

# SYDNEY PROPERTY MARKET INSIGHTS MAY 2025

more  
than  
money



## SNAPSHOT

### Dwelling Value Change

**+0.5%**   **+1.1%**   **+1.1%**  
Month   Quarter   Annual

**\$1,203,395**  
Median Dwelling Value

**90,060**  
Annual Dwelling Sales

**34 Days**  
Median Days on Market

Source: Cotality



- House prices rose +0.4% in May, +1.3% over the quarter and +1.6% over the year, bringing the median house value to \$1,486,373. Unit values rose by +0.5% for the month, +0.3% for the quarter and eased -0.2% for the year, bringing the median value to \$859,811.
- Sales activity moderated, with dwelling sales volumes down -9.2% compared to last year and -6.6% below the previous 5-year average. House sale volumes were down by -6.6% for the year and unit sales activity also eased by a more significant -12.0% over the year.
- Total listing volumes were up compared with a year ago, with house listings increasing +6.8% and unit listings up by +4.9%, respectively, over the 12 months to May 2025.
- Improving buyer sentiment has placed upward pressure on Sydney property values following the May official interest rate cut – building on the effect of February’s reduction – with expectations of further easing continuing to buoy market confidence.
- Sydney is now among one of the softest rental markets in the country following a period of extreme rental growth in recent years. The annual change in house rents to May was +1.4%, whereas unit rents saw a similar but slightly larger increase of +2.6%. Sydney Gross Rental Yields were also down, at +3.1%, versus the national average of 3.7%.

### Valuer on the Ground



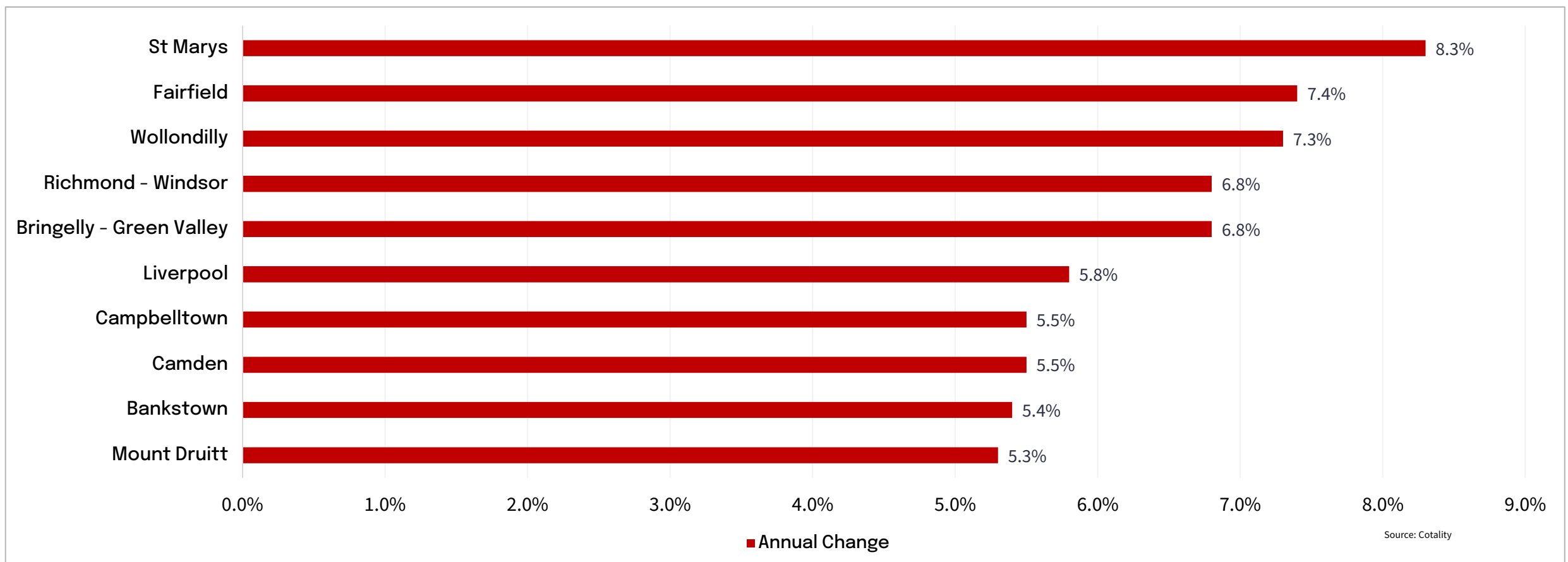
Both buyer and seller confidence is improving post the most recent cash rate cut.



