



Beenleigh & Waterford Suburb Summary

Your April Property Snapshot + What It Means for You



As we move further into autumn, the local property market is showing some interesting shifts across Beenleigh and Waterford. Whether you're actively considering a move or just keeping tabs on your home's value, here's a quick update to keep you informed and ahead of the curve.



Beenleigh Snapshot

- New listings have increased, giving buyers more choice and creating a more balanced market
- Homes are selling slightly faster, with average days on market improving
- Vendor discounting remains low, suggesting sellers are still holding firm on price expectations
- A noticeable rise in both sales activity and withdrawn listings indicates a market adjusting in real time
- Rental listings have edged up, offering more options for tenants

Waterford Snapshot

- Listing numbers have also grown, though at a more moderate pace
- Properties are taking longer to sell, giving buyers more negotiating power
- Vendor discounting remains minimal, showing sellers are still confident
- Sales activity has slowed, while withdrawn listings have increased—highlighting more cautious decision-making
- Rental supply has expanded, easing pressure slightly in the leasing market

What this means:

We're seeing a transition phase—more stock, varied buyer activity, and subtle shifts in negotiating dynamics. For sellers, presentation and pricing strategy matter more than ever. For buyers, opportunities are opening up.





As the weather cools, first impressions count even more. Simple updates like tidying the garden, pressure washing paths, and adding warm outdoor lighting can make a big difference if you're thinking of selling in the coming months.

Lifestyle & Community Note

Autumn is one of the best times of year to enjoy the local lifestyle—cooler days, community events, and a great chance to reset goals before the busy mid-year period. If property is on your mind in 2026, now is a smart time to start planning and understanding your options.



Want Even More Suburb-Specific Insights?

If you're curious about where your property sits in today's market—or want insights on another suburb—feel free to reach out or access the latest data below.

[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. We're here to support you with accurate, localised property guidelines whenever you need it.

Regards,



Trina Wilson
Sales Manager | Co-Owner
0427 188 500
trina.wilson@ljhbeenleigh.com.au
1/14-16 James St, Beenleigh QLD 4207
beenleigh.ljhooker.com.au



Experience the difference.
Partner with us today.



[Book an appraisal](#)

LJ Hooker PROPERTY PODCAST

BEENLEIGH & SURROUNDS



Follow us



[Our Listings](#) | [Open Homes](#) | [Auctions](#) | [Recent Sales](#) | [Our Rentals](#) | [Our Team](#)

Brorad Pty Ltd T/as LJ Hooker Beenleigh, 1/14-16 James Street Beenleigh QLD 4207

07 3807 7900 | bs@ljhbeenleigh.com.au | beenleigh.ljhooker.com.au

Disclaimer: This newsletter does not necessarily reflect the opinion of the publisher. It is intended to provide general news and information only. While every care has been taken to ensure the accuracy of the information it contains, neither the publishers, authors nor their employees, can be held liable for inaccuracies, errors or omissions. Copyright is reserved throughout. No part of this publication can be reproduced or reprinted without the express permission of the publisher. All information is current as of publication release and the publishers take no responsibility for any factors that may change thereafter.

Readers are advised to contact their financial adviser, broker, or accountant before making any investment decisions and should not rely on this newsletter as a substitute for professional advice. ©LJ Hooker Limited 0417

Our complete privacy policy can be obtained by calling 1800 681 928, accessing www.ljhooker.com or visiting our website at beenleigh.ljhooker.com.au.

If you don't wish to receive any further communication of this kind, please click below to unsubscribe.

[Unsubscribe](#)