

# REGIONAL NSW PROPERTY MARKET INSIGHTS Q2 2025



## SNAPSHOT

### Dwelling Value Change

**+0.3%**    **+1.1%**    **+3.5%**  
Month      Quarter      Annual

**\$774,025**  
Median Dwelling Value

**55,767**  
Annual Dwelling Sales

**52 Days**  
Median Days on Market

Source: Cotality



- Regional NSW property prices rose +1.1% over the quarter and +3.5% for the 2024/2025 financial year, bringing the median dwelling value to \$774,025. House prices increased by +1.2% for the quarter and +3.6% annually, with the median value reaching \$802,895. Unit prices also grew modestly, up +0.4% over the June quarter and +2.9% over the year, resulting in a median value of \$637,733.
- Sales activity across regional NSW continues to moderate, with dwelling sales volumes down -1.3% over the year and -10.4% below the five-year average. House sales declined by -1.2% annually and sit -10.5% below the five-year benchmark, while unit sales fell -2.1% over the year and remain -10.1% lower than the five-year average.
- Total listing volumes were also down compared with a year ago. House listings have declined -7.5% compared with last year and unit listing volumes have decreased by -6.9% from a year ago.
- Internal migration continues to support regional NSW property prices, with the state capturing 40% of all capital city net outflows in the March quarter – the most recent data available. Lake Macquarie and Maitland were standout destinations, ranking in the top five LGAs nationally for net internal migration to regional areas, recording growth of +5.3% and +3.5%, respectively. This ongoing population shift post-COVID is underpinning demand and price stability across key regional markets in NSW.
- Regional NSW rental values noted similar strong growth across both the house and unit markets, with +5.8% annual growth for both markets. Across the country, rental growth continues to ease, with the national rental index rising 1.3% through the June quarter, the lowest Q2 change since 2020 (-1.7%).

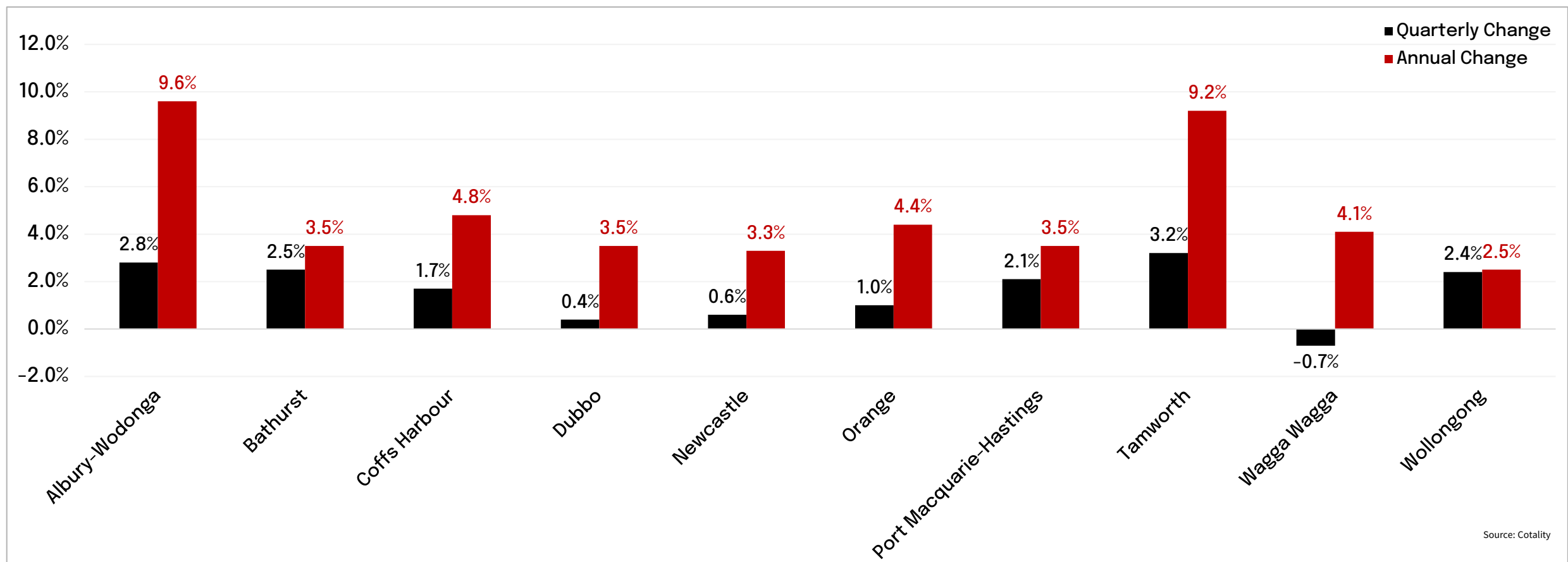
“ **Valuer on the Ground**  
The mid-north-coast floods have slowed activity in locally affected markets. ”



