

Suburb Statistics Report

Pelican Waters QLD 4551

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Simon Read
Mob: 0427170485
Email: simon@worthpropertyagents.com.au



Area Profile

Pelican Waters, QLD

The size of Pelican Waters is approximately 8.4 square kilometres. It has 15 parks covering nearly 17.6% of total area. The population of Pelican Waters in 2011 was 5,046 people. By 2016 the population was 6,278 showing a population growth of 24.4% in the area during that time. The predominant age group in Pelican Waters is 60-69 years. Households in Pelican Waters are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Pelican Waters work in a professional occupation. In 2011, 82.2% of the homes in Pelican Waters were owner-occupied compared with 82.7% in 2016. Currently the median sales price of houses in the area is \$1,345,000.

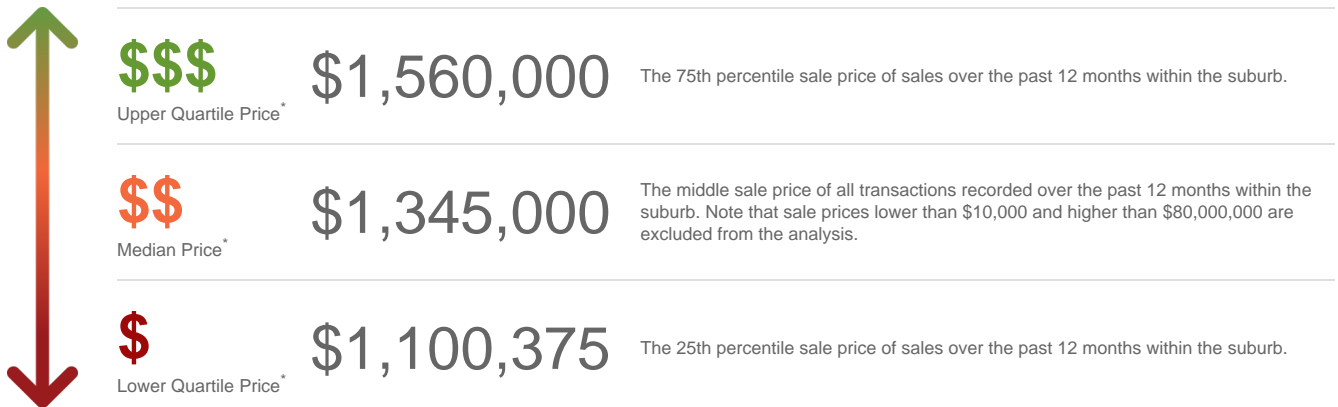
	House	Unit	Land
Average Tenure Period	9.9 years	9.5 years	-
Total Dwellings	2,611	454	521
Total New Listings	178	28	-
Median Value	\$1,408,078	\$833,338	-
Total Properties Listed	214	35	-

Market Trends

House: Market Trends



House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Suburb Statistics Report

Pelican Waters QLD 4551



Unit: Market Trends

33

Properties Sold
(12 Months)

9.5

Average Tenure Period
(Years)

\$640/w

Median Asking Rent
(12 Months)

28

New Sale Listings
(12 Months)

44

Days on Market
(12 Months)

9

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$860,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$730,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$615,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Suburb Statistics Report

Pelican Waters QLD 4551



Land: Market Trends

8 Properties Sold (12 Months)	- Average Tenure Period (Years)	- Median Asking Rent (12 Months)
- New Sale Listings (12 Months)	- Days on Market (12 Months)	- Rental Rate Observations (12 Months)

Land: Median Price Quartiles



\$\$\$

Upper Quartile Price*

-

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$1,317,500

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

-

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Median Value

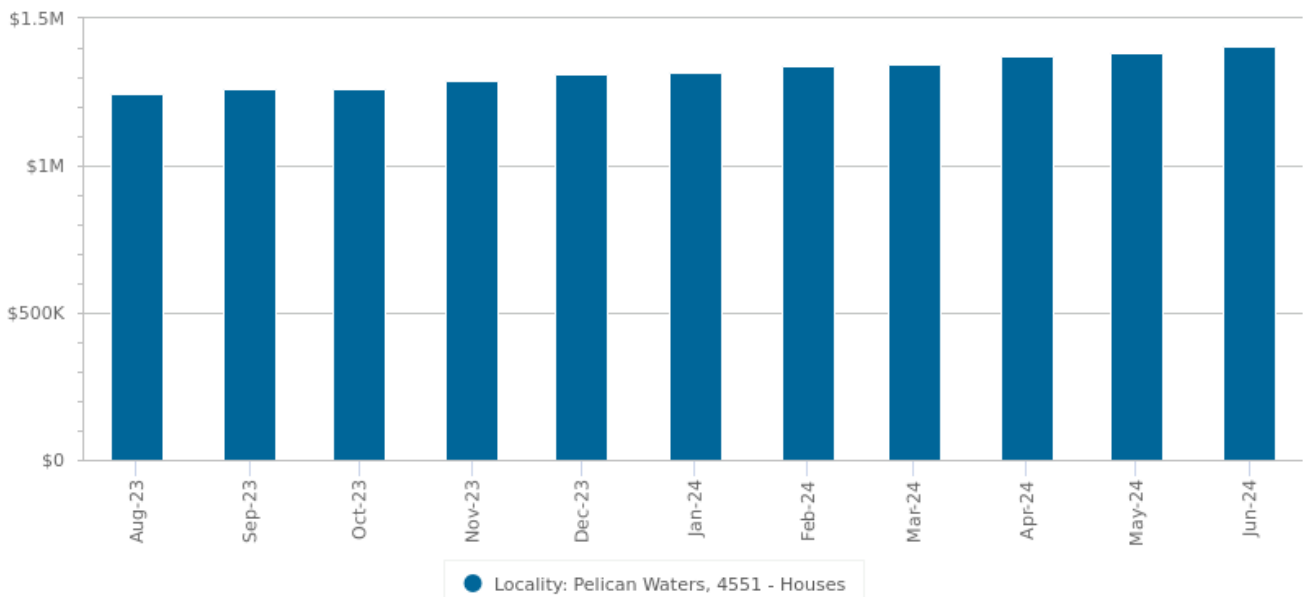
House: Recent Median Value

\$1.41M

Jun 2024

	Pelican Waters
Aug 2023	\$1,243,480
Sep 2023	\$1,261,670
Oct 2023	\$1,263,713
Nov 2023	\$1,290,391
Dec 2023	\$1,308,504
Jan 2024	\$1,319,428
Feb 2024	\$1,337,262
Mar 2024	\$1,344,310
Apr 2024	\$1,372,970
May 2024	\$1,382,852
Jun 2024	\$1,408,078
Jul 2024	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

