

Fraser Coast Property Market

March 2026 -Presented By Glen
Winney – FCPIA President



“The biggest risk to housing markets today is not falling demand - it is the inability to supply homes fast enough.”

House Median Sales - Data as of December 2025 quarter

REGION	QTRLY No. SALES	QTRLY MEDIAN SALES	QTRLY CHANGE	ANNUAL No. SALES	ANNUAL MEDIAN SALE	1YR CHANGE
Queensland	19,275	\$ 955,000	6.11%	87,960	\$ 880,000	13.70%
GREATER BRISBANE						
Greater Brisbane	8,894	\$ 1,085,000	8.50%	39,108	\$ 990,000	12.50%
Brisbane LGA	3,488	\$ 1,405,000	4.07%	15,060	\$ 1,315,000	9.13%
Ipswich LGA	1,115	\$ 856,000	6.75%	5,177	\$ 795,000	14.39%
Logan LGA	1,455	\$ 925,000	5.71%	6,238	\$ 862,000	13.72%
Moreton Bay LGA	1,784	\$ 990,000	6.45%	8,179	\$ 925,000	12.72%
Redland LGA	741	\$ 1,115,000	7.37%	3,006	\$ 1,045,000	16.11%
TOURISM CENTRES						
Gold Coast LGA	2,015	\$ 1,320,000	3.13%	9,017	\$ 1,260,000	9.57%
Sunshine Coast LGA	1,412	\$ 1,250,000	5.93%	6,466	\$ 1,170,000	11.43%
Noosa LGA	255	\$ 1,545,000	(0.32%)	1,078	\$ 1,467,000	6.30%
Fraser Coast LGA	559	\$ 735,000	0.00%	2,604	\$ 710,000	12.70%

Fraser Coast Medium House Price \$735,000

Increased 12.70% over last 12 Months

120,685 Population

Hervey Bay Population

65,000+ residents

≈ 54% of the Fraser Coast

Fraser Coast Regional Council

Population highlights

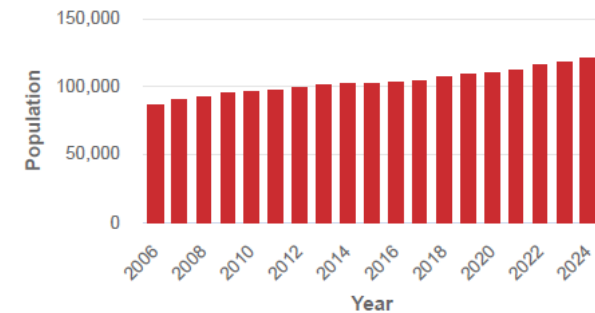
Population

120,685

ERP, 2024

▲ Grown by 2,750 from the previous year.

Estimated Resident Population
Fraser Coast Regional Council



Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0).
Compiled and presented by [.id](#) (informed decisions)

Lower income , Higher Age

Age 51 , State
Average is 38

Lower Income \$1,114
per week, State
\$1,637



University qualification

11% ▲ (1.9%)

Regional QLD	17% ▲
Queensland	22% ▲
Australia	26% ▲

Trade qualification (certificate)

26% ▲ (1.9%)

Regional QLD	24% ▲
Queensland	22% ▲
Australia	19% ◀▶

Unemployment rate

8.5% ▼ (-3.5%)

Regional QLD	5.2% ▼
Queensland	5.4% ▼
Australia	5.1% ▼

Participation rate (population in labour force)

44% ◀▶ (0.1%)

Regional QLD	59% ◀▶
Queensland	62% ▲
Australia	61% ▲

Lower Education- Higher Unemployment

We Have higher trades then Qld average 26% compared to 22%

Unemployment is 8.5% compared to 5.4% but its dropping down 3.5%

Covid Effect 120,685 Pop.

