

Monthly Newsletter JANUARY Issue 2026



OPAC realty



Property Market: Keeping You Updated

Rented:

A28/3-5 Porter St Ryde

B03/3-5 Porter St Ryde

For rent:

37/2-6 Junction St Ryde

B04/3-5 Porter St Ryde

3801/9 Marquet St Rhodes

For sale coming soon:

B63/105 Church St Ryde

45/77-87 Fifth Ave Campsie

For Sale: Coming Soon...



2 bed / 2 bath / 1 car

45/77-87 Fifth Avenue, Campsie 2194

Contact: Olive Li



2 bed / 2 bath / 2 car

B63/105 Church Street, Ryde 2112

Contact: Olive Li

sales@opacrealty.com.au

www.opacrealty.com.au

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2025 Property Market Recap

The property market in Sydney finished in a different state from where it began at the start of 2025, with unexpected changes throughout the year. Home values rose as the Reserve Bank of Australia delivered three cash rate cuts, enabling buyers to borrow more. The cash rate is now 3.6%. However, by late 2025, economists were predicting there would be no more to come in this cycle. On average, Australian home values rose 7.7 per cent over the year to the end of November, above the last calendar year's result of 5.2% – and above the 20-year average of 5.1%.

The result was boosted by a property boom in the smaller capitals, however. Sydney home values rose a more modest 5.1% and Melbourne 4.2%.

Ongoing high mortgage costs, despite the reductions this year, had prompted buyers to consider homes at the more



affordable end of the market, pushing up their values. The cheapest 25% of homes rose in value by 9.5% this year, compared with only 6.2% for the most expensive 25% of homes.

Stretched affordability has meant that middle- and high-income buyers have been diverted to the lower end of the property value spectrum, and that's increased home values most in some relatively low-value pockets of the market. We saw the rate reductions provide greater momentum, particularly to Sydney, which is much more sensitive to changes in the cash rate.

During the year, first-home buyers were given more options including an expansion of access to the Australian Government's 5% Deposit Scheme, and other buyers were also given the Help to Buy shared equity scheme, creating further incentives to purchase properties, and driving the price of affordable properties up to outpace the upper end for price growth.

More Home Owners and Buyers about Pools

"Pool" was the most-searched keyword on domain.com.au for 2025, and swimming pool installers have been fielding strong demand.

A range of styles have been popular, from smaller pools that suit compact spaces and more limited budgets but still allow home owners to get wet and cool down, through to grander options for buyers happy to spend well above six figures. It reflects the lifestyle-first mindset of Australians, prioritising the way they want to live.

In 2025, other top keywords from most popular also include waterfront, view, granny flat, dual, art deco, study, garage, beach, and duplex.

While some households were more affected by the cost of living than others, distinguishing between the aspiration to have a pool, and the reality, many potential buyers were less affected by affordability constraints.

Demand for smaller pools has increased as home owners want more features in their backyards such as a fire pit and

lawn. Round pools and modern above-ground pools have been in demand as design features too, and wellness was on buyers' minds. Even owners in first-home buyer areas are thinking about ways to add pools without endless budgets, looking for quality and value pool options.

