# CoreLogic

# Housing affordability across the federal electorates

By Tim Lawless, Research Director, CoreLogic Australia

Housing has emerged as a pivotal issue in the upcoming federal election, with housing policies taking centre stage in the political debate and dominating discussion among voters.

And rightly so. An imbalance between housing supply and demand, alongside cost-of-living pressures, high interest rates and low savings has pushed the cost of owning or renting a home higher, placing immense pressure on many Australians, particularly first-time homebuyers and renters.

However, this isn't a new problem. Housing affordability challenges have been with us for a long time and most economists agree that policies announced in the lead up to the election are more focussed on applying a Band-Aid to the symptoms of housing affordability rather than addressing the underlying issues that have created such an unaffordable housing sector: a long running under-supply of appropriate housing relative to demand.

CoreLogic produces four different measures of housing affordability. Each of them was either equal to or at new record highs for unaffordability at the end of 2024.

Nationally, the ratio of dwelling values to household incomes has been above 6 consistently since 2003, reaching a record high in 2022 and again in December 2024 at 8.0. A ratio of 8 means a household on the

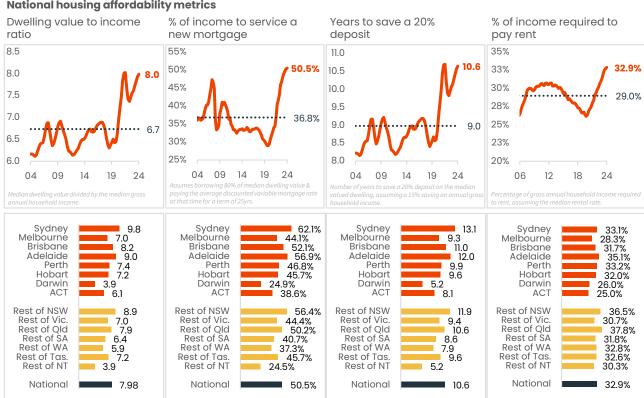
median income would be spending eight times their annual gross income to purchase the median value dwelling.

Similarly, based on serviceability metrics for a new mortgage, the median income household would require more than 30% of their gross income for mortgage repayments on the median dwelling value since 2002. The only respite was in 2020, when interest rates fell to emergency lows and housing values hadn't yet rocketed higher. In December, a median-income household purchasing the median value dwelling with a 20% deposit would be dedicating just over half their gross annual income to mortgage repayments.

It's also taking a record number of years to save for a 20% deposit at 10.6 years, assuming a household can save 15% of their income, which is a major challenge when cost of living pressures have been high. **To make** matters worse, rental affordability has never been this stretched, with rental households requiring roughly one third of their income to pay rent.

Geographically, Sydney stands out with the most severe levels of housing unaffordability, apart from rental affordability, where Adelaide is the most stretched. At the other end of the spectrum is Darwin, where a more balanced level of demand and supply has kept housing relatively affordable.

#### National housing affordability metrics



Source: CoreLogic, ANU Centre for Social Research & Methods

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**As of December, the most unaffordable electorates to buy a home are mostly located in Sydney**, with 4 of the top 5 and 12 of the top 20 most unaffordable electorates.

The list was topped by the electorate of Bradfield, which includes the North Sydney and Hornsby region, with a dwelling value to income ratio of 16.5. Bradfield has recorded the highest dwelling value to income ratio of any electorate consistently since the final quarter of 2018, and prior to that was ranked either number one or two nationally since 2013.

While the electorate of Wentworth (ranked 12<sup>th</sup> most unaffordable) is home to more expensive suburbs, such as Bellevue Hill and Vaucluse, and has a slightly lower *median* income than across the Bradfield electorate. However, it's also an electorate with much higher housing density. In the Wentworth electorate, 69% of dwellings are classified as units, compared with just 40% of housing in Bradfield. It's a timely reminder about the affordability benefits that a diverse range of housing stock can provide.

Outside of Sydney, Regional NSW and Regional Qld both accounted for three electorates in the top 20, with Richmond recording the highest dwelling value to income ratio. Richmond, located in northern NSW and including high-profile coastal markets like Byron Bay, recorded a dwelling value to income ratio of 12.4, the highest of any regional market nationally. Before the pandemic, the electorate of Richmond was ranked 21st most unaffordable nationally, however, significant value growth through the pandemic saw affordability metrics across most lifestyle markets worsen substantially, with Richmond now ranked the 5th most unaffordable electorate nationally to purchase a home.

