

SYDNEY

PROPERTY MARKET INSIGHTS

AUGUST 2025

more
than
money



SNAPSHOT

Dwelling Value Change

+0.8% **+1.7%** **+2.1%**
Month Quarter Annual

\$1,224,341
Median Dwelling Value

92,487
Annual Dwelling Sales

35 Days
Median Days on Market

Source: Cotality



- Sydney property values continued their upward trend in August, with house prices rising 0.9% over the month, 2.0% over the quarter, and 2.9% annually, bringing the median house value to \$1,521,611. Unit values also saw modest growth, increasing 0.6% monthly and 0.9% quarterly, though they remained flat year-on-year. The median unit value now sits at \$873,838.
- Sydney's property market is recording subdued sales volumes, annually with demand increasing more recently. House sales are down -4.8% annually and sit -5.5% below the five-year average, while unit sales have fallen -14.1% year-on-year and are -6.4% below average. The positive price growth in both market segments confirms the limited supply and strong buyer competition that is building. This divergence between transaction volumes and price performance highlights a market where fewer but more competitive sales are sustaining upward pressure on prices.
- Total listing volumes in Sydney also remain constrained. Compared to a year ago, house listings are down -2.7%, unit listings have dropped -12.4%, and overall dwelling listings have declined 7.2%.
- Spring has historically brought renewed momentum to Sydney's housing market and this year is expected to be no exception. According to Domain's analysis of a decade's worth of data, listings surged by 9.6%, sales rose 9.2% and auction volumes jumped a significant 32.8% compared to winter. This seasonal uplift reflects increased seller confidence and buyer activity, often driven by improved weather, longer daylight hours and a psychological "fresh start" mindset. The median house price also climbed 2.4%, underscoring the competitive nature of the spring market. These trends highlight spring as a pivotal period for market movement, with heightened activity and price growth typically outpacing the cooler months.
- Sydney's rental market continues to grow, albeit at a softer pace compared to other capital cities. Over the past year, house rents have increased by 2.6%, while unit rents rose by 3.9%, reflecting moderate upward pressure. Despite this, Sydney remains the most expensive city for renters, with a median weekly rent of \$833/pw for houses and \$749/pw for units. These high rental rates underscore the city's ongoing affordability challenges, even as rental growth slows.