Over last 4-5 years our population has grown over 2600 p.a on average which is over 2.3% p.a

Previous 10 years was 1.3% average

That's around 1300 pa , half of whats happening now

Estimated Resident Population (ERP)

Year (ending June 30)	Number	Change in number	Change in percent	Regional QLD change in percent
2006	86,117	--	--	--
2007	89,109	+2,992	+3.47	+2.49
2008	92,018	+2,909	+3.26	+2.56
2009	94,813	+2,795	+3.04	+2.40
2010	96,618	+1,805	+1.90	+1.60
2011	97,661	+1,043	+1.08	+1.43
2012	99,021	+1,360	+1.39	+1.85
2013	100,290	+1,269	+1.28	+1.62
2014	101,332	+1,042	+1.04	+1.12
2015	102,129	+797	+0.79	+0.87
2016	102,962	+833	+0.82	+0.95
2017	104,509	+1,547	+1.50	+1.39
2018	106,379	+1,870	+1.79	+1.38
2019	108,146	+1,767	+1.66	+1.33
2020	109,938	+1,792	+1.66	+1.33
2021	112,070	+2,132	+1.94	+1.06
2022	115,069	+2,999	+2.68	+1.78
2023	117,935	+2,866	+2.49	+2.16
2024	120,685	+2,750	+2.33	+1.83

Source: Australian Bureau of Statistics, Region Population Growth. Compiled and presented by .id (informed decisions)

Please refer to specific data notes for more information

Key Economic Stats

Fraser Coast Regional Council

About the area

Key Statistics

GRP \$6.16 billion NIEIR 2024	Population 120,685 ABS ERP 2024	Local jobs 44,469 NIEIR 2024
Largest industry (by employment) Health Care and Social Assistance NIEIR 2024	Local businesses 6,726 ABS 2024	Employed Residents 45,877 NIEIR 2024

\$6.16 Billion regional economy

44,469 Local Jobs

6726 Local Businesses

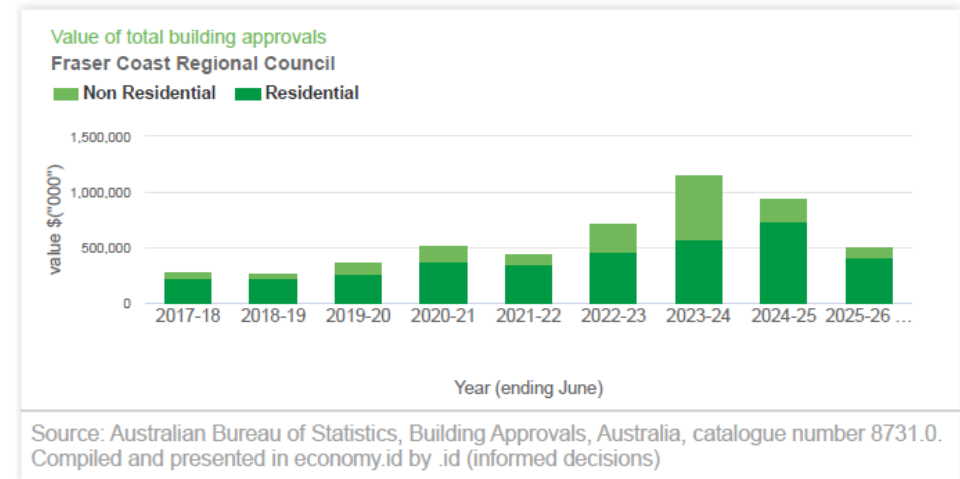
Health Care our largest Industry

Building Approvals

- **\$503 million** in building approvals in **2025–26 (FYTD December)**
- Building approvals measure **future construction activity**
- Construction peaked at around **\$1.1 billion** in **2023–24**
- Driven largely by **strong residential demand**
- Reflects **population growth and migration to the region**
- Construction remains a **major driver of the local economy**

This dataset shows the total assessed value of building approvals for construction in Fraser Coast Regional Council by financial year in millions of dollars. The dataset is updated monthly to include the current financial year to date, and includes residential and non-residential building approvals separately. The percentage of the state total is shown.

Building approvals for an area can be highly variable over time, particularly in the non-residential sector. Construction may take several years from the date of approval. A high rate of building approvals can indicate a growth area with a construction-led economy. A low rate of building approvals may indicate a settled area with established infrastructure, or an area with little growth. Note that this dataset is not adjusted for inflation.



