Hello from Somer & Co! 👋
We've officially hit the halfway mark of 2025 (how did that happen?!), and the Northern Gold Coast property market continues to give us plenty to talk about - from suburb booms to national policy shifts. Grab your coffee, take five, and let's get into what's hot, what's shifting, and what this means for you.

Suburb Spotlight: Coomera Is Booming

If you've been wondering which suburb is flying under the radar no more - it's Coomera.
🏡 Coomera was named one of REA's Hot 100 Suburbs to Watch in 2025 and the data backs it up:

- 🏠 House median: $886,500 (+5.7%)
- 🏢 Unit median: $668,000 (+18.2%)
- ⏱️ Days on market: 31 (houses), 21 (units)
- 👀 Active buyers: 3,802 (houses), 710 (units)
- 💰 Rental yield (units): 4.9%

With a combination of affordability, infrastructure investment (e.g. Coomera Hospital), and strong community appeal, Coomera continues to be a smart move for both investors and families alike.

RBA Drops Rates! What Does It Mean?

In big news for homeowners and buyers alike, the RBA has cut the cash rate by 0.25%, bringing it down to 3.85%—the lowest it's been since May 2023. 💸
✅ The Big 4 Banks are passing it on!
📉 This move provides welcome relief for mortgage holders and added confidence for new buyers.
But don't expect another 2020-2024-style boom. Analysts are forecasting moderate but steady price growth throughout the remainder of 2025 - especially in high-demand, low-supply regions like ours on the Northern Gold Coast.

Housing Supply & Affordability: The Bigger Picture

The latest National Housing Supply and Affordability Council report dropped the day after the RBA announcement - and here's what you need to know:
📊 Supply shortfall:

- 223,000 new homes were needed in 2024, but only 177,000 were delivered.
- The national goal to build 1.2 million homes by mid-2029 is off track by ~260,000 dwellings.
- We're also projected to fall short of demand by around 79,000 homes.

💡 The upside? More affordable and social housing is slowly increasing, and first home buyer policies allowing 5% deposits will kick off in January 2026.
So, while affordability pressures still linger, long-term policy changes are in play - and savvy buyers are preparing now.

Need a Local's Advice? 💬

Whether you're buying, selling, investing or just watching the market - Somer is here to help.
✨ Somer lives and breathes the Northern Gold Coast and offers real support for real people, no pressure, just good info and guidance so you can make confident, informed decisions.
Contact us today to arrange a chat with Somer - no strings attached!

S&CP

May Statistics

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If you would like a comprehensive Suburb Market Report, or an updated Property Price Report for your home, please don't hesitate to contact us. Our team are here to provide you with the most accurate and up-to-date information to help you make informed decisions. We're happy to arrange a personalised consultation at your convenience.

Upper Coomera

$935,000 - Median House Price (4 bedroom)
$700,000 - Median Unit Price (3 bedroom)
27 DAYS - Median time on market.
96 - Properties available
40 - Properties sold
3874 - Interested buyers

Rental Yield:
4.3% for houses
4.8% for units

Annual Growth Rate:
is up **10.5%** for houses
Is up **16.7%** for units

Pimpama

$841,000 - Median House Price
$685,000 - Median Unit Price
28 DAYS - Median time on market
126 - Properties available
44 - Properties sold
2709 - Interested buyers

Coomera

$886,000 - Median House Price
$668,000 - Median Unit Price
31 DAYS -Median time on market
136 - Properties available
27 - Properties sold
3802 - Interested buyers

Ormeau

$920,000 - Median House Price
$675,000 - Median Unit Price
37 DAYS - Median time on market
85- Properties available
17 - Properties sold
2983 - Interested buyers

Coombabah

$942,000 - Median House Price
$680,000 - Median Unit Price
44 DAYS - Median time on market
75 - Properties available
20 - Properties sold
2053 - Interested buyers

Helensvale

$1,225,000 - Median House Price
$700,000 - Median Unit Price
38 DAYS - Median time on market
143 - Properties available
35 - Properties sold
4992 - Interested buyers

Oxenford

$1,040,500 - Median House Price
$670,000 - Median Unit Price
21 DAYS - Median time on market
59 - Properties available
19 - Properties sold
3416 - Interested buyers

Data sourced from Corelogic and realestate.com.