#### Most unaffordable electorates to buy a home

National ranking   Electorate   Region   SAA sub-region   Walley   North Sydney and Hornsby   \$2,720,471   Miles   North Sydney   Northern Beaches   \$2,191,925   \$2,096   \$2,396   \$16.5   \$10.096   \$21.99   \$35.496					DWELLING VALUES		UES				
Region   SAS sub-règion   Nature   value   v	National				Median	12 month	5vr change	Value to	% of income to	Years to	% of
Bradfield   Sydney   North Sydney and Hornsby   \$2,720,471   0.6%   25.3%   16.5   10.40%   21.9   35.4%		Electorate	Region	SA4 sub-region	-						
2         Mackellar         Sydney         Northern Beaches         \$2,191,925         -2.0%         28.2%         14.1         89.2%         18.8         39.5%           3         Banks         Sydney         Inner South West         \$1,463,950         3.7%         32.6%         13.1         82.5%         17.4         35.8%           5         Richmond         Rest of NSW         Richmond - Tweed         \$1,101,902         2.8%         54.3%         12.4         78.4%         16.5         49.4%           6         Watson         Sydney         Inner South West         \$1,101,110         6.4%         30.2%         12.2         77.2%         16.3         40.6%           7         Chisholm         Melbourne         South East         \$1,382,854         -3.0%         10.8%         11.8         74.5%         15.7         33.0%           9         Mcpherson         Rest of Qld         Gold Coast         \$1,221,147         4.9%         73.9%         11.7         73.8%         15.7         31.8%           10         Hindmarsh         Adelaide         West         \$908,96         11.5%         73.9%         11.6         73.2%         15.4         42.0%           11         Cook	Ü									-	
Banks   Sydney   Inner South West   \$1,463,950   3.7%   32.6%   13.1   82.5%   17.4   35.8%			, ,								
4         Fowler         Sydney         South West         \$1,103,835         7.8%         37.4%         12.6         79.7%         16.8         39.9%           5         Richmond         Rest of NSW         Richmond - Tweed         \$1,107,902         2.8%         54.3%         12.4         78.8%         16.5         49.4%           6         Watson         Sydney         Inner South West         \$1,101,110         6.4%         30.2%         12.2         77.2%         16.3         40.6%           7         Chisholm         Melbourne         South East         \$1,382,854         -3.0%         10.8%         11.8         74.5%         15.7         33.0%           8         Grayndler         Sydney         Inner West         \$1,584,213         1.4%         23.9%         11.8         74.5%         15.7         31.8%           9         Mcpherson         Rest of Qld         Gold Coast         \$1,221,147         4.9%         73.9%         11.7         73.8%         15.6         45.6%           10         Hindmarsh         Adelaide         West         \$900,896         11.5%         73.2%         11.6         73.2%         15.6         42.0%           11         Cook         Sydney<			, ,								
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10	8	Grayndler	Sydney	Inner West	\$1,584,213	1.4%	23.9%	11.8	74.5%	15.7	31.8%
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12         Wentworth         Sydney         Eastern Suburbs         \$1,736,467         -3.0%         25.5%         11.4         72.4%         15.3         35.4%           13         Berowra         Sydney         North Sydney and Hornsby         \$1,757,500         0.3%         26.9%         11.4         71.9%         15.2         29.1%           14         Blakland         Sydney         Parramatta         \$1,120,137         5.0%         28.2%         11.4         71.8%         15.1         37.0%           15         Warringah         Sydney         North Sydney and Hornsby         \$1,811,721         -2.3%         21.0%         11.1         70.3%         14.8         30.7%           16         Mitchell         Sydney         Baulkham Hills and Hawkesbury         \$1,786,946         -1.7%         32.0%         11.1         70.0%         14.8         27.9%           17         Cunningham         Rest of NSW         Illawarra         \$1,006,328         1.2%         39.7%         10.9         68.9%         14.5         39.2%           18         Fairfax         Rest of NSW         Southern Highlands and Shoalhaven         \$874,882         0.6%         43.9%         10.8         68.4%         14.4         41.3% <td>10</td> <td>Hindmarsh</td> <td>Adelaide</td> <td>West</td> <td>\$908,896</td> <td>11.5%</td> <td>73.2%</td> <td>11.6</td> <td>73.2%</td> <td>15.4</td> <td>42.0%</td>	10	Hindmarsh	Adelaide	West	\$908,896	11.5%	73.2%	11.6	73.2%	15.4	42.0%
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14         Blaxland         Sydney         Parramatta         \$1,120,137         5.0%         28.2%         11.4         71.8%         15.1         37.0%           15         Warringah         Sydney         North Sydney and Hornsby         \$1,811,721         -2.3%         21.0%         11.1         70.3%         14.8         30.7%           16         Mitchell         Sydney         Baulkham Hills and Hawkesbury         \$1,786,946         -1.7%         32.0%         11.1         70.0%         14.8         27.9%           17         Cunningham         Rest of NSW         Illawarra         \$1,006,328         1.2%         39.7%         10.9         68.9%         14.5         39.2%           18         Fairfax         Rest of Qld         Sunshine Coast         \$1,006,328         1.2%         39.7%         10.9         68.8%         14.5         42.9%           19         Gilmore         Rest of NSW         Southern Highlands and Shoalhaven         \$874,882         0.6%         43.9%         10.8         68.4%         14.4         37.9%           20         Fisher         Rest of Qld         Sunshine Coast         \$1,019,235         7.7%         66.7%         10.8         68.1%         14.4         41.3%	12	Wentworth	Sydney	Eastern Suburbs	\$1,736,467	-3.0%	25.5%	11.4	72.4%	15.3	35.4%
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16         Mitchell         Sydney         Baulkham Hills and Hawkesbury         \$1,786,946         -1.7%         32.0%         11.1         70.0%         14.8         27.9%           17         Cunningham         Rest of NSW         Illawarra         \$1,006,328         1.2%         39.7%         10.9         68.9%         14.5         39.2%           18         Fairfax         Rest of Qld         Sunshine Coast         \$1,068,327         5.0%         70.1%         10.9         68.8%         14.5         42.9%           19         Gilmore         Rest of NSW         Southern Highlands and Shoalhaven         \$874,882         0.6%         43.9%         10.8         68.4%         14.4         37.9%           20         Fisher         Rest of Qld         Sunshine Coast         \$1,019,235         7.7%         66.7%         10.8         68.4%         14.4         37.9%           20         Fisher         Rest of Qld         Sunshine Coast         \$1,019,235         7.7%         66.7%         10.8         68.1%         14.4         41.3%           Highest ranking for each major region outside the top 20           26         Curtin         Perth         Inner         \$1,348,951         9.1%         57.4%         10	14	Blaxland	Sydney	Parramatta	\$1,120,137	5.0%	28.2%	11.4	71.8%	15.1	37.0%
17         Cunningham         Rest of NSW         Illawarra         \$1,006,328         1.2%         39.7%         10.9         68.9%         14.5         39.2%           18         Fairfax         Rest of Qld         Sunshine Coast         \$1,068,327         5.0%         70.1%         10.9         68.8%         14.5         42.9%           19         Gilmore         Rest of NSW         Southern Highlands and Shoalhaven         \$874,882         0.6%         43.9%         10.8         68.4%         14.4         37.9%           20         Fisher         Rest of Qld         Sunshine Coast         \$1,019,235         7.7%         66.7%         10.8         68.4%         14.4         41.3%           Highest ranking for each major region outside the top 20           26         Curtin         Perth         Inner         \$1,348,951         9.1%         57.4%         10.2         64.5%         13.6         32.5%           41         Bonner         Brisbane         South         \$1,170,743         6.0%         66.8%         9.3         58.9%         12.4         31.0%           66         Mayo         Rest of SA         South East         \$834,895         11.2%         79.0%         8.3         52.5%	15	Warringah	Sydney	North Sydney and Hornsby	\$1,811,721	-2.3%	21.0%	11.1	70.3%	14.8	30.7%
18         Fairfax         Rest of Qld         Sunshine Coast         \$1,068,327         5.0%         70.1%         10.9         68.8%         14.5         42.9%           19         Gilmore         Rest of NSW         Southern Highlands and Shoalhaven         \$874,882         0.6%         43.9%         10.8         68.4%         14.4         37.9%           20         Fisher         Rest of Qld         Sunshine Coast         \$1,019,235         7.7%         66.7%         10.8         68.4%         14.4         41.3%           Highest ranking for each major region outside the top 20           26         Curtin         Perth         Inner         \$1,348,951         9.1%         57.4%         10.2         64.5%         13.6         32.5%           41         Bonner         Brisbane         South         \$1,170,743         6.0%         66.8%         9.3         58.9%         12.4         31.0%           66         Mayo         Rest of SA         South East         \$834,895         11.2%         79.0%         8.3         52.5%         11.1         31.7%           73         Monash         Rest of Vic.         Latrobe - Gippsland         \$636,844         -3.3%         32.0%         8.0         50.8%	16	Mitchell	Sydney	Baulkham Hills and Hawkesbury	\$1,786,946	-1.7%	32.0%	11.1	70.0%	14.8	27.9%
19         Gilmore 20         Rest of NSW Rest of Qld         Southern Highlands and Shoalhaven 20         \$774,882         0.6%         43.9%         10.8         68.4%         14.4         37.9%           20         Fisher         Rest of Qld         Sunshine Coast         \$1,019,235         7.7%         66.7%         10.8         68.1%         14.4         41.3%           Highest ranking for each major region outside the top 20           26         Curtin         Perth         Inner         \$1,348,951         9.1%         57.4%         10.2         64.5%         13.6         32.5%           41         Bonner         Brisbane         South         \$1,710,743         6.0%         66.8%         9.3         58.9%         12.4         31.0%           66         Mayo         Rest of SA         South East         \$834,895         11.2%         79.0%         8.3         52.5%         11.1         31.7%           73         Monash         Rest of Vic.         Latrobe - Gippsland         \$636,844         -3.3%         32.0%         8.0         50.8%         10.7         32.5%           83         Franklin         Hobart         Hobart         \$711,006         1.9%         34.2%         7.7         48.9% </td <td>17</td> <td>Cunningham</td> <td>Rest of NSW</td> <td>Illawarra</td> <td>\$1,006,328</td> <td>1.2%</td> <td>39.7%</td> <td>10.9</td> <td>68.9%</td> <td>14.5</td> <td>39.2%</td>	17	Cunningham	Rest of NSW	Illawarra	\$1,006,328	1.2%	39.7%	10.9	68.9%	14.5	39.2%
20         Fisher         Rest of Qld         Sunshine Coast         \$1,019,235         7.7%         66.7%         10.8         68.1%         14.4         41.3%           Highest ranking for each major region outside the top 20           26         Curtin         Perth         Inner         \$1,348,951         9.1%         57.4%         10.2         64.5%         13.6         32.5%           41         Bonner         Brisbane         South         \$1,170,743         6.0%         66.8%         9.3         58.9%         12.4         31.0%           66         Mayo         Rest of SA         South East         \$834,895         11.2%         79.0%         8.3         52.5%         11.1         31.7%           73         Monash         Rest of Vic.         Latrobe - Gippsland         \$636,844         -3.3%         32.0%         8.0         50.8%         10.7         32.5%           83         Franklin         Hobart         Hobart         \$711,006         1.9%         34.2%         7.7         48.9%         10.3         32.1%           97         Lyons         Rest of Tas.         Launceston and North East         \$561,085         2.4%         50.8%         7.3         45.9%         9.7	18	Fairfax	Rest of Qld	Sunshine Coast	\$1,068,327	5.0%	70.1%	10.9	68.8%	14.5	42.9%
Highest ranking for each major region outside the top 20  26 Curtin Perth Inner \$1,348,951 9.1% 57.4% 10.2 64.5% 13.6 32.5% 41 Bonner Brisbane South \$1,170,743 6.0% 66.8% 9.3 58.9% 12.4 31.0% 66 Mayo Rest of SA South East \$34,895 11.2% 79.0% 8.3 52.5% 11.1 31.7% 73 Monash Rest of Vic. Latrobe - Gippsland \$636,844 -3.3% 32.0% 8.0 50.8% 10.7 32.5% 83 Franklin Hobart Hobart Hobart \$711,006 1.9% 34.2% 7.7 48.9% 10.3 32.1% 97 Lyons Rest of Tas. Launceston and North East \$561,085 2.4% 50.8% 7.3 45.9% 9.7 32.5% 115 Canberra ACT ACT \$925,853 -0.8% 28.1% 6.7 42.1% 8.9 26.5% 136 Oconnor Rest of WA Wheat Belt \$458,906 14.4% 77.6% 5.7 36.1% 7.6 34.5% 148 Lingiari Rest of NT Northern Territory - Outback \$441,927 -1.2% 6.7% 4.3 27.0% 5.7 30.8%	19	Gilmore	Rest of NSW	Southern Highlands and Shoalhaven	\$874,882	0.6%	43.9%	10.8	68.4%	14.4	37.9%
26         Curtin         Perth         Inner         \$1,348,951         9.1%         57.4%         10.2         64.5%         13.6         32.5%           41         Bonner         Brisbane         South         \$1,170,743         6.0%         66.8%         9.3         58.9%         12.4         31.0%           66         Mayo         Rest of SA         South East         \$34,895         11.2%         79.0%         8.3         52.5%         11.1         31.7%           73         Monash         Rest of Vic.         Latrobe - Gippsland         \$636,844         -3.3%         32.0%         8.0         50.8%         10.7         32.5%           83         Franklin         Hobart         \$711,006         1.9%         34.2%         7.7         48.9%         10.3         32.1%           97         Lyons         Rest of Tas.         Launceston and North East         \$561,085         2.4%         50.8%         7.3         45.9%         9.7         32.5%           115         Canberra         ACT         ACT         \$25,885         -0.8%         28.1%         6.7         42.1%         8.9         26.5%           136         Oconnor         Rest of WA         Wheat Belt         <	20	Fisher	Rest of Qld	Sunshine Coast	\$1,019,235	7.7%	66.7%	10.8	68.1%	14.4	41.3%
41         Bonner         Brisbane         South         \$1,170,743         6.0%         66.8%         9.3         58.9%         12.4         31.0%           66         Mayo         Rest of SA         South East         \$834,895         11.2%         79.0%         8.3         52.5%         11.1         31.7%           73         Monash         Rest of Vic.         Latrobe - Gippsland         \$636,844         -3.3%         32.0%         8.0         50.8%         10.7         32.5%           83         Franklin         Hobart         Hobart         \$711,006         1.9%         34.2%         7.7         48.9%         10.3         32.1%           97         Lyons         Rest of Tas.         Launceston and North East         \$561,085         2.4%         50.8%         7.3         45.9%         9.7         32.5%           115         Canberra         ACT         ACT         ACT         \$925,853         -0.8%         28.1%         6.7         42.1%         8.9         26.5%           136         Oconnor         Rest of WA         Wheat Belt         \$458,906         14.4%         77.6%         5.7         36.1%         7.6         34.5%           148         Lingiari	Highest ran	king for each maj	or region outs	ide the top 20							
66         Mayo         Rest of SA         South East         \$834,895         11.2%         79.0%         8.3         52.5%         11.1         31.7%           73         Monash         Rest of Vic.         Latrobe - Gippsland         \$636,844         -3.3%         32.0%         8.0         50.8%         10.7         32.5%           83         Franklin         Hobart         Hobart         \$711,006         1.9%         34.2%         7.7         48.9%         10.3         32.1%           97         Lyons         Rest of Tas.         Launceston and North East         \$561,085         2.4%         50.8%         7.3         45.9%         9.7         32.5%           115         Canberra         ACT         ACT         \$925,853         -0.8%         28.1%         6.7         42.1%         8.9         26.5%           136         Oconnor         Rest of WA         Wheat Belt         \$458,906         14.4%         77.6%         5.7         36.1%         7.6         34.5%           148         Lingiari         Rest of NT         Northern Territory - Outback         \$441,927         -1.2%         6.7%         4.3         27.0%         5.7         30.8%	26	Curtin	Perth	Inner	\$1,348,951	9.1%	57.4%	10.2	64.5%	13.6	32.5%
73         Monash         Rest of Vic.         Latrobe - Gippsland         \$636,844         -3.3%         32.0%         8.0         50.8%         10.7         32.5%           83         Franklin         Hobart         Hobart         \$711,006         1.9%         34.2%         7.7         48.9%         10.3         32.1%           97         Lyons         Rest of Tas.         Launceston and North East         \$561,085         2.4%         50.8%         7.3         45.9%         9.7         32.5%           115         Canberra         ACT         ACT         \$925,853         -0.8%         28.1%         6.7         42.1%         8.9         26.5%           136         Oconnor         Rest of WA         Wheat Belt         \$458,906         14.4%         77.6%         5.7         36.1%         7.6         34.5%           148         Lingiari         Rest of NT         Northern Territory - Outback         \$441,927         -1.2%         6.7%         4.3         27.0%         5.7         30.8%	41	Bonner	Brisbane	South	\$1,170,743	6.0%	66.8%	9.3	58.9%	12.4	31.0%
83         Franklin         Hobart         Hobart         \$711,006         1.9%         34.2%         7.7         48.9%         10.3         32.1%           97         Lyons         Rest of Tas.         Launceston and North East         \$561,085         2.4%         50.8%         7.3         45.9%         9.7         32.5%           115         Canberra         ACT         ACT         \$925,853         -0.8%         28.1%         6.7         42.1%         8.9         26.5%           136         Oconnor         Rest of WA         Wheat Belt         \$458,906         14.4%         77.6%         5.7         36.1%         7.6         34.5%           148         Lingiari         Rest of NT         Northern Territory - Outback         \$441,927         -1.2%         6.7%         4.3         27.0%         5.7         30.8%	66	Mayo	Rest of SA	South East	\$834,895	11.2%	79.0%	8.3	52.5%	11.1	31.7%
97         Lyons         Rest of Tas.         Launceston and North East         \$561,085         2.4%         50.8%         7.3         45.9%         9.7         32.5%           115         Canberra         ACT         ACT         \$925,853         -0.8%         28.1%         6.7         42.1%         8.9         26.5%           136         Oconnor         Rest of WA         Wheat Belt         \$458,906         14.4%         77.6%         5.7         36.1%         7.6         34.5%           148         Lingiari         Rest of NT         Northern Territory - Outback         \$441,927         -1.2%         6.7%         4.3         27.0%         5.7         30.8%	73	Monash	Rest of Vic.	Latrobe - Gippsland	\$636,844	-3.3%	32.0%	8.0	50.8%	10.7	32.5%
115     Canberra     ACT     ACT     \$925,853     -0.8%     28.1%     6.7     42.1%     8.9     26.5%       136     Oconnor     Rest of WA     Wheat Belt     \$458,906     14.4%     77.6%     5.7     36.1%     7.6     34.5%       148     Lingiari     Rest of NT     Northern Territory - Outback     \$441,927     -1.2%     6.7%     4.3     27.0%     5.7     30.8%	83	Franklin	Hobart	Hobart	\$711,006	1.9%	34.2%	7.7	48.9%	10.3	32.1%
136         Oconnor         Rest of WA         Wheat Belt         \$458,906         14.4%         77.6%         5.7         36.1%         7.6         34.5%           148         Lingiari         Rest of NT         Northern Territory - Outback         \$441,927         -1.2%         6.7%         4.3         27.0%         5.7         30.8%	97	Lyons	Rest of Tas.	Launceston and North East	\$561,085	2.4%	50.8%	7.3	45.9%	9.7	32.5%
148 Lingiari Rest of NT Northern Territory - Outback \$441,927 -1.2% 6.7% 4.3 27.0% 5.7 30.8%	115	Canberra	ACT	ACT	\$925,853	-0.8%	28.1%	6.7	42.1%	8.9	26.5%
	136	Oconnor	Rest of WA	Wheat Belt	\$458,906	14.4%	77.6%	5.7	36.1%	7.6	34.5%
150 Solomon Darwin Darwin \$503.294 2.7% 28.5% 4.2 26.6% 5.6 28.5%	148	Lingiari	Rest of NT	Northern Territory - Outback	\$441,927	-1.2%	6.7%	4.3	27.0%	5.7	30.8%
20070 0.0 20.070	150	Solomon	Darwin	Darwin	\$503,294	2.7%	28.5%	4.2	26.6%	5.6	28.5%

Source: CoreLogic, ANU ANU Centre for Social Research & Methods

Housing metrics are current to March 2025, Affordability metrics current to December 2024.

Value to income ratio the 50th percentile valuation of a region, divided by the annual household income estimate

% of income to pay rent the percentage of gross annual household income required to rent assuming the median rental rate

% of income to service a new mortgage assumes the owner has borrowed 80% of the median dwelling value and is paying the average discounted variable mortgage rate at that time for a term of 25 years

### Housing affordability across the federal electorates



The most affordable electorates to buy a home are concentrated in Regional Qld, comprising 6 of the 20 most affordable electorates nationally, followed by Melbourne (4) and Regional NSW (3).

The sole federal electorate in Darwin, Solomon, is the most affordable electorate to buy a home nationally. Importantly, Solomon doesn't have the lowest median dwelling value – that title goes to the electorate of Parkes in regional NSW. Rather, Solomon has a combination of relatively low housing values combined with relatively high incomes. In fact, housing values in Solomon remain 3.8% lower than their record highs recorded more than a decade ago in June 2014.

