PRD. REAL ESTATE

Camden Haven Market Update
2nd Half 2025

OVERVIEW

In Q3 2025, Camden Haven* recorded a median house price of $865,000 and a median unit price of $685,000. This represents an annual (Q3 2024 – Q3 2025) growth of 1.8% for houses and 11.8% for units. Comparing Q3 2024 and Q3 2025, total sales increased by 19.8% (to 97 sales in Q3 2025) for houses and by 18.8% (to 19 sales in Q3 2025) for units. This confirms a highly demanded market, which created a buffer against higher interest rates (hence price growth). This suggests that now is an ideal time for owners to capitalise on their investments. Further, price growth in the past 6 months (to Q3 2025) has been higher, at 4.2% for houses and 20.4% for units. Thus, the market still has room to grow, and now is the time to act.

CHANGE FROM LAST	YEAR	HALF YEAR
HOUSE SALES	↑	↔
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↑	↔
UNIT SALES	↑	↓
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↓	↓

MARKET CONDITIONS

SALES

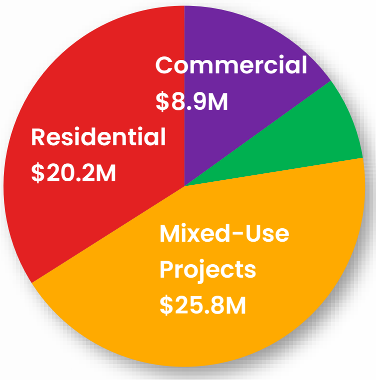
	MEDIAN PRICE Q3 2025	AVERAGE DAYS ON MARKET Q3 2025
HOUSE	$865K	102
UNIT	$685K	79

RENTALS

	MEDIAN PRICE Q3 2025	AVERAGE DAYS ON MARKET Q3 2025
HOUSE	$650	16
UNIT	$480	14

FUTURE DEVELOPMENTS

Camden Haven£ will see approximately **$59.3M of new projects commencing construction between 2025 and 2026.**



These projects will stimulate economic growth and create new job opportunities in Camden Haven. This can have a spill-over impact on the real estate market, in the form of higher demand for housing.

A key mixed-use projects is Rainbow Beach Village Lake Cathie, which will add business and office premises, as well as retail and a supermarket.

There are some residential and mixed-use projects to commence in Laurieton in 2025 to 2026; including

- Catarina Estate (30 Dwellings)
- Summer Circuit (12 Dwellings)
- 7 Kywong Street Units (3 Units)
- 1-3 The Parade Apartment & Shops (1 Apartment)

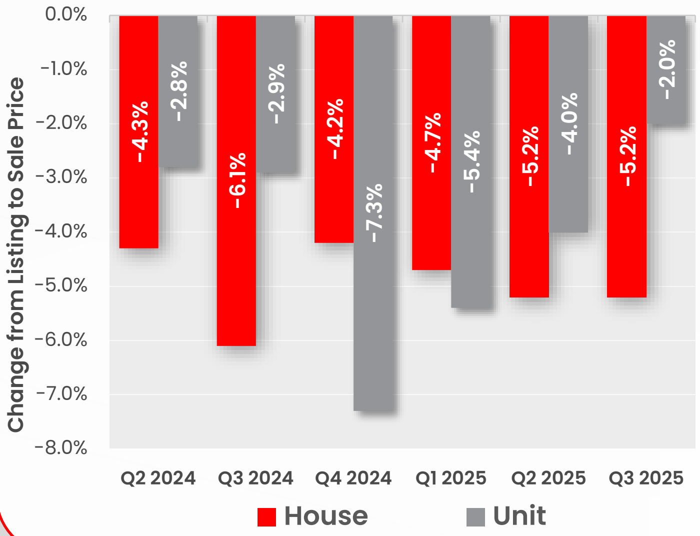
The incoming supply of ready-to-go residential developments in 2025 and 2026 will assist with demand, however when compared to Q3 2025 sales (of 97 houses and 19 units), this will not be enough. Therefore, an undersupply is highly likely, which will continue to push prices up in the area.

5 Units/ Apartments

47 Dwellings

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.

