

RayWhite.

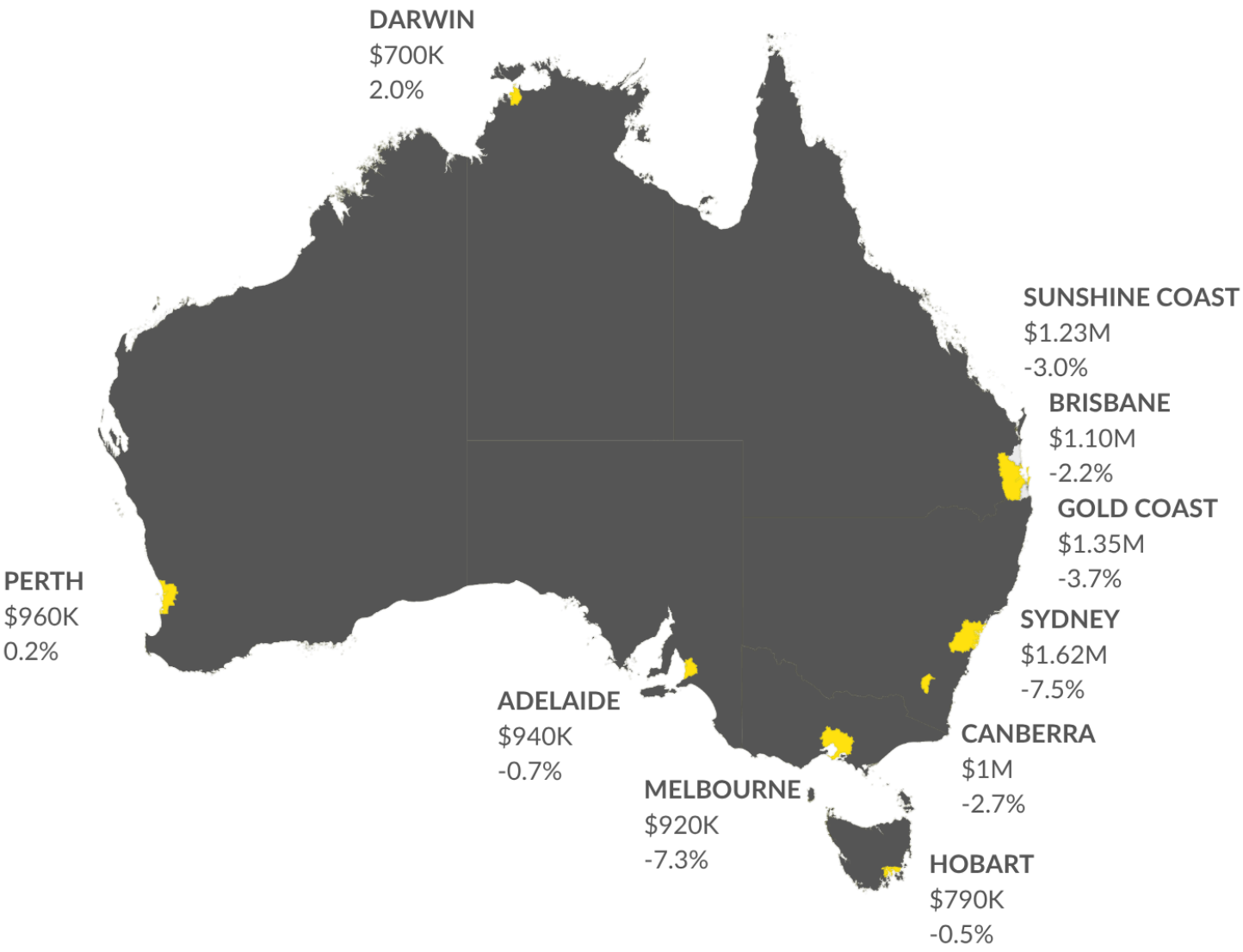
# RAY WHITE **NOW**

## FLYNN

PROUDLY PRESENTING PROPERTY MARKET INSIGHTS

# MAJOR CITY HOUSE PRICES (% CHANGE) IN THE LAST 12 MONTHS

| AUSTRALIA* | FLYNN |
|---|---|
| $980K | $980K |
| 0.0% | 7.1% |

