Home Value Index

EMBARGOED: 0:01am, Monday 2nd June 2025

Housing values continue to rise as growth trends converge across the capital cities

Australian dwelling values rose another 0.5% in May, taking the national index 1.7% higher over the first five months of the year. The gains were broad-based, with every capital city posting a rise of at least 0.4% through the month.

"The continued momentum we're seeing across almost all markets is no doubt being fuelled by rate cuts – both those that have already happened, but also potential cuts in the coming months," said Tim Lawless, Cotality's research director, who also noted that auction clearance rates have picked up following the RBA's May board meeting.

The rise in values comes after a short and shallow decline of just 0.4% over the three months ending January 2025, with the February rate cut a key factor supporting the positive turn in housing values.

"With interest rates falling again in May, we are likely to see a further positive influence flowing through to housing values in June and through the rest of the year."

Despite some momentum forming in the monthly trend, in annual terms, the pace of gains in the national HVI slowed to 3.3%, the slowest twelve-month change since the year ending August 2023.

"This slower annual pace of growth reflects the easing in capital gains through the second half of last year, culminating in the modest fall in values over the three months to January 2025."

Only Melbourne (-1.2%) and Canberra (-0.7%) have recorded an annual decline in dwelling values, demonstrating the resilience of the market through a period of relatively high interest rates and cost of living pressures.

Alongside the broad-based rise in home values, the capital city trends have shown a clear convergence. The range between the highest and lowest annual change in dwelling values, at 9.8 percentage points, hasn't been this narrow since March 2021.

The convergence is driven by a slowdown in value growth across mid-sized capitals, while previously softer markets like Melbourne and ACT move back into growth, driving a diminishing rate of annual decline. The range in annual growth peaked in August last year with a 26.1 percentage point difference between the highest (Perth at +24.5%) and lowest (Hobart at -1.6%) annual growth rates, reflecting the most diverse growth conditions since 2007.

The rise in housing values continues to be led by lower price tiers across most cities, however, there has been some convergence here as well, as more expensive market segments start to accelerate off the back of rate cuts. Across the state capitals, Sydney and Canberra are the only capital cities where the upper quartile is showing a stronger quarterly growth trend than the lower quartile of the market, while most other capitals have seen the upper quartile of the market narrow the gap in growth rates with the lower quartile and broad middle of the market.

Regional markets are also showing a positive trend, with each of the 'rest of state' markets recording a rise in values through the year-to-date. The strongest gains have been in Regional SA, where values are up 5.8% over the first five months of 2025. At the other end of the spectrum, regional Tasmanian values have held reasonably flat over the same period, up just 0.1%.

Index results as at 31st May 2025	Change in dwelling values				
	Month	Quarter	Annual	Total return	Median value
Sydney	0.5%	1.1%	1.1%	4.1%	$1,203,395
Melbourne	0.4%	1.2%	-1.2%	2.4%	$791,303
Brisbane	0.6%	1.6%	7.1%	10.9%	$917,992
Adelaide	0.4%	1.3%	8.6%	12.5%	$829,695
Perth	0.7%	1.6%	8.6%	13.3%	$813,810
Hobart	0.6%	0.9%	1.0%	5.2%	$673,858
Darwin	1.6%	4.3%	3.9%	10.6%	$525,770
Canberra	0.4%	0.5%	-0.7%	3.5%	$855,663
Combined capitals	**0.5%**	**1.2%**	**2.6%**	**6.2%**	**$911,537**
Combined regional	**0.4%**	**1.6%**	**5.3%**	**9.9%**	**$678,818**
National	**0.5%**	**1.3%**	**3.3%**	**7.0%**	**$831,288**

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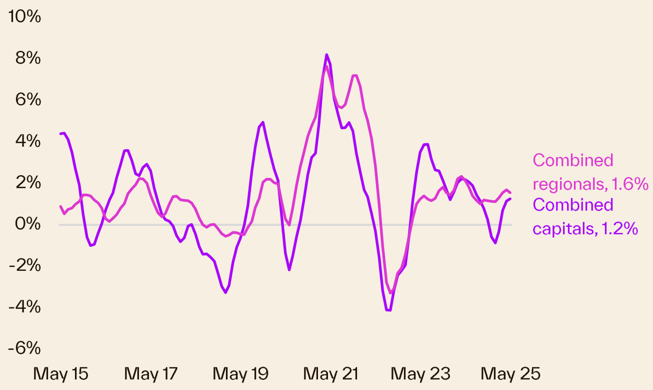
Rolling three-month change in dwelling values
State capitals

