

Gold Coast Region Report

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December 2025



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Gold Coast High-Growth Suburb Profile

1. Property Market Trends in Top Forecast Suburbs

According to Microburbs data, **Runaway Bay, Paradise Point, Currumbin Valley, Burleigh Heads, and Currumbin** are poised for the strongest property price growth over the next four years. These five suburbs top the Gold Coast–Tweed Heads region for **4-year capital growth forecasts**, indicating they are expected to **outperform the broader market**. Recent price trends support this optimism: the Gold Coast–Tweed region as a whole saw prices jump **+10.5% in the year to August 2024**, and an astonishing **+79.9% over the past five years**. In this context, the identified suburbs are projected to lead further gains, likely achieving **double-digit annual growth** on the back of strong demand and constrained supply.

Historical Growth (Houses vs Units): These high-growth suburbs have enjoyed robust capital growth historically, with **houses and units both rising strongly**. Notably, in several of these beachside locales, **units have surged even faster than houses in recent years**. For example, Paradise Point's median house price is about **\$1.6M (up 11% over the past year)**, while its median unit price is around ****\$1.5M (up 23% in 12 months) ****. Runaway Bay shows a similar trend, with house values up **7.3%** vs unit values up **22.8%** in the last year. Over the longer term, houses in these suburbs have seen solid appreciation (on the order of ~8–10% per annum on average), but **modern apartments have recently narrowed the gap**. This reflects downsizer and investor interest in premium units – for instance, **average annual growth for units** in Paradise Point has been ~15%, outpacing the ~9% for houses. Still, **detached houses remain highly sought-after** for their land component and scarcity, especially in tightly held waterfront communities.

Supply and Demand Indicators: All five suburbs exhibit **healthy seller's market conditions**, with properties selling quickly and vacancy extremely low. Houses typically spend only **about 30–40 days on market** on average in these areas, underscoring **quick turnover and strong buyer competition**. In Paradise Point, **142 house sales** occurred in the past 12 months – a high volume – yet the median days on market was just 34 days. Similarly, Runaway Bay's units average under 4 weeks on market. **Buyer demand exceeds supply**, keeping upward pressure on prices. Limited new development in these established suburbs means **existing housing stock is highly competed over**. Vendor discounting is modest (often around 5–10% below initial list prices), and **auction clearance rates** have been strong amidst the growth cycle. On the supply side, new listings are relatively scarce – these neighbourhoods are largely built-out or have planning restrictions that limit massive new supply. Tight **rental markets** also signal heavy demand: the region's rental vacancy rate sits at an exceptionally low ~1.1%, and each suburb sees **rentals snapped up quickly** as well. Yields for houses are around **3–4%** (e.g. ~3.2% in Paradise Point) and units similar. While those yields are only moderate, investors are primarily attracted by the **prospects of capital growth**. Overall, **market**

trends point to rising prices ahead – a conclusion backed by forecasts and current momentum. (See Table 1 below for a comparison of recent prices and growth rates in the top forecast suburbs.)

Table 1 – Recent House Price Trends in High-Growth Forecast Suburbs

Suburb	Median House Price (2024)	12-mo House Price Growth	Market Supply/Demand
Runaway Bay	~\$1.44 million	+7.3%	131 sales in 12 mo; ~36 days on market
Paradise Point	~\$1.60 million	+11.1%	142 sales in 12 mo; ~34 days on market
Burleigh Heads	~\$1.50–1.70 million	~+10%	High demand; few listings (coastal hotspot)
Currumbin	~\$1.60 million	+12.1%	45 sales in 12 mo; ~37 days on market
Currumbin Valley	~\$1.66 million	+14.5%	29 sales in 12 mo; ~38 days on market

The table above illustrates that these suburbs already command **premium house prices** (ranging ~\$1.4M–\$1.7M) and have logged **strong annual growth** (7–15% in the past year). Days on market well under 2 months reflect **brisk turnover**, a hallmark of high demand. Notably, **Currumbin Valley**, despite its semi-rural character, had one of the highest annual growth rates (+14.5%) – aligning with Microburbs’ identification of its investment potential. This data underpins the **optimistic 4-year forecasts**: with such tight supply and sustained buyer interest, these suburbs are expected to continue on an **upward price trajectory** through 2025 and beyond.

