

Laurieton - Camden Haven Market Update 1st Half 2025

OVERVIEW

In Q1 2025, Camden Haven* recorded a median house price of \$830,000 and a median unit price of \$569,000. This is an annual (Q1 2024 – Q1 2025) slight softening in prices, of -1.2% for houses and -4.4% for units; which is most likely due to more homes being sold in the lower price point of the market. The number of sales is also quite small, with only 114 house sales and 27-unit sales in Q1 2025, which can skew the data at times. Q1 2025 sales figures did hit a record high, suggesting a highly demanded market in Camden Haven*, but higher interest rates have also impacted property prices. There is now a slightly more affordable market in Camden Haven*, which opens a key opportunity for first home buyers and investors.

CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES



HOUSE MEDIAN PRICE



HOUSE RENTAL PRICE



UNIT SALES



UNIT MEDIAN PRICE

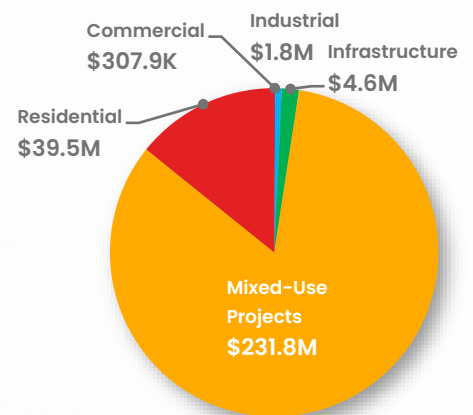


UNIT RENTAL PRICE



FUTURE DEVELOPMENTS

Camden Haven[£] plans to see approx. **\$278.0M of new projects commencing construction between 2024 and 2026.**



There are several residential & mixed-use projects in Camden Haven* that are set to commence construction between 2024 and 2026, including:

- Lake Cathie Bonny Hills Village Rainbow Beach (930 Land Lots)
- Catarina Estate (30 Dwellings)
- Hampton Shores (31 Dwellings)
- Rainbow Beach Estate (9 Units)
- Woodlands Estate (21 Land Lots)
- 201 Ocean Drive (82 Land Lots)

There are several new ready-to-go housing stock planned, which will assist with current demand. That said, comparing the number of new houses planned (73) and sales in Q1 2025 (114), this is not enough. This suggests that current softer property prices can be temporary, and buyers must act fast

MARKET CONDITIONS

MEDIAN PRICE
Q1 2025



\$830K

SALES



\$569K

AVERAGE DAYS
ON MARKET Q1 2025



HOUSE



UNIT

MEDIAN PRICE
Q1 2025



\$600

RENTALS



\$458

AVERAGE DAYS
ON MARKET Q1 2025



HOUSE



UNIT



18 Units/
Apartments



73
Dwellings



961 Lots



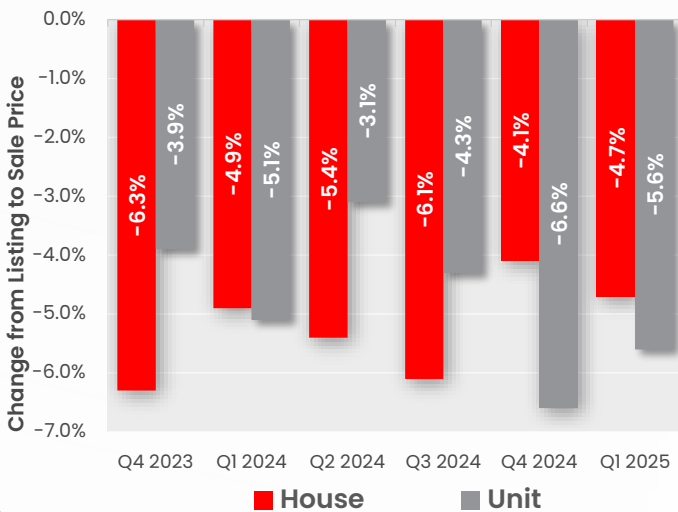
AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.

