

## Casino Market Update 2<sup>nd</sup> Half 2025

### OVERVIEW

In Q2 2025, Casino\* recorded a median house price of \$487,000 and a median unit price of \$402,500. This is an annual (Q2 2024 - Q2 2025) growth of 10.7% for houses, but a softening of -4.8% for units. Comparing Q2 2024 and Q2 2025, house sales grew by 8.3% (to 65 sales in Q2 2025) while unit sales surged by 128.6% (to 16 sales in Q2 2025). Despite the surge in unit sales, its volume remain small compared to houses. Price growth and higher sales suggest demand for houses is strong. Units are now slightly more affordable for buyers; but with limited ready-to-sell dwellings planned buyers must act fast before property prices increase.

#### CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES



HOUSE MEDIAN PRICE



HOUSE RENTAL PRICE



UNIT SALES



UNIT MEDIAN PRICE



UNIT RENTAL PRICE



### MARKET CONDITIONS

MEDIAN PRICE  
Q2 2025



\$487K



\$402K

#### SALES

AVERAGE DAYS  
ON MARKET Q2 2025



HOUSE



UNIT

MEDIAN PRICE  
Q2 2025



\$550



\$360

#### RENTALS

AVERAGE DAYS  
ON MARKET Q2 2025



HOUSE

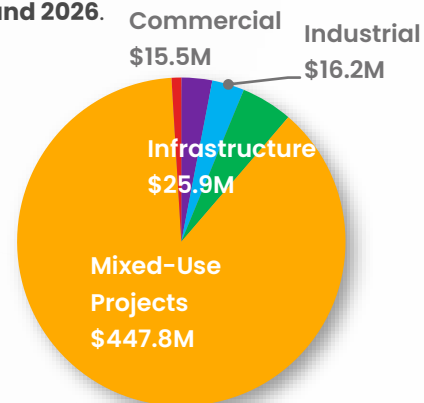


UNIT



### FUTURE DEVELOPMENTS

Casino<sup>£</sup> will see approximately **\$501.3M** of new projects commencing in 2025 and 2026.



A main mixed-use project is Casino Biohub, which will feature a bioenergy facility capable of processing up to 903,000 tonnes per annum of organic waste using anaerobic digestion technology. This will stimulate the local economy through job creation, attracting more people to the area.

Key housing related projects include:

- Hare & Lennox Streets Residential Subdivision (46 Lots)
- 7-9 Callistemon Street (9 Dwellings)
- 146-152 Johnston Street Units & Commercial (13 Units)

With only a limited number of new houses and units planned in Casino<sup>£</sup> over the next two years, supply will remain insufficient to meet demand. This will add continuous pressure to the market and drive prices higher.



