

Beverly Hills Market Update 1st Half 2026



OVERVIEW

In Q1 2026, Beverly Hills* recorded a median house price of \$1,700,000 and a median unit price of \$635,000. This represents an annual (Q1 2025 – Q1 2026) median price growth of 9.7% for houses and -8.4% decline for units. Comparing Q1 2025 and Q1 2026, total sales declined by -50.9% (to 27 sales in Q1 2026) for houses and by -8.1% (to 34 sales in Q1 2025) for units. There is an undersupply in the market, especially with Q1 2025 recording the lowest number of house sales in the past 24 months. This creates an ideal opportunity for owners looking to sell. For buyers, there are several residential projects due to commence in 2025-2026, which will provide more options.

CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↑	↓
HOUSE RENTAL PRICE	↑	↓

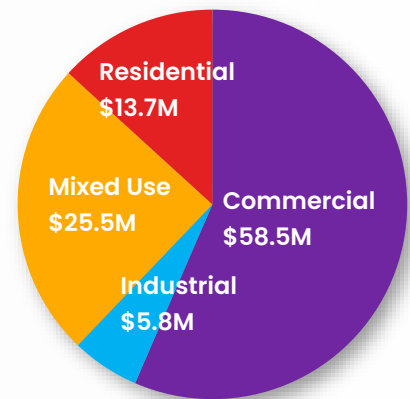


UNIT SALES	↓	↓
UNIT MEDIAN PRICE	↓	↓
UNIT RENTAL PRICE	↑	↑



FUTURE DEVELOPMENTS

Beverly Hills[£] will see approximately **\$103.5M of new projects commencing construction between 2025 – 2026.**



There are several residential projects to commence construction between 2025 and 2026, which include:

- 892-906 Canterbury Road (50 Units)
- 153-159 Penhurst Road (33 Units)
- 35-37 Karne Street South & 71-83 Graham Road (46 Dwellings)
- 2-6 Martin Street (4 Dwellings)

The incoming supply of ready-to-go stock in the Beverly Hills area will assist with demand in the future. However, due to construction challenges, this will take time to build. Thus, added stock and a possible more sustainable level of price growth is more likely to be a long-term benefit, as opposed to short term. In the meantime, an undersupply of housing stock more likely, which suggest higher property prices.



MARKET CONDITIONS

MEDIAN PRICE
Q1 2026



SALES



AVERAGE DAYS
ON MARKET Q1 2026



MEDIAN PRICE
Q1 2026



RENTALS



AVERAGE DAYS
ON MARKET Q1 2026

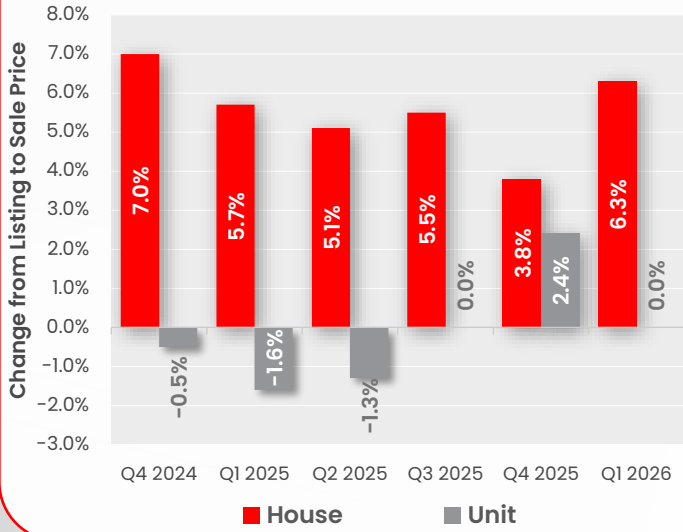




AVERAGE VENDOR DISCOUNT*

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 for houses have remained at a premium of 6.3%, between Q1 2025 and Q1 2026 indicating a strong seller's market. The unit market has tightened from a discount of -1.6% to 0.0%, indicating a change towards a seller's market. Buyers must act fast before unit prices see a swing to premium vendor discounts like the house market.

