

Liverpool Market Update

1st Half 2026



OVERVIEW

In Q1 2026, Liverpool* recorded a median house price of \$1,270,000, and a median unit price of \$598,750. This is an annual (Q1 2025 – Q1 2026) price growth of 13.4% for houses and 4.1% for units. Comparing Q1 2025 – Q1 2026, sales declined by -28.6% for houses (to 390 sales in Q1 2026) and by -15.3% for units (to 260 sales in Q1 2026). Price growth and less sales suggests that the property market in Liverpool* is undersupplied. This has created a buffer against higher interest rates in early 2026, thus now remains an ideal time for owners to capitalise and transact. There are many residential projects approved for 2026, providing buyers with more options in the long-run.

CHANGE FROM LAST YEAR HALF YEAR



	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↑	↑

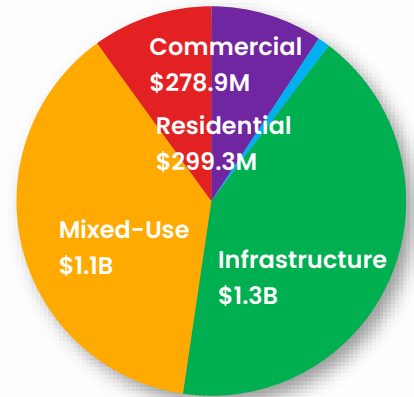


	YEAR	HALF YEAR
UNIT SALES	↓	↓
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↑



FUTURE DEVELOPMENTS

Liverpool is set to see approximately **\$3.0B of new projects commencing in construction in 2026.**



Infrastructure and commercial projects will stimulate economic growth and create new job opportunities in Liverpool; and improve liveability for residents. This will have a spill-over impact on the real estate market, in the form of higher demand for housing.

Key residential projects include:

- 164-170 Croatia Avenue Apartments (598 Apartments)
- Campbelltown Road Townhouses Stage 3 (71 Townhouses)
- Ed Square Campbelltown Dwellings & Residential Subdivision Stage 6 (28 Dwellings/28 Residential Lots)

The incoming supply of new ready-to-sell houses and units will assist with current demand, providing options to buyers. This can also stimulate a more sustainable pace of price growth.



MARKET CONDITIONS

MEDIAN PRICE
Q1 2026



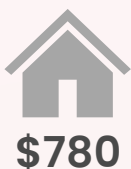
SALES



AVERAGE DAYS
ON MARKET Q1 2026



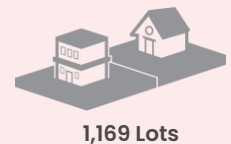
MEDIAN PRICE
Q1 2026



RENTALS



AVERAGE DAYS
ON MARKET Q1 2026

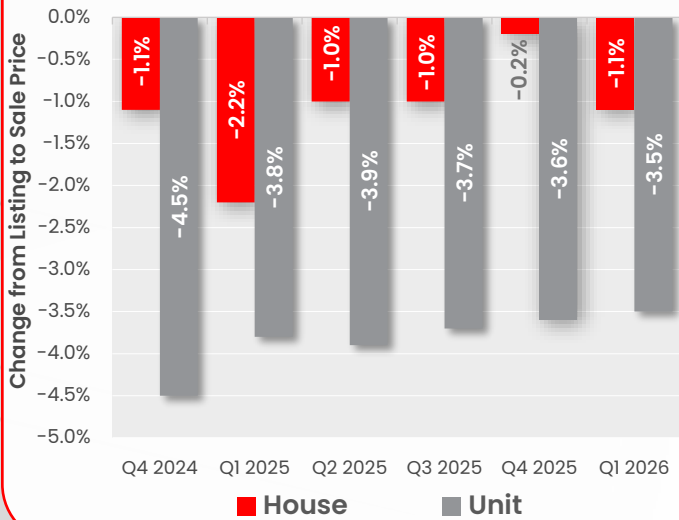




AVERAGE VENDOR DISCOUNT*

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.

In the past 12 months to Q1 2026 average vendor discounts have tightened to a lesser discount for houses and units, of -1.1% and -3.5% respectively. Property market conditions in Liverpool* continue to favour buyers, where vendors are willing to accept below the first list price. That said, in the past 12 months there is a trend towards a tighter discount, which suggests a shift towards a seller's market. The time to access a discount is limited, and buyers must act fast.

