

# Laurieton – Camden Haven Market Update 1<sup>st</sup> Half 2026



## OVERVIEW

In Q1 2026, Camden Haven\* recorded a median house price of \$908,000, and a median unit price of \$540,000. This is an annual (Q1 2025 – Q1 2026) median price growth of 8.7% for houses and a contraction of -5.1% for units. Between Q1 2025 – Q1 2026 house sales increased, by 10.9% (to 102 for houses in Q1 2026) and declined for units by -44.0% (to 14 sales in Q1 2026). Houses in Camden Haven\* are in high demand, creating a buffer against lower consumer confidence in 2026. This suggests that now is an ideal time for house owners to capitalise on their investments. Units have become slightly more affordable, thus an opportunity first home buyers.

### CHANGE FROM LAST YEAR HALF YEAR



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

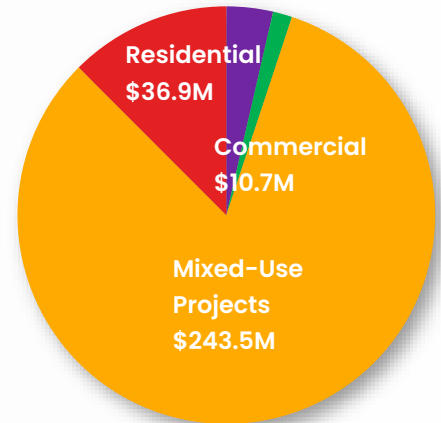


UNIT SALES	↓	↓
UNIT MEDIAN PRICE	↓	↓
UNIT RENTAL PRICE	↑	↑



## FUTURE DEVELOPMENTS

Camden Haven<sup>£</sup> will see approximately **\$295.5M of new developments due to commence construction between 2025-2027.**



There are quite a few projects bringing new stock to Camden Haven<sup>£</sup>; such as:

- Lake Cathie Bonny Hills Village Rainbow Beach (930 Land Lots)
- Catarina Estate (30 Dwellings)
- 7 Kywong Street Units (3 Units)
- Summer Circuit (12 Dwellings)

Although there are several projects due to add housing stock, there are only 47 stand-alone houses planned. This will not be enough compared to Q1 2026 sales, of 102 houses sold. There is a high number of land lots in the pipeline, however building a home needs time. Thus, in the short-run the potential for an undersupply of stock is high, leading to higher prices for all property types.



## MARKET CONDITIONS

MEDIAN PRICE  
Q1 2026



**\$908K**



**\$540K**

### SALES

AVERAGE DAYS  
ON MARKET Q1 2026



**72**  
HOUSE



**52**  
UNIT

MEDIAN PRICE  
Q1 2026



**\$690**



**\$600**

### RENTALS

AVERAGE DAYS  
ON MARKET Q1 2026



**17**  
HOUSE



**23**  
UNIT



**5 Units/  
Apartments**



**47**  
Dwellings



**1,117 Lots**



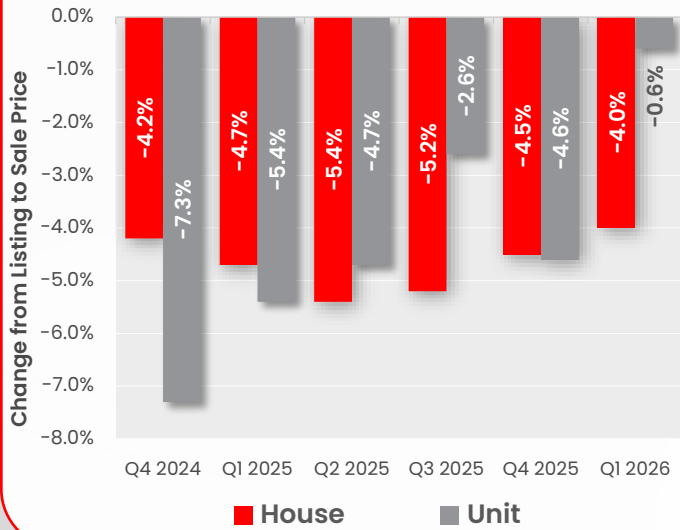
## AVERAGE VENDOR DISCOUNT\*

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.

