



Values higher in April despite uncertainty from tariffs and federal election

Cotality’s national Home Value Index recorded a third straight month of growth in April, with dwelling values up 0.3% to a new record high. The rise in values has added approximately \$2,720 to the median value of an Australian dwelling over the month.

A lift in home values was recorded across every capital city, ranging from a 1.1% gain in Darwin, to a 0.2% rise in Sydney and Melbourne. While in positive territory, the pace of growth in national values eased a little from March (+0.4%), with sentiment and auction clearance rates slumping throughout the month.

“The rate cut in February supported an upwards inflection in housing market conditions, but the positive influence from lower rates seems to be losing some potency. At the same time, household confidence slipped in April, with the US’s ‘Liberation Day’ tariff announcements and the upcoming federal election causing uncertainty. It is likely this may be causing some buyers and sellers to delay their decisions,” said Tim Lawless, Cotality’s research director.

Mr Lawless said these uncertainties are more apparent in sales and listings volumes compared to home values – a trend compounded by the ‘super break’ many Australians took between Easter and ANZAC public holidays.

This slowdown in buying and selling was evident in weekly auction and new listing numbers. Over the week ending 20th April, just 644 auctions were held across the combined capitals, the lowest easter auction week since 2019, when the housing market was nearing a cyclical trough and federal election campaigns were dominated by conversations of housing policy reform.

Similarly, new listing numbers also fell to their lowest levels for this time of year since 2019*, with just 19,650 for sales listing seen across the combined capitals over the four weeks to April 27th.

“With further rate cuts likely as soon as May 20th, and a level of certainty returning to the market after the federal election on May 3rd, we expect a further modest rise in values for 2025.”

Although housing values are recording a broad-based rise, not every market is back to new record highs. In fact, across the capital cities, it is

only the mid-sized capitals where home values are at their highest level on record. Sydney values remain -1.1% below their September 2024 high. Melbourne values are down -5.4% from the record peak in 2022. Hobart is down -11.1%, while in Darwin and ACT values remain -2.7% and -6.4% below their all-time highs.

The annual pace of gains slowed to 3.2% nationally in April, the slowest annual rise since the 12 months ending August 2023. The loss in momentum is reflective of the persistent slowdown in value growth seen between mid-2024 and early 2025, which culminated in falls over the three months ending January 2025. The monthly pace of gains turned positive in February, coinciding with the 25-basis point cut to the cash rate.

“Given the softer trajectory of growth through last year, it’s likely the annual pace of gains will continue to soften over the coming months, despite the positive inflection in values since February,” Mr Lawless said.

Despite stretched housing affordability, growth in house values is continuing to outpace the unit sector. The past three months have seen the value of houses rise by 1.1% across the combined capitals, more than double the 0.5% lift recorded across the unit sector. This trend is mostly being driven by Sydney, where house values were up 1.4% over the rolling quarter compared with a -0.3% fall in unit values over the same period. Hobart had the largest disparity between house and unit growth in the period, with houses rising 1.4% against a -1.1% fall in units. Melbourne and Adelaide saw an even performance between the two housing types over the rolling quarter, while Brisbane and Perth recorded solid outperformances across the unit sector.

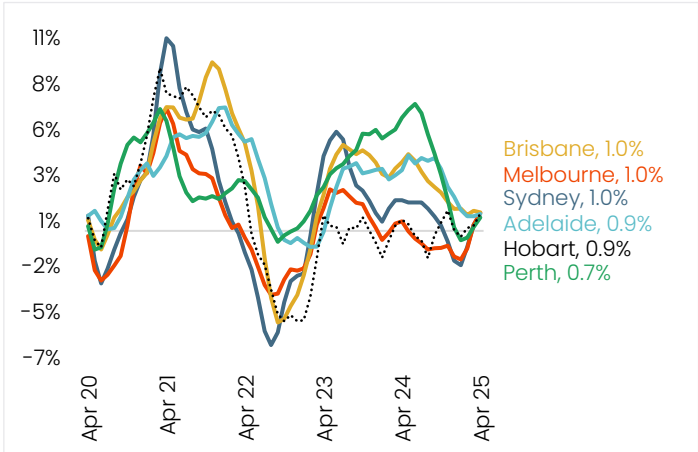
Regional housing values have continued to outpace the capitals, with values up 0.6% and 0.2% respectively over the month of April. This trend of regional home values rising at a faster pace than the capitals was a clear feature of the market through the pandemic but has once again become a theme in the monthly growth trends since October last year.

