Central Coast Property Market — Sep 2026

72 suburbs · Source: REA Group · Generated 20 October 2026

Market overview

72	$1,145,500	+3.6%	$763,000
Suburbs tracked	Median suburb house price	Mean house YoY	Median suburb unit price
49	**4**	**5**	**68,438**
Suburbs at/above $1M (house)	Near $1M (≥$960k, below $1M)	No unit median reported	Total visits/property

Near-$1M suburbs (≥$960k)

Suburb	House price	Gap to $1M	MoM	YoY	Flag	Visits/prop
Killarney Vale	$977,500	$22,500	+1.6%	+7.4%	Close	1,079
Wyongah	$975,000	$25,000	+0.3%	+21.1%	Close	859
Niagara Park	$972,000	$28,000	-0.2%	+11.7%	Close	1,310
Wyoming	$960,250	$39,750	-0.9%	+4.4%	N	2,079

Suburbs with house medians ≥$960k but below $1M. "Flag" = source $1M field. Approaching-$1M label is a price screen, not a prediction.

Suburbs with no unit price data

Suburb	House price	House YoY	House rent	Visits/ prop
Warnervale	$875,000	-12.5%	$800/wk	416
Bensville	$1,320,000	+8.9%	$813/wk	943
Killcare Heights	$1,800,000	-20.4%	$1200/wk	440
Erina Heights	$1,965,000	-10.1%	$1150/wk	284
Pretty Beach (Central Coast - NSW)	$2,150,000	+32.3%	$850/wk	233

Absence of a unit median = insufficient REA data, not confirmed absence of unit stock. Lower-priced suburbs here may merit investigation for housing mix and affordability policy.

Price changes >10%

House MoM >±10% (6 suburbs)

Suburb	House price	MoM
Wagstaffe	$1,250,000	-37.9%
West Gosford	$785,000	-11.3%
Forresters Beach	$1,500,000	-11.0%
Blue Bay	$1,730,500	+10.9%
Pretty Beach (Central Coast - NSW)	$2,150,000	+15.7%
Gosford	$1,321,500	+21.5%

House YoY >±10% (20 suburbs)

Suburb	House price	YoY
Wagstaffe	$1,250,000	-39.5%
Killcare Heights	$1,800,000	-20.4%
West Gosford	$785,000	-17.4%

Suburb	House price	YoY
Matcham	$2,387,500	-17.4%
Koolewong	$920,000	-15.8%
Warnervale	$875,000	-12.5%
Glenning Valley	$1,141,000	-11.7%
Blue Bay	$1,730,500	-10.3%
Erina Heights	$1,965,000	-10.1%
Gorokan	$850,000	+10.4%
Niagara Park	$972,000	+11.7%
Kincumber	$1,277,500	+12.1%
Woy Woy	$1,100,000	+12.5%
The Entrance	$1,075,000	+14.1%
Pearl Beach	$1,832,500	+15.4%
Empire Bay	$1,300,000	+15.6%
Wyongah	$975,000	+21.1%
Tuggerawong	$937,500	+21.4%
Pretty Beach (Central Coast - NSW)	$2,150,000	+32.3%
Gosford	$1,321,500	+35.5%

Unit MoM >±10% (4 suburbs)

Suburb	Unit price	MoM
Empire Bay	$635,000	-32.1%
Macmasters Beach	$1,285,000	-19.7%
Saratoga	$1,013,250	-11.9%
Wyee	$705,100	+11.5%

Unit YoY >±10% (33 suburbs)

