

RayWhite.

Suburb flyover report

PEARCE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



PEARCE - Suburb Map



PEARCE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	33	\$ 513,000	0.0 %	\$ 215,000	\$ 885,000
2009	39	\$ 587,000	14.4 %	\$ 447,500	\$ 1,290,000
2010	26	\$ 660,000	12.4 %	\$ 525,000	\$ 1,205,000
2011	14	\$ 617,250	-6.5 %	\$ 300,000	\$ 1,080,000
2012	30	\$ 652,500	5.7 %	\$ 205,000	\$ 1,195,000
2013	24	\$ 627,500	-3.8 %	\$ 6,200	\$ 1,476,000
2014	27	\$ 729,500	16.3 %	\$ 520,000	\$ 2,300,000
2015	33	\$ 747,000	2.4 %	\$ 300,000	\$ 1,500,000
2016	22	\$ 770,000	3.1 %	\$ 325,000	\$ 1,440,000
2017	32	\$ 827,500	7.5 %	\$ 665,000	\$ 1,536,000
2018	30	\$ 826,000	-0.2 %	\$ 650,000	\$ 1,375,000
2019	26	\$ 776,250	-6.0 %	\$ 10,500	\$ 1,818,000
2020	30	\$ 1,030,000	32.7 %	\$ 447,500	\$ 3,050,000
2021	34	\$ 1,415,000	37.4 %	\$ 702,000	\$ 2,400,000
2022	35	\$ 1,365,000	-3.5 %	\$ 850,000	\$ 2,550,000
2023	20	\$ 1,285,000	-5.9 %	\$ 850,000	\$ 2,000,000
2024	27	\$ 1,260,000	-1.9 %	\$ 600,000	\$ 3,000,000
2025	20	\$ 1,357,500	7.7 %	\$ 1,050,000	\$ 2,100,000
2026	0				

Median Sale Price

\$1.36m

Based on 20 recorded House sales within the last 12 months (2025)

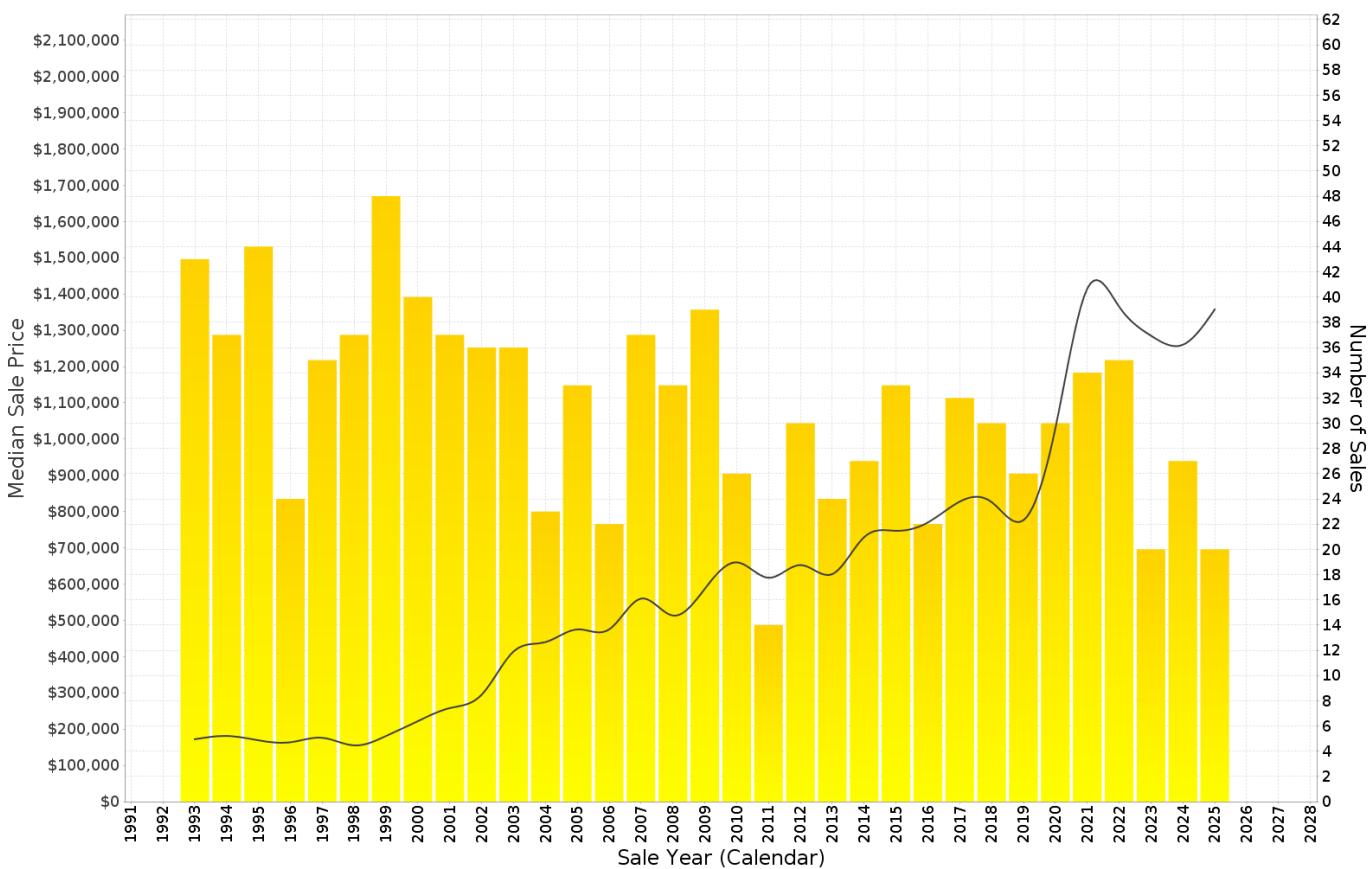
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

