

# Dapto Market Update

## 1<sup>st</sup> Half 2026



### OVERVIEW

In Q1 2026, Dapto\* recorded a median house price of \$983,500 and a median unit price of \$830,000. This represents an annual (Q1 2025 – Q1 2026) price growth of 17.1% for houses and 17.1% for units. Comparing Q1 2025 and Q1 2026, total sales declined by -22.7% (to 119 sales in Q1 2026) for houses and surged by 13.8% (to 33 sales in Q1 2026) for units. This confirms a highly demanded market, for both houses and units, which created a buffer against higher interest rates in 2026. This suggests that now is still an ideal time for owners to capitalise on their investments. For buyers, a large portion of residential stock due to commence construction in 2026 are new units and houses, which will provide more options.

#### CHANGE FROM LAST YEAR HALF YEAR



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

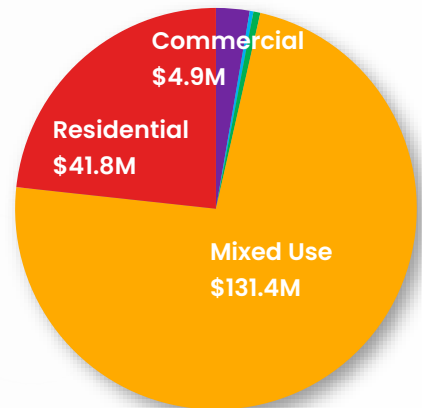


UNIT SALES	↑	↑
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↔	↓



### FUTURE DEVELOPMENTS

Dapto<sup>£</sup> will see approximately **\$179.6M** of new projects due to commence construction in 2026.



There are quite a few residential and mixed-use projects planned, including:

- 339 Bong Bong Road Manufactured Homes (236 Dwellings)
- 98-100 & 102-110 Princes Apartments (52 Apartments)
- Lot 501 Tharawal Drive (50 Dwellings)
- 7 Inglebar Crescent (3 Townhouses)

There is many ready-to-sell housing stock planned for Dapto, which will assist with answering current demand. That said, with current challenges in the construction sector suggests delays are more than likely, making this a long-term solution than short-term.

In the short term an undersupply will remain, especially for houses. This can continue to push prices up.