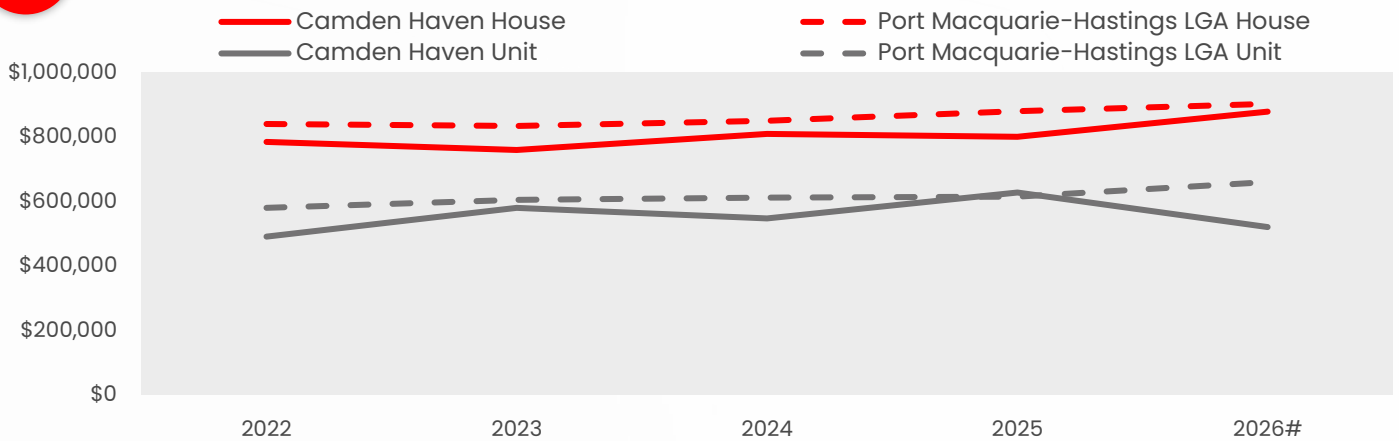
In the past 12 months to Q1 2026 average vendor discount for houses and units have tightened, to lower discounts of -4.0% and -0.6% respectively. The market in Camden Haven\* still favours buyers, where vendors are willing to accept below the first listed price. That said, despite a slightly more affordable final sale price, Q1 2026 unit discounts are the tightest seen in the past 18 months. This suggests buyers should act fast.

The suburb of Camden Haven has historically tracked at a slight discount compared to Port Macquarie-Hastings Local Government Area (LGA), for median house and unit prices for the past 5 years. 2026# has seen houses in the suburb closing the price gap (to the LGA). Conversely the unit price gap have widened, creating an opportunity for buyers.

Most of the houses sold in Camden Haven\* in 2025/2026# were in the premium point of \$1,050,000 and above (25.9%) and the middle price bracket between \$850,000 to \$949,999 (21.0%). Conversely, most of the units sold were in the more affordable price bracket of \$500,000 to \$599,999 (45.5%), with an even split between the more premium bracket and affordable bracket (both 18.2%). Overall, there is a home for every budget in Camden Haven\*.



## MARKET COMPARISON

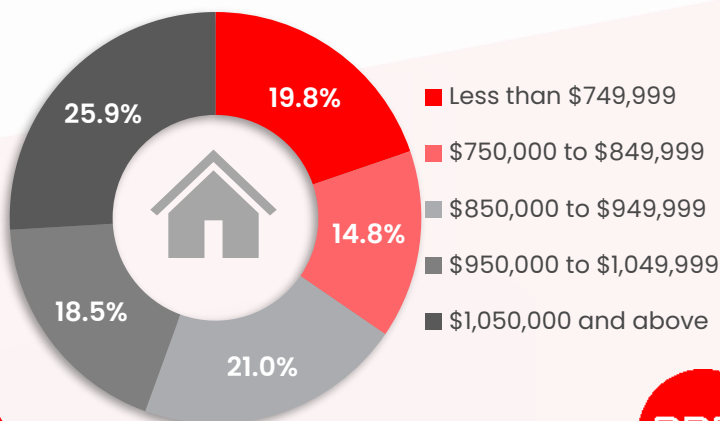


The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA was chosen based on their proximity to the main suburb analysed, which is Camden Haven.