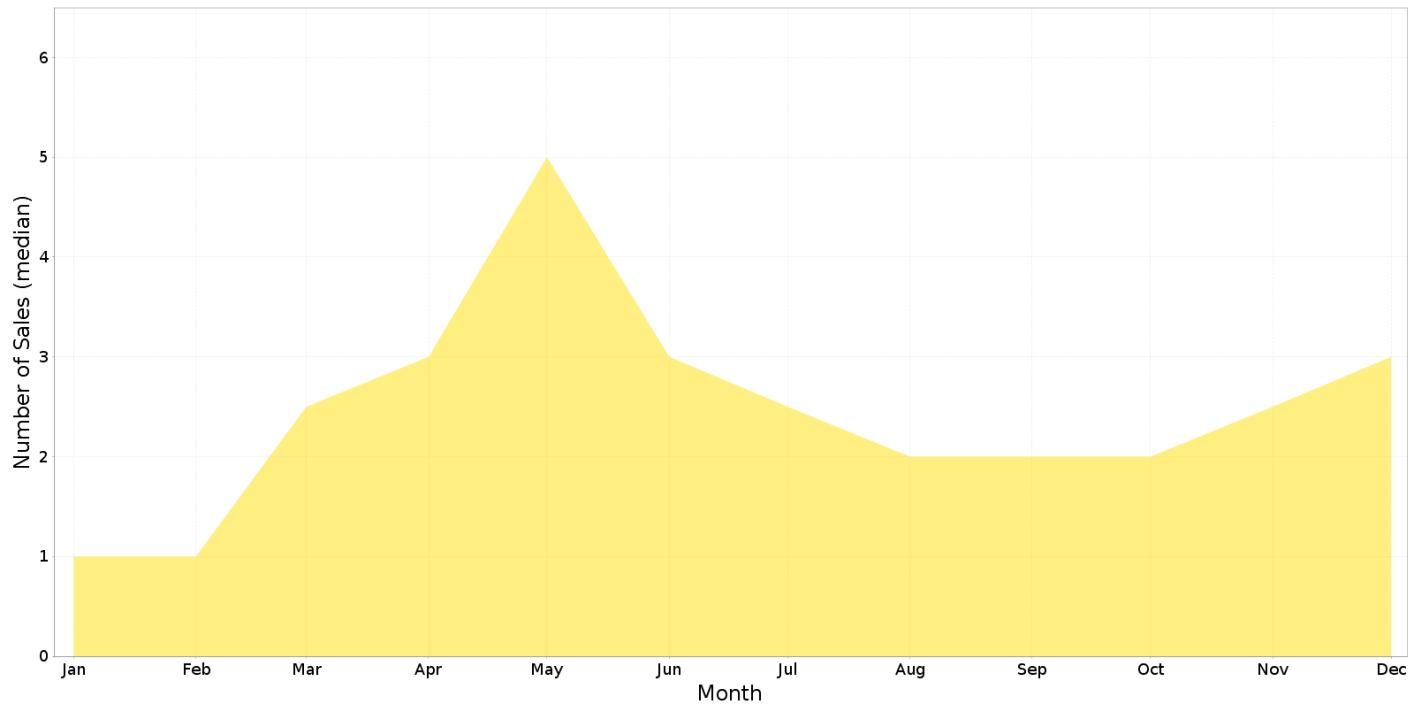
+7.7%

Current Median Price: \$1,357,500
Previous Median Price: \$1,260,000

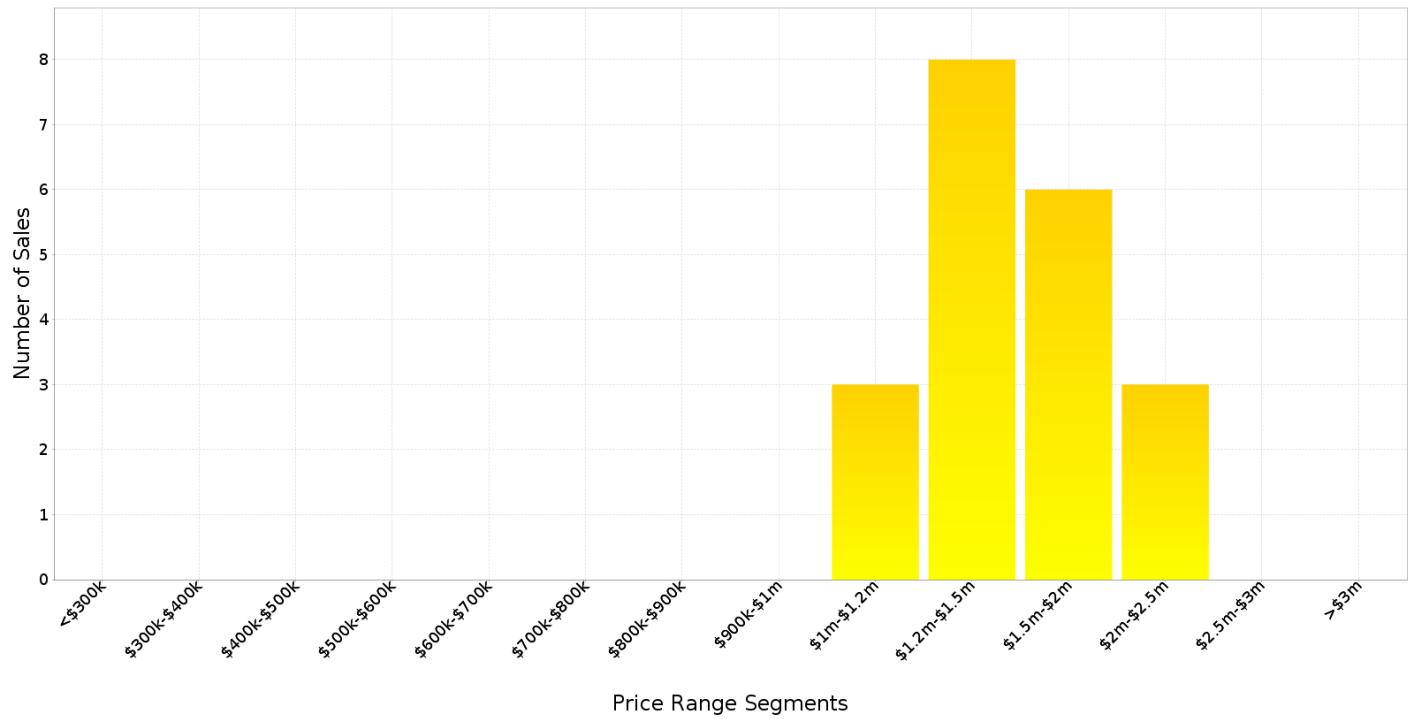