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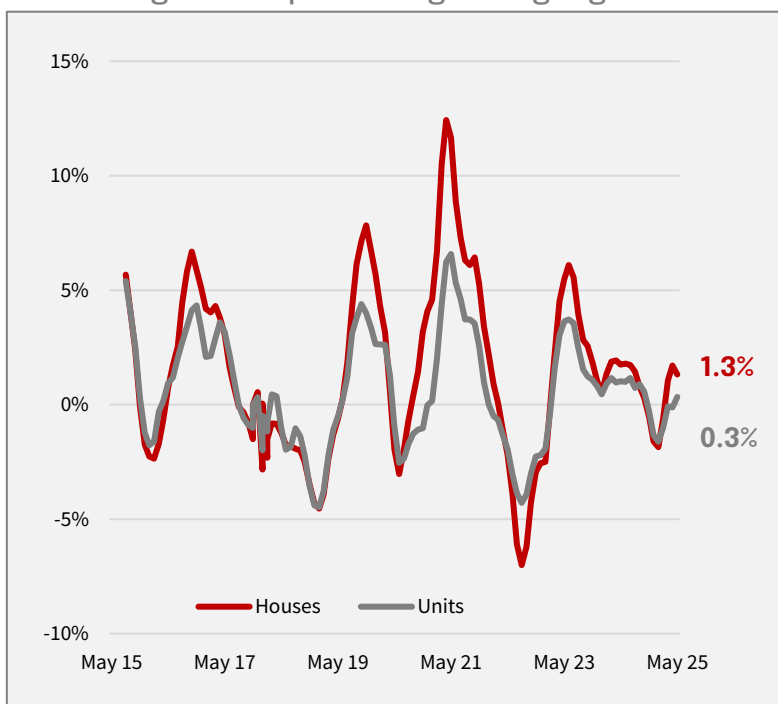


## Top Suburbs Annual Change - Dwellings



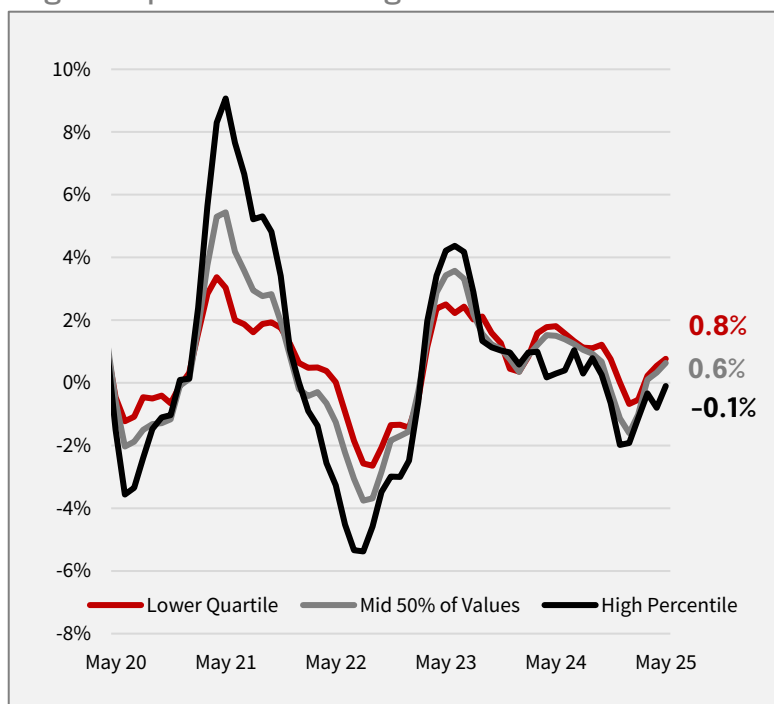
## Quarterly Value Change by Property Type