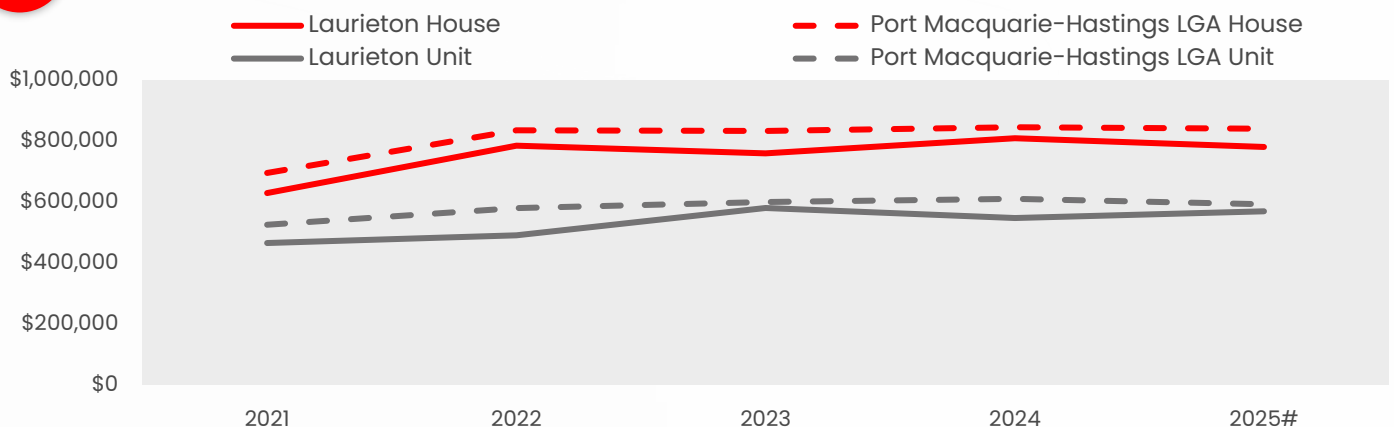
Average vendor discounts between Q1 2024 and Q1 2025 have tightened slightly for houses and widened slightly for units, at discounts of -4.7% and -5.6% respectively. As of Q1 2025, the house and unit markets in Laurieton* continue to favour buyers, as final sale prices remain below first listed price. However, with low number of ready-to-sell stock planned for construction, buyers should act fast.

The suburb of Laurieton has offered a slightly more affordable median house and unit price to the wider Port Macquarie-Hastings Local Government Area (LGA) in the past 4 years into 2025#. This continued to be the case in 2025# for houses; however, units have become a slightly more on par compared to the wider LGA.

Most of the homes sold in the Camden Haven* in 2024/25# were in the premium price point of \$1,000,000 and above (28.1%). That said, almost an equal amount, of 24.7%, were in the most affordable price point of less than \$699,999. Units, saw the most sales in the middle price bracket of \$550,000 to \$649,999 (37.7%); with equal proportion (17.0% each) in the premium and most affordable price points. Overall, there are key opportunities for first home buyers.



MARKET COMPARISON

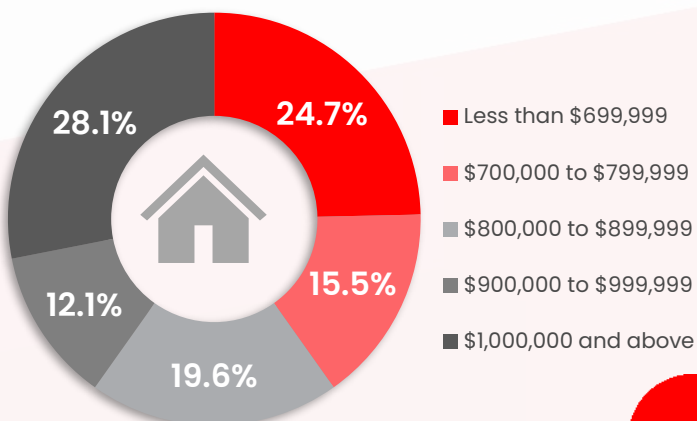


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Laurieton.

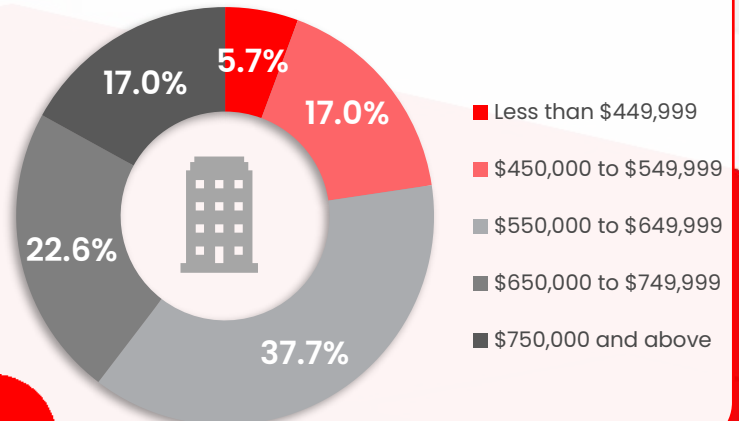


PRICE BREAKDOWN 2024/25#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2025€