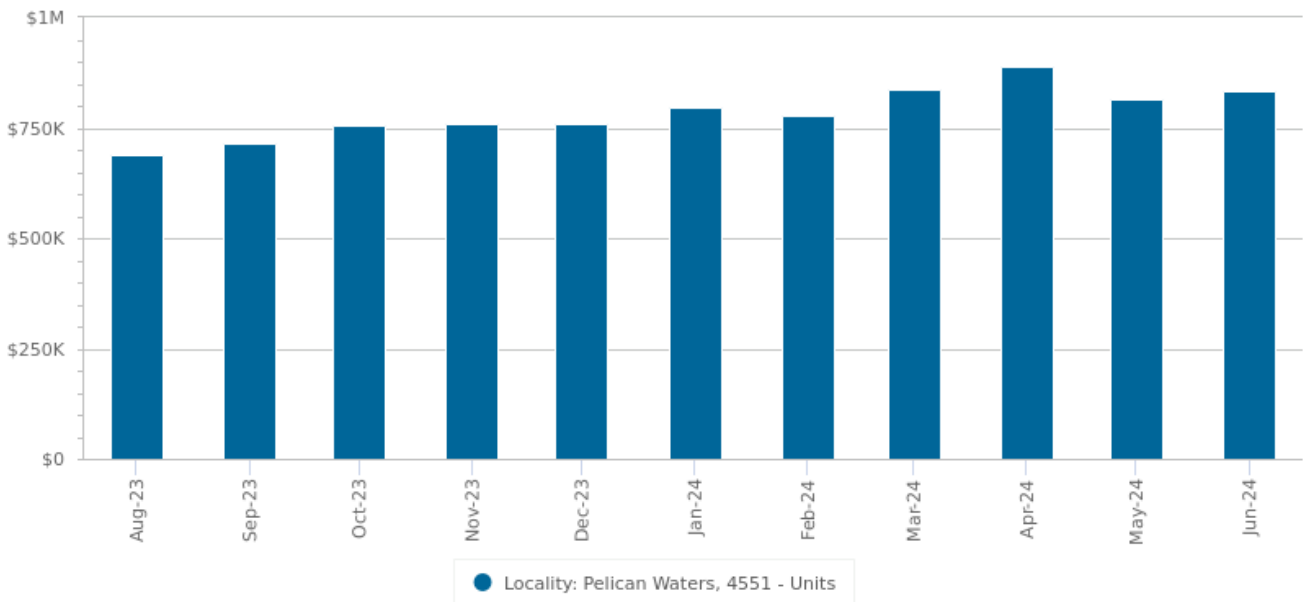
Unit: Recent Median Value

\$833K

Jun 2024

	Pelican Waters
Aug 2023	\$687,979
Sep 2023	\$714,640
Oct 2023	\$754,987
Nov 2023	\$758,699
Dec 2023	\$758,037
Jan 2024	\$796,188
Feb 2024	\$779,131
Mar 2024	\$836,418
Apr 2024	\$889,191
May 2024	\$814,481
Jun 2024	\$833,338
Jul 2024	-

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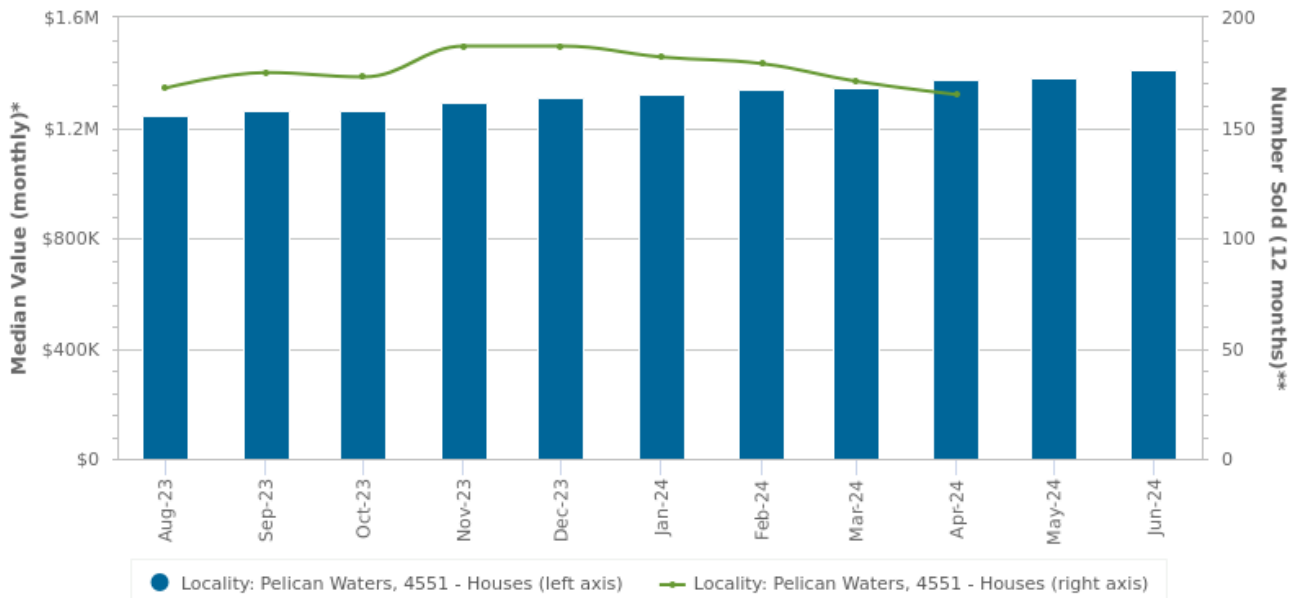
House: Median Value vs Number Sold

165

Apr 2024

	Median Value	Number Of Sold
Aug 2023	\$1,243,480	168
Sep 2023	\$1,261,670	175
Oct 2023	\$1,263,713	173
Nov 2023	\$1,290,391	187
Dec 2023	\$1,308,504	187
Jan 2024	\$1,319,428	182
Feb 2024	\$1,337,262	179
Mar 2024	\$1,344,310	171
Apr 2024	\$1,372,970	165
May 2024	\$1,382,852	-
Jun 2024	\$1,408,078	-
Jul 2024	-	-

Statistics are calculated over a rolling 12 month period



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 **Statistics are calculated over a rolling 12 month period

33

Apr 2024

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Aug 2023	\$687,979	32
Sep 2023	\$714,640	33
Oct 2023	\$754,987	33
Nov 2023	\$758,699	34
Dec 2023	\$758,037	31
Jan 2024	\$796,188	30
Feb 2024	\$779,131	31
Mar 2024	\$836,418	31
Apr 2024	\$889,191	33
May 2024	\$814,481	-
Jun 2024	\$833,338	-
Jul 2024	-	-

Statistics are calculated over a rolling 12 month period



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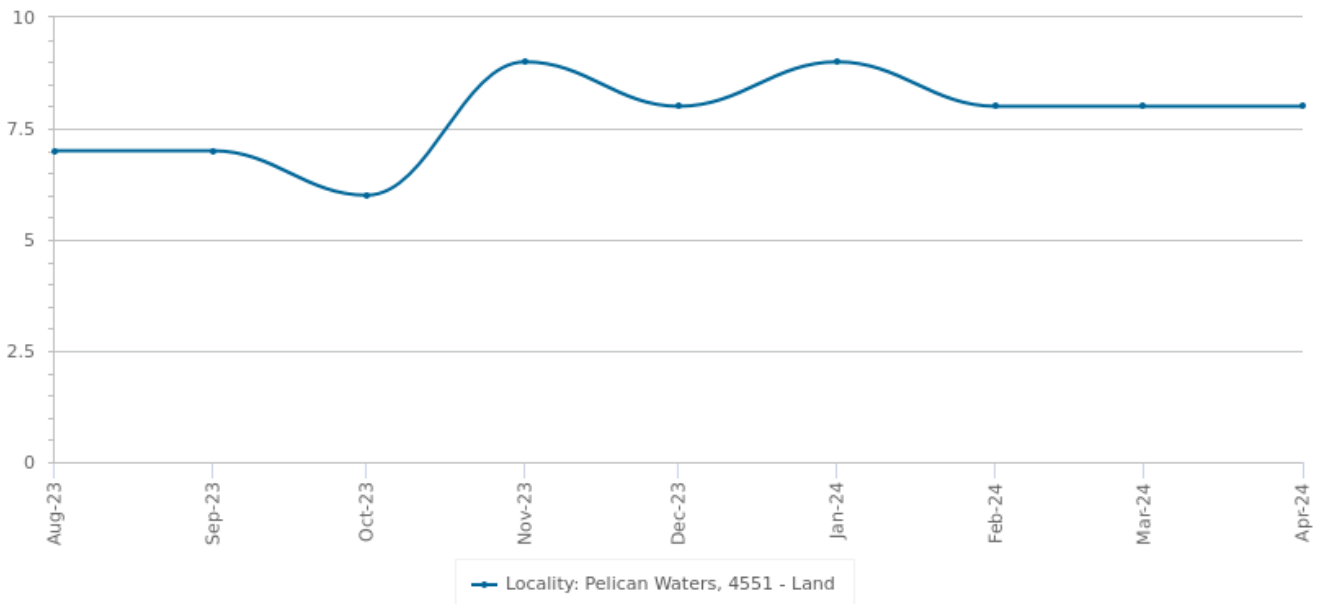
Land: Median Value vs Number Sold