Among the capitals, the electorate of Melbourne stands out as the most affordable to buy, with the lowest dwelling value to income ratio at just 4.7. Melbourne is also the electorate with the highest proportion of units, which comprise nearly 80% of all dwellings. Mortgage serviceability on a new loan comes in under 30% at 29.7% and it would take a prospective household 'just' 6.3 years to save for a 20% deposit. Another factor that has supported the relatively affordable outcome is that dwelling values remain 7.5% below their record highs from 2022.

The electorates of Lalor and Hawke (ranked 12<sup>th</sup> and 13<sup>th</sup> nationally as most affordable to buy), located in Melbourne's outer West, are good examples of how greenfield supply additions can help to keep a lid on housing affordability. The density of housing stock in these electorates is very low, with units comprising just 8.3% and 7.5% of housing stock, respectively.

#### Most affordable electorates to buy a home

					ELLING VAL	UES	AFFORDABILITY METRICS				
National	Electorate	Davion	CA4 auch martine	Median	12 month	5yr change		% of income to	Years to	% of	
ranking	Electorate	Region	SA4 sub-region	dwelling value	change in values	in values	income ratio	service a new mortgage	save a 20% deposit	income to pay rent	
1	Solomon	Darwin	Darwin	\$503,294	2.7%	28.5%	4.2	26.6%	5.6	28.5%	
2	Parkes	Rest of NSW	Far West and Orana	\$356,952	4.2%	52.2%	4.2	26.7%	5.6	26.7%	
3	Lingiari	Rest of NT	Northern Territory - Outback	\$441,927	-1.2%	6.7%	4.3	27.0%	5.7	30.8%	
4	Melbourne	Melbourne	Inner	\$539,783	-4.4%	-3.9%	4.7	29.7%	6.3	29.3%	
5	Kennedy	Rest of Qld	Cairns	\$431,853	10.3%	49.3%	5.0	31.8%	6.7	30.4%	
6	Durack	Rest of WA	Outback (South)	\$489,617	14.6%	66.3%	5.1	32.1%	6.8	32.6%	
7	Grey	Rest of SA	Barossa - Yorke - Mid North	\$382,435	12.4%	73.7%	5.2	32.6%	6.9	27.9%	
8	Mallee	Rest of Vic.	North West	\$376,877	3.8%	44.2%	5.2	32.7%	6.9	30.1%	
9	Macnamara	Melbourne	Inner	\$652,257	-3.5%	-2.0%	5.2	32.7%	6.9	27.0%	
10	Capricornia	Rest of Qld	Central Queensland	\$551,098	15.1%	66.2%	5.2	32.9%	6.9	28.9%	
11	Maranoa	Rest of Qld	Darling Downs - Maranoa	\$425,182	15.1%	82.8%	5.4	34.1%	7.2	30.2%	
12	Lalor	Melbourne	West	\$632,138	-1.2%	14.6%	5.6	35.6%	7.5	23.2%	
13	Hawke	Melbourne	West	\$609,125	-0.9%	17.6%	5.6	35.7%	7.5	23.3%	
14	Dawson	Rest of Qld	Mackay - Isaac - Whitsunday	\$567,353	18.8%	62.2%	5.7	36.1%	7.6	34.1%	
15	Oconnor	Rest of WA	Wheat Belt	\$458,906	14.4%	77.6%	5.7	36.1%	7.6	34.5%	
16	Flynn	Rest of Qld	Central Queensland	\$483,287	20.4%	79.5%	5.7	36.2%	7.6	31.9%	
17	Farrer	Rest of NSW	Murray	\$480,503	5.0%	67.4%	5.9	37.0%	7.8	31.5%	
18	Herbert	Rest of Qld	Townsville	\$557,745	24.3%	70.1%	5.9	37.1%	7.8	30.1%	
19	Nicholls	Rest of Vic.	Shepparton	\$490,994	-1.6%	44.1%	5.9	37.2%	7.9	31.0%	
20	Riverina	Rest of NSW	Riverina	\$512,549	4.4%	68.0%	5.9	37.4%	7.9	28.8%	
Highest ran	king for each ma	jor region outsi	ide the top 20								
28	Perth	Perth	Inner	\$794,215	13.6%	62.6%	6.4	40.2%	8.5	29.6%	
30	Fenner	ACT	ACT	\$820,136	-0.8%	30.8%	6.4	40.4%	8.5	26.8%	
35	Brisbane	Brisbane	Brisbane Inner City	\$908,459	8.7%	52.6%	6.6	42.0%	8.9	27.7%	
38	Braddon	Rest of Tas.	West and North West	\$472,035	6.1%	55.6%	6.8	42.8%	9.0	31.3%	
50	Clark	Hobart	Hobart	\$643,810	-1.6%	19.3%	7.2	45.3%	9.6	32.0%	
59	Parramatta	Sydney	Parramatta	\$864,161	0.5%	18.5%	7.4	46.8%	9.9	29.9%	
79	Spence	Adelaide	North	\$631,111	14.8%	102.9%	8.1	51.0%	10.8	36.1%	

Source: CoreLogic, ANU ANU Centre for Social Research & Methods

Housing metrics are current to March 2025, Affordability metrics current to December 2024.

Value to income ratio the 50th percentile valuation of a region, divided by the annual household income estimate

% of income to pay rent the percentage of gross annual household income required to rent assuming the median rental rate

% of income to service a new mortgage assumes the owner has borrowed 80% of the median dwelling value and is paying the average discounted variable mortgage rate at that time for a term of 25 years



The most unaffordable electorates to rent are concentrated in regional markets, especially Regional Queensland and Regional NSW which together made up 13 of the top 20 most unaffordable electorates for renters. At a local level, the Eastern Seaboard electorates from Hinkler in the north to Cowper in the south comprised 10 of the top 12 most unaffordable electorates for renters. Rents have risen by more than 40% over the past five years across all these electorates except Page (37.4%).

Richmond (Northern NSW) and McPherson (Gold Coast) topped the list, with a rental household on the median income requiring more than 45% of their gross annual household income to service median rent. In reality, it is unlikely rental households would be able to dedicate this much of their income to pay rent. Instead, renters on the median income may be renting properties at the lower quartile of the market or forming larger group households in an effort to maximise the tenancy to cover their rental payments.

The most unaffordable capital city electorate for renting was Hindmarsh in Adelaide. Located in the western suburbs of Adelaide, rental rates in this electorate have increased by almost 48% over the past five years, taking the median dwelling rent to \$637/week. At a capital city level, Adelaide is the most unaffordable rental market, with a median income household requiring 35.1% of their gross annual income to cover the median rent.

#### Most unaffordable electorates to rent a home

				DW	ELLING RE	NTS		AFFORDABILITY METRICS			
National rank	Electorate	Region	SA4 sub-region	Median dwelling rent	12 month change in rent	5yr change in rent	% of income to pay rent	Value to income ratio	% of income to service a new mortgage	Years to save a 20% deposit	
1	Richmond	Rest of NSW	Richmond - Tweed	\$860	5.9%	49.2%	49.4%	12.4	78.4%	16.5	
2	Mcpherson	Rest of Qld	Gold Coast	\$944	5.2%	58.8%	45.6%	11.7	73.8%	15.6	
3	Cowper	Rest of NSW	Mid North Coast	\$603	5.9%	40.4%	44.1%	10.7	67.3%	14.2	
4	Moncrieff	Rest of Qld	Gold Coast	\$834	4.6%	54.5%	43.4%	9.8	61.9%	13.1	
5	Hinkler	Rest of Qld	Wide Bay	\$595	6.1%	55.4%	43.1%	9.2	58.3%	12.3	
6	Fairfax	Rest of Qld	Sunshine Coast	\$817	5.9%	50.4%	42.9%	10.9	68.8%	14.5	
7	Wide Bay	Rest of Qld	Wide Bay	\$623	8.2%	60.2%	42.8%	10.0	63.3%	13.4	
8	Hindmarsh	Adelaide	West	\$637	5.5%	47.6%	42.0%	11.6	73.2%	15.4	
9	Fisher	Rest of Qld	Sunshine Coast	\$763	5.6%	47.4%	41.3%	10.8	68.1%	14.4	
10	Page	Rest of NSW	Richmond - Tweed	\$590	5.1%	37.4%	40.7%	8.9	56.0%	11.8	
11	Watson	Sydney	Inner South West	\$708	1.6%	38.6%	40.6%	12.2	77.2%	16.3	
12	Fadden	Rest of Qld	Gold Coast	\$815	3.8%	54.0%	40.4%	9.4	59.4%	12.5	
13	Fowler	Sydney	South West	\$652	5.4%	38.7%	39.9%	12.6	79.7%	16.8	
14	Mackellar	Sydney	Northern Beaches	\$1,196	2.2%	32.0%	39.5%	14.1	89.2%	18.8	
15	Cunningham	Rest of NSW	Illawarra	\$725	4.7%	35.1%	39.2%	10.9	68.9%	14.5	
16	Kingsford Smith	Sydney	Eastern Suburbs	\$982	0.0%	35.6%	38.9%	10.7	67.6%	14.3	
17	Shortland	Rest of NSW	Newcastle and Lake Macquarie	\$681	8.6%	40.6%	38.5%	10.0	62.9%	13.3	
18	Kingston	Adelaide	South	\$615	5.5%	55.5%	38.2%	9.4	59.5%	12.5	
19	Makin	Adelaide	North	\$605	5.2%	49.7%	38.0%	9.3	58.8%	12.4	
20	Gilmore	Rest of NSW	Southern Highlands and Shoalhaven	\$598	2.5%	30.3%	37.9%	10.8	68.4%	14.4	
Highest rar	nking for each ma	jor region outs	side the top 20								
21	Forrest	Rest of WA	Bunbury	\$686	5.5%	67.3%	37.7%	7.8	49.4%	10.4	
22	Flinders	Melbourne	Mornington Peninsula	\$671	3.4%	37.4%	37.5%	10.6	67.3%	14.2	
24	Cowan	Perth	North West	\$721	8.9%	74.3%	37.4%	7.9	49.9%	10.5	
31	Gippsland	Rest of Vic.	Latrobe - Gippsland	\$461	6.0%	40.8%	36.6%	7.2	45.6%	9.6	
32	Bowman	Brisbane	East	\$749	4.5%	44.4%	36.4%	9.3	58.7%	12.4	
57	Bass	Rest of Tas.	Launceston and North East	\$494	2.8%	37.6%	32.9%	6.9	43.6%	9.2	
72	Franklin	Hobart	Hobart	\$576	4.1%	24.5%	32.1%	7.7	48.9%	10.3	
79	Mayo	Rest of SA	South East	\$608	6.5%	47.0%	31.7%	8.3	52.5%	11.1	
89	Lingiari	Rest of NT	Northern Territory - Outback	\$597	1.0%	13.0%	30.8%	4.3	27.0%	5.7	
118	Solomon	Darwin	Darwin	\$634	3.9%	39.7%	28.5%	4.2	26.6%	5.6	
138	Bean	ACT	ACT	\$675	1.1%	15.7%	26.9%	6.6	41.5%	8.8	

Source: CoreLogic, ANU ANU Centre for Social Research & Methods

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### Housing affordability across the federal electorates



The most affordable electorates to rent are clustered around the outer fringes of Melbourne, especially the outer West. Although rents in these outer areas have generally risen by more than 20% over the past five years, it has been from a relatively low base, and the pace of growth has eased over the past year. The median income household in these electorates would generally dedicate less than a quarter of their gross income towards renting – well below the national average of 32.8% and Greater Melbourne average of 28.3%. These electorates are also synonymous with greenfield housing supply, demonstrating the importance of new development in supporting healthy affordability outcomes.

The three electorates of the ACT (Canberra, Fenner and Bean) are all featured in the top 20 most affordable rental electorates, reflecting a relatively low rate of rental appreciation over the past five years. A strong supply response, especially across the unit sector of the ACT, has helped to keep a lid on rental growth across the region.

Two electorates from Regional Victoria made the top 20 list, with Ballarat (ranked 6<sup>th</sup> most affordable nationally) and Corangamite (8<sup>th</sup>) providing a reasonably affordable outcome for renters.

Brisbane also record two electorates on the top 20 most affordable for renters list, with Griffith (ranked 16<sup>th</sup> nationally) and Brisbane (17<sup>th</sup>). Even though rents have risen by close to 40% over the past five years in these electorates, affordability has remained reasonably healthy with the median income household requiring around 27% of their income to service median rent.