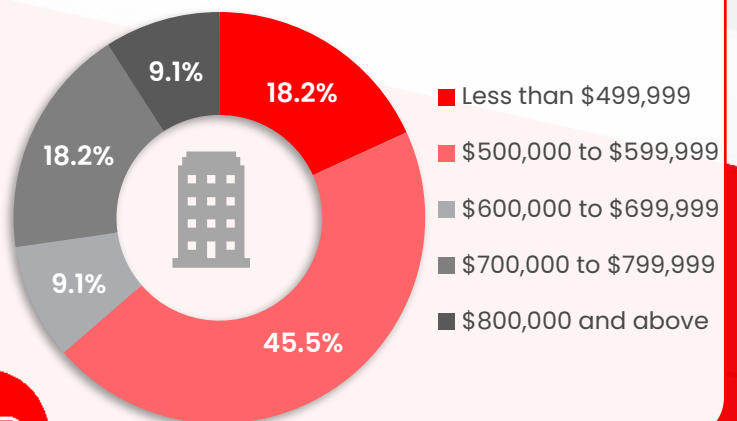


## PRICE BREAKDOWN 2026#

### HOUSES SOLD



### UNITS SOLD





## RENTAL GROWTH 2026€

House rental yields in Laurieton<sup>‡</sup> were 5.2% in March 2026, above Port Macquarie-Hastings LGA (3.4%) and Sydney Metro (2.8%). This was paired with a 6.2% increase in median house rental price in the past 12 months to Q1 2026, at \$690 per week. The number of houses rented has declined, by -26.9% to 38 rentals in Q1 2026. The rental market in Laurieton<sup>‡</sup> is undersupplied, which benefits investors – especially those looking for a more affordable option to Sydney.

3-bedroom houses have provided investors with +12.5% rental growth annually, achieving a median rent of \$630 per week.

Laurieton<sup>‡</sup> recorded a vacancy rate of 0.4% in March 2026, which is lower than Port Macquarie-Hastings LGA 1.3% and Sydney Metro 1.1% average. Vacancy rates in Laurieton<sup>‡</sup> have declined slightly in the past 12 months, which suggests a tighter rental market. Further, a 0.4% vacancy rate is significantly below the Real Estate Institution of Australia's healthy benchmark of 3.0%. This suggests quicker occupancy of rental homes in Laurieton<sup>‡</sup>. The investment environment remain conducive for investors, even with a higher house price (thus, entry price) in Q1 2026.

