

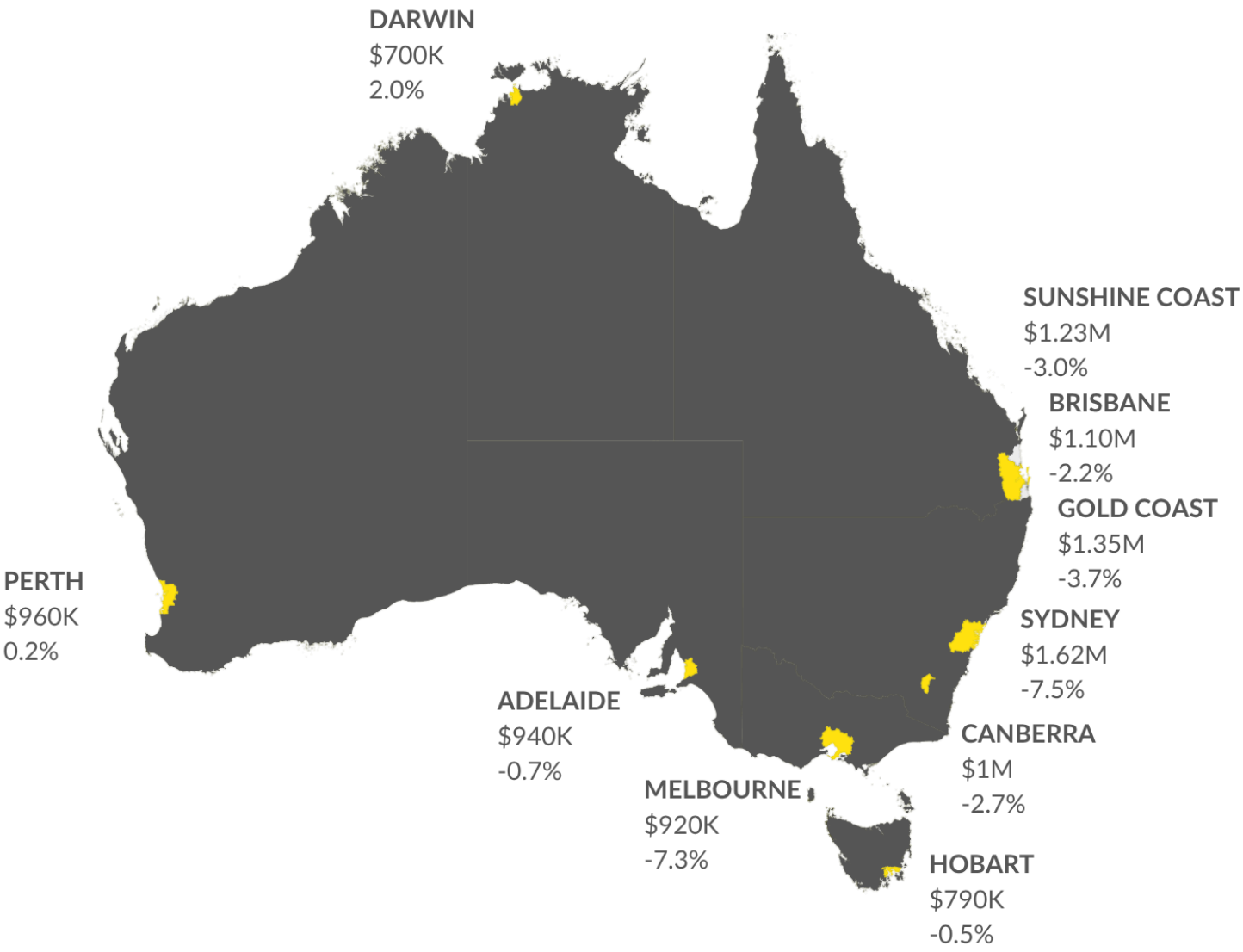
# RAY WHITE **NOW**

## NGUNNAWAL

PROUDLY PRESENTING PROPERTY MARKET INSIGHTS

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

| AUSTRALIA* | NGUNNAWAL |
|---|---|
| $980K | $840K |
