



The Difference



Spring Market Report

2025

Manly Vale
Market Performance



LJ Hooker



Manly Vale

Market performance overview

Manly Vale is a highly sought-after hub of the central Northern Beaches . It offers more affordable pricing compared to neighbouring suburbs, proximity to Manly Dam, and easy access to both Manly Beach and the Sydney CBD.

The median sale price for apartments in Manly Vale has grown 8.1% in the last 12 months, reaching over \$1.1 million. Looking back 5 years, the median was just over \$800K showing solid growth. Houses also show growth of 5.5% in median sale price in the last 12 months.

Apartments

\$1,130,000

MEDIAN SALE PRICE

50

SALES
JUL-NOV 25

29

AVERAGE DAYS
ON MARKET

Houses

\$2,900,000

MEDIAN SALE PRICE

46

SALES
JUL-NOV 25

30

AVERAGE DAYS
ON MARKET

Recap of recent local market trends

Manly Vale continues to demonstrate its strength as a strategic gateway suburb, and over the past 12 months, the **apartment market** has been the **unequivocal driver of transaction velocity**. This segment is highly sought after due to its balance of competitive pricing and immediate access to both Manly's lifestyle precinct and express CBD transport.

Apartment Sector Analysis

The apartment market has seen **tight inventory levels** coupled with fierce buyer demand, leading to impressive sale metrics. According to recent data, the median apartment price in Manly Vale experienced a robust **8.1% increase** over the period, outperforming many surrounding suburbs, which often experienced more moderate growth (Source: realestate.com).

A key trend is the **compression of the Days on Market** (DOM). Well-presented apartments are consistently selling in under 30 days, particularly two-bedroom units. This rapid turnover is driven by a diverse pool of buyers, including active first-home buyers attracted by value, and savvy downsizers or investors seeking rental yield potential.

The House Market

While the spotlight is currently on apartments, the Manly Vale house market remains in demand. The last 12 months have shown median price growth of 5.5%, and when taking a longer term context we also see they have grown substantially **from \$2M median sale price 5 years ago to \$2.9M now**. This is underpinned by the desire for proximity to the highly valued Manly Dam recreation area and access to quality primary schools. Demand remains high for large family homes.

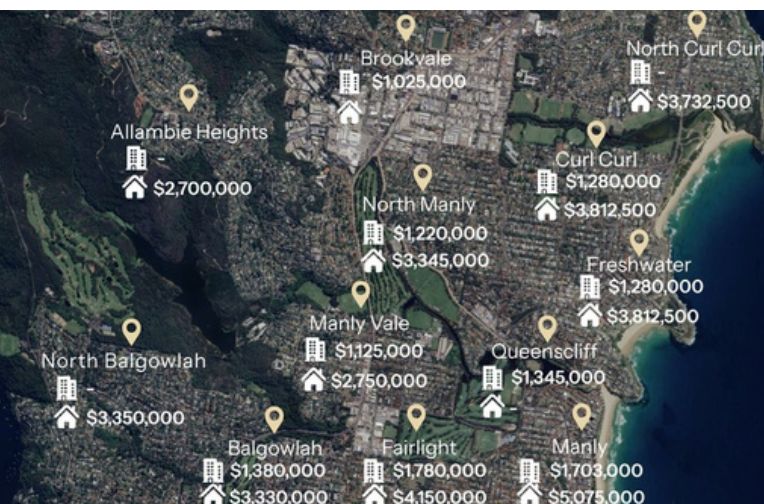
Strategic outlook and vendor advice

For apartment owners, current conditions present an **opportunity to capitalise** on intense competition and limited stock.

With current inventory levels below historical trends, we anticipate the usual seasonal slowdown through December. The market will return to full momentum when schools resume at the end of January.

Our single most important piece of advice is: **Do not rush to market just before Christmas**. Instead, use the slower holiday period for preparation. We strongly recommend that vendors use this time to improve the presentation of their property. We guide our clients to identify the most **cost-effective enhancements** that will provide the maximum uplift to the ultimate sale price when the full pool of premium buyers returns in late January.

If you would like an update on what your property is worth now, we welcome you to give our team a call or scan the QR code on the left. We would be happy to provide a no-obligation market appraisal.



Manly Vale Apartment Sales

	ADDRESS	BED	BATH	CAR	PRICE
\$1.5M+	14/52-54 Gordon Street	2	2	2	\$1,650,000
	5/21-25 Quirk Road	2	2	2	Undisclosed
	1/11-17 Quirk Road	2	2	2	\$1,480,000
	17/267 Condamine Street	2	2	1	Undisclosed
	7/18 Campbell Parade	2	1	1	Undisclosed
	15/62-64 Kenneth Road	2	2	1	\$1,400,000
	20/5 Koorala Street	2	2	2	\$1,400,000
	12/50 Roseberry Street	3	1	1	\$1,375,000
	10/40 Burchmore Road	2	1	1	\$1,342,000
	25/285 Condamine Street	2	2	1	Undisclosed
	6/12 Campbell Parade	2	2	1	\$1,300,000
	4/1-5 Quirk Road	2	2	1	\$1,280,000
	53/8 Koorala Street	2	2	1	Undisclosed
\$1.25M+	29/76 Kenneth Road	2	2	1	\$1,250,000
	7/62 Gordon Street	2	1	1	Undisclosed
	3/1 Fairway Close	2	1	1	\$1,131,100
	7/25 King Street	2	1	1	\$1,056,000
	12/50 Gordon Street	2	1	1	\$1,020,000
\$1M+	12/15 Koorala Street	2	1	1	Undisclosed
	2/1-3 Lovett Street	2	1	1	\$942,000
	301/341 Condamine Street	1	1	1	\$910,000
	7/8 Campbell Parade	2	1	1	\$900,000
	15/21-25 Quirk Road	1	1	1	Undisclosed
	9/18 Campbell Parade	1	1	1	Undisclosed
	102/341 Condamine Street	1	1	1	\$770,000
\$750k+	2/267 Condamine Street	1	1	1	\$702,500

If you would like additional insights about these results, please contact our team.



Our team of local property experts brings deep market knowledge and decades of experience, helping you make the best decisions for your property.

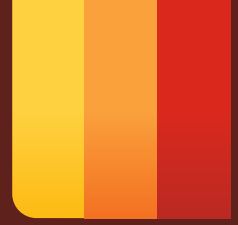


“We feel incredibly lucky to have had Tori help out with the sale of our unit. Excellent communication, incredibly pleasant to deal with, open and honest, and it was clear that she wanted the best possible outcome for us. The whole selling process was a breeze and Tori deserves a lot of the credit for that.”

Emma & Pete Boyd, recent sellers



Book your free expert property appraisal today and experience the difference.



The Difference

Partner with your local property experts today



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