

SYDNEY

PROPERTY MARKET INSIGHTS

OCTOBER 2025



SNAPSHOT

Dwelling Value Change

+0.7% **+2.3%** **+4.0%**
Month Quarter Annual

\$1,256,156
Median Dwelling Value

93,995
Annual Dwelling Sales

34 Days
Median Days on Market

Source: Cotality



- October marked another month of growth for Sydney real estate, with house and unit prices rising and setting new benchmarks. The city's housing market rose supported by low stock levels and steady buyer demand. House values increased 0.6% over the month, 2.5% over the quarter and are now 5.1% higher than a year ago, lifting the median house price to \$1,575,646. Unit values also edged higher, up 0.8% monthly, 1.8% quarterly and 1.2% annually, with the median unit price reaching \$886,379. This upward movement places both houses and units at their highest recorded values, reinforcing Sydney's position as the country's most competitive and high-value property markets.
- Sales activity softened across Sydney in October, with both house and unit transactions trending below typical levels. Despite rising prices, buyer activity has been impacted by the lack of stock. House sales declined -2.0% year-on-year and were -2.7% below the previous five-year average, while unit sales saw a sharper drop, falling -13.4% annually and sitting -6.2% below average. Listing volumes also contracted, with house listings down -4.8% compared to last year and unit listings down -15.9%, with tighter supply conditions contributing to upward pressure on prices.
- The expansion of the Home Guarantee Scheme from 1 October has buoyed demand in the lower and middle segments of the market nationally. Across the combined capital cities, dwelling values rose 1.4% in the middle quartile and 1.2% in the lower quartile, compared to a more modest 0.7% rise in the upper quartile. This trend reflects increased activity among first-home buyers and lower-income households, who benefit most from the scheme's reduced deposit requirements. Sydney defied this national pattern, with lower quartile prices rising just 0.7%, while middle and upper quartile values both increased by 0.8% in October. This divergence is influenced by Sydney's higher entry price points, which can limit the impact of deposit-based incentives, as well as stronger demand from higher-income buyers and investors in premium suburbs.
- Sydney's rental landscape showed ongoing strength in October, with prices rising and yields remaining compressed. House rents increased 3.4% year-on-year, while unit rents rose 5.0%, reflecting continued demand for inner-city and affordable rental stock. However, gross rental yields remain subdued at 3.0%, trailing the national average of 3.6% and the combined capitals' average of 3.4%. While rental prices are climbing, Sydney's high property values continue to weigh on investor returns.



Valuer on the Ground

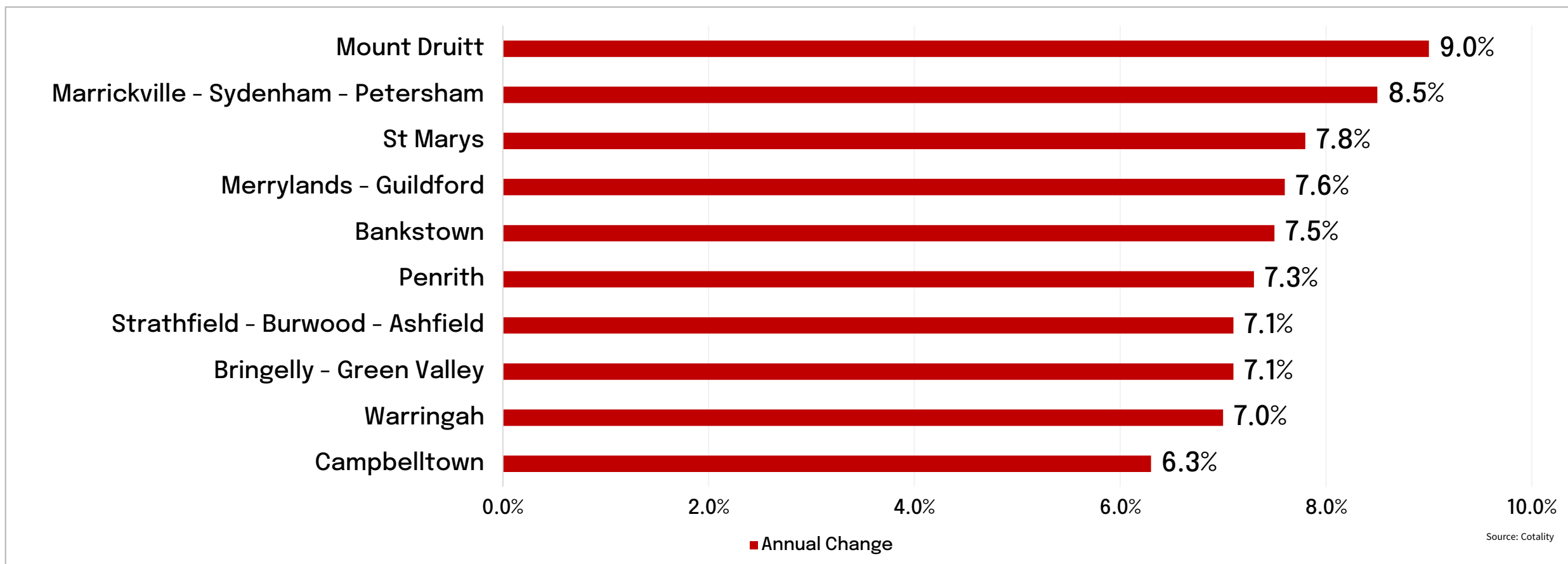
Sydney's property market is strengthening, with prices continuing to trend upward.



