



# January Bahrs Scrub Suburb Summary

*Fresh market data, festive tips, and early signs for 2025*



As we wrap up the year and step into January, we wanted to share your latest Bahrs Scrub property update—along with a few practical insights to help you stay informed, organised, and ready for what's ahead. ✨

Whether you're considering a move in 2025 or simply keeping an eye on the market, this quick snapshot will keep you in the loop.



## Bahrs Scrub | Property & Market Highlights

While the festive season usually brings a slowdown, Bahrs Scrub is still showing some noteworthy activity:

- 27 new sale listings in the last 30 days  (+92.86%)
- Average days on market: 56 days  (+20.53%)
- Average vendor discount: -2.19%  (buyers negotiating slightly more)
- 8 recently advised sales 
- 23 withdrawn listings, suggesting some sellers are waiting for stronger conditions
- 55 rental listings, holding fairly steady 

 Fewer homes coming to market combined with motivated buyers is helping keep competition consistent—especially for well-presented properties.

If you're thinking about selling or buying in early 2025, now is a great time to start planning and understanding where opportunities may lie.

### Home Tip for the Festive Season

Heading away over the holidays?

Before you travel, take a few minutes to check:

- Door and window locks
- Smoke alarms
- Light timers
- Outdoor lighting

A little prep now can save a lot of stress later  

## 🎄 Lifestyle & Community Note

December and January are perfect for resetting, reflecting, and spending quality time with family and friends. It's also an ideal moment to think about your goals for the year ahead—especially if property plans are on your radar for 2026. 🌿

## 📊 Want Even More Suburb-Specific Insights?

If you'd like a deeper dive into Bahrs Scrub suburb, you can access up-to-date market data anytime via the link below:

### [Bahrs Scrub Suburb Summary](#)

## 👏 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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