#### Most affordable electorates to rent a home

				DW	ELLING REI	NTS		AFFORDABILITY METRICS		
National ranking	Electorate	Region	SA4 sub-region	Median dwelling rent	12 month change in rent	5yr change in rent	% of income to pay rent	Value to income ratio	% of income to service a new mortgage	Years to save a 20% deposit
1	Lalor	Melbourne	West	\$495	-0.3%	25.6%	23.2%	5.6	35.6%	7.5
2	Hawke	Melbourne	West	\$478	1.8%	23.6%	23.3%	5.6	35.7%	7.5
3	Gellibrand	Melbourne	West	\$573	0.6%	25.9%	23.5%	6.1	38.9%	8.2
4	Gorton	Melbourne	West	\$522	2.9%	22.9%	24.1%	6.1	38.7%	8.2
5	Mcewen	Melbourne	North East	\$573	3.0%	28.9%	24.2%	6.1	38.5%	8.1
6	Ballarat	Rest of Vic.	Ballarat	\$451	3.6%	26.5%	25.3%	6.1	38.8%	8.2
7	Jagajaga	Melbourne	North East	\$654	3.7%	26.5%	26.1%	7.7	48.6%	10.2
8	Corangamite	Rest of Vic.	Geelong	\$545	2.8%	27.4%	26.3%	7.2	45.4%	9.6
9	Canberra	ACT	ACT	\$689	2.1%	15.8%	26.5%	6.7	42.1%	8.9
10	Fraser	Melbourne	West	\$520	2.7%	24.3%	26.7%	6.3	40.0%	8.4
11	Parkes	Rest of NSW	Far West and Orana	\$432	2.1%	35.2%	26.7%	4.2	26.7%	5.6
12	Fenner	ACT	ACT	\$667	1.6%	17.9%	26.8%	6.4	40.4%	8.5
13	Bean	ACT	ACT	\$675	1.1%	15.7%	26.9%	6.6	41.5%	8.8
14	Kooyong	Melbourne	Inner East	\$725	-0.6%	22.3%	27.0%	9.9	62.4%	13.2
15	Macnamara	Melbourne	Inner	\$674	1.0%	21.5%	27.0%	5.2	32.7%	6.9
16	Griffith	Brisbane	Brisbane Inner City	\$733	2.3%	39.3%	27.4%	7.7	48.4%	10.2
17	Brisbane	Brisbane	Brisbane Inner City	\$724	2.8%	38.3%	27.7%	6.6	42.0%	8.9
18	La Trobe	Melbourne	South East	\$608	3.4%	41.5%	27.7%	6.6	41.7%	8.8
19	Aston	Melbourne	Outer East	\$633	3.5%	25.2%	27.7%	7.8	49.1%	10.3
20	Greenway	Sydney	Blacktown	\$761	2.7%	32.6%	27.8%	9.0	56.6%	11.9
Highest rar	nking for each ma	ajor region out	side the top 20							
24	Grey	Rest of SA	Barossa - Yorke - Mid North	\$401	2.7%	42.4%	27.9%	5.2	32.6%	6.9
33	Solomon	Darwin	Darwin	\$634	3.9%	39.7%	28.5%	4.2	26.6%	5.6
37	Capricornia	Rest of Qld	Central Queensland	\$585	6.4%	48.2%	28.9%	5.2	32.9%	6.9
46	Perth	Perth	Inner	\$731	7.8%	66.8%	29.6%	6.4	40.2%	8.5
62	Lingiari	Rest of NT	Northern Territory - Outback	\$597	1.0%	13.0%	30.8%	4.3	27.0%	5.7
68	Braddon	Rest of Tas.	West and North West	\$443	5.1%	35.4%	31.3%	6.8	42.8%	9.0
77	Clark	Hobart	Hobart	\$570	5.1%	17.9%	32.0%	7.2	45.3%	9.6
83	Adelaide	Adelaide	Central and Hills	\$643	6.0%	39.9%	32.3%	8.5	53.6%	11.3
90	Durack	Rest of WA	Outback (South)	\$618	13.9%	65.7%	32.6%	5.1	32.1%	6.8

Source: CoreLogic, ANU ANU Centre for Social Research & Methods

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## Housing affordability metrics by Federal electorate