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Top Suburbs Annual Change - Dwellings



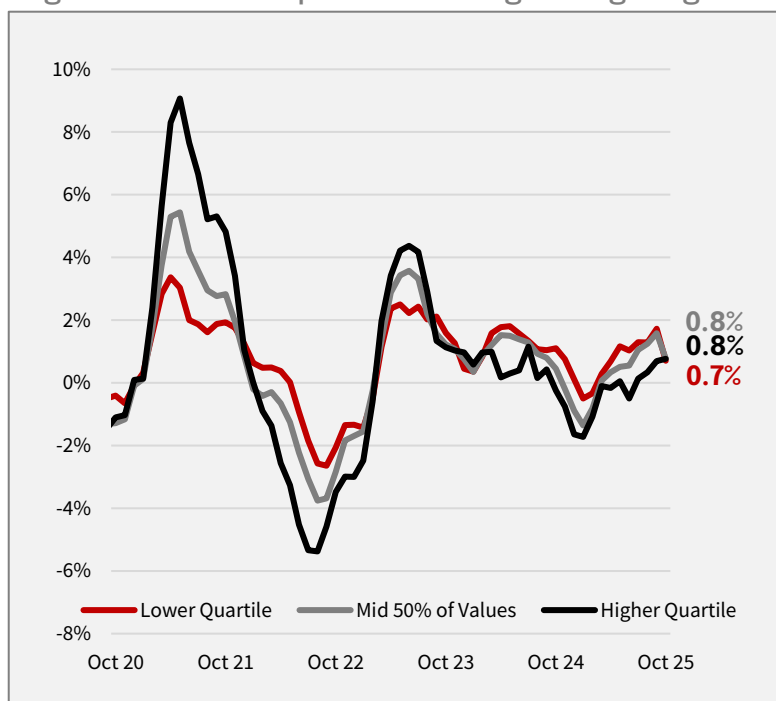
Quarterly Value Change by Property Type

House segment experiencing stronger growth



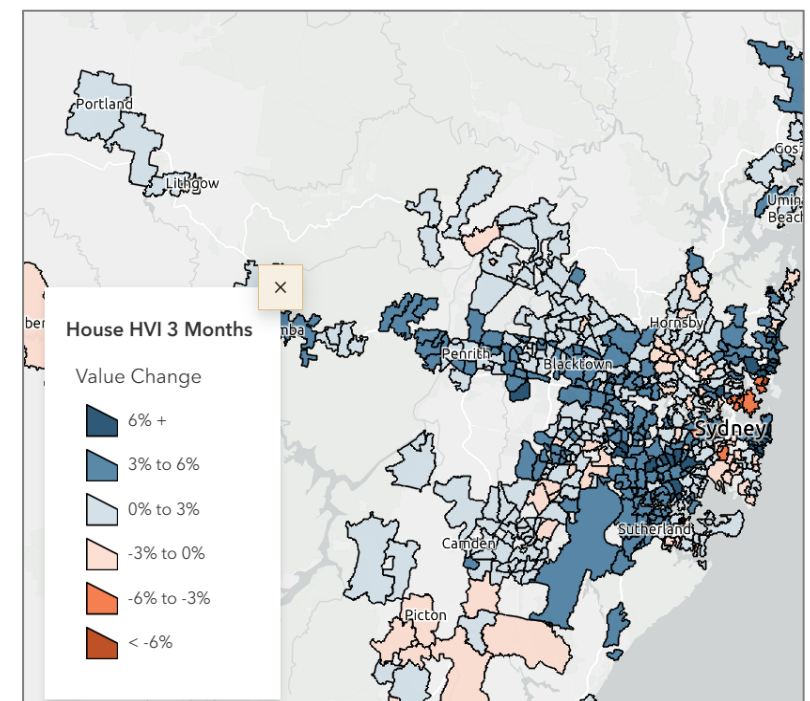
Quarterly Value Change by Price Quartile