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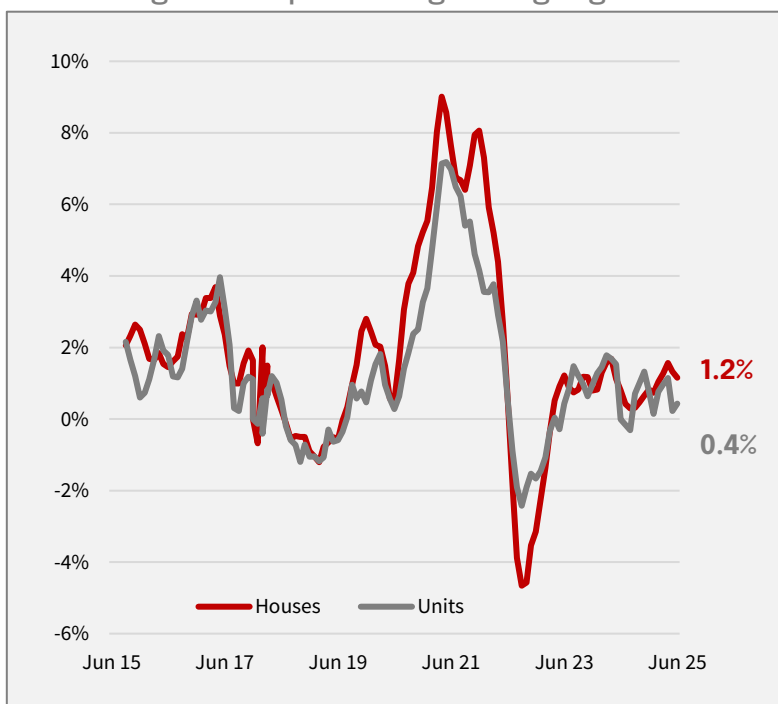


## Regional Cities – Quarterly and Annual Growth



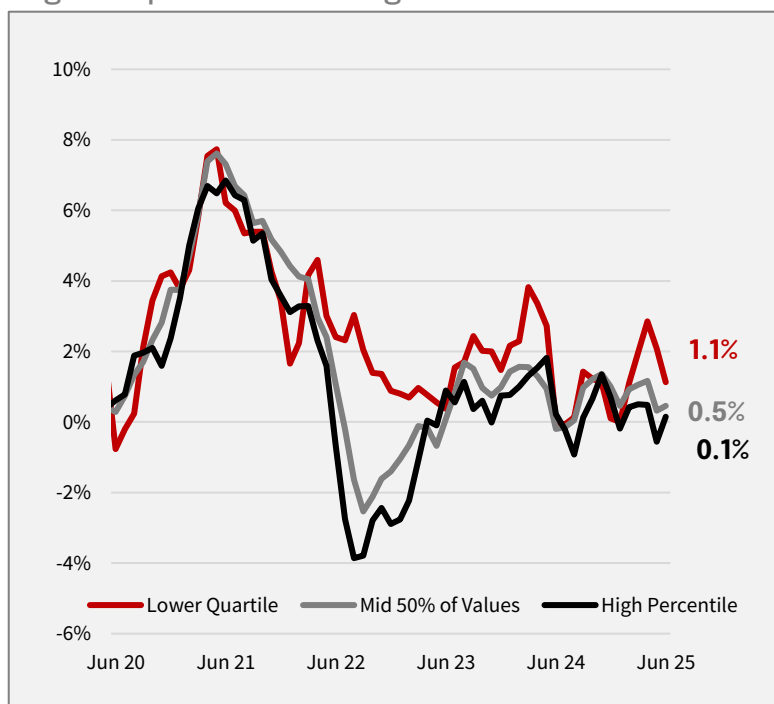
## Quarterly Value Change by Property Type