2. Economic and Market Drivers

Several macro factors and local economic drivers are fueling property demand across the Gold Coast – Tweed Heads, and especially in the high-growth suburbs:

- **Booming Population & Migration:** The Gold Coast is one of Australia’s fastest-growing regions. In 2023 alone, close to **20,000 new residents** moved to the Gold Coast, the largest annual influx on record. Ongoing **interstate migration**, particularly from southern states, is a major demand driver – many newcomers are lifestyle-driven buyers targeting suburbs like Burleigh Heads or Paradise Point. Over the past decade, the Gold Coast gained nearly **250,000 net new residents** from other parts of Australia. This explosive population

growth underpins housing demand, both for purchases and rentals, especially in desirable coastal and family-friendly areas.

- **Key Industries and Employment Hubs:** The region's economy is diverse, anchored by tourism but also growing health, education, and professional sectors. **Tourism and hospitality** remain vital – the Gold Coast's famous beaches, theme parks, and attractions support ****Accommodation/Food Services (~11% of employment) ****. Many jobs in this sector are located around coastal hubs (Surfers Paradise, Broadbeach), indirectly benefiting nearby housing markets. ****Healthcare and social assistance (13% of local employment) and retail trade (12%) are the top industries by workforce share ****, reflecting the city's large hospital precincts (e.g. the Gold Coast University Hospital in Southport) and retail centers (Pacific Fair, Robina Town Centre). **Education** is another draw: the Gold Coast hosts major universities (Griffith University, Bond University) and language colleges, attracting domestic and international students (the international education sector added ~\$600M to the local economy in 2023) and supporting demand for rentals and units. Meanwhile, the Gold Coast's growing **"knowledge economy"** – with expanding IT, film, and sport industries – is creating higher-income jobs, feeding into housing demand for upscale suburbs. Importantly, **employment nodes are dispersed** (Southport CBD, Robina, Broadbeach, and emerging hubs like Coomera), meaning all the highlighted suburbs have reasonable access to jobs: for example, Paradise Point and Runaway Bay are near the northern marine industry and Helensvale (with its office parks and light industrial employment), while Burleigh Heads has a local light industrial area and is mid-way between the major Southport and Airport job hubs.
- **Local Economic Strength:** The Gold Coast's economy has been outperforming – it is now **Australia's 6th largest city** and recently was noted as the **second most expensive property market** in the country (median house ~\$1.17M as of Aug 2024), surpassing some capitals. This status is underpinned by **strong economic growth and low unemployment** (pre-COVID unemployment fell significantly). **Construction and real estate activity** have been high, supported by low interest rates (until 2022) and buyers seeking lifestyle relocations. **Investor sentiment remains positive** – many investors view the Gold Coast as a long-term play, given its evolution from primarily a tourist town to a diversified city. **Rental returns** are bolstered by tight vacancies, and **price momentum** has attracted investor interest even with moderate yields. Indeed, **investor activity picked up in 2023–24**, including interstate investors and even some international buyers drawn by the relative value versus Sydney. The **prestige market** has also boomed (e.g. a record \$11M sale in Burleigh Heads), indicating confidence in the region's luxury segment. Overall, **demand drivers like population growth, lifestyle appeal, and economic diversification continue to funnel buyers into the property market**, especially in suburbs offering both investment potential and exceptional livability.
- **Rental Market Trends:** The rental market's strength underscores the economic drivers. With vacancies around **1%** and steady rent rises, **investors see low risk of prolonged vacancy** and potential for rental growth. In these high-growth suburbs, weekly rents are quite high (e.g. ~\$900 for houses in Currumbin and Paradise Point), yet properties still rent

quickly due to the influx of new residents and limited supply. Many essential workers and young families face affordability challenges renting or buying on the Coast, which has kept rental demand intense for any available dwelling. This dynamic of **strong rental demand and rising rents** improves the **investment case** for buying property, even as interest rates have risen, because investors anticipate that **continued population and jobs growth will support both capital values and rents**. Indeed, **surveys of investor sentiment** show the Gold Coast is frequently ranked as a property investment hotspot going into 2025.

In summary, a combination of **demographic momentum**, a **diverse growing economy**, and the Gold Coast's transformation into a year-round lifestyle destination (not just a holiday spot) are driving sustained property demand. These forces particularly benefit suburbs that offer lifestyle advantages (beach access, cafes, family amenities) and relative scarcity, which is exactly the case for Runaway Bay, Paradise Point, Burleigh Heads, Currumbin and Currumbin Valley.

