

Dapto Market Update 1st Half 2025

OVERVIEW

In Q1 2025, Dapto* recorded a median house price of \$830,000 and a median unit price of \$740,000. This represents an annual (Q1 2024 – Q1 2025) price growth of 2.5% for houses and 18.4% for units. Comparing Q1 2024 and Q1 2025, total sales increased by 11.3% (to 168 sales in Q1 2025) for houses and by 115.8% (to 41 sales in Q1 2025) for units. This confirms a highly demanded market, with Q1 2025 sales figures hitting record high. This created a buffer against higher interest rates and underpinned the high price growth, particularly for units. Now is an ideal time for owners to capitalise on their investments. The gap between median house and unit prices are closing, thus now is an ideal time for unit buyers to act.

CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES



HOUSE MEDIAN PRICE



HOUSE RENTAL PRICE



UNIT SALES



UNIT MEDIAN PRICE

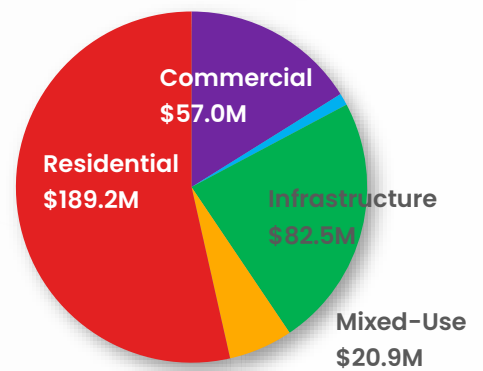


UNIT RENTAL PRICE



FUTURE DEVELOPMENTS

Dapto[£] plans to see approx.. **\$353.4M** of new projects commencing construction between 2025 and 2026.



There are several residential & mixed-use projects in Dapto, set to commence construction in 2025 and 2026. These include but are not limited to:

- 91A Byamee Street (14 Townhouses and 57 Apartments)
- 98-100 & 102-110 Princes Highway Mixed Use (52 Apartments)
- Bong Bong & Cleveland Roads Subdivision (187 Residential Lots)
- Lot 501 Tharawal Drive (50 Dwellings)

The new ready-to-sell housing stock in the pipeline will assist with answering market demand, which can create a more sustainable price growth. That said, the number of houses planned is not enough (when compared to the number of sales in Q1 2025), and land lots require time to develop. Thus, in the short-term, higher prices are likely.

109 Units/
Apartments

17
Townhouses

50
Dwellings

885 Lots

MARKET CONDITIONS

MEDIAN PRICE
Q1 2025



\$830K



\$740K

SALES

AVERAGE DAYS
ON MARKET Q1 2025



HOUSE



UNIT

MEDIAN PRICE
Q1 2025



\$680



\$600

RENTALS

AVERAGE DAYS
ON MARKET Q1 2025



HOUSE

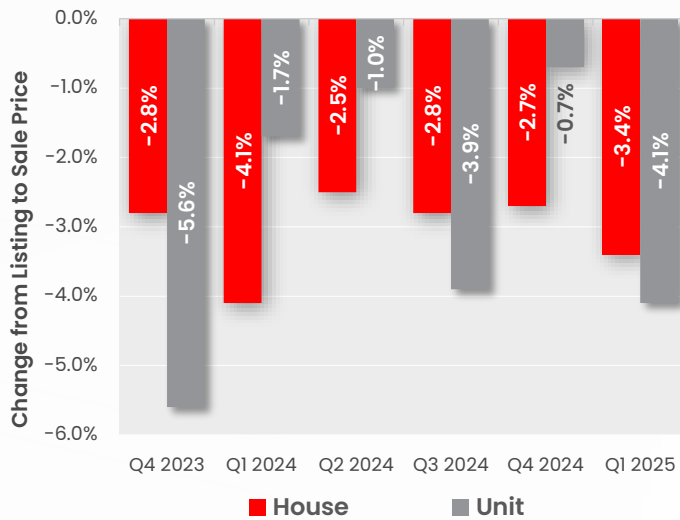


UNIT

%

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.