8

Apr 2024

	Median Value	Number Of Sold
Aug 2023	-	7
Sep 2023	-	7
Oct 2023	-	6
Nov 2023	-	9
Dec 2023	-	8
Jan 2024	-	9
Feb 2024	-	8
Mar 2024	-	8
Apr 2024	-	8
May 2024	-	-
Jun 2024	-	-
Jul 2024	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

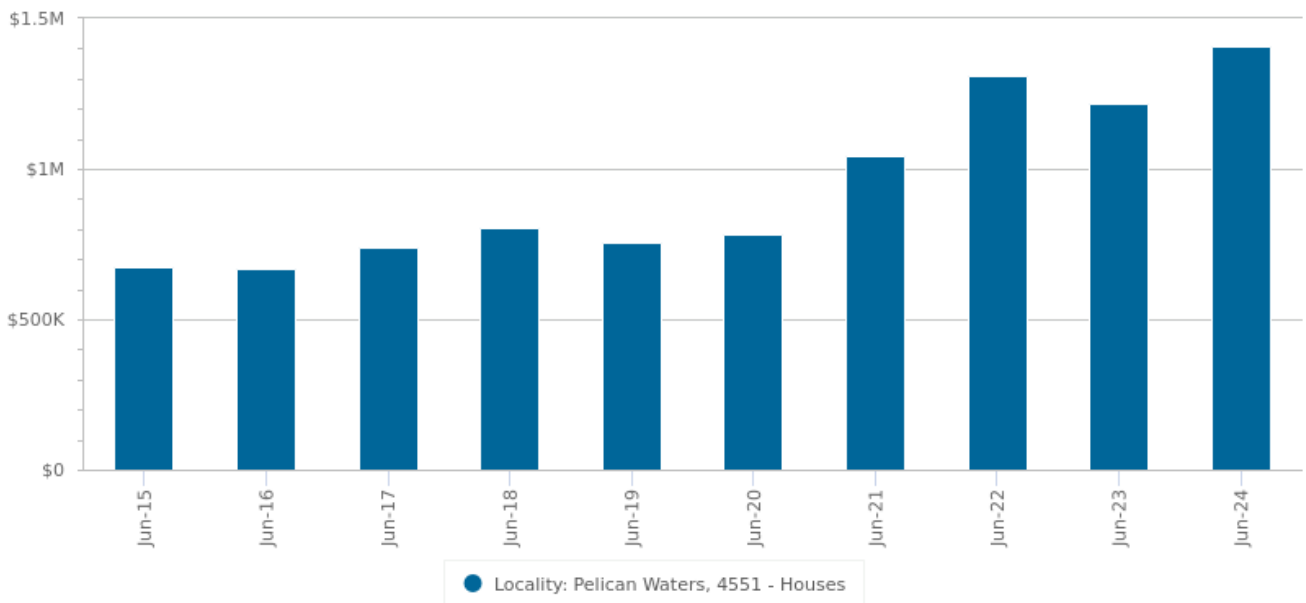
\$1.41M

Jun 2024

House: Median Value

	Pelican Waters
Jun 2015	\$674,433
Jun 2016	\$671,022
Jun 2017	\$740,541
Jun 2018	\$802,732
Jun 2019	\$752,777
Jun 2020	\$781,424
Jun 2021	\$1,040,993
Jun 2022	\$1,310,820
Jun 2023	\$1,217,330
Jun 2024	\$1,408,078

Statistics are calculated at the end of the displayed month



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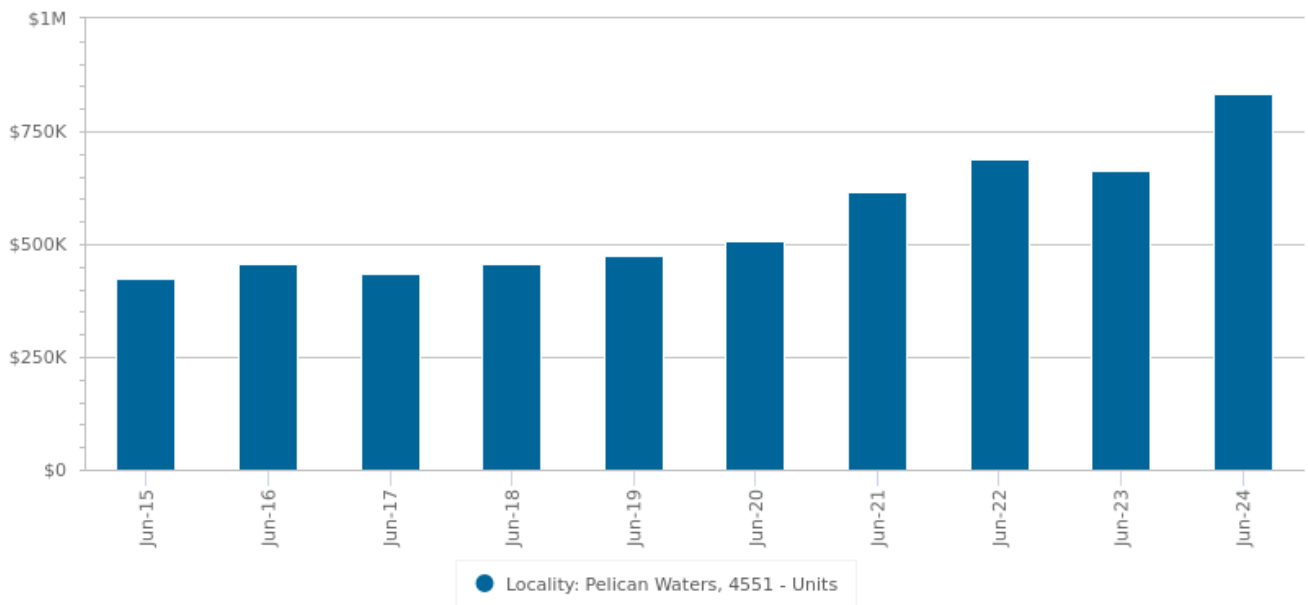
Unit: Median Value

\$833K

Jun 2024

	Pelican Waters
Jun 2015	\$425,321
Jun 2016	\$454,893
Jun 2017	\$434,245
Jun 2018	\$456,678
Jun 2019	\$473,799
Jun 2020	\$508,338
Jun 2021	\$616,758
Jun 2022	\$687,891
Jun 2023	\$663,369
Jun 2024	\$833,338