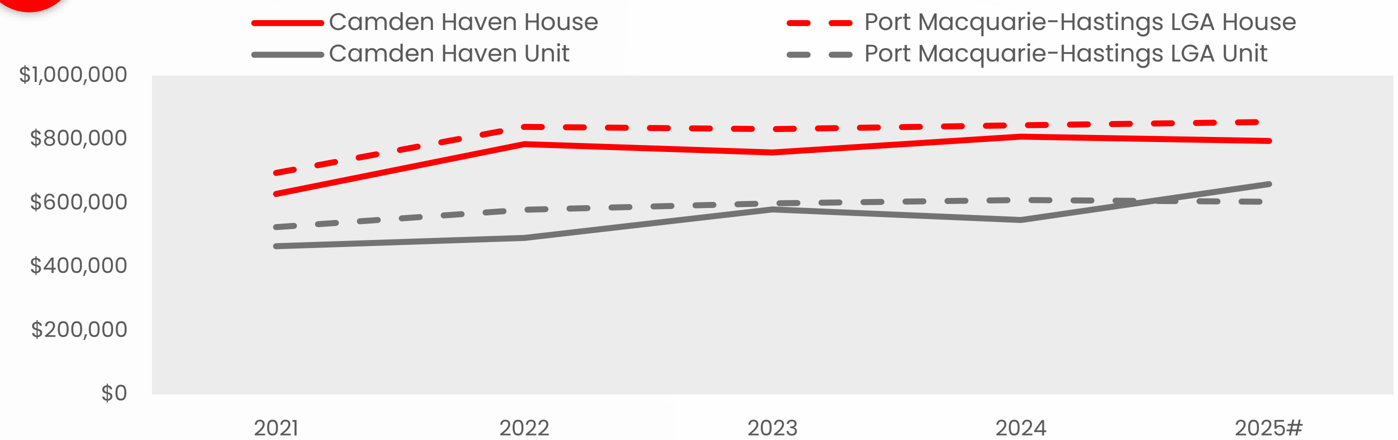


Average vendor discounts between Q3 2024 and Q3 2025 have tightened slightly, to a lesser discounts of -5.2% and -2.0% for houses and units, respectively. Buyers can still benefit from discounts in the Camden Haven*, as sellers are willing to accept below the first list price. However, unit buyers must act fast to secure a discount, as the room for negotiation is quite small in Q3 2025 (i.e closer to zero).

The suburb of Laurieton provides a more affordable house and unit median prices than the wider Port Macquarie-Hastings Local Government Area (LGA) for the past 5 years. This continued to be the case in 2025# for houses. However, the unit market price growth in Laurieton have established it as premium market than the wider LGA.

Most of the homes sold in Camden Haven* across 2025# were split between the more premium price bracket of $1,000,000 and above (27.8%) and the affordable price point, of less than $699,999 (24.3%). Conversely, units had most sales (30.8%) in the middle price bracket, however showed strong sales numbers in the affordable middle price bracket of $500,000 - $599,999 (20.0%). This indicates there is a home for every budget in Camden Haven*.

