

Palm Beach



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Location Overview

Palm Beach is a premier coastal suburb located on the southern Gold Coast, bounded by the tranquil waterways of Talebudgera Creek to the north and Currumbin Creek to the south. The suburb offers an enviable lifestyle, blending natural beauty with the appeal of a close-knit, thriving community with ample local amenities. Palm Beach has been crowned Queensland's cleanest beach numerous times, adding to its reputation as a sought-after destination for both residents and visitors alike.

In recent years, Palm Beach has transformed from a relaxed seaside village into a highly desirable residential and investment destination. The suburb attracts a diverse mix of established professionals, young families, and retirees, all drawn by its vibrant

café culture, premium dining options, recreational opportunities and laid-back coastal atmosphere. The influx of high-income residents and exclusive homes reflects Palm Beach's status as a suburb on the rise. The development of luxury canal-front dwellings and boutique beachfront apartments with stunning coastal views has dramatically enhanced the local urban environment and economy, drawing in an increasing number of discerning residents and investors.

Situated near the mid-point of approximately 30km of Gold Coast shoreline, Palm Beach provides optimum proximity to all the very best the Gold Coast has to offer. The suburb lies just 10 minutes from Gold Coast Airport, making it ideal for frequent travellers, and is only a short commute to the Gold Coast's heart, in world famous Surfers Paradise. The Pacific Motorway and Gold Coast highway run immediately parallel the suburb and provide direct convenient access to nearby amenities including high-end shopping destinations, quality educational institutions, exceptional health facilities and nearby natural attractions like Burleigh Headland and Springbrook National Park.

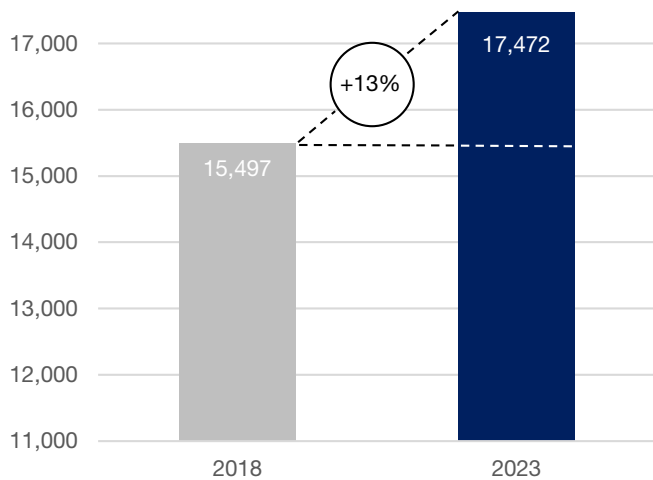
With its pristine stretch of north-easterly facing shoreline, strong community focus, and evolving market of high-end homes, Palm Beach continues to attract significant interest from local and interstate buyers. The suburb's balance of lifestyle, investment potential, and premium amenities positions it as one of the Gold Coast's most dynamic and rapidly appreciating residential locations.

Population Growth & Demographics

Palm Beach has experienced impressive population growth over the past five years, reinforcing its appeal as one of the Gold Coast's most dynamic residential areas.

The suburb's population has expanded by approximately 13% in this period, outpacing both the wider Gold Coast growth rate of nearly 10% and the national growth rate of 6.8%. This strong growth reflects Palm Beach's rising desirability as a premier coastal suburb, drawing new residents from across the region and beyond.

PALM BEACH 5YR POPULATION GROWTH



SOURCE: ABS, QGSO

Demographic Shifts

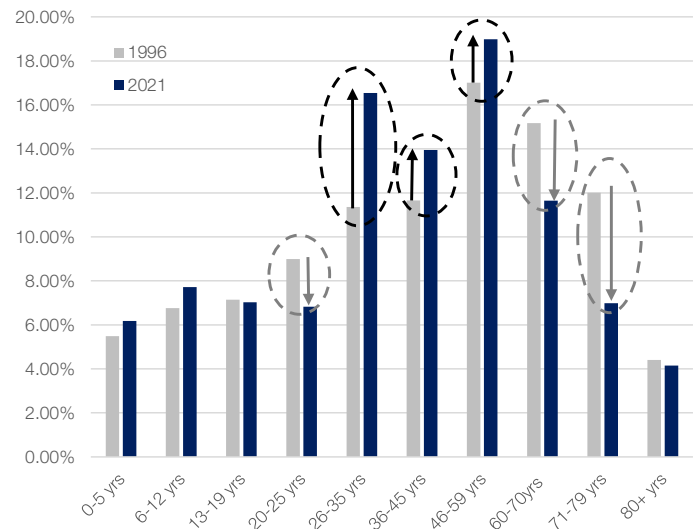
The evolving demographic profile of Palm Beach underscores its transformation into a lifestyle-focused community that appeals to a broad spectrum of residents.

