



# Beenleigh & Waterford Suburb Summary

*Your February 2026 Property Snapshot*



Fresh data, shifting trends, and what it could mean for your next move.

As we move through the first quarter of 2026, we're seeing noticeable changes across both Beenleigh and Waterford. Whether you're thinking of selling, investing, or simply staying informed, here's what's happening locally 📍



## **Beenleigh – Market Highlights**

The market has picked up pace, with more activity across the board:

- 32 new sale listings (↑ 166.67%)
- 38.9 average days on market (↑ 30.05%)
- 3.82% average vendor discount (↑ 167.13%)
- 12 recent sales advised (↑ 9.09%)
- 34 withdrawn listings (↑ 9.68%)
- 60 rental listings (↑ 3.45%)

What this tells us: More properties are coming to market, giving buyers increased choice. However, higher vendor discounts suggest buyers are negotiating firmly.

Presentation and pricing strategy are more important than ever.

## **Waterford – Market Highlights**

Waterford is also seeing strong movement:

- 25 new sale listings (↑ 56.25%)
- 26.22 average days on market (↑ 44.44%)
- 3.96% average vendor discount (↑ 195.52%)
- 10 recent sales advised (↑ 9.09%)
- 5 withdrawn listings (↑ 75%)
- 24 rental listings (↑ 33.33%)

What this tells us: Properties are still selling relatively quickly, but buyers are negotiating harder. The jump in rental listings may also create more options for tenants

## February Home Tip

Boost street appeal before autumn 🍂

With buyer activity strong, simple upgrades can make a big difference:

- Refresh mulch and garden edges
- Pressure clean driveways and paths
- Touch up exterior paint where needed

First impressions matter — especially in a market where buyers are moving quickly.

## Lifestyle & Community Note

As the year settles into rhythm, February is often when serious buyers enter the market after the holiday break. Families are settled into school routines, and decision-making picks up pace.

If property goals are on your radar this year — upsizing, downsizing, investing, or relocating — now is a smart time to start the conversation.

## Want Deeper Suburb Insights?

If you'd like a more detailed breakdown for Beenleigh and Waterford, or any surrounding suburb you're watching, I'm happy to share tailored market data.

[Beenleigh Suburb Summary](#)

[Waterford Suburb Summary](#)

## 👋 Here to Help

If you're thinking about selling, investing, or simply planning ahead, feel free to reach out. I'm here to support you with accurate, localised property guidance whenever you need it.

Here's to a confident start to 2026! 🎉

Warm regards,



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