| 0.0% | 10.8% |

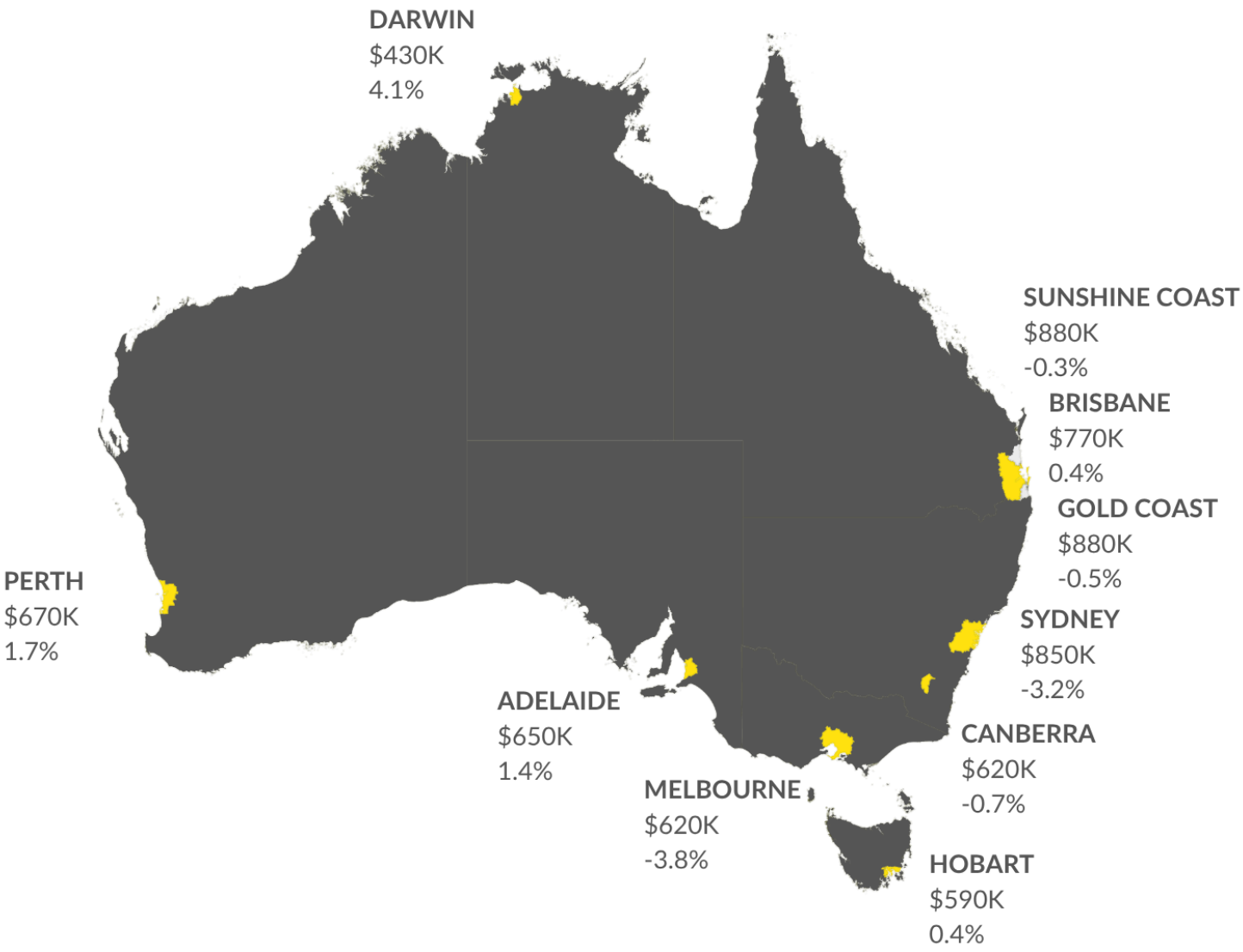



## $ MEDIAN HOUSE PRICE
## % CHANGE IN PRICE

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* | NGUNNAWAL |
|---|---|
| $730K | $650K |
| 0.0% | 1% |




