

# Local Market Update – July 2025

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## Lilydale

**+ 50.0%**

Change in  
New Listings

**+ 50.0%**

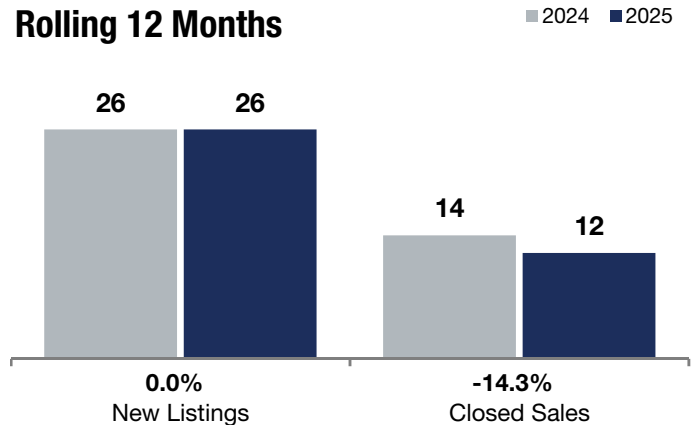
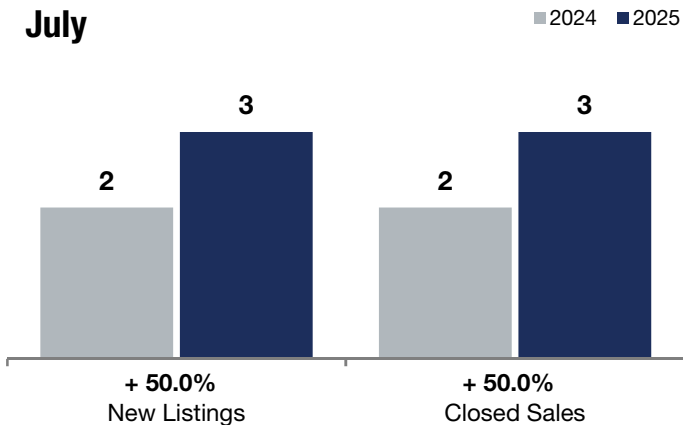
Change in  
Closed Sales

**- 50.0%**

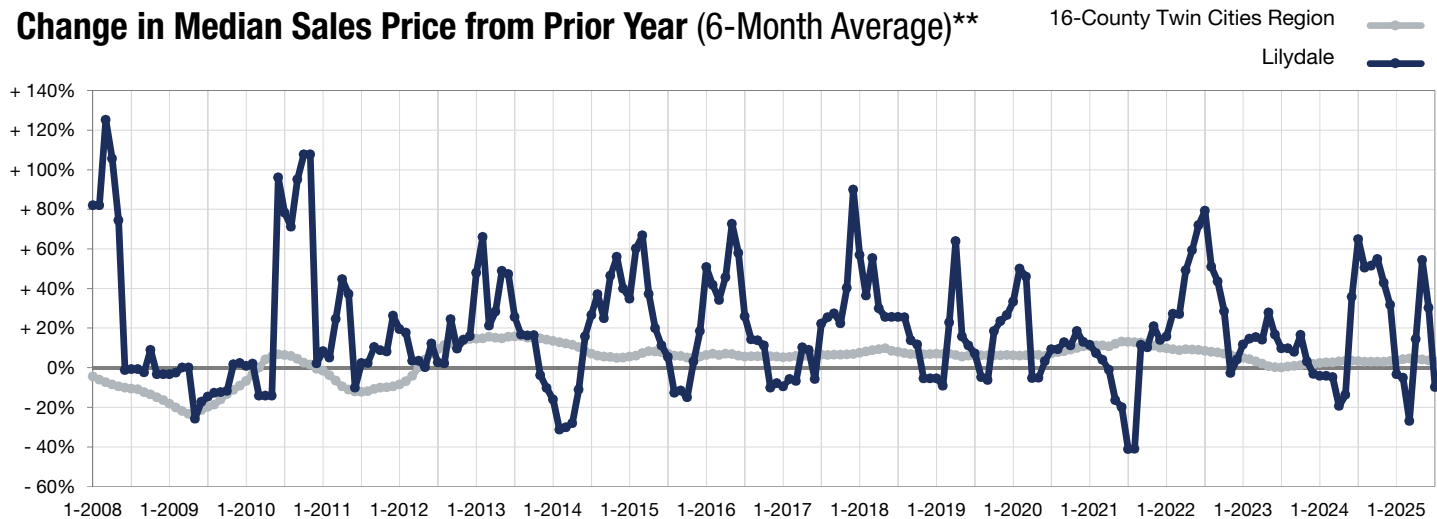
Change in  
Median Sales Price

	July			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2	3	+ 50.0%	26	26	0.0%
Closed Sales	2	3	+ 50.0%	14	12	-14.3%
Median Sales Price*	\$849,850	<b>\$425,000</b>	-50.0%	\$427,500	<b>\$358,750</b>	-16.1%
Average Sales Price*	\$849,850	<b>\$636,667</b>	-25.1%	\$506,693	<b>\$552,408</b>	+ 9.0%
Price Per Square Foot*	\$332	<b>\$263</b>	-20.7%	\$247	<b>\$241</b>	-2.3%
Percent of Original List Price Received*	98.4%	<b>95.0%</b>	-3.5%	96.5%	<b>96.7%</b>	+ 0.2%
Days on Market Until Sale	39	<b>270</b>	+ 592.3%	57	<b>117</b>	+ 105.3%
Inventory of Homes for Sale	7	<b>4</b>	-42.9%	--	--	--
Months Supply of Inventory	4.2	<b>3.0</b>	-28.6%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



## Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.