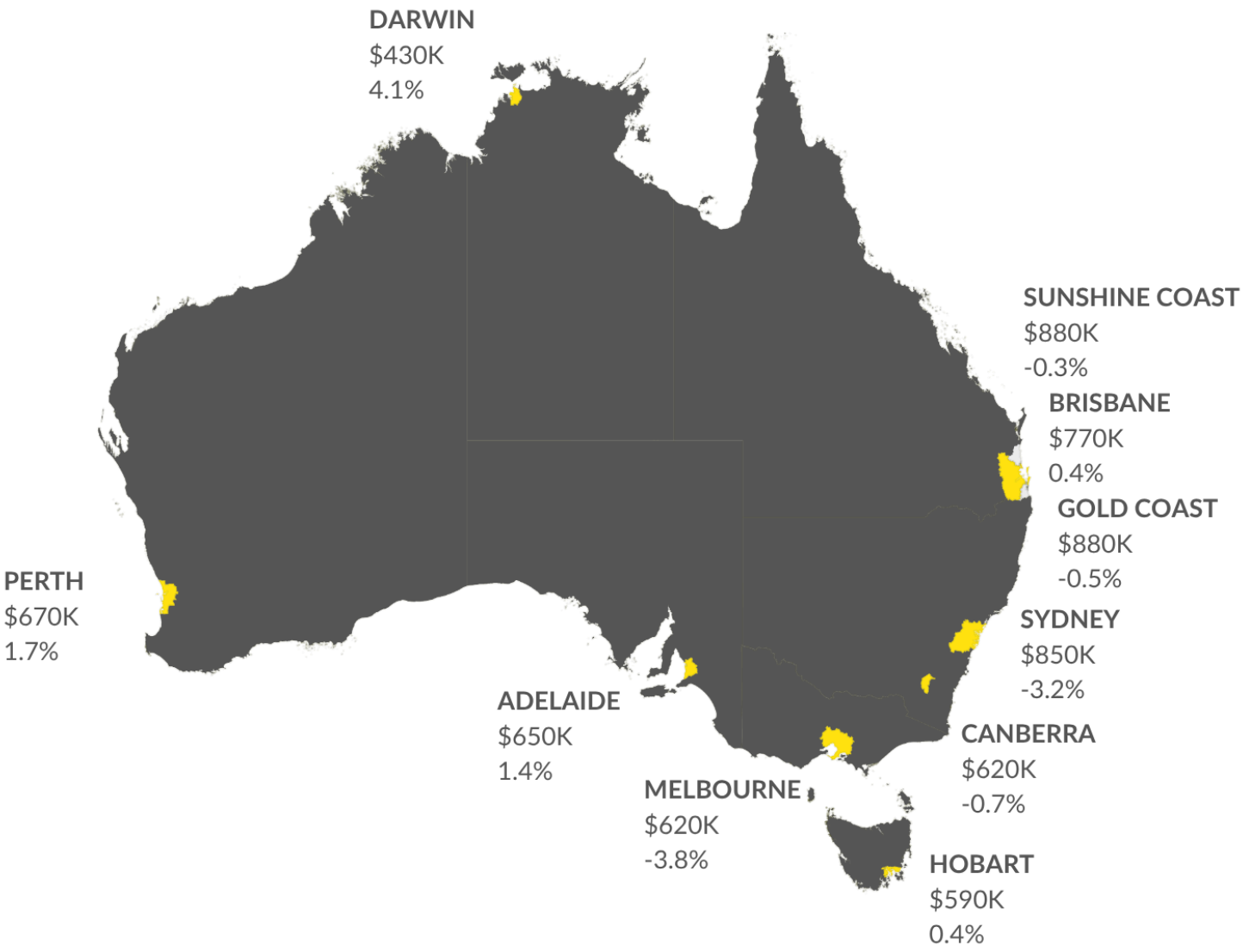



## $ MEDIAN HOUSE PRICE
## % CHANGE IN PRICE

Source: Neoval, Cotality
Updated as of September 2026
**VIC and national data sourced from Cotality due to data availability.*
*All other major cities sourced from Neoval.*