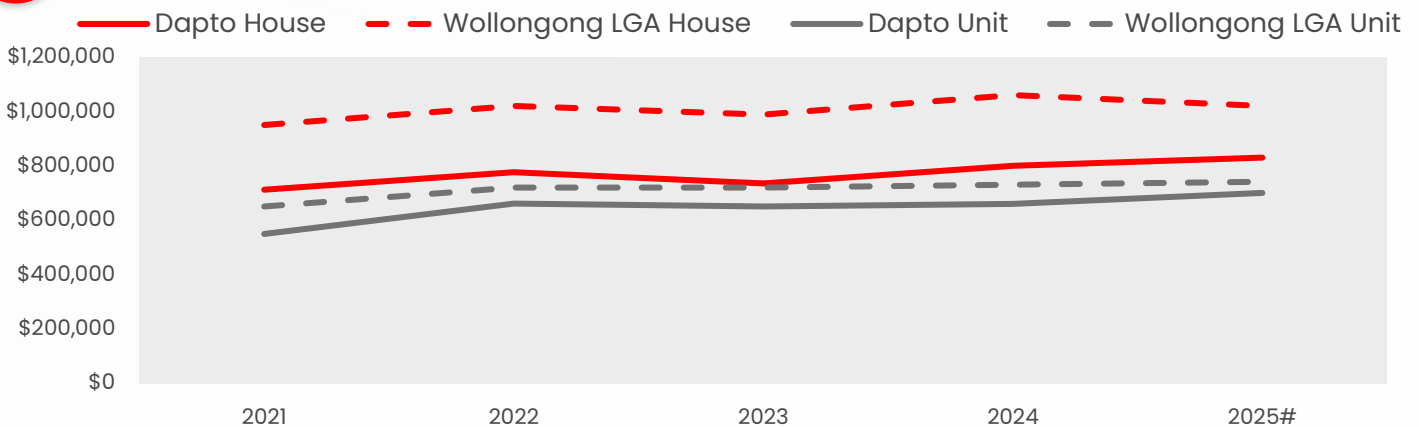
Average vendor discounts between Q1 2024 and Q1 2025 have tightened slightly at -3.4% for houses. Units however saw discounts widened over the past 12 months to -4.1%. The Dapto* market is still a buyer's market, with vendors willing to accept below the initial listing price. Buyers however should get in quick to take advantage of these discounts while they are still available.

The suburb of Dapto has offered a more affordable house and unit option compared to the wider Wollongong Local Government Area (LGA) for the past 5 years. This continued to be the case into 2025# for both house and unit prices. That said Dapto's unit prices are becoming very close to the wider LGA, signalling limited time for unit buyers.

Most of the homes sold in Dapto* in 2024/25# were in the middle price bracket of between \$800,000 to \$899,999 (28.6%) of sales. With a similar amount (21.3%) of affordable (between \$700,000-\$799,999) and premium (\$1,000,000 and above) options available; there is an opportunity for buyers and sellers. Units had most sales, 47.2%, in the most affordable price bracket of less than \$599,999. This is good news for first home buyers looking to enter the market.



MARKET COMPARISON

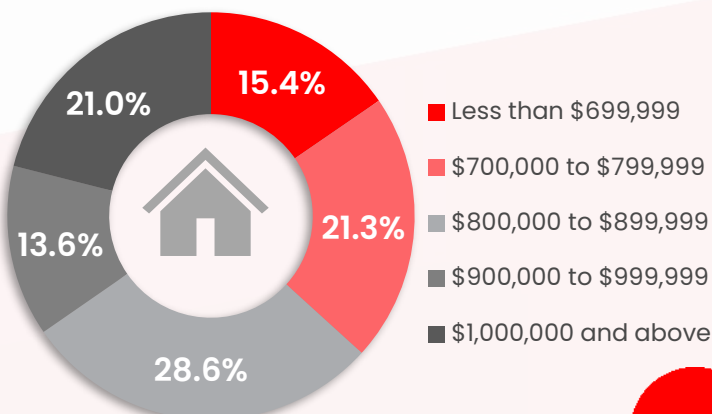


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Dapto.

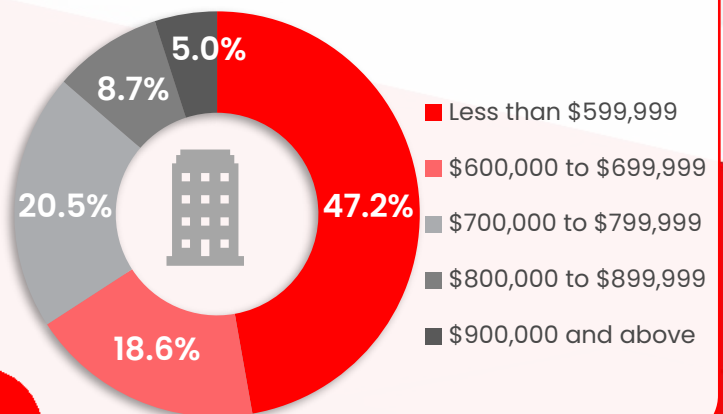
\$

PRICE BREAKDOWN 2024/2025#

HOUSES SOLD



UNITS SOLD



PRD.