57 Units/  
Apartments



3  
Townhouses



286  
Dwellings



275 Lots



### MARKET CONDITIONS

MEDIAN PRICE  
Q1 2026



\$984K



\$830K

SALES

AVERAGE DAYS  
ON MARKET Q1 2026



34  
HOUSE



47  
UNIT

MEDIAN PRICE  
Q1 2026



\$720



\$600

RENTALS

AVERAGE DAYS  
ON MARKET Q1 2026



15  
HOUSE

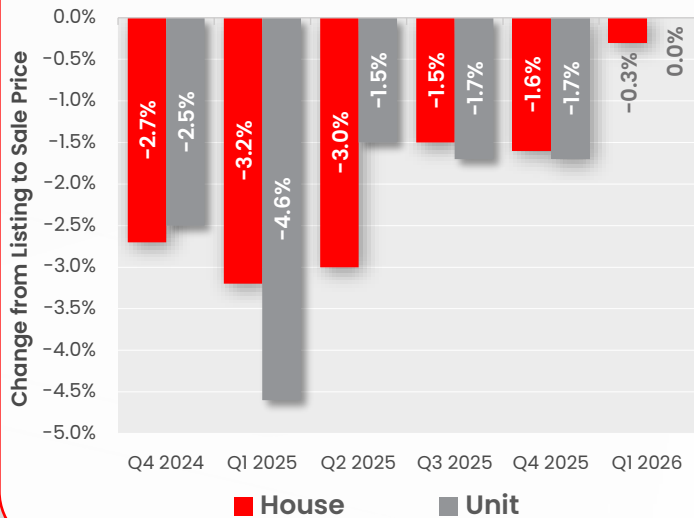


14  
UNIT



## 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.



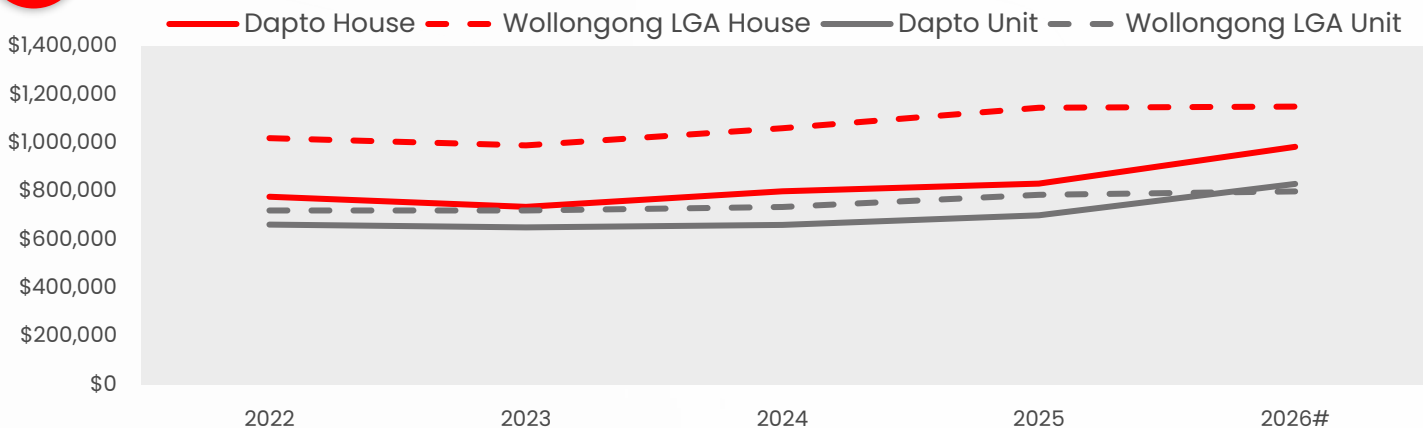
Average vendor discounts between Q1 2025 and Q1 2026 have tightened to lesser discounts of -0.3% and 0.0% for houses and units, respectively. Market conditions still favour buyers, as sellers are willing to accept marginally lower than the first list price. But, with discounts rapidly tightening over the past 12 months, buyers must act fast.

The suburb of Dapto has provided a more affordable option than the wider Wollongong Local Government Area (LGA) in median house and unit prices for the past 5 years. However, in 2026# this margin has rapidly tightened, with Dapto units now a premium compared to Wollongong LGA units, and Dapto houses closing the price gap.

Most of the homes sold in Dapto\* across 2025/2026# were in the premium price point of \$1,100,000 and above (33.3%). There were also significant sales in the more affordable price bracket of \$800,000 to \$899,999 (20.4%). For units, there is an almost equal spread between the premium price point of \$900,000 and above (24.1%), middle price bracket of \$800,000 to \$849,999 (24.1%), and affordable option of less than \$749,999 (20.7%). This demonstrates that there is a property for all budgets in Dapto\*.



## MARKET COMPARISON

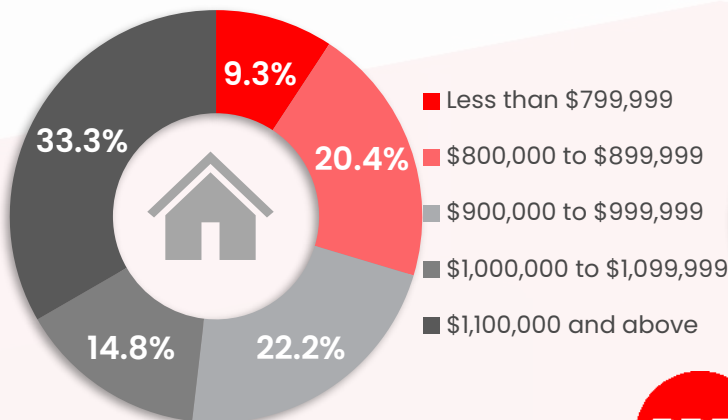


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Dapto.