3. Infrastructure and Development Projects

Ongoing and planned infrastructure developments on the Gold Coast are further boosting the property outlook, often **improving connectivity and amenities** for the key suburbs:

- **Transport Upgrades:** The Gold Coast's biggest transport project is the expansion of the **G:Link light rail system**. *Stage 3* of the light rail, extending from Broadbeach south to **Burleigh Heads**, is under construction and slated to open in late 2025. This extension will greatly improve access to Burleigh Heads (one of our high-growth suburbs) by providing a rapid transit link to Broadbeach and Surfers Paradise, and eventually to the heavy rail at Helensvale. Burleigh's connectivity boost is expected to **increase property demand** there, especially for units and tourist accommodation, as commuting and visiting becomes easier. Future stages are planned to continue the line to the airport and Coolangatta by 2030, which would benefit **Currumbin** and surrounding southern suburbs. In the north, the **Coomera Connector (the "Second M1")** is a major new highway under development. *Stage 1* of this motorway – a 16-km route parallel to the M1 – will progressively open from **late 2025**. While its route is inland, it will **reduce congestion on the existing M1**, cutting travel times between Brisbane and the Gold Coast. This is good news for suburbs like Paradise Point and Runaway Bay in the northern Gold Coast, which rely on the M1 via Helensvale for commuting. Easier commutes can make these suburbs more attractive to Brisbane-based workers or businesses. Additionally, upgrades to the **Pacific Motorway (M1)** itself (widening projects around Varsity Lakes to Tugun, and at interchanges) are ongoing, improving access to Currumbin and Burleigh Heads. Enhanced connectivity generally **drives up property values** by expanding the pool of potential buyers and making it feasible to live further from work centers – a trend we expect to continue benefiting these suburbs.
- **Major Developments & Urban Projects:** Significant development projects are underway that will shape the region's economy and housing demand. In the Gold Coast CBD (Southport), for instance, plans for **11 new high-rise towers** have been approved to accommodate growth. This injection of commercial and residential space in Southport's

business district will bolster the city's job capacity and draw more residents for work, indirectly supporting housing markets citywide. Other commercial projects include the expansion of **The Star Casino resort in Broadbeach** (adding new hotel and apartment towers in 2022–2024) and the completion of the **Langham luxury hotel** in Surfers Paradise – these enhance the Gold Coast's tourism appeal and create jobs. While these projects are not located in the five highlighted suburbs, they contribute to a **halo effect**: the rising profile and investment in the Gold Coast as a whole tends to lift property demand in all desirable areas. There are also local developments near the target suburbs. For example, around **Runaway Bay/Paradise Point**, new waterfront residential projects and marina upgrades have been proposed (such as boutique apartment complexes along the Broadwater). The Runaway Bay Marina precinct continues to see improvements, and Paradise Point's esplanade area has added dining and retail upgrades, all of which **enhance lifestyle appeal** and attract buyers. In **Currumbin** and **Currumbin Valley**, development is more restrained due to environmental protections, but there are ongoing improvements in road infrastructure (upgrades to the Currumbin Creek Road, for instance) and eco-tourism facilities (Currumbin Wildlife Sanctuary expansions) that make the area more attractive while preserving its natural charm.

- **Community Infrastructure:** New or improved community facilities can significantly impact livability. The northern Gold Coast is getting a new **public hospital at Coomera** (expected by 2028), which, while a few years away, is already boosting confidence in the corridor. Paradise Point and Runaway Bay residents will benefit from having additional health services within reach once that hospital is built. Meanwhile, existing hospitals such as **Gold Coast University Hospital (Southport)** and **Robina Hospital** have ongoing expansions, ensuring quality healthcare access region-wide – an important factor for families and retirees considering these suburbs. Education infrastructure is also growing: new schools (like Gainsborough State School in Pimpama) and university campus investments (Bond and Griffith expanding programs) ensure the region keeps attracting students and young families. Specifically, **schools** near the high-growth suburbs are a draw: for example, **Palm Beach Currumbin High School (PBC)** near Currumbin is one of the Gold Coast's top public schools, which adds to Currumbin's family appeal. Likewise, Burleigh Heads is near sought-after schools (Marymount College, Somerset College a short drive) and sports facilities. Continued investment in parks and recreation is notable too – the planned **Greenheart urban parklands** (a 252ha project between Robina and Carrara) will create a huge central park for the city, analogous to a "Central Park" for Gold Coast. While not adjacent to our key suburbs, it exemplifies the city's commitment to livability, and such projects tend to **support property values region-wide** by making the Gold Coast more attractive to prospective residents.
- **Olympics 2032 and Long-Term Outlook:** Looking further ahead, South-East Queensland's hosting of the **2032 Olympic Games** is a major catalyst. Several Gold Coast venues will be used (e.g. Gold Coast Convention Centre, aquatic centre, and likely some football events), and an **athletes' village** is planned for the Coast (Robina has been mentioned for a potential athlete village or training facilities). In preparation, state and local authorities are channeling funds into transport and infrastructure – the light rail extension, M1 works, and Greenheart