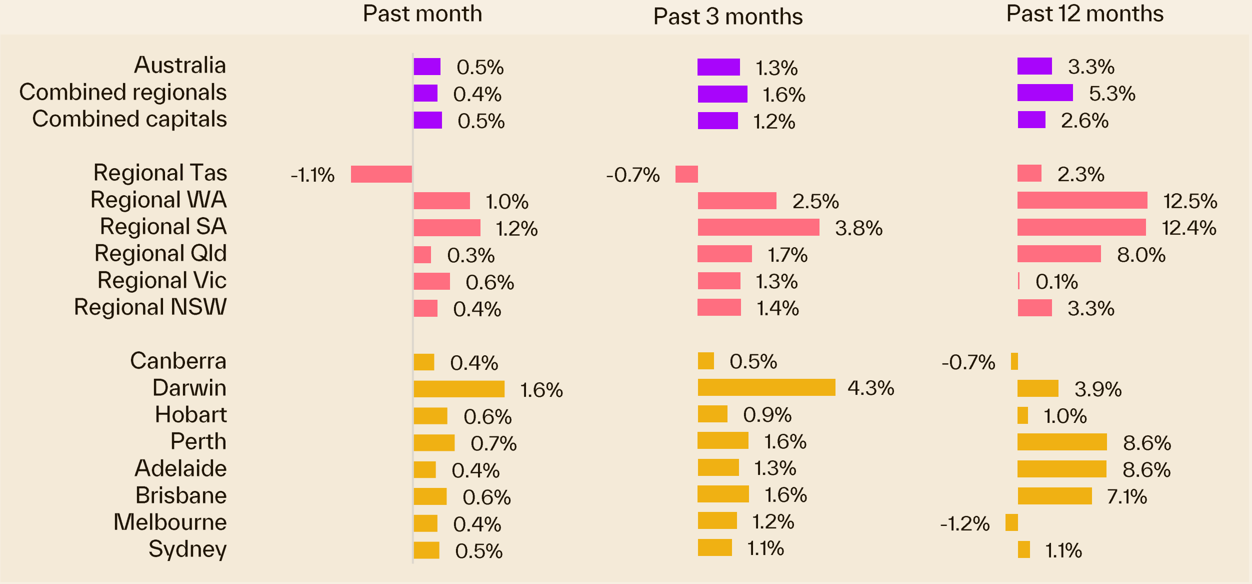
Rolling three-month change in dwelling values
Combined capitals v Combined regionals



Change in dwelling values over key time periods

Geography	From peak	Peak date	Past 5 years	Past 10 years
Sydney	-0.3%	Sep-24	32.3%	58.9%
Melbourne	-4.5%	Mar-22	12.8%	42.3%
Brisbane	<at peak>		73.6%	91.6%
Adelaide	<at peak>		73.7%	93.6%
Perth	<at peak>		80.0%	58.5%
Hobart	-10.5%	Mar-22	32.0%	87.7%
Darwin	-1.7%	May-14	30.8%	0.9%
Canberra	-6.4%	May-22	30.9%	60.5%
Regional NSW	-0.001%	May-22	53.7%	97.7%
Regional Vic	-6.1%	May-22	34.3%	73.6%
Regional Qld	<at peak>		74.2%	92.0%
Regional SA	<at peak>		78.2%	76.1%
Regional WA	<at peak>		85.8%	57.3%
Regional Tas	-2.1%	May-22	49.3%	94.5%
Regional NT	-10.6%	Apr-16	-2.8%	-8.6%
Combined capitals	<at peak>		38.1%	60.4%
Combined regionals	<at peak>		59.9%	88.2%
National	<at peak>		42.8%	66.4%

