

Property Market Update

This month we are focussing on the Rainbow Beach market specifically and aim to provide you with a snapshot of the current supply and demand issues effecting residential real estate within Rainbow.

There are currently approximately 30 residential properties for sale in Rainbow Beach (this includes houses and units). There are approximately 8 blocks of vacant land for sale in Rainbow Beach. These figures are in stark comparison to the last time we did this exercise back in December 2014 when we had 150 residential properties for sale and 37 blocks of vacant land for sale. That was a very different market then – which could best be described as a “buyers’ market”.

There have been 79 property sales across Rainbow Beach in the past 12 months – which averages approximately 6.5 per month. Based on these figures, the existing stock of properties on the market should theoretically be exhausted within about six months. There are very few vacant blocks of land left in Rainbow Beach and at this stage, it doesn’t look there will be many new development opportunities going forward either.

There is a proposed 25 Lot development at 7 Wyvern Road, Rainbow Shores. However, there are no other options for large scale freehold land development.

Property of the Month: 4 Pangatta Court, Rainbow Beach



Spacious, elevated, family beach house

This spacious, two storey home has plenty of room for the whole family. Situated in a quiet culdesac, only a few minutes’ walk to the main street with cafes, Pub and Clubs easily accessible. Separate living areas make this a great family home and there are also multiple outdoor living spaces. The shaded patio and amazing bali hut area downstairs are great spots to unwind whilst the large deck upstairs is perfect for entertaining.

3 bed, 3 bath, 2 car, 692m2

Offers over \$1,250,000

Rainbow Beach Trail Run

This coming weekend of the 2nd and 3rd of August will see approximately 500 keen runners in Rainbow Beach. As well as our regular holiday makers, we will have this boost of Rainbow Beach Trail Run entrants and their families. The Trail Run Races will be held over three distances: 11km/Half Marathon/Marathon.

The 43km runners will do a 5km loop over the Carlo Sandblow at the start, then run back through town onto the beach. They will then run 12kms up the beach to their first checkpoint. From there they continue towards Double Island point and ascend to the lighthouse. Runners then descend from Double Island Point lighthouse on the ocean side and run along the beach to the entrance of the Leisha Track where there is a turn-around point. Runners then retrace their steps back up to the lighthouse and down the other side to a checkpoint on the Rainbow Beach side of the Leisha Track. From there, the runners follow the Telegraph Track back to Rainbow Beach. Yep – it is a long way!



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