Stronger regional value growth has been broad-based, with every state except Tasmania recording a faster monthly pace of gains in regional values. However, regional SA and regional WA stood out with the most significant gains, up 1.5% and 1.3% respectively over the past month.

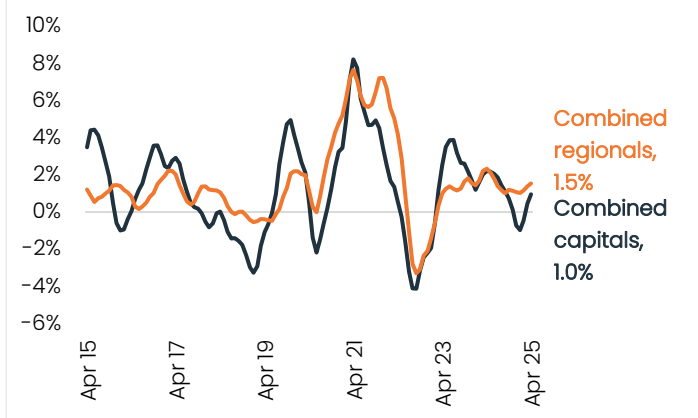
Index results as at 30th April 2025

	Change in dwelling values				
	Month	Quarter	Annual	Total return	Median value
Sydney	0.2%	1.0%	0.9%	4.0%	\$1,194,709
Melbourne	0.2%	1.0%	-2.2%	1.5%	\$786,158
Brisbane	0.4%	1.0%	7.8%	11.8%	\$907,864
Adelaide	0.3%	0.9%	9.8%	13.7%	\$825,776
Perth	0.4%	0.7%	10.0%	14.7%	\$807,728
Hobart	0.9%	0.9%	0.5%	4.8%	\$664,462
Darwin	1.1%	3.4%	2.5%	9.1%	\$526,410
Canberra	0.4%	0.6%	-0.6%	3.4%	\$864,343
Combined capitals	0.2%	1.0%	2.6%	6.2%	\$905,763
Combined regional	0.6%	1.5%	5.3%	9.8%	\$673,373
National	0.3%	1.1%	3.2%	7.0%	\$825,349

Rolling three-month change in dwelling values
State capitals



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



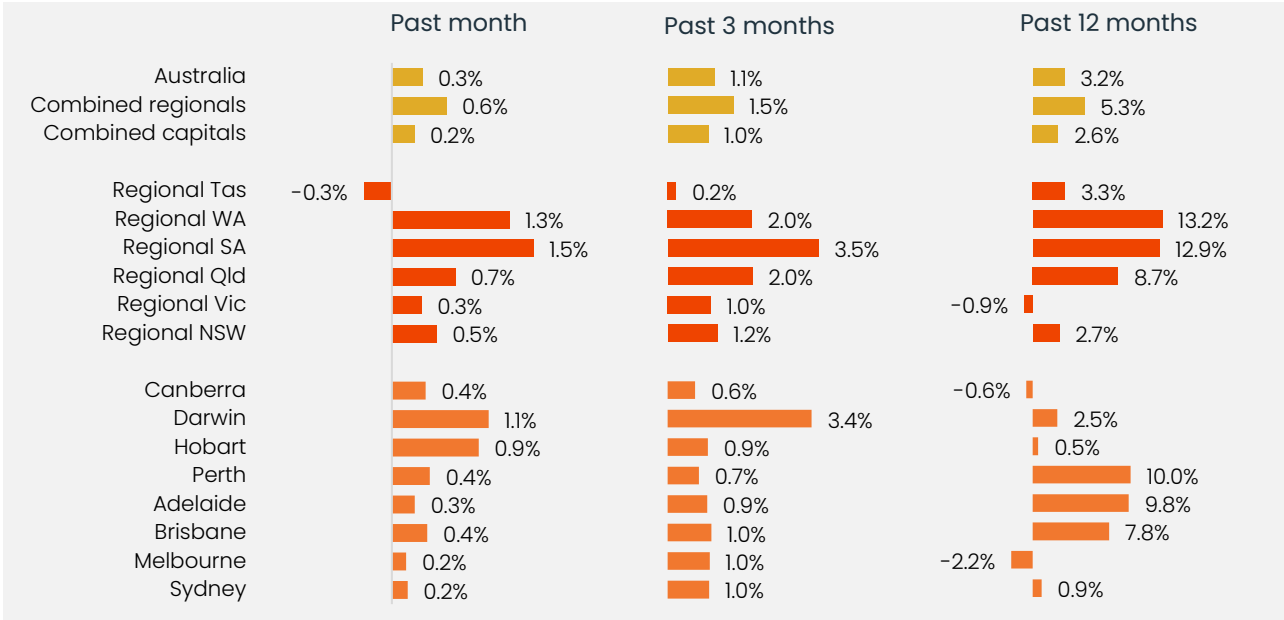
Change in dwelling values over key time periods