Fraser Coast Employment Snapshot

- Total employment: **35,355 jobs** (2023-24)
- Jobs growth since 2018-19: **+6,337 jobs**

Three Largest Employment Sectors

1. Health Care & Social Assistance

- **8,039 jobs**
- **22.7%** of total employment
- Largest industry in the region

2. Construction

- **3,755 jobs**
- **10.6%** of employment

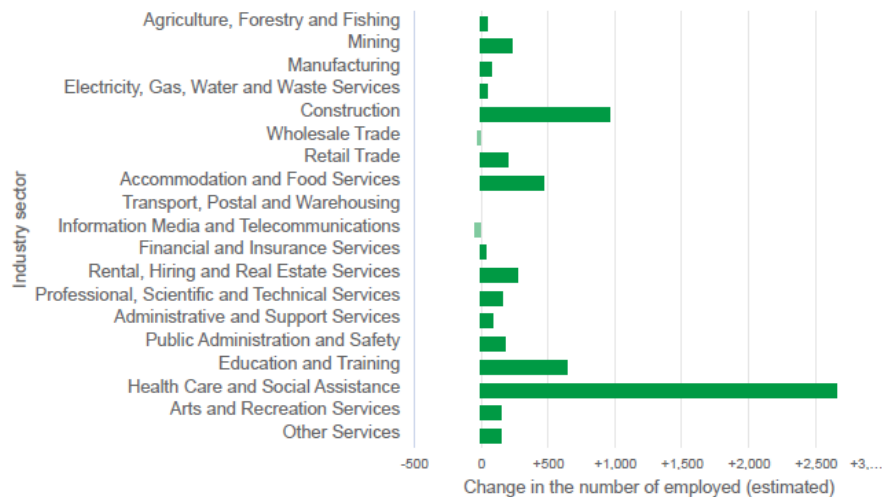
3. Retail Trade

- **3,385 jobs**
- **9.6%** of employment

Full-time equivalent employment by industry sector							
Fraser Coast Regional Council	2023/24			2018/19			Change
Industry	Number	%	Queens	Number	%	Queens	2018/19 2023/24
Agriculture, Forestry and Fishing	896	2.5	2.9	855	2.9	3.4	+42
Mining	501	1.4	3.2	264	0.9	3.2	+237
Manufacturing	2,164	6.1	6.9	2,093	7.2	7.6	+71
Electricity, Gas, Water and Waste Services	562	1.6	1.5	509	1.8	1.4	+53
Construction	3,755	10.6	11.0	2,785	9.6	11.0	+970
Wholesale Trade	477	1.3	2.7	495	1.7	3.2	-18
Retail Trade	3,385	9.6	7.7	3,178	11.0	8.3	+207
Accommodation and Food Services	2,890	8.2	5.5	2,418	8.3	6.1	+471
Transport, Postal and Warehousing	1,657	4.7	6.0	1,657	5.7	6.0	+0
Information Media and Telecommunications	368	1.0	1.2	410	1.4	1.4	-42
Financial and Insurance Services	357	1.0	2.7	319	1.1	2.6	+38
Rental, Hiring and Real Estate Services	837	2.4	1.8	561	1.9	1.9	+276
Professional, Scientific and Technical Services	1,324	3.7	8.1	1,163	4.0	7.0	+160
Administrative and Support Services	875	2.5	3.0	784	2.7	3.2	+91
Public Administration and Safety	2,137	6.0	7.0	1,963	6.8	6.9	+174
Education and Training	3,281	9.3	8.6	2,637	9.1	8.4	+644
Health Care and Social Assistance	8,039	22.7	14.9	5,380	18.5	13.0	+2,659
Arts and Recreation Services	412	1.2	1.4	262	0.9	1.5	+150
Other Services	1,437	4.1	4.0	1,283	4.4	4.1	+155
Total industries	35,355	100.0	100.0	29,017	100.0	100.0	+6,337

“Health care and construction are driving job growth on the Fraser Coast.”

Change in employment (FTE), 2018/19 to 2023/24
Fraser Coast Regional Council



Source: National Institute of Economic and Industry Research (NIEIR) ©2025. Compiled and presented in economy.id by .id (informed decisions).

- +6,337 new jobs since 2018–19
- Health Care driving growth (+2,659 jobs)
- Construction surge (+970 jobs)
- Education expanding (+644 jobs)
- Hospitality growth (+471 jobs)
- Economy shifting toward **service industries**

Fraser Coast – A Region Growing Rapidly

- Population **120,658** today
- Forecast to reach **151,070** by **2046**
- Growth of over **30,000** residents
- **25%** population increase over the next 20 years
- Strong migration driving regional growth

The Fraser Coast Regional Council population forecast for 2026 is 120,658, and is forecast to grow to 151,070 by 2046.

The Fraser Coast Regional Council population and household forecasts present what is driving population change in the community and how the population and age structure will change each year between 2021 and 2046.

The forecasts are designed to provide community groups, Council, investors, business, students and the general public with knowledge to make confident decisions about the future.