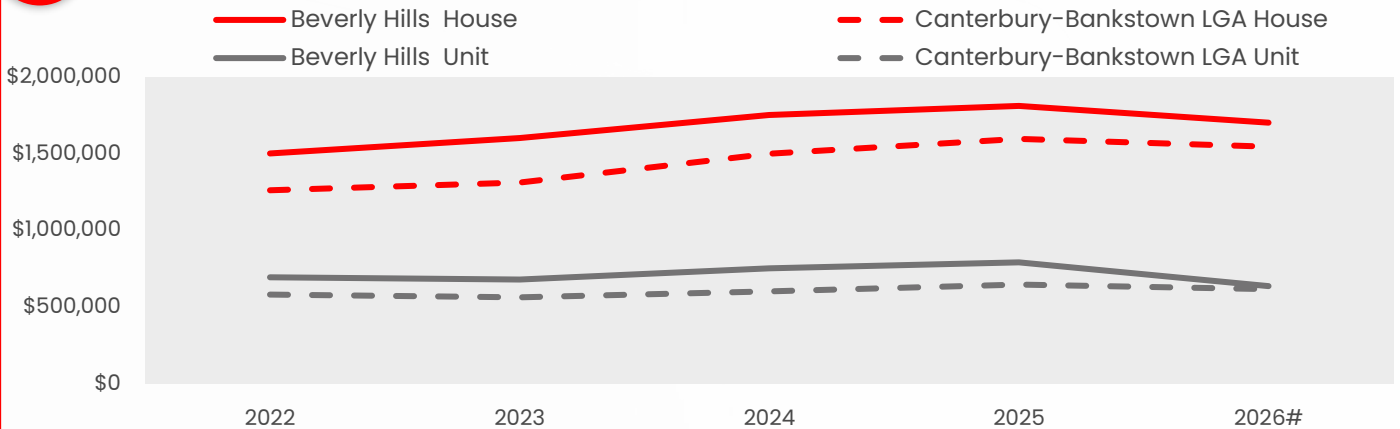


The suburb of Beverly Hills has outperformed the wider Beverly Hills Local Government Area (LGA) in median house and unit prices for the past 5 years. This continues to be the case, even with slower price growth in the LGA and suburb between in 2026#.

Most of the homes sold in Beverly Hills* in 2025-2026# were in the upper price bracket, of \$1,850,000 to \$2,099,999 (28.0%). That said, 24.0% of homes were sold in the more affordable price bracket of \$1,350,000 to \$1,599,999. This is a unique opportunity for both owners and buyers. The unit market is dominated by sales in the premium price point, of \$700,000 and above (48.3%), most likely due to its lower pricing compared to houses. There is a sizeable number of sales in each price point, for houses and units, suggesting there is a home for every budget in Beverly Hills*.



MARKET COMPARISON

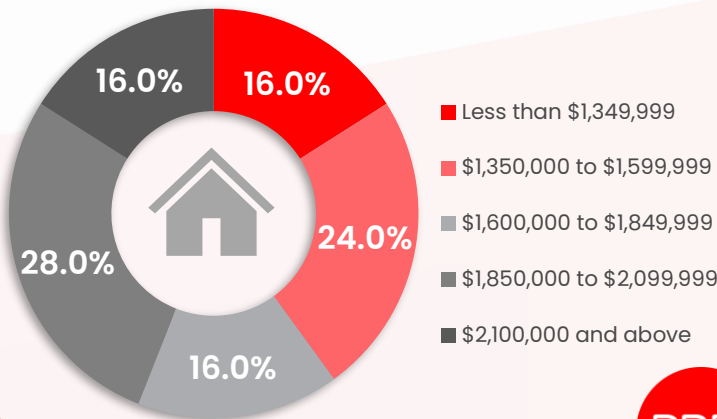


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Beverly Hills.