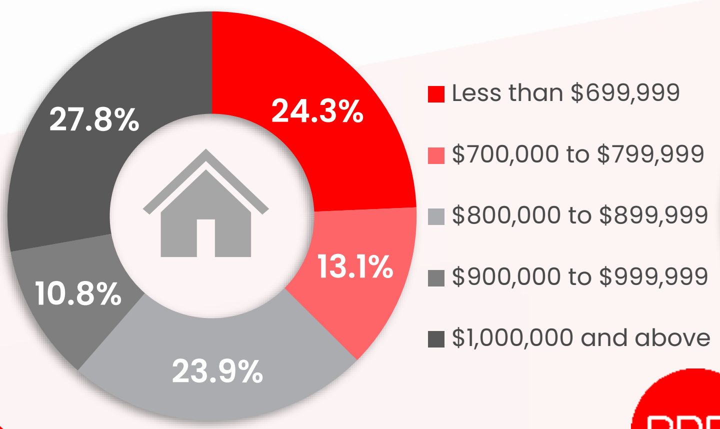
MARKET COMPARISON



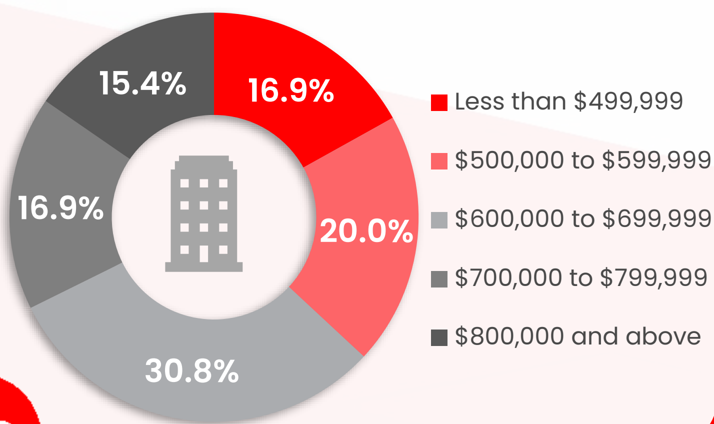
The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Laurieton.

PRICE BREAKDOWN 2025#

HOUSES SOLD



UNITS SOLD



RENTAL GROWTH 2025€

House rental yield in Camden Haven¥ were 3.7% as of September 2025, above the Port Macquarie-Hastings LGA (3.2%) and Sydney Metro (2.7%). Further, median house rental price increased by 0.8% in the past 12 months to Q3 2025, at $650 per week. In the same timeframe the number of houses rented decreased, by -18.9% (to 43 houses) in Q3 2025; suggesting an undersupply. This indicates a highly demanded and competitive house rental market in Camden Haven¥, which is beneficial to investors; especially those looking for a more affordable option to Sydney Metro.

2-bedroom houses have provided investors with +9.9% rental growth annually, achieving a median rent of $522 per week.

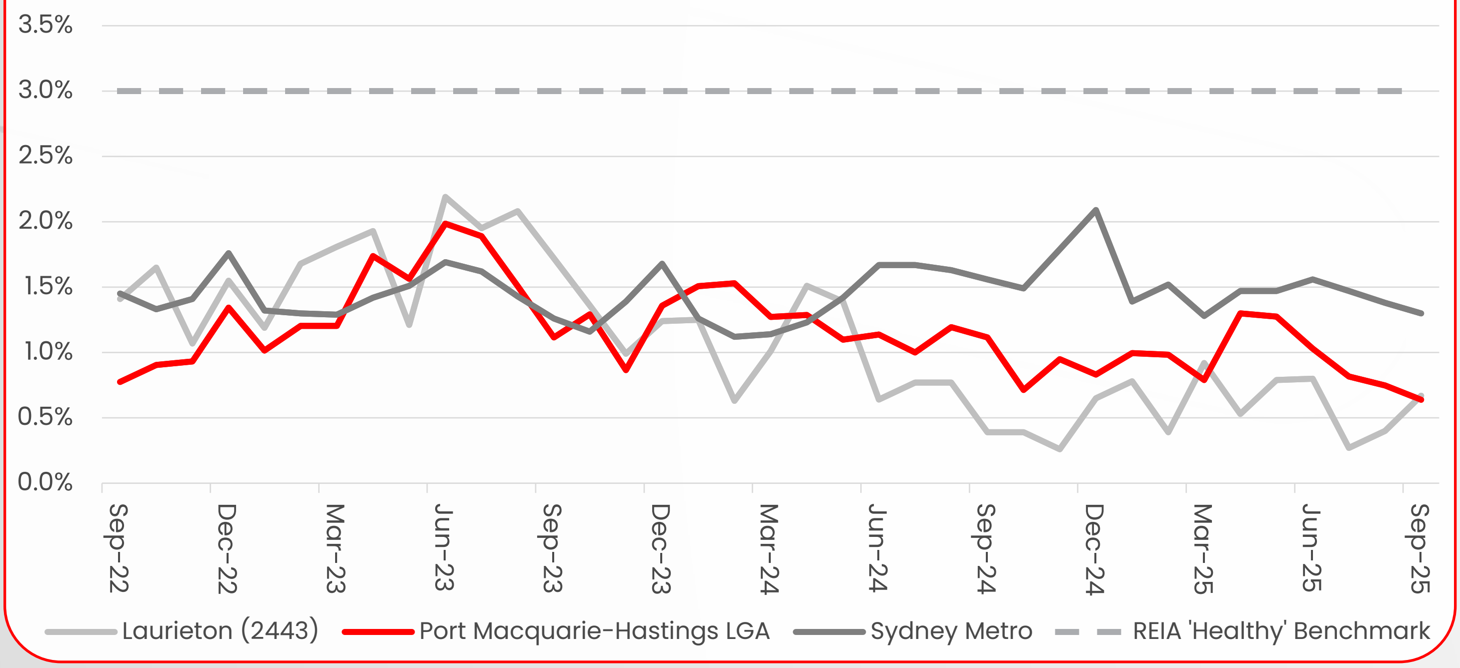
The Camden Haven area¥ recorded a vacancy rate of 0.7% in September 2025, far below Sydney Metro's 1.3% vacancy rate average. Vacancy rates fluctuated in the past 12 months but overall showed an increasing pattern, due to more investors in the market. That said, a 0.7% vacancy rate is significantly below the Real Estate Institution of Australia's healthy benchmark of 3.0%. This is good news for investors, as it indicates quicker occupancy of rental homes in Camden Haven¥.

