



# Mount Warren Park & Springwood Suburb Summary

*Fresh data, shifting trends, and what it means for your next move this autumn*



As we move deeper into autumn, the local property market continues to evolve—and April has delivered some interesting shifts across Mount Warren Park and Springwood.

Whether you're thinking about selling, buying, or simply staying informed, here's a quick snapshot to keep you across what's happening in your area.



## Mount Warren Snapshot

- New listings have jumped significantly, up 65.5% over the past month
- Buyer activity remains steady, with 14 recorded sales (up 55.5%)
- Properties are taking slightly longer to sell, averaging 45 days on market
- Vendor discounting has shifted sharply, indicating more negotiation in play
- Rental stock has increased, giving tenants a few more options

## Springwood Snapshot

- Listing numbers have also increased, but not as sharply as Mount Warren Park
- Homes are selling faster, pointing to strong buyer demand
- Vendor discounting remains moderate, showing some negotiation in the market
- Rental supply remains steady, with minimal change month-to-month

### ***What this means:***

Overall, this suggests a more active but balanced market, where presentation and pricing are key to achieving strong results.

Springwood continues to move quickly, but with a layer of caution from both buyers and sellers.





### Stay ahead of seasonal maintenance:

As the weather cools, it's a great time to check gutters, roofing, and drainage. Preventative maintenance now can help avoid costly repairs later—especially with winter approaching.

### Lifestyle & Community Note



April is a great time to reset after the busy start to the year. With school terms back in full swing and the weather cooling, many homeowners start reassessing their property goals—whether that's upgrading, downsizing, or investing. If property is on your radar in 2026, now is a smart time to start planning while the market offers a mix of opportunity and flexibility.



### Want Even More Suburb-Specific Insights?

If you're curious about where your property sits in today's market—or want insights on another suburb—feel free to reach out or access the latest data below.

**Mount Warren Park**  
**Springwood**

**Here to help!**

If you're thinking about selling, investing, or simply planning ahead, feel free to reach out. We're here to support you with accurate, localised property guidelines whenever you need it.

Regards,



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