



# Beenleigh & Waterford Suburb Summary

*Start the year informed, confident, and one step ahead  
in property!*



As we step into 2026, it's the perfect time to check in on how your local property market is shaping up—and what early trends could mean for the months ahead.

Whether you're planning a move this year, reviewing your investment strategy, or simply staying informed, this January snapshot will keep you in the loop.



## Property & Market Highlights

While the festive slowdown is behind us, early-year activity is already revealing some interesting trends:

- Buyer demand remains steady for well-presented homes
- Days on market are tightening compared to late 2025
- Vendor discounts remain relatively low, showing sellers still have confidence
- Rental availability is increasing, but competition remains strong
- Early momentum suggests a more active market as 2026 unfolds

If a move or property decision is on your radar this year, now is a smart time to start planning .

### **Beenleigh – January 2026 Snapshot**

Here's how Beenleigh has performed over the past 30 days:

-  New Sale Listings: 17 (↑ 30.77%)
-  Average Days on Market: 38.93 (↓ 20.86%)
-  Average Vendor Discount: 2.86%
-  Recently Advised Sales: 5 (↑ 78.26%)
-  Withdrawn Listings: 31
-  Total Rental Listings: 53 (↑ 15.87%)

#### **What this suggests:**

Homes are moving faster, and buyer confidence is improving—especially for properties priced and presented well.

## Waterford – January 2026 Snapshot

Waterford is also showing strong early-year movement:

-  New Sale Listings: 23 (↑ 43.75%)
-  Average Days on Market: 32.51 (↓ 48.53%)
-  Average Vendor Discount: 1.95%
-  Recently Advised Sales: 7 (↑ 56.25%)
-  Withdrawn Listings: 18
-  Total Rental Listings: 35 (↑ 25%)

### **What this suggests:**

Shorter selling times and minimal discounting point to solid buyer competition in the area.

## New Year Home Tip

### **Set your property up for success in 2026:**

Start the year by tackling small maintenance jobs—think paint touch-ups, garden clean-ups, and minor repairs. These simple improvements can make a big difference if selling or renting becomes part of your plan later this year ✨.

## Lifestyle & Community Note

January is all about fresh starts. It's the month where goals are set, plans are made, and momentum builds. Whether it's upsizing, downsizing, investing, or simply staying informed—being aware of local market movements puts you in a strong position.

## Want Suburb-Specific Market Insights?

If you'd like detailed, suburb-specific data—or a tailored breakdown for your own property—I'm always happy to help.

[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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