

ITALIAN FORUM
MCMXCIX

THE AGENCY

Winter 2026
Leichhardt

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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 Leichhardt have performed strongly over the past 12 months.

The median sale price for Leichhardt for houses is currently \$2,250,000, having risen 11.0% over the past 12 months from \$2,027,500.

There have been 267 properties listed for sale over the past 12 months. This is lower than the same time last year when there were 315 listings and shows that we have fewer sellers coming onto the market than for the same time last year. On the sales side, 375 properties sold over the past 12 months compared to 381 for the previous year.

The current time on market for a house in Leichhardt is 35 days. This timing is longer than a typical 4 week auction campaign. For units, the median sales price is \$975,000. Apartments have drifted by -0.5% over the year. Units in Leichhardt typically sit on the market for 36 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.



\$2.25m

Median House Sale Price



\$977k

Median Unit Sale Price





74/30-40 George Street

1 1 1 \$871,180

155 Norton Street

1 1 4 \$1,230,000

5 Marlborough Street

2 1 0 \$1,540,000

44/30-40 George Street

2 2 1 \$1,360,000

63 Rofe Street

2 1 0 \$1,750,000

10 Loftus Street

3 1 0 \$1,600,000

37 Elswick Street

3 2 0 \$2,300,000

1/84 Francis Street

3 2 1 \$2,600,000

3/64 Renwick Street

3 2 2 \$2,110,000

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.



25

Houses
Days on the Market

\$997.5pw

Houses
Median Asking Rate

2,805

Houses
Interested Buyers

28

Units
Days on the Market

\$730pw

Units
Median Asking Rate

1,750

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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“We couldn’t have asked for better agents! From day one they truly hand-held us through the entire process, going above and beyond to manage every detail — from organising painters and removalists to keeping everything perfectly on track. Their communication, professionalism, and genuine care made the experience completely stress-free. It was seamless from start to finish, and we can’t recommend them highly enough — they’re absolutely the agents you want on your side.”

-SELLER OF TOWNHOUSE | LEICHHARDT

“Cary and Rosemary Giezekamp demonstrated outstanding expertise and delivered exceptional service during the sale of our property, exceeding price expectations in a tough market. Their blend of friendliness and determination was refreshing as they navigated the challenging market dynamics. Their insights, negotiation skills, & dedication were unparalleled. Transparency and constant communication made us feel involved and assured. Cary and Rosemary Giezekamp are more than agents, they’re trusted advisors.”

-SELLER OF UNIT | LEICHHARDT

“Thanks Cary and his team for their professionalism, responsiveness, knowledge of the market and their ability to efficiently and effectively sell my company title property. Cary went above and beyond my expectations assisting me through the maze in selling a company title property. I couldn’t have done this with ease without this expertise. If anyone requires a real professional, I would recommend Cary and his team.”

-SELLER OF UNIT | LEICHHARDT

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

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THE  AGENCY

YOU SEE:

Sold.

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.