Geography	From peak	Peak date	Past 5 years	Past 10 years
Sydney	-1.1%	Sep 24	29.7%	61.6%
Melbourne	-5.4%	Mar 22	10.5%	43.8%
Brisbane	<at peak>		71.1%	91.2%
Adelaide	<at peak>		73.4%	93.6%
Perth	<at peak>		77.2%	55.6%
Hobart	-11.1%	Mar 22	30.1%	86.4%
Darwin	-2.7%	May 14	28.1%	-0.5%
Canberra	-6.4%	May 22	31.5%	60.7%

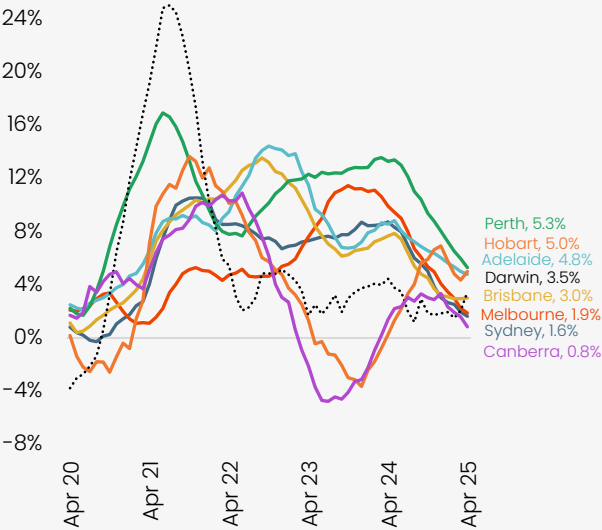
Regional NSW	-0.7%	May 22	52.5%	97.5%
Regional Vic	-6.9%	May 22	32.8%	72.7%
Regional Qld	<at peak>		73.2%	91.5%
Regional SA	<at peak>		76.3%	71.5%
Regional WA	<at peak>		83.9%	54.6%
Regional Tas	-1.4%	May 22	49.8%	96.1%
Regional NT	-11.7%	Apr 16	-3.4%	-8.4%

Combined capitals	-0.03%	Oct 24	35.7%	61.7%
Combined regionals	<at peak>		58.7%	87.5%
National	<at peak>		40.6%	67.3%

Change in dwelling values to end of April 2025



Annual change in rents, Houses



Rental growth has firmed, with the national rental index rising by 0.6% consistently over the past three months. Adjusting for seasonality, the pace of growth is milder, with rents rising 0.4% nationally in April.

Despite the strong seasonal performance through the start of the year, a slowdown in rental growth is more evident in the annual change, where the pace of growth has more than halved, from 8.3% over the 12 months to April 2024 to 3.6% over the most recent 12-month period.

Most capitals have recorded a material reduction in the pace of annual rental appreciation. The sharpest slowdown was recorded in Perth, where annual rental growth has eased from 13.6% a year ago to 5.7%, a reduction of 7.9 percentage points. Despite the easing, the annual change in Perth rents remains the highest of any capital city.

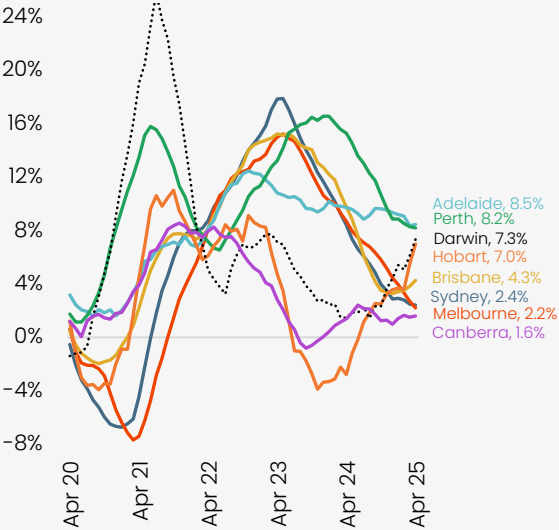
Melbourne has also seen a sharp drop in annual rental growth, easing from 9.4% to 2.0%, while Sydney rents are now rising just 1.9% per annum, the slowest annual rise since April 2021.