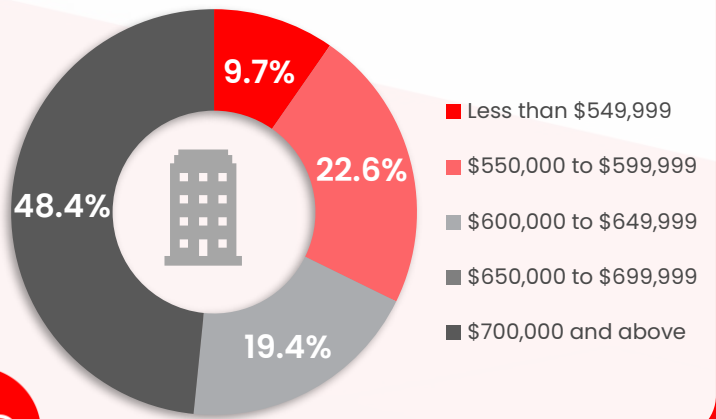


PRICE BREAKDOWN 2025-2026#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2026€

House rental yields in Beverly Hills[‡] was 2.3% as of March 2026, slightly below the Sydney Metro average (2.7%). That said, median house rental price in Beverly Hills[‡] increased by 9.9% in the past 12 months to Q1 2026, at \$835 per week. At the same time the number of houses rented decreased -38.5%, to 56 houses in Q1 2026. The same pattern can be seen for units, where there is a higher median unit rental price and a smaller number of units rented. Overall, this suggests an undersupplied rental market in Beverly Hills[‡], which is beneficial to investors.

4-bedroom houses have provided investors with +8.2% rental growth annually, achieving a median rent of \$1,050 per week.

Beverly Hills[‡] recorded a vacancy rate of 0.7% in March 2026, below Sydney Metro's 1.1%. Vacancy rates has decreased in the past 12 months, indicating a tighter rental market. Further, a 0.7% vacancy rate is significantly below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental homes in Beverly Hills[‡]. This suggests an ideal investment environment, even with a higher house sale price (thus, entry price) in Q1 2026.