House segment experiencing stronger growth



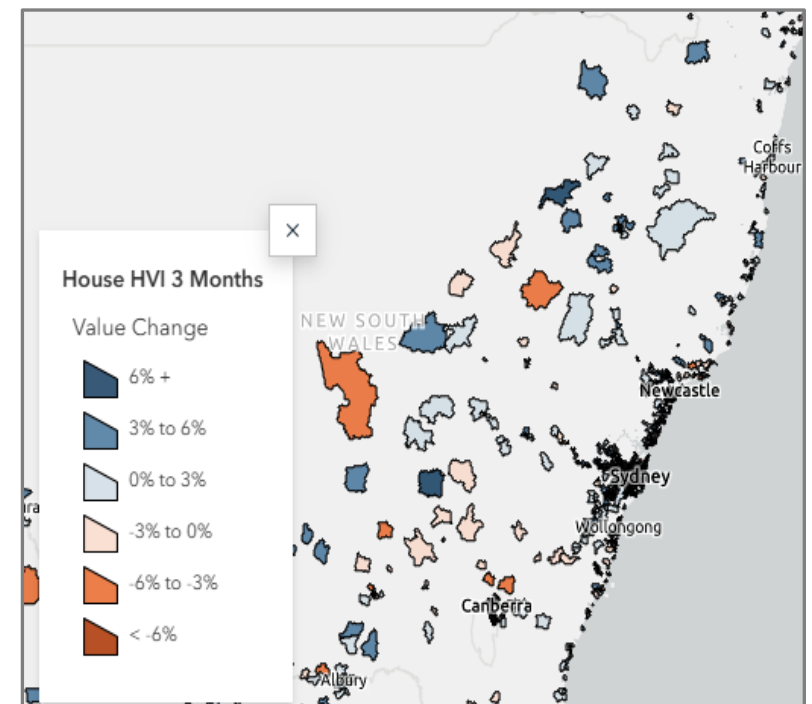
## Quarterly Value Change by Price Quartile

Highest quartile recording the slowest rebound



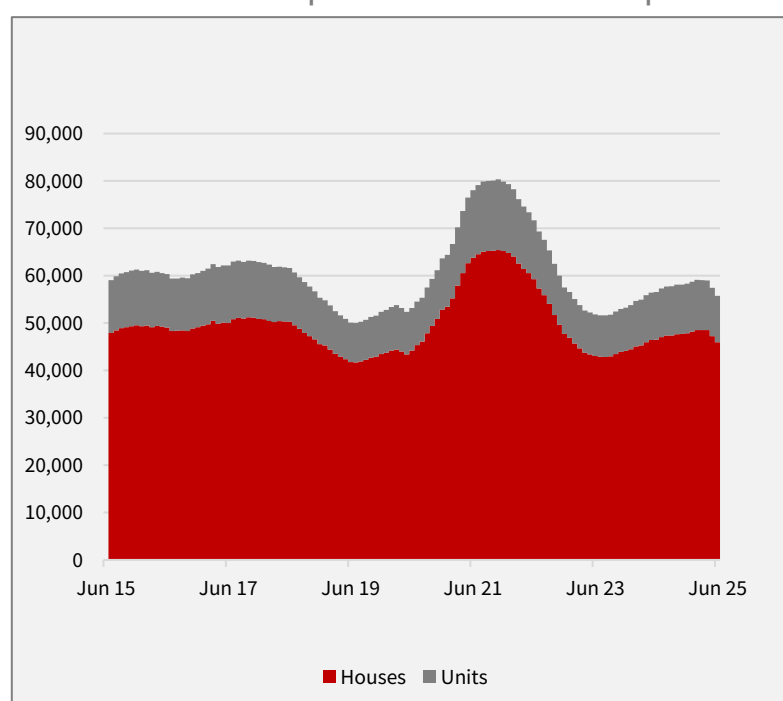
## Mapping the Market – 3 months to June

Coastal regions noting strong growth



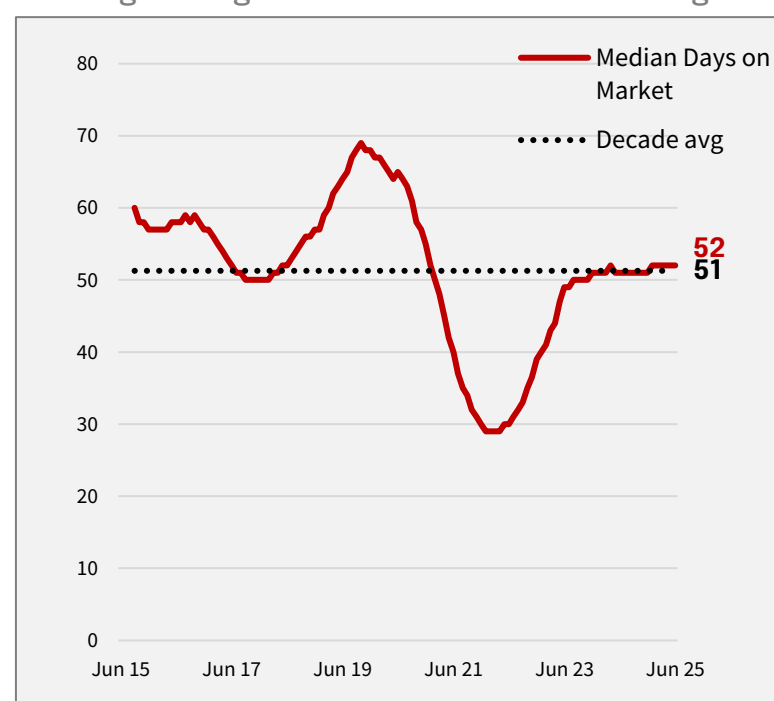
## Annual Volume of Sales by Property Type