Based on 47 recorded House sales compared over the last two rolling 12 month periods



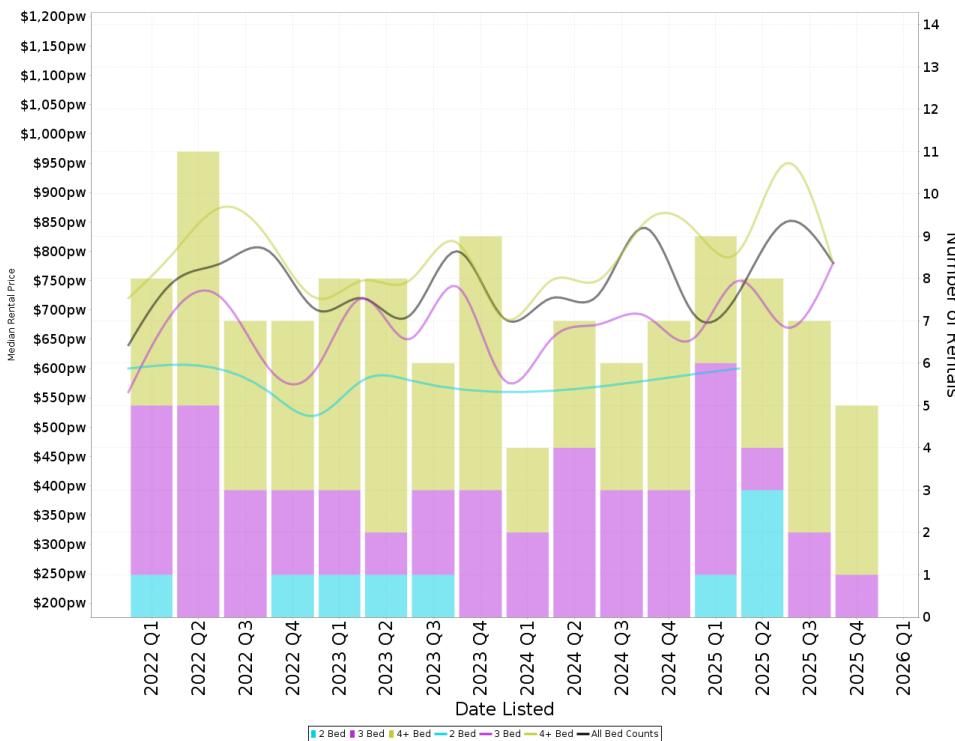
PEARCE - Peak Selling Periods (3 years)