Change in dwelling values to end of May 2025



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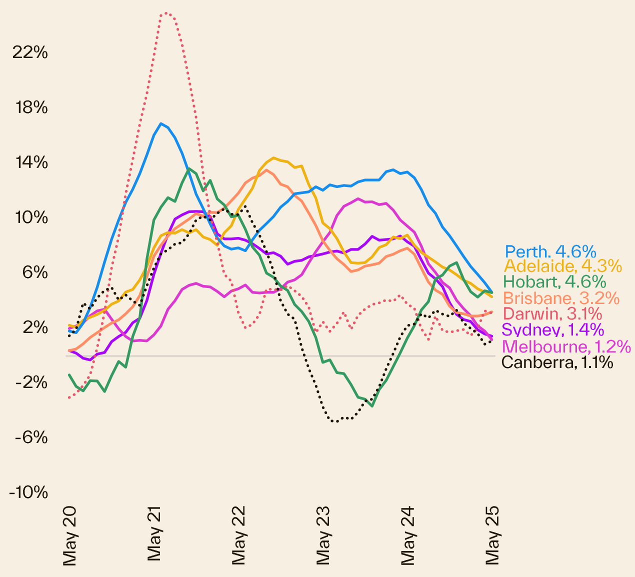
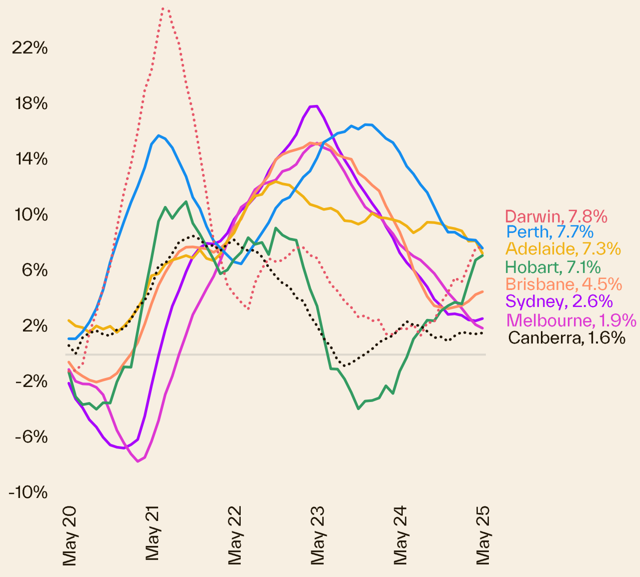
Annual change in rents, Houses



Annual change in rents, Units



The macro trend in rental markets is one of slowing growth, albeit with some seasonality providing a positive influence on trends through the earlier months of the year. The monthly pace of rental growth eased back to 0.4% in May, following three months of 0.6% month-on-month gains.

Focusing on the annual trend in rents helps to cut through the seasonality, showing a clear slowdown in the pace of growth across most cities, although there are a few exceptions like Darwin and Hobart, where rental growth has accelerated.

The largest capitals, Sydney and Melbourne, are now among the softest rental markets in the country following a period of extreme rental growth.

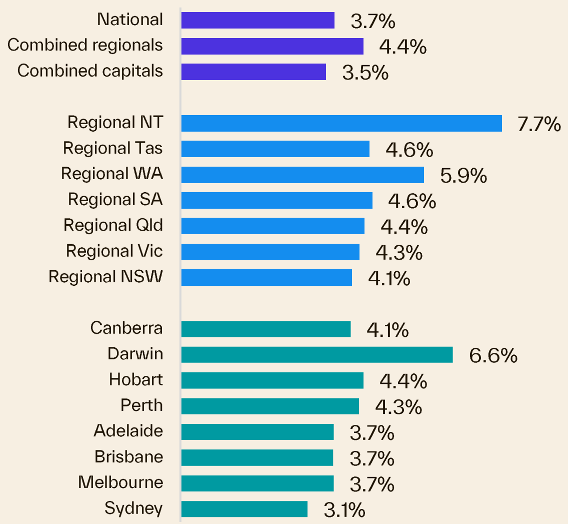
The slowdown in rental growth across most markets comes despite rental vacancy rates remaining close to historic lows. Every capital city continues to see rental vacancy rates below 2% compared with a decade average of 2.6% across the combined capitals.

How can rental growth slow when vacancy rates are so low? It comes down to a combination of affordability constraints and normalising net overseas migration.