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

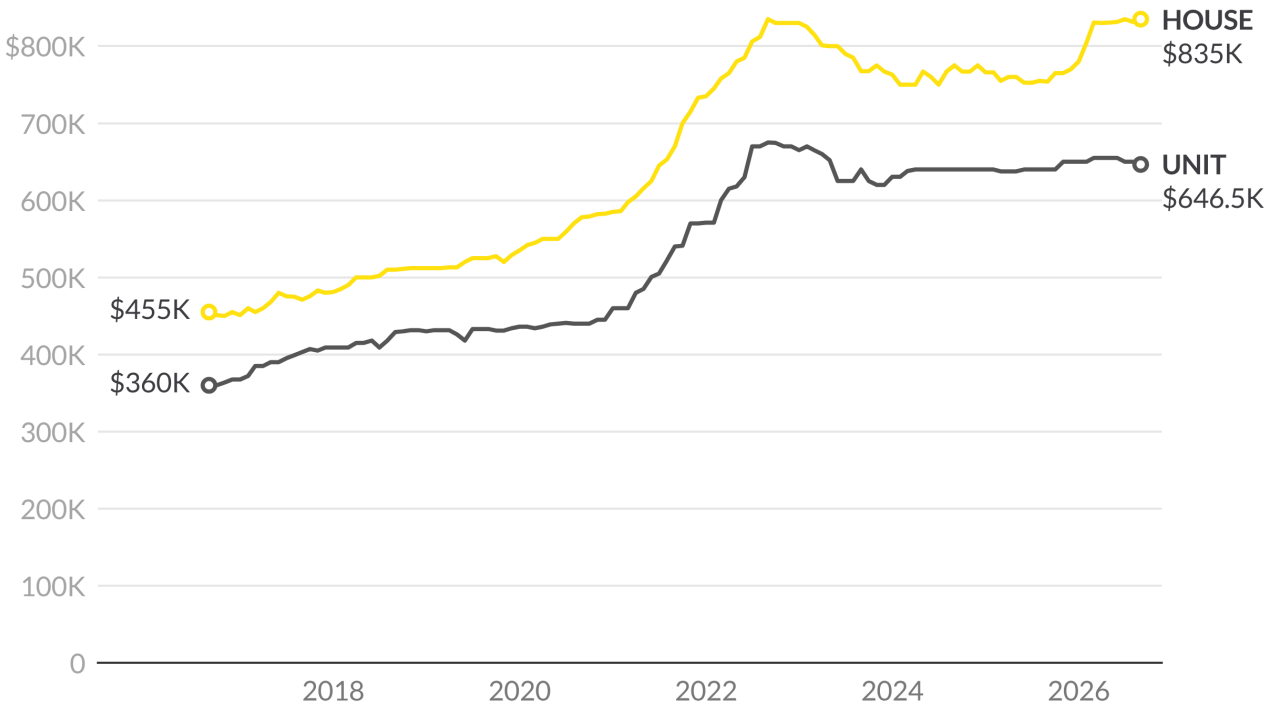
Source: Neoval, Cotality
Updated as of September 2026
**VIC and national data sourced from Cotality due to data availability.*
*All other major cities sourced from Neoval.*

## Ngunnawal 1 and 10 year price growth

| Property | Current Price | 1Y $ Growth | 1Y % Growth | 10Y $ Growth | 10Y % Growth |
|---|---|---|---|---|---|
| HOUSE | $840K | + $81K | +10.8% | + $380K | +84% |
| UNIT | $650K | + $7K | +1.0% | + $287K | +80% |