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

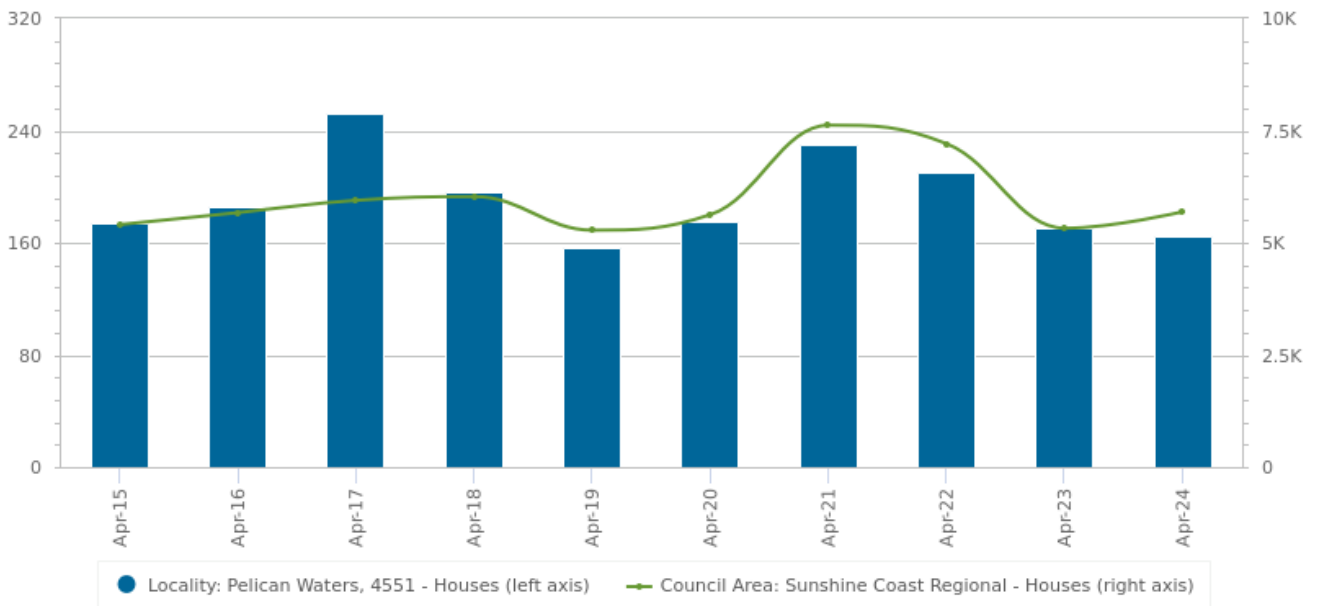
House: Sales Per Annum

165

Apr 2024

	Pelican Waters	Sunshine Coast Regional
Apr 2015	174	5405
Apr 2016	186	5672
Apr 2017	252	5946
Apr 2018	196	6029
Apr 2019	157	5279
Apr 2020	175	5630
Apr 2021	230	7620
Apr 2022	210	7204
Apr 2023	171	5323
Apr 2024	165	5693

Statistics are calculated over a rolling 12 month period



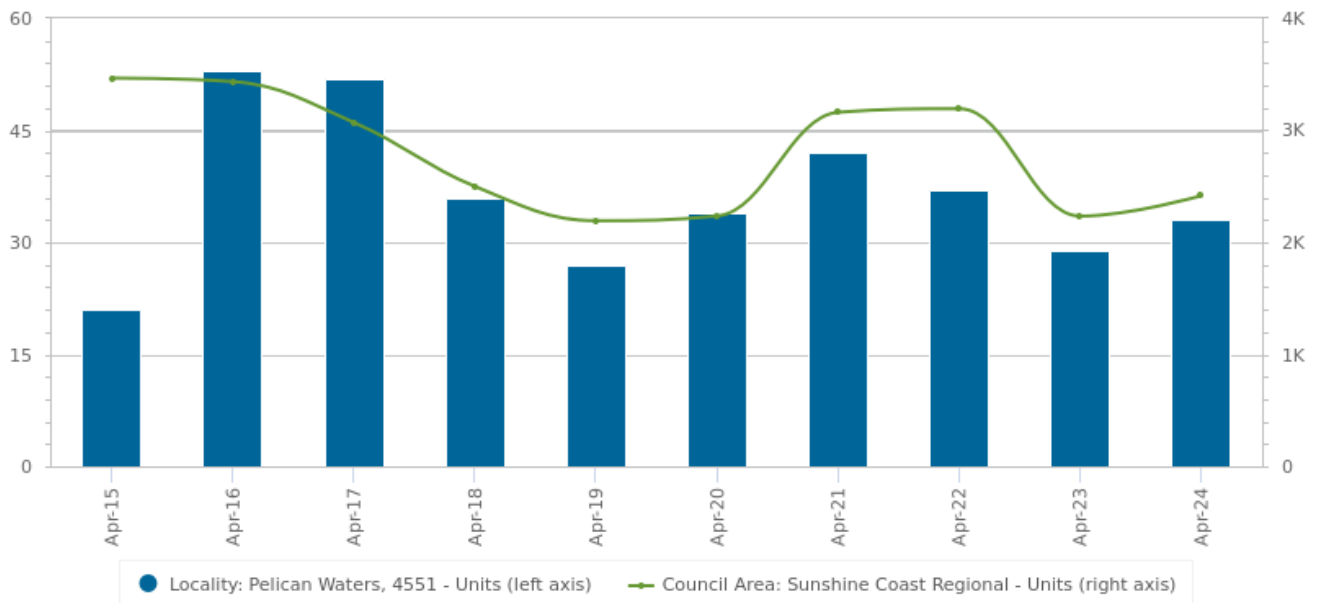
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

33
Apr 2024

	Pelican Waters	Sunshine Coast Regional
Apr 2015	21	3467
Apr 2016	53	3435
Apr 2017	52	3068
Apr 2018	36	2498
Apr 2019	27	2193
Apr 2020	34	2236
Apr 2021	42	3162
Apr 2022	37	3193
Apr 2023	29	2234
Apr 2024	33	2417