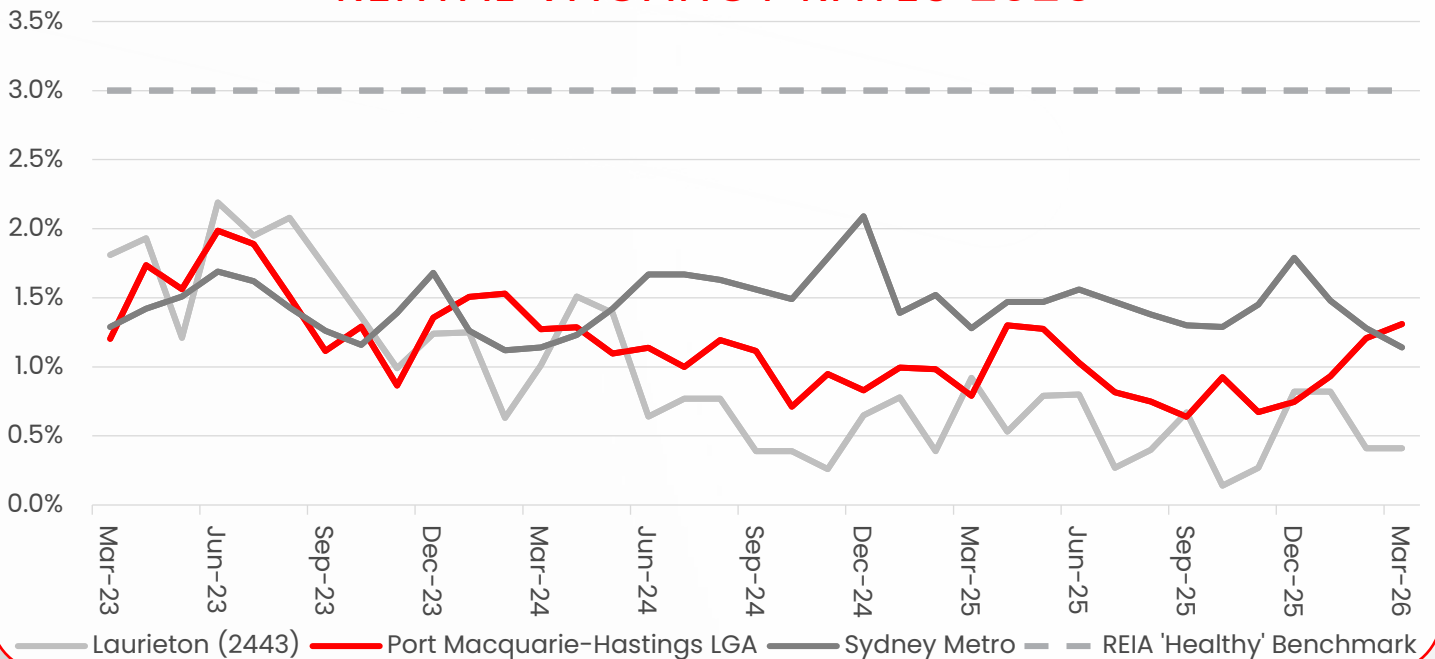
2 BEDROOMS  
**+7.1%**

3 BEDROOMS  
**+12.5%**

4+ BEDROOMS  
**+1.4%**



## RENTAL VACANCY RATES 2026



## RENTAL YIELD 2026§



**5.2%**

Laurieton (2443)<sup>‡</sup>



**3.4%**

Port Macquarie-Hastings LGA



**2.8%**

Sydney Metro



**5.9%**

Laurieton (2443)<sup>‡</sup>



**4.9%**

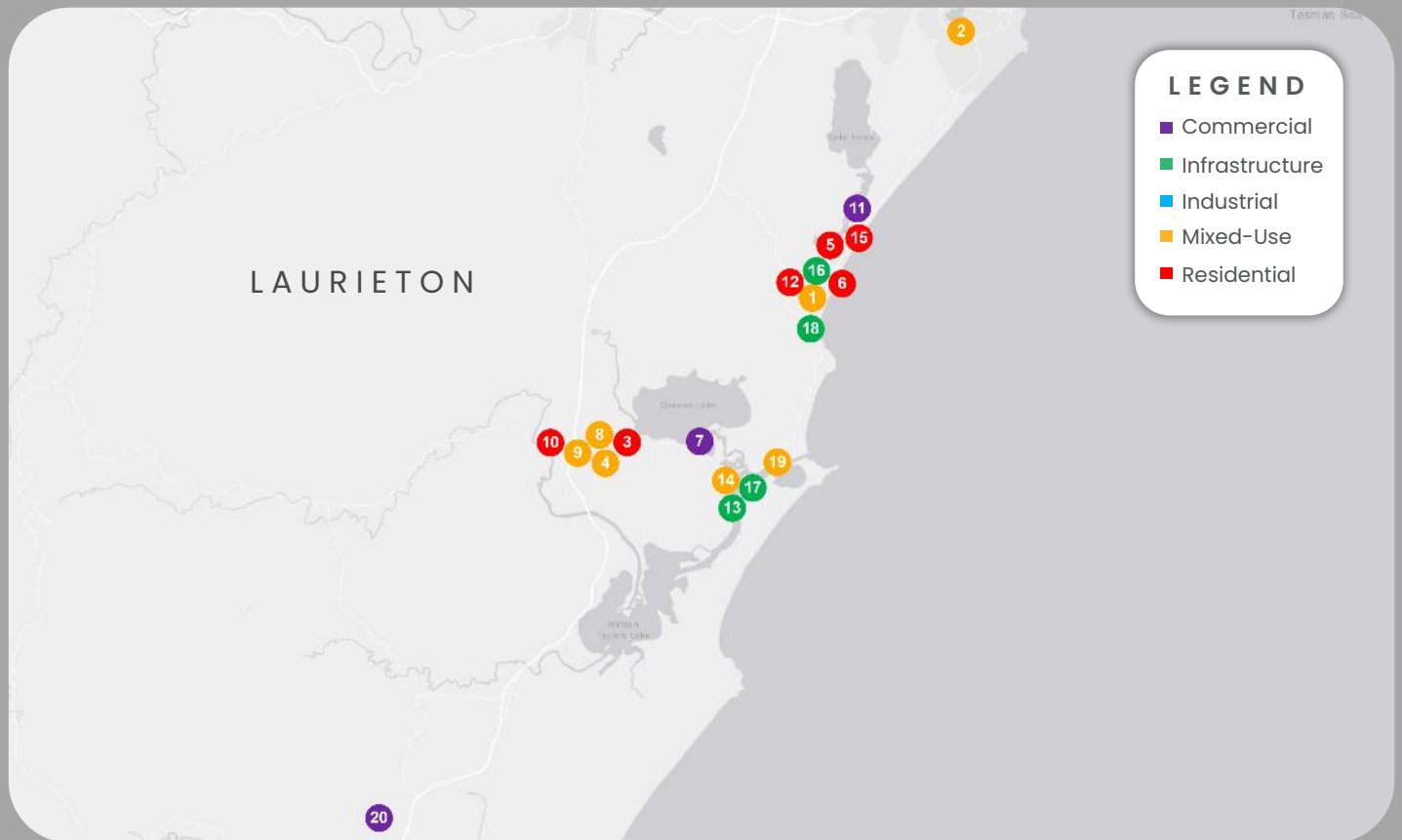
Port Macquarie-Hastings LGA



**4.2%**

Sydney Metro

# PROJECT DEVELOPMENT MAP 2025-2027<sup>A</sup>



#	Project <sup>£</sup>	Type	Estimated Value <sup>µ</sup>	Commence Date <sup>ψ</sup>
1	Lake Cathie Bonny Hills Village Rainbow Beach (930 Land Lots Subdivision/Village Centre/School)	Mixed Use	\$200,000,000	14/12/2026
2	Rainbow Beach Village Lake Cathie Mixed Use Development (Business Premises/Office Premises/Retail)	Mixed Use	\$19,150,340	30/12/2026
3	84 Tree Top View Residential Subdivision Stages 1-4 (151 Land Lots)	Residential	\$13,758,316	12/03/2027
4	201 Ocean Drive Manufactured Homes & Community Facility (207 Manufactured Homes/Community Facility)	Mixed Use	\$12,223,392	4/03/2027
5	Catarina Estate Dwellings (30 Dwellings)	Residential	\$9,000,000	8/12/2026
6	Summer Circuit Dwellings (12 Dwellings)	Residential	\$8,461,000	27/11/2026
7	Laurieton Lakeside Aged Care West Haven Additions	Commercial	\$7,616,905	18/12/2026
8	84 Tree Top View Manufactured Home Estate Stages 1-8 (267 Manufactured Home Estate/Community Facility)	Mixed Use	\$5,477,000	11/02/2027
9	Open Space Corridor/Constructed Wetland - Rainbow Beach (Wetlands/Stormwater/Play Fields)	Mixed Use	\$5,000,000	4/06/2027
10	Kendall Road & Satinwood Crescent Residential Subdivisions Stages 1-3 (36 Land Lots)	Residential	\$2,993,892	21/05/2027