House rental yields in the Camden Haven[‡] were 3.4% as of March 2025, higher than Sydney Metro (2.7%). Furthermore, median house rental price increased by 3.4% in the past 12 months to Q1 2025, at \$600 per week. At the same time the number of houses rented increased, by 4.8% (to 22 houses) in Q1 2025. The unit market shows a similar pattern, with median unit rental price increasing by 1.8% (to \$458 per week) but the number of units rented declining by -18.8%. This suggests a highly demanded rental market, in good news for investors.

3-bedroom houses have provided investors with +10.0% rental growth annually, achieving a median rent of \$550 per week.

The Camden Haven[‡] area had a vacancy rate of 0.9% in March 2025, above Port Macquarie-Hastings LGA's average of 0.8% but below Sydney Metro's 1.3%. Vacancy rates have fluctuated in the past 12 months, but overall showed a slightly declining pattern, indicating an even tighter rental market. Further, a 0.9% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, thus quicker occupancy of rental homes in Camden Haven[‡].

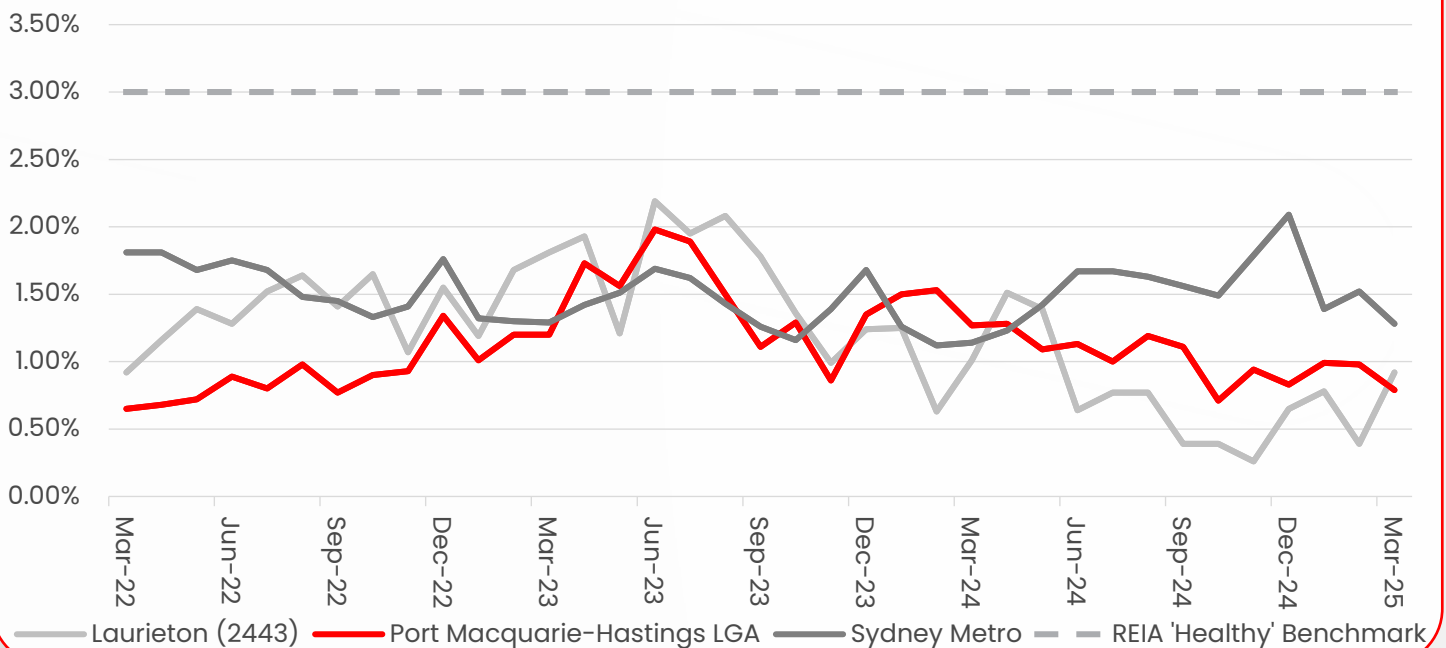
2 BEDROOMS
+8.9%

3 BEDROOMS
+10.0%

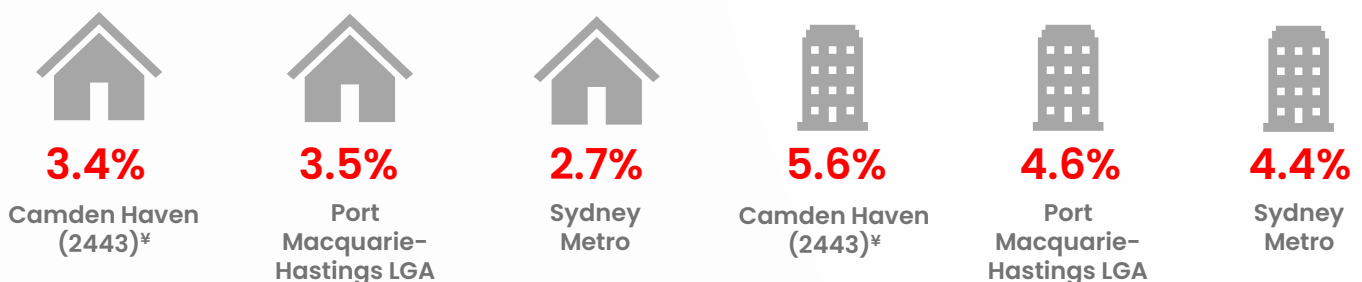
4+ BEDROOMS
0%



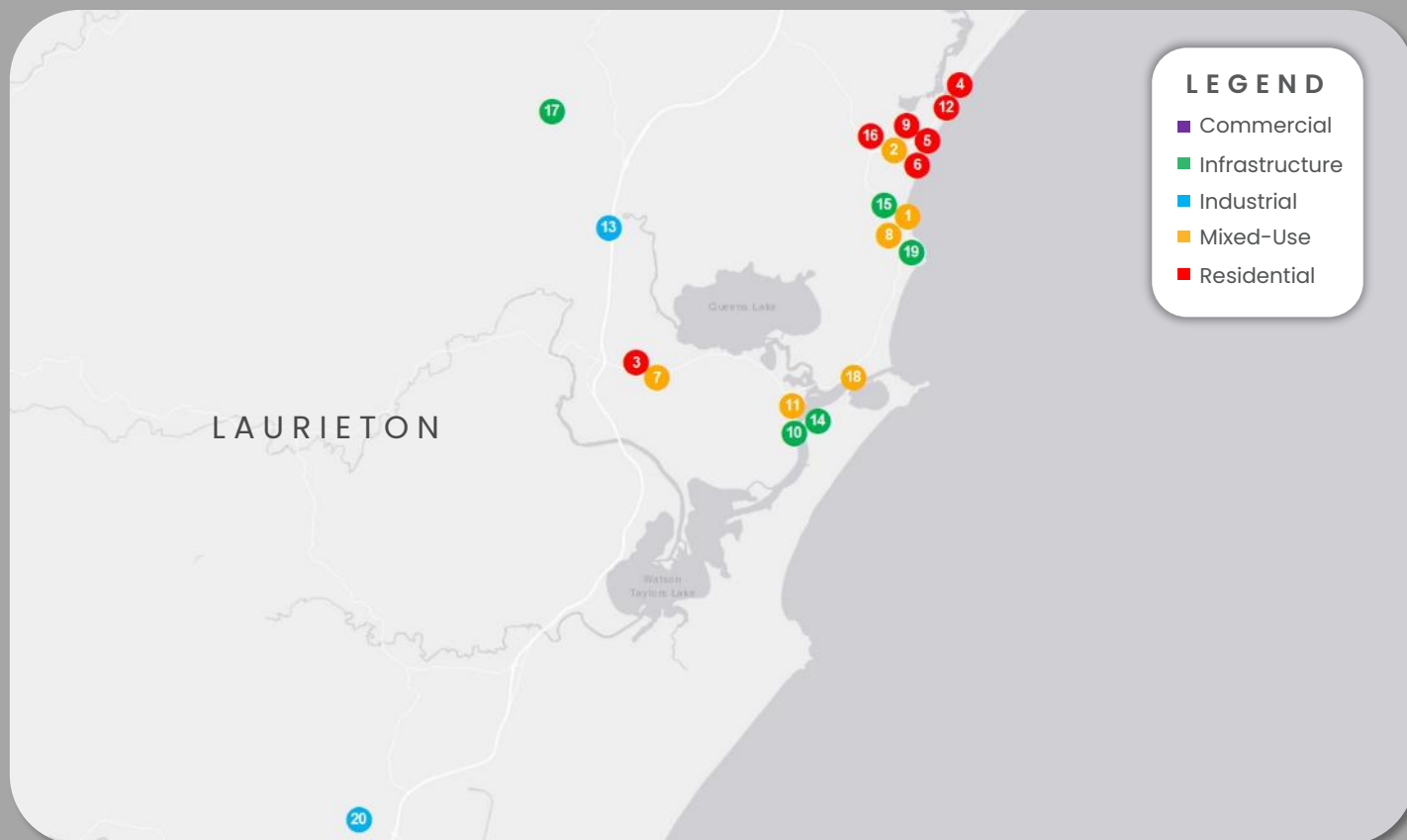
RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