While there has been a notable decrease in early-stage adults aged 20-25 years, as well as a reduction in older residents over 60 years, these shifts have been offset by a substantial influx of young families, established middle-aged professionals, and early-stage downsizers and retirees.

This demographic composition speaks to Palm Beach's dual appeal as both a family-friendly community and a destination for those seeking a relaxed, high-quality coastal lifestyle.



PALM BEACH POPULATION AGE PROFILE



SOURCE: ABS

These demographic trends not only highlight the suburb's enduring appeal but also indicate a strong foundation for sustained growth, with a resident base that values both lifestyle and investment potential. The influx of diverse age groups contributes to a vibrant and balanced community, ensuring that Palm Beach remains a premier choice for those looking to establish roots on the Gold Coast.

Employment and Economic Profile

Palm Beach boasts a highly educated and skilled population, with **more than a third of residents holding university degrees and 40% employed in white-collar professional occupations.** This high level of educational attainment reflects the suburb's appeal to established professionals and underscores its reputation as a desirable residential location for a skilled and affluent workforce.

Income levels in Palm Beach further reinforce its strong socio-economic profile. **The median weekly family income stands at almost \$2,500**, significantly higher than well know investment locations such as Southport and Surfers Paradise, highlighting the area's economic vitality. Additionally, around a quarter of Palm Beach residents earn an annual income exceeding \$155,000, a notable statistic that reflects the suburb's affluent demographic and the economic stability it offers.

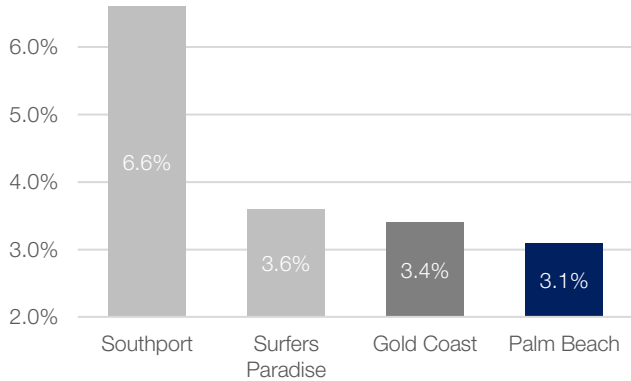
KEY EMPLOYMENT STATISTICS

	Palm Beach	Surfers Paradise	Southport
University Educated	36%	25%	25%
White Collar Professionals	40%	32%	31%
Median Weekly Family Income	\$2,446	\$1,882	\$1,730
>\$155k Annual Income	24%	14%	12%

SOURCE: ABS

Employment in Palm Beach remains robust, with a low unemployment rate of 3.1%. This low unemployment rate indicates a well-integrated and resilient local economy, further supported by strong employment opportunities both within the suburb and in neighbouring areas.

COMPARITIVE UNEMPLOYMENT RATES



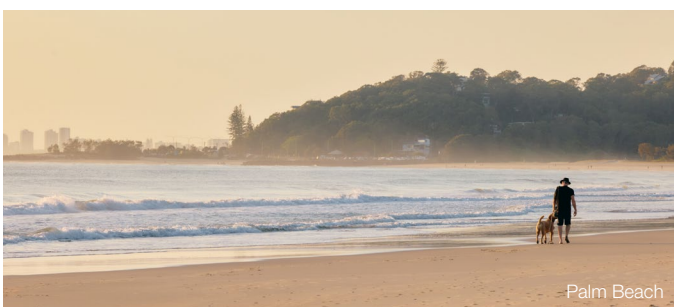
SOURCE: JOBS AND SKILLS AUSTRALIA

Together, these factors underscore Palm Beach's status as a highly sought-after community, supported by a skilled workforce and a strong economic foundation. This solid employment and income profile makes Palm Beach an attractive choice for professionals and families seeking a prosperous, stable environment to live and invest in.