Bucking the broader easing trend, rental growth has accelerated in some regions, with the annual pace of rental growth rising in Hobart to 5.4%, up from -0.3% a year ago. Darwin's annual rental growth trend has also gained momentum, from 3.2% a year ago to 5.0% over the most recent 12-month period.

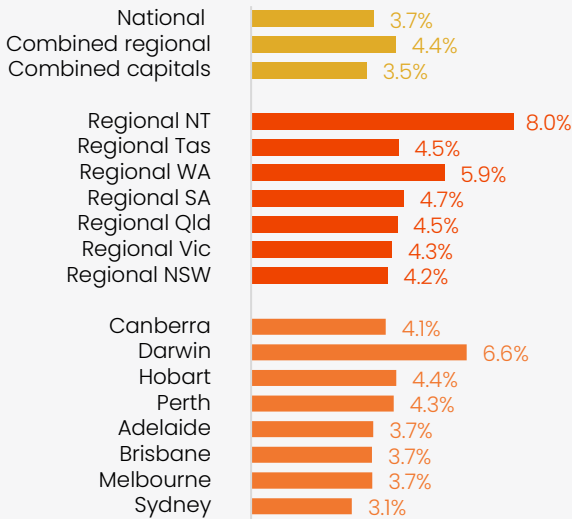
With rents outpacing housing values, the national gross rental yield reached a two-year high in April, coming in at 3.73%. Gross yields across regional Australia remain substantially higher at 4.41% but are down on the levels seen five years ago, when the gross yield of 4.83% was recorded.

The gross yield across the combined capitals rose to 3.52% in April, the highest in eleven months and up from 3.45% five years ago.

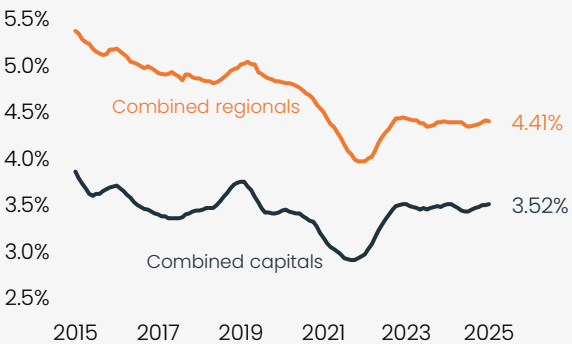
Annual change in rents, Units



Gross rental yields, dwellings



Gross rental yields, dwellings



The outlook for housing markets continues to evolve, with a mix of potential positives and negatives at play.

On one hand, we have the prospect of lower interest rates and stimulatory policy proposals from both Labour and the Coalition expected to buoy demand. Also, a persistent undersupply of housing is likely to keep some upward pressure on housing values.

Lower interest rates will support housing sector activity from a purchasing perspective, but lower rates are also likely to embolden prospective sellers and support new housing supply. [Previous research](#) from Cotality shows it has historically been the upper quartile sectors of the market, especially in Sydney and Melbourne, which have been most reactive to rate cuts.

As we head into a federal election where housing policies are front and centre, one thing that seems certain is that first home buyers will see some further assistance to access home ownership. Whether it's an expansion of the 5% deposit guarantee, access to super for a deposit, or tax deductibility on mortgage repayments, it is likely that first home buyers will comprise a larger share of the market as stimulus becomes available.

The housing undersupply isn't getting any better with commencements moving in the wrong direction. Building activity data to December showed dwelling commencements were down -4.4% over the December 2024 quarter, holding -16.5% below the decade average. Additionally, the barriers for building more homes remain substantial, with construction costs rising a further 0.4% through the March quarter.

On the other hand is stretched housing affordability, a relatively cautious lending sector, normalising population growth and some uncertainty creeping into the measures of consumer sentiment and the outlook for economic growth.

With housing values once again trending higher, housing affordability is not improving. 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. Assuming a household on the median income purchased the median value dwelling with a 20% deposit, they would be dedicating

50.5% of their gross income to mortgage repayments. Additionally, it would take a household on the median income an average of 10.6 years to save a 20% deposit, and, for rental households on the median income, they would be dedicating a record high 32.9% of their pre-tax income to pay the median rent.