RENTAL GROWTH 2025€

House rental yields in Dapto* was 4.1% as of March 2025, higher than the Wollongong LGA (3.3%) and Sydney Metro (2.7%). Furthermore, the median house rental price increased by 7.9% in the past 12 months to Q1 2025, at \$680 per week. In the same timeframe the number of houses rented decreased, by -16.8% (to 79 houses) in Q1 2025, suggesting an undersupply. The unit rental market shows a similar pattern, with stable median unit rental price. This indicates a highly demanded and competitive rental market in Dapto*, which is beneficial to investors.

4+ bedroom houses have provided investors with +12.1% rental growth annually, achieving a median rent of \$790 per week.

Dapto* recorded a vacancy rate of 0.4% in March 2025, slightly below Wollongong LGA average of 0.6% and well below Sydney Metro's 1.3%. Vacancy rates remained relatively steady in the past 12 months. Further, a 0.4% vacancy rate is still below the Real Estate Institution of Australia's healthy benchmark of 3.0%, thus quicker occupancy of rental homes in Dapto*. This suggests a conducive environment for investors, even with a higher house and unit entry price in Q1 2025.

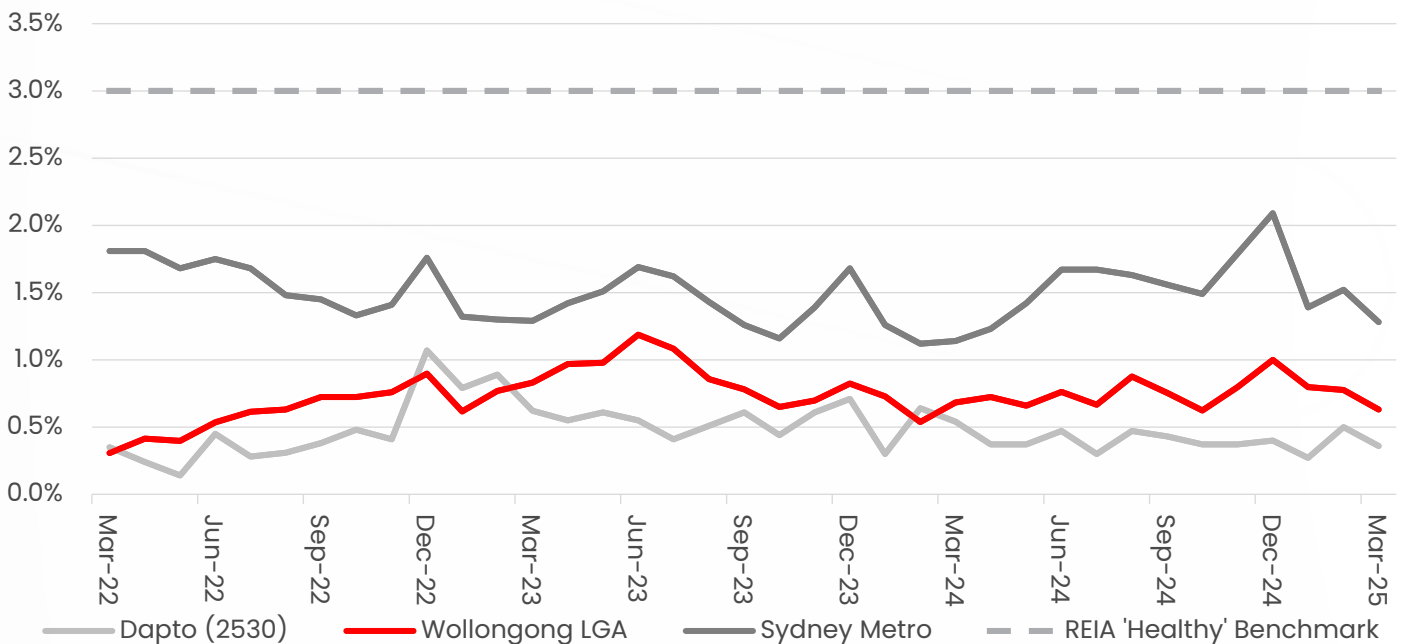
2 BEDROOMS
+4.2%

3 BEDROOMS
+5.2%

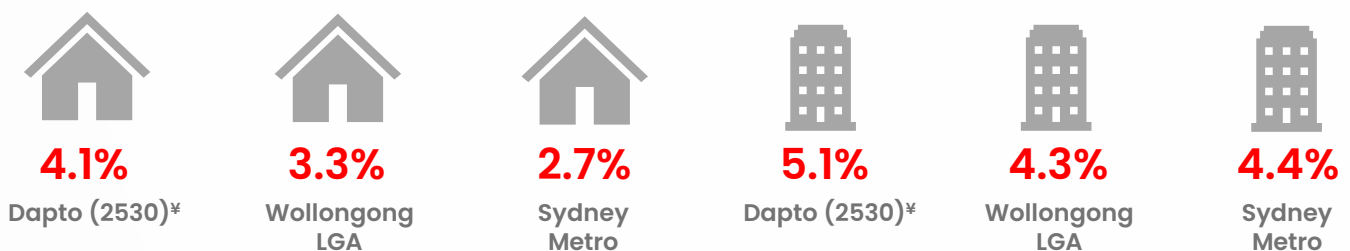
4+ BEDROOMS
+12.1%



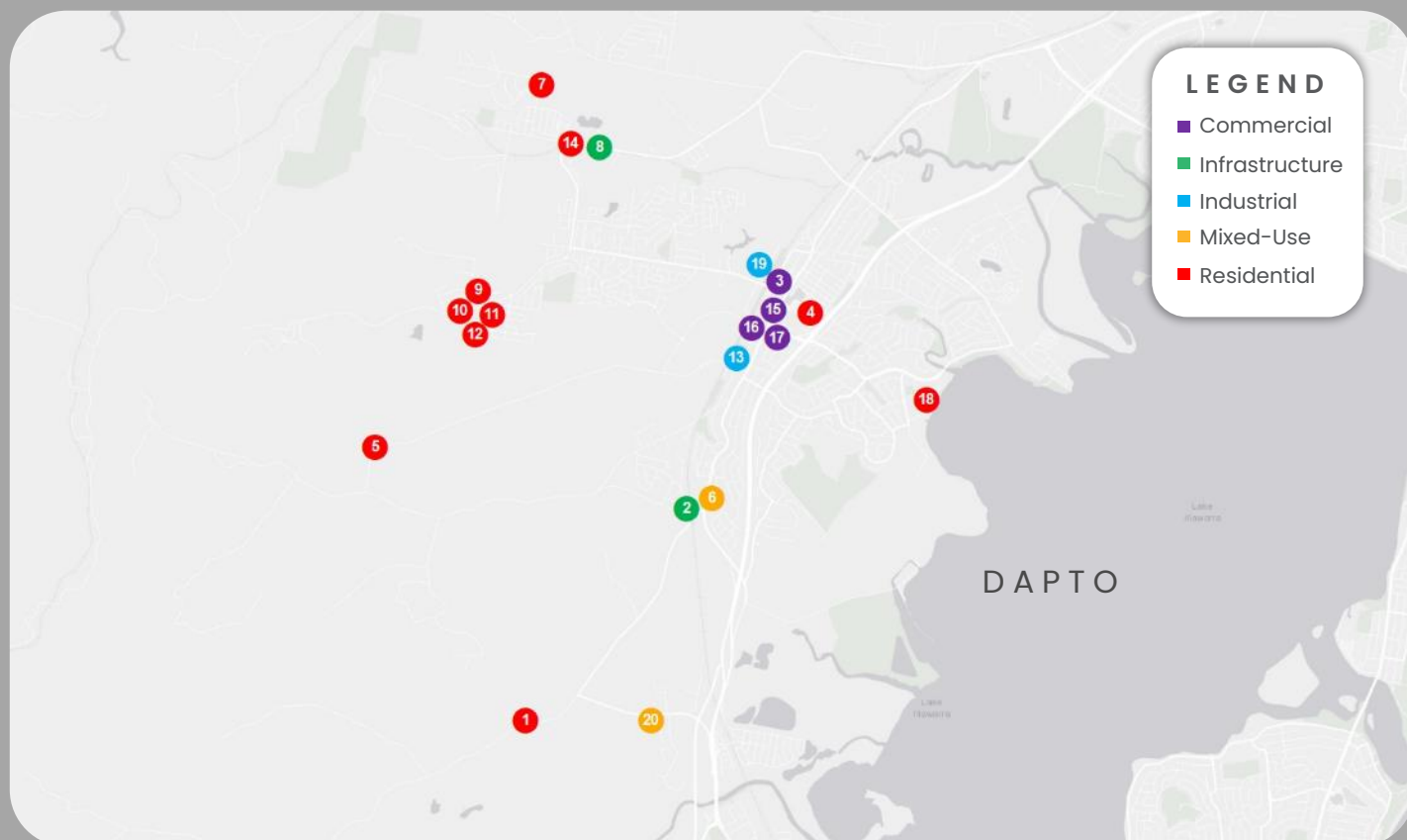
RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



