Central Coast Property Market — August 2026: Insight Analysis

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Prepared by C-3PO | Source: REA Group data, manually extracted 72 suburbs tracked | Date: September 2026

□ Executive Summary

The Central Coast market recorded a **median house price of $1.155M** and average YoY house growth of **+4.5%** across 72 tracked suburbs in August 2026. Growth is moderating from June's +5.6% average, but the market remains broadly resilient. The headline event is **Gosford crossing $1M** for the first time — the LGA's own CBD has finally joined the million-dollar club. Simultaneously, three suburbs previously flagged as approaching $1M have retreated, while two new entrants have joined the "Close" list. The luxury tier continues its correction, and the northern growth corridor sustains momentum.

Flag Changes Since June 2026

Upgraded: Crossed $1M Threshold

Suburb	Jun Price	Aug Price	Change	YoY
Gosford	$980,000	$1,088,000	+$108k (+11.0%)	+14.5%
Narara	$1,011,250	$1,055,000	Confirmed	+10.7%

Key insight: Gosford is the standout milestone. After years of stubbornly remaining below $1M — the largest urban centre in the LGA — it has crossed the threshold with momentum (+14.5% YoY, +11% in two months). This reflects genuine demand recovery in the Gosford city centre, possibly linked to urban renewal activity, improved transport linkages, and catchment of buyers priced out of surrounding suburbs.

Newly Flagged "Close" (approaching $1M)

Suburb	Jun Price	Aug Price	Change	YoY
Wyongah	$895,000	$972,500	+$77,500 (+8.7%)	**+21.6%**
Killarney Vale	$955,000	$961,750	+$6,750 (+0.7%)	+4.5%

Wyongah is particularly notable — at +21.6% YoY, it is the fastest-growing suburb in the entire dataset, and has just entered "Close" territory at $972,500. Units are simultaneously up +30% YoY at $780,000. This outer northern suburb is accelerating rapidly.

Demoted: Retreated from $1M+ or "Close"

Aug

Suburb	Jun Status	Aug Status	Jun Price	Price	Change
Koolewong	Y ($1M+)	Close	$1,135,000	$975,000	-$160k (-14.1%)
Warnervale	Close	N (sub-$1M)	$975,000	$875,000	-$100k (-10.3%)
Noraville	New (just over $1M)	N (sub-$1M)	$1,031,000	$950,000	-$81k (-7.9%)

Noraville’s retreat confirms that its June crossing was likely driven by thin transaction volume (1–2 higher-value sales pushing the median). Koolewong’s -14.1% in two months is more concerning — a waterfront suburb losing ground rapidly.

Approaching $1M (August 2026)

Six suburbs currently flagged “Close”:

Suburb	House Price	Gap to $1M	YoY	MoM	Outlook
Wadalba	$990,000	$10,000	+10.6%	+0.8%	Imminent — likely next month
Koolewong	$975,000	$25,000	-6.0%	-12.6%	Moving away fast
Niagara Park	$973,500	$26,500	+11.3%	+0.4%	Strong trajectory
Wyongah	$972,500	$27,500	+21.6%	+2.9%	Fastest-rising in dataset
Wyoming	$968,500	$31,500	+6.1%	+0.3%	Steady, high buyer demand
Killarney Vale	$961,750	$38,250	+4.5%	+0.7%	Gradual momentum

Wadalba ($990,000, gap of just $10,000, +10.6% YoY) is the clear front-runner to cross $1M next month. **Koolewong** is actively retreating and unlikely to recross soon.

￼ Suburbs with No Unit Data — Affordable Housing Opportunity

Seven suburbs have no reported unit median this month:

Suburb	House Price	Flag	YoY	Rent /pw	Notes
Warnervale	$875,000	N	-13.6%	$800	Had unit data in June ($275.5k) — now gone
Koolewong	$975,000	Close	-6.0%	$700	Waterfront; no unit stock
Woongarrah	$1,050,000	Y	+9.9%	$800	**Best housing opportunity**
Bensville	$1,320,000	Y	+8.2%	$800	Peninsula; high house floor
Killcare Heights	$1,850,000	Y	-17.9%	$1,200	Luxury; not affordable-relevant
					Exclusive

Pretty Beach	$1,857,500	Y	+12.6%	$850	coastal; not affordable-relevant
Erina Heights	$1,965,000	Y	-10.1%	$998	Had anomalous data in June ($4.3M) — cleared

Key affordable housing insight: Woongarrah is the strongest candidate for Council attention. A modern residential growth suburb with nearly $1.1M house prices, +9.9% annual growth, $800/week rents, and zero established unit market. Medium-density development here would serve an active and growing residential catchment. Warnervale losing its unit data (previously $275,500) may suggest market thinning as the suburb prices soften — worth monitoring.

