

A scenic view of a road lined with trees in autumn foliage. The trees are in various shades of yellow, orange, and red. The road is paved and has white dashed lines. Several cars are parked on the left side of the road, and a few are driving on the road. The sky is overcast.

THE AGENCY

Autumn 2026
Sydney

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Why Autumn 2026 Is the Ideal Time to Make Your Move

Autumn has arrived — and the NSW property market is gaining momentum.

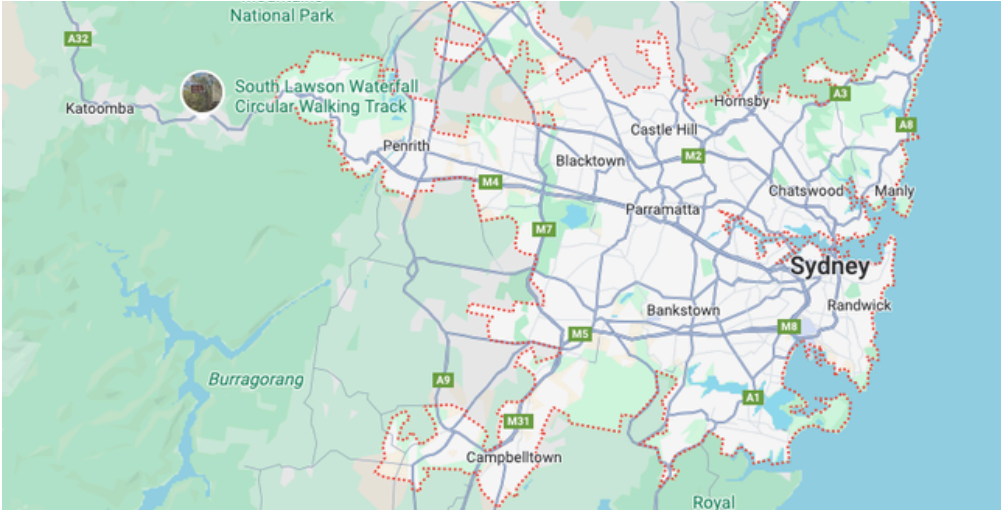
As the summer holidays wind down and routines return, buyer activity often picks up across the market. With mild weather, beautiful natural light, and motivated buyers actively searching, autumn can be one of the most strategic seasons to make your move. Whether you're considering selling or searching for your next home, the season presents valuable opportunities.

For sellers, autumn offers the perfect backdrop to showcase a property. The softer golden light and cooler temperatures create a warm, inviting atmosphere during open homes, while seasonal gardens and leafy streets can enhance a property's street appeal. Homes often photograph beautifully at this time of year, helping listings stand out online and capture buyer attention.

Buyers also benefit from a market filled with serious participants. Many people who begin their property search earlier in the year are ready to make decisions by autumn, creating strong engagement at inspections and auctions. With steady activity and committed buyers, this period can lead to excellent outcomes for well-presented homes.

Across NSW, lifestyle appeal, community amenities, and diverse housing options continue to attract strong interest from buyers. Whether you're ready to buy, planning to sell, or simply exploring your options, autumn can be an ideal time to take the next step in your property journey.

Let's make this your most successful autumn yet.



Median Sale Price

The Sydney property market is on the rise, with dwelling values steadily increasing. However, the growth pace has eased a bit. Affordability challenges are starting to affect demand, but the limited number of listings is still keeping prices up.

Sydney house prices increased by +0.6 per cent, contributing to a quarterly rise of +2.5 per cent. Annually, house prices have grown by +5.1 per cent, with the median house price now at \$1,575,646.

Sydney unit prices saw a monthly increase of +0.8 per cent, with a quarterly rise of +1.8 per cent. Over the past year, unit prices have increased by +1.2 per cent, bringing the median unit price to \$886,379.

The Sydney unit market is experiencing a steady rise in values, though at a slower pace compared to houses. Demand for units remains strong, driven by factors like their relative affordability compared to houses and ongoing interest from investors. Despite the slower growth, Sydney unit prices continue to reflect the overall positive trend in the city's property market.

 **\$1.575m**
Median House Sale Price

 **\$886k**
Median Unit Sale Price



Data sourced from openagent.com.au Sydney Property Market




23/365-377 Kent Street, Sydney




🛏️ 1 🍽️ 1 🚗 0 \$635,000

43/62 Booth Street, Annandale



🛏️ 2 🍽️ 2 🚗 1 [Contact Agent](#)

3/11 Milton Street, Leichhardt



🛏️ 2 🍽️ 2 🚗 1 \$1,687,500

16 Longview Street, Eastwood




🛏️ 3 🍽️ 2 🚗 2 \$2,702,000

22 Shoreline Drive, North Shore



🛏️ 2 🍽️ 2 🚗 2 \$950,000

8 Valley Drive, Mollmook Beach



🛏️ 3 🍽️ 2 🚗 2 \$1,100,500

81 Labrador Street, Rooty Hill




🛏️ 3 🍽️ 1 🚗 1 \$1,150,000

3 Reston Avenue, Hebersham



🛏️ 3 🍽️ 1 🚗 3 \$1,000,000

102/3 Balmoral Street, Blacktown



🛏️ 2 🍽️ 2 🚗 1 \$570,000

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.



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Houses
Days on the Market

\$925pw

Houses
Median Asking Rate

52%

Sydney
Auction Clearance Rate

71

Units
Days on the Market

\$1,000pw

Units
Median Asking Rate

3,649

House & Units
Interested Buyers



Definitions and Disclaimers



Data provided by the March 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).



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“Hello Cary and Rosemary, it was a pleasure working with you on the purchase of 3 Thomas Street, Darlington. You stood out as a transparent and thorough agent your communication was impeccable, and you remained attentive to the needs of both buyer and seller throughout. You struck a fair and balanced tone in the negotiation process, and at no point did it feel one sided. Your diligence, especially in providing detailed heritage information, was appreciated and made the transaction all the smoother.”

-BUYER OF HOUSE | DARLINGTON

“Cary & Rosemary are the best real estate agents. I've ever seen. It's my first time to sell a property, they've been very helpful and organized almost everything for me. Me and my family are quite happy with the result, thank you!”

-SELLER OF UNIT | CAMPSIE

“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

Cary & Rosemary

The Agency NSW

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

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THE AGENCY

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Selling.
Upsizing.
Downsizing.
Investing.
Starting
over.

AUTUMN IS A SEASON OF CHANGE.