Suburb	Unit price	YoY
Holgate	$3,425,000	-27.1%
Empire Bay	$635,000	-22.3%

Suburb	Unit price	YoY
Macmasters Beach	$1,285,000	-19.7%
Canton Beach	$417,000	-16.6%
Erina	$660,000	-16.5%
Magenta (NSW)	$830,000	-14.9%
The Entrance North	$652,000	-12.5%
East Gosford	$850,000	+10.4%
Ourimbah	$720,000	+10.8%
Woy Woy	$800,000	+11.1%
Tumbi Umbi	$700,000	+11.1%
Gosford	$622,500	+11.2%
Saratoga	$1,013,250	+11.4%
San Remo (NSW)	$630,000	+12.5%
Lake Haven	$708,500	+12.5%
Green Point (Central Coast - NSW)	$850,000	+14.1%
Niagara Park	$836,000	+14.5%
Noraville	$800,000	+15.9%
Bateau Bay	$796,000	+17.1%
Gorokan	$615,000	+17.1%
Budgewoi	$715,000	+19.1%
Wamberal	$1,320,000	+20.0%
Tuggerah	$745,000	+22.1%
Tascott	$750,000	+26.3%
Wyee	$705,100	+28.4%
Berkeley Vale	$595,000	+28.7%
Wyongah	$780,000	+30.0%
Wyong	$612,500	+31.4%
Matcham	$4,000,000	+37.7%

Suburb	Unit price	YoY
Copacabana	$1,355,000	**+54.0%**
Norah Head	$1,210,000	**+54.0%**
North Avoca	$2,565,000	**+121.7%**
Forresters Beach	$1,055,000	**+131.9%**

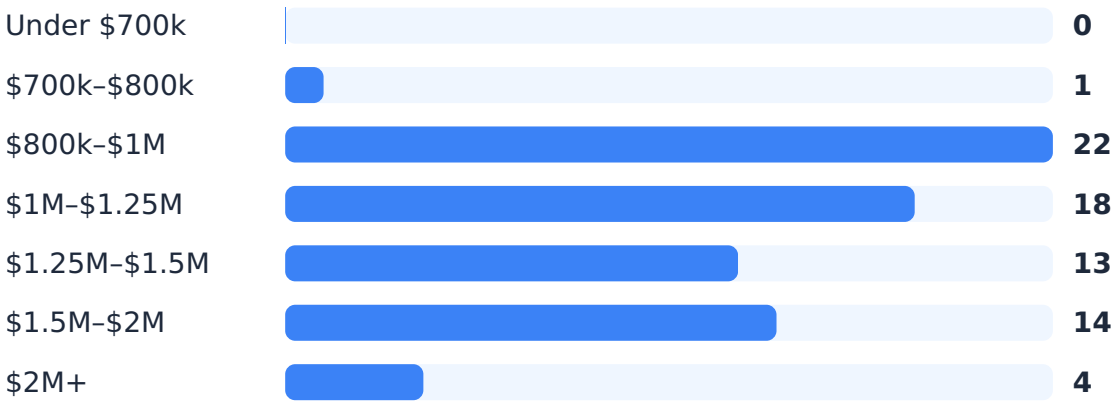
Strictly >10% magnitude. Large swings often reflect thin samples or property-mix changes — verify before citing specific causes.

Interested buyers (listing visits per property)

Suburb	Visits/property	House price
Terrigal	3,326	$1,600,000
Wamberal	3,052	$1,740,000
Bateau Bay	2,336	$1,245,000
Umina Beach	2,092	$1,250,000
Wyoming	2,079	$960,250
Berkeley Vale	1,837	$1,025,000
Lisarow	1,632	$1,300,000
Woy Woy	1,610	$1,100,000
Tumbi Umbi	1,607	$1,057,500
Avoca Beach	1,496	$1,700,000
Wyee	1,478	$1,100,000
East Gosford	1,449	$1,150,000
Wyong	1,448	$950,000
Gorokan	1,416	$850,000
Kincumber	1,391	$1,277,500

Engagement proxy, not a count of unique buyers or completed transactions. Top 15 shown.

House price clusters



Count of suburbs by house price band. Not weighted by listing volume or sales count.

⚠ **Data limitations:** Prices are suburb-level REA medians, not transaction-weighted LGA medians. YoY/MoM use prior-period REA figures. "Listing visits per property" is an engagement proxy. No sales counts, zoning or feasibility data included. Missing unit median = insufficient data, not zero stock. Large % changes may reflect thin samples.