# MAJOR CITY UNIT PRICES (% CHANGE) IN THE LAST 12 MONTHS

| AUSTRALIA* | FLYNN |
|---|---|
| $730K | $830K |
| 0.0% | 6.4% |




## $ MEDIAN UNIT PRICE
## % CHANGE IN PRICE

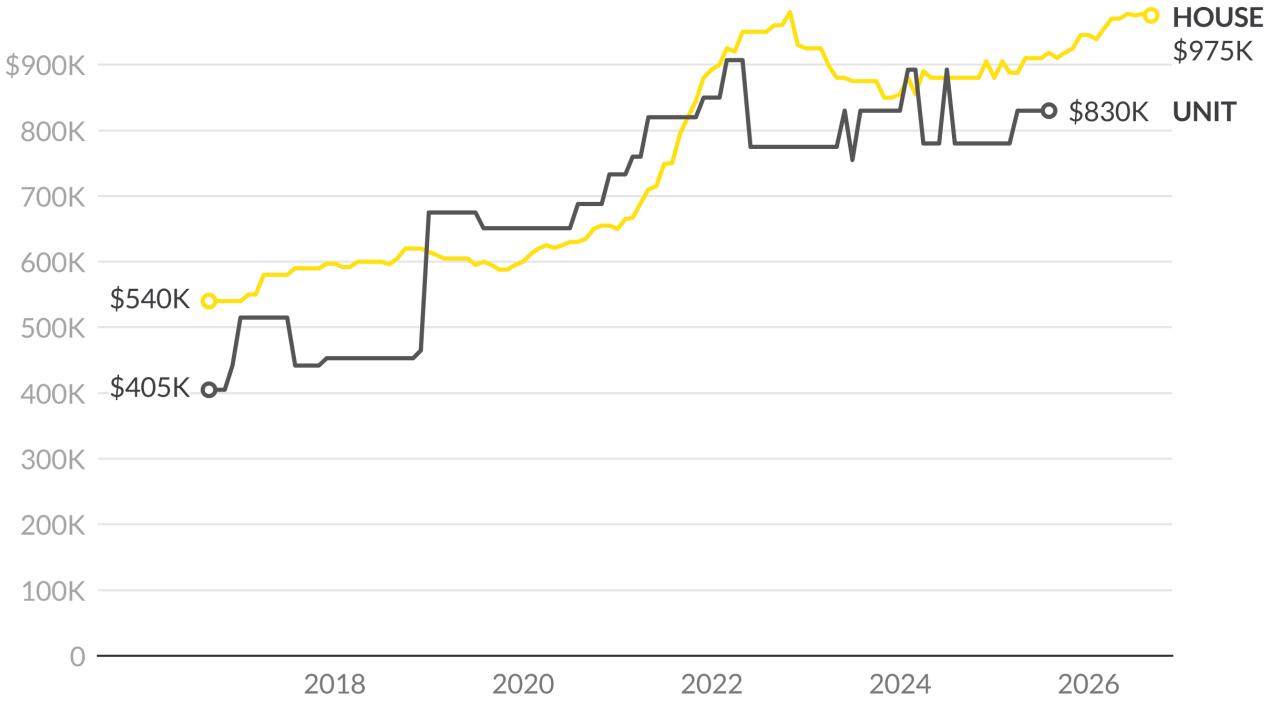
Source: Neoval, Cotality
Updated as of September 2026
**VIC and national data sourced from Cotality due to data availability.*
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## Flynn 1 and 10 year price growth

| Property | Current Price | 1Y $ Growth | 1Y % Growth | 10Y $ Growth | 10Y % Growth |
|---|---|---|---|---|---|
| HOUSE | $980K | + $65K | +7.1% | + $435K | +81% |
| UNIT | $830K | + $50K | +6.4% | + $425K | +105% |

