

A scenic view of the Sydney Opera House and the Sydney Harbour Bridge over the water. In the foreground, a man and a woman are sitting on a wooden bench, looking out at the water. The Opera House is on the left, and the Bridge is on the right. The sky is clear and blue. There are some trees and bushes in the foreground and background.

THE AGENCY

Spring 2026
Sydney

theagency.com.au



Why Spring 2026 Could Be the Right Time to Make Your Move?

Spring has arrived — traditionally one of the most active periods of the year for Sydney property.

As more homeowners prepare to bring their properties to market, buyers can expect greater choice and more opportunities to find the right home. At the same time, sellers are entering a more competitive environment, making presentation, pricing and a well-planned marketing strategy more important than ever.

For sellers, Spring provides an opportunity to put your property in front of an active pool of buyers. Longer days, natural light and gardens coming to life can showcase a home at its best. But with more properties potentially competing for attention, preparation matters. Professional presentation, strong photography, strategic marketing and realistic pricing can help your property stand out and attract genuine buyers.

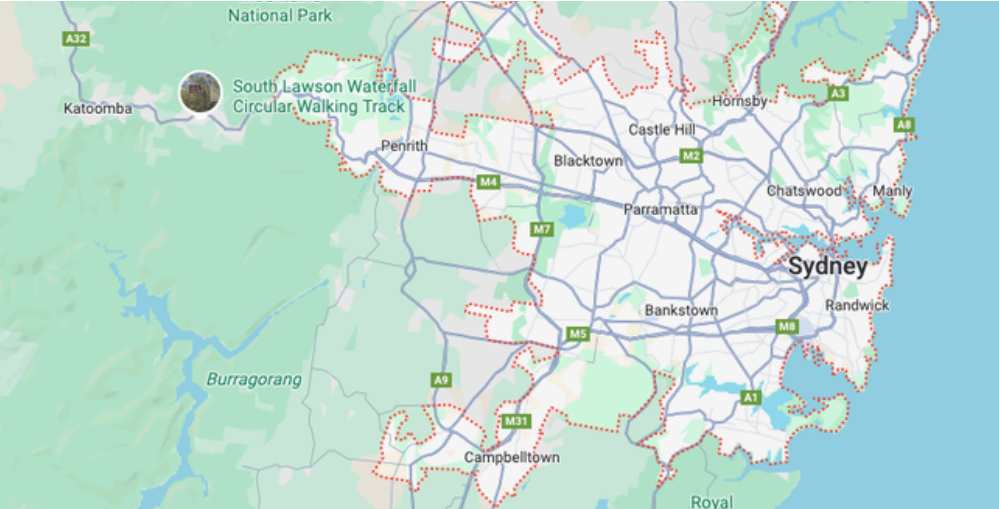
For buyers, more spring listings can mean more choice — but also more opportunities to compare properties, understand local values and make informed decisions.

With buyers becoming increasingly conscious of value, understanding recent comparable sales and having a clear purchasing strategy can help you move confidently when the right property comes along.

Whether you're buying your first home, upgrading, downsizing or considering selling, spring is a valuable time to review your property plans.

Thinking about selling or simply curious about what your property could be worth?

Let's talk about your plans and prepare you for the season ahead.



Median Sale Price

The Sydney property market has moved into a clear correction phase following the highs reached earlier in 2026. Higher interest rates, affordability pressures, reduced borrowing capacity and increased housing supply have contributed to softer buyer demand and falling property values. Buyers now have more choice, while vendors are facing longer selling times and greater negotiation.

Sydney dwelling values fell 1.4% in August 2026, taking the quarterly decline to 4.7% and the annual decline to 4.6%. The median Sydney dwelling value is now \$1,222,718, with values approximately 7.1% below the February 2026 peak.

Houses have experienced the sharper correction. Sydney house values fell 1.8% in August, were down 5.4% over the quarter and 5.5% over the past 12 months, bringing the median house value to \$1,494,878.

Units have remained comparatively resilient. Sydney unit values declined 0.4% in August, 2.9% over the quarter and 2.3% annually, with the median unit value now at \$878,176.

As Sydney moves through spring, increased listings will be an important factor to watch. Cotality reported that total listings nationally were 18.1% higher than a year earlier, while selling conditions have softened, with longer selling times and wider vendor discounting.



\$1.495m
Median House Sale Price



\$878k
Median Unit Sale Price



Source: Cotality Home Value Index, September 2026 report, using data to August 2026.



5/360 Bourke Street, Surry Hills



🛏 1 🚿 1 🚗 0 \$370,000

Level 3/18 Loftus Street, Sydney



🛏 1 🚿 1 🚗 0 \$1,070,000

5/65 Johnston Street, Annandale



🛏 3 🚿 3 🚗 2 \$2,270,000

310/47 Cooper Street, Surry Hills



🛏 3 🚿 2 🚗 1 \$1,600,000

8E/171 Gloucester Street, Sydney



🛏 3 🚿 2 🚗 2 Contact agent

3/14 McDonald Street, Leichhardt



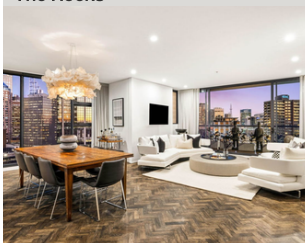
🛏 4 🚿 2 🚗 2 \$1,828,000

2309/91 Liverpool Street, Sydney



🛏 1 🚿 1 🚗 0 \$825,000

25D/171 Gloucester Street, The Rocks



🛏 3 🚿 2 🚗 2 Contact agent

45a Lower Fort Street, Millers Point



🛏 4 🚿 3 🚗 2 \$4,575,000

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.



84

Houses
Days on the Market

\$925pw

Houses
Median Asking Rate

39%

Sydney
Auction Clearance Rate

65

Units
Days on the Market

\$1,000pw

Units
Median Asking Rate

3,708

Units
Interested Buyers



Definitions and Disclaimers



Data provided by the September 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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“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

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

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Good decisions
start here.