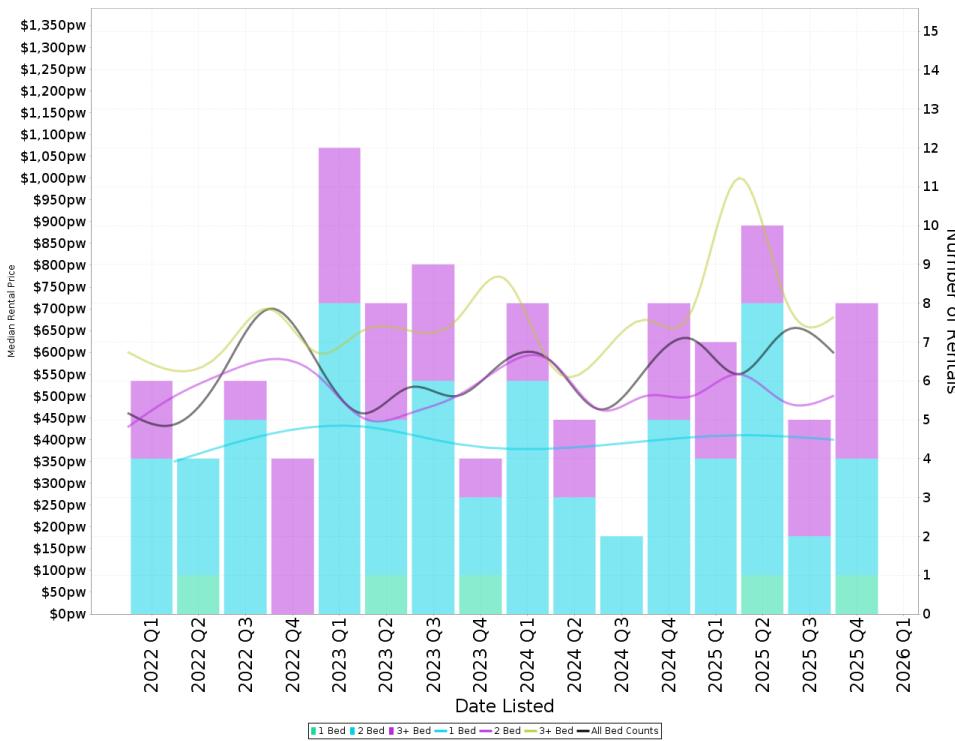
PEARCE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



PEARCE - Recently Sold Properties

Median Sale Price

\$1.36m

Based on 20 recorded House sales within the last 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+7.7%

Current Median Price: \$1,357,500
Previous Median Price: \$1,260,000

Based on 47 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

20

Based on recorded House sales within the 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

4 BLACKBURN ST

\$1,050,000



778 m²



98 MACFARLAND CRES

\$1,280,000



944 m²



17 ANSTEY ST

\$2,250,000



1,044 m²



12 BLACKBURN ST

\$1,200,000



861 m²



32 TRUMBLE ST

\$1,300,000

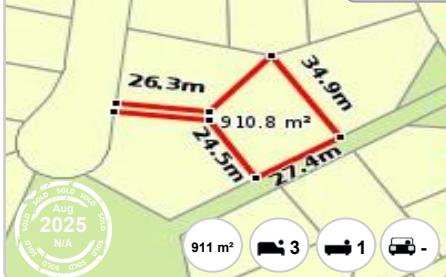


768 m²



18 CHERRY PL

\$1,050,000



911 m²



11 COLEMAN ST

\$1,630,000



1,060 m²



14 CUMBERLEGE CRES

\$2,100,000



896 m²



12 BLACKBURN ST

\$1,200,000



861 m²



PEARCE - Properties For Rent

Median Rental Price

\$750 /w

Based on 29 recorded House rentals within the last 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+2.9%

Current Median Price: \$1,357,500
Current Median Rent: \$750

Based on 20 recorded House sales and 29 House rentals compared over the last 12 months

Number of Rentals

29

Based on recorded House rentals within the last 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

14 PARKHILL STREET