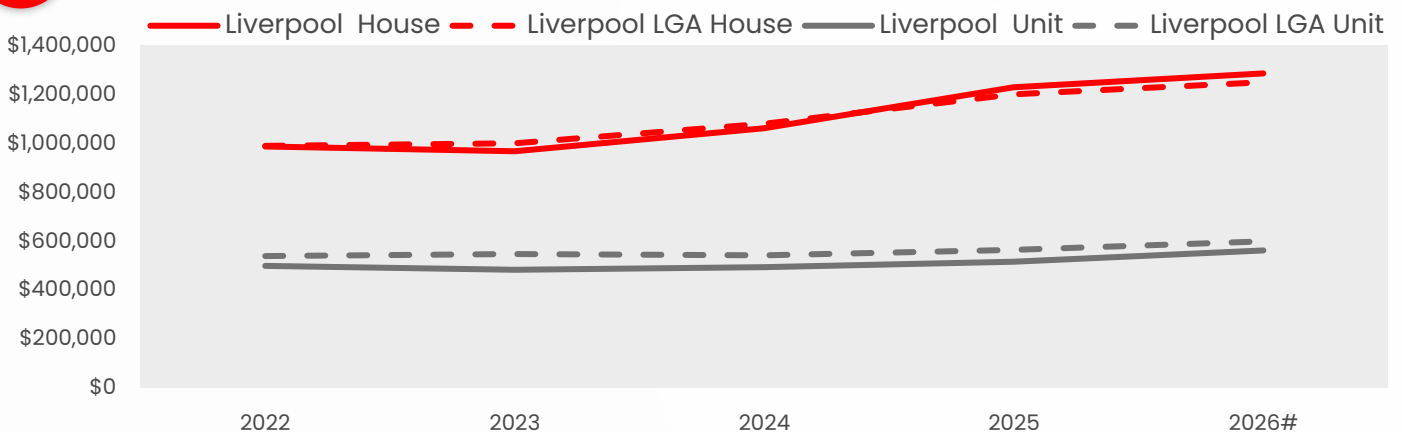


The suburb of Liverpool has historically tracked on par with the wider Liverpool Local Government Area (LGA) in both house and unit median prices. This has continued in 2026#; with the suburb tracking slightly higher prices for houses, but slightly lower for units when compared to the LGA.

The dominant proportion of homes sold in Liverpool* in 2025/2026# were in the premium price point of \$1,450,000 and above (27.2%). Similarly, most of the units sold were in the premium price point of \$750,000 and above (27.3%). Despite this there is still affordable priced stock, with 26.3% of houses sold for less than \$1,149,999 and 18.5% of units sold at less than \$449,999. This creates an opportunity for first home buyers. Overall, there is a home for every budget.



MARKET COMPARISON

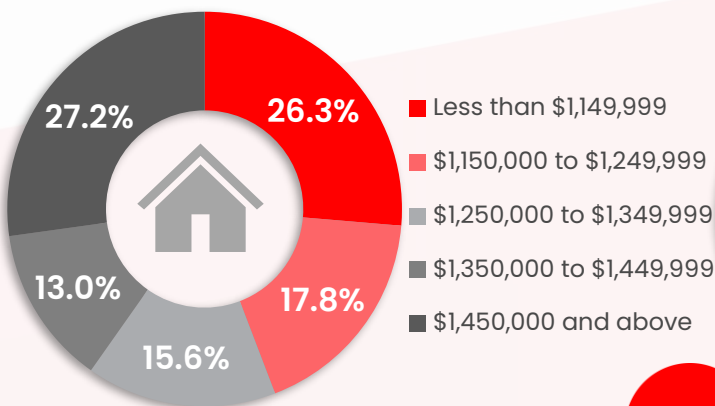


The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Liverpool.