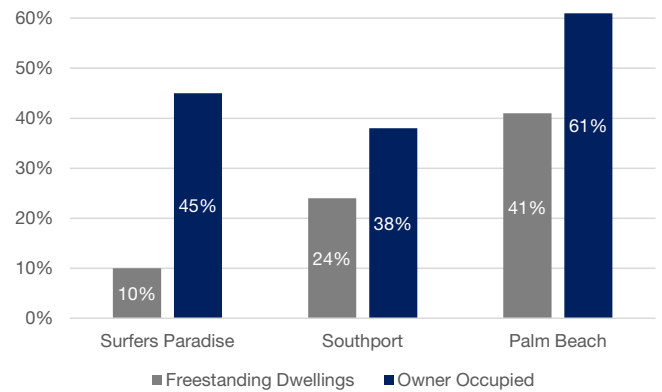
Housing Market

Palm Beach's housing market offers a distinct advantage on the Gold Coast, characterized by a high proportion of owner-occupied and freestanding homes. **With 61% of dwellings owner-occupied, Palm Beach stands out among nearby suburbs, establishing a stable residential community with strong local roots.**

Palm Beach has also maintained a notable percentage of freestanding homes, with 41% of dwellings detached—a rarity in many beachside Gold Coast suburbs. This composition sets Palm Beach apart, especially in comparison to more transient tourism and investor-driven locations. The high presence of freestanding homes and owner-occupancy creates a "safety net" effect for the apartment market, establishing a stable benchmark for property values that is not solely driven by investor demand or rental yield.



SUBURB FREESTANDING & OWNER OCCUPIED DWELLING COMPOSITION

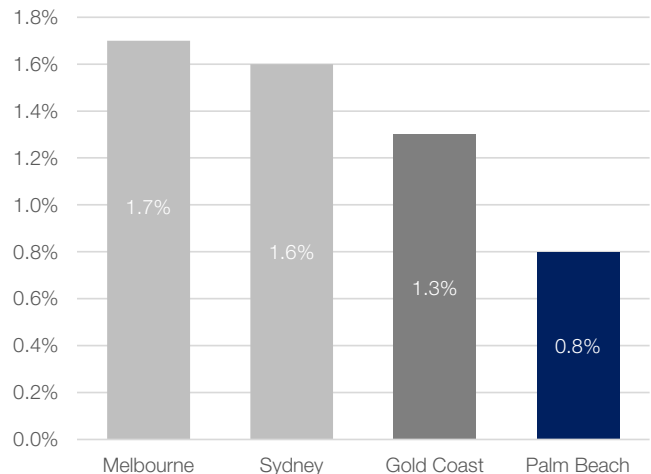


SOURCE: ABS

The rental market in Palm Beach also demonstrates strong performance, with persistently low vacancy rates that have averaged 0.8% over the previous 3 years.

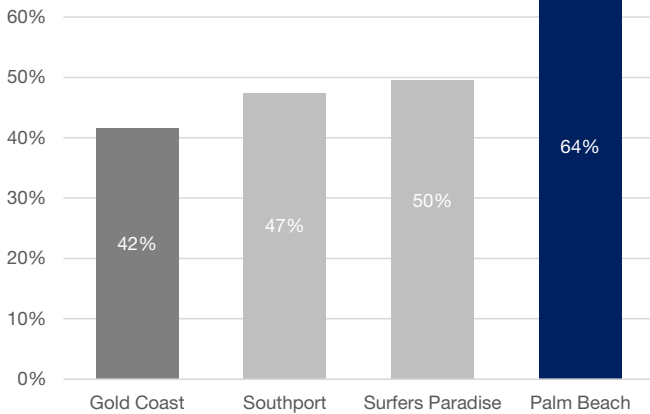
This low vacancy rate underscores the high demand for rental properties in the area, further boosted by the suburb's attractive location, high-quality lifestyle, and limited rental supply. Weekly rents in Palm Beach reflect this demand, with median rents reaching **\$925 per week in 2024—a 64% or \$365p.w. increase** over the past three years, significantly outpacing nearby suburbs.

RESIDENTIAL VACANCY RATES- 3 YR AVE.



