

Upper Coomera 2026 - Your Home Selling Guide

Real talk from Somer of *Somer & Co Property* - Your Go-To for Northern Gold Coast Moves

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PROPERTY

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Why Upper Coomera is Still Hot Property

Life here just works.



Location

Close to the M1 - easy commute to Brisbane & Gold Coast.



Education

Fantastic schools & childcare - perfect for growing families.



Lifestyle

Parks, walking trails, dog parks, and a family-friendly vibe that's hard to beat.



Amenities

Everything you need - from Westfield Coomera to local cafes and events - right here.

Why 2026 could be **YOUR** year to sell:

- Demand for well-presented family homes is still strong.
- Many buyers are upsizing and downsizing within the suburb - they already know they love it here.
- Limited quality stock on the market = less competition for your property.
- With many investors and owner occupier buyers competing for property here, homes are attracting multiple offers - pushing sale prices up.

Upper Coomera - Market Snapshot

\$1,050,000

Median House Price

23

Average Days on
Market

15.4%

12-Month Growth

i Tip: The "average" market time isn't a rule - with the right marketing and pricing strategy, homes here can sell in days.

Recent Local Sales:

Property	Details	Result
118 Coomera Springs Boulevard	4 bed, 2 bath, 2 car	Sold for \$1,100,888 in 48 days
21/16 Tallon Street	3 bed, 2 bath, 2 car	Sold for \$920,000 in 20 days
25 Alexa Drive	4 bed, 2 bath, 2 car	Sold \$1,435,000 in 8 days

📌 These sales show buyers are still active and ready to move.

Why Your Neighbours Are Making a Move

Selling isn't just about the market — it's about life changes.

Here are the most common reasons locals are deciding it's time:

Downsizing

The house feels too big, and the maintenance is becoming a chore.



Upsizing

Growing children, blended families, or elderly parents moving in = more space needed.



Relocating

A new job, lifestyle change, or moving closer to loved ones.

Lifestyle Upgrade

Moving closer to schools, parks, or that dream coastal view.



Financial Shifts

Time to free up equity or change investment direction.



✔ If any of these sound familiar, it might be worth finding out what your home could sell for in today's market.

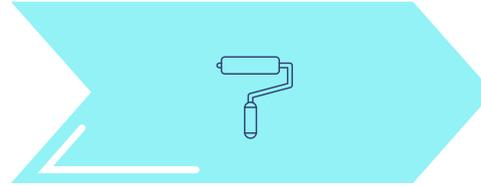
3 Ways to Add 10k+ to Your Sale Price



Front Door & Lighting Upgrade

Approx. Cost: \$1,500

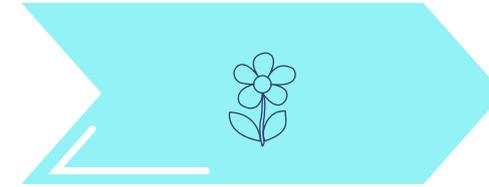
Impact: Boosts curb appeal instantly - buyers love that "new and cared for" feel. Can add \$5 - 7k in perceived value.



Fresh Paint Inside

Approx. Cost: \$3,000 - \$5,000
(whole house, neutral tones)

Impact: Makes your home feel newer, brighter, and move-in ready. Often adds \$10k+ to offers.



Garden & Landscaping Refresh

Approx. Cost: \$2,000

Impact: A lush, tidy yard can make your home stand out online and in person. Can help you sell faster and for more.

- ✔ These simple upgrades can significantly increase your property's appeal and final sale price with minimal investment.

Somer's Selling Process (Made Simple)



Our streamlined process ensures you get the best possible outcome when selling your property. From our initial conversation through to handing over the keys, we're with you every step of the way.

 Want my full "**Seller's Guide**"?

It's packed with information to help you get top dollar for your property - just ask and I'll send it your way.

Let's Talk About Your Next Move

You don't need to be "ready right now" to get value from a chat with me.

Whether you're just curious or seriously considering a move, I'll give you honest, pressure-free information on your property's potential in today's market. Reach out to me today and let's chat.

Somer Herald-Hoffman - *Principal & Licensed Real Estate Agent.*



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Selling your home is personal - you deserve honesty, clarity, a local agent who knows the market and calls Upper Coomera home too.