With housing affordability this stretched, accessing the housing market remains a challenge, especially for first home buyers and lower income households regardless of any proposed stimulus.

Population growth, which is a proxy for housing demand, has fallen back to the decade average of 0.4% per quarter. Less population growth should help to take some heat away from housing value growth, but there is still a substantial cumulative undersupply that has accrued over the past few years. Recent estimates from AMP economists put this shortfall between 200,000 and 300,000 homes, which will take some time to address. Until supply and demand are more evenly balanced, it is hard to see any material reduction in housing values.

Consumer sentiment and the volume of home sales have shown a long-term relationship, which is unsurprising given the high commitment nature of buying and selling a home. When sentiment is trending higher, we would typically expect to see a rise in home sales and vice versa. In April, consumer sentiment was dented due to the announcement of US tariffs on the rest of the world. With some back pedaling from the US, including a pause on tariffs excluding China, along with widespread expectations of further rate cuts and ongoing tightness in labour markets, we could see sentiment once again move higher. A further rise in sentiment would be positive for the housing sector, helping to support high commitment decision making.

Overall, housing values are expected to continue rising in the short term, albeit at a softer pace than in early 2024. The outlook is subject to change as global and domestic events unfold. However, April reinforced the idea that uncertain environments tend to weigh more heavily on sales and listings than on home values. This is underpinned by a strong lending environment, tight labour market conditions and a persistently low level of mortgage arrears.

CoreLogic Home Value Index tables

Capitals									Rest of state regions								Aggregate indices		
	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	0.2%	0.2%	0.4%	0.3%	0.4%	0.9%	1.1%	0.4%	0.5%	0.3%	0.7%	1.5%	1.3%	-0.3%	na		0.2%	0.6%	0.3%
Quarter	1.0%	1.0%	1.0%	0.9%	0.7%	0.9%	3.4%	0.6%	1.2%	1.0%	2.0%	3.5%	2.0%	0.2%	na		1.0%	1.5%	1.1%
YTD	0.5%	0.5%	1.5%	1.1%	0.6%	1.2%	4.3%	0.2%	1.4%	0.8%	2.7%	4.8%	3.2%	1.1%	na		0.7%	2.0%	1.0%
Annual	0.9%	-2.2%	7.8%	9.8%	10.0%	0.5%	2.5%	-0.6%	2.7%	-0.9%	8.7%	12.9%	13.2%	3.3%	na		2.6%	5.3%	3.2%
Total return	4.0%	1.5%	11.8%	13.7%	14.7%	4.8%	9.1%	3.4%	6.8%	3.4%	13.6%	19.4%	20.1%	7.8%	na		6.2%	9.8%	7.0%
Gross yield	3.1%	3.7%	3.7%	3.7%	4.3%	4.4%	6.6%	4.1%	4.2%	4.3%	4.5%	4.7%	5.8%	4.5%	na		3.5%	4.4%	3.7%
Median value	\$1,194,709	\$786,158	\$907,864	\$825,776	\$807,728	\$664,462	\$526,410	\$864,343	\$762,445	\$576,576	\$718,481	\$475,310	\$566,113	\$529,369	na		\$905,763	\$673,373	\$825,349
Houses																			
Month	0.4%	0.1%	0.4%	0.2%	0.4%	1.1%	1.0%	0.4%	0.5%	0.3%	0.7%	1.5%	1.3%	-0.4%	-1.1%		0.3%	0.6%	0.4%
Quarter	1.4%	1.0%	0.9%	0.9%	0.6%	1.4%	3.7%	0.4%	1.1%	1.2%	2.0%	3.7%	2.0%	0.0%	-1.2%		1.1%	1.5%	1.2%
YTD	0.9%	0.6%	1.3%	1.1%	0.4%	1.5%	4.6%	0.0%	1.3%	1.0%	2.7%	4.7%	3.4%	0.9%	-1.3%		0.8%	2.0%	1.1%
Annual	1.3%	-2.0%	6.8%	9.4%	9.4%	1.1%	4.3%	-0.5%	2.7%	-0.9%	9.0%	12.9%	13.3%	3.4%	-5.4%		2.9%	5.3%	3.5%
Total return	4.1%	1.1%	10.4%	13.1%	14.0%	5.3%	10.8%	3.3%	6.8%	3.3%	13.8%	19.5%	20.1%	7.8%	1.3%		6.3%	9.8%	7.1%
Gross yield	2.7%	3.2%	3.5%	3.6%	4.2%	4.3%	6.0%	3.8%	4.1%	4.2%	4.4%	4.6%	5.8%	4.4%	7.7%		3.2%	4.4%	3.5%
Median value	\$1,474,343	\$934,500	\$989,818	\$876,714	\$842,413	\$707,506	\$607,663	\$977,737	\$791,573	\$606,971	\$724,916	\$487,747	\$584,869	\$549,913	\$415,576		\$1,019,840	\$688,773	\$892,136
Units																			
Month	-0.4%	0.4%	0.5%	0.3%	0.6%	0.0%	1.2%	0.3%	0.3%	0.3%	0.7%	1.7%	0.9%	0.5%	na		0.0%	0.5%	0.1%
Quarter	-0.3%	1.0%	1.6%	0.9%	2.1%	-1.1%	2.6%	1.5%	1.5%	-0.2%	1.9%	0.5%	0.7%	2.0%	na		0.5%	1.5%	0.7%
YTD	-0.6%	0.2%	2.5%	1.1%	2.7%	0.0%	3.7%	1.1%	1.6%	-0.7%	2.7%	5.9%	0.0%	2.7%	na		0.2%	2.0%	0.5%
Annual	-0.3%	-2.6%	12.8%	12.3%	14.5%	-2.1%	-1.1%	-1.2%	2.5%	-1.4%	7.7%	11.9%	10.2%	2.7%	na		1.4%	5.1%	2.0%
Total return	3.7%	2.2%	18.0%	17.5%	21.0%	2.4%	6.3%	3.8%	7.0%	3.6%	12.9%	18.1%	21.2%	8.1%	na		5.9%	10.2%	6.7%
Gross yield	4.2%	4.9%	4.6%	4.7%	5.7%	5.0%	7.9%	5.3%	4.4%	5.0%	4.7%	5.0%	8.2%	5.1%	na		4.5%	4.7%	4.6%
Median value	\$854,968	\$610,327	\$698,479	\$595,515	\$600,237	\$530,640	\$373,213	\$594,602	\$629,685	\$409,405	\$699,093	\$330,365	\$368,095	\$413,037	na		\$691,855	\$590,053	\$675,331