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

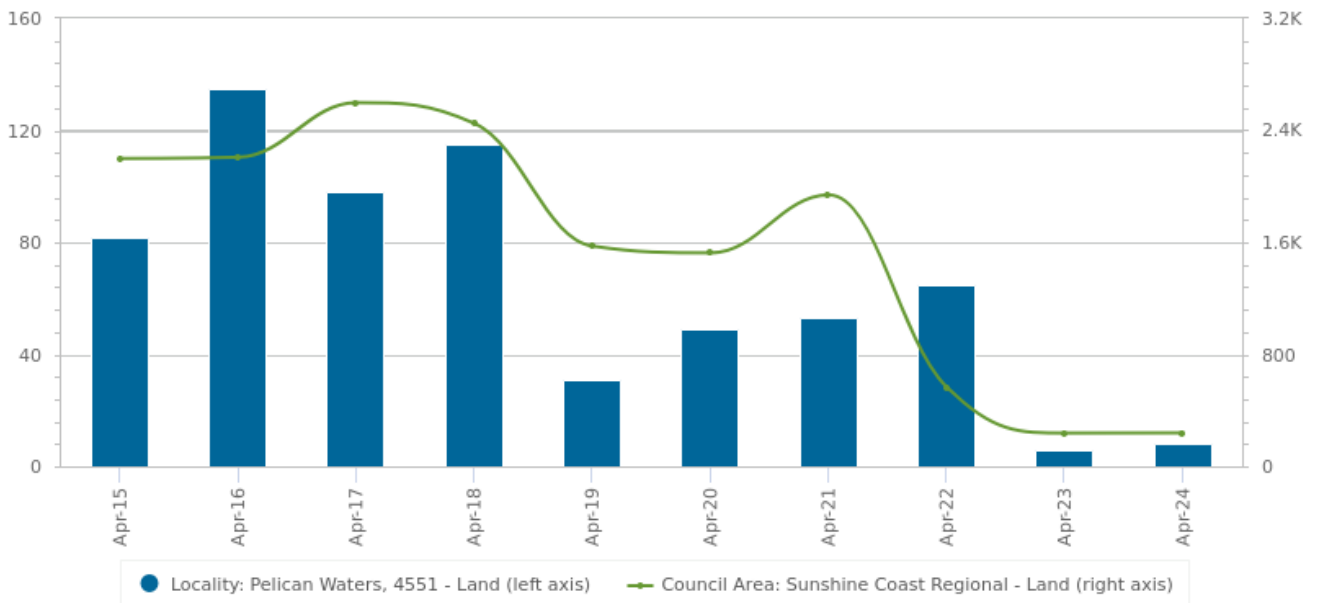
Land: Sales Per Annum

8

Apr 2024

	Pelican Waters	Sunshine Coast Regional
Apr 2015	82	2199
Apr 2016	135	2208
Apr 2017	98	2598
Apr 2018	115	2449
Apr 2019	31	1573
Apr 2020	49	1525
Apr 2021	53	1939
Apr 2022	65	565
Apr 2023	6	238
Apr 2024	8	239

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

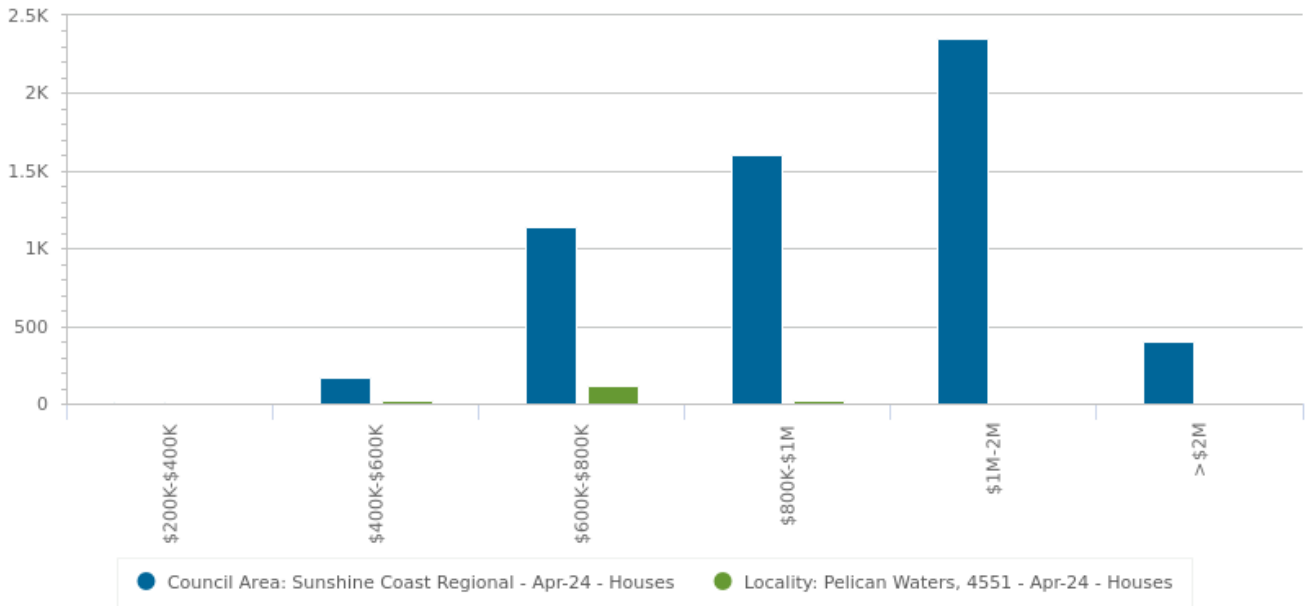
House: Sales By Price

\$244.46M

Apr 2024

	Pelican Waters	Sunshine Coast Regional
\$200K-\$400K	-	11
\$400K-\$600K	-	172
\$600K-\$800K	1	1,141
\$800K-\$1M	21	1,606
\$1M-\$2M	118	2,351
>\$2M	24	403

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

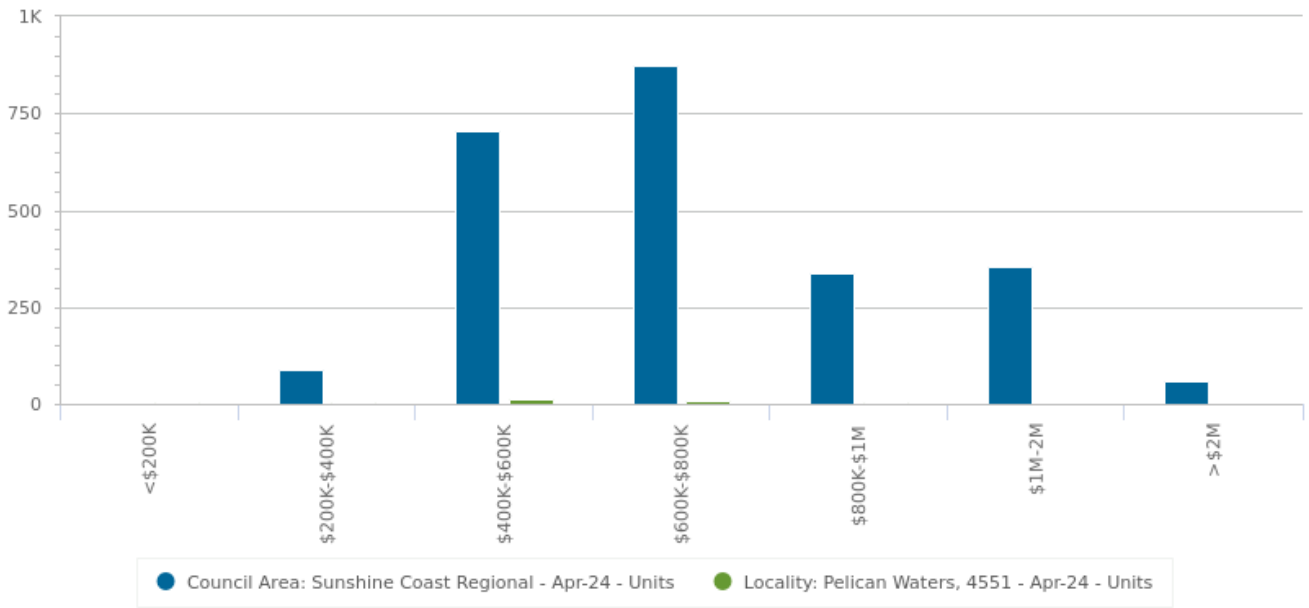
\$24.44M

Apr 2024

Unit: Sales By Price

	Pelican Waters	Sunshine Coast Regional
<\$200K	-	2
\$200K-\$400K	3	88
\$400K-\$600K	5	704
\$600K-\$800K	12	873
\$800K-\$1M	8	336
\$1M-\$2M	5	353
>\$2M	-	59