62 Units/  
Apartments



9  
Dwellings

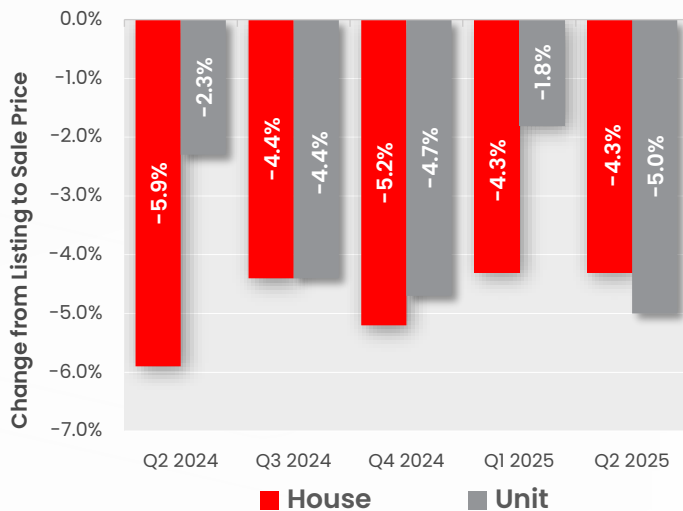


46 Lots

%

## 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.



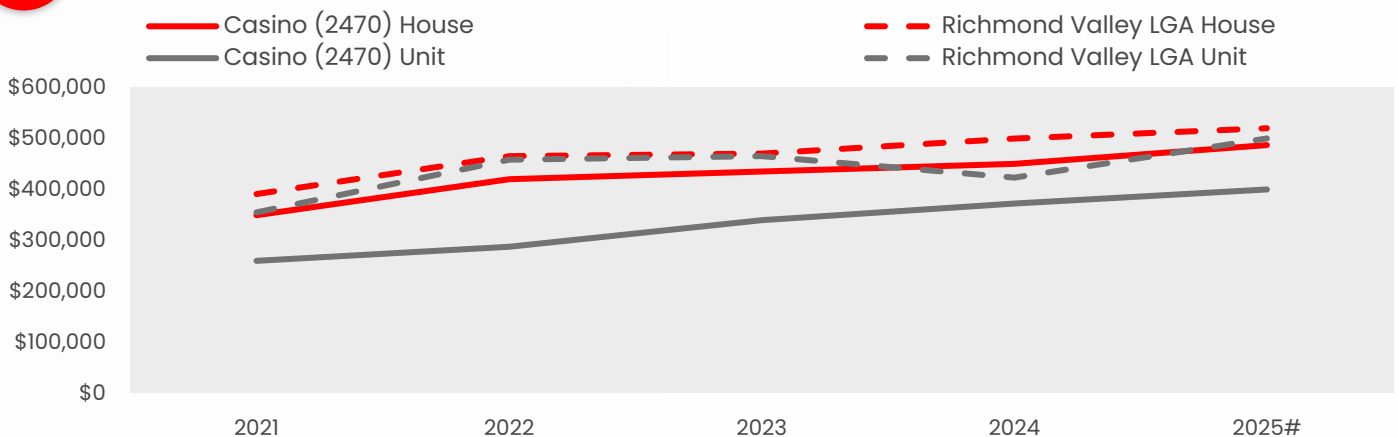
Average vendor discounts between Q2 2024 and Q2 2025 have tightened to -4.3% for houses but widened to -5.0% for units. Market conditions in Casino\* still favour buyers, with sellers willing to accept below the first listed price. Unit average vendor discounts peaked in Q2 2025, making it an ideal time to enter the market. That said, with little amount of new stock planned, this may not last long.

The suburb of Casino has historically provided a more affordable market for units than the wider Richmond Valley Local Government Area (LGA), while the median house price is generally on par. This continues in 2025#, with the LGA's median unit price exceeding the Casino suburb's median house price. This makes Casino a more affordable entry point for buyers.

The dominant proportion of homes sold in Casino\* in 2025# were in the most affordable brackets of less than \$349,999 (27.7%) for houses and less than \$324,999 (26.0%) for units, in good news for first home buyers. The premium price brackets are also strong for house (9.7% of sales above \$650K) and units (20.0% of sales above \$475K). Thus, there is a home for every budget in Casino\*.



## MARKET COMPARISON

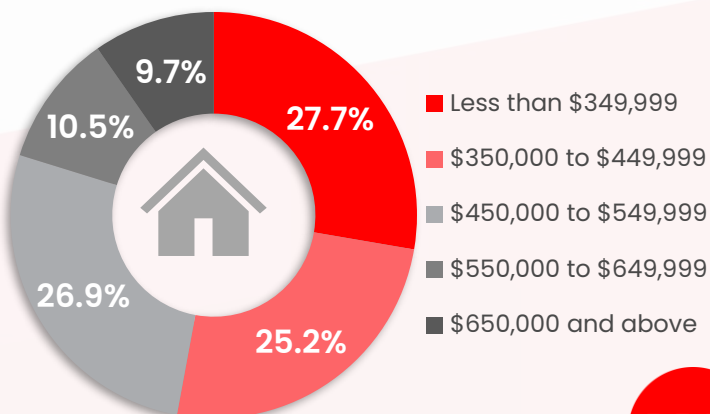


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Casino.