Net				DWE	LLING VALU	ES	DWELLING RENTS			AFFORDABILITY METRICS				
Asion   Melloum   Countract   Second	Electorate	Region	SA4 sub-region	dwelling	change in	change	dwelling	change in	change	income	income to	service a new	save a 20%	
Ballarat Rest of Vis. Ballarat   \$569.826   3.8%   20.5%   3451   3.6%   25.5%   6.1   25.3%   32.8%   8.2   17.8   Barkor Rost of SA   South East   \$469.800   12.7%   77.1%   34.0%   6.5%   4.4%   6.1   25.6%   35.6%   8.2.5%   17.8   Barkor Sydney Inner South West   \$450.800   12.7%   77.1%   34.0%   6.5%   4.4%   6.1   25.6%   35.6%   8.5.5%   17.1   Barton Sydney Inner South West   \$450.800   12.7%   77.1%   45.0%   34.0%   6.5%   4.4%   6.1   25.6%   35.2%   45.6%   0.2   Baan ACT   ACT   \$850.900   0.0%   32.2%   8575   1.1%   15.7%   6.6   26.0%   41.0%   8.8   Beneligio Rest of Vis.   Bendigo   \$859.800   0.0%   32.2%   8575   1.1%   15.7%   6.6   26.0%   41.0%   8.8   Beneligio Rest of Vis.   Bendigo   \$1.378.617   0.0%   22.9%   87.0%   10.5   Benericura Sydney   North Sydney and Hornstyn   \$1.775.00   0.0%   22.9%   87.0%   10.5   Blair Bishame   Sydney   North Sydney and Hornstyn   \$7.75.00   0.0%   22.9%   87.0%   10.5   Blair Bishame   South   \$1.100.137   36.0%   26.0%   26.0%   26.0%   26.0%   27.0%	Adelaide	Adelaide	Central and Hills	\$873,536	10.3%	59.9%	\$643	6.0%	39.9%	8.5	32.3%	53.6%	11.3	
Bankser Pact CA S. Cunter South West Barker Pact CA S. Cunter South Pact CA S.	Aston	Melbourne	Outer East	\$920,183	-1.3%	12.7%	\$633	3.5%	25.2%	7.8	27.7%	49.1%	10.3	
Barker   Rest of Task   South Earl   SABO, 90   12.7%   77.1%   SABO   5.9%   4.44%   0.51   29.6%   38.9%   8.1   17.8	Ballarat	Rest of Vic.	Ballarat	\$563,826	-3.8%	20.5%	\$451	3.6%	26.5%	6.1	25.3%	38.8%	8.2	
Barton   Sydney   Inner South West   S970,687   1.4%   21.8%   8786   0.9%   33.9%   8.8   35.2%   55.6%   11.7	Banks	Sydney	Inner South West	\$1,463,950	3.7%	32.6%	\$773	1.2%	36.1%	13.1	35.8%	82.5%	17.4	
Bass   Rest of Tas   Launceston and North East   \$350,005   1,79%   46,09%   \$434   2,89%   37.6%   6.9%   32.99%   43.89%   8.88     Benelligio   Rest of Vic.   Benelligio   S886,189   1,09%   32.29%   \$375   1,19%   15,77%   6.8   26.89%   41.05%   8.7     Benelligio   Sydney   Ryde   S1,379,617   0.99%   22.39%   \$379   1,89%   28.89%   1.39%   28.89%   1.39%   28.89%   1.39%   28.89%   1.39%   28.89%   1.39%   28.89%   1.39%   28.89%   1.39%   28.89%   1.39%   28.89%   1.39%   28.89%   1.39%   28.89%   1.39%   28.89%   1.39%   28.89%   1.39%   28.89%   1.39%   23.39	Barker	Rest of SA	South East	\$480,940	12.7%	77.1%	\$446	6.5%	44.4%	6.1	29.6%	38.5%	8.1	
Bearn   ACT	Barton	Sydney	Inner South West	\$970,587	1.4%	21.8%	\$786	0.9%	33.9%	8.8	35.2%	55.6%	11.7	
Bending   Rest of Vir.   Bendigo   S586,789   -1.01%   33.7%   S514   10.1%   40.2%   6.5%   28.8%   41.0%   8.7	Bass	Rest of Tas.	Launceston and North East	\$536,205	1.7%	46.0%	\$494	2.8%	37.6%	6.9	32.9%	43.6%	9.2	
Bennelong Sydney Nyte Sydney Sydney Sydney Sydney Sydney Althromapy Si,175,7500 0.3% 26.9% \$822 1.3% 52.4% 11.4 29.1% 71.9% 15.2 Berown Sydney North Sydney and Hornsby Si,175,7500 0.3% 26.9% \$822 1.3% 26.8% 11.4 29.1% 71.9% 15.2 Blaxtand Sydney Paramatta Si,120,137 5.0% 28.2% 5060 2.0% 36.7% 11.4 37.0% 71.8% 15.1 Blaxtand Sydney Paramatta Si,120,137 5.0% 28.2% 5060 2.0% 36.7% 11.4 37.0% 71.8% 15.1 Blaxtand Sydney Paramatta Si,120,137 5.0% 28.2% 5060 2.0% 36.7% 11.4 37.0% 71.8% 15.1 Blaxtand Sydney Paramatta Si,120,137 5.0% 28.2% 5060 2.0% 36.7% 11.4 37.0% 71.8% 15.1 Blaxtand Sydney Paramatta Si,120,137 5.0% 28.2% 5060 2.0% 36.7% 11.4 37.0% 71.8% 15.1 Blaxtand Sydney Paramatta Si,120,137 5.0% 28.2% 5060 2.0% 36.7% 11.4 37.0% 71.8% 15.1 Blaxtand Sydney Paramatta Si,120,137 5.0% 59.6% 71.8% 59.6	Bean	ACT	ACT	\$859,169	0.0%	32.2%	\$675	1.1%	15.7%	6.6	26.9%	41.5%	8.8	
Berrowra   Sydney   North Sydney and Hornsby   1,175,7500   0,3%   26,9%   822   1,3%   22,8%   11,4   29,1%   71,9%   10,5	Bendigo	Rest of Vic.	Bendigo	\$586,789	-1.0%	33.7%	\$514	10.1%	40.2%	6.5	28.8%	41.0%	8.7	
Blark	Bennelong	Sydney	Ryde	\$1,378,617	0.9%	22.9%	\$798	1.8%	28.4%	9.2	28.1%	58.4%	12.3	
Blastand   Sydney   Parramatta   \$1,120,137   5,0%   28,2%   5,0%   36,7%   11,4   37,0%   71,8%   15,1	Berowra	Sydney	North Sydney and Hornsby	\$1,757,500	0.3%	26.9%	\$822	1.3%	28.8%	11.4	29.1%	71.9%	15.2	
Bonnethe         Brisbane         South         \$1,170,743         6.0%         68.8%         8751         0.9%         37.1%         9.3         31.0%         58.9%         12.4           Boothby         Adelaide         South         \$390,355         11.5%         69.0%         57.8%         45.9%         44.7%         9.4         2.9%         59.9%         12.4           Braddon         Rest of Tas.         West and North West         \$1,000,765         9.6%         79.8%         57.49         4.5%         44.4%         9.3         36.4%         58.7%         12.4           Braddel         Syrey         North Sydney and Hornsby         \$27,204.71         0.6%         55.6%         84.33         5.1%         6.5         5.4%         10.0%         60.6         27.7%         42.0%         8.9           Braddel         Sydney         North Sydney and Hornsby         \$59.90         2.2%         52.6%         \$22.4         2.9%         38.3%         6.6         6.7         42.9%         48.9%           Braddel         Sydney         Bistane Inner City         \$9.808,459         1.2.4         1.9%         \$62.0%         4.5%         38.3%         6.6         6.7         7.0         3.2.8%         48.20	Blair	Brisbane	lpswich	\$720,810	11.7%	87.1%	\$565	4.2%	47.8%	7.8	32.2%	49.5%	10.5	
Boothby   Adelaide   South   Sep0.355   11.5%   Sep0.0%   Se62   5.1%   44.7%   9.4   32.9%   Sep1.3%   12.5   Bowman   Brisbane   East   S. West and North West   \$472.035   6.1%   5.6%   \$4.4%   \$7.5%   4.4%   6.8   31.3%   42.8%   9.0   Bradfield   Sydney   North Sydney and Hornsby   \$2.720.471   0.6%   25.3%   \$1.1%   5.5%   \$4.4%   6.8   31.3%   42.8%   9.0   Bradfield   Sydney   North Sydney and Hornsby   \$2.720.471   0.6%   25.3%   \$1.13   3.1%   25.3%   16.5   35.4%   104.0%   21.9   Bradfield   Perth   South West   \$809.236   8.7%   5.26%   \$7.24   2.8%   36.3%   16.5   35.4%   104.0%   21.9   Brisbane   Brisbane   Brisbane   Brisbane   Brisbane   Sydney   \$781.902   1.2%   19.6%   \$6.0%   \$8.3%   5.3%   6.6   27.7%   42.0%   8.9   Bruce   Melbourne   South East   \$781.902   1.2%   19.6%   \$6.0%   \$6.3%   \$6.13%   7.7   36.8%   46.6%   9.8   Bullwinkel   Perth   South East   \$781.902   1.2%   19.6%   \$6.0%   \$6.3%   \$6.13%   7.7   34.2%   48.6%   10.3   Burt   Perth   South East   \$781.902   1.2%   19.6%   \$6.3%   \$6.5%   \$6.13%   7.7   34.2%   48.6%   10.3   Burt   Perth   South East   \$781.902   1.2%   10.4%   9.7   49.4%   \$6.57   4.1%   71.2%   7.0   34.6%   44.0%   9.3   Brisbane   Brisbane   Brisbane   Sep0.25%   \$6.3%   \$6.5%   \$6.3%   \$6.5%   \$6.3%   \$6.5%   \$7.7%   \$4.2%   \$6.5%   \$9.3%   Brisbane   Brisbane   Sep0.25%   \$6.3%   \$6.5%   \$6.5	Blaxland	Sydney	Parramatta	\$1,120,137	5.0%	28.2%	\$696	2.6%	36.7%	11.4	37.0%	71.8%	15.1	
Brauch	Bonner	Brisbane	South	\$1,170,743	6.0%	66.8%	\$761	0.9%	37.1%	9.3	31.0%	58.9%	12.4	
Bradfoom   Rest of Tas.   West and North West   \$472,035   6.1%   5.6%   \$4.43   5.1%   35.4%   6.8   31.3%   42.8%   9.0	Boothby	Adelaide	South	\$990,355	11.5%	69.0%	\$662	5.1%	44.7%	9.4	32.9%	59.1%	12.5	
Branch   Sydney   North Sydney and Hornsby   \$2,720,471   0.6%   25.3%   \$1,134   3.1%   25.3%   16.5   35.4%   104.0%   21.9	Bowman	Brisbane	East	\$1,000,765	9.6%	79.8%	\$749	4.5%	44.4%	9.3	36.4%	58.7%	12.4	
Brand         Perth         South West         \$689,238         10.9%         99.7%         \$631         5.3%         67.1%         7.7         35.8%         48.6%         10.3           Brisbane         Brisbane         Brisbane Brisbane Inner City         \$908,499         8.7%         52.6%         \$724         2.8%         38.3%         7.4         29.6%         46.6%         9.8           Bultwinket         Perth         South East         \$783,009         14.1%         83.7%         6679         6.3%         61.3%         7.7         34.2%         48.6%         10.3           Bultwinket         Perth         South East         \$875,7994         10.4%         97.4%         \$677         4.1%         71.2%         7.0         34.6%         44.0%         9.3           Calare         Rest of NSW Central West         \$813,71         2.6%         54.3%         5530         2.6%         15.1%         7.7         34.2%         42.6%         40.0%         9.7           Calare         Rest of NW         Orth West         \$677,553         2.0%         15.1%         66.7         2.5%         6.7         26.5%         42.1%         8.9           Camberra         ACT         Mandurah <th< td=""><td>Braddon</td><td>Rest of Tas.</td><td>West and North West</td><td>\$472,035</td><td>6.1%</td><td>55.6%</td><td>\$443</td><td>5.1%</td><td>35.4%</td><td>6.8</td><td>31.3%</td><td>42.8%</td><td>9.0</td></th<>	Braddon	Rest of Tas.	West and North West	\$472,035	6.1%	55.6%	\$443	5.1%	35.4%	6.8	31.3%	42.8%	9.0	
Brisbane         Brisbane Inner City         \$908,459         8.7%         52.6%         \$724         2.8%         33.3%         6.6         27.7%         42.0%         8.9           Bruce         Melbourne         South East         \$731,902         1.2%         19.6%         8604         4.5%         38.3%         7.4         29.6%         46.6%         9.8           Butt         Perth         South East         \$731,902         1.2%         8679         6.3%         7.2%         32.6%         46.0%         9.3           Calare         Rest of NSW Central West         \$613,971         2.6%         54.3%         \$530         2.9%         6.7         29.4%         46.0%         9.0           Calwell         Melbourne         North West         \$675,553         2.0%         16.9%         5548         2.9.3%         6.7         26.5%         42.1%         8.9           Calwell         Melbourne         Nortal Quensland         \$722,172         11.3%         86.9%         21.1%         15.8%         65.0%         48.2%         52.2         29.9%         42.6%         9.2           Casey         Melbourne         Outre East         \$869,949         -2.6%         15.1%         8665	Bradfield	Sydney	North Sydney and Hornsby	\$2,720,471	0.6%	25.3%	\$1,134	3.1%	25.3%	16.5	35.4%	104.0%	21.9	
Bruce         Melbourne         South East         \$781,902         1.2%         1.9.6%         \$604         4.5%         3.3%         7.4         2.9.6%         4.6.6%         1.9.3           Bultwinkel         Perth         South East         \$578,309         14.4%         83.7%         \$579         6.3%         61.3%         7.2%         3.4.2%         48.6%         10.3           Calare         Rest of NSV Central West         \$613,971         2.6%         54.3%         \$657         4.18         2.9.%         6.7         2.9.4%         42.6%         9.0           Calwell         Melbourr         North West         \$675,553         2.0%         16.9%         \$580         2.1%         15.8%         6.7         2.9.4%         42.6%         9.0           Canning         Perth         Mandurah         \$722,172         11.3%         66.9%         \$617         3.4%         65.0%         6.7         2.9.4%         42.1%         8.9           Capricorial         Rest of Qid         Central Queensland         \$551,098         15.1%         66.2%         \$585         6.4%         48.2%         5.2         2.9.9%         3.9         6.9           Casey         Melbourne         Outre East	Brand	Perth	South West	\$689,236	10.9%	99.7%	\$631	5.3%	67.1%	7.7	35.8%	48.6%	10.3	
Bullwinkel         Perth         South East         \$783,009         14.1%         83.7%         \$679         6.3%         61.3%         7.7         34.2%         48.6%         10.3           Burt         Perth         South East         \$677,994         10.4%         97.4%         \$857         2.4%         11.2%         7.0         34.6%         40.0%         9.3           Calare         Rest of INSV Central West         \$613,971         2.6%         54.3%         \$530         2.6%         51.8%         7.3         32.8%         40.0%         9.7           Camberra         ACT         ACT         ACT         \$925,853         0.9%         8.18%         8.89         2.1%         15.8%         6.7         26.5%         42.1%         8.99           Caming         Perth         Mandurah         \$722,172         11.3%         86.9%         \$855         6.4%         48.2%         5.2         28.9%         32.9%         10.9           Casy         Melbourne         Outer East         \$869,949         2.6%         15.1%         \$665         4.8%         37.3%         7.8         10.0%         49.3%         10.4           Chifley         Shout         Bast own         \$551,983	Brisbane	Brisbane	Brisbane Inner City	\$908,459	8.7%	52.6%	\$724	2.8%	38.3%	6.6	27.7%	42.0%	8.9	
Burt         Perth         South East         \$677,994         10.4%         97.4%         \$657         4.1%         71.2%         70.         34.6%         44.0%         9.3           Calare         Rest of NSW - Central West         \$613,971         2.6%         54.3%         \$530         2.6%         35.1%         7.3         32.9%         46.0%         9.0           Camberra         ACT         ACT         \$925,853         -0.8%         28.1%         \$688         2.1%         15.8%         6.7         29.4%         42.6%         9.0           Canning         Perth         Mandurah         \$722,172         11.3%         66.9%         \$617         3.4%         66.0%         3.3         6.8%         52.2%         11.0           Cappricernial         Rest of Qld         Central Queenstand         \$551,098         15.1%         66.2%         \$585         6.4%         3.73%         7.8         31.0%         49.3%         10.4           Cappricernial         Bett of Qld         Central Queenstand         \$551,098         15.1%         66.2%         \$585         6.4%         37.3%         7.8         31.0%         49.3%         10.4           Cappricernia         Retbourne         Outh East <td>Bruce</td> <td>Melbourne</td> <td>South East</td> <td>\$781,902</td> <td>1.2%</td> <td>19.6%</td> <td>\$604</td> <td>4.5%</td> <td>38.3%</td> <td>7.4</td> <td>29.6%</td> <td>46.6%</td> <td>9.8</td>	Bruce	Melbourne	South East	\$781,902	1.2%	19.6%	\$604	4.5%	38.3%	7.4	29.6%	46.6%	9.8	
Calare         Rest of NSW Central West         \$613,971         2.6%         54.3%         \$530         2.6%         35.1%         7.3         32.8%         46.0%         9.7           Calwell         Melbourne         North West         \$675,553         2.0%         16.9%         \$548         2.9%         29.3%         6.7         29.4%         42.6%         9.0           Canning         Perth         Mandurah         \$722,172         11.3%         86.9%         \$617         3.4%         66.0%         8.3         36.9%         52.2%         11.0           Casy         Melbourne         Outer East         \$869,949         2.6%         15.1%         66.2%         \$585         6.4%         48.2%         5.2         28.9%         32.9%         6.9           Childy         Sydney         Blacktown         \$958,515         5.5%         43.6%         \$635         3.1%         37.3%         8.2         28.1%         51.9%         10.9           Childy         Sydney         Blacktown         \$13,382,854         -3.0%         10.8%         \$570         5.1%         17.9%         7.2         32.0%         45.3%         9.6           Cok         Sydney         Suthland         \$1,57	Bullwinkel	Perth	South East	\$783,009	14.1%	83.7%	\$679	6.3%	61.3%	7.7	34.2%	48.6%	10.3	
Calare         Rest of NSW Central West         \$613,971         2.6%         54.3%         \$530         2.6%         35.1%         7.3         32.8%         46.0%         9.7           Calwell         Melbourne         North West         \$675,553         2.0%         16.9%         \$548         2.9%         29.3%         6.7         29.4%         42.6%         9.0           Canning         Perth         Mandurah         \$722,172         11.3%         86.9%         \$617         3.4%         66.0%         8.3         36.9%         52.2%         11.0           Casy         Melbourne         Outer East         \$869,949         2.6%         15.1%         66.2%         \$585         6.4%         48.2%         5.2         28.9%         32.9%         6.9           Childy         Sydney         Blacktown         \$958,515         5.5%         43.6%         \$635         3.1%         37.3%         8.2         28.1%         51.9%         10.9           Childy         Sydney         Blacktown         \$13,382,854         -3.0%         10.8%         \$570         5.1%         17.9%         7.2         32.0%         45.3%         9.6           Cok         Sydney         Suthland         \$1,57	Burt	Perth	South East		10.4%	97.4%	\$657	4.1%	71.2%	7.0	34.6%	44.0%	9.3	
Canberra         ACT         ACT         S925,853         -0.8%         28.1%         5689         2.1%         15.8%         6.7         26.5%         42.1%         8.9           Canning         Perth         Mandurah         \$722,172         11.3%         86.9%         \$617         3.4%         65.0%         8.3         36.8%         52.2%         11.0           Capricornia         Rest of QkI         Cuntral Queensland         \$551,098         15.1%         66.2%         \$585         6.4%         48.2%         5.2         28.9%         32.9%         6.9           Casey         Melbourne         Outer East         \$869,949         -2.6%         15.1%         \$665         4.8%         37.3%         7.8         31.0%         49.3%         10.4           Chifshor         Hobart         Bdeds,815         5.5%         43.6%         \$63.5         3.1%         37.3%         8.2         28.1%         51.9%         10.9           Clark         Hobart         \$643,810         -1.6%         19.3%         \$570         5.1%         42.1%         3.3%         8.2         28.1%         5.3%         46.7         6.0%         46.3%         9.2         46.3%         9.2         28.3%	Calare	Rest of NSW					\$530						9.7	
Canberra         ACT         ACT         S925,853         -0.8%         28.1%         \$689         2.1%         15.8%         6.7         26.5%         42.1%         8.9           Canning         Perth         Mandurah         \$722,172         11.3%         66.9%         \$617         3.4%         65.0%         8.3         36.8%         52.2%         11.0           Capriornia         Rest of Qld         Cuttral Queensland         \$551,098         15.1%         66.2%         \$586         6.4%         48.2%         5.2         28.9%         32.9%         6.0           Casey         Melbourne         Outer East         \$869,949         2.6%         15.1%         \$665         4.8%         37.3%         7.8         31.0%         49.3%         10.4           Chifely         Sydney         Blacktown         \$958,515         5.5%         43.6%         \$635         3.1%         37.3%         7.8         31.0%         44.5%         11.0           Chifely         Sydney         Blacktown         \$958,515         5.5%         43.6%         \$635         3.1%         37.3%         7.8         32.1%         45.3%         9.1           Clark         Hobart         Bothat         1.1%	Calwell	Melbourne	North West	\$675,553	2.0%	16.9%	\$548	2.9%	29.3%	6.7	29.4%	42.6%	9.0	
Canning   Perth   Mandurah   S722,172   11.3%   86.9%   \$6.17   3.4%   65.0%   8.3   36.8%   52.2%   11.0	Canberra	ACT	ACT		-0.8%	28.1%	\$689	2.1%	15.8%	6.7	26.5%	42.1%	8.9	
Capricomia         Rest of Qld         Central Queensland         \$55,098         15.1%         66.2%         \$585         6.4%         48.2%         5.2         28.9%         32.9%         6.9           Casey         Melbourne         Outer East         \$869,949         -2.6%         15.1%         \$665         4.8%         37.3%         7.8         31.0%         49.3%         10.4           Chiffley         Sydney         Blacktown         \$958,515         5.5%         43.6%         \$635         3.1%         37.3%         8.2         28.1%         51.9%         10.9           Clark         Hobart         Hobart         \$643,810         -1.6%         19.3%         \$779         2.8%         26.6%         11.8         33.0%         47.4%         5.3%         9.6           Cook         Sydney         Sutherland         \$1,574,549         1.1%         26.5%         \$874         1.0%         30.0%         11.5         32.8%         72.5%         15.3           Cooper         Melbourne         North East         \$824,197         -3.5%         7.6%         \$602         1.5%         25.4%         7.2         28.3%         45.7%         9.6           Corrangametre Strof Vic.         Geelong		Perth					\$617	3.4%	65.0%	8.3				
Casey         Melbourne         Outer East         \$869,949         -2.6%         15.1%         \$665         4.8%         37.3%         7.8         31.0%         49.3%         10.4           Chifley         Sydney         Blacktown         \$958,515         5.5%         43.6%         \$635         3.1%         37.3%         8.2         28.1%         51.9%         10.9           Chisholm         Melbourne         South East         \$1,382,854         -3.0%         10.8%         \$739         2.8%         26.6%         11.8         33.0%         74.5%         15.7           Clark         Hobart         Hobart         \$643,810         -1.6%         19.3%         \$570         5.1%         17.9%         7.2         32.0%         45.3%         9.6           Cook         Sydney         Sutherland         \$1,574,549         1.1%         26.5%         \$874         1.0%         30.0%         11.5         32.8%         72.5%         9.6           Corpic         Melbourne         North East         \$824,197         -3.5%         7.6%         \$602         1.5%         25.4%         7.4         28.2%         46.5%         9.8           Coring amilter Rest of Vivi.         Geelong         \$668,659 </td <td>_</td> <td></td>	_													