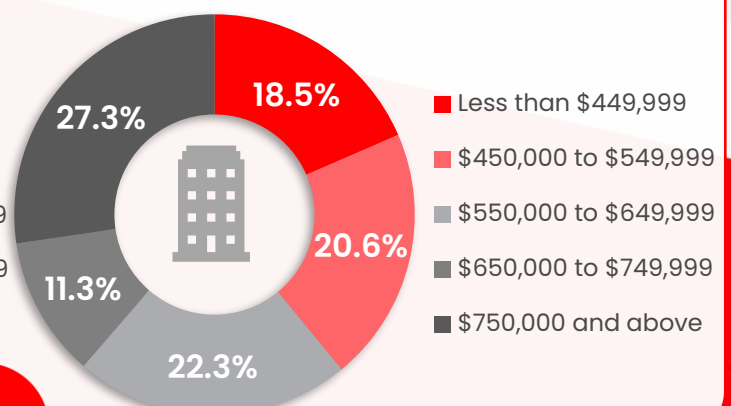


PRICE BREAKDOWN 2025/2026#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2026€

House rental yields in Liverpool[¥] were 3.0% in March 2026, higher than the Liverpool LGA (2.6%) and Sydney Metro (2.8%). This was paired with a relatively stable median house rental price in the past 12 months to Q1 2026, at \$780 per week. During this time, the number of houses rented surged by 66.2%, to 1529 rentals in Q1 2026. The pattern of stable median rental price and more properties rented is also seen in the unit rental market. Combined, this will benefit investors.

2-bedroom houses have provided investors with +5.3% rental growth annually, achieving a median rent of \$550 per week.

Liverpool[¥] recorded a vacancy rate of 1.1% in March 2026, slightly lower than Liverpool LGA's 1.2% average, but on par with Sydney Metro's 1.1% average. Vacancy rates in Liverpool[¥] increased slightly in the past 12 months, due to investors re-entering the market. However, a 1.1% vacancy rate is still well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, which suggests quicker occupancy of rental homes in Liverpool[¥]. This is a sustainable investment environment, even with a higher house and unit sales price (thus, entry price) in Q1 2026.