park are partly motivated by the 2032 outlook. The expectation of the Olympics has already prompted forecasts that ****by 2030, Gold Coast property could become extremely expensive (some experts suggest sub-\$2.5M houses may be rare) ****. While that is speculative, the Olympics are expected to raise the Gold Coast's international profile, drive tourism and construction, and leave an infrastructure legacy that benefits residents. For the high-growth suburbs in question, the lead-up to 2032 likely means **continued public and private investment** in the city, fueling demand. For instance, better transport (possibly heavy rail to the airport through Currumbin by 2030, if funded) would directly lift Currumbin/Currumbin Valley accessibility. Overall, current and upcoming infrastructure projects – from better roads and transit to new hospitals and urban renewal – are **reducing travel times, expanding amenities, and supporting economic growth**, all of which tend to **translate into higher property demand and rising real estate values** in well-located suburbs.

Impact on Property Prices: The combined effect of these projects is already being felt. Enhanced connectivity (like the light rail and highway upgrades) often leads to **price uplifts** as previously out-of-reach areas become more accessible. For example, Burleigh Heads' property prices have surged partly in anticipation of the tram reaching the suburb. Similarly, road improvements up north are making Paradise Point and Runaway Bay more attractive for those who commute. Major developments bring jobs and vibrancy, which **boost buyer confidence** in the market. In essence, infrastructure acts as a **value catalyst**: by improving liveability and economic opportunity, it **increases the desirability** of these suburbs for both investors and owner-occupiers. Areas that combine such improvements with limited new housing supply – like our five focus suburbs – stand to see **strong capital growth** as a result.

4. Liveability and Lifestyle Factors

One reason these suburbs are forecast for high growth is that they score exceptionally well on **livability metrics**. Microburbs' indices for factors like family-friendliness, community, tranquility, and lifestyle amenities highlight the strong **quality of life** these locales offer:

- **Family-Friendliness:** All five suburbs are great for families, with **good schools, low crime, and plenty of parks**. Microburbs gives ****Currumbin and Currumbin Valley a 9/10 Family Score ****, reflecting the high proportion of families, presence of schools/childcare, and safe environment. The other suburbs are close behind at 8/10. For example, Burleigh Heads and Paradise Point both have numerous parks and playgrounds (Paradise Point has a popular foreshore park with kids' facilities), and **low crime rates** (each has a 10/10 Safety Score on Microburbs). Schools are a key draw: **Currumbin** is in the catchment for Palm Beach Currumbin High (renowned for academics and sports), and has primary schools nearby. **Burleigh Heads** is near multiple quality schools (Caningeraba Primary, Marymount, etc.). **Paradise Point/Runaway Bay** offer a family-friendly coastal lifestyle with calm swimming areas (Broadwater beaches) and sports facilities (Runaway Bay Sports Super Centre). These features contribute to a **safe, community-oriented atmosphere** that families seek.