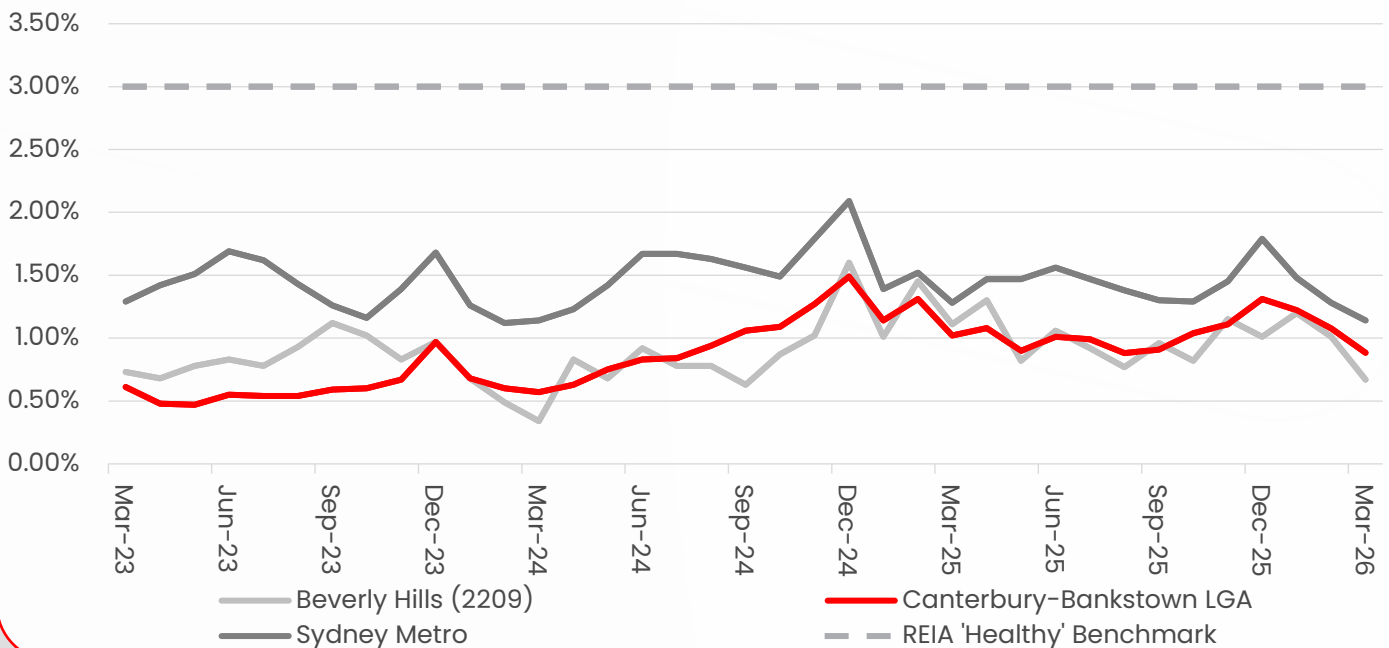
 2 BEDROOMS
+6.3%

 3 BEDROOMS
+3.1%

 4 BEDROOMS
+8.2%



RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§



2.3%

Beverly Hills (2209)[‡]



2.4%

Canterbury-Bankstown LGA



2.7%

Sydney Metro



3.8%

Beverly Hills (2209)[‡]