2 BEDROOMS
+9.9%

3 BEDROOMS
+7.1%

4+ BEDROOMS
+0.0%

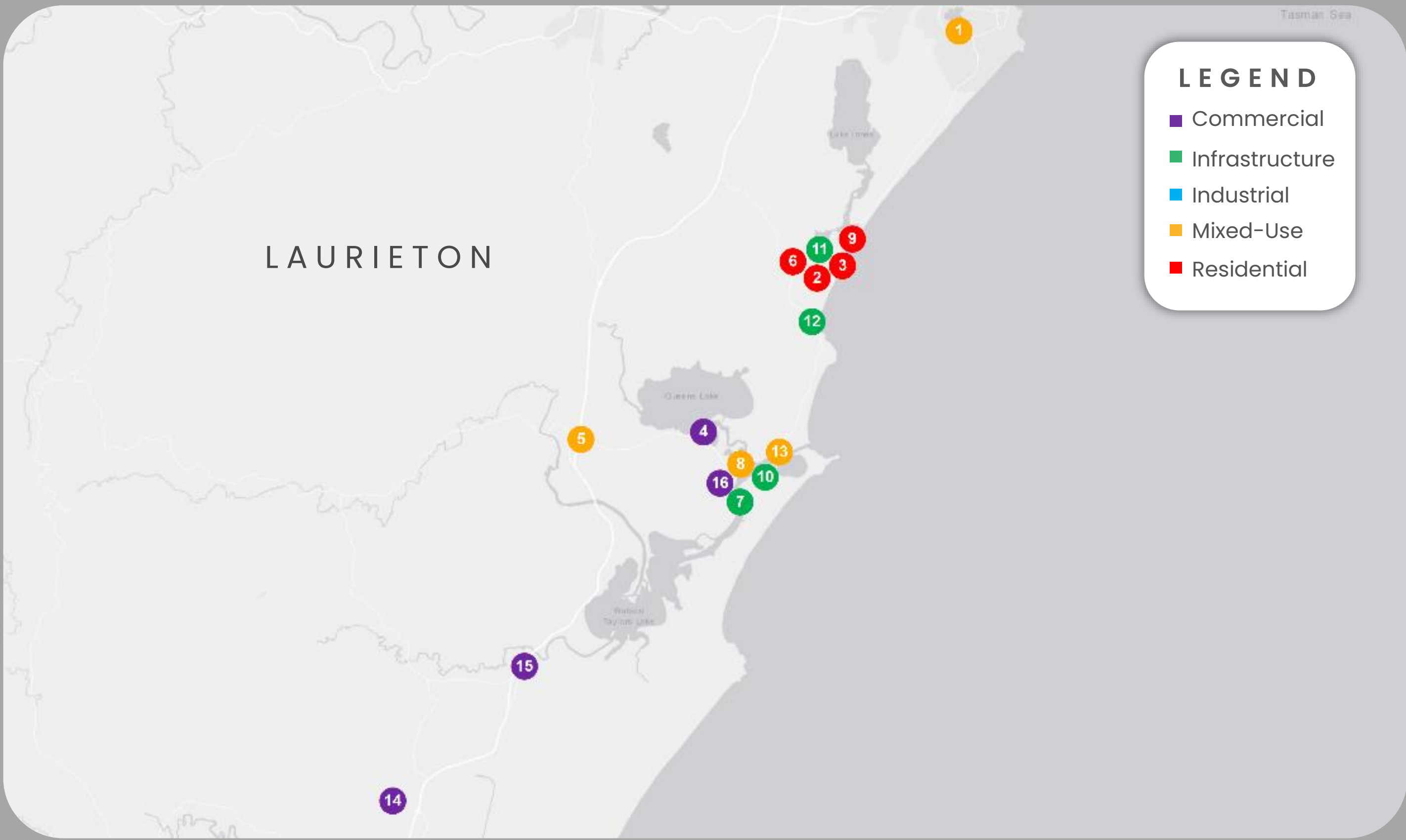
RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§