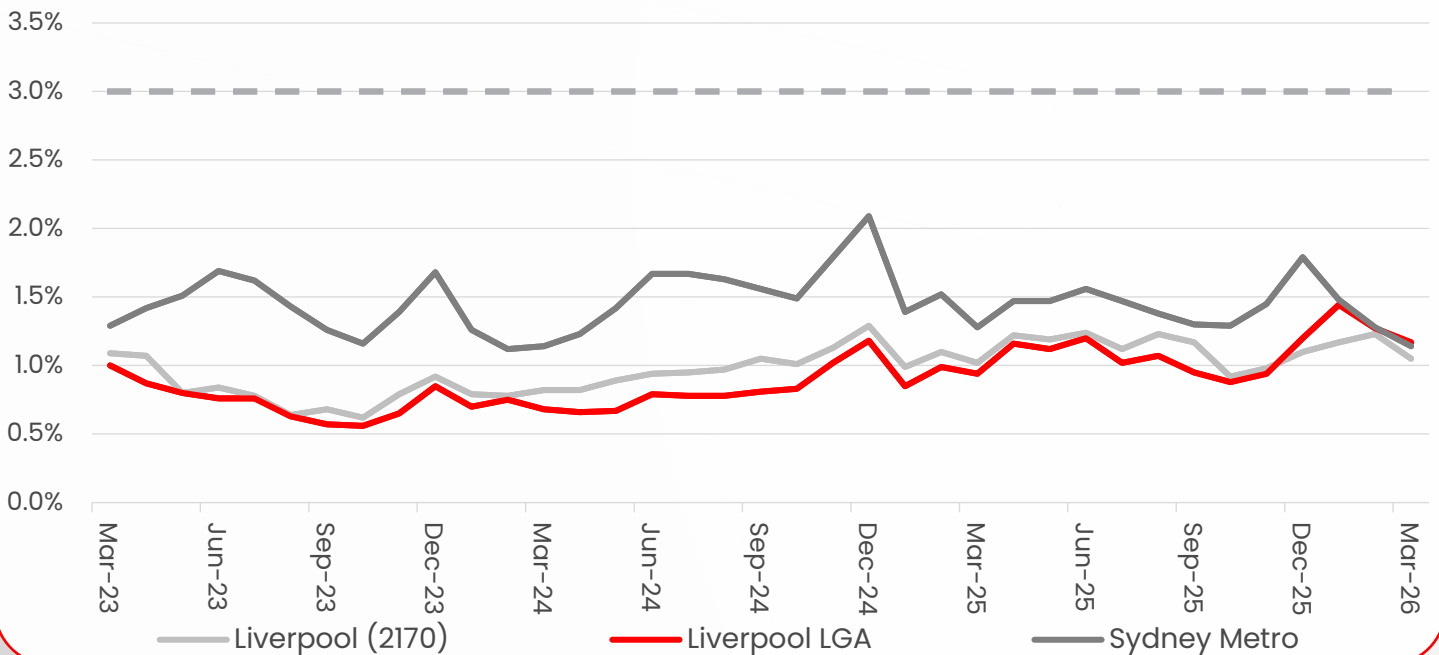
2 BEDROOMS
+5.3%

3 BEDROOMS
+2.9%

4 BEDROOMS
+3.7%



RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§

3.0%
Liverpool
(2170)[¥]