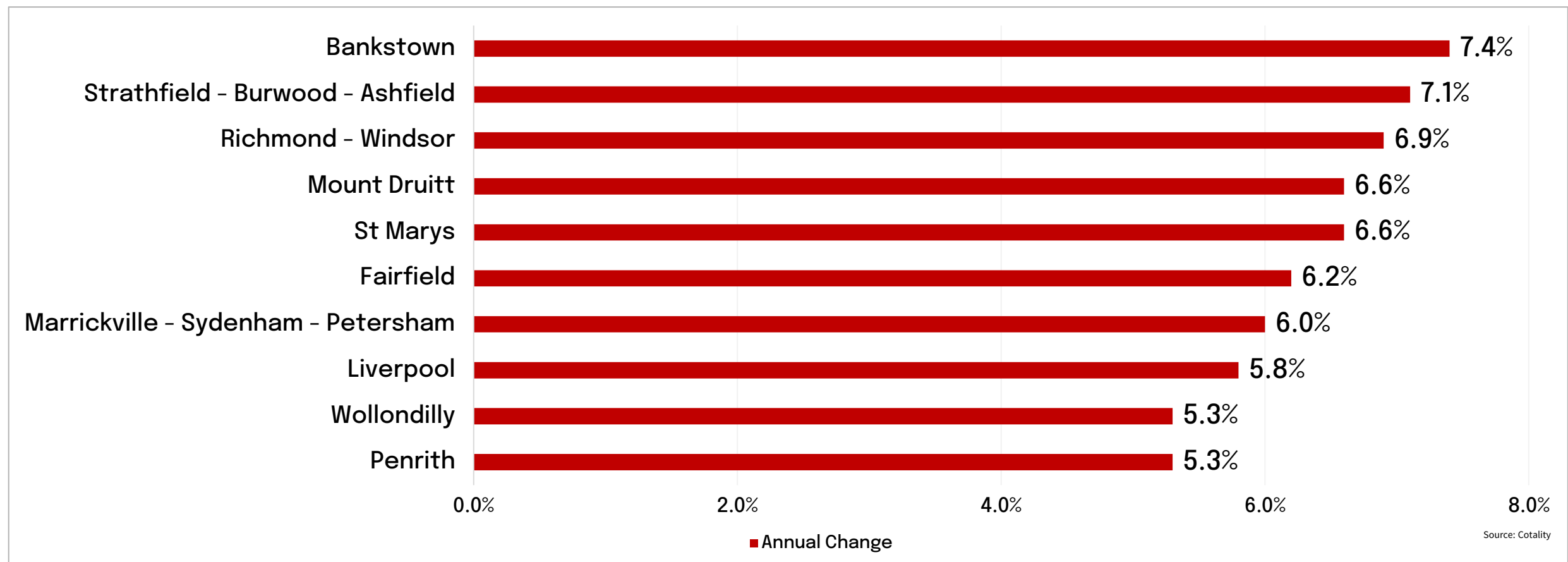
Valuer on the Ground

As we move into spring, conditions remain competitive with momentum likely to continue.

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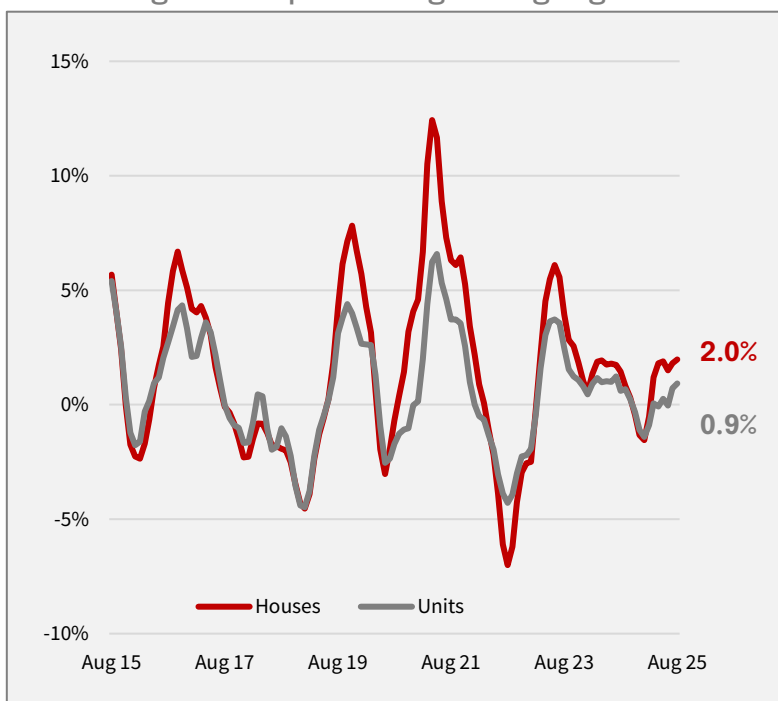