- Community Engagement:** A standout feature is the **strong sense of community**. Three of the five suburbs – **Paradise Point**, **Currumbin**, and **Currumbin Valley** – score a perfect 10/10 on Microburbs' Community Score **, indicating very high levels of community involvement and cohesion. These are areas where neighbors know each other, local clubs and events thrive, and residents tend to be engaged (through community groups, surf clubs, or volunteering). **Paradise Point**, for instance, hosts regular markets and community events in its village center and has active local business and boating clubs. **Currumbin** is known for its community-driven initiatives (like the annual Swell Sculpture Festival on Currumbin Beach and strong volunteerism at Currumbin Wildlife Sanctuary). **Currumbin Valley** has a tight-knit semi-rural community vibe – acreage residents band together for environmental conservation and local events (the local hall often hosts workshops, yoga, etc.). Even Runaway Bay and Burleigh Heads score a high 9/10 for Community, evidence of vibrant local sports clubs, social groups, and engaged long-term residents. This **sense of community creates an inviting environment** that supports property values – people are willing to pay a premium to live in a place with an active, friendly community.
- Tranquility:** Despite being in a growing city, these suburbs offer pockets of tranquility. **Currumbin Valley** unsurprisingly scores **10/10 for Tranquillity **, being a hinterland area of lush forests, creeks, and acreage properties – it's extremely quiet and peaceful, with minimal traffic or noise. The others each score a strong **9/10 for Tranquillity **, indicating they successfully balance access to amenities with a peaceful residential feel. **Burleigh Heads** has the tranquil Burleigh Head National Park and beach at its doorstep; once off the highway, its residential streets are leafy and calm. **Paradise Point** and **Runaway Bay** are known for *waterfront tranquility* – many homes front canals or the Broadwater, enjoying sea breezes and scenic views. These areas have limited commercial strips (Paradise Point's cafe strip is low-rise and closes early, preserving evening quiet). **Currumbin** offers tranquility in both its beach and valley sections – the Currumbin Creek estuary and beach are quieter than the tourist-heavy beaches up north, and the inland part of Currumbin backs onto bushland. For buyers, this tranquility combined with connectivity is a big selling point: one can enjoy a **relaxed, quiet environment** without being too isolated.
- Lifestyle Amenities:** All five suburbs rank highly for lifestyle, with **scores of 8 or 9 out of 10 on Microburbs' Lifestyle metric **. A high Lifestyle Score indicates plentiful amenities such as cafes, restaurants, shops, and entertainment options, as well as proximity to beaches or nature. **Burleigh Heads** in particular has become a lifestyle mecca – it boasts a famous surf beach, trendy cafes and restaurants (like along James Street), a craft brewery scene, and weekly farmers' markets. **Paradise Point** offers a charming village center with waterfront dining and boutiques, plus easy access to boating (many lifestyle buyers here have boats). **Runaway Bay** has a major shopping centre and a marina; it's convenient while still having leisure options (the Sports Super Centre for athletics, sports clubs, etc.). **Currumbin** has the beach lifestyle (surfing, paddle-boarding in Currumbin Creek) and cafe spots like the Beach Shack, as well as the huge Currumbin Wildlife Sanctuary (providing both recreation and green space). While **Currumbin Valley** scores slightly lower (8/10) in Lifestyle – due to its more rural setting with fewer shops – it is just a short drive to Currumbin/Palm Beach amenities, and it offers unique lifestyle features of its own (such as

organic farms, retreat centers, and scenic hiking trails). Collectively, these suburbs provide an enviable mix of **recreation, dining, and leisure opportunities** that cater to both families and professionals. Many are near beaches or waterways, supporting an active outdoor lifestyle (surfing, boating, walking tracks). Table 2 below summarizes the Microburbs livability scores, which quantify these lifestyle factors.

Table 2 – Microburbs Liveability Scores (out of 10)

Suburb	Family Friendly	Community Engagement	Tranquility	Lifestyle Amenities
Runaway Bay	8/10	9/10	9/10	9/10
Paradise Point	8/10	10/10	9/10	9/10
Burleigh Heads	8/10	9/10	9/10	9/10
Currumbin	9/10	10/10	9/10	9/10
Currumbin Valley	9/10	10/10	10/10	8/10

Source: Microburbs suburb scores . All five suburbs rate very highly across livability dimensions. Notably, Paradise Point, Currumbin, and Currumbin Valley each score a **perfect 10** for Community, indicating exceptional community spirit. Currumbin Valley’s tranquil rural environment earns it 10/10 for Tranquility. Even the “lowest” score in this set (8/10) is still well above average – underscoring the **well-rounded lifestyle appeal** of these locations.

Beyond the numbers, each suburb offers a distinct lifestyle niche: **Runaway Bay** and **Paradise Point** cater to those seeking a **laid-back coastal lifestyle** with boating, fishing, and calm waters for families (the Broadwater’s shoreline is ideal for young kids). **Burleigh Heads** attracts surfers, cafe-goers, and those craving a mix of nature (the headland park) and nightlife (trendy bars), thus appealing to both young professionals and families. **Currumbin** is beloved by those who want a **slower-paced beach town vibe** – it’s less commercial than central Gold Coast strips, with an emphasis on nature (Currumbin Alley, wildlife sanctuary) and community arts (the Swell festival). **Currumbin Valley** appeals to buyers looking for **privacy, greenery, and a retreat-like atmosphere** just 15 minutes from the beach – often lifestyle-oriented buyers like yoga instructors, artists or people who work remotely choose the Valley for its peace. All these variations have one thing in common: a **high quality of life** that drives people to either move there or stay long-term, which in turn supports strong property demand.

- **Amenities and Services:** In terms of practical amenities, these suburbs have convenient access to daily needs. Shopping is well-provided: Runaway Bay has its eponymous shopping centre; Paradise Point is a short drive to bigger retail at Harbour Town or Runaway Bay.