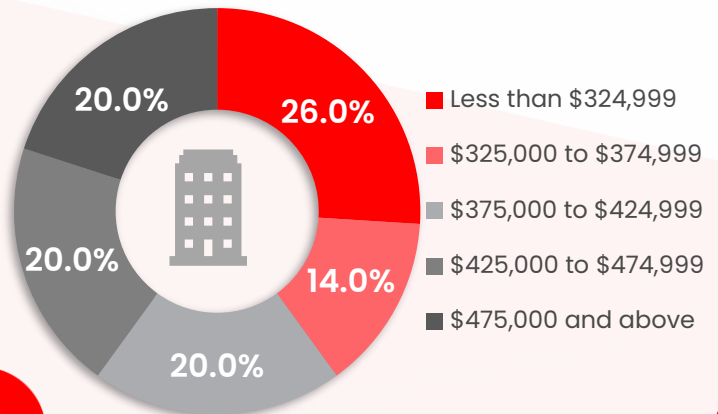
\$

## PRICE BREAKDOWN 2025

### HOUSES SOLD



### UNITS SOLD



PRD.



## RENTAL GROWTH 2025€

House rental yields in Casino<sup>¥</sup> were 3.5% as of June 2025, on par with NSW North Coast (3.6%) but higher than Sydney Metro (2.7%) average. This is paired with a median house rental price growth of 10.0% in the past 12 months to Q2 2025, at \$550 per week, and a significant decline of -61.5% in the number of houses rented (to only 20 houses in Q2 2025). This indicates a clear undersupplied house rental market in Casino<sup>¥</sup>, thus the need for more investors.

3+ bedroom houses have provided investors with +9.5% rental growth annually, achieving a median rent of \$520 per week.

Casino<sup>¥</sup> recorded a vacancy rate of 0.6% in June 2025, below the New South Wales North Coast's average of 1.0% and Sydney Metro's 1.6%. Vacancy rates have decreased in the past 12 months, which suggests an even tighter rental market. Furthermore, a 0.6% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental homes in Casino<sup>¥</sup>. There is a conducive environment for investors, even if the median house price (thus entry price) has increased in the past 12 months to Q2 2025.