Chiffley         Sydney         Blacktown         \$958,515         5.5%         43.6%         \$635         3.1%         37.3%         8.2         28.1%         51.9%         10.9           Chisholm         Melbourne         South East         \$1,382,854         -3.0%         10.8%         \$739         2.8%         26.6%         11.8         33.0%         74.5%         15.7           Clark         Hobart         Hobart         \$643,810         -1.6%         19.3%         \$570         5.1%         17.9%         7.2         32.0%         45.3%         9.6           Cook         Sydney         Sutherland         \$1,574,549         1.1%         26.5%         \$7.4         1.0%         30.0%         11.5         32.8%         72.5%         15.5           Cooper         Melbourne         North East         \$824,197         -3.5%         7.6%         \$602         1.5%         25.4%         7.4         28.2%         46.5%         9.8           Corangamite Rest of Vic.         Geolog         \$760,827         -1.9%         25.2%         \$545         2.8%         27.4%         7.2         26.3%         45.4%         9.6           Coving         Rest of Vic.         Geolog         \$760,827	Casey	Melbourne	Outer East	\$869,949	-2.6%	15.1%	\$665	4.8%	37.3%	7.8	31.0%	49.3%	10.4	
Chisholm         Melbourne         South East         \$1,382,854         -3.0%         10.8%         \$739         2.8%         26.6%         11.8         33.0%         74.5%         15.7           Clark         Hobart         Hobart         \$643,810         -1.6%         19.3%         \$570         5.1%         17.9%         7.2         32.0%         45.3%         9.6           Cook         Sydney         Sutherland         \$1,574,549         1.1%         26.5%         8874         1.0%         30.0%         11.5         32.8%         72.5%         15.3           Cooper         Melbourne         North East         \$824,197         -3.5%         7.6%         \$602         1.5%         25.4%         7.4         28.2%         46.5%         9.8           Corrongamitre Rest of Vic.         Geelong         \$668,659         -2.1%         17.9%         \$511         2.4%         26.0%         7.2         28.3%         45.7%         9.6           Coron         Rest of NSW Mid North Coast         \$774,359         14.3%         82.8%         \$721         8.9%         74.3%         7.9         37.4%         49.9%         10.5           Cowper         Rest of NSW Mid North Coast         \$759,277         2.0	-				5.5%				37.3%				10.9	
Clark         Hobart         Hobart         \$643,810         -1.6%         19.3%         \$570         5.1%         17.9%         7.2         32.0%         45.3%         9.6           Cook         Sydney         Sutherland         \$1,574,549         1.1%         26.5%         \$874         1.0%         30.0%         11.5         32.8%         72.5%         15.3           Cooper         Melbourne         North East         \$824,197         -3.5%         7.6%         \$602         1.5%         25.4%         7.4         28.2%         46.5%         9.8           Corningamite Rest of Vic.         Geelong         \$760,827         -1.9%         25.2%         \$545         2.8%         27.4%         7.2         26.3%         45.4%         9.6           Corningamite Rest of Vic.         Geelong         \$668,659         -2.1%         17.9%         \$511         2.4%         26.0%         7.2         26.3%         45.4%         9.6           Cown         Perth         North West         \$774,359         14.3%         82.8%         \$721         8.9%         74.3%         7.9         37.4%         49.9%         10.5           Cowner         Rest of NSW Idl North Coast         \$759,277         2.0%	•		South East		-3.0%	10.8%	\$739	2.8%	26.6%	11.8	33.0%	74.5%	15.7	
Cook         Sydney         Sutherland         \$1,574,549         1.1%         26.5%         \$874         1.0%         30.0%         11.5         32.8%         72.5%         15.3           Cooper         Melbourne         North East         \$824,197         -3.5%         7.6%         \$602         1.5%         25.4%         7.4         28.2%         46.5%         9.8           Cornagamite Rest of Vic.         Geelong         \$760,827         -1.9%         25.2%         \$545         2.8%         27.4%         7.2         26.3%         45.4%         9.6           Cornor         Rest of Vic.         Geelong         \$668,659         -2.1%         17.9%         \$511         2.4%         26.0%         7.2         28.3%         45.7%         9.6           Cowner         Rest of NSW Mid North Coast         \$774,359         14.3%         82.8%         \$721         8.9%         74.3%         7.9         37.4%         49.9%         10.5           Cowner         Rest of NSW Mid North Coast         \$775,277         2.0%         50.8%         \$603         5.9%         40.4%         10.7         44.1%         67.3%         14.5           Curtin         Perith         Inner         \$1,348,951         9.1% <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>5.1%</td> <td></td> <td></td> <td></td> <td></td> <td></td>								5.1%						
Cooper         Melbourne         North East         \$824,197         -3.5%         7.6%         \$602         1.5%         25.4%         7.4         28.2%         46.5%         9.8           Corangamitte Rest of Vic.         Geelong         \$760,827         -1.9%         25.2%         \$545         2.8%         27.4%         7.2         26.3%         45.4%         9.6           Corio         Rest of Vic.         Geelong         \$668,659         -2.1%         17.9%         \$511         2.4%         26.0%         7.2         28.3%         45.7%         9.6           Cowan         Perth         North West         \$774,359         14.3%         82.8%         \$721         8.9%         74.3%         7.9         37.4%         49.9%         10.5           Cowper         Rest of NSW Mid North Coast         \$759,277         2.0%         50.8%         \$603         5.9%         40.4%         10.7         44.1%         67.3%         14.2           Cunningham Rest of NSW Illawarra         \$1,006,328         1.2%         39.7%         \$725         4.7%         35.1%         10.9         39.2%         68.9%         14.5           Curling         Perth         Inner         \$1,348,951         9.1%         57.4								1.0%	30.0%				15.3	
Corangamitle Rest of Vic. Geelong         \$760,827         -1.9%         25.2%         \$545         2.8%         27.4%         7.2         26.3%         45.4%         9.6           Corio         Rest of Vic. Geelong         \$668,659         -2.1%         17.9%         \$511         2.4%         26.0%         7.2         28.3%         45.7%         9.6           Cowan         Perth         North West         \$774,359         14.3%         82.8%         \$721         8.9%         74.3%         7.9         37.4%         49.9%         10.5           Cowper         Rest of NSW Mid North Coast         \$759,277         2.0%         50.8%         \$603         5.9%         40.4%         10.7         44.1%         67.3%         14.2           Cunningham Rest of NSW Illawarra         \$1,006,328         1.2%         39.7%         \$725         4.7%         35.1%         10.9         39.2%         68.9%         14.5           Curtin         Perth         Inner         \$1,348,951         9.1%         57.4%         \$912         7.1%         52.3%         10.2         32.5%         64.5%         13.6           Dawson         Rest of QI         Mackay - Isaac - Whitsunday         \$567,353         18.8%         62.2%<	Cooper		North East		-3.5%	7.6%		1.5%	25.4%	7.4	28.2%	46.5%	9.8	
Corio         Rest of Vic.         Geelong         \$668,659         -2.1%         17.9%         \$511         2.4%         26.0%         7.2         28.3%         45.7%         9.6           Cowan         Perth         North West         \$774,359         14.3%         82.8%         \$721         8.9%         74.3%         7.9         37.4%         49.9%         10.5           Cowper         Rest of NSW Mid North Coast         \$759,277         2.0%         50.8%         \$603         5.9%         40.4%         10.7         44.1%         67.3%         14.2           Cunningham Rest of NSW Illawarra         \$1,006,328         1.2%         39.7%         \$725         4.7%         35.1%         10.9         39.2%         68.9%         14.5           Curtin         Perth         Inner         \$1,348,951         9.1%         57.4%         \$912         7.1%         52.3%         10.2         32.5%         64.5%         13.6           Dawson         Rest of Qld         Mackay - Isaac - Whitsunday         \$567,353         18.8%         62.2%         \$632         8.0%         48.8%         5.7         34.1%         36.1%         7.6           Deakin         Melbourne         Outer East         \$1,002,417		Rest of Vic.	Geelong		-1.9%	25.2%	\$545	2.8%	27.4%	7.2	26.3%	45.4%	9.6	
Cowan         Perth         North West         \$774,359         14.3%         82.8%         \$721         8.9%         74.3%         7.9         37.4%         49.9%         10.5           Cowper         Rest of NSW Mid North Coast         \$759,277         2.0%         50.8%         \$603         5.9%         40.4%         10.7         44.1%         67.3%         14.2           Cunningham Rest of NSW Illawarra         \$1,006,328         1.2%         39.7%         \$725         4.7%         35.1%         10.9         39.2%         68.9%         14.5           Curtin         Perth         Inner         \$1,348,951         9.1%         57.4%         \$912         7.1%         52.3%         10.2         32.5%         64.5%         13.6           Dawson         Rest of Qld         Mackay - Isaac - Whitsunday         \$567,353         18.8%         62.2%         \$632         8.0%         48.8%         5.7         34.1%         36.1%         7.6           Deakin         Melbourne         Outer East         \$1,002,417         -3.5%         9.2%         \$637         3.7%         28.7%         8.8         29.0%         55.7%         11.7           Dickson         Brisbane         Moreton Bay - South         \$935,071<	_		•											
Cowper         Rest of NSW Mid North Coast         \$759,277         2.0%         50.8%         \$603         5.9%         40.4%         10.7         44.1%         67.3%         14.2           Cunningham Rest of NSW Illawarra         \$1,006,328         1.2%         39.7%         \$725         4.7%         35.1%         10.9         39.2%         68.9%         14.5           Curtin         Perth         Inner         \$1,348,951         9.1%         57.4%         \$912         7.1%         52.3%         10.2         32.5%         64.5%         13.6           Dawson Rest of Qld Mackay - Isaac - Whitsunday         \$567,353         18.8%         62.2%         \$632         8.0%         48.8%         5.7         34.1%         36.1%         7.6           Deakin Melbourne Outer East         \$1,002,417         -3.5%         9.2%         \$637         3.7%         28.7%         8.8         29.0%         55.7%         11.7           Dickson Brisbane Moreton Bay - South         \$935,071         9.0%         70.6%         \$673         3.7%         40.0%         7.4         28.0%         46.8%         9.9           Dobell Sydney Central Coast         \$903,324         2.3%         47.7%         \$683         6.6%         38.1%         9.1<			-											
Cunningham Rest of NSW Illawarra         \$1,006,328         1.2%         39.7%         \$725         4.7%         35.1%         10.9         39.2%         68.9%         14.5           Curtin         Perth         Inner         \$1,348,951         9.1%         57.4%         \$912         7.1%         52.3%         10.2         32.5%         64.5%         13.6           Dawson         Rest of Qld         Mackay-Isaac - Whitsunday         \$567,353         18.8%         62.2%         \$632         8.0%         48.8%         5.7         34.1%         36.1%         7.6           Deakin         Melbourne         Outer East         \$1,002,417         -3.5%         9.2%         \$637         3.7%         28.7%         8.8         29.0%         55.7%         11.7           Dickson         Brisbane         Moreton Bay - South         \$935,071         9.0%         70.6%         \$673         3.7%         40.0%         7.4         28.0%         46.8%         9.9           Dobell         Sydney         Central Coast         \$903,324         2.3%         47.7%         \$683         6.6%         38.1%         9.1         35.7%         57.5%         12.1           Dunkley         Melbourne         Mornington Pen		Rest of NSW												
Curtin         Perth         Inner         \$1,348,951         9.1%         57.4%         \$912         7.1%         52.3%         10.2         32.5%         64.5%         13.6           Dawson         Rest of Qld         Mackay - Isaac - Whitsunday         \$567,353         18.8%         62.2%         \$632         8.0%         48.8%         5.7         34.1%         36.1%         7.6           Deakin         Melbourne         Outer East         \$1,002,417         -3.5%         9.2%         \$637         3.7%         28.7%         8.8         29.0%         55.7%         11.7           Dickson         Brisbane         Moreton Bay - South         \$935,071         9.0%         70.6%         \$673         3.7%         40.0%         7.4         28.0%         46.8%         9.9           Dobell         Sydney         Central Coast         \$903,324         2.3%         47.7%         \$683         6.6%         38.1%         9.1         35.7%         57.5%         12.1           Dunkley         Melbourne         Mornington Peninsula         \$768,041         -1.4%         20.0%         \$612         5.7%         38.5%         7.1         29.5%         44.7%         9.4           Durack         Rest of NW														
Dawson         Rest of Qld         Mackay - Isaac - Whitsunday         \$567,353         18.8%         62.2%         \$632         8.0%         48.8%         5.7         34.1%         36.1%         7.6           Deakin         Melbourne         Outer East         \$1,002,417         -3.5%         9.2%         \$637         3.7%         28.7%         8.8         29.0%         55.7%         11.7           Dickson         Brisbane         Moreton Bay - South         \$935,071         9.0%         70.6%         \$673         3.7%         40.0%         7.4         28.0%         46.8%         9.9           Dobell         Sydney         Central Coast         \$903,324         2.3%         47.7%         \$683         6.6%         38.1%         9.1         35.7%         57.5%         12.1           Dunkley         Melbourne         Mornington Peninsula         \$768,041         -1.4%         20.0%         \$612         5.7%         38.5%         7.1         29.5%         44.7%         9.4           Durack         Rest of WA         Outback (South)         \$489,617         14.6%         66.3%         \$618         13.9%         65.7%         5.1         32.6%         32.1%         6.8           Eden-Monaro         <	_													
Deakin         Melbourne         Outer East         \$1,002,417         -3.5%         9.2%         \$637         3.7%         28.7%         8.8         29.0%         55.7%         11.7           Dickson         Brisbane         Moreton Bay - South         \$935,071         9.0%         70.6%         \$673         3.7%         40.0%         7.4         28.0%         46.8%         9.9           Dobell         Sydney         Central Coast         \$903,324         2.3%         47.7%         \$683         6.6%         38.1%         9.1         35.7%         57.5%         12.1           Dunkley         Melbourne         Mornington Peninsula         \$768,041         -1.4%         20.0%         \$612         5.7%         38.5%         7.1         29.5%         44.7%         9.4           Durack         Rest of WA         Outback (South)         \$489,617         14.6%         66.3%         \$618         13.9%         65.7%         5.1         32.6%         32.1%         6.8           Eden-Monaro         Rest of NSW Capital Region         \$756,225         1.4%         51.0%         \$583         2.0%         26.0%         7.4         28.8%         46.9%         9.9           Fadden         Rest of Qld <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>														
Dickson         Brisbane         Moreton Bay - South         \$935,071         9.0%         70.6%         \$673         3.7%         40.0%         7.4         28.0%         46.8%         9.9           Dobell         Sydney         Central Coast         \$903,324         2.3%         47.7%         \$683         6.6%         38.1%         9.1         35.7%         57.5%         12.1           Dunkley         Melbourne         Mornington Peninsula         \$768,041         -1.4%         20.0%         \$612         5.7%         38.5%         7.1         29.5%         44.7%         9.4           Durack         Rest of WA         Outback (South)         \$489,617         14.6%         66.3%         \$618         13.9%         65.7%         5.1         32.6%         32.1%         6.8           Eden-Monaro         Rest of NSW Capital Region         \$756,225         1.4%         51.0%         \$583         2.0%         26.0%         7.4         28.8%         46.9%         9.9           Fadden         Rest of Qld         Gold Coast         \$981,296         6.2%         76.2%         \$815         3.8%         54.0%         9.4         40.4%         59.4%         12.5           Fairfax         Rest of Qld <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>														
Dobell         Sydney         Central Coast         \$903,324         2.3%         47.7%         \$683         6.6%         38.1%         9.1         35.7%         57.5%         12.1           Dunkley         Melbourne         Mornington Peninsula         \$768,041         -1.4%         20.0%         \$612         5.7%         38.5%         7.1         29.5%         44.7%         9.4           Durack         Rest of WA         Outback (South)         \$489,617         14.6%         66.3%         \$618         13.9%         65.7%         5.1         32.6%         32.1%         6.8           Eden-Monaro         Rest of NSW Capital Region         \$756,225         1.4%         51.0%         \$583         2.0%         26.0%         7.4         28.8%         46.9%         9.9           Fadden         Rest of Qld         Gold Coast         \$981,296         6.2%         76.2%         \$815         3.8%         54.0%         9.4         40.4%         59.4%         12.5           Fairfax         Rest of Qld         Sunshine Coast         \$1,068,327         5.0%         70.1%         \$817         5.9%         50.4%         10.9         42.9%         68.8%         14.5														
Dunkley         Melbourne         Mornington Peninsula         \$768,041         -1.4%         20.0%         \$612         5.7%         38.5%         7.1         29.5%         44.7%         9.4           Durack         Rest of WA         Outback (South)         \$489,617         14.6%         66.3%         \$618         13.9%         65.7%         5.1         32.6%         32.1%         6.8           Eden-Monaro         Rest of NSW Capital Region         \$756,225         1.4%         51.0%         \$583         2.0%         26.0%         7.4         28.8%         46.9%         9.9           Fadden         Rest of Qld         Gold Coast         \$981,296         6.2%         76.2%         \$815         3.8%         54.0%         9.4         40.4%         59.4%         12.5           Fairfax         Rest of Qld         Sunshine Coast         \$1,068,327         5.0%         70.1%         \$817         5.9%         50.4%         10.9         42.9%         68.8%         14.5			•											
Durack         Rest of WA         Outback (South)         \$489,617         14.6%         66.3%         \$618         13.9%         65.7%         5.1         32.6%         32.1%         6.8           Eden-Monaro         Rest of NSW Capital Region         \$756,225         1.4%         51.0%         \$583         2.0%         26.0%         7.4         28.8%         46.9%         9.9           Fadden         Rest of Qld         Gold Coast         \$981,296         6.2%         76.2%         \$815         3.8%         54.0%         9.4         40.4%         59.4%         12.5           Fairfax         Rest of Qld         Sunshine Coast         \$1,068,327         5.0%         70.1%         \$817         5.9%         50.4%         10.9         42.9%         68.8%         14.5														
Eden-Monaro         Rest of NSW Capital Region         \$756,225         1.4%         51.0%         \$583         2.0%         26.0%         7.4         28.8%         46.9%         9.9           Fadden         Rest of Qld         Gold Coast         \$981,296         6.2%         76.2%         \$815         3.8%         54.0%         9.4         40.4%         59.4%         12.5           Fairfax         Rest of Qld         Sunshine Coast         \$1,068,327         5.0%         70.1%         \$817         5.9%         50.4%         10.9         42.9%         68.8%         14.5			-											
Fadden         Rest of Qld         Gold Coast         \$981,296         6.2%         76.2%         \$815         3.8%         54.0%         9.4         40.4%         59.4%         12.5           Fairfax         Rest of Qld         Sunshine Coast         \$1,068,327         5.0%         70.1%         \$817         5.9%         50.4%         10.9         42.9%         68.8%         14.5	Eden-		, ,											
Fairfax Rest of Qld Sunshine Coast \$1,068,327 5.0% 70.1% \$817 5.9% 50.4% 10.9 42.9% 68.8% 14.5		Rest of Old	Gold Coast	\$981 296	6.2%	76 2%	\$815	3.8%	54.0%	9.4	40.4%	59.4%	12.5	
		-												
	Farrer			\$480,503	5.0%	67.4%	\$487	4.4%	34.6%	5.9	31.5%	37.0%	7.8	

