The Difference

Local Market Report

August 2026

Seaforth and surrounds market performance

LJ Hooker

Seaforth

Market performance overview

Seaforth's property sector continues to demonstrate solid resilience, with the median house price climbing 1.6% over the past 12 months to $3,810,000 - granted, this is supported by a number of prestige sales at the top end of the market. In reality, for the average Seaforth home we have seen prices lower approximately 5-10%.

Despite broader economic caution, low stock levels continue to underpin local values, with well-located and well-priced homes selling in an average of about 5 weeks. However, a number of properties have been sitting on the market for a much longer time and once they sell through, we will see average days on market increase. Purchaser demand remains heavily concentrated on turnkey residences, as construction costs and project timelines drive a premium for fully finished, move-in-ready homes over major renovation projects.

With the spring campaign season fast approaching, vendors listing in the weeks ahead stand to benefit from early-bird buyer momentum before competing stock enters the market later in the season.

$3,810,000	19	37
MEDIAN HOUSE SALE PRICE	SALES MAY-JUL 26	AVERAGE DAYS ON MARKET

Data Source: realestate.com.au August 2026

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

★★★★★

"Clear Communication, Genuine Care and an Outstanding Sale Result. We felt incredibly comfortable with both Tim and Tori. Always knew they had our best interests at heart and wanted the best possible outcome for us. Their communication was clear and concise and we always knew what was happening."

Peter B, recent seller

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

Recap of recent local market trends

As we enter Spring, the Seaforth property market continues to stand out as one of the Northern Beaches' most resilient strongholds. Yet beneath headline figures lies a shifting dynamic: a distinct two-speed market operating within one of the lowest-inventory environments in recent years.

Local Performance & Volume Snapshot

Data through mid-2026 confirms that Seaforth remains an acutely supply-constrained market. Over the past 12 months, the suburb recorded approximately **95 house transactions** - a noticeable ~20% drop from the historical norm of 110-125 annual sales.

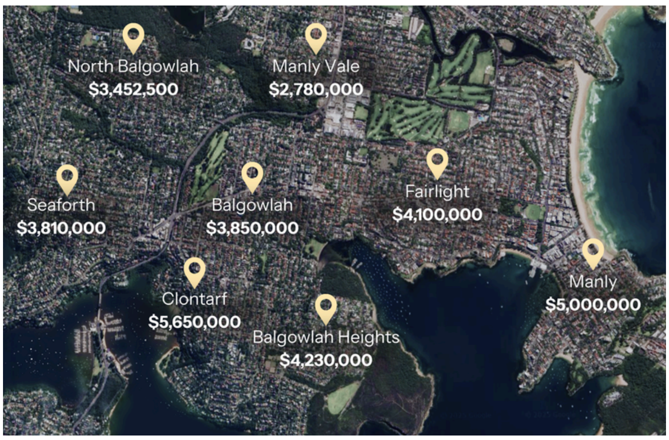
This scarcity creates an effective bulwark for local valuations, somewhat insulating the suburb from broader economic headwinds:

- **Median House Price:** $3,810,000, up 1.6% over the last 12 months - partly due to several high-end sales this year shifting the median up. In reality, for the average Seaforth home we have seen prices decline about 5-10%.
- **Core Family Home Days on Market:** ~35 days for well-positioned properties.
- **Prestige / Trophy Tier Days on Market:** 60 to 200+ days, reflecting smaller buyer pool and longer negotiations.

Key Market Insights

1. The Two-Speed Market Dynamics

Not all price brackets are moving at the same cadence. Mid-market family homes in the **$3.3M–$4.5M** band are being absorbed quickly in roughly five weeks, driven by high buyer competition for established neighbourhood pockets.



Conversely, Seaforth's waterfront and trophy tier **($6M–$10M+)** operates on an extended horizon. High-net-worth sellers are rarely under immediate financial pressure to sell. Instead, campaigns often begin with discreet off-market testing, allowing time to find the right buyer willing to pay a premium.