Source: Neoval

## Flynn 10 year price trend




Source: Neoval

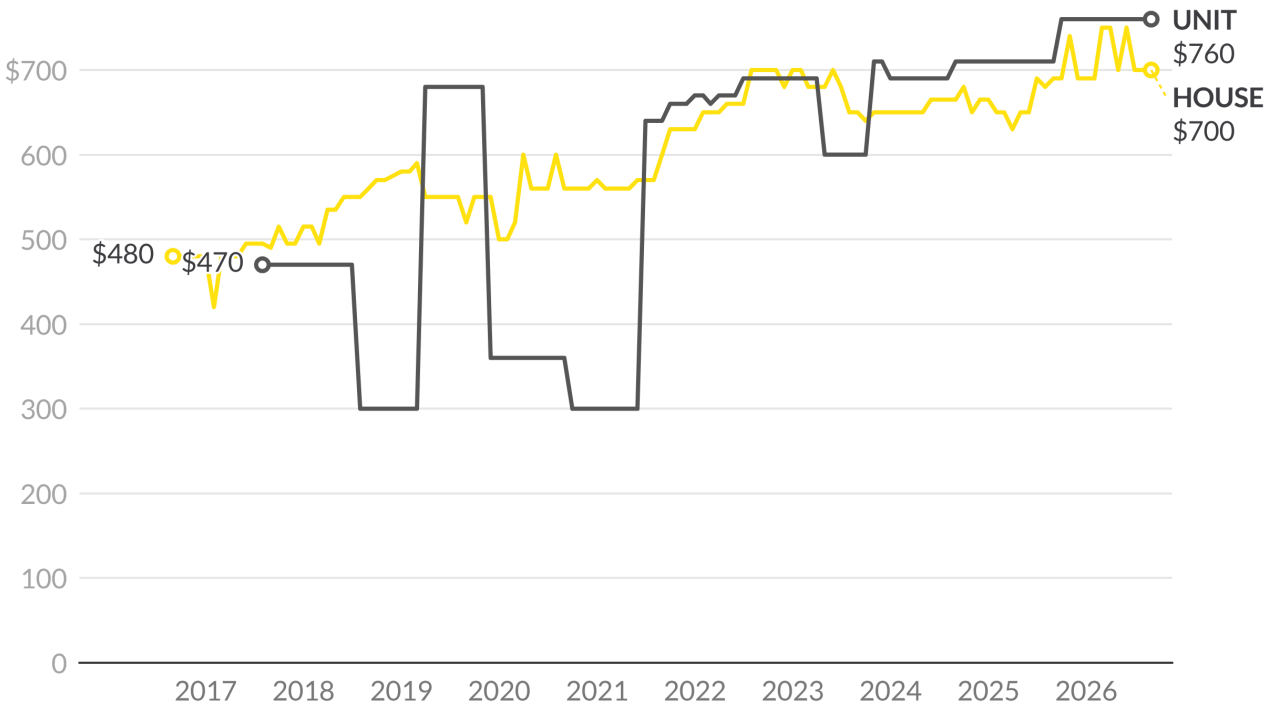
In September 2026, Flynn's median house price recorded a solid gain, reaching approximately $980K. This reflects a robust 7.1% increase over the past year and an impressive 80.6% surge over the last decade. Units in Flynn also continued their upward trajectory, with their median price at approximately $830K, showing a 6.4% rise from this same month last year and a substantial 104.9% growth over the past ten years. This performance represents significantly stronger annual growth compared to broader capital city trends, where house and unit prices generally remained flat or declined, positioning Flynn as a strong performer.

# Flynn rental price growth

| Property | Current Price | 1Y $ Growth | 1Y % Growth | 10Y $ Growth | 10Y % Growth |
|---|---|---|---|---|---|
| HOUSE | $700 | + $10 | +1.4% | + $220 | +46% |
| UNIT | $760 | + $50 | +7.0% | + $290 | +62% |