Statistics are calculated over a rolling 12 month period

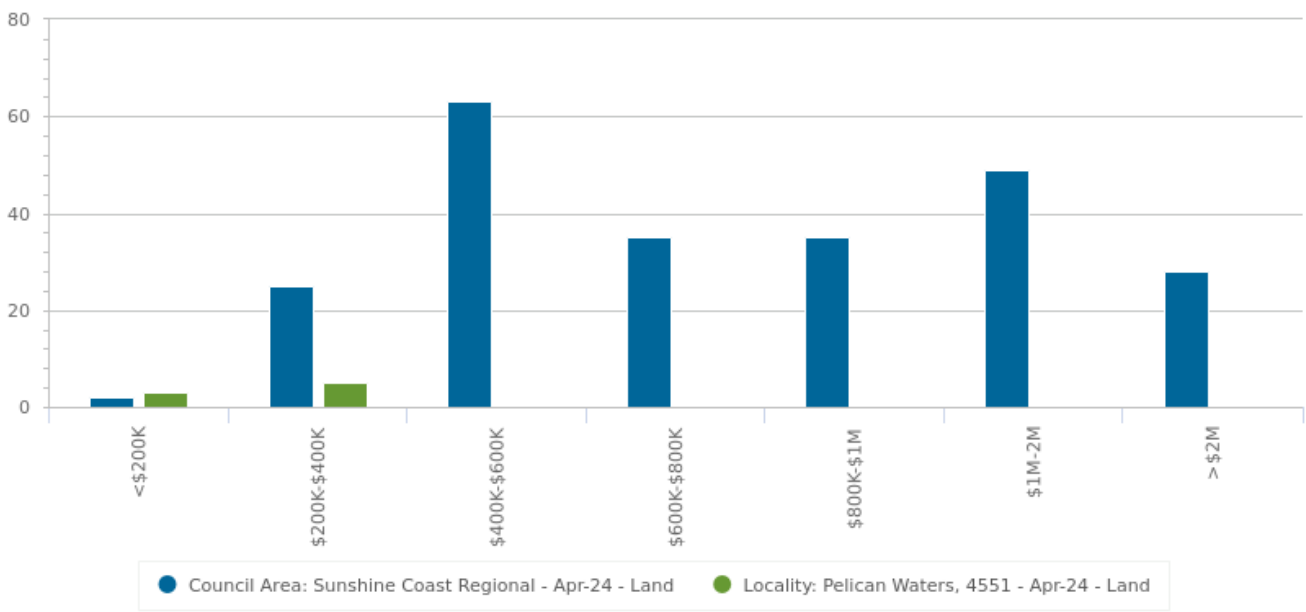


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Pelican Waters	Sunshine Coast Regional
<\$200K	-	2
\$200K-\$400K	-	25
\$400K-\$600K	-	63
\$600K-\$800K	-	35
\$800K-\$1M	3	35
\$1M-\$2M	5	49
>\$2M	-	28

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

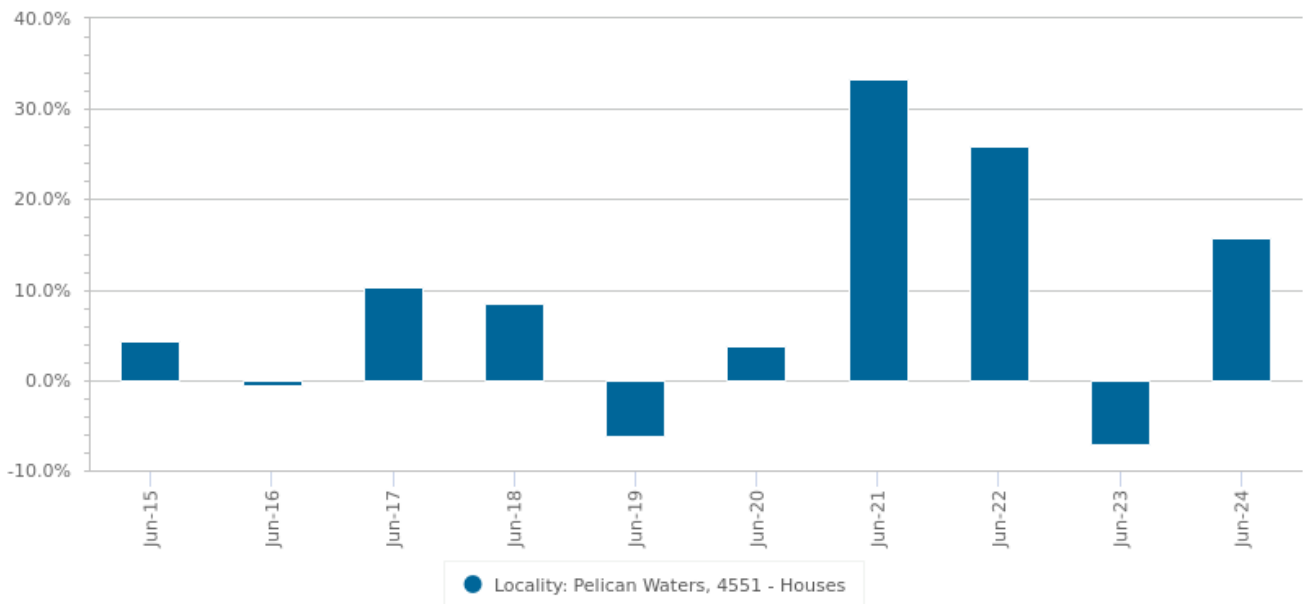
House: Change In Median Value

15.7%

Jun 2024

	Pelican Waters
Jun 2015	4.3%
Jun 2016	-0.5%
Jun 2017	10.4%
Jun 2018	8.4%
Jun 2019	-6.2%
Jun 2020	3.8%
Jun 2021	33.2%
Jun 2022	25.9%
Jun 2023	-7.1%
Jun 2024	15.7%

Statistics are calculated at the end of the displayed month



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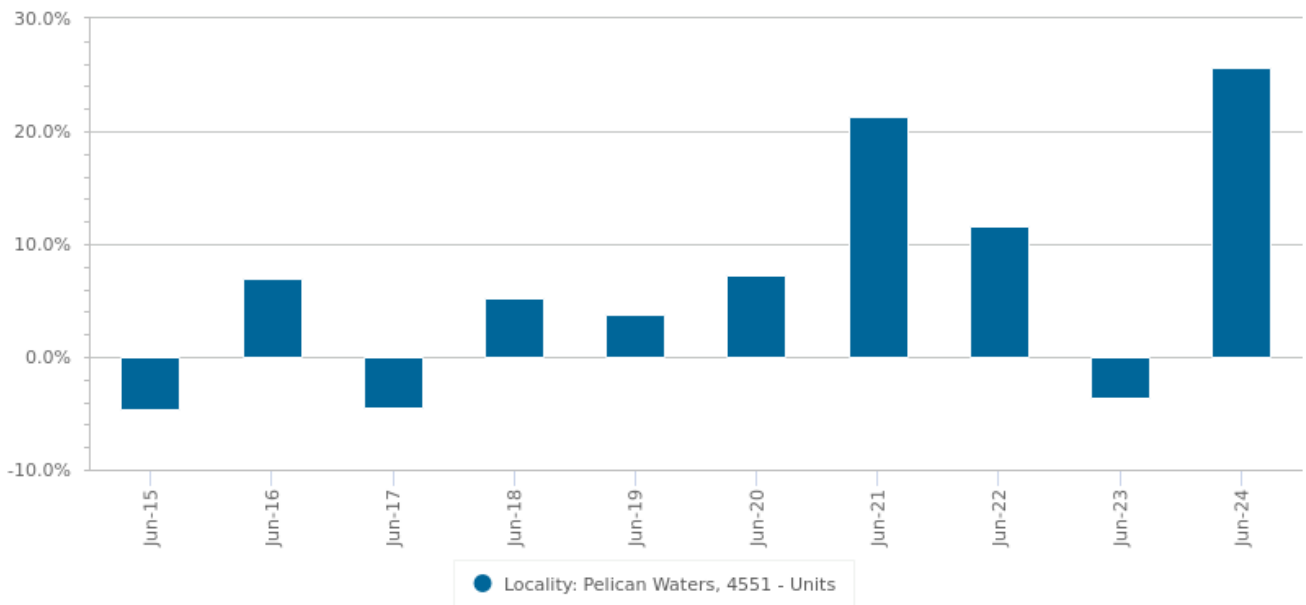
Unit: Change In Median Value