PROJECT DEVELOPMENT MAP 2024-2026^A



#	Project ^E	Type	Estimated Value ^H	Commence Date ^W
1	Lake Cathie Bonny Hills Village Rainbow Beach (930 Residential Lots/Village Centre/School)	Mixed Use	\$200,000,000	23/12/2024
2	Rainbow Beach Village Lake Cathie Mixed Use Development (Business/Office/Retail Premises/Supermarket)	Mixed Use	\$19,150,340	30/12/2026
3	Woodlands Estate (21 Lots)	Residential	\$12,223,392	20/02/2015
4	Catarina Estate Dwellings (30 Dwellings)	Residential	\$9,000,000	8/12/2025
5	Summer Circuit Dwellings (12 Dwellings)	Residential	\$8,461,000	27/06/2025
6	Hampton Shores (31 Dwellings/31 Residential Lots)	Residential	\$6,000,000	15/11/2024
7	201 Ocean Drive (82 Lots/Child Care)	Mixed Use	\$5,740,00	28/05/2024
8	Open Space Corridor/Constructed Wetland - Rainbow Beach (Wetlands/Stormwater/Playing Fields)	Mixed Use	\$5,000,000	5/06/2026
9	Rainbow Beach Estate Lake Cathie Units Stages 1-3 (9 Units)	Residential	\$1,938,175	28/10/2024
10	Dunbogan Bridge Scour Repair & Pile Protection Works (Local Government)	Infrastructure	\$1,500,000	1/04/2025
11	8 Tunis Street Unit & Medical Premises (1 Unit/Medical Premises)	Mixed Use	\$1,050,000	19/12/2025
12	7 Kywong Street Units (3 Units)	Residential	\$1,040,000	28/10/2025
13	167 Miles Drive Shed Additions	Industrial	\$1,038,410	17/10/2024
14	The Boulevard Beach To Beach Shared User Path Stage D5 (Local Government)	Infrastructure	\$1,000,000	13/03/2025
15	Rainbow Beach Reserve Viewing Platform Upgrade & Revetment Sandbagging (Local Government)	Infrastructure	\$900,000	14/07/2025
16	Glen Eden Estate (4 Units)	Residential	\$860,000	16/05/2024
17	Old School Road Bridge Replacement (Local Government)	Infrastructure	\$730,000	4/01/2024
18	1-3 The Parade Apartment & Shops Alterations & Additions (1 Apartment/Shops)	Mixed Use	\$607,000	28/03/2025
19	Bonny Hills Pedestrian Path Boardwalk (Local Government)	Infrastructure	\$511,411	8/01/2024
20	144 Forest Road Shed	Industrial	\$499,000	13/03/2026



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- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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REFERENCES

* Camden Haven sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of 2439, 2443, and 2445.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

2025 encapsulates sales transactions for Q1 (01/01/2025 – 31/03/2025) only, other years encapsulates sales transactions for the full year (i.e 01/01 to 31/12 of the relevant year).

€ Annual rental growth is a comparison between Q1 2024 (01/01/2024 – 31/03/2024) and Q1 2025 (01/01/2025 – 31/03/2025) house median rent figures.

¥ Camden Haven rental market data encapsulates aggregate property conditions within the postcode of 2443.

§ Rental yields shown are as reported as of March 2025.

▲ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the suburbs of 2439, 2443, and 2445.

μ Estimated value is the value of construction costs provided by relevant data authority; it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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