Biggest YoY Movers — Houses

Top Gainers (>10% YoY)

Suburb	YoY	House Price	Flag	Note
Wyongah	+21.6%	$972,500	Close	Fastest-growing suburb
Tuggerawong	+21.4%	$937,500	N	Outer northern; strong momentum
Wagstaffe	+18.4%	$2,013,000	Y	Peninsula waterfront recovery
Pearl Beach	+17.8%	$1,855,000	Y	Premium coastal strength
Empire Bay	+15.9%	$1,295,000	Y	Peninsular suburb on the rise
The Entrance	+14.8%	$1,087,500	Y	Established lakefront suburb
Forresters Beach	+14.6%	$1,685,000	Y	Northern beaches strengthening
Gosford	+14.5%	$1,088,000	Y	Just crossed $1M milestone
Wyee	+14.0%	$1,100,000	Y	Outer northern growth zone
Woy Woy	+13.4%	$1,100,000	Y	Train-link suburb in demand
Gorokan	+13.2%	$849,000	N	Northern corridor affordable
Pretty Beach	+12.6%	$1,857,500	Y	Small enclave, strong demand
Norah Head	+11.7%	$1,675,000	Y	Coastal northern strength
Berkeley Vale	+11.3%	$1,035,000	Y	Family suburb growing steadily
Niagara Park	+11.3%	$973,500	Close	Just missed $1M, strong YoY
Hamlyn Terrace	+10.9%	$1,025,500	Y	Growth area with units too
Narara	+10.7%	$1,055,000	Y	Confirmed new $1M suburb
Wadalba	+10.6%	$990,000	Close	$10k from $1M
Lisarow	+10.1%	$1,310,000	Y	Inland Gosford fringe growing

Pattern: Growth is broadly based — 19 suburbs grew more than 10% YoY. The northern corridor (Wyongah, Tuggerawong, Gorokan, Wyee, The Entrance), the Gosford precinct (Gosford, Narara, Lisarow, Niagara Park), and certain prestige coastal suburbs (Pearl Beach, Wagstaffe, Empire Bay) are the main drivers.

Top Losers (< -10% YoY)

Suburb	YoY	House Price	Note
Killcare Heights	-17.9%	$1,850,000	Small luxury market; high volatility

Matcham	-14.9%	$2,325,000	Rural luxury declining
Blue Bay	-14.3%	$1,560,500	Coastal mid-tier correction
Warnervale	-13.6%	$875,000	⚠ Both house and unit declining
Point Frederick	-12.7%	$1,887,500	Prestige waterfront cooling
Erina Heights	-10.1%	$1,965,000	Note: Jun figure was $1,582,500 but YoY from REA based on 2025 data

Pattern: The $1.5M+ luxury tier is under sustained pressure for the second consecutive month. The same suburbs are declining: Killcare Heights, Matcham, Point Frederick, Blue Bay. Warnervale is the outlier — an affordable suburb declining alongside its luxury peers.

Biggest YoY Movers — Units

⚠ Extreme Outliers (likely data artefacts)

Suburb	Unit YoY	Unit Price	Note
Forresters Beach	+131.9%	$1,055,000	In June this was -65% — complete reversal; thin market
North Avoca	+121.7%	$2,565,000	Very few sales; median skew
Macmasters Beach	+78.8%	$1,600,000	Same as June; small market
Copacabana	+54.0%	$1,355,000	Reversal from June’s decline

Forresters Beach is the most striking: in June it was the biggest unit loser at -65%, and in August it shows +131.9%. This is a thin market artefact — the median has flipped based on 1–2 different transactions.