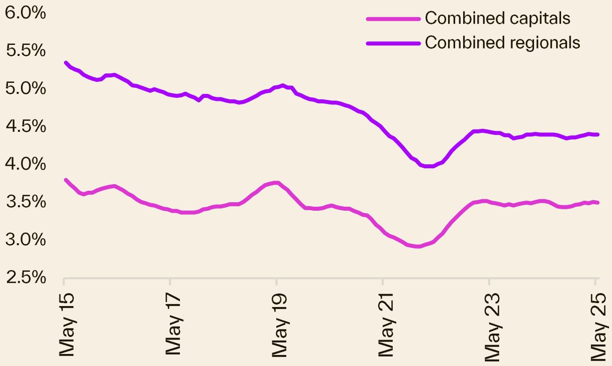
Even if there are few vacant properties available for rent, it's hard to see how rental values can continue to record a strong rise off already high prices, especially with wage growth now slowing. Larger households may be forming as a result, such as share homes and multi-generational living arrangements, taking some pressure off demand.

As in many advanced economies, net overseas migration has been slowing as the period of COVID 'catch up' migration comes to an end following border closures, and recent temporary migrants head back overseas. Because most recent overseas arrivals rent, this is contributing to the slowdown in rental demand.

Gross rental yields, dwellings



Gross rental yields, dwellings



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The RBA is becoming more comfortable with the path of inflation, supporting a widespread expectation that interest rates are set to reduce further. Given the close relationship between interest rates and housing markets, there is likely to be further upside for the volume of home sales and prices.

Some renewed confidence in decision making after the federal election and an ongoing undersupply of newly built homes are other factors that are likely to support further price growth.

The RBA expects core inflation will be around the middle of the 2-3% target range by June this year, holding there until at least mid-2027. Confidence that inflation will remain within the target range is crucial for interest rates to reduce further.

Adding to the argument for further rate cuts is the expectation that labour markets will gradually loosen through the year, with the unemployment rate forecast to rise to 4.3% by year's end. A relatively soft upwards trajectory in GDP growth, forecast to reach 2.1% for the 2025 calendar year, is another factor supporting a lower cash rate.

Alongside lower interest rates and lower inflation, it's reasonable to expect a further rise in sentiment, albeit with offsetting factors like global uncertainty amid tariff talks and conflicts likely to temper any substantial rise in sentiment.

Some renewed political certainty following the Labor Party's federal election win is another positive for household decision making. A pillar of the party's election platform was a first home buyer initiative providing access to home ownership with government-backed deposit guarantees. While the expanded 5% deposit guarantee doesn't 'go live' until next year, we could see financially capable first home buyers looking to beat the rush in 2025.

There are also downside factors that will probably keep any material upswing in housing values in check.

Affordability pressures, which are evident across most housing markets, are also set to constrain housing demand to some extent. At the end of last year, the national dwelling value to household income ratio was on par with record levels at 8.0, while home loan serviceability was also at an all-time high.

Lending policies and regulations are another factor that could keep a lid on housing exuberance. Since 2023, borrowers with a debt-to-income ratio of six times or higher have comprised around 6% or less of new loan originations. Any sign of higher housing-related debt levels could be met with a tighter policy framework for home lending.

Lower population growth should also help to quell the accrual of housing demand in the absence of a supply response.

Overall, we are still expecting housing values to post a modest rise in 2025, albeit at a slower pace than what was recorded in 2024.

