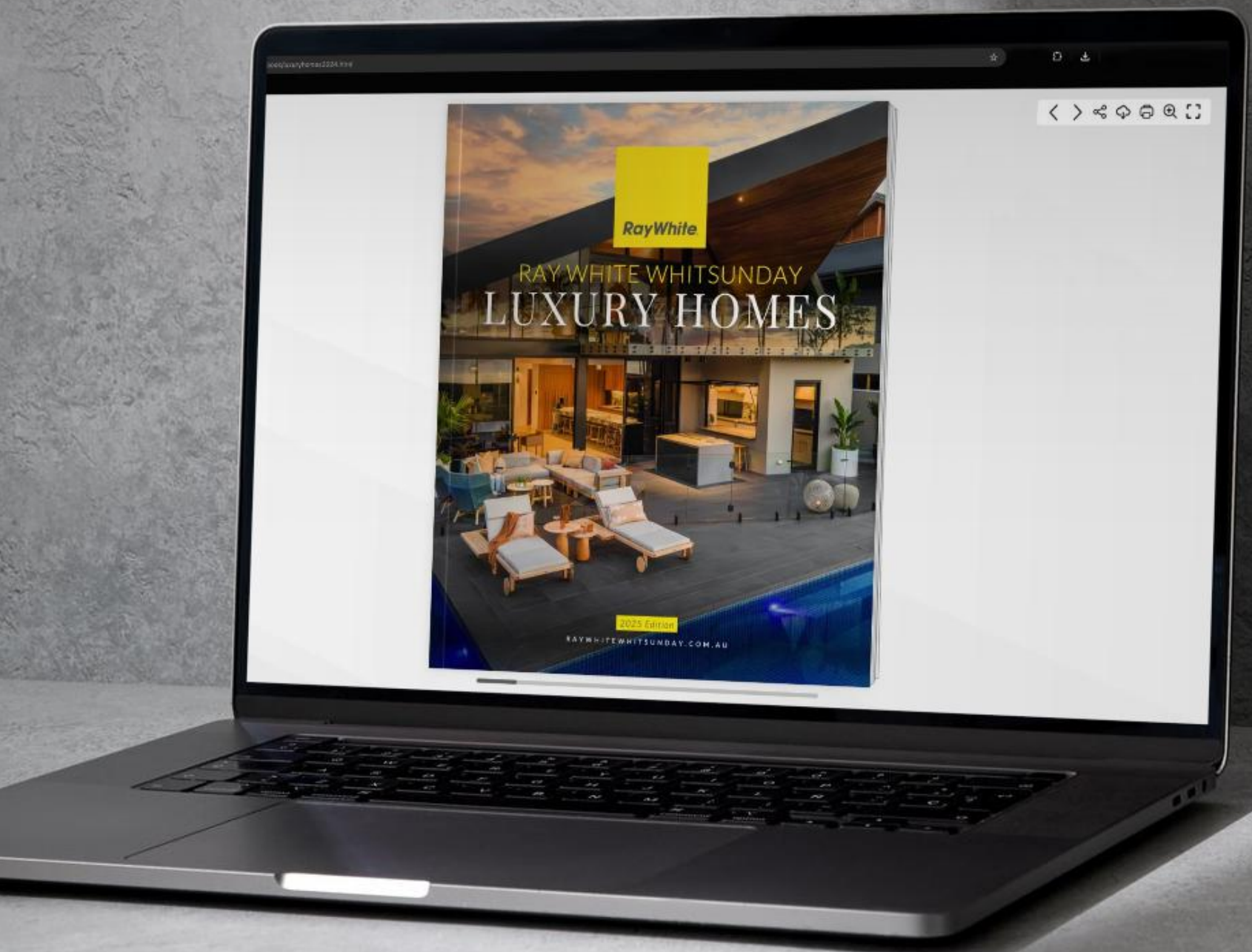
mark.beale@raywhite.com

www.raywhitemarine.com

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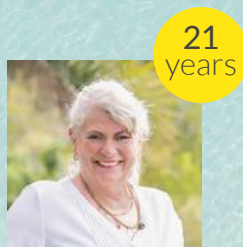
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Beale
0404 498 790



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Clarke
0418 796 323



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Simon
Dymmott
0400 799 788



Paul
Skinner
0404 490 079



Fiona
Donnellan
0432 647 708



Sue
Shaw
0438 755 725



Brett
Dwyer
0447 583 759



Jeremiah
Roberts
0487 856 617



Nichole
Kinnish
0455 512 654

■ We bring the *whole* team

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