House sales made up 82% and units made up 18%



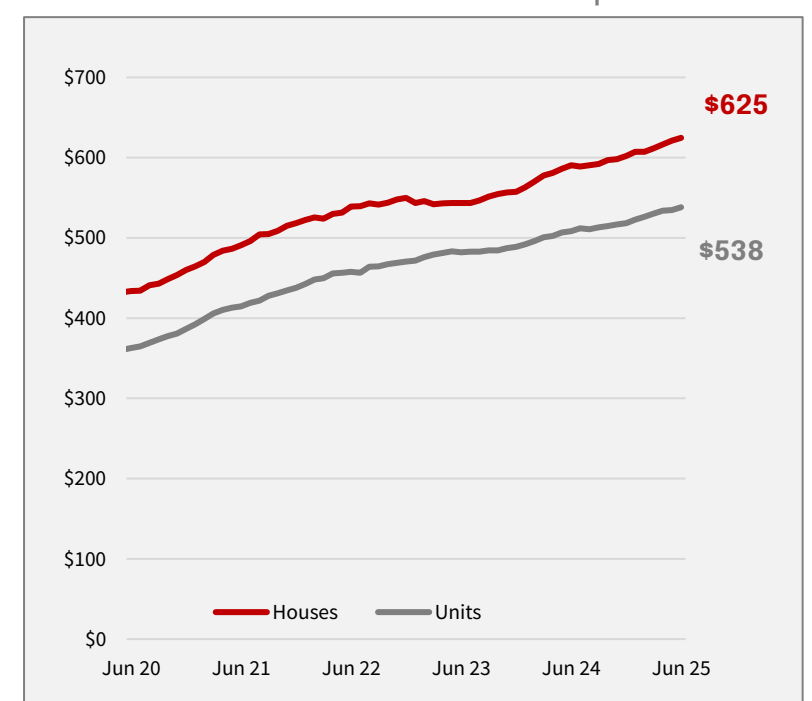
## Median Days on Market vs Decade Average

Dwellings taking similar time to sell than average



## Median Rental Value by Property Type

House and unit rents on a consistent upward trend





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more  
than  
money



## RECENT SALES ACTIVITY

### 1 Denison Street, Tocumwal



\$860,000



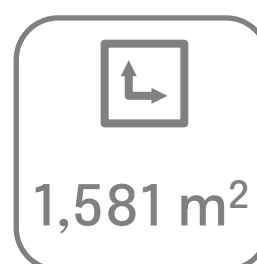
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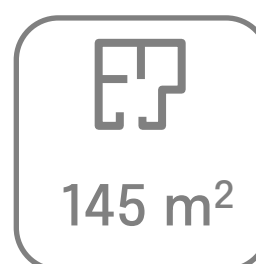
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2



1,581 m<sup>2</sup>



145 m<sup>2</sup>

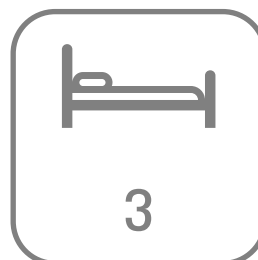
Sold: 26/06/2025

Days on Market: 253

### 175 Teralba Road, Adamstown



\$1,090,000



3



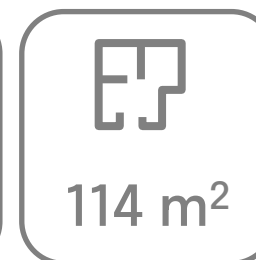
1



1



350 m<sup>2</sup>



114 m<sup>2</sup>

Sold: 16/06/2025

Days on Market: 64

### 10A Marine Parade, Fingal Head



\$5,300,000



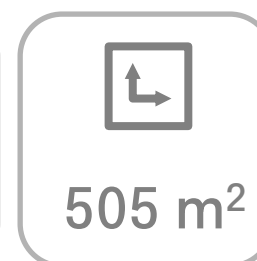
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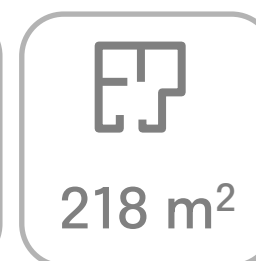
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6



505 m<sup>2</sup>



218 m<sup>2</sup>

Sold: 09/06/2025

Days on Market: 77

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