Higher and middle quartiles seeing strongest growth



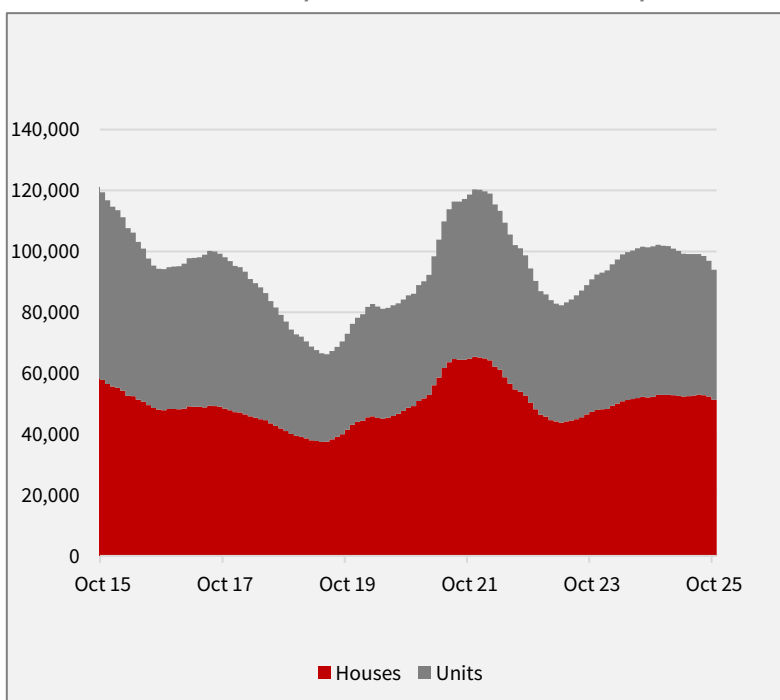
Mapping the Market - 3 months to Oct

Stronger quarterly growth evident across the region



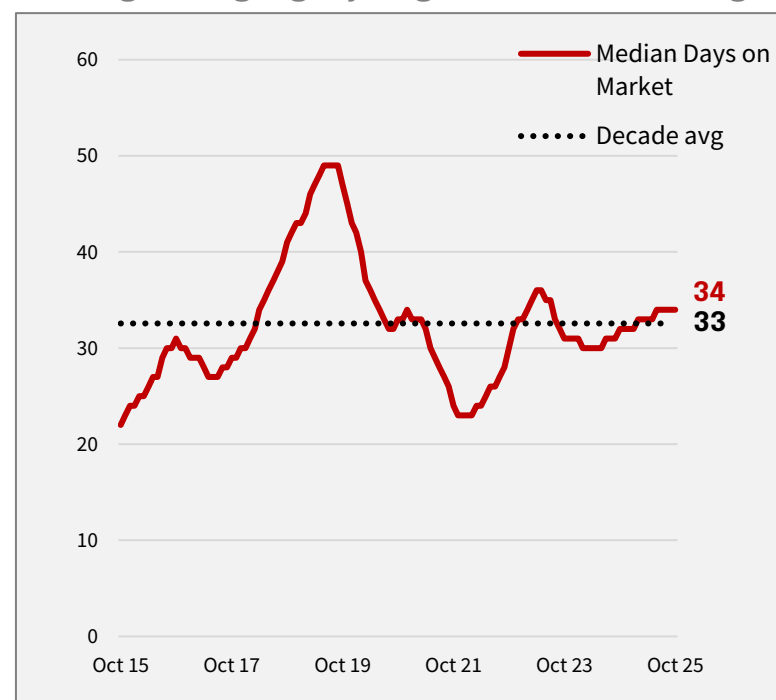
Annual Volume of Sales by Property Type

House sales made up 55% and units made up 45%



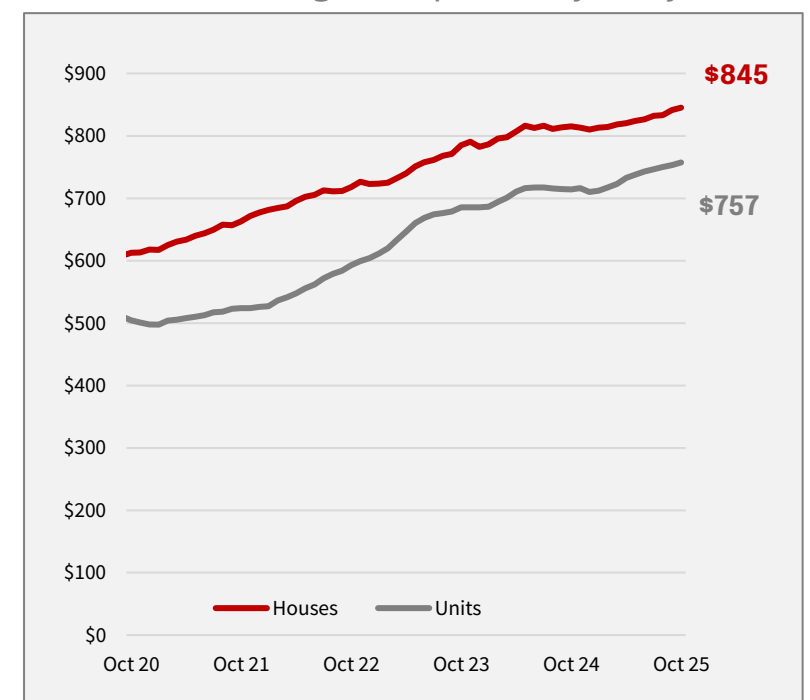
Median Days on Market vs Decade Average

Dwellings taking slightly longer to sell than average



Median Rental Value by Property Type

Rents are continuing their upward trajectory



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more