Source: CoreLogic, ANU ANU Centre for Social Research & Methods

Housing metrics are current to March 2025, Affordability metrics current to December 2024.

Value to income ratio the 50th percentile valuation of a region, divided by the annual household income estimate

% of income to pay rent the percentage of gross annual household income required to rent assuming the median rental rate

% of income to service a new mortgage assumes the owner has borrowed 80% of the median dwelling value and is paying the average discounted variable mortgage rate at that time for a term of 25 years

## Housing affordability metrics by Federal electorate (cont'd)

			DWE	LLING VALUI	ES	DW	ELLING REN	TS	AFFORDABILITY METRICS			s
Electorate	Region	SA4 sub-region	Median dwelling value	12 month change in values	5yr change in values	Median dwelling rent	12 month change in rent	5yr change in rent	Value to income ratio	% of income to pay rent	% of income to service a new mortgage	Years to save a 20% deposit
Fenner	ACT	ACT	\$820,136	-0.8%	30.8%	\$667	1.6%	17.9%	6.4	26.8%	40.4%	8.5
Fisher	Rest of Qld	Sunshine Coast	\$1,019,235	7.7%	66.7%	\$763	5.6%	47.4%	10.8	41.3%	68.1%	14.4
Flinders	Melbourne	Mornington Peninsula	\$975,995	-6.3%	25.2%	\$671	3.4%	37.4%	10.6	37.5%	67.3%	14.2
Flynn	Rest of Qld	Central Queensland	\$483,287	20.4%	79.5%	\$518	7.0%	57.8%	5.7	31.9%	36.2%	7.6
Forde	Brisbane	Logan - Beaudesert	\$821,259	10.0%	83.5%	\$654	4.1%	51.0%	7.8	32.2%	49.4%	10.4
Forrest	Rest of WA	Bunbury	\$730,646	14.0%	88.8%	\$686	5.5%	67.3%	7.8	37.7%	49.4%	10.4
Fowler	Sydney	South West	\$1,103,835	7.8%	37.4%	\$652	5.4%	38.7%	12.6	39.9%	79.7%	16.8
Franklin	Hobart	Hobart	\$711,006	1.9%	34.2%	\$576	4.1%	24.5%	7.7	32.1%	48.9%	10.3
Fraser	Melbourne	West	\$655,937	-1.6%	4.7%	\$520	2.7%	24.3%	6.3	26.7%	40.0%	8.4
Fremantle	Perth	South West	\$887,742	11.7%	75.2%	\$750	6.3%	65.4%	8.4	36.7%	53.3%	11.2
Gellibrand	Melbourne	West	\$788,254	0.0%	11.6%	\$573	0.6%	25.9%	6.1	23.5%	38.9%	8.2
Gilmore	Rest of NSW	Southern Highlands and Shoalhaven	\$874,882	0.6%	43.9%	\$598	2.5%	30.3%	10.8	37.9%	68.4%	14.4
Gippsland	Rest of Vic.	Latrobe - Gippsland	\$459,562	-0.6%	44.5%	\$461	6.0%	40.8%	7.2	36.6%	45.6%	9.6
Goldstein		Inner South	\$1,390,890	-4.8%	9.2%	\$843	2.6%	18.8%	9.9	31.7%	62.3%	13.1
Gorton		West	\$698,568	-0.7%	13.2%	\$522	2.9%	22.9%	6.1	24.1%	38.7%	8.2
Grayndler	Sydney	Inner West	\$1,584,213	1.4%	23.9%	\$845	1.2%	30.3%	11.8	31.8%	74.5%	15.7
Greenway	Sydney	Blacktown	\$1,276,352	1.8%	41.5%	\$761	2.7%	32.6%	9.0	27.8%	56.6%	11.9
Grey	Rest of SA	Barossa - Yorke - Mid North	\$382,435	12.4%	73.7%	\$401	2.7%	42.4%	5.2	27.9%	32.6%	6.9
Griffith	Brisbane	Brisbane Inner City	\$1,046,397	7.7%	58.5%	\$733	2.3%	39.3%	7.7	27.4%	48.4%	10.2
Groom		Toowoomba	\$672,983	13.1%	73.1%	\$546	5.7%	46.9%	7.1	29.7%	45.0%	9.5
Hasluck	Perth	North East	\$781,497	16.8%	85.0%	\$712	6.7%	71.9%	7.1	33.1%	44.5%	9.4
Hawke		West		-0.9%	17.6%	\$478	1.8%	23.6%	5.6	23.3%	35.7%	7.5
Herbert		Townsville	\$609,125	24.3%	70.1%		7.7%	42.2%	5.0		37.1%	7.8
	•		\$557,745			\$540		47.6%		30.1%	73.2%	15.4
Hindmarsh	Adelaide	West	\$908,896	11.5%	73.2%	\$637	5.5%		11.6	42.0%		
Hinkler	-	Wide Bay	\$655,364	11.6%	92.2%	\$595	6.1%	55.4%	9.2	43.1%	58.3%	12.3
Holt		South East	\$737,193	0.2%	24.2%	\$598	3.6%	38.7%	6.6	27.9%	41.6%	8.8
Hotham		South East	\$867,956	-2.6%	7.7%	\$632	3.2%	30.0%	8.1	30.4%	51.0%	10.8
Hughes	Sydney	Sutherland	\$1,274,232	2.5%	34.6%	\$797	1.9%	35.3%	9.3	29.0%	58.6%	12.4
Hume	Sydney	Outer South West	\$1,122,205	6.6%	48.4%	\$733	3.9%	39.6%	9.8	33.9%	61.7%	13.0
Hunter		Hunter Valley exc Newcastle	\$774,004	5.2%	69.1%	\$619	6.6%	41.2%	7.7	32.4%	48.7%	10.3
Indi	Rest of Vic.		\$576,914	-0.4%	52.0%	\$510	5.5%	37.2%	6.8	31.2%	43.1%	9.1
Isaacs		Inner South	\$889,805	-1.1%	12.6%	\$644	2.4%	33.1%	8.6	32.5%	54.2%	11.4
Jagajaga	Melbourne	North East	\$971,632	-2.0%	11.6%	\$654	3.7%	26.5%	7.7	26.1%	48.6%	10.2
Kennedy	Rest of Qld	Cairns	\$431,853	10.3%	49.3%	\$504	6.8%	37.1%	5.0	30.4%	31.8%	6.7
Kingsford Smith	Sydney	Eastern Suburbs	\$1,371,924	-0.8%	23.0%	\$982	0.0%	35.6%	10.7	38.9%	67.6%	14.3
Kingston	Adelaide	South	\$780,543	12.1%	90.0%	\$615	5.5%	55.5%	9.4	38.2%	59.5%	12.5
Kooyong	Melbourne	Inner East	\$1,346,406	-4.0%	4.9%	\$725	-0.6%	22.3%	9.9	27.0%	62.4%	13.2
Lalor	Melbourne	West	\$632,138	-1.2%	14.6%	\$495	-0.3%	25.6%	5.6	23.2%	35.6%	7.5
La Trobe	Melbourne	South East	\$764,619	0.2%	23.5%	\$608	3.4%	41.5%	6.6	27.7%	41.7%	8.8
Leichhardt	Rest of Qld	Cairns	\$600,841	6.2%	49.2%	\$610	5.8%	41.4%	6.8	35.6%	42.8%	9.0
Lilley	Brisbane	North	\$1,008,818	8.8%	67.3%	\$679	3.9%	38.9%	8.6	29.8%	54.4%	11.5
Lindsay	Sydney	Outer West and Blue Mountains	\$945,932	5.5%	43.7%	\$628	4.5%	38.9%	8.2	28.2%	51.5%	10.9
Lingiari		Northern Territory - Outback	\$441,927	-1.2%	6.7%	\$597	1.0%	13.0%	4.3	30.8%	27.0%	5.7
Longman	Brisbane	Moreton Bay - North	\$806,891	9.3%	79.8%	\$617	4.0%	46.3%	7.9	31.6%	50.1%	10.6
Lyne		Mid North Coast	\$713,205	1.1%	52.5%	\$562	4.9%	39.8%	9.3	36.8%	58.5%	12.3
Lyons		Launceston and North East	\$561,085	2.4%	50.8%	\$484	2.9%	35.3%	7.3	32.5%	45.9%	9.7
Macarthur	Sydney	Outer South West	\$928,628	6.6%	51.6%	\$632	4.0%	39.8%	8.4	29.6%	53.0%	11.2
		Northern Beaches										
Mackellar	Sydney		\$2,191,925	-2.0%	28.2%	\$1,196	2.2%	32.0%	14.1	39.5%	89.2%	18.8
Macnamara		Inner	\$652,257	-3.5%	-2.0%	\$674	1.0%	21.5%	5.2	27.0%	32.7%	6.9
Macquarie	Sydney	Outer West and Blue Mountains	\$952,992	3.0%	40.9%	\$662	4.3%	36.8%	8.9	31.9%	56.1%	11.8