Burleigh Heads has village shops plus major retail in adjacent **Stocklands Burleigh Heads** and is 10 minutes from Robina Town Centre (the Coast's second-largest mall). Currumbin has smaller local shops but is very close to The Pines shopping center in Elanora, and about 10 minutes to Coolangatta's malls. Healthcare facilities are within reach too: residents of northern Gold Coast (Runaway Bay/Paradise Point) use the Gold Coast University Hospital or Gold Coast Private Hospital (~20 minutes drive), while southern suburb residents use **John Flynn Private Hospital** (Tugun, ~5–10 minutes from Currumbin) or Robina Hospital (~15 minutes from Burleigh/Currumbin). There are also ample general practices, specialists, and pharmacies in the vicinity of each suburb. Each community also benefits from local entertainment and dining. For instance, **Paradise Point's dining precinct** has a mix of cuisines and is a destination in its own right for evening strolls by the water. **Burleigh's restaurant scene** (e.g. Rick Shores, Justin Lane rooftop) draws people from across the Gold Coast, adding cachet to the postcode. Even quiet Currumbin hosts popular cafes (like Currumbin Beach Vikings Surf Club, spectacularly located on a rocky outcrop over the ocean). These amenities mean residents don't have to travel far for leisure or necessities – a key aspect of **livability** that keeps these suburbs in high demand.

- **Environmental Quality:** The natural environment is a huge asset to these suburbs' lifestyle. All except Currumbin Valley are on the coast, featuring clean beaches or Broadwater frontage. **Burleigh Heads Beach and Currumbin Beach** are regularly voted among the best in Queensland, offering surfing, swimming and beautiful scenery. Extensive parklands are present (for example, Burleigh Head National Park and Palm Beach Parklands near Currumbin). Currumbin Valley, while inland, boasts lush rainforest, waterfalls (Cougal Cascades), and eco-reserves. Residents highly value the **nature and open space**, and local councils have generally protected these environmental features (limiting overdevelopment). This has a positive feedback on property: areas with protected natural beauty often see **sustained property appreciation** as scarcity increases. Moreover, the presence of trees, parks and water leads to better micro-climates and aesthetics, further enhancing **day-to-day livability**.
- **Environmental Risks:** It's worth noting some **environmental risk factors** as part of the lifestyle profile. Being coastal or near waterways, **flooding** can be a concern in parts of these suburbs. According to city flood maps, **Currumbin Creek's low-lying areas** are prone to flooding in extreme rain events, which can affect parts of Currumbin (near the creek) and some acreage in Currumbin Valley. Indeed, Currumbin Valley is listed among Gold Coast suburbs most at risk of flooding (along with other valley areas and Burleigh Heads in certain pockets). This means buyers should check flood zones; however, many properties in these areas are elevated (for instance, homes in Currumbin Valley often sit on hillsides above the valley floor, and newer homes near Currumbin Creek are built to flood codes). **Paradise Point and Runaway Bay** are generally well-elevated coastal locales (being by the Broadwater which has tidal influences but less flood from rain); still, waterfront homes could face long-term **sea level rise or storm surge** risks. Local government has robust planning in place, including sea walls and drainage upgrades, to mitigate current flood risk. **Bushfire risk** is another consideration, particularly for Currumbin Valley. With its dense vegetation, parts of the Valley are in bushfire-prone zones. Fire management plans and community

preparedness are in effect, and it hasn't seen significant bushfires in recent years, but it's a factor rural homeowners must be aware of. **Beach erosion** is a periodic issue on Gold Coast beaches – Currumbin and Burleigh periodically undergo beach nourishment to counter storm erosion. While these environmental risks exist, they are **managed and relatively infrequent**. Microburbs' data often include such risk indicators, and the "Risk" score for these suburbs generally takes into account the balance of such factors. Importantly, the high livability and community strengths tend to outweigh these concerns for most buyers, though **insurance costs** can be higher for homes in flood zones or bushfire areas (an extra consideration for investors).

In sum, the livability of these five suburbs is a major **drawcard for both investors and owner-occupiers**. They combine the best of the Gold Coast lifestyle – sun, surf, parks – with safety, community, and convenience. This potent mix not only attracts steady buyer demand but also tends to **insulate these markets from volatility** (people are less likely to sell and leave an area that so perfectly suits their needs). The Microburbs scores and on-the-ground realities make it clear why these suburbs are expected to see **high growth**: they are simply highly desirable places to live, offering lifestyle advantages that are scarce and thus command a premium.