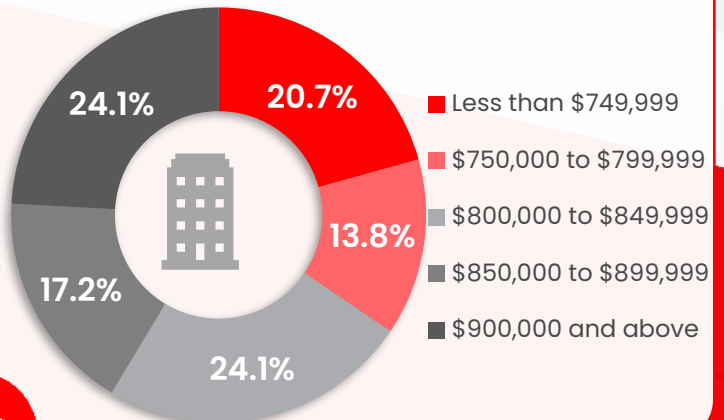


## PRICE BREAKDOWN 2026#

### HOUSES SOLD



### UNITS SOLD





## RENTAL GROWTH 2026€

House rental yields in Dapto<sup>‡</sup> was 3.5% as of March 2026, above the Wollongong LGA (3.0%) and Sydney Metro (2.8%). Further, median house rental price increased by 5.9% in the past 12 months to Q1 2026, at \$720 per week. In the same timeframe the number of houses rented decreased, by -40.0% (to 48 house rentals) in Q1 2026; suggesting an undersupplied rental market. This is beneficial for investors, especially those looking for a more affordable option to Sydney.

3-bedroom houses have provided investors with +9.1% rental growth annually, achieving a median rent of \$660 per week.

Dapto<sup>‡</sup> recorded a vacancy rate of 0.4% in March 2026, below the Wollongong LGA average of 0.5% and Sydney Metro's 1.1%. Vacancy rates have slightly fluctuated in the past 12 months, but overall showed a declining pattern, indicating an even tighter rental market. Further, a 0.4% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, thus quicker occupancy of rental homes in Dapto<sup>‡</sup>. This is a healthy investment environment, even if property sale prices (thus, entry price) have increased in the past 12 months to Q1 2026.