PROJECT DEVELOPMENT MAP 2025-2026^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	200, 220, 240 & 330 Marshall Mount Road Residential Subdivision Stage 1 – Woodville (119 Lots)	Residential	\$85,000,000	9/03/2026
2	Illawarra International Health Precinct Dapto Specialist & Surgicentre Stage 1 (State Government)	Infrastructure	\$70,000,000	10/12/2025
3	Dapto Leagues Club Alterations & Additions	Commercial	\$52,385,000	25/02/2026
4	91a Byamee Street Residential Development (57 Apartments/14 Townhouses)	Residential	\$30,000,000	8/07/2026
5	Lot 199 Cleveland Road Residential Subdivision (260 Lots)	Residential	\$28,894,000	28/10/2026
6	98-100 & 102-110 Princes Highway Mixed Use Development (52 Apartments/Commercial Premises)	Mixed-Use	\$20,000,000	12/12/2025
7	Lot 501 Tharawal Drive Dwellings (50 Dwellings)	Residential	\$19,603,000	4/10/2026
8	West Dapto Road Roadworks Upgrade Stages 1a & 2-4 (Local Government)	Infrastructure	\$12,000,000	1/06/2025
9	360 Cleveland Road & Bong Bong Road Forest Reach (174 Lots)	Residential	\$9,200,000	6/03/2026
10	Bong Bong & Cleveland Roads Residential Subdivision (187 Lots)	Residential	\$8,500,000	12/12/2025
11	360 Cleveland Road & Bong Bong Subdivision Stage 10 (61 Lots)	Residential	\$2,745,000	10/03/2026
12	360 Cleveland Road & Bong Bong Subdivision Stage 11 (58 Lots)	Residential	\$2,610,000	16/03/2026
13	82 Marshall Street Industrial Units	Industrial	\$1,790,000	29/08/2025
14	441 West Dapto Road Residential Subdivision (26 Lots)	Residential	\$1,699,000	9/07/2026
15	178-182 Princes Highway Service Station	Commercial	\$1,500,000	10/06/2026
16	Hungry Jacks Dapto Food & Drink Premises	Commercial	\$1,200,000	24/02/2026
17	Radiology Clinic Dapto Health Services Facility Conversion	Commercial	\$980,000	25/02/2026
18	7 Inglebar Crescent Townhouses (3 Townhouses)	Residential	\$900,000	22/10/2026
19	28 Hamilton Street Light Industrial Units	Industrial	\$762,000	28/02/2025
20	3 Kennedy Avenue Workshop Units & Coffee Shops (Workshop Units/Coffee Shop)	Mixed-Use	\$660,000	12/02/2025



Your home of the latest property market insights.

RESEARCH SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products, and include:

- Advisory and consultancy
- Market analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions.

OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis.



Jeremy Tillman

+61 418 244 601


jeremy@prddapto.com.au

GET IN TOUCH WITH US TODAY




PRD Dapto

Your trusted local real estate agency

 +61 2 4261 0333

 PRD.com.au/dapto

 1/66 Princes Hwy,
Dapto, NSW, 2217

REFERENCES

* Dapto sales market data and key indicators encapsulates aggregate property market conditions within the postcode of 2530

** 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.

¥ Dapto rental market data encapsulates aggregate property conditions within the postcode of 2530.

§ 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 postcode of 2530.

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.

Disclaimer: PRD does not give any warranty in relation to the accuracy of the information contained in this report. If you intend to rely upon the information contained herein, you must take note that the information, figures and projections have been provided by various sources and have not been verified by us. We have no belief one way or the other in relation to the accuracy of such information, figures and projections. PRD will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that you rely upon that is contained in the material.

Prepared by PRD Research. © All medians and volumes are calculated by PRD Research. Use with written permission only. All other responsibilities disclaimed. © Copyright PRD 2025.