Top Suburbs Annual Change - Dwellings



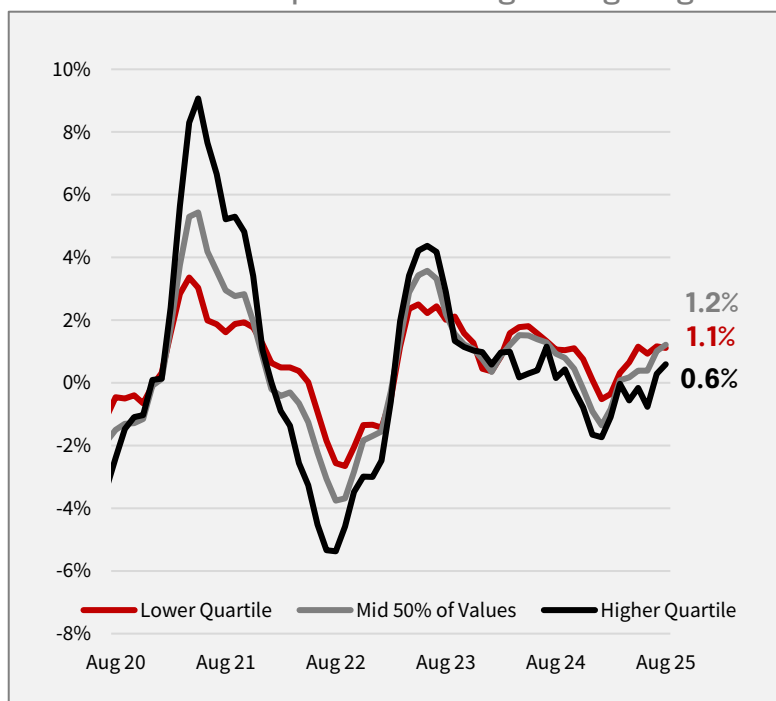
Quarterly Value Change by Property Type

House segment experiencing stronger growth



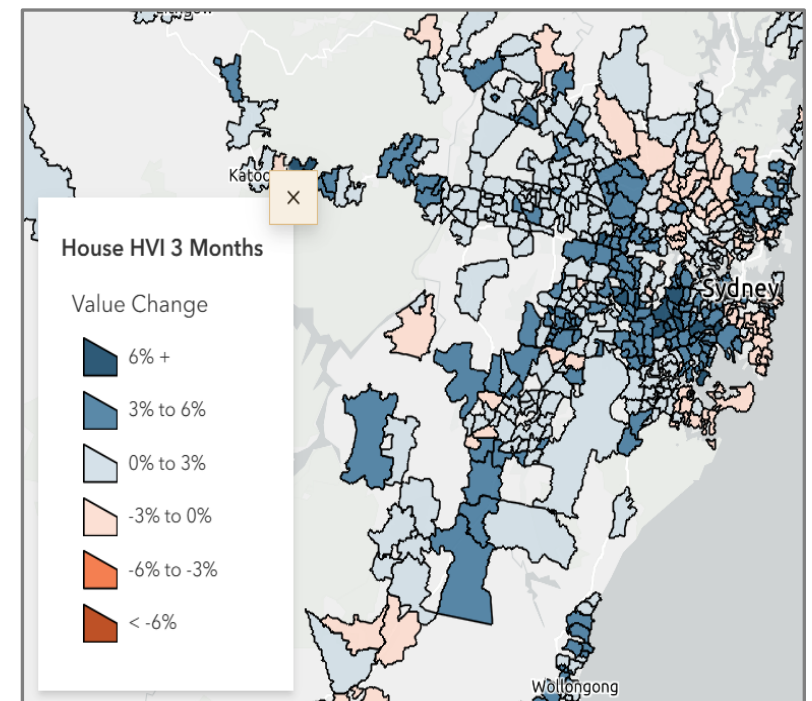
Quarterly Value Change by Price Quartile

