



# Mount Warren Park & Springwood Suburb Summary

*What's Moving, What's Tightening & What It Means for You*



As we move through the first quarter of 2026, the local property market is showing some very interesting shifts across Mount Warren Park and Springwood.

Whether you're considering selling, investing, or simply staying informed, here's what you should know this month 📌



## **Mount Warren Park – Tighter Conditions Emerging**

February has seen some notable changes:

- 10 new listings in the past 30 days (↑ 28.57%)
- Average days on market: 45 days (↓ 26%) – homes are selling faster
- Vendor discounting: just 0.18% (↓ 92%) – sellers are holding firm on price
- 8 recent sales (↑ 14%)
- 15 withdrawn listings (↑ 275%) – some sellers are choosing to wait
- 17 rental listings (↑ 30%)

### **What this suggests:**

Well-presented homes are still attracting strong interest, and minimal discounting indicates confident pricing. The spike in withdrawn listings may point to sellers testing the market rather than rushing to sell.

## **Springwood – Strong Buyer Activity**

Springwood continues to show momentum:

- 15 new listings (↑ 7%)
- Average days on market: 25 days (↓ 55%) – properties moving quickly
- Vendor discounting: 3.53% (↓ 85%) – negotiation levels tightening
- 14 recent sales (↑ 100%) – significant jump in transactions
- 26 withdrawn listings (↑ 4%)
- 63 rental listings (↑ 16%)

### **What this suggests:**

Buyer demand remains solid, particularly for well-located homes. Faster selling times combined with reduced discounting shows continued competition in the marketplace.

## February Home Tip

Boost street appeal before autumn 🍂

With buyer activity strong, simple upgrades can make a big difference:

- Refresh mulch and garden edges
- Pressure clean driveways and paths
- Touch up exterior paint where needed

First impressions matter — especially in a market where buyers are moving quickly.

## Lifestyle & Community Note

As the year settles into rhythm, February is often when serious buyers enter the market after the holiday break. Families are settled into school routines, and decision-making picks up pace.

If property goals are on your radar this year — upsizing, downsizing, investing, or relocating — now is a smart time to start the conversation.

## Want Detailed Mount Warren Park & Springwood Market Insights?

If you'd like a deeper dive into Mount Warren Park & Springwood —or another suburb you're watching—we can share up-to-date, suburb-specific market data anytime.

[Mount Warren Park](#)  
[Springwood](#)

## 👏 Here to Help

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

Here's to a confident start to 2026! 🎉

Warm regards,



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