2.6%
Liverpool
LGA

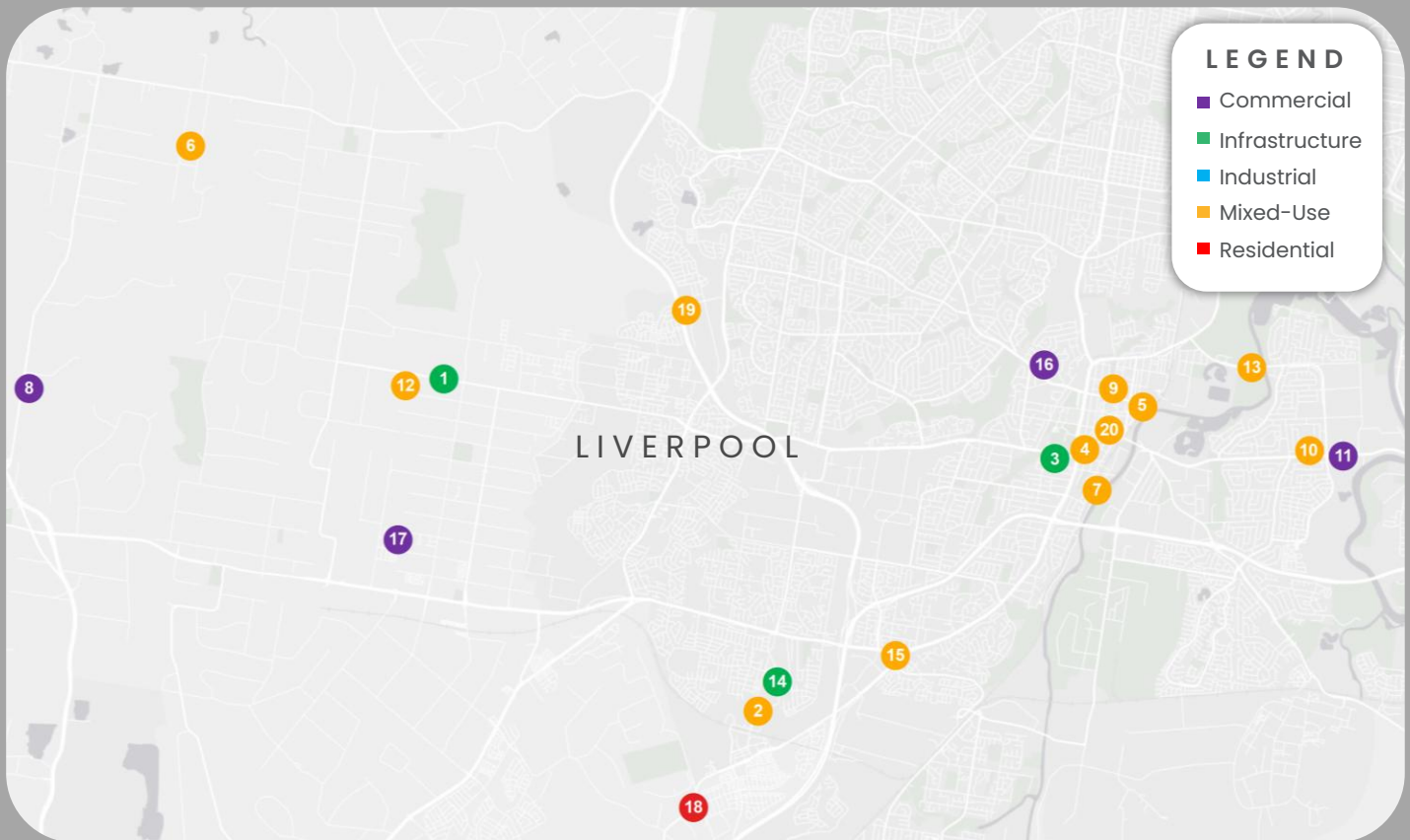
2.8%
Sydney
Metro

5.6%
Liverpool
(2170)[¥]

4.2%
Liverpool
LGA

4.3%
Sydney
Metro

PROJECT DEVELOPMENTS 2026^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Fifteenth Avenue Roadworks Upgrade (State Government)	Infrastructure	\$1,000,000,000	14/09/2026
2	164-170 Croatia Avenue Apartments (598 Apartments/ Retail)	Mixed-Use	\$216,790,300	8/01/2026
3	Multi-role Helicopter Rapid Replacement Facilities Project (Federal Government)	Infrastructure	\$185,000,000	4/12/2026
4	The Grand Liverpool Mixed Use Development (168 Apartments/ Hotel/ Retail/ Restaurant/ Bar)	Mixed-Use	\$159,025,000	12/12/2026
5	28 Elizabeth Street Illoura Place Apartments & Commercial Development (312 Apartments/ Commercial/ Retail)	Mixed-Use	\$138,632,645	6/11/2026
6	85 Martin Road Mixed Use Development (Warehouses/Offices)	Mixed-Use	\$125,753,483	20/07/2026
7	31-33 Shepherd Street Apartments & Co-living Dwellings (341 Apartments/66 Dwellings)	Mixed-Use	\$109,311,400	12/11/2026
8	Building 2 Advanced Manufacturing Research Facility Bradfield	Commercial	\$100,000,000	7/10/2026
9	25 & 33-125 George Street Westfield Liverpool Commercial Tower & Leisure Precinct (Commercial/Leisure Precinct/Retail)	Mixed-Use	\$93,442,000	5/05/2026
10	Inglis Riverside Stables Warwick Farm Hotel Addition (Hotel/Child Care Facility/Offices/Bar)	Mixed-Use	\$55,261,027	6/10/2026
11	146 Newbridge Road Georges Cove Marina	Commercial	\$51,632,000	9/11/2026
12	575-599 Fifteenth Avenue Warehouse Units & Offices (11 Warehouse Units and Offices)	Mixed-Use	\$41,296,177	16/12/2026
13	Warwick Farm Village Mixed Use Development (Retail/Commercial/Child Care Centre/Health Services Facilities)	Mixed-Use	\$40,079,492	1/06/2026
14	Edmondson Park Block 24 Affordable Housing (State Government) (58 Dwellings)	Infrastructure	\$35,000,000	19/10/2026
15	Crossroads Hotel Casula Pub (Hotel/Motel/Pub)	Mixed-Use	\$33,988,288	10/12/2026
16	173 Elizabeth Drive & 18 Woodlands Drive Summitcare Care Facility	Commercial	\$33,903,758	10/12/2026
17	330-350 Eighth Avenue Woolworths Retail Precinct - Aural Square	Commercial	\$31,876,772	11/09/2026
18	Campbelltown Road Townhouses Stage 3 (71 Townhouses)	Residential	\$28,710,000	9/11/2026
19	10 Blackbird Close Showroom & Office Alterations & Additions (Showroom/Offices)	Mixed-Use	\$24,270,227	6/11/2026
20	University Of Wollongong Liverpool Conversion (Public Administration/Office/Child Care Centre/Retail)	Mixed-Use	\$24,252,077	11/12/2026



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- Geographic information mapping
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REFERENCES

* Liverpool sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Liverpool Local Government Area (LGA).

** 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.

¥ Liverpool rental market data encapsulates aggregate property conditions within the postcode of 2170.

§ 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 Liverpool Local Government Area (LGA).

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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