Population 2026

120,658

forecast.id

Population 2046

151,070

forecast.id

Change 2026-46

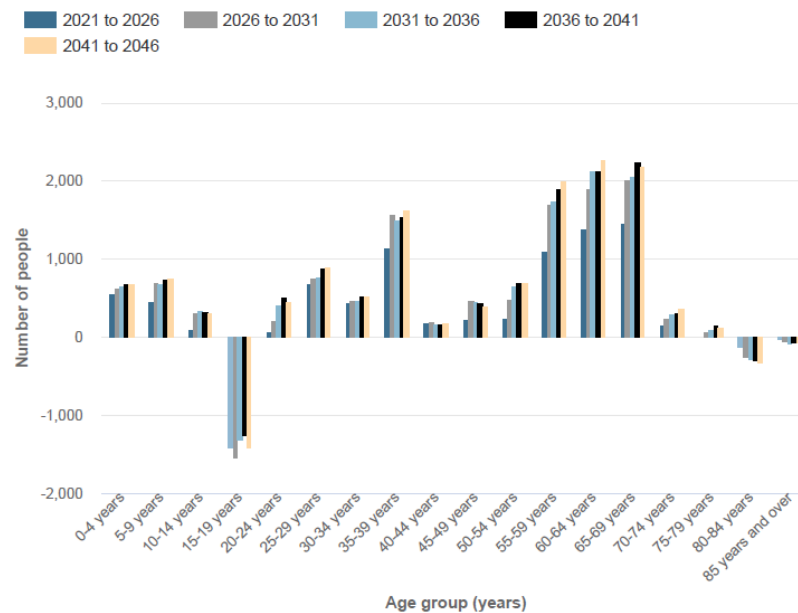
25.21%

forecast.id

Young People Leaving – Retirees Arriving

Forecast net migration by age group

Fraser Coast Regional Council



Source: Population and household forecasts, 2021 to 2046, prepared by [.id](#) (Informed Decisions), January 2024.

- Strong net migration of retirees and older residents
- Largest growth in 60–75 age groups
- Loss of young adults (20–24) leaving the region
- Many young people move away for education and career opportunities
- Population growth driven largely by lifestyle and retirement migration

Housing Demand Will Drive the Fraser Coast's Future

- 860 new homes required every year
- Total dwellings forecast to reach 74,023 by 2046
- Driven by population growth and migration
- Housing delivery will be critical to supporting regional growth
- 21,497 additional dwellings forecast across the Fraser Coast
- Hervey Bay growth areas leading new housing supply
- North East Hervey Bay +5,681 homes
- South West Hervey Bay +3,430 homes
- Dundowran – Nikenbah growth corridor expanding rapidly

Fraser Coast Regional Council

Residential development

Residential development forecasts assume the number of dwellings in Fraser Coast Regional Council will increase by an average of 860 dwellings per annum to 74,023 in 2046.

Forecast residential development, 2021 to 2046

Fraser Coast Regional Council	Change in dwellings between 2021 and 2046	
	number	%
Fraser Coast Regional Council	+21,497	+40.9
Booral - River Heads	+1,405	+92.3
Burum Heads - Toogoom	+878	+31.7
Craignish - Dundowran Beach	+1,259	+72.7
Dundowran - Nikenbah Growth Area	+2,818	+325.3
Fraser Island - Great Sandy Strait	+1,061	+76.4
Glenwood and District	+293	+22.2
Granville and surrounds	+396	+27.7
Hervey Bay - North East	+5,681	+34.7
Hervey Bay - South West	+3,430	+39.3
Howard - Torbanlea - Pacific Haven district	+990	+55.4
Maryborough Central-North	+891	+10.9
Oakhurst - Yengarie and District	+333	+29.5
Rural West	+90	+18.5
Sunshine Acres - Walligan - Takura district	+62	+8.1
Tiaro - Bauple and District	+936	+84.1
Tinana and District	+974	+33.5

Source: Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), January 2024.



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**Bendigo Bank Chief Economist Breakfast:
State of the Nation and Fraser Coast**

Featuring David Robertson
Introduced by Glen Winney (FCPIA President)

The banner has a dark blue background. On the left is a circular portrait of David Robertson, a man with glasses, a beard, and a red tie, wearing a dark suit. To the right of the portrait are the logos for the Fraser Coast Property Industry Association and Community Bank Hervey Bay. Below these logos is the Bendigo Bank logo. The main text is in white and orange, with the event title in a white rounded rectangle and the speaker information in a white rounded rectangle below it.