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	Fairfield	South West	\$1,167,873	7.4%
2	St Marys	Outer West and Blue Mountains	\$991,116	7.3%
3	Wollondilly	Outer South West	\$1,078,620	7.3%
4	Bringelly - Green Valley	South West	\$1,140,041	7.3%
5	Bankstown	Inner South West	\$1,337,162	6.5%
6	Camden	Outer South West	\$1,112,169	6.4%
7	Mount Druitt	Blacktown	\$895,250	6.4%
8	Campbelltown	Outer South West	\$915,337	5.9%
9	Penrith	Outer West and Blue Mountains	\$985,183	5.6%
10	Liverpool	South West	\$1,068,576	5.1%
Greater Melbourne				
1	Tullamarine - Broadmeadows	North West	\$687,701	1.9%
2	Frankston	Mornington Peninsula	\$763,366	1.8%
3	Hobsons Bay	West	\$874,365	1.7%
4	Casey - North	South East	\$825,123	0.9%
5	Dandenong	South East	\$735,932	0.8%
6	Knox	Outer East	\$912,881	0.4%
7	Wyndham	West	\$668,780	0.3%
8	Casey - South	South East	\$762,511	0.2%
9	Melton - Bacchus Marsh	West	\$635,873	0.0%
10	Whittlesea - Wallan	North East	\$729,571	0.0%
Greater Brisbane				
1	Beenleigh	Logan - Beaudesert	\$754,828	12.8%
2	Ipswich Hinterland	Ipswich	\$754,807	11.4%
3	Caboolture	Moreton Bay - North	\$760,976	11.0%
4	Strathpine	Moreton Bay - South	\$785,664	10.8%
5	Ipswich Inner	Ipswich	\$704,401	10.7%
6	The Gap - Enoggera	West	\$1,171,818	10.6%
7	Brisbane Inner	Brisbane Inner City	\$815,550	10.6%
8	Jimboomba	Logan - Beaudesert	\$980,341	10.5%
9	Springfield - Redbank	Ipswich	\$763,632	10.5%
10	Capalaba	East	\$1,024,329	10.5%
Greater Adelaide				
1	Gawler - Two Wells	North	\$709,829	13.9%
2	Playford	North	\$615,541	13.0%
3	Mitcham	South	\$1,166,106	12.3%
4	Salisbury	North	\$693,194	11.6%
5	Onkaparinga	South	\$787,384	11.6%
6	Holdfast Bay	South	\$996,312	10.7%
7	Port Adelaide - West	West	\$794,870	10.6%
8	West Torrens	West	\$984,526	10.5%
9	Charles Sturt	West	\$930,836	10.1%
10	Tea Tree Gully	North	\$802,750	9.9%

