

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.

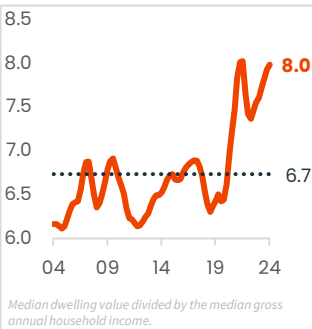
Similarly, based on serviceability metrics for a new mortgage, the median income household would require more than 30% of their gross income for mortgage repayments on the median dwelling value since 2002. The only respite was in 2020, when interest rates fell to emergency lows and housing values hadn't 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.

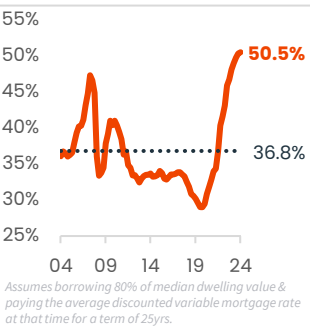
Geographically, Sydney stands out with the most severe levels of housing unaffordability, apart from rental affordability, where Adelaide is the most stretched. At the other end of the spectrum is Darwin, where a more balanced level of demand and supply has kept housing relatively affordable.

National housing affordability metrics

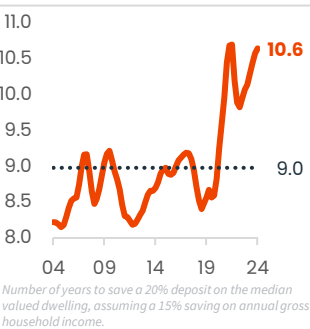
Dwelling value to income ratio



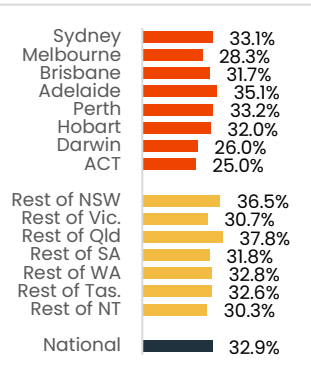
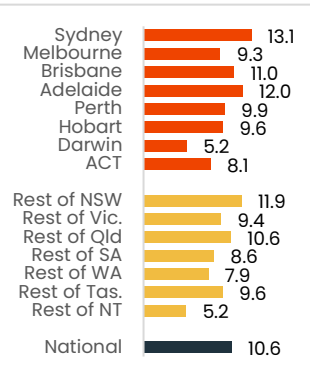
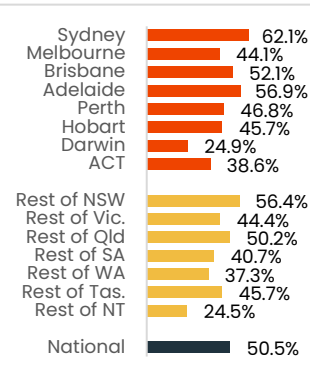
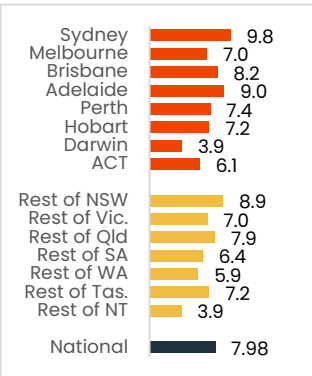
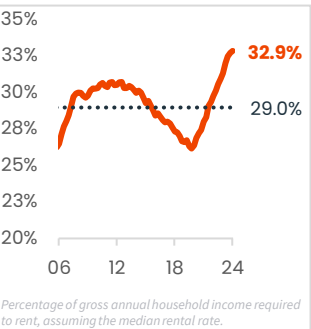
% of income to service a new mortgage



Years to save a 20% deposit



% of income required to pay rent



Source: CoreLogic, ANU Centre for Social Research & Methods

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 12th most unaffordable) is home to more expensive suburbs, such as Bellevue Hill and Vacluse, 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	SA4 sub-region	DWELLING VALUES			AFFORDABILITY METRICS			
				Median dwelling value	12 month change in values	5yr change in values	Value to income ratio	% of income to service a new mortgage	Years to save a 20% deposit	% of income to pay rent
1	Bradfield	Sydney	North Sydney and Hornsby	\$2,720,471	0.6%	25.3%	16.5	104.0%	21.9	35.4%
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%
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	78.4%	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%
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	\$908,896	11.5%	73.2%	11.6	73.2%	15.4	42.0%
11	Cook	Sydney	Sutherland	\$1,574,549	1.1%	26.5%	11.5	72.5%	15.3	32.8%
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	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	\$1,068,327	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	68.1%	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	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	Lingjari	Rest of NT	Northern Territory - Outback	\$441,927	-1.2%	6.7%	4.3	27.0%	5.7	30.8%
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