than
money



RECENT SALES ACTIVITY

26 Roebuck Crescent, Willmot



\$783,000



4



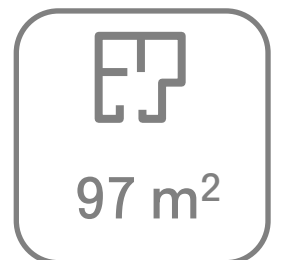
1



2



809 m²



97 m²

Sold: 31/10/2025

Days on Market: 28

16 Fraser Street, Constitution Hill



\$1,668,888



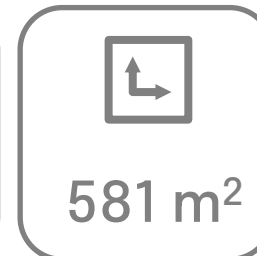
4



2



1



581 m²



84 m²

Sold: 30/10/2025

Days on Market: 16

2 Lawson Place, Manly



\$6,600,000



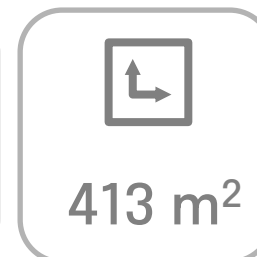
4



2



2



413 m²



198 m²

Sold: 24/10/2025

Days on Market: 16

Source: Cotality

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