2 BEDROOMS

**+5.6%**



3 BEDROOMS

**+9.5%**

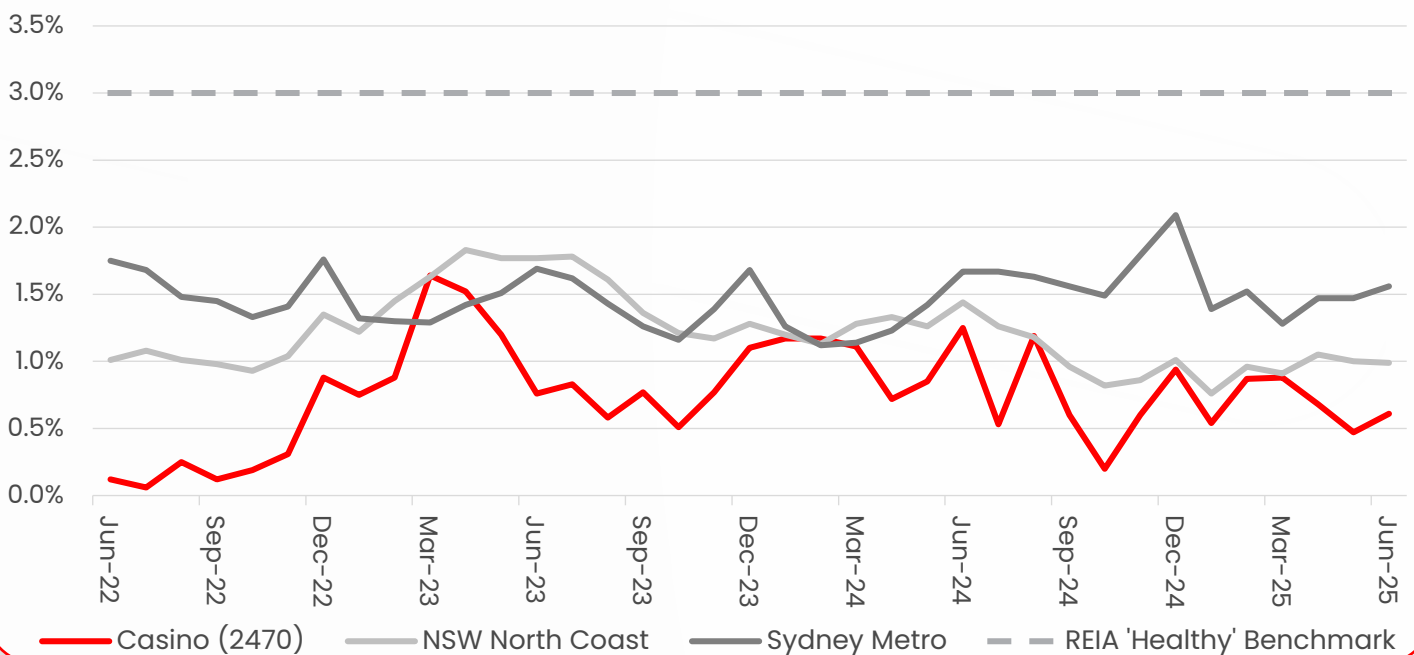


4 BEDROOMS

**+9.1%**



## RENTAL VACANCY RATES 2025



## RENTAL YIELD 2025§



**3.5%**

Casino<sup>¥</sup>



**3.6%**

NSW North Coast



**2.7%**

Sydney Metro



**4.9%**

Casino<sup>¥</sup>



**4.9%**

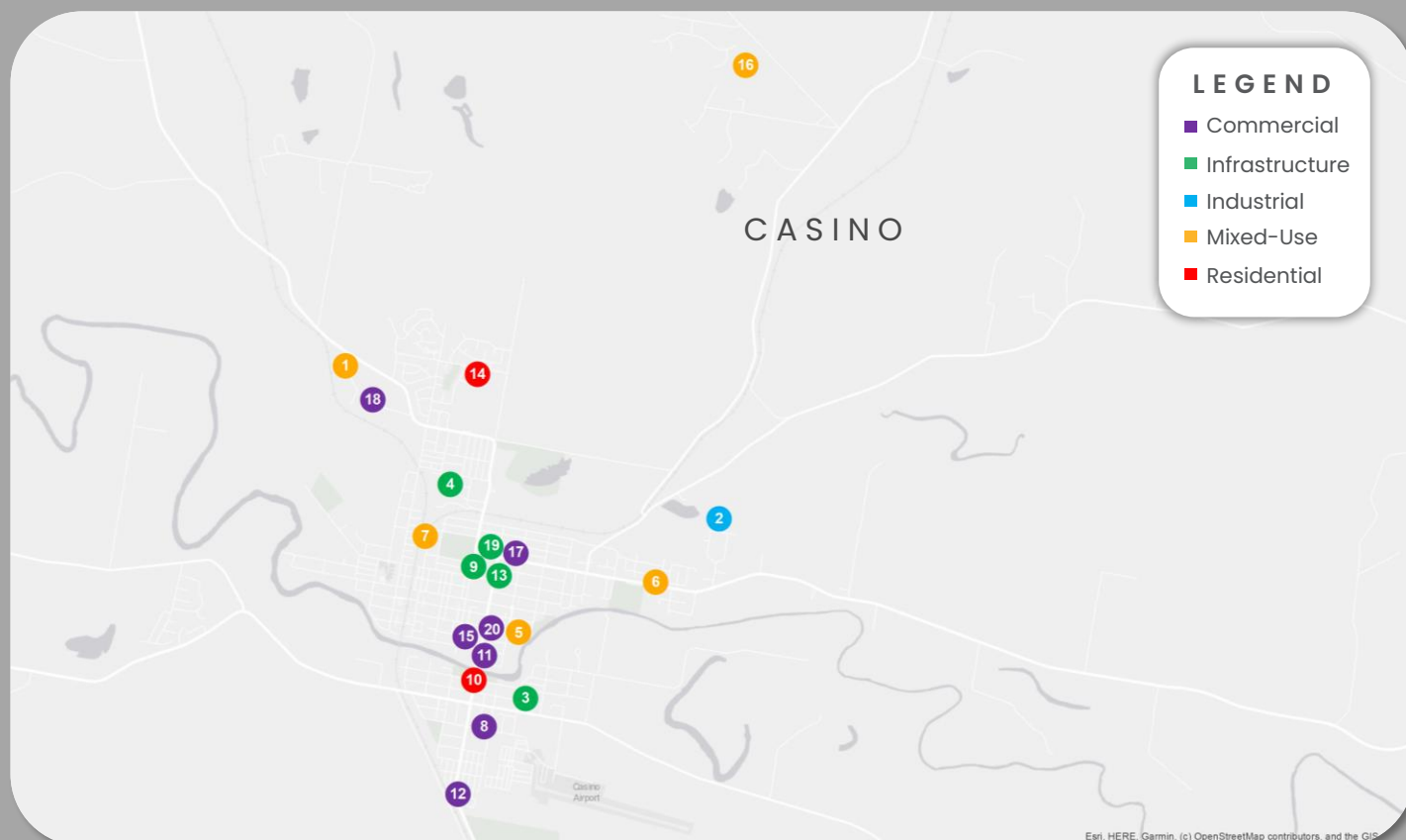
NSW North Coast



**4.3%**

Sydney Metro

# PROJECT DEVELOPMENT MAP 2025 & 2026<sup>A</sup>



#	Project <sup>£</sup>	Type	Estimated Value <sup>µ</sup>	Commence Date <sup>ψ</sup>
1	Casino Biohub Bioenergy Facility (Various Tenant Types)	Mixed-Use	\$419,000,000	1/09/2026
2	35 Cassino Drive Warehouse – Spring Grove Fresh Food	Industrial	\$16,244,800	8/05/2026
3	Land and Housing Corporation Casino Stapleton Avenue (State Government – 18 Units)	Infrastructure	\$10,387,125	10/03/2025
4	Land and Housing Corporation Casino Housing Units (State Government – 17 Units)	Infrastructure	\$8,634,996	21/07/2026
5	113 Barker Street Hotel (Various Tenant Types)	Mixed-Use	\$8,560,708	19/05/2026
6	146-152 Johnston Street Units & Commercial (Commercial + Residential – 13 Units)	Mixed-Use	\$8,530,662	29/07/2026
7	Spring Grove Fresh Food Company Cold Store & Distribution Centre (Various Tenant Types)	Mixed-Use	\$7,617,500	5/05/2025
8	Land and Housing Corporation Casino Light Street (14 Units)	Commercial	\$7,500,000	19/12/2025
9	Casino Pedestrian Suspension Bridge (Local Government)	Infrastructure	\$3,262,083	12/02/2026
10	Hare & Lennox Streets Residential Subdivision (46 Lots)	Residential	\$2,992,000	2/12/2025
11	31 A Richmond Street Group Homes (2 Group Homes)	Commercial	\$2,580,000	18/06/2025
12	Mcdonald's Casino Alterations & Additions	Commercial	\$2,418,900	27/03/2026
13	Bruxner Highway & Patricia Street – Roundabout (Local Government)	Infrastructure	\$1,900,000	31/03/2025