Cotality Home Value Index tables

	Capitals								Rest of state regions							Aggregate indices		
Region	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Regional NSW	Regional Vic	Regional Qld	Regional SA	Regional WA	Regional Tas	Regional NT	Combined capitals	Combined regional	National
All Dwellings																		
Month	0.5%	0.4%	0.6%	0.4%	0.7%	0.6%	1.6%	0.4%	0.4%	0.6%	0.3%	1.2%	1.0%	-1.1%	na	0.5%	0.4%	0.5%
Quarter	1.1%	1.2%	1.6%	1.3%	1.6%	0.9%	4.3%	0.5%	1.4%	1.3%	1.7%	3.8%	2.5%	-0.7%	na	1.2%	1.6%	1.3%
YTD	1.3%	1.2%	2.3%	1.3%	1.5%	1.9%	5.8%	0.3%	2.1%	1.7%	3.2%	5.8%	3.9%	0.1%	na	1.4%	2.6%	1.7%
Annual	1.1%	-1.2%	7.1%	8.6%	8.6%	1.0%	3.9%	-0.7%	3.3%	0.1%	8.0%	12.4%	12.5%	2.3%	na	2.6%	5.3%	3.3%
Total return	4.1%	2.4%	10.9%	12.5%	13.3%	5.2%	10.6%	3.5%	7.4%	4.4%	12.9%	18.5%	19.2%	6.7%	n a	6.2%	9.9%	7.0%
Gross yield	3.1%	3.7%	3.7%	3.7%	4.3%	4.4%	6.6%	4.1%	4.1%	4.3%	4.4%	4.6%	5.9%	4.6%	na	3.5%	4.4%	3.7%
Median value	$1,203,395	$791,303	$917,992	$829,695	$813,810	$673,858	$525,770	$855,663	$768,454	$581,981	$727,460	$480,662	$575,022	$526,195	na	$911,537	$678,818	$831,288
Houses																		
Month	0.4%	0.5%	0.5%	0.3%	0.7%	0.7%	1.9%	0.5%	0.4%	0.6%	0.4%	1.1%	1.1%	-1.2%	0.5%	0.5%	0.5%	0.5%
Quarter	1.3%	1.2%	1.5%	1.3%	1.5%	1.0%	4.9%	0.8%	1.5%	1.3%	1.8%	3.9%	2.6%	-1.1%	-1.4%	1.3%	1.6%	1.4%
YTD	1.7%	1.4%	2.0%	1.3%	1.2%	1.9%	6.1%	0.2%	2.2%	1.8%	3.2%	5.8%	4.2%	-0.5%	0.1%	1.6%	2.6%	1.9%
Annual	1.6%	-1.0%	6.2%	8.3%	8.1%	1.4%	4.8%	-0.5%	3.4%	0.2%	8.3%	12.3%	12.8%	1.9%	-4.5%	3.0%	5.4%	3.6%
Total return	4.3%	2.1%	9.6%	12.0%	12.5%	5.6%	11.3%	3.4%	7.5%	4.4%	13.2%	18.4%	19.4%	6.1%	2.3%	6.2%	9.9%	7.1%
Gross yield	2.7%	3.2%	3.5%	3.5%	4.1%	4.3%	6.0%	3.8%	4.1%	4.2%	4.4%	4.6%	5.7%	4.5%	7.4%	3.2%	4.3%	3.5%
Median value	$1,486,373	$939,965	$1,000,422	$882,157	$848,980	$715,165	$612,640	$975,387	$797,036	$611,652	$733,954	$492,799	$593,515	$544,177	$423,660	$1,025,742	$693,693	$898,604
Units																		
Month	0.5%	0.4%	1.1%	0.8%	0.8%	-0.1%	1.0%	-0.1%	0.3%	0.9%	0.0%	2.2%	0.0%	0.5%	na	0.5%	0.2%	0.5%
Quarter	0.3%	1.2%	2.4%	1.2%	2.3%	0.6%	3.2%	-0.6%	0.6%	1.5%	1.5%	3.2%	-0.1%	3.5%	na	0.9%	1.2%	1.0%
YTD	0.0%	0.8%	3.6%	1.4%	3.4%	1.7%	5.1%	0.4%	1.6%	0.7%	3.2%	7.3%	-0.8%	5.6%	na	0.9%	2.5%	1.2%
Annual	-0.2%	-1.6%	11.8%	10.7%	13.1%	-1.0%	2.0%	-1.4%	2.4%	-0.6%	6.9%	14.3%	6.9%	6.6%	na	1.5%	4.8%	2.1%
Total return	3.7%	3.2%	16.9%	15.8%	19.6%	3.6%	9.6%	3.6%	6.9%	4.1%	12.1%	19.7%	17.3%	11.9%	na	6.1%	9.8%	6.7%
Gross yield	4.2%	4.9%	4.5%	4.7%	5.6%	4.9%	7.9%	5.3%	4.4%	5.0%	4.6%	4.6%	8.3%	5.0%	na	4.5%	4.7%	4.6%
Median value	$859,811	$614,689	$709,823	$600,071	$607,022	$537,100	$378,298	$594,769	$633,616	$413,773	$709,272	$342,723	$365,440	$423,043	na	$697,233	$597,893	$681,155