Source: Neoval

## Ngunnawal 10 year price trend




Source: Neoval

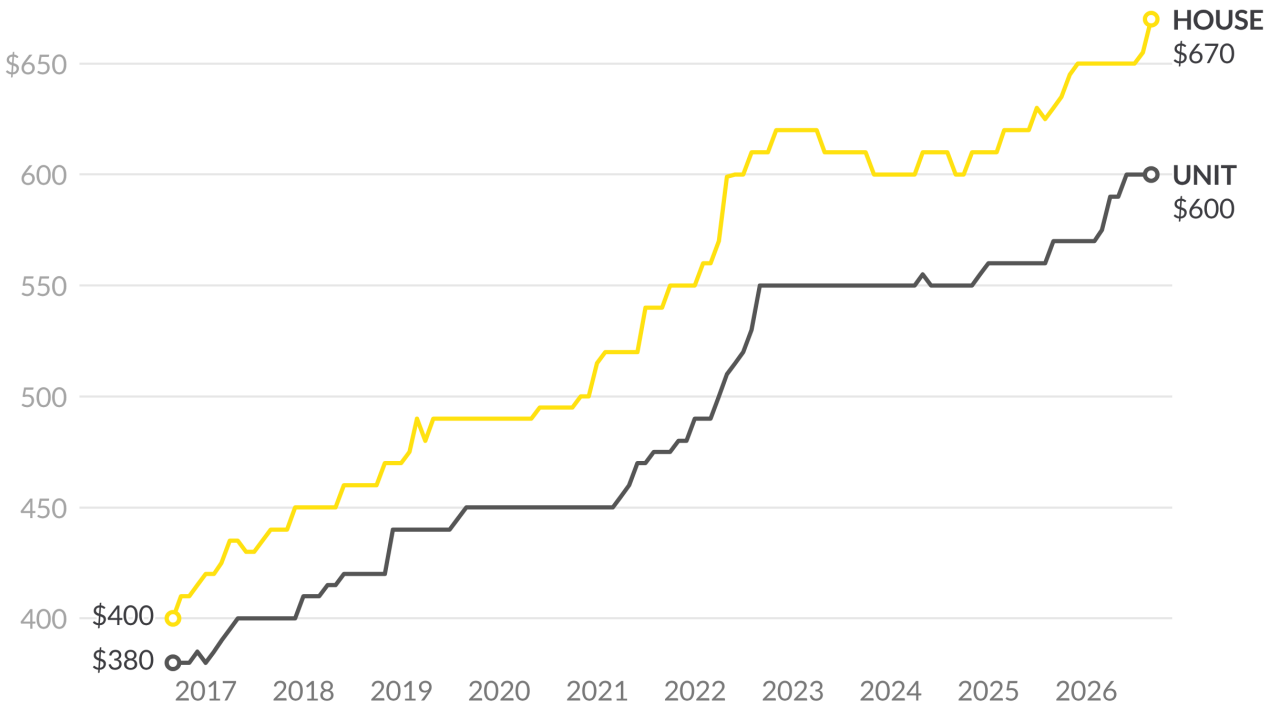
As of September 2026, Ngunnawal's median house price stands at approximately $840K, recording a solid 10.8% increase compared to this same month last year, representing an impressive 83.5% rise from a decade ago. Units also maintained a strong long-term growth trajectory, with their median price at approximately $650K, up 1% on this same month last year and a significant 79.6% higher than 10 years ago. This robust performance for houses, particularly, reflects stronger growth than some broader capital city trends, occurring alongside evolving market conditions.

## Ngunnawal rental price growth

| Property | Current Price | 1Y $ Growth | 1Y % Growth | 10Y $ Growth | 10Y % Growth |
|---|---|---|---|---|---|
| HOUSE | $670 | + $40 | +6.3% | + $270 | +68% |
| UNIT | $600 | + $30 | +5.3% | + $220 | +58% |

Source: Neoval

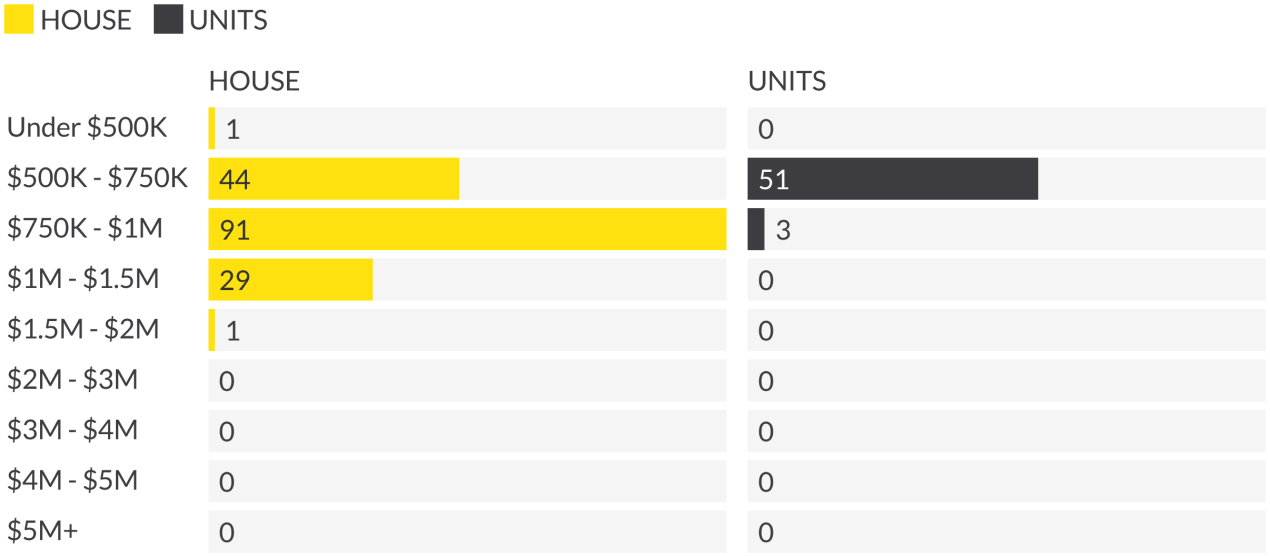
## Ngunnawal rental price trend




Source: Neoval

Ngunnawal's rental market in September 2026 reflects continued strong performance, with median weekly house rental rates at approximately $670. This represents a solid 6.3% gain from this same month last year and an impressive 67.5% increase over the past decade. Unit rentals also maintained their upward trajectory, recording a median weekly rate of approximately $600. This marks a 5.3% rise compared to this same month last year and a significant 57.9% growth over the last ten years, demonstrating robust performance compared to broader market trends. These movements have occurred alongside persistent demand in the area.