2. Renovation Penalty vs. Turnkey Premium

Rising trade costs, material inflation, and extended build timelines have altered buyer sentiment. Risk-averse purchasers are applying a discount to "fixer-uppers" and original-condition homes **($2.5M–$3.5M).** In contrast, fully updated, modern residences command a convenience premium, as families pay more upfront to avoid construction volatility.

3. Luxury Downsizers Driving Medium Density

Concurrently, empty-nesters transitioning out of large family blocks are fuelling competition for luxury three-bedroom townhouses and high-finish single-level apartments **($2.45M–$2.5M median).** Proximity to Seaforth Village, low-maintenance living, and high-end finishes remain top priorities for this demographic.

Spring Strategy for Vendors

With listing volumes well below historical benchmarks, the weeks leading into Spring represent an advantageous window for prospective vendors:

- Pre-empt Competing Supply: Launching a campaign in late August or early September captures active, motivated buyers before the typical surge of competing Spring listings hits the market in October.
- Focus on Turnkey Presentation: Investing in professional staging and minor cosmetic touch-ups coordinated by our team offers an immediate dollar-for-dollar return by capturing renovation-weary buyers.
- Maximize Upgrade Math: Upgrading into a higher price tier is highly advantageous - a uniform 10% market drop nets a greater dollar savings on a larger property than the discount given on your current home.

Thinking of taking advantage of current market conditions? Contact our team today for a confidential strategy discussion or a complimentary market appraisal of your home.

Seaforth

April - July, 2026

	ADDRESS	BED	BATH	CAR	SQM	PRICE
	61 Gurney Crescent	6	7	2	936	$10,000,000
$9M+	59 Seaforth Crescent	5	3	4	1271	Undisclosed
	23 Battle Boulevard	5	3	6	1100	Undisclosed
$8M+	1 Seaforth Crescent	4	5	3	763	$8,383,246
$7M+	19 Edgecliffe Esplanade	7	5	4	765	$7,100,000
$6M+	8 Alan Avenue	5	3	3	731	Undisclosed
$5M+	21 Battle Boulevard	3	3	3	1037	$5,280,000
	23 Ponsonby Parade	4	2	1	580	$4,800,000
	44 Kempbridge Avenue	5	3	2	518	Undisclosed
	25 Richmond Road	5	3	3	778	$4,365,000
	57 Macmillan Street	5	4	2	728	Undisclosed
	33 Peacock Street	4	2	2	720	$4,150,000
$4M+	66 Edgecliffe Esplanade	4	3	2	556	Undisclosed
	102a Seaforth Crescent	4	2	4	670	$3,825,000
	93 Clontarf Street	4	2	1	520	$3,820,000
	80 Kirkwood Street	5	3	2	519	Undisclosed
	1/1-3 Manly Road	3	2	2	555	$3,738,000
	4 Ellery Parade	5	2	4	740	$3,700,000
	18A Fromelles Avenue	4	3	2	289	$3,400,000
$3M+	15 Prince Edward Road	4	2	1	519	$3,330,000
	19 Yatama Street	6	3	3	481	$2,850,000
	8 Alto Avenue	4	3	1	525	$2,800,000
	6/14 Ross Street	3	2	2	-	$2,800,000
	46 Kempbridge Avenue	3	1	1	512	$2,770,000
	67 Frenchs Forest Road	4	3	2	588	$2,660,000
	34 Macmillan Street	3	1	1	580	$2,540,000
$2M+	21/20 Benelong Street	3	2	1	-	$2,000,000
	6/536 Sydney Road	1	1	1	-	Undisclosed

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

The Difference

Partner with your local property experts today

TIM WIRTH
0421 997 845

GLEN WIRTH
0411 249 955

TORI HAND
0431 615 911

LJ Hooker Seaforth
553 Sydney Road, Seaforth NSW 2092
02 9948 7080
seaforth@ljhseaforth.com.au

seaforth.ljhooker.com.au

LJ Hooker