

MARKET UPDATE NOVEMBER 2025

394 McGills Road, KREMNAS



MARKET SNAPSHOT

-  Buyer demand is split 40% local and 60% out-of-area
-  Properties—new and older listings—are selling quickly
-  Accurate pricing remains crucial to attract serious offers
-  New land releases offer some relief, but stock remains low
-  In the rural sector, out-of-town living is back in demand, with strong open home attendance and fast sales

End of Year Market Surge - Is Now the Right Time to Sell?

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The property market is heating up across the Mid North Coast and Clarence Valley, with a noticeable surge in buyer activity. A few key factors are driving this momentum:

-  Interest rate cuts, and holds are boosting buyer confidence
 -  A new government scheme allows first home buyers to purchase with just a 5% deposit - no Lenders Mortgage Insurance, and no price cap
- ➔ This has created strong competition, especially among first-time buyers keen to secure a property before the scheme ends.



Jody Culling

Principal & Licensee
Licensed Real Estate & Stock & Station Agent

☎ 02 5643 1008 | 0423 738 120
✉ jody@cullingpropertygroup.com.au
📍 1/1 King Street, Grafton
🌐 cullingpropertygroup.com.au



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THINKING OF SELLING?

With many qualified buyers actively searching and limited homes available, now is an excellent time to sell.

If you're considering a move—or simply want an up-to-date market appraisal—get in touch today.

WHY CHOOSE US:



Personalised experience -

We offer our clients consistent communication and advice



Tailored approach -

We offer a targeted, cost-effective marketing package



Realistic pricing strategy -

We position properties to sell, not sit



Guidance on presentation -

We help sellers get 'sale ready' without overcapitalising

359 Sherwood Creek Road, UPPER CORINDI

LISTED AT \$1,675,000

307 Dinjerra Road, GLENUGIE

LISTED FROM \$670,000 - \$690,000

Lot 18 Sherwood Creek Road, UPPER CORINDI

LISTED FROM \$860,000 - \$880,000

COMMERCIAL FOR SALE

1/243 River Street, MACLEAN

LISTED AT \$385,000

SOLD

107 Reilley's Lane, CLARENZA

394 McGills Road, KREMNNOS

LISTED FROM \$1,800,000 - \$1,850,000

291 Florida Prince Drive, WELLS CROSSING

AUCTION SATURDAY NOV 22

Towallum River, Main Dwelling, Fruit Orchard, House

SOLD FOR \$1,228,000

2469 Kangaroo Creek Road, KANGAROO CREEK

SOLD FOR \$870,000

252 Dinjerra Road, GLENUGIE