4.5%

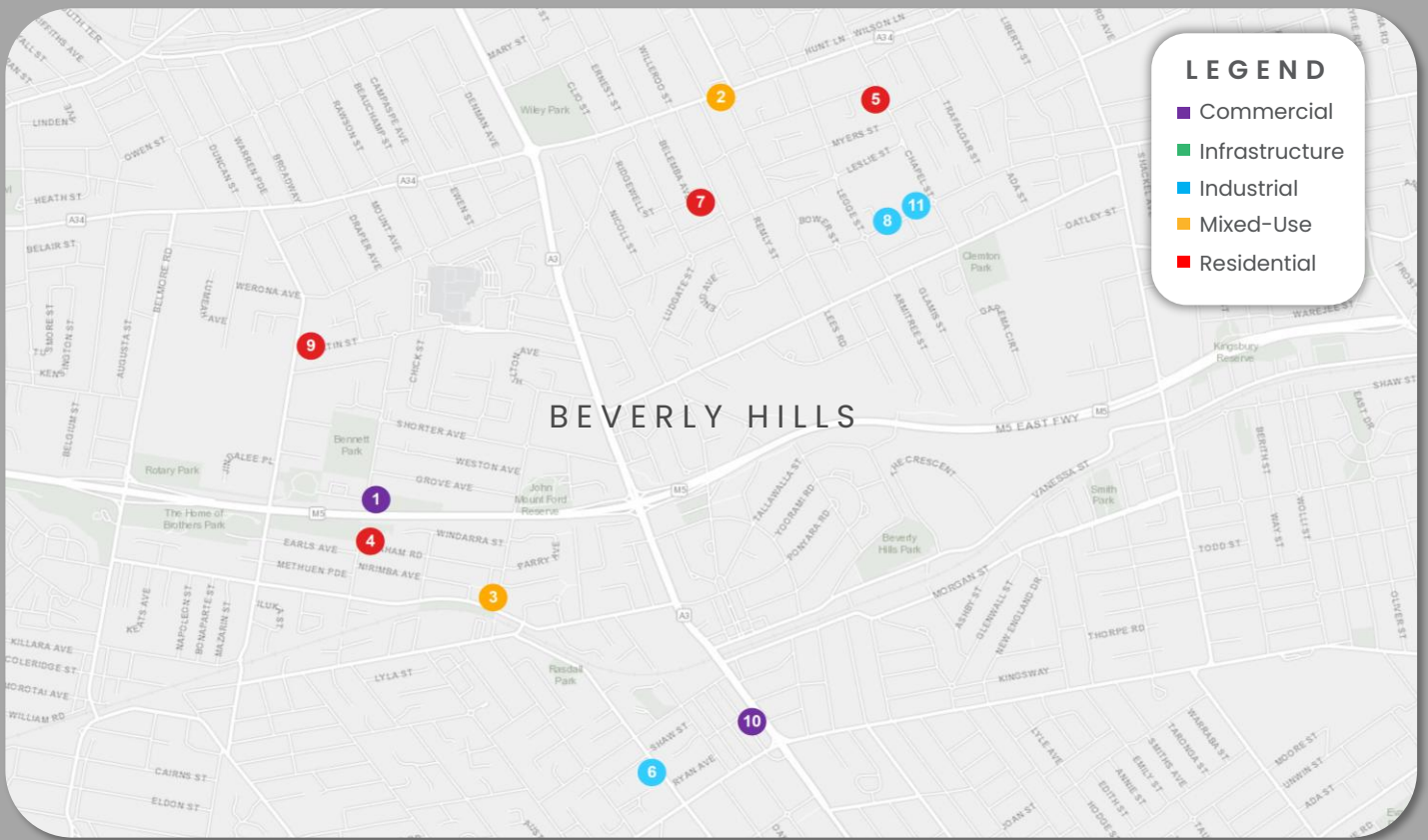
Canterbury-Bankstown LGA



4.3%

Sydney Metro

PROJECT DEVELOPMENT MAP 2025-2026^A



#	Project [£]	Type	Estimated Value [¶]	Commence Date ^ψ
1	Narwee Parklands Seniors Housing	Commercial	\$57,576,250	30/10/2025
2	892-906 Canterbury Road Units & Shop Mixed Use Development (50 Units/ Shop)	Mixed-Use	\$15,000,000	12/12/2025
3	153-159 Penshurst Road Units & Retail Mixed Use Development (33 Units/ Retail)	Mixed-Use	\$10,500,000	1/10/2026
4	35-37 Karne Street South & 71-83 Graham Road Dwellings (46 Dwellings)	Residential	\$5,876,000	8/12/2026
5	47-51 Chapel Street Townhouses (10 Townhouses)	Residential	\$4,000,000	9/03/2026
6	169b, 171 & 173 Penshurst Street Industrial Buildings	Industrial	\$3,835,462	11/07/2025
7	58 & 60 Belemba Avenue Units (8 Units)	Residential	\$2,612,338	9/10/2026
8	Abril Roselands Industrial Units	Industrial	\$1,700,000	11/07/2025
9	2-6 Martin Street Dwellings (4 Dwellings)	Residential	\$1,200,000	12/09/2025
10	Yummy Seafood Chinese Restaurant Beverly Hill Alterations & Additions	Commercial	\$887,307	23/10/2026
11	98 Rogers Street Warehouse	Industrial	\$300,000	27/03/2026

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.



Frank Mazzotta

+61 804 804 041


frank@prdbn.com.au

GET IN TOUCH WITH US TODAY >



PRD Beverly Hills

Your trusted local real estate agency

 +61 2 9502 2111

 frank@prdbn.com.au

 PRD.com.au/bexleynorth/

 526B King Georges Rd, Beverly Hills, NSW, 2209

REFERENCES

* Beverly Hills market data and key indicators encapsulates aggregate property market conditions within the suburbs of Beverly Hills, Roselands, and Narwee.

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

2026 encapsulates sales transactions for Q1 (01/01/2026 – 31/03/2026) 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 2025 (01/01/2025 – 31/03/2025) and Q1 2026 (01/01/2026 – 31/03/2026) house median rent figures.

¥ Beverly Hills market data encapsulates aggregate property conditions within the postcode of 2209.

§ Rental yields shown are as reported as of March 2026.

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 suburbs of Beverly Hills, Roselands, and Narwee.

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.

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 2026.