Source: CoreLogic, ANU ANU Centre for Social Research & Methods

Housing metrics are current to March 2025, Affordability metrics current to December 2024.

Value to income ratio the 50th percentile valuation of a region, divided by the annual household income estimate

% of income to pay rent the percentage of gross annual household income required to rent assuming the median rental rate

% of income to service a new mortgage assumes the owner has borrowed 80% of the median dwelling value and is paying the average discounted variable mortgage rate at that time for a term of 25 years

## Housing affordability metrics by Federal electorate (cont'd)

			DWE	LLING VALU	ES	DW	DWELLING RENTS			AFFORDABILITY METRICS			
Electorate	Region	SA4 sub-region	Median dwelling value	12 month change in values	5yr change in values	Median dwelling rent	12 month change in rent	5yr change in rent	Value to income ratio	% of income to pay rent	% of income to service a new mortgage	Years to save a 20% deposit	
Makin	Adelaide	North	\$762,427	11.8%	84.5%	\$605	5.2%	49.7%	9.3	38.0%	58.8%	12.4	
Mallee		North West	\$376,877	3.8%	44.2%	\$423	7.2%	34.4%	5.2	30.1%	32.7%	6.9	
Maranoa		Darling Downs - Maranoa	\$425,182	15.1%	82.8%	\$458	5.1%	53.2%	5.4	30.2%	34.1%	7.2	
Maribyrnong		Inner	\$833,450	-3.4%	3.5%	\$590	1.8%	22.5%	7.6	28.0%	48.3%	10.2	
Mayo	Rest of SA	South East	\$834,895	11.2%	79.0%	\$608	6.5%	47.0%	8.3	31.7%	52.5%	11.1	
Mcewen	Melbourne	North East	\$764,674	-1.8%	16.8%	\$573	3.0%	28.9%	6.1	24.2%	38.5%	8.1	
Mcmahon	Sydney	Blacktown	\$1,101,077	5.1%	41.2%	\$673	4.3%	38.5%	9.9	32.0%	62.3%	13.1	
Mcpherson	•	Gold Coast	\$1,221,147	4.9%	73.9%	\$944	5.2%	58.8%	11.7	45.6%	73.8%	15.6	
Melbourne	Melbourne	Inner	\$539,783	-4.4%	-3.9%	\$665	2.1%	22.6%	4.7	29.3%	29.7%	6.3	
Menzies		Inner East	\$1,267,489	-2.1%	7.5%	\$706	1.4%	24.8%	10.4	30.5%	66.0%	13.9	
Mitchell	Sydney	Baulkham Hills and Hawkesbury	\$1,786,946	-1.7%	32.0%	\$879	3.9%	31.1%	11.1	27.9%	70.0%	14.8	
Monash	Rest of Vic.	Latrobe - Gippsland	\$636,844	-3.3%	32.0%	\$494	5.9%	36.7%	8.0	32.5%	50.8%	10.7	
Moncrieff	Rest of Qld	Gold Coast	\$972,449	6.0%	77.8%	\$834	4.6%	54.5%	9.8	43.4%	61.9%	13.1	
Moore	Perth	North West	\$1,074,989	10.4%	73.3%	\$829	7.0%	59.1%	7.9	31.4%	49.6%	10.5	
Moreton	Brisbane	South	\$1,074,921	6.7%	68.7%	\$697	1.3%	40.4%	9.3	30.1%	58.7%	12.4	
Newcastle New	Rest of NSW	Newcastle and Lake Macquarie	\$961,310	4.6%	45.0%	\$704	7.5%	37.2%	8.9	33.6%	56.5%	11.9	
England		New England and North West	\$468,845	4.9%	56.8%	\$463	4.3%	33.4%	6.0	30.7%	37.8%	8.0	
Nicholls		Shepparton	\$490,994	-1.6%	44.1%	\$499	3.6%	37.8%	5.9	31.0%	37.2%	7.9	
Oconnor		Wheat Belt	\$458,906	14.4%	77.6%	\$554	8.5%	50.3%	5.7	34.5%	36.1%	7.6	
Oxley	Brisbane	lpswich	\$827,107	8.0%	73.4%	\$630	3.4%	42.7%	7.1	28.2%	44.7%	9.4	
Page	Rest of NSW	Richmond - Tweed	\$649,110	2.2%	51.0%	\$590	5.1%	37.4%	8.9	40.7%	56.0%	11.8	
Parkes	Rest of NSW	Far West and Orana	\$356,952	4.2%	52.2%	\$432	2.1%	35.2%	4.2	26.7%	26.7%	5.6	
Parramatta	Sydney	Parramatta	\$864,161	0.5%	18.5%	\$678	2.9%	32.7%	7.4	29.9%	46.8%	9.9	
Paterson	Rest of NSW	Hunter Valley exc Newcastle	\$748,630	4.2%	61.4%	\$634	5.7%	41.0%	8.2	36.9%	51.7%	10.9	
Pearce	Perth	North West	\$784,569	14.8%	90.3%	\$696	6.3%	69.3%	7.0	32.3%	44.3%	9.3	
Perth	Perth	Inner	\$794,215	13.6%	62.6%	\$731	7.8%	66.8%	6.4	29.6%	40.2%	8.5	
Petrie	Brisbane	Moreton Bay - North	\$870,859	9.1%	73.5%	\$658	4.5%	45.2%	8.6	33.2%	54.3%	11.5	
Rankin	Brisbane	Logan - Beaudesert	\$807,494	7.4%	83.1%	\$640	4.6%	48.3%	8.3	34.0%	52.7%	11.1	
Reid	Sydney	Inner West	\$1,036,133	-0.4%	22.4%	\$823	1.1%	30.2%	7.9	32.2%	50.1%	10.6	
Richmond	Rest of NSW	Richmond - Tweed	\$1,107,902	2.8%	54.3%	\$860	5.9%	49.2%	12.4	49.4%	78.4%	16.5	
Riverina	Rest of NSW	' Riverina	\$512,549	4.4%	68.0%	\$479	4.2%	36.2%	5.9	28.8%	37.4%	7.9	
Robertson	Sydney	Central Coast	\$1,093,763	0.1%	45.1%	\$737	7.2%	40.1%	10.2	36.3%	64.5%	13.6	
Ryan	Brisbane	West	\$1,195,306	8.3%	63.4%	\$777	1.8%	34.9%	9.1	30.3%	57.4%	12.1	
Scullin	Melbourne	North East	\$718,110	-0.5%	12.9%	\$555	2.8%	31.2%	7.1	28.9%	44.9%	9.5	
Shortland	Rest of NSW	Newcastle and Lake Macquarie	\$903,835	3.1%	52.8%	\$681	8.6%	40.6%	10.0	38.5%	62.9%	13.3	
Solomon	Darwin	Darwin	\$503,294	2.7%	28.5%	\$634	3.9%	39.7%	4.2	28.5%	26.6%	5.6	
Spence	Adelaide	North	\$631,111	14.8%	102.9%	\$546	6.0%	53.1%	8.1	36.1%	51.0%	10.8	
Sturt	Adelaide	Central and Hills	\$1,004,807	8.4%	65.6%	\$673	4.7%	44.7%	9.5	32.7%	60.2%	12.7	
Swan	Perth	South East	\$751,699	12.7%	69.7%	\$708	6.5%	71.5%	7.5	35.8%	47.7%	10.1	
Sydney	Sydney	City and Inner South	\$1,160,323	-1.2%	10.9%	\$989	1.8%	30.0%	8.8	37.2%	55.9%	11.8	
Tangney	Perth	South West	\$1,148,824	9.5%	69.9%	\$813	5.2%	63.6%	9.3	33.7%	59.0%	12.4	
Wannon		Warrnambool and South West	\$519,286	-1.3%	36.5%	\$487	4.1%	35.2%	6.4	30.9%	40.2%	8.5	
Warringah	Sydney	North Sydney and Hornsby	\$1,811,721	-2.3%	21.0%	\$1,027	1.7%	27.5%	11.1	30.7%	70.3%	14.8	
Watson	Sydney	Inner South West	\$1,101,110	6.4%	30.2%	\$708	1.6%	38.6%	12.2	40.6%	77.2%	16.3	
	Sydney	Eastern Suburbs	\$1,736,467	-3.0%	25.5%	\$1,075	-1.8%	31.8%	11.4	35.4%	72.4%	15.3	
Werriwa	Sydney	South West	\$1,088,452	7.1%	41.4%	\$757	4.5%	37.4%	9.6	34.6%	60.5%	12.8	
Whitlam	Rest of NSW		\$934,967	0.6%	42.9%	\$706	6.3%	33.3%	9.5	37.4%	60.1%	12.7	
Wide Bay	Rest of Qld		\$767,667	5.1%	73.1%	\$623	8.2%	60.2%	10.0	42.8%	63.3%	13.4	
Wills	•	Inner	\$788,020	-2.8%	3.9%	\$613	3.1%	25.0%	7.0	27.9%	44.3%	9.3	
Wright	Brisbane	Logan - Beaudesert	\$910,008	8.9%	78.6%	\$673	4.7%	50.1%	8.9	34.9%	56.1%	11.8	
vviigiit	Disparie	Logan Deaudesen	ψ310,000	0.370	70.070	ψ0/3	4.7 70	30.170	0.9	34.370	30.170	11.0	

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