# Ngunnawal 12M rolling sales count

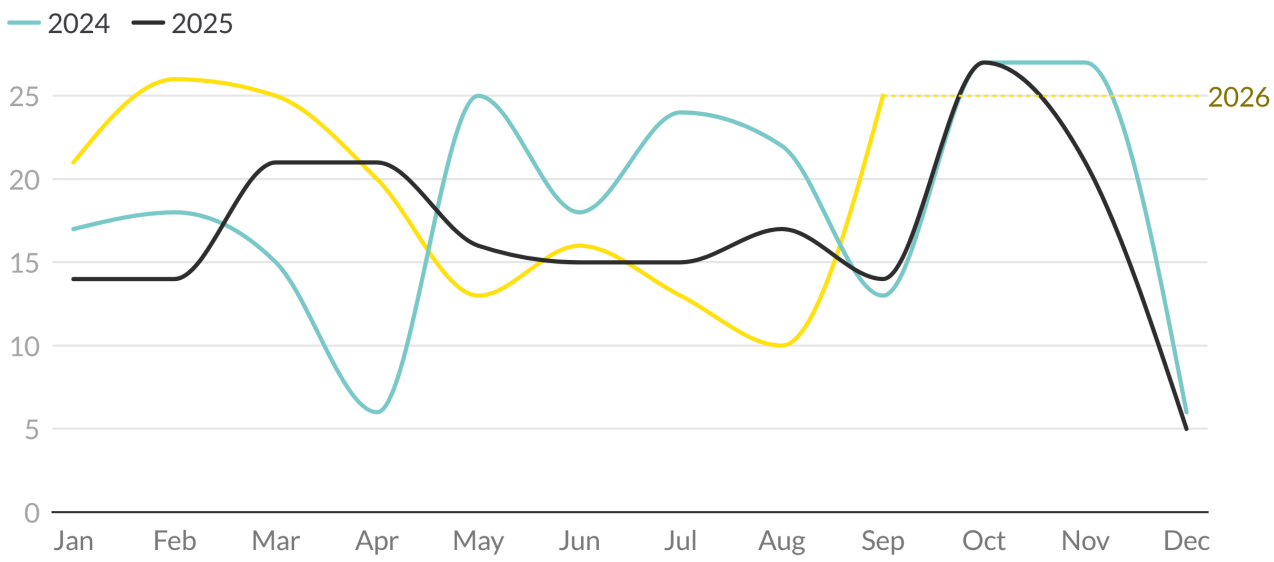



Source: Neoval

For the 12 months ending July 2026, Ngunnawal's property market reflects a distinct distribution of sales activity. House sales predominantly occurred between $750K and $1M, representing a strong mid-to-upper-tier segment, with 91 transactions. The $500K - $750K bracket also recorded a solid gain for houses with 44 sales, while units maintained significant activity within this range, tallying 51 sales. Higher-value house transactions, up to $1.5M, registered 29 sales, yet ultra-premium sales above $1.5M were rare. Minimal activity under $500K for both property types underscores Ngunnawal's market position, reflecting a robust, established entry point, contrasting with broader capital city trends.

## Ngunnawal 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 September 2026 recorded a strong 150% monthly gain, reaching 25 properties in Ngunnawal. This substantial increase represents a robust 79% rise compared to September 2025 and a significant 92% surge from September 2024. The strong uptick in new listings reflects increased vendor confidence and activity in the local market, outperforming broader capital city trends that have seen new supply ease. This notable rebound suggests a period of more active market engagement within the suburb.

# 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



**NERIDA CONISBEE**
Chief Economist



**VANESSA RADER**
Head of Research



**ATOM GO TIAN**
Economist



**ANITA VENKATESH**
Content Strategy and Production Lead



**PAULO SUMULONG**
Data Scientist



**KEVIN WANG**
Content Production Coordinator

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.




raywhite.com