11	Club Lake Cathie Alterations & Additions	Commercial	\$1,728,100	12/03/2027
12	19-37 Solomon Drive Dwellings (5 Dwellings)	Residential	\$1,655,821	26/06/2026
13	Dunbogan Bridge Scour Repair & Pile Protection Works (Local Government)	Infrastructure	\$1,500,000	1/04/2025
14	8 Tunis Street Unit & Medical Premises (1 Unit/2 Medical Premises)	Mixed Use	\$1,050,000	24/02/2027
15	7 Kywong Street Units (3 Units)	Residential	\$1,040,000	28/10/2025
16	Port Macquarie Hastings Council Coastal Stages 3 & 4 (Local Government)	Infrastructure	\$1,000,000	8/06/2026
17	The Boulevard Beach To Beach Shared User Path Stage D5 (Local Government)	Infrastructure	\$1,000,000	13/03/2025
18	Rainbow Beach Reserve Viewing Platform Upgrade & Revetment Sandbagging (Local Government)	Infrastructure	\$900,000	14/07/2025
19	1-3 The Parade Apartment & Shops (1 Apartment/2 Shops)	Mixed Use	\$607,000	28/03/2025
20	144 Forest Road Shed	Commercial	\$499,000	7/07/2026

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## RESEARCH SERVICES

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- Geographic information mapping
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- Rental and investment return analysis

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## 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.

# 2026 encapsulates sales transactions for 2026 only (01/01/2026 – 31/03/2026).

€ 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.

¥ Camden Haven / Laurieton rental market data encapsulates aggregate property conditions within the postcode of 2443.

§ Rental yields and vacancy rates shown are as reported as of March 2026.

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

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