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Home Value Index

Top 10 Capital city SA3's with highest 12-month value growth - Dwellings

Rank	SA3 Name	SA4 Name	Median Value	Annual change
		Greater Sydney		
1	**St Marys**	Outer West and Blue Mountains	$1,000,592	8.3%
2	**Fairfield**	South West	$1,173,364	7.4%
3	**Wollondilly**	Outer South West	$1,100,475	7.3%
4	**Richmond - Windsor**	Outer West and Blue Mountains	$920,504	6.8%
5	**Bringelly - Green Valley**	South West	$1,142,882	6.8%
6	**Liverpool**	South West	$1,094,109	5.8%
7	**Campbelltown (NSW)**	Outer South West	$922,377	5.5%
8	**Camden**	Outer South West	$1,109,577	5.5%
9	**Bankstown**	Inner South West	$1,346,281	5.4%
10	**Mount Druitt**	Blacktown	$900,480	5.3%
		Greater Melbourne		
1	**Frankston**	Mornington Peninsula	$769,357	2.7%
2	**Tullamarine - Broadmeadows**	North West	$690,686	2.5%
3	**Knox**	Outer East	$936,960	2.3%
4	**Dandenong**	South East	$743,298	2.2%
5	**Hobsons Bay**	West	$895,152	2.2%
6	**Casey - North**	South East	$835,459	2.1%
7	**Sunbury**	North West	$682,456	1.4%
8	**Brimbank**	West	$670,593	1.2%
9	**Whittlesea - Wallan**	North East	$737,956	1.1%
10	**Casey - South**	South East	$765,200	0.9%
		Greater Brisbane		
1	**Beenleigh**	Logan - Beaudesert	$755,661	11.2%
2	**Strathpine**	Moreton Bay - South	$794,748	11.0%
3	**Redcliffe**	Moreton Bay - North	$900,799	10.9%
4	**Jimboomba**	Logan - Beaudesert	$992,183	10.6%
5	**Ipswich Inner**	Ipswich	$715,312	10.6%
6	**Ipswich Hinterland**	Ipswich	$761,216	10.6%
7	**Bribie - Beachmere**	Moreton Bay - North	$886,333	10.3%
8	**Capalaba**	East	$1,024,220	10.0%
9	**Springfield - Redbank**	Ipswich	$774,554	9.8%
10	**Brisbane Inner**	Brisbane Inner City	$824,235	9.8%
		Greater Adelaide		
1	**Gawler - Two Wells**	North	$713,057	12.0%
2	**Playford**	North	$615,399	11.5%
3	**Salisbury**	North	$697,554	10.3%
4	**Mitcham**	South	$1,181,041	10.3%
5	**Onkaparinga**	South	$787,299	10.2%
6	**Adelaide Hills**	Central and Hills	$929,142	9.4%
7	**Port Adelaide - East**	North	$843,987	9.4%
8	**Tea Tree Gully**	North	$807,707	9.0%
9	**West Torrens**	West	$981,202	9.0%
10	**Port Adelaide - West**	West	$800,607	8.6%

Rank	SA3 Name	SA4 Name	Median Value	Annual change
		Greater Perth		
1	**Kwinana**	South West	$650,075	11.3%
2	**Mundaring**	North East	$836,836	11.3%
3	**Swan**	North East	$756,620	10.9%
4	**Melville**	South West	$1,285,452	10.4%
5	**Bayswater - Bassendean**	North East	$862,202	10.4%
6	**Perth City**	Inner	$788,282	10.3%
7	**South Perth**	South East	$1,085,891	10.2%
8	**Kalamunda**	South East	$840,353	9.9%
9	**Wanneroo**	North West	$778,995	9.6%
10	**Fremantle**	South West	$1,131,141	9.0%
		Greater Hobart		
1	**Hobart - North East**	Hobart	$727,272	4.7%
2	**Brighton**	Hobart	$554,139	3.5%
3	**Hobart - North West**	Hobart	$555,152	3.3%
4	**Hobart - South and West**	Hobart	$768,926	0.7%
5	**Sorell - Dodges Ferry**	Hobart	$626,275	-1.3%
6	**Hobart Inner**	Hobart	$835,168	-3.5%
		Greater Darwin		
1	**Palmerston**	Darwin	$530,165	8.7%
2	**Darwin Suburbs**	Darwin	$526,257	5.6%
3	**Darwin City**	Darwin	$475,963	-1.3%
		ACT		
1	**Molonglo**	ACT	$777,304	2.0%
2	**Belconnen**	ACT	$829,607	0.9%
3	**Tuggeranong**	ACT	$849,964	0.5%
4	**South Canberra**	ACT	$797,833	-0.2%
5	**Gungahlin**	ACT	$901,735	-1.4%
6	**Weston Creek**	ACT	$927,201	-1.5%
7	**Woden Valley**	ACT	$978,943	-1.7%
8	**North Canberra**	ACT	$840,622	-3.1%