25.6%

Jun 2024

	Pelican Waters
Jun 2015	-4.7%
Jun 2016	7.0%
Jun 2017	-4.5%
Jun 2018	5.2%
Jun 2019	3.7%
Jun 2020	7.3%
Jun 2021	21.3%
Jun 2022	11.5%
Jun 2023	-3.6%
Jun 2024	25.6%

Statistics are calculated at the end of the displayed month



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Household Structure

Household Structure

	Pelican Waters	Sunshine Coast Regional
Childless Couples	56.1%	44%
Couples with Children	36.4%	39.4%
Single Parents	6.8%	15.5%
Other	0.5%	1.1%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Childless Couples

56.1%



Couples with Children

36.4%



Single Parents

6.8%



Other

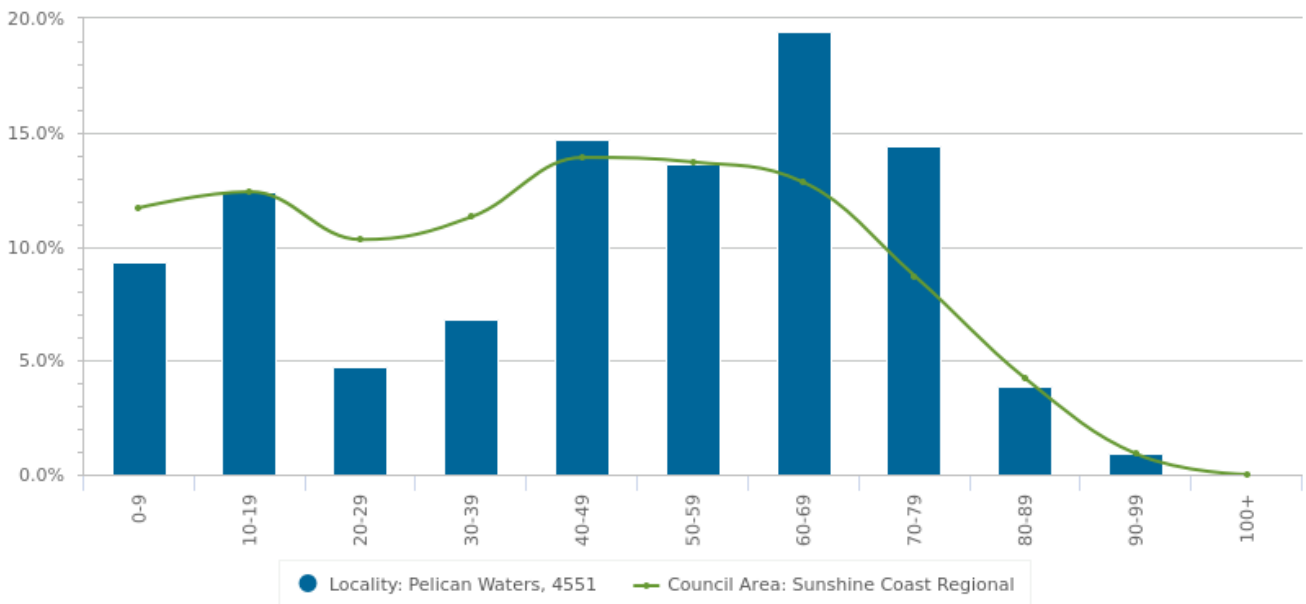
0.5%

Population Age

Population Age

	Pelican Waters	Sunshine Coast Regional
0-9	9.3%	11.7%
10-19	12.4%	12.4%
20-29	4.7%	10.3%
30-39	6.8%	11.3%
40-49	14.7%	13.9%
50-59	13.6%	13.7%
60-69	19.4%	12.8%
70-79	14.4%	8.7%
80-89	3.9%	4.2%
90-99	0.9%	0.9%

Statistics are provided by the Australian Bureau of Statistics (ABS)



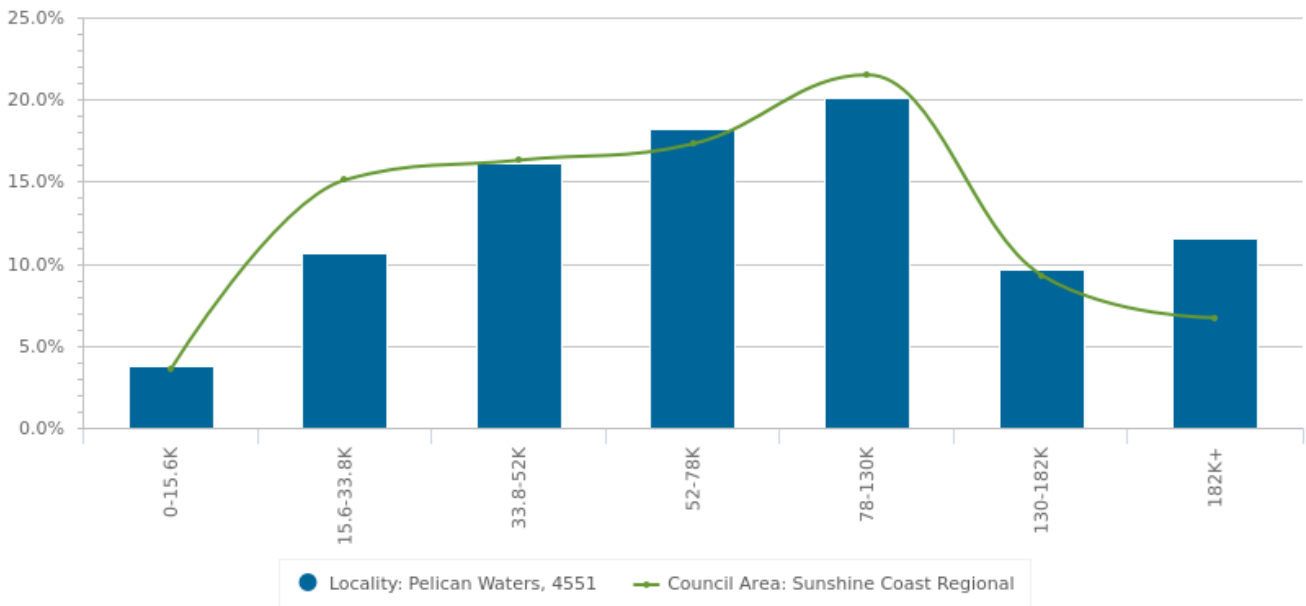
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Pelican Waters	Sunshine Coast Regional
0-15.6K	3.8%	3.6%
15.6-33.8K	10.7%	15.1%
33.8-52K	16.1%	16.3%
52-78K	18.2%	17.3%
78-130K	20.1%	21.5%
130-182K	9.7%	9.3%
182K+	11.6%	6.7%

Statistics are provided by the Australian Bureau of Statistics (ABS)