Rank	SA3 Name	SA4 Name	Median Value	Annual change
Greater Perth				
1	Swan	North East	\$757,542	14.2%
2	Mundaring	North East	\$812,726	13.3%
3	Kwinana	South West	\$634,946	12.9%
4	Wanneroo	North West	\$778,230	12.6%
5	Kalamunda	South East	\$834,577	12.6%
6	Bayswater - Bassendean	North East	\$849,009	12.6%
7	South Perth	South East	\$1,058,818	11.0%
8	Belmont - Victoria Park	South East	\$772,797	10.7%
9	Perth City	Inner	\$786,595	10.7%
10	Stirling	North West	\$864,351	10.1%
Greater Hobart				
1	Hobart - North East	Hobart	\$713,201	4.1%
2	Brighton	Hobart	\$537,092	3.0%
3	Hobart - North West	Hobart	\$551,235	1.5%
4	Sorell - Dodges Ferry	Hobart	\$618,882	0.4%
5	Hobart - South and West	Hobart	\$780,220	0.3%
6	Hobart Inner	Hobart	\$823,425	-3.1%
Greater Darwin				
1	Palmerston	Darwin	\$524,863	7.2%
2	Darwin Suburbs	Darwin	\$521,369	4.9%
3	Darwin City	Darwin	\$483,281	-3.5%
ACT				
1	Molonglo	ACT	\$787,760	3.0%
2	Tuggeranong	ACT	\$850,839	0.2%
3	Belconnen	ACT	\$823,172	0.1%
4	South Canberra	ACT	\$1,059,295	-0.4%
5	Woden Valley	ACT	\$968,235	-0.6%
6	Weston Creek	ACT	\$940,527	-1.5%
7	Gungahlin	ACT	\$894,486	-2.0%
8	North Canberra	ACT	\$864,387	-2.0%

Data source: CoreLogic

About the data

Median values refers to the middle of valuations observed in the region

Growth rates are based on changes in the CoreLogic 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 April 2025

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	\$344,580	11.4%
2	Upper Hunter	Hunter Valley exc Newcastle	\$521,671	9.2%
3	Lachlan Valley	Central West	\$381,443	8.6%
4	Lower Hunter	Hunter Valley exc Newcastle	\$676,441	7.2%
5	Tweed Valley	Richmond - Tweed	\$1,061,616	6.9%
6	Albury	Murray	\$578,044	6.9%
7	Richmond Valley - Hinterland	Richmond - Tweed	\$542,755	6.5%
8	Tumut - Tumbarumba	Riverina	\$433,406	6.4%
9	Tamworth - Gunnedah	New England and North West	\$485,093	5.8%
10	Lithgow - Mudgee	Central West	\$595,258	5.8%
Regional VIC				
1	Mildura	North West	\$471,267	9.0%
2	Colac - Corangamite	Warrnambool and South West	\$502,732	7.1%
3	Glenelg - Southern Grampians	Warrnambool and South West	\$392,700	5.6%
4	Grampians	North West	\$325,793	4.4%
5	Shepparton	Shepparton	\$503,631	4.0%
6	Wangaratta - Benalla	Hume	\$490,008	1.7%
7	Gippsland - East	Latrobe - Gippsland	\$533,727	1.1%
8	Heathcote - Castlemaine - Kyneton	Bendigo	\$751,372	0.9%
9	Latrobe Valley	Latrobe - Gippsland	\$421,038	0.8%
10	Bendigo	Bendigo	\$570,167	0.6%
Regional QLD				
1	Townsville	Townsville	\$573,194	21.9%
2	Mackay	Mackay - Isaac - Whitsunday	\$599,786	21.4%
3	Central Highlands	Central Queensland	\$345,127	20.4%
4	Gladstone	Central Queensland	\$551,995	20.2%
5	Darling Downs (West) - Maranoa	Darling Downs - Maranoa	\$339,288	19.3%
6	Darling Downs - East	Darling Downs - Maranoa	\$469,361	19.0%
7	Burnett	Wide Bay	\$438,033	17.6%
8	Charters Towers - Ayr - Ingham	Townsville	\$296,689	16.3%
9	Bowen Basin - North	Mackay - Isaac - Whitsunday	\$331,490	16.1%
10	Maryborough	Wide Bay	\$551,959	14.6%
Regional SA				
1	Murray and Mallee	South East	\$446,417	16.7%
2	Yorke Peninsula	Barossa - Yorke - Mid North	\$485,920	14.3%
3	Eyre Peninsula and South West	Outback	\$360,058	13.8%
4	Barossa	Barossa - Yorke - Mid North	\$689,982	13.3%
5	Limestone Coast	South East	\$456,064	10.8%
6	Fleurieu - Kangaroo Island	South East	\$742,055	10.2%