14	7-9 Callistemon Street Dwellings (9 Dwellings)	Residential	\$1,885,427	8/10/2025
15	Hotel Cecil Casino Alterations & Additions	Commercial	\$1,772,000	26/09/2025
16	Casino Christian School Sports Field & Bulk Earthworks Expansion (Various Tenant Types)	Mixed-Use	\$1,624,225	27/10/2025
17	Victory Camp Road Resource Transfer Station	Commercial	\$1,425,000	7/05/2025
18	10615 Summerland Way Accommodation Blocks Additions (10 Accommodation Blocks)	Commercial	\$1,300,000	11/12/2025
19	Halstead Drive Access Restoration Stage 3 (Local Government)	Infrastructure	\$950,000	10/02/2025
20	151 Centre Street Medical Centre Conversion	Commercial	\$888,000	18/12/2025





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## 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

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## REFERENCES

\* Casino sales market data and key indicators encapsulates aggregate property market conditions within the suburb of Casino.

\*\* 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 the 1<sup>st</sup> half of 2025 (01/01/2025 – 30/06/2025) only, other years encapsulates sales transactions for the full year (i.e 01/01 – 31/12 of the relevant year).

€ Annual rental growth is a comparison between Q2 2024 (01/04/2024 – 30/06/2024) and Q2 2025 (01/04/2025 – 30/06/2025) house median rent figures.

¥ Casino rental market data encapsulates aggregate property conditions within the postcode of 2470.

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

A 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 suburb of Casino.

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 Pricfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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