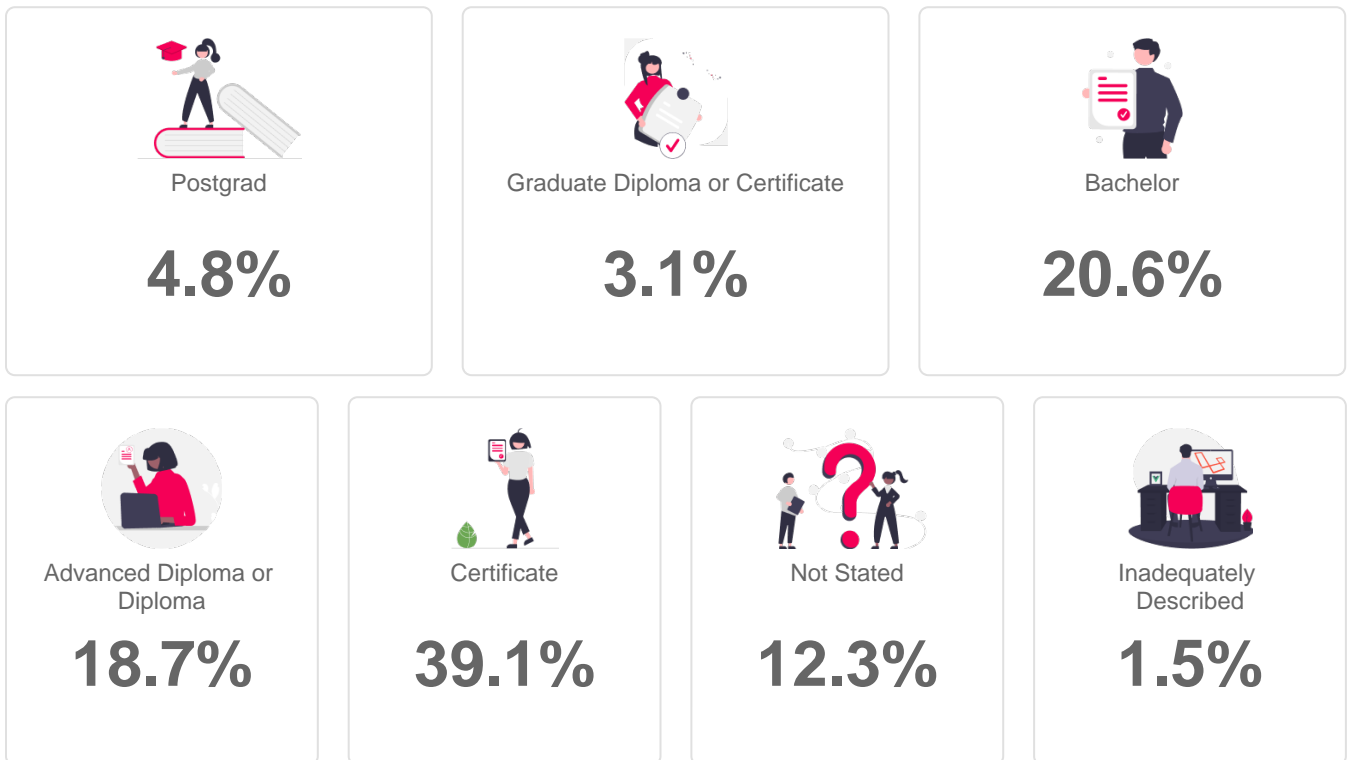
Statistics are provided by the Australian Bureau of Statistics (ABS)

Education

Education By Qualification

	Pelican Waters	Sunshine Coast Regional
Postgrad	4.8%	4.4%
Graduate Diploma or Certificate	3.1%	3.1%
Bachelor	20.6%	20.2%
Advanced Diploma or Diploma	18.7%	16.7%
Certificate	39.1%	39.3%
Not Stated	12.3%	14.9%
Inadequately Described	1.5%	1.3%

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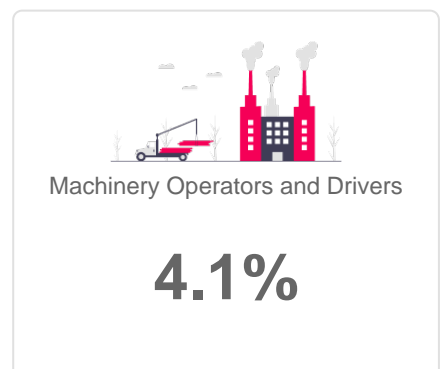
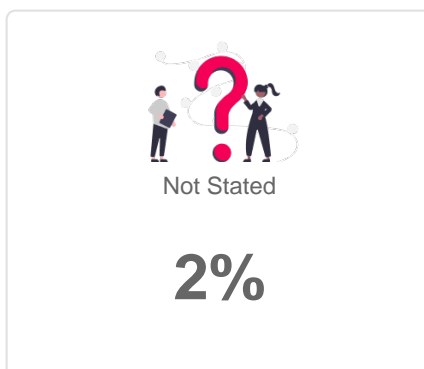
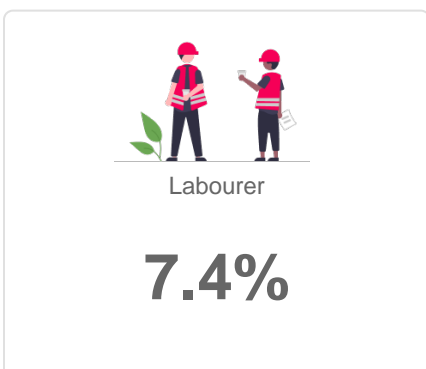
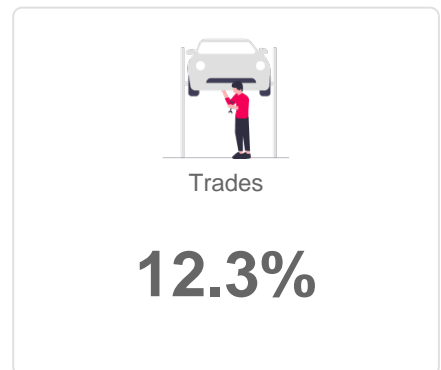
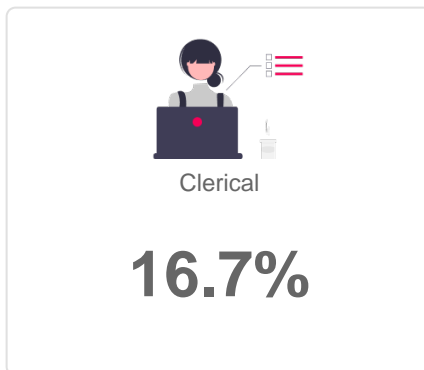
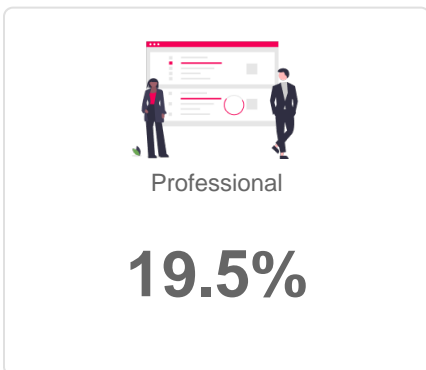


Occupation

Employment By Occupation

	Pelican Waters	Sunshine Coast Regional
Professional	19.5%	19.1%
Clerical	16.7%	12.9%
Trades	12.3%	16.2%
Labourer	7.4%	10.3%
Not Stated	2%	1.5%
Machinery Operators and Drivers	4.1%	5%
Managers	14.7%	11.7%
Community and Personal Service Workers	10.3%	12.1%
Sales Workers	13.4%	11.1%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Employment By Occupation



Managers

14.7%



Community and Personal Service
Workers

10.3%



Sales Workers

13.4%

Disclaimer

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