Rank	SA3 Name	SA4 Name	Median Value	Annual change
Regional WA				
1	Mid West	Outback (South)	\$474,877	25.3%
2	Albany	Wheat Belt	\$632,238	20.6%
3	Wheat Belt - North	Wheat Belt	\$452,021	15.1%
4	Augusta - Margaret River - Busselton	Bunbury	\$953,324	13.0%
5	Esperance	Outback (South)	\$467,422	12.0%
6	Bunbury	Bunbury	\$642,416	11.8%
7	Kimberley	Outback (North)	\$496,995	7.6%
8	West Pilbara	Outback (North)	\$576,203	6.8%
9	Goldfields	Outback (South)	\$345,503	6.5%
10	Manjimup	Bunbury	\$522,864	5.5%
Regional TAS				
1	Burnie - Ulverstone	West and North West	\$482,454	7.7%
2	Central Highlands	South East	\$449,386	6.1%
3	Huon - Bruny Island	South East	\$703,594	4.7%
4	Devonport	West and North West	\$508,289	3.5%
5	Launceston	Launceston and North East	\$550,664	2.5%
6	South East Coast	South East	\$608,120	1.0%
7	North East	Launceston and North East	\$506,790	0.6%

Data source: CoreLogic
About the data

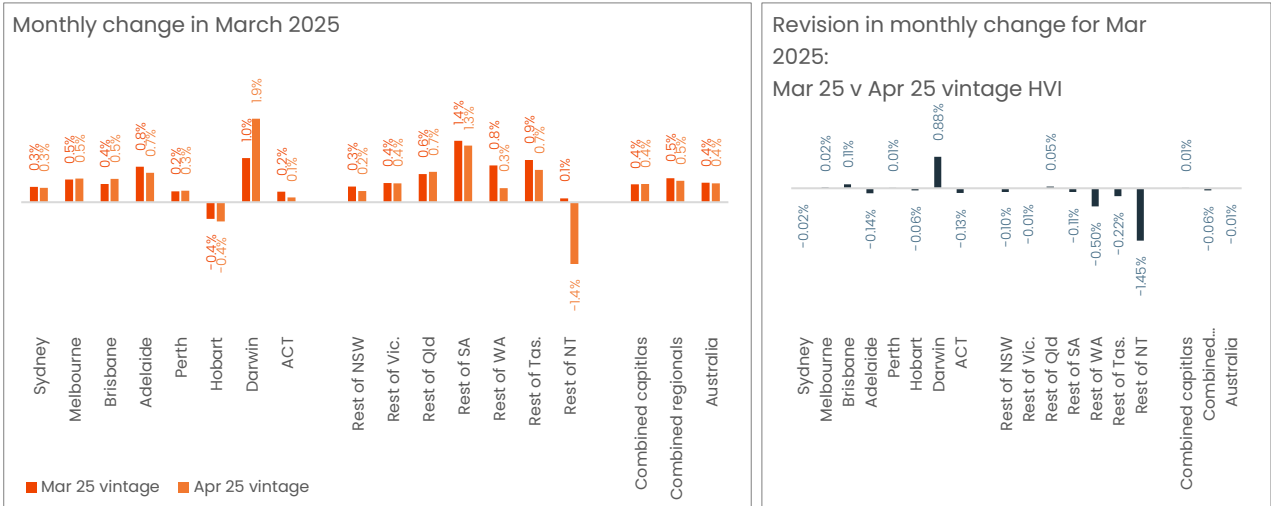
Median values refers to the middle of valuations observed in the region

Growth rates are based on changes in the CoreLogic 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 April 2025

Prior month level of revision



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

Methodology

The CoreLogic 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/

CoreLogic 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. CoreLogic 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 CoreLogic Hedonic Home Value Index.

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