SOURCE: SQM RESEARCH

3 YEAR APARTMENT RENTAL GROWTH



SOURCE: SQM RESEARCH

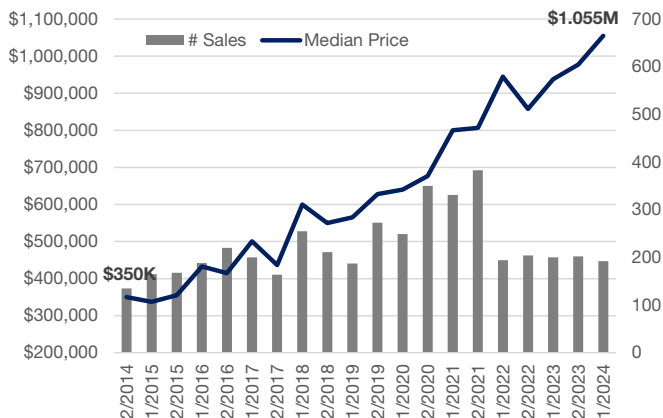
These housing market fundamentals—high owner-occupancy, a significant proportion of freestanding homes, low rental vacancy, and strong rental growth—combine to make Palm Beach an attractive and stable location for both homeowners and investors. The balance between owner-occupiers and a robust rental market suggests that Palm Beach will continue to perform well in terms of property value growth and appeal, as demand for high-quality coastal living continues to expand.

Apartment Price Growth

The apartment market in Palm Beach has shown remarkable growth over the past decade, positioning the suburb as a standout performer on the Gold Coast.

The \$1.055 million Palm Beach median apartment asserts a \$260,000 premium above the wider Gold Coast median of \$795,000. The median apartment price in Palm Beach has tripled in the last 10 years, a significant increase compared to the broader Gold Coast, where median apartment prices have only doubled during the same period. This rapid appreciation highlights the high demand for apartments in Palm Beach, driven by its prime coastal location, lifestyle appeal, and a steady influx of affluent residents.

MEDIAN APARTMENT PRICE GROWTH- PALM BEACH

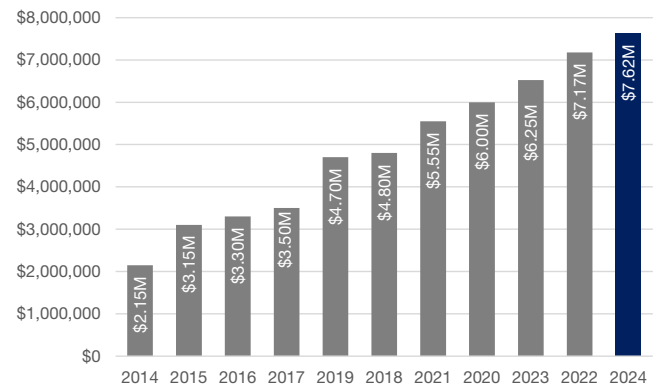


SOURCE: PRICEFINDER

At the top end of the market, the maximum settled apartment price in Palm Beach has seen even more impressive growth, having increased by a factor of 3.5 over the past decade.

This level of appreciation underscores the suburb’s increasing desirability among high-net-worth individuals and luxury buyers who are willing to pay a premium for waterfront and high-end properties with direct beach access and panoramic ocean views.

MAXIMUM ANNUAL SETTLED APARTMENT SALE PRICE- PALM BEACH



SOURCE: PRICEFINDER

The substantial growth in both median and maximum apartment prices reflects Palm Beach’s evolution into a high-value property market. This consistent upward trajectory not only speaks to the suburb’s strong investment potential but also reinforces its status as one of the Gold Coast’s premier residential locations, particularly for those seeking a stable, long-term investment in an exclusive coastal setting.