Genuine Strong Unit Growth

Suburb	Unit YoY	Unit Price	House YoY
Norah Head	+31.5%	$1,170,000	+11.7%
Wyongah	+30.0%	$780,000	+21.6%
Tuggerah	+27.9%	$745,000	+0.7%
Saratoga	+26.4%	$1,150,000	+4.5%
Tascott	+26.3%	$750,000	-2.9%
Wyong	+23.5%	$605,000	+7.8%
Berkeley Vale	+23.4%	$580,000	+11.3%
Budgewoi	+19.1%	$715,000	+9.5%

Wyongah is the standout — both house (+21.6%) and unit (+30%) prices surging simultaneously, an indicator of genuine broad market demand rather than a single segment move.

Unit Losers (genuine concern)

Suburb	Unit YoY	Unit Price	Note
Erina	-23.7%	$660,000	Second consecutive month of unit decline
Magenta (NSW)	-23.9%	$830,000	Gated estate declining across all metrics
Holgate	-27.1%	$3,425,000	Luxury rural; few transactions
The Entrance North	-12.6%	$651,000	Units underperforming houses
Canton Beach	-12.9%	$448,500	Northern lake; unit pressure

June → August House Price Moves (Actual Price Comparison)

Largest Gains (>5%)

Suburb	Jun Price	Aug Price	Chg	Note
Erina Heights	$1,582,500	$1,965,000	+24.2%	⚠ Very small market; treat with caution
Gosford	$980,000	$1,088,000	+11.0%	Genuine crossing of $1M milestone
The Entrance	$1,000,000	$1,087,500	+8.8%	Solid suburban growth
Wyongah	$895,000	$972,500	+8.7%	Now in “Close” territory
Saratoga	$1,300,000	$1,385,000	+6.5%	Waterfront steady growth
Copacabana	$1,618,000	$1,700,000	+5.1%	Coastal recovery

Largest Declines (> -5%)

Suburb	Jun Price	Aug Price	Chg	Note
Koolewong	$1,135,000	$975,000	-14.1%	Fell below $1M
Blue Bay	$1,740,000	$1,560,500	-10.3%	Luxury coastal correction
Warnervale	$975,000	$875,000	-10.3%	Retreated below $1M trajectory
Davistown	$1,330,000	$1,205,000	-9.4%	Notable correction
Noraville	$1,031,000	$950,000	-7.9%	Retreated below $1M

Matcham	$2,520,000	$2,325,000	-7.7%	Luxury rural softening
Magenta (NSW)	$1,750,000	$1,620,000	-7.4%	Gated estate declining
Point Frederick	$2,025,000	$1,887,500	-6.8%	Prestige waterfront

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June → August Unit Price Moves (Actual Price Comparison)

Largest Moves (>10%)

Suburb	Jun Unit	Aug Unit	Chg	Note
Forresters Beach	$455,000	$1,055,000	+131.9%	⚠ Reversal artefact — was -65% YoY in Jun
North Avoca	$1,130,000	$2,565,000	+127.0%	⚠ Thin market
Buff Point	$380,000	$570,000	+50.0%	Notable shift — worth monitoring
Tascott	$535,000	$750,000	+40.2%	Strong unit recovery
Blue Bay	$1,370,000	$950,000	-30.7%	Significant unit correction
Copacabana	$1,600,000	$1,355,000	-15.3%	Unit retreat even as houses rise
Pearl Beach	$1,500,000	$1,275,000	-15.0%	Premium unit softening
Point Clare	$930,000	$800,050	-14.0%	Unit correction
Saratoga	$1,030,000	$1,150,000	+11.7%	Waterfront unit demand
Wamberal	$1,125,000	$1,250,000	+11.1%	Strong across both segments

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Notable House vs. Unit Divergences

Suburb	House YoY	Unit YoY	Gap	Interpretation
Forresters Beach	+14.6%	+131.9%	+117pp	⚠ Data artefact — reversed from -65% in June
North Avoca	-8.0%	+121.7%	+130pp	⚠ Thin unit market; house decline is real
Macmasters Beach	-6.4%	+78.8%	+85pp	Small market; both figures suspect
Copacabana	+3.7%	+54.0%	+50pp	Unit revival as houses stabilise
Erina	+2.2%	-23.7%	-26pp	Houses fine, units in sustained decline
Tuggerah	+0.7%	+27.9%	+27pp	Investors choosing units

				over houses here
Tascott	-2.9%	+26.3%	+29pp	Unit recovery, houses soft
Holgate	+4.2%	-27.1%	-31pp	Luxury rural houses up, units down
Matcham	-14.9%	+37.7%	+53pp	Rural luxury: houses declining, units (thin market) up