5. Investment Risks and Considerations

While the outlook for these high-growth suburbs is bright, investors should weigh several **risks and considerations** that could impact their investment:

- **Microburbs Risk Scores & Indicators:** Microburbs provides risk metrics that often cover socio-economic and environmental risks. For these Gold Coast suburbs, **crime risk is low** (all have near-max safety scores, indicating minimal crime issues), and **socio-economic risk (e.g. disadvantage) is also low** – they are generally affluent areas with little unemployment or disadvantage. One risk indicator might be the **percentage of area at environmental risk** (flood or bushfire). As discussed, Currumbin Valley likely has a higher proportion of land in risk zones (floodplains, bushfire-prone hills) than an average suburb, which Microburbs would flag. Runaway Bay/Paradise Point might have a minor flood risk in canal estates or a future climate risk. **Investors should check Microburbs' detailed risk sub-scores**, but broadly these suburbs rank as **lower-risk locations** in terms of social factors (stable, owner-occupier communities) and only moderate in environmental risk (with mitigation in place). Microburbs might also score market risk factors – for example, a "Boom/Bust" risk if a suburb's prices are volatile. Given their steady growth, these suburbs likely have *moderate volatility* (coastal markets can cool if the broader cycle turns, but historically they've recovered strongly). In summary, Microburbs data would likely classify these as **relatively safe bets** with some caution around environmental factors.
- **Housing Affordability & Pricing Risks:** One of the main challenges now is **affordability**. Prices in these suburbs have risen to record highs (median house \$1.5M+). This means the pool of buyers who can afford to enter is narrower, and **future growth might moderate** if affordability constraints hit. We're already seeing that first-home buyers and even some

upgraders are priced out of beachside suburbs, which could soften demand at the margins. If interest rates remain high, borrowing capacity is reduced, possibly tempering price growth. Investors need to consider that yields (~3%) are well below current interest rates (which might be ~5–6%), resulting in *negative cash flow* unless rents rise significantly. A **market downturn or plateau** could occur if, for instance, interest rates stay higher for longer or credit policy tightens. After the massive gains of the last five years (nearly +80% region-wide), some analysts caution that growth rates **may not sustain at the same pace**. As one report notes, the recent boom's maturation and affordability issues could ****"moderate price increases in certain segments" ***. Investors should be prepared for the possibility of **slower growth or short-term value dips** if the broader economic cycle turns (e.g., if Australia had a recession or another surge in interest rates, discretionary markets like coastal property can cool off).

- **Regulatory Changes:** Government or regulatory shifts can pose risks. In Queensland, there have been discussions of **land tax reforms** and tighter rules for investors. (For instance, a proposal in 2022 to incorporate interstate properties into land tax calculations caused a stir, though it was ultimately scrapped – had it proceeded, it might have made holding multiple properties including ones on the Gold Coast more costly). **Rental regulations** are also changing: Queensland has limited rent increases to once a year and there's ongoing debate about rental caps and stronger tenant rights. Such changes could affect investor returns and sentiment. Additionally, any changes to **zoning or development policy** can impact values. These five suburbs largely benefit from restrictive zoning (which limits supply, supporting values). If, hypothetically, zoning was relaxed to allow high-rises in Paradise Point or Burleigh Heads in the future, it could increase supply and slightly dilute the exclusivity. There's no indication of major zoning changes for these specific areas currently – in fact, community opposition is strong against overdevelopment – but it's a factor to watch in the long term. Cross-border considerations (for Tweed Heads area investors) include different stamp duty or land tax regimes in NSW, but all our listed suburbs are in QLD, simplifying this.
- **Market Downturn or External Shocks:** Like all property markets, Gold Coast is not immune to cyclical downturns or unexpected shocks. It is somewhat more exposed to **tourism cycles and migration trends** – for example, during the early phase of COVID-19, the Gold Coast market briefly wobbled with international tourism shut down. However, it rebounded strongly thanks to internal migration. An over-reliance on migration is a double-edged sword: if migration were to slow (due to economic downturn or policy changes), demand could soften. **Global economic factors** (like credit crunches or stock market declines) can affect luxury markets – high-end suburbs such as these could see demand pull back if wealthy buyers become cautious. That said, the current outlook is stable, and even during past Australian downturns (e.g. 2018 correction), the Gold Coast saw milder drops than Sydney/Melbourne and recovered faster. **Natural disasters** are another wildcard – a severe flood or storm could temporarily hit market sentiment in an affected suburb. Insurance costs are rising generally, which could affect affordability of holding coastal properties. Investors should ensure they have **adequate insurance and buffers** for such events.