Premium Apartment Resales Performance and Investment Outlook

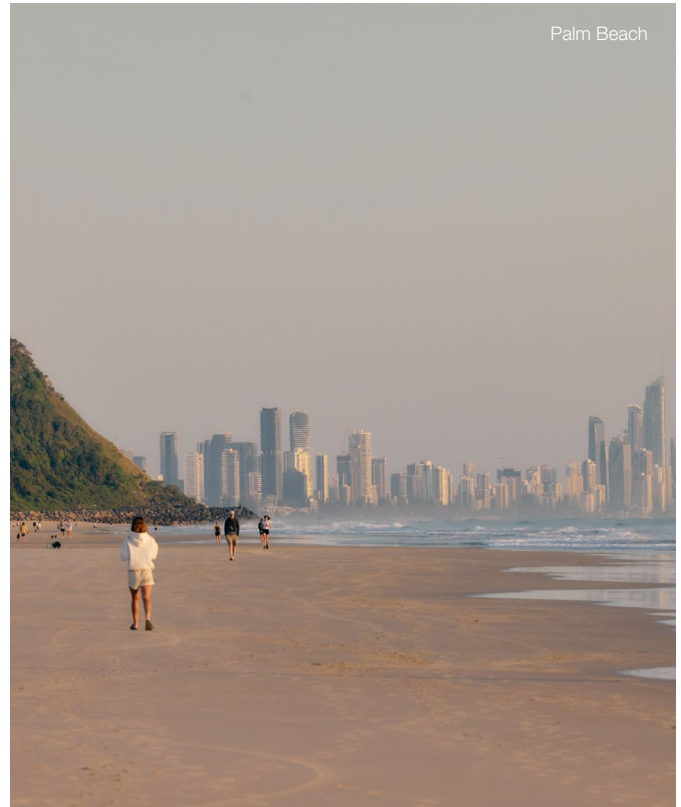
Recent apartment resale results further substantiate the phenomenal growth that has been experienced in the Palm Beach apartment market. They also serve to illustrate the extent of outperformance that has been achieved beyond the standard measure of market growth reflected in median values, especially within the premium segment.

Analysis of top apartment resales reveals an average annual price growth exceeding \$1 million, underscoring the suburb's attractiveness to high-net-worth buyers and investors. This impressive rate of appreciation highlights the strong demand for luxury apartments in Palm Beach, driven by its prime beachfront location and the growing reputation of the suburb as a high-value property market.

On average, these premium apartment resales achieved a total growth of \$1.66 million over a relatively short hold period of just 1.7 years. This rapid and substantial capital appreciation reflects Palm Beach's status as a dynamic and high-performing market on the Gold Coast, where premium properties continue to deliver significant returns. Such growth rates not only point to Palm Beach's current desirability but also reinforce its future potential as a stable, high-yielding investment.

Palm Beach's unique combination of lifestyle appeal, robust economic profile, and premium housing market fundamentals positions it as a standout location for both homeowners and investors.

The suburb's ongoing development, particularly in high-end apartments and beachfront homes, ensures that demand remains strong and values continue to rise. As Palm Beach evolves, it promises sustained growth and investment appeal, making it one of the Gold Coast's most attractive residential and investment markets for years to come.



PALM BEACH APARTMENT REALES PERFORMANCE

Address	Initial Sale Price	Initial Sale Date	Resale Price	Resale Date	Hold period (Yrs)	Total Growth	Ave. Annual Growth
904/6 PALM BEACH AVENUE	\$1,008,060	13/01/2022	\$1,680,000	18/05/2022	0.3	\$671,940	\$1,962,065
201/2C TWENTY SEVENTH	\$4,500,000	2/03/2023	\$5,500,000	31/01/2024	0.9	\$1,000,000	\$1,089,552
1/4 SEVENTEENTH AVE	\$2,020,000	11/06/2021	\$2,850,000	30/06/2022	1.1	\$830,000	\$788,932
801/4 PALM BEACH AVE	\$3,030,777	13/04/2021	\$3,950,000	03/06/2022	1.1	\$919,223	\$806,530
801/460 THE ESP	\$2,644,379	28/06/2021	\$4,100,000	12/10/2022	1.3	\$1,455,621	\$1,128,029
502/2 TWENTY THIRD AVE	\$2,100,000	13/01/2020	\$3,400,000	21/06/2021	1.4	\$1,300,000	\$903,810
5/1015 GOLD COAST HWY	\$1,500,000	26/02/2021	\$2,975,000	20/08/2022	1.5	\$1,475,000	\$996,991
207/2C TWENTY SEVENTH	\$3,956,480	13/04/2021	\$7,625,000	08/03/2024	2.9	\$3,668,520	\$1,263,217
12/1 NINETEENTH AVE	\$4,843,839	13/04/2021	\$7,400,000	10/07/2024	3.2	\$2,556,161	\$788,006
901/2 TWENTY THIRD AVE	\$3,025,000	11/12/2019	\$5,825,000	18/06/2023	3.5	\$2,800,000	\$795,331
Average					1.7	\$1,667,647	\$1,052,246

SOURCE: PRICEFINDER

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