Camden Haven (2443)¥	Port Macquarie-Hastings LGA	Sydney Metro	Camden Haven (2443)¥	Port Macquarie-Hastings LGA	Sydney Metro
3.7%	3.2%	2.7%	5.0%	4.4%	4.3%

PROJECT DEVELOPMENT MAP 2025-2026[₳]



#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	Rainbow Beach Village Lake Cathie Mixed Use Development (Business Premises/Office Premises/Retail Premises/Supermarket)	Mixed Use	$19,150,340	30/12/2026
2	Catarina Estate Dwellings (30 Dwellings)	Residential	$9,000,000	8/12/2025
3	Summer Circuit Dwellings (12 Dwellings)	Residential	$8,461,000	27/12/2025
4	Laurieton Lakeside Aged Care West Haven Alterations & Additions	Commercial	$7,616,905	28/08/2026
5	Open Space Corridor/Constructed Wetland - Rainbow Beach (Wetlands/Stormwater/Playing Fields)	Mixed Use	$5,000,000	5/06/2026
6	19-37 Solomon Drive Dwellings (5 Dwellings)	Residential	$1,655,821	24/04/2026
7	Dunbogan Bridge Scour Repair & Pile Protection Works (Local Government)	Infrastructure	$1,500,000	1/04/2025
8	8 Tunis Street Unit & Medical Premises (1 Unit/Medical Premises)	Mixed Use	$1,050,000	19/12/2025
9	7 Kywong Street Units (3 Units)	Residential	$1,040,000	28/10/2025
10	The Boulevarde Beach To Beach Shared User Path Stage D5 (Local Government)	Infrastructure	$1,000,000	13/03/2025
11	Port Macquarie Hastings Council Coastal Stages 3 & 4 (Local Government)	Infrastructure	$1,000,000	8/06/2026
12	Rainbow Beach Reserve Viewing Platform Upgrade & Revetment Sandbagging (Local Government)	Infrastructure	$900,000	14/07/2025
13	1-3 The Parade Apartment & Shops Alterations & Additions (1 Apartment/Shops)	Mixed Use	$607,000	28/03/2025
14	144 Forest Road Shed (Shed Covering Existing Feed Pen)	Commercial	$499,000	7/07/2026
15	86 Johns River Road Telecommunications Facility	Commercial	$498,800	17/06/2026
16	12 Laurie Street Demolition (Soft Strip Work to Remove Internal Building Elements)	Commercial	$307,863	15/08/2025

PRD. REAL ESTATE

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.

Simon Hancox

+61 423 941 136

shancox@prdlaurieton.com.au

GET IN TOUCH WITH US TODAY

PRD Laurieton

Your trusted local real estate agency

+61 2 6559 9400

PRD.com.au/laurieton/

68 Bold Street,
Laurieton, NSW, 2443

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 the first three quarters of 2025 only (01/01/2025 – 30/09/2025).

€ Annual rental growth is a comparison between Q3 2024 (01/07/2024 – 30/09/2024) and Q3 2025 (01/07/2025 – 30/09/2025) 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 September 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 Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS.

PRD. REAL ESTATE