Source: Neoval

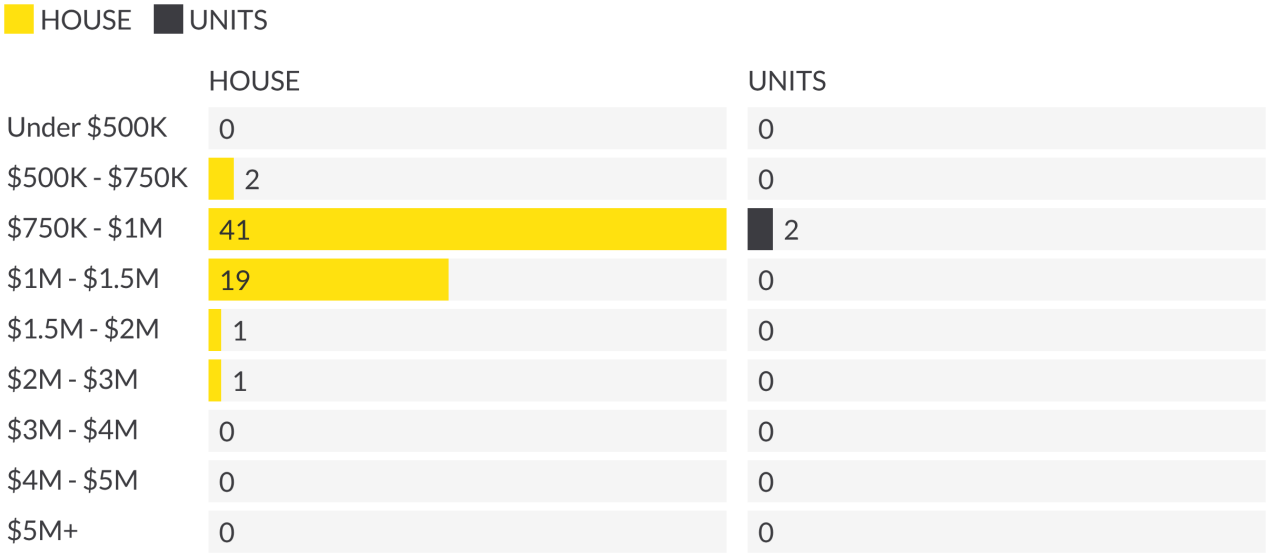
# Flynn rental price trend




Source: Neoval

As of September 2026, Flynn, ACT, recorded a median weekly house rental rate of approximately $700. This reflects a 1.4% (an approximate $10) increase from this same month last year and a solid 45.8% (an approximate $220) rise from this same month 10 years ago. Unit rentals, at approximately $760, demonstrated a stronger 7% (an approximate $50) annual gain, outperforming broader market trends. This performance coincides with a substantial 61.7% (an approximate $290) increase from this same month 10 years ago.

# Flynn 12M rolling sales count

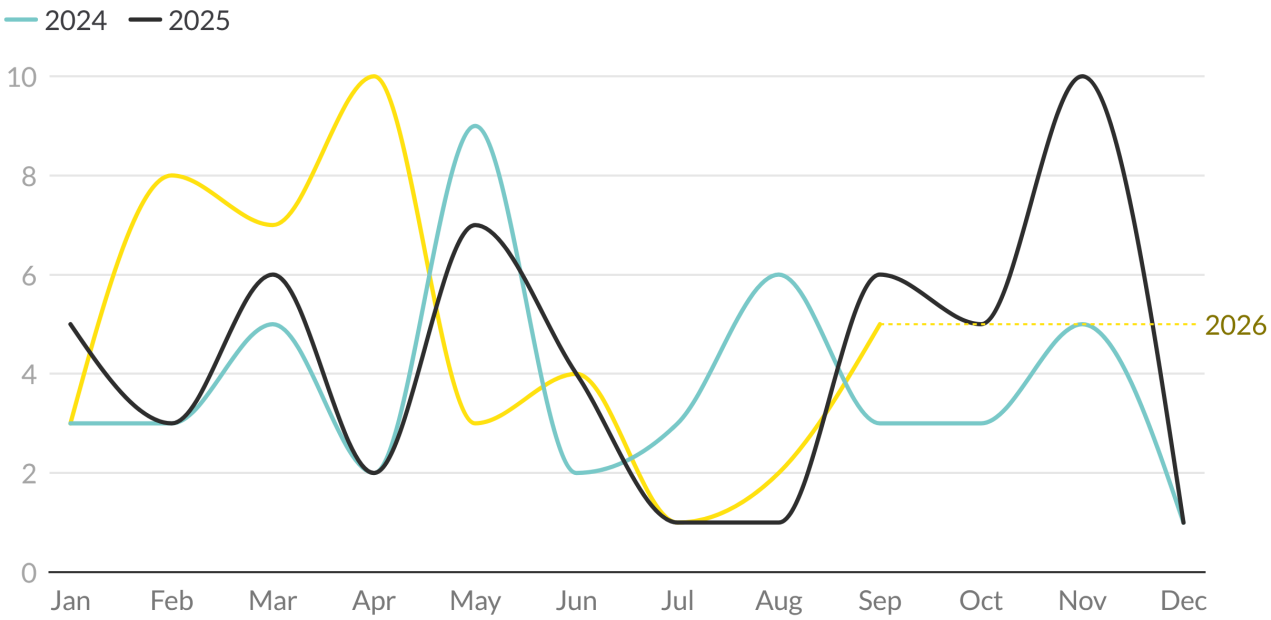



Source: Neoval

Flynn's sales performance for the 12 months ending July 2026 reflects a robust market concentrated in specific price tiers. The dominant share of house sales, representing 41 transactions, occurred within the $750K-$1M bracket, showcasing strong activity in this segment. An additional 19 house sales were recorded in the $1M-$1.5M range, with isolated sales extending into the $1.5M-$2M and $2M-$3M categories. Unit sales remained limited, with two transactions noted exclusively in the $750K-$1M bracket. This distribution underscores a market where mid-tier housing maintains its prominence, a trend aligning with broader regional stability.

## Flynn monthly volume of new listings over the past 3 years

Number of new monthly listings




Listings from whole market including Ray White.