House segment experiencing stronger growth



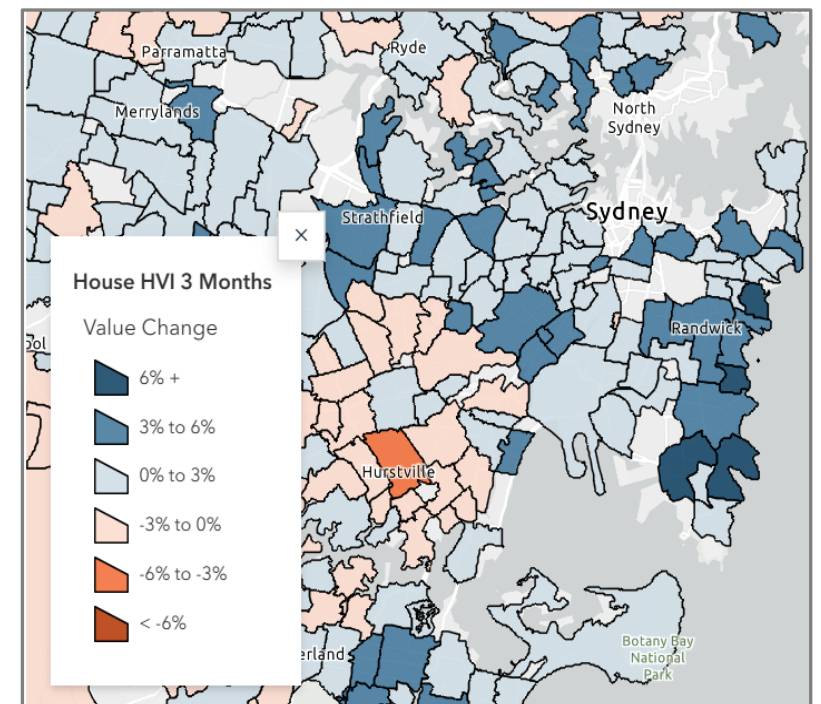
## Quarterly Value Change by Price Quartile