- **Overvaluation Risk:** With rapid recent growth, some fear parts of the Gold Coast market might be nearing a peak or **overvalued in the short term**. Metrics like price-to-income ratios in these suburbs are quite high (many local workers can't afford a \$1.5M home). The continuation of growth relies on **outside money (interstate or international buyers, or local business owners/wealthy downsizers)**. Should that influx weaken, properties might sit on the market longer and vendors may need to adjust expectations. The **upper end market** (like \$3M+ homes in Paradise Point's Sovereign Islands or Burleigh beachfront) can be especially sensitive to shifts in buyer sentiment. So, while the **long-term fundamentals (population, lifestyle) are strong**, short-term corrections are possible. A prudent investor would factor in the possibility of a year or two of flat or slightly negative growth over a 10-year hold, even if the overall trend is up.
- **Renter Affordability & Vacancy:** Although vacancies are currently ultra-low, **rental affordability** is an emerging issue. Rents have climbed sharply (double-digit increases in many parts of Gold Coast in 2022-24). If rents push too high, we could eventually see tenant demand weaken or plateau. For instance, an investor who buys now in Currumbin Valley must consider that the tenant pool for a large acreage property at premium rent might be limited, and tenancy could take time if asking rents are above what the market can bear. However, given the supply shortage, this risk is minor in the short term. Another consideration is that a lot of **new apartment supply is coming in 2025-2026** in areas like Surfers Paradise and Broadbeach with many high-rises completing – this could slightly ease rental pressure citywide and provide competition for tenants (though in the specific suburbs we profile, new supply is minimal). Still, investors might keep an eye on **rental market trends**; a rise in vacancy from 1% to, say, 3% might slow rent growth and thus total returns.
- **Liquidity and Exit Strategy:** Because these properties are relatively expensive, the resale market can be thinner in a downturn. Investors should have a **long-term horizon** or ensure they buy at a fair price. If needing to sell in a soft market, high-end coastal properties can take longer to find the right buyer. That said, the fact that days-on-market are so low currently indicates strong liquidity in 2024–25.

Despite these risks, it's important to emphasize that **market experts remain broadly optimistic** about the Gold Coast. Propertyology's outlook, for example, forecasts another **+10–13% growth in 2025** for the Coast, and notes the many positive drivers at play. Even so, wise investors will **diversify risk** (not rely solely on one asset), keep an eye on interest rates and policy changes, and perhaps favor properties that have broad appeal (e.g. a 3-4 bedroom family home or a well-positioned unit, as these will always attract demand).

In evaluating these five suburbs, an investor should balance the **exceptional growth prospects and lifestyle drawbacks** against the **price point and potential volatility**. For example, **Burleigh Heads and Currumbin** might offer more resilience due to their broad appeal (draws both lifestyle locals and interstate buyers) but come at a high entry price. **Currumbin Valley** might have slightly higher risk (more specialized buyer segment seeking acreage lifestyle, plus environmental factors), but also potentially higher reward as supply is extremely limited and it's unique in offering rural living so close to the coast. **Paradise Point and Runaway Bay** represent mature markets with steady

demand, though heavily owner-occupier driven – a downturn might see fewer sales but not necessarily drastic price cuts, as many owners simply hold on. Each suburb thus has its own risk profile nuances, but all share the **fundamental strength of being high-demand, limited-supply locales**.

6. Conclusion and Key Takeaways

The Gold Coast – Tweed Heads region is entering 2025 with strong momentum, and the suburbs of **Runaway Bay, Paradise Point, Burleigh Heads, Currumbin, and Currumbin Valley** stand out as top contenders for both investment potential and livability. Property market trends show **rising prices, quick sales, and bullish forecasts** for these areas, underpinned by an economic environment of **population growth, diverse employment, and major infrastructure upgrades**. These suburbs offer an exceptional **quality of life**, from beaches and parks to community spirit and safety, which not only attracts residents but also **buffers property values** even in challenging times.

Investors considering these markets should be encouraged by the **high growth projections**, but also remain mindful of the **risks** – notably affordability pressures, possible market fluctuations, and specific local factors like environmental risks. A balanced, long-term approach is advisable: the outlook through the 4-year forecast horizon is very positive, and even with the normal cycles of property, the trajectory for these suburbs is one of **continued high demand and capital growth**. As always, doing due diligence (such as reviewing Microburbs' detailed data and risk scores for a property, checking flood maps, and staying updated on infrastructure plans) will be key to making the most of the opportunity.

In conclusion, the **Gold Coast's high-growth suburbs** highlighted here present a compelling case in 2025: they combine strong investment fundamentals (limited supply, strong forecasted growth, rental demand) with lifestyle attributes that rank among the best in Australia. This dual appeal means they are likely to **remain resilient and prosperous** in the years ahead. For investors and homebuyers alike, these locales offer the promise not just of **healthy financial returns**, but also an enviable place to live – a powerful combination driving their success in the property market.

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