Source: Neoval

New listings in Flynn, ACT, recorded a strong 150% monthly gain in September 2026, reaching 5 properties. This represents a 16.7% decrease from the 6 listings observed in September 2025, yet a substantial 66.7% increase compared to September 2024. This activity reflects evolving supply-side trends, with recent gains coinciding with persistent, yet recovering, vendor activity relative to broader market movements.

# Methodology

**Pricing data**

Price data is sourced from our research partners at Neoval Research Group, providing comprehensive coverage across all major Australian capital cities and regional markets. Price movements are calculated using median values to ensure accurate representation of typical market performance.

**Why median?**

The median provides a reliable measure of the "typical" market price by identifying the middle value when all sales are arranged in order. Unlike arithmetic averages, which can be distorted by extreme high or low sales, the median represents the price point where half the properties sold for more and half sold for less. This methodology is particularly valuable when analysing property markets as it reduces the impact of outliers – such as exceptionally expensive waterfront properties or distressed sales – providing a truer reflection of what most buyers and sellers experience in the market. The median effectively captures the centre of the market distribution, making it an ideal measure for tracking genuine price movements over time.
Tasmania exception: Due to licensing restrictions, median data from Neoval is not available for Tasmania. For Tasmanian markets, we utilise the Median Sales AVM Value from Cotality, which represents the median (50th percentile) estimated sales value of all properties based on the hedonic imputation method.

**ABS region segmentation and naming convention**

Our analysis utilises the Australian Bureau of Statistics (ABS) geographical classification system, employing GCC, SA4, SA3 and SA2 naming conventions as the statistical and computational standard established by the ABS. This hierarchical structure provides a consistent framework for analysing property markets at various geographical scales, from major metropolitan areas down to individual SA2s. The visual representation and practical application of these classifications can be explored through the ABS mapping portal at https://maps.abs.gov.au, which displays the 2021 GCC, SA4, SA3 and SA2 shape files. These are the same shape files and naming conventions used by Neoval in their price modelling computations, ensuring consistency between our data sources and official statistical boundaries.

For comparative analysis purposes, the Sunshine Coast and Gold Coast regions are classified alongside GCC Major City regions. This classification reflects their substantial price growth over recent years and their common comparison with major metropolitan markets. Given their economic significance and market characteristics, these regions are considered Major City regions for the purposes of this analysis.

**Listing data**

National property listing volumes are sourced from Domain, Australia's leading property portal, providing comprehensive coverage of new property listings across all markets. National listings: presented as monthly counts spanning the last three years (2023-2025) to identify seasonal patterns and year-over-year trends in property supply. Major city and regional listings: current month data is presented with both monthly percentage change (comparison to previous month) and annual percentage change (comparison to same month in previous year) to highlight both short-term fluctuations and longer-term supply trends.

**Sales count data**

Sales count data by price point is sourced from Australian Property Monitors (APM) and Valuer General records, providing transaction data across all fixed price segments for market segmentation analysis. While filtered for residential properties only, some commercial or rural properties may be incorrectly classified as residential in the source data, potentially affecting data precision.

**Temporal framework**

All data series are presented on a monthly basis covering the three-year period from 2023 to 2025, enabling identification of seasonal patterns, cyclical trends, and year-over-year comparisons. This timeframe captures the full interest rate cycle from peak rates through to the current cutting cycle, providing context for current market dynamics. All data sources represent substantial market coverage but may not capture 100 per cent of market activity. Price data from Neoval provides broad market representation. Regional variations in data coverage may exist, with metropolitan markets generally providing more comprehensive data.

**Commentary Generation Methodology**

The market commentary throughout this report was generated using Google's Gemini 2.5 Flash, a state-of-the-art large language model chosen for its exceptional ability to analyse complex datasets and translate them into clear market insights. The model was fed comprehensive data from both our national report along with region specific metrics, enabling it to contextualise local movements within broader market trends. Through multiple iterations of refinement, we optimised the system to provide straightforward, factual descriptions of the data presented in charts and tables, avoiding speculation while highlighting key trends and significant data points. This approach represents our ongoing efforts to deliver consistent, data-driven commentary that accurately reflects underlying market information in accessible language for both property professionals and general readers.

# Ray White Group Economics Team



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The Ray White Economics team delivers independent research and analysis across residential, commercial, and rural property markets. Led by Chief Economist Nerida Conisbee, the team combines rigorous data analysis with deep market expertise to produce insights that are both credible and accessible. Drawing on one of Australia's largest real estate datasets and a national network of market intelligence, the team tracks the trends, forces, and shifts shaping Australian real estate, helping buyers, sellers, and investors navigate with clarity and confidence.




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