Highest quartile recording the slowest rebound



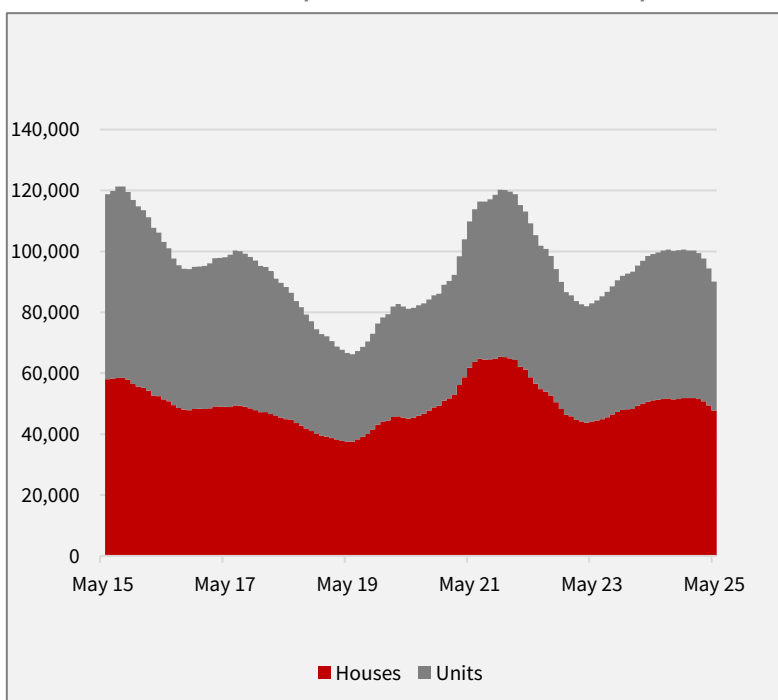
## Mapping the Market - 3 months to May

Strong quarterly growth evident around the CBD



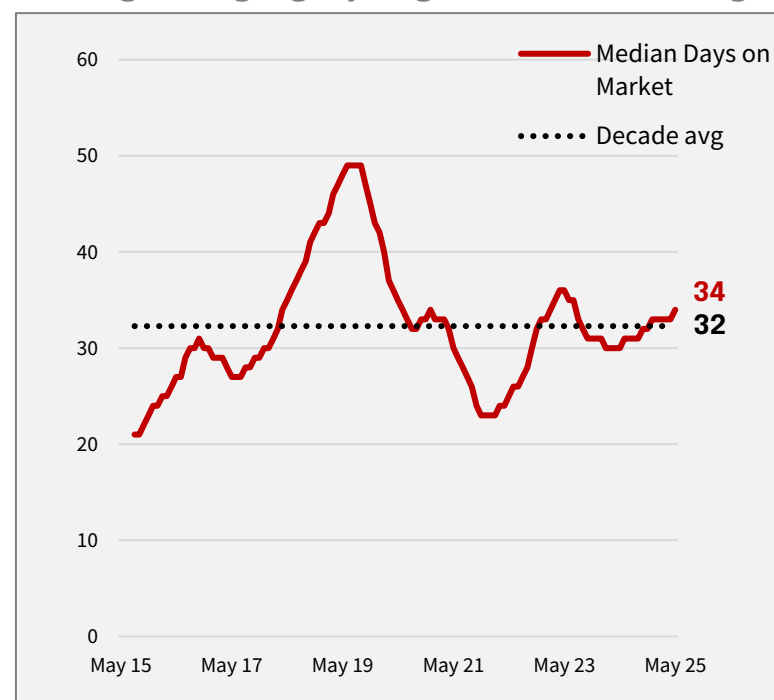
## Annual Volume of Sales by Property Type

House sales made up 53% and units made up 47%



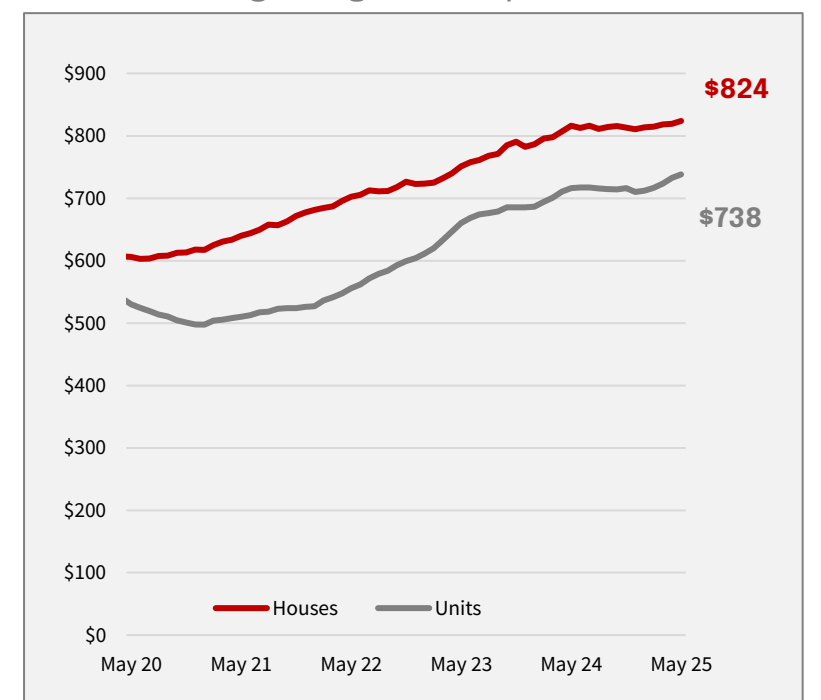
## Median Days on Market vs Decade Average

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

### 103 Mosaic Avenue, The Ponds



\$1,651,000



4



2



2



480 m<sup>2</sup>



206 m<sup>2</sup>

Sold: 29/05/2025

Days on Market: 38

### 6 Warringah Street, North Balgowlah



\$3,575,000



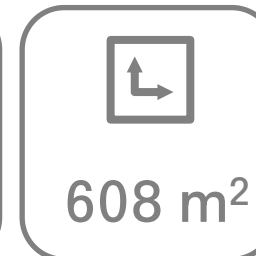
4



2



2



608 m<sup>2</sup>



126 m<sup>2</sup>

Sold: 17/05/2025

Days on Market: 25

### 20 Rosewall Street, Greystanes



\$1,295,000



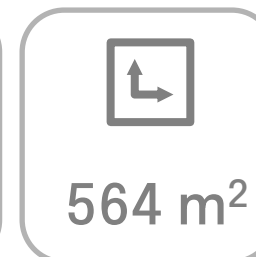
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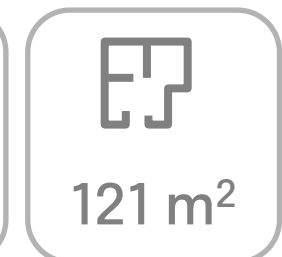
2



2



564 m<sup>2</sup>



121 m<sup>2</sup>

Sold: 14/05/2025

Days on Market: 177

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