Years to save a 20% deposit the number of years to save a 20% deposit on the median valued dwelling, assuming a 15% saving on gross annual income

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 12th and 13th 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

National ranking	Electorate	Region	SA4 sub-region	DWELLING VALUES			AFFORDABILITY METRICS			
				Median dwelling value	12 month change in values	5yr change in values	Value to income ratio	% of income to service a new mortgage	Years to save a 20% deposit	% of 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 ranking for each major region outside 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
Years to save a 20% deposit the number of years to save a 20% deposit on the median valued dwelling, assuming a 15% saving on gross annual income

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

National rank	Electorate	Region	SA4 sub-region	DWELLING RENTS			AFFORDABILITY METRICS			
				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 ranking for each major region outside 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
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

Years to save a 20% deposit the number of years to save a 20% deposit on the median valued dwelling, assuming a 15% saving on gross annual income

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 6th most affordable nationally) and Corangamite (8th) providing a reasonably affordable outcome for renters.

Brisbane also record two electorates on the top 20 most affordable for renters list, with Griffith (ranked 16th nationally) and Brisbane (17th). 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

National ranking	Electorate	Region	SA4 sub-region	DWELLING RENTS			AFFORDABILITY METRICS			
				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 ranking for each major region outside 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
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

Years to save a 20% deposit the number of years to save a 20% deposit on the median valued dwelling, assuming a 15% saving on gross annual income

Housing affordability metrics by Federal electorate

Electorate	Region	SA4 sub-region	DWELLING VALUES			DWELLING RENTS			AFFORDABILITY METRICS			
			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
Adelaide	Adelaide	Central and Hills	\$873,536	10.3%	59.9%	\$643	6.0%	39.9%	8.5	32.3%	53.6%	11.3
Aston	Melbourne	Outer East	\$920,183	-1.3%	12.7%	\$633	3.5%	25.2%	7.8	27.7%	49.1%	10.3
Ballarat	Rest of Vic.	Ballarat	\$563,826	-3.8%	20.5%	\$451	3.6%	26.5%	6.1	25.3%	38.8%	8.2
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
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
Barton	Sydney	Inner South West	\$970,587	1.4%	21.8%	\$786	0.9%	33.9%	8.8	35.2%	55.6%	11.7
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
Bean	ACT	ACT	\$859,169	0.0%	32.2%	\$675	1.1%	15.7%	6.6	26.9%	41.5%	8.8
Bendigo	Rest of Vic.	Bendigo	\$586,789	-1.0%	33.7%	\$514	10.1%	40.2%	6.5	28.8%	41.0%	8.7
Bennington	Sydney	Ryde	\$1,378,617	0.9%	22.9%	\$798	1.8%	28.4%	9.2	28.1%	58.4%	12.3
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
Blair	Brisbane	Ipswich	\$720,810	11.7%	87.1%	\$565	4.2%	47.8%	7.8	32.2%	49.5%	10.5
Blaxland	Sydney	Parramatta	\$1,120,137	5.0%	28.2%	\$696	2.6%	36.7%	11.4	37.0%	71.8%	15.1
Bonner	Brisbane	South	\$1,170,743	6.0%	66.8%	\$761	0.9%	37.1%	9.3	31.0%	58.9%	12.4
Boothby	Adelaide	South	\$990,355	11.5%	69.0%	\$662	5.1%	44.7%	9.4	32.9%	59.1%	12.5
Bowman	Brisbane	East	\$1,000,765	9.6%	79.8%	\$749	4.5%	44.4%	9.3	36.4%	58.7%	12.4
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
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
Brand	Perth	South West	\$689,236	10.9%	99.7%	\$631	5.3%	67.1%	7.7	35.8%	48.6%	10.3
Brisbane	Brisbane	Brisbane Inner City	\$908,459	8.7%	52.6%	\$724	2.8%	38.3%	6.6	27.7%	42.0%	8.9
Bruce	Melbourne	South East	\$781,902	1.2%	19.6%	\$604	4.5%	38.3%	7.4	29.6%	46.6%	9.8
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%	\$657	4.1%	71.2%	7.0	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	32.8%	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
Canberra	ACT	ACT	\$925,853	-0.8%	28.1%	\$689	2.1%	15.8%	6.7	26.5%	42.1%	8.9
Canning	Perth	Mandurah	\$722,172	11.3%	86.9%	\$617	3.4%	65.0%	8.3	36.8%	52.2%	11.0
Capricornia	Rest of Qld	Central 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
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%	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
Corangamite	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 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	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
Farrer	Rest of NSW	Murray	\$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
Years to save a 20% deposit the number of years to save a 20% deposit on the median valued dwelling, assuming a 15% saving on gross annual income