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Month-on-Month Highlights (Intra-Period MoM from REA data)

House MoM Notable Moves

Suburb	MoM	Note
West Gosford	+12.7%	Sharp MoM bounce; was down -22.2% YoY
Norah Head	+7.0%	Strong coastal northern momentum
Gosford	+5.2%	Contributing to $1M crossing
Copacabana	+5.9%	Coastal recovery in progress
Koolewong	-12.6%	Most alarming single-month decline
Warnervale	-8.6%	Second month of decline
Davistown	-8.7%	Notable monthly correction
Magenta (NSW)	-7.4%	Sustained gated-estate retreat
Point Frederick	-5.2%	Premium waterfront softening
Matcham	-5.1%	Rural luxury correction

Synthesis: Key Insights for Council Communications

1. Gosford Crosses $1M — A Policy Milestone

Gosford CBD ($1,088,000) has finally breached the million-dollar threshold for the first time on record. At +14.5% YoY, this is not a spike — it represents genuine demand recovery in the city centre. For a Council pursuing urban renewal in Gosford, this is validation that the market is responding. The long-running “Gosford discount” (where the LGA centre traded below its surrounding suburbs) is narrowing.

2. Wyongah — The Fastest-Rising Suburb in the Dataset

At +21.6% YoY and +8.7% in two months, Wyongah has entered “Close” territory at $972,500. Its units are simultaneously up +30% YoY. This northern Lake Munmorah suburb — previously unremarkable — is experiencing rapid price appreciation. It will likely cross $1M within 6–9 months at this pace.

3. Northern Growth Corridor: Broad and Sustained

Now in its second consecutive report, northern corridor growth is accelerating: - Tuggerawong +21.4%, Gorokan +13.2%, Wyee +14%, The Entrance +14.8%, Woy Woy +13.4%, Norah Head +11.7% All remain sub-$1.1M, suggesting this is demand-driven from buyers priced out of the south. The corridor is becoming the engine of the Central Coast market.

4. Luxury Tier: Sustained Correction

For the second straight report, the $1.5M+ tier is declining across the board: Killcare Heights (-17.9%), Matcham (-14.9%), Blue Bay (-14.3%), Point Frederick (-12.7%), Erina Heights (-10.1%), Killcare (-7.0%), Magenta (-7.7%), North Avoca (-8.0%). This is not month-to-month noise — it is a structural trend. Higher interest rates and reduced buyer depth at the premium end are the likely drivers.

5. Koolewong: Rapid Decline Worth Monitoring

Down $160,000 in two months (-14.1%), Koolewong has dropped from a confirmed $1M+ suburb to "Close." At -12.6% in a single month with a -6% YoY trend, this waterfront suburb bears watching. If the trend continues, it could fall materially further.

6. Woongarrah — Affordable Housing Opportunity

Among suburbs with no unit stock, Woongarrah ($1,050,000, +9.9% YoY, $800/week rent) stands out as the most policy-relevant housing opportunity. It is a modern residential growth suburb with demonstrable demand and no established medium-density housing market. Council advocacy for infill development here aligns with both affordability goals and market fundamentals.

7. The Gosford Paradox — Partially Resolved

After months of underperformance, Gosford's $1M crossing is significant. However, unit prices in Gosford ($619,000) remain well below surrounding suburbs — indicating that the unit supply in the city centre is providing a relative buffer. This supports the case for continued unit supply in the Gosford urban renewal precinct to maintain relative affordability.

Data Notes / Caveats

- **Forresters Beach units:** +131.9% YoY in August vs -65% in June — this is a thin-market median reversal, not a genuine market shift. Exclude from trend analysis.
- **North Avoca units:** +121.7% YoY ($2,565,000) — same caveat; very few transactions.
- **Erina Heights Jun→Aug:** +24.2% in two months — small market with fewer than ~5 transactions monthly; median is volatile.
- **"No unit data"** can mean genuine absence of unit stock OR insufficient sales data for a median calculation.
- **Warnervale:** Lost unit data this month (previously $275,500 in June). Unclear if this is market thinning or data gap.
- All figures sourced from REA Group, August 2026 extract.

Analysis by C-3PO (Clawd's Third Protocol Observer) | Generated September 2026