Data source: Cotality

About the data

Median values refers to the middle of valuations observed in the region
Growth rates are based on changes in the Cotality Home Value index, which take into account value changes across the market
Only metrics with a minimum of 20 sales observations and a low standard error on the median valuation have been included.
Data is at May 2025

Home Value Index

Top 10 regional SA3's with highest 12-month value growth - Dwellings

Rank	SA3 Name	SA4 Name	Median Value	Annual change
		Regional NSW		
1	**Lower Murray**	Murray	$341,082	9.8%
2	**Tamworth - Gunnedah**	New England and North West	$496,693	9.3%
3	**Upper Hunter**	Hunter Valley exc Newcastle	$519,220	8.8%
4	**Inverell - Tenterfield**	New England and North West	$358,924	8.3%
5	**Albury**	Murray	$574,920	8.1%
6	**Kempsey - Nambucca**	Mid North Coast	$655,556	7.5%
7	**Griffith - Murrumbidgee (West)**	Riverina	$464,623	7.4%
8	**Lithgow - Mudgee**	Central West	$597,560	7.3%
9	**Tumut - Tumbarumba**	Riverina	$426,375	7.3%
10	**Tweed Valley**	Richmond - Tweed	$1,070,939	7.2%
		Regional VIC		
1	**Mildura**	North West	$467,256	11.2%
2	**Colac - Corangamite**	Warrnambool and South West	$508,987	9.3%
3	**Shepparton**	Shepparton	$504,745	4.9%
4	**Wangaratta - Benalla**	Hume	$499,578	3.8%
5	**Grampians**	North West	$332,063	3.7%
6	**Wodonga - Alpine**	Hume	$622,877	2.4%
7	**Heathcote - Castlemaine - Kyneton**	Bendigo	$792,513	2.1%
8	**Bendigo**	Bendigo	$576,800	1.8%
9	**Latrobe Valley**	Latrobe - Gippsland	$422,910	0.6%
10	**Barwon - West**	Geelong	$966,405	0.4%
		Regional QLD		
1	**Darling Downs - East**	Darling Downs - Maranoa	$478,118	20.7%
2	**Townsville**	Townsville	$577,906	19.5%
3	**Mackay**	Mackay - Isaac - Whitsunday	$599,490	19.5%
4	**Darling Downs (West) - Maranoa**	Darling Downs - Maranoa	$340,959	18.5%
5	**Central Highlands (Qld)**	Central Queensland	$345,165	17.2%
6	**Burnett**	Wide Bay	$441,712	16.7%
7	**Charters Towers - Ayr - Ingham**	Townsville	$290,546	16.5%
8	**Gladstone**	Central Queensland	$551,844	15.8%
9	**Bowen Basin - North**	Mackay - Isaac - Whitsunday	$333,198	15.3%
10	**Maryborough**	Wide Bay	$545,441	14.5%
		Regional SA		
1	**Eyre Peninsula and South West**	Outback	$369,900	17.5%
2	**Murray and Mallee**	South East	$453,443	15.3%
3	**Barossa**	Barossa - Yorke - Mid North	$691,390	12.3%
4	**Limestone Coast**	South East	$462,111	10.9%
5	**Yorke Peninsula**	Barossa - Yorke - Mid North	$483,778	10.6%
6	**Fleurieu - Kangaroo Island**	South East	$745,042	8.8%