Housing affordability metrics by Federal electorate (cont'd)

Electorate	Region	SA4 sub-region	DWELLING VALUES			DWELLING RENTS			AFFORDABILITY METRICS			
			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	Melbourne	Inner South	\$1,390,890	-4.8%	9.2%	\$843	2.6%	18.8%	9.9	31.7%	62.3%	13.1
Gorton	Melbourne	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	Rest of Qld	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%	7.0	33.1%	44.5%	9.4
Hawke	Melbourne	West	\$609,125	-0.9%	17.6%	\$478	1.8%	23.6%	5.6	23.3%	35.7%	7.5
Herbert	Rest of Qld	Townsville	\$557,745	24.3%	70.1%	\$540	7.7%	42.2%	5.9	30.1%	37.1%	7.8
Hindmarsh	Adelaide	West	\$908,896	11.5%	73.2%	\$637	5.5%	47.6%	11.6	42.0%	73.2%	15.4
Hinkler	Rest of Qld	Wide Bay	\$655,364	11.6%	92.2%	\$595	6.1%	55.4%	9.2	43.1%	58.3%	12.3
Holt	Melbourne	South East	\$737,193	0.2%	24.2%	\$598	3.6%	38.7%	6.6	27.9%	41.6%	8.8
Hotham	Melbourne	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	Rest of NSW	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.	Hume	\$576,914	-0.4%	52.0%	\$510	5.5%	37.2%	6.8	31.2%	43.1%	9.1
Isaacs	Melbourne	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	Rest of NT	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	Rest of NSW	Mid North Coast	\$713,205	1.1%	52.5%	\$562	4.9%	39.8%	9.3	36.8%	58.5%	12.3
Lyons	Rest of Tas.	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
Mackellar	Sydney	Northern Beaches	\$2,191,925	-2.0%	28.2%	\$1,196	2.2%	32.0%	14.1	39.5%	89.2%	18.8
Macnamara	Melbourne	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
Years to save a 20% deposit the number of years to save a 20% deposit on the median valued dwelling, assuming a 15% saving on gross annual income

Housing affordability metrics by Federal electorate (cont'd)

Electorate	Region	SA4 sub-region	DWELLING VALUES			DWELLING RENTS			AFFORDABILITY METRICS			
			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	Rest of Vic.	North West	\$376,877	3.8%	44.2%	\$423	7.2%	34.4%	5.2	30.1%	32.7%	6.9
Maranoa	Rest of Qld	Darling Downs - Maranoa	\$425,182	15.1%	82.8%	\$458	5.1%	53.2%	5.4	30.2%	34.1%	7.2
Maribyrnong	Melbourne	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	Rest of Qld	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	Melbourne	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	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
New England	Rest of NSW	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	Rest of Vic.	Shepparton	\$490,994	-1.6%	44.1%	\$499	3.6%	37.8%	5.9	31.0%	37.2%	7.9
Oconnor	Rest of WA	Wheat Belt	\$458,906	14.4%	77.6%	\$554	8.5%	50.3%	5.7	34.5%	36.1%	7.6
Oxley	Brisbane	Ipswich	\$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	Rest of Vic.	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
Wentworth	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	Illawarra	\$934,967	0.6%	42.9%	\$706	6.3%	33.3%	9.5	37.4%	60.1%	12.7
Wide Bay	Rest of Qld	Wide Bay	\$767,667	5.1%	73.1%	\$623	8.2%	60.2%	10.0	42.8%	63.3%	13.4
Wills	Melbourne	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

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
Years to save a 20% deposit the number of years to save a 20% deposit on the median valued dwelling, assuming a 15% saving on gross annual income