Lower and middle quartiles seeing strongest growth



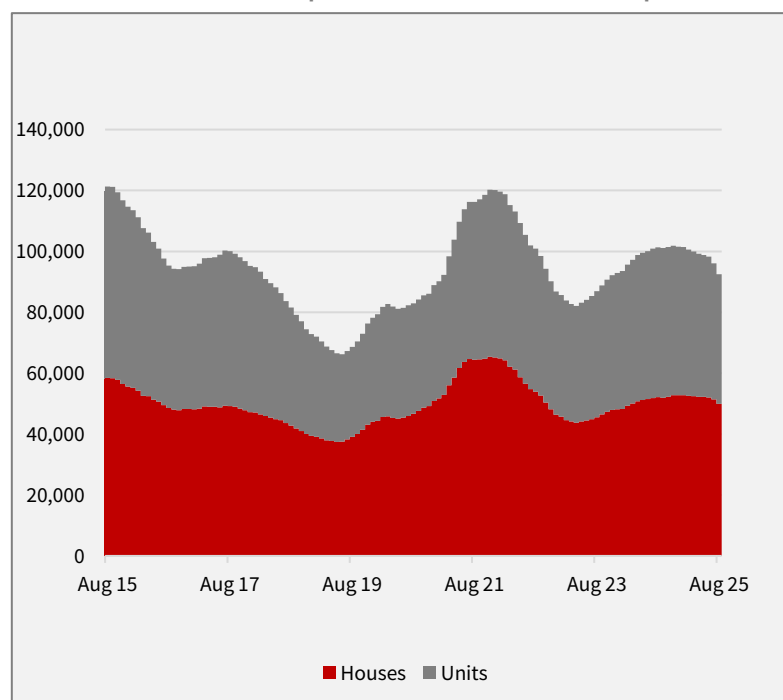
Mapping the Market - 3 months to August

Stronger quarterly growth evident across the region



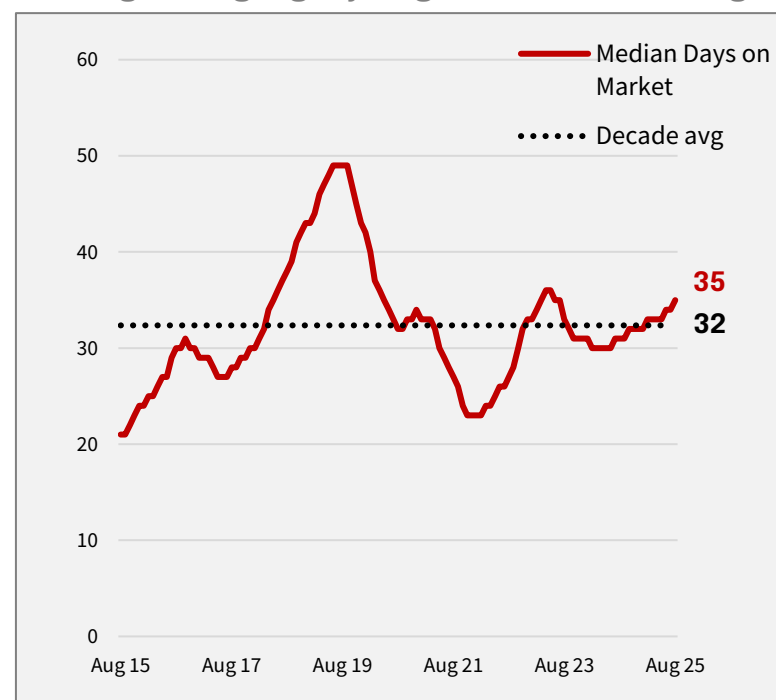
Annual Volume of Sales by Property Type

House sales made up 54% and units made up 46%



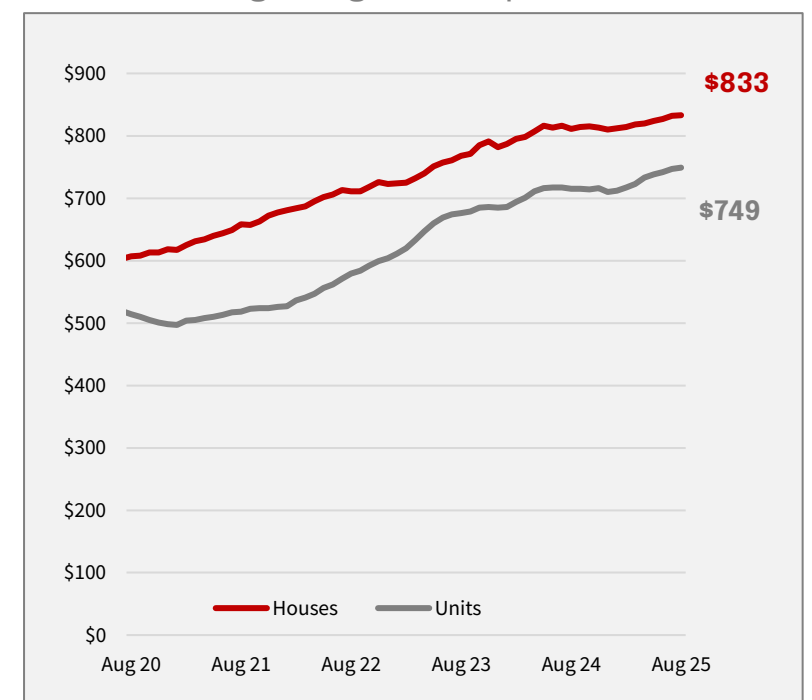
Median Days on Market vs Decade Average

Dwellings taking slightly longer to sell than average



Median Rental Value by Property Type

Unit values are growing at a steeper rate



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RECENT SALES ACTIVITY

70 Aurora Drive, Tregear



\$830,000



Sold: 28/08/2025
Days on Market: 39

5 Poulter Avenue, Engadine



\$1,320,000



Sold: 28/08/2025
Days on Market: 9

50 Shorebird Parade, Greenhills Beach



\$15,000,000



Sold: 12/08/2025
Days on Market: 79

Source: Cotality

Disclaimer – The information contained in this publication is gathered from multiple sources believed to be reliable as at the end of August 2025 and is intended to be of a general nature only. It has been prepared without taking into account any person's objectives, financial situation or needs. Before acting on this information, NAB recommends that you consider whether it is appropriate for your circumstances. NAB recommends that you seek independent legal, property, financial, and taxation advice before acting on any information in this publication.