



THE AGENCY

—

Summer 2025
Annandale

S U M M E R

Why Summer 2025 Is the Ideal Time to Make Your Move in the Inner West

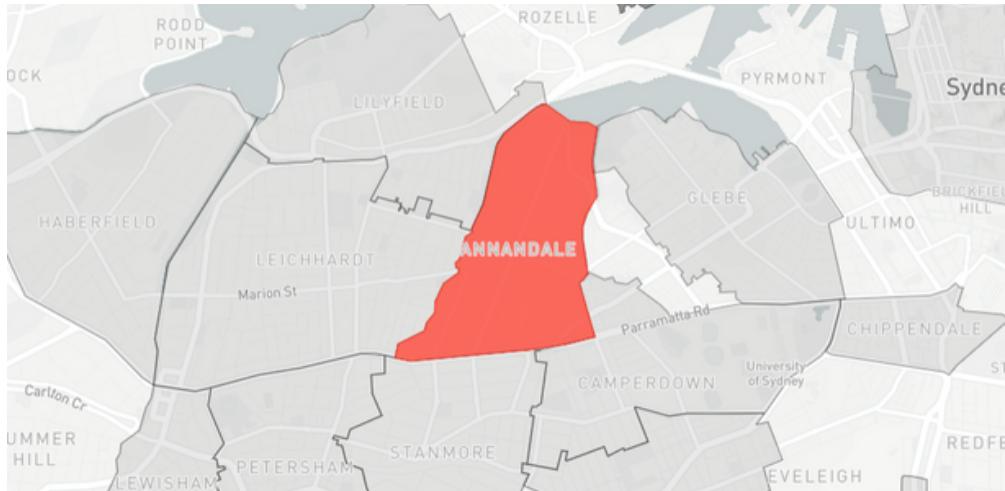
Summer is heating up — and so is the Inner West property market.

With motivated buyers, vibrant street life, and homes looking their best in the summer light, now's the perfect time to make your move. Whether you're planning to sell or hoping to secure your next home, the season is working in your favour.

For sellers, the long daylight hours and natural light create the perfect backdrop to present your home at its absolute best. Outdoor spaces—courtyards, balconies, and gardens—shine in summer and can be major drawcards for Inner West lifestyle seekers.

Buyers, on the other hand, benefit from a market that remains active, with plenty of opportunities to secure the right property before the new year momentum kicks in. With many people reassessing goals over the holiday break, summer can be a strategic moment to act before competition intensifies again.

In the Inner West, strong buyer demand and lifestyle appeal continue to underpin solid results. Whether you're ready to buy, sell, or simply explore your options, let's make this your most successful summer yet.



Median Sale Price

Property prices in Annandale have grown over the past 12 months.

The median sale price for Annandale for houses is currently \$2,300,000, having risen 3.4% over the past 12 months from \$2,225,000.

There have been 159 properties listed for sale over the past 12 months. This is lower than the same time last year when there were 185 listings and shows that we have fewer sellers coming onto the market than for the same time last year. On the sales side, 185 properties sold over the past 12 months compared to 204 for the previous year.

The current time on market for a house in Annandale is 37 days. This timing is longer than a typical 4 week auction campaign. For units, the median sales price is \$1,067,500. Apartment have performed strongly by 4.1% over the year. Units in Annandale typically sit on the market for 34 days.

Property market data can sometimes seem overwhelming. If you need help understanding what these numbers mean for you and how to interpret them for your own property goals, please don't hesitate to get in touch.

 **\$2.3m**
Median House Sale Price

 **\$1.067m**
Median Unit Sale Price



**6 Arguimbau Street****2 1 0 \$1,800,000****15/62 Booth Street****2 2 1 \$1,700,000****15A Albion Street****4 4 0 \$3,020,000****238 Annandale Street****4 2 1 \$4,180,000****20 Wells Street****2 1 0 \$1,495,000****3/236 Johnston Street****3 1 2 \$1,660,000****12/47 Trafalgar Street****1 1 0 \$840,000****214 Young Street****2 2 2 \$2,495,000****20/268 Johnston Street****1 1 1 \$710,000**

Disclaimer: The properties showcased in this content include listings represented by various agents and agencies, not exclusively by The Agency. All property details, pricing, and availability are subject to change and should be independently verified with the respective listing agents.

36.5

Houses

Days on the Market

\$950pw

Houses

Median Asking Rate

1,922

Houses

Interested Buyers

33.5

Units

Days on the Market

\$610pw

Units

Median Asking Rate

1,268

Units

Interested Buyers

**Definitions and Disclaimers**

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Cary Giezekamp

Property Partner at The Agency Inner West has close to 40 years experience working in real estate in an area he calls home. Specialising in the Sydney Inner West Suburbs of Annandale, Forest lodge, Leichhardt, Stanmore, Newtown and Petersham. Cary studies the market carefully to find the right selling strategy for his clients' to achieve the best possible price.



Rosemary Giezekamp

Passionate about real estate and brings a unique blend of maturity and knowledge to her interaction with clients in her role as Property Partner at The Agency Inner West. Specialising in the Sydney's Inner West which she has called home for more than 30 years.

“Excellent market knowledge and extremely prompt and helpful in answering questions. Would happily do business with Rosemary and Cary.”

Buyer of Apartment - Annandale

“Cary went above and beyond to track down leads, and match a buyer to my property. He has succeeded by communicating with honesty and charm, and I am very happy with the result.”

Seller of Unit – Annandale

“Cary was a very professional and courteous agent. He spent a solid amount of time with me explaining the property and was upfront about all things I needed to know.”

Buyer of Apartment - Annandale

Rosemary was such a breeze to work with. Her knowledge of the property was outstanding and she went above and beyond to make herself available when needed. Her experience and professionalism made the whole process very smooth. I highly recommend Rosemary to anyone looking to buy property.”

Seller of Unit – Annandale



WANT TO KNOW MORE?



Contact us today for a confidential chat:

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Time to
sell-ebrate
this summer

THE AGENCY