

A man wearing a blue shirt, shorts, and a colorful hat is sitting on a blue metal playground structure. A young child in a white shirt and blue shorts is standing next to him. The structure is a circular platform with a central pole and a net-like climbing feature. In the background, there are two large palm trees and a grassy area with other trees and buildings. The sky is clear and blue.

THE AGENCY

Winter 2026
Stanmore

theagency.com.au



WINTER

Why Winter 2026 Is the Ideal Time to Make Your Move

Winter has arrived — and while the season traditionally brings fewer new listings, it also creates opportunities for buyers and sellers across the NSW property market.

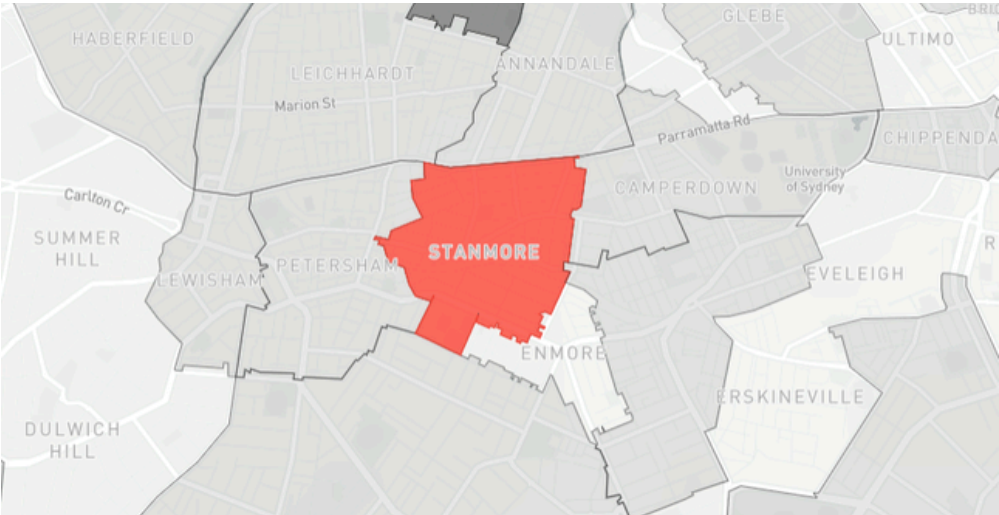
With many homeowners waiting until spring to list, winter often means less competition for sellers. Serious buyers remain active throughout the season, and with limited stock available in many areas, well-presented homes can attract strong attention. Although the market has moderated compared to previous years, demand continues for quality properties that are priced realistically.

For sellers, winter provides an opportunity to stand out. A warm, inviting home can leave a lasting impression during inspections, while crisp winter days often offer excellent natural light for photography. Cosy styling, comfortable indoor spaces and well-maintained gardens can help buyers picture themselves at home, even during the cooler months.

Buyers also benefit from a more considered market. With fewer properties available, those inspecting homes are typically motivated and ready to act when they find the right opportunity. In many parts of NSW, sales activity remains steady despite broader economic uncertainty, with buyers continuing to seek lifestyle, family-friendly communities and long-term value. Regional NSW, in particular, continues to experience resilient demand supported by constrained housing supply and population growth.

Whether you're buying your first home, upgrading, downsizing or preparing to sell, winter can be an excellent time to make your move. With the right strategy, realistic pricing and expert guidance, this season offers the opportunity to achieve outstanding results before the busy spring market arrives.

Let's make this your most successful autumn yet.



Median Sale Price

Property prices in Stanmore have performed strongly over the past 12 months.

The median sale price for Stanmore for houses is currently \$2,562,500, having risen 17.1% over the past 12 months from \$2,187,500.

There have been 90 properties listed for sale over the past 12 months. This is lower than the same time last year when there were 113 listings and shows that we have fewer sellers coming onto the market than for the same time last year. On the sales side, 139 properties sold over the past 12 months compared to 133 for the previous year.

The current time on market for a house in Stanmore is 32 days. This timing is longer than a typical 4 week auction campaign. For units, the median sales price is \$1,000,000. Apartments have performed strongly by 14.0% over the year. Units in Stanmore typically sit on the market for 28 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.



\$2.562m
Median House Sale Price



\$1m
Median Unit Sale Price





6 Surrey Street



 3  1  1 \$2,200,000

38 Percival Road



 3  1  1 \$2,670,000

11/41 Cavendish Street



 2  1  1 \$915,000

2/1 Aubrey Street



 2  1  0 \$905,000

7 Temple Street



 3  3  1 \$3,410,000

2/96-98 Parramatta Road



 2  2  1 \$900,000

6/81-83 Trafalgar Street



 2  1  1 \$1,100,000

4 Aubrey Street



 3  1  0 \$1,675,000

4/1A Aubrey Street



 1  1  0 \$957,500

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.



24

Houses
Days on the Market

\$1,190pw

Houses
Median Asking Rate

1,187

Houses
Interested Buyers

25

Units
Days on the Market

\$660pw

Units
Median Asking Rate

915

Units
Interested Buyers



Definitions and Disclaimers



Data provided by the July 2026 CoreLogic Market Trends dataset. The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. The median sales information is current as at the publication date only. The median sales information is based on Third Party Content (within the meaning of our website terms of use). realestate.com.au Pty Ltd does not make any warranty as to the accuracy, completeness or reliability of the information or accept any liability arising in any way from any omissions or errors. The information should not be regarded as advice or relied upon by you or any other person and we recommend that you seek professional advice before making any property decisions.





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"I have been a client of Cary and Rosemary for over 20 years as both a buyer, property investor and a seller (twice). I did not hesitate to contact Cary and Rosemary to manage my investment property and eventually sell that same property recently. Very professional, extremely knowledgeable (industry and Inner West market), and always keeping me updated with the progress of the sale. I won't hesitate to contact Cary and Rosemary again. Will definitely recommend to others."

-SELLER OF UNIT | STANMORE

"Rosemary and Cary are the best dynamic duo we could of asked for. Their care and consideration for our situation, and the whole purchase process, was exemplary. After what felt like 100s of agent interactions we are so grateful to have met Rosemary and Cary, and worked with them to find a place to call home. Also, the post sale care has been - and continues to be - incredible. Everyone says that agents bow out once the deal is done, but not Rosemary and Cary! Thank you both."

BUYER OF HOUSE | STANMORE

"I have known Cary for close to 25 years, he helped me get back into the Inner West market, sold 2 properties of mine and his agency managed the rental of one of my properties. Extremely knowledgeable of the market, a delight to deal with, and a great team that supports him. I highly recommend Cary and won't hesitate to call upon him again in the future."

-SELLER OF UNIT | STANMORE

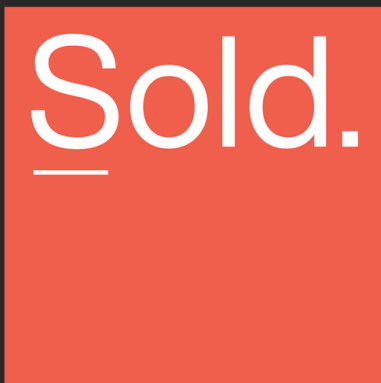
Know what your property is worth in today's market.
Contact us today.

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THE  AGENCY

YOU SEE:



WE SEE:

A carefully considered pricing strategy backed by local market knowledge. A tailored marketing campaign designed to maximise full exposure. Targeted advertising to put the property in front of thousands of potential buyers. Countless buyer enquiries. Follow-up calls. Negotiations. Numerous open homes. And two very happy sellers.