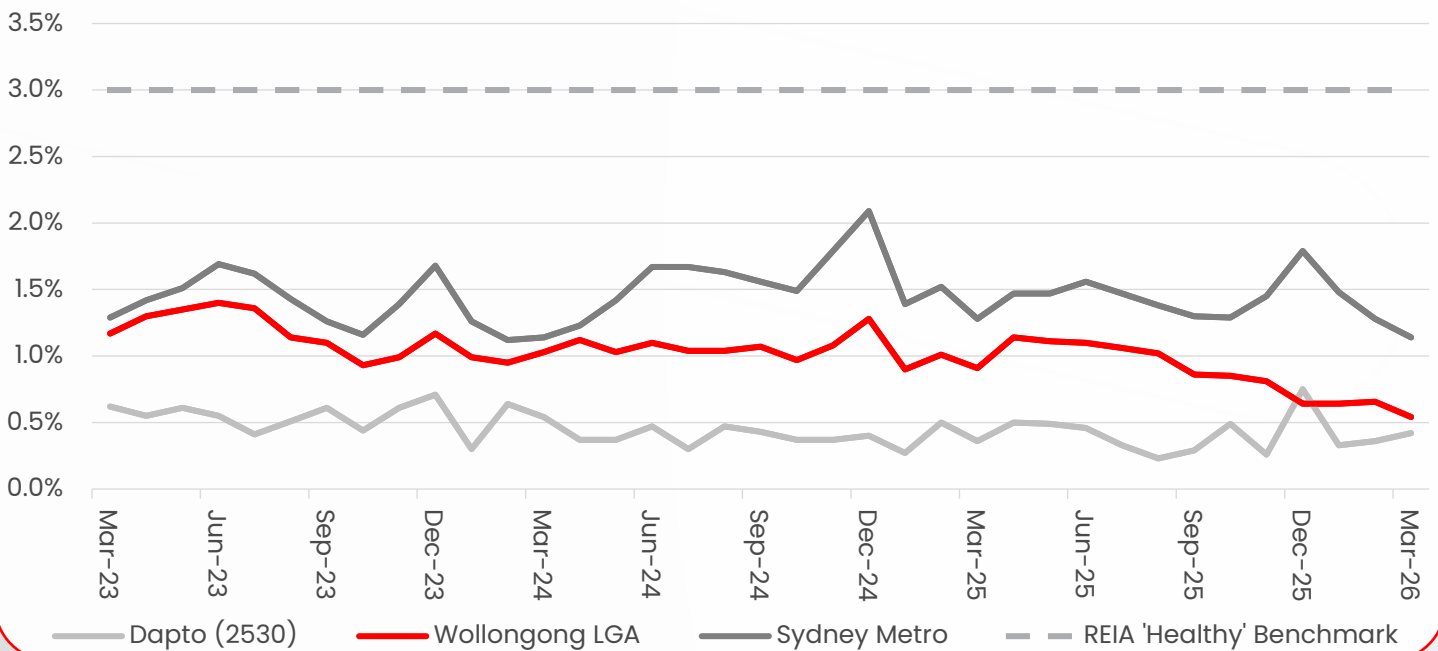
2 BEDROOMS  
**+1.9%**

3 BEDROOMS  
**+9.1%**

4+ BEDROOMS  
**+1.9%**



## RENTAL VACANCY RATES 2026



## RENTAL YIELD 2026§



**3.5%**

Dapto (2530)<sup>‡</sup>



**3.0%**

Wollongong LGA



**2.8%**

Sydney Metro



**4.8%**

Dapto (2530)<sup>‡</sup>



**3.6%**

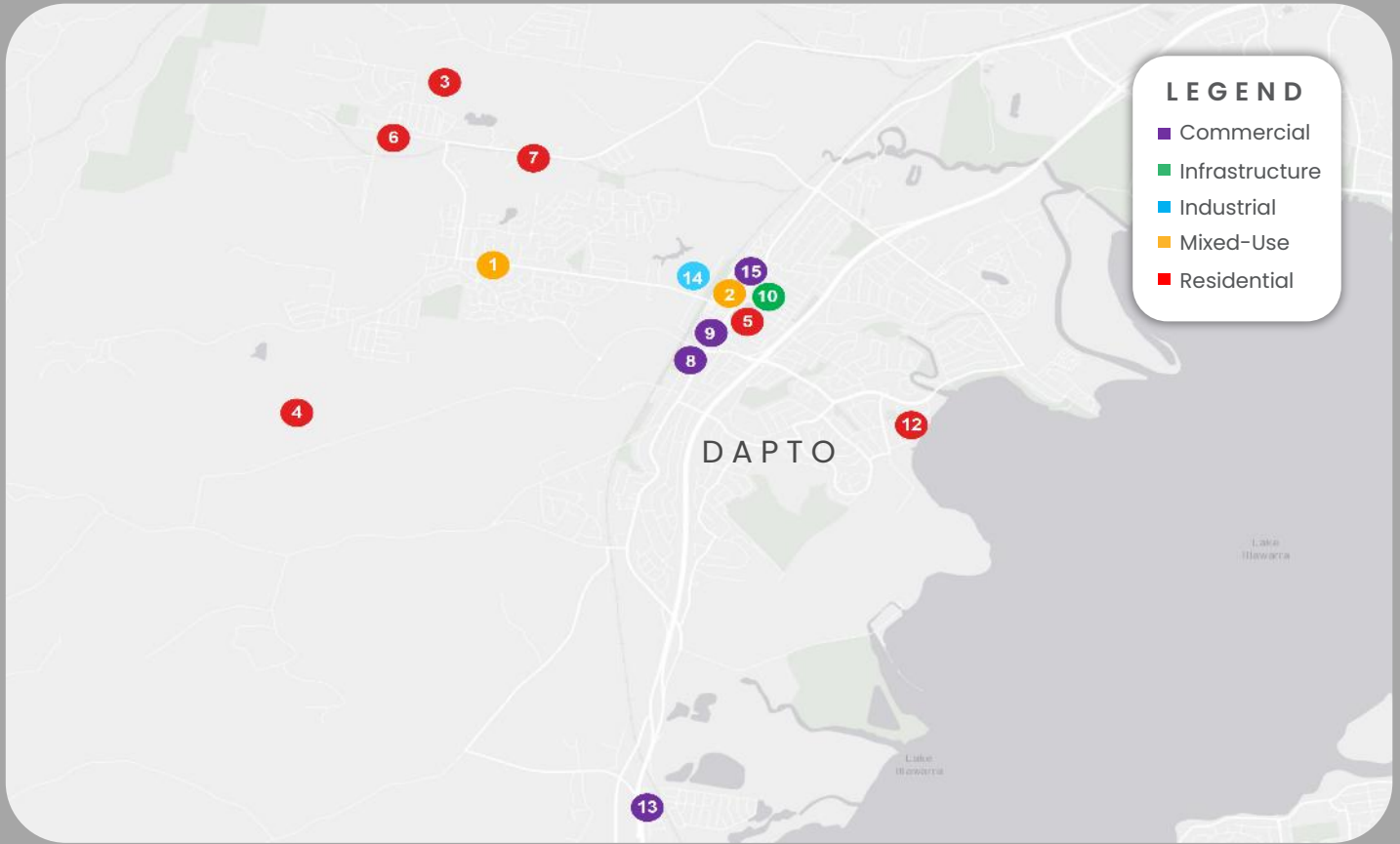
Wollongong LGA



**4.3%**

Sydney Metro

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



#	Project <sup>£</sup>	Type	Estimated Value <sup>µ</sup>	Commence Date <sup>ψ</sup>
1	339 Bong Bong Road Manufactured Homes - Halcyon Forest Reach Community Mixed Use (236 Dwellings/ Community Facilities)	Mixed-Use	\$111,443,937	18/09/2026
2	98-100 & 102-110 Princes Mixed Use Development (52 Apartments/ Commercial Premises)	Mixed-Use	\$20,000,000	7/12/2026
3	Lot 501 Tharawal Drive Dwellings (50 Dwellings)	Residential	\$19,603,000	29/07/2026
4	360 Cleveland Road & Bong Bong Road Subdivision Forest Reach (62 Lots)	Residential	\$9,200,000	6/12/2026
5	Bong Bong & Cleveland Roads Residential Subdivision (187 Lots)	Residential	\$8,500,000	11/12/2026
6	47 Wongawilli Road Units (5 Units)	Residential	\$1,922,000	25/07/2026
7	441 West Dapto Road Residential Subdivision (26 Lots)	Residential	\$1,699,000	9/07/2026
8	178-182 Princes Highway Service Station	Commercial	\$1,500,000	10/06/2026
9	Hungry Jacks Dapto Food & Drink Premises	Commercial	\$1,200,000	29/07/2026
10	M1 Princes Motorway Entry & Exit Ramps (State Government)	Infrastructure	\$1,000,000	19/10/2026
11	Radiology Clinic Dapto Health Services Facility Conversion	Commercial	\$980,000	17/07/2026
12	7 Inglebar Crescent Townhouses (3 Townhouses)	Residential	\$900,000	22/10/2026
13	2 Macquarie Place Car Parks	Commercial	\$722,000	3/11/2026
14	Bryring Dapto Light Industrial Building Alterations & Additions	Industrial	\$530,000	7/09/2026
15	34 Osborne Street & Princes Highway Food & Drink Premises Additions	Commercial	\$450,000	26/02/2026

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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:

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- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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## REFERENCES

\* Dapto sales market data and key indicators encapsulates aggregate property market conditions within the postcode of 2530

\*\* 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.

¥ Dapto rental market data encapsulates aggregate property conditions within the postcode of 2530.

§ 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 postcode of 2530.

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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