Rank	SA3 Name	SA4 Name	Median Value	Annual change
		Regional WA		
1	**Mid West**	Outback (South)	$476,550	22.7%
2	**Albany**	Wheat Belt	$643,776	22.5%
3	**Wheat Belt - North**	Wheat Belt	$457,139	13.7%
4	**Esperance**	Outback (South)	$487,808	12.3%
5	**Augusta - Margaret River - Busselton**	Bunbury	$974,731	11.9%
6	**Bunbury**	Bunbury	$640,771	10.8%
7	**Manjimup**	Bunbury	$561,448	9.7%
8	**West Pilbara**	Outback (North)	$595,415	8.2%
9	**Goldfields**	Outback (South)	$342,600	5.1%
10	**Kimberley**	Outback (North)	$489,960	5.1%
		Regional TAS		
1	**Burnie - Ulverstone**	West and North West	$480,269	5.8%
2	**Devonport**	West and North West	$516,496	3.7%
3	**Central Highlands**	South East	$444,059	3.1%
4	**Huon - Bruny Island**	South East	$687,491	2.8%
5	**Launceston**	Launceston and North East	$551,991	2.5%
6	**North East**	Launceston and North East	$495,647	-0.7%
7	**South East Coast**	South East	$593,192	-2.4%

Data source: Cotality

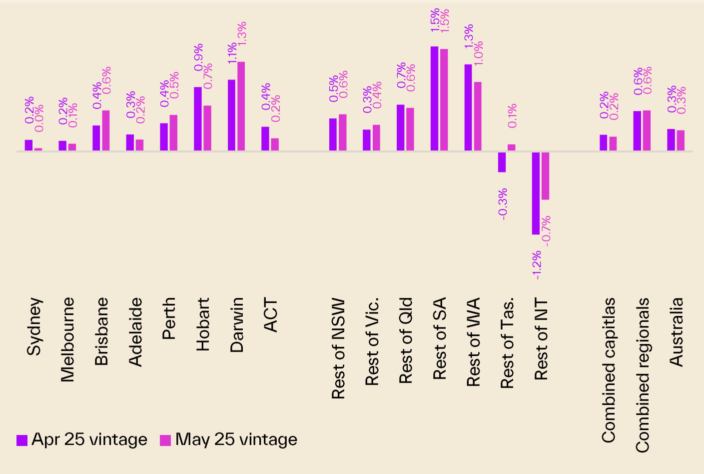
About the data

Median values refers to the middle of valuations observed in the region
Growth rates are based on changes in the Cotality Home Value index, which take into account value changes across the market
Only metrics with a minimum of 20 sales observations and a low standard error on the median valuation have been included.
Data is at May 2025

Home Value Index

Prior month level of revision

Monthly change in April 2025



Revision in monthly change for Apr 2025:

Apr 25 v May 25 vintage HVI

Home Value Index

Cotality is the largest independent provider of property information, analytics and property-related risk management services in Australia and New Zealand.

Methodology

The Cotality Hedonic Home Value Index (HVI) is calculated using a hedonic regression methodology that addresses the issue of compositional bias associated with median price and other measures. In simple terms, the index is calculated using recent sales data combined with information about the attributes of individual properties such as the number of bedrooms and bathrooms, land area and geographical context of the dwelling. By separating each property into its various formational and locational attributes, observed sales values for each property can be distinguished between those attributed to the property's attributes and those resulting from changes in the underlying residential property market. Additionally, by understanding the value associated with each attribute of a given property, this methodology can be used to estimate the value of dwellings with known characteristics for which there is no recent sales price by observing the characteristics and sales prices of other dwellings which have recently transacted. It then follows that changes in the market value of the entire residential property stock can be accurately tracked through time. The detailed methodological information can be found at:

www.corelogic.com.au/research/rp-data-corelogic-home-value-index-methodology/

Cotality is able to produce a consistently accurate and robust Hedonic Index due to its extensive property related database, which includes transaction data for every home sale within every state and territory. Cotality augments this data with recent sales advice from real estate industry professionals, listings information and attribute data collected from a variety of sources.

* The median value is the middle estimated value of all residential properties derived through the hedonic regression methodology that underlies the Cotality Hedonic Home Value Index.

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