

Home Value Index

EMBARGOED: 0:01am, WEDNESDAY 1st October 2025

Property values gain pace heading into spring, driven by record-low listings

Australian housing markets are gathering strength as we head further into spring, with September marking the strongest monthly gain for national dwelling values since October 2023. The Cotality Home Value Index (HVI) recorded a 0.8% increase in September, powered by robust growth conditions across the capital cities, where values rose 0.9% over the month.

On a quarterly basis, the national HVI increased 2.2%, up from a 1.5% lift in the June quarter and double the 1.1% increase seen over the three months to March. In dollar terms, the September quarter rise was equivalent to a \$18,215 increase in the median dwelling value.

Growth has once again become broad-based, with every capital city and rest-of-state region recording an increase in dwelling values over the month, quarter and most recent 12-month period. That being said, some divergence in the pace of growth is once again emerging.

Perth and Brisbane are again pulling ahead of the larger capitals, with values up 4.0% and 3.5% respectively through the September quarter, with the pace of gains being led by the unit market. Darwin is showing an even stronger run of growth with values jumping 5.9% higher over the past three months.

Cotality's research director, Tim Lawless, notes that each of these cities continue to show a severe lack of advertised supply. "The number of homes for sale at the end of September was about 53% lower than average in Darwin, 45% below average in Perth and down 31% in Brisbane. At the same time, estimates for quarterly home sales are tracking above average, demonstrating a clear disconnect between demand and supply."

Most cities are seeing stronger growth rates for houses than units, with capital city values up 2.4% and 1.7% respectively through the September quarter. However, Brisbane is the outlier, with unit values consistently rising at a faster pace than house values over the past seven quarters due to a severe supply shortage. Perth and Hobart have also seen unit values outpace houses in the September quarter, though this trend has been less consistent than in Brisbane.

Home values have risen across each of the broad value tiers. However, the strongest pace of growth has rippled from the lower quartile of the market to the broad middle. This is likely a reflection of increased borrowing capacity thanks to lower interest rates, which in turn is supporting demand at slightly higher price points.

Across the combined capitals, lower quartile dwelling values were up 2.6% through the September quarter, compared with a 2.7% rise across the middle of the market and a 1.8% increase in upper quartile values.

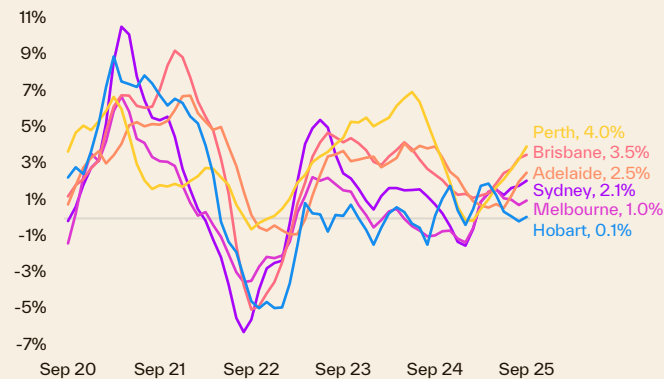
Advertised stock levels are below average across every capital city adding to the momentum in home value growth. Over the four weeks to September 28th, capital city listings tracked about 18% *below* the previous five-year average. Meanwhile, estimates of sales activity through the September quarter were 7.3% *above* the previous five-year average.

The disconnect between supply and demand has seen selling conditions strengthen. Auction clearance rates have been holding around the 70% mark since mid-August, up from an average of roughly 63% through the June quarter and 62% in the three months to March.

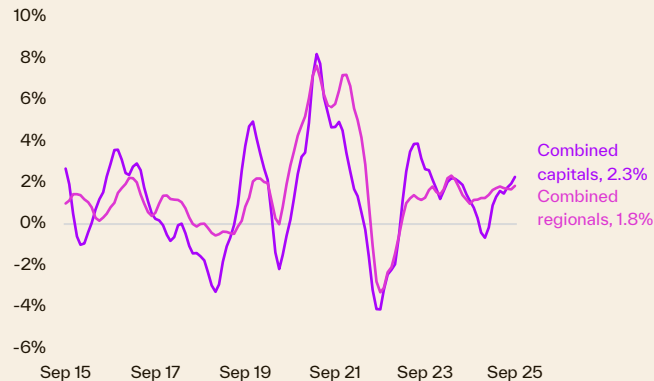
Index results as at 30 th September 2025	Change in dwelling values				
	Month	Quarter	Annual	Total return	Median value
Sydney	0.8%	2.1%	3.0%	6.0%	\$1,241,054
Melbourne	0.5%	1.0%	1.9%	5.5%	\$805,880
Brisbane	1.2%	3.5%	8.8%	12.7%	\$969,868
Adelaide	0.9%	2.5%	6.2%	9.9%	\$855,998
Perth	1.6%	4.0%	7.5%	12.0%	\$855,267
Hobart	0.1%	0.1%	2.7%	7.1%	\$683,390
Darwin	1.7%	5.9%	12.9%	20.6%	\$558,595
Canberra	0.7%	1.7%	2.5%	6.6%	\$885,942
Combined capitals	0.9%	2.3%	4.3%	7.8%	\$941,457
Combined regional	0.7%	1.8%	6.6%	11.4%	\$700,688
National	0.8%	2.2%	4.8%	8.6%	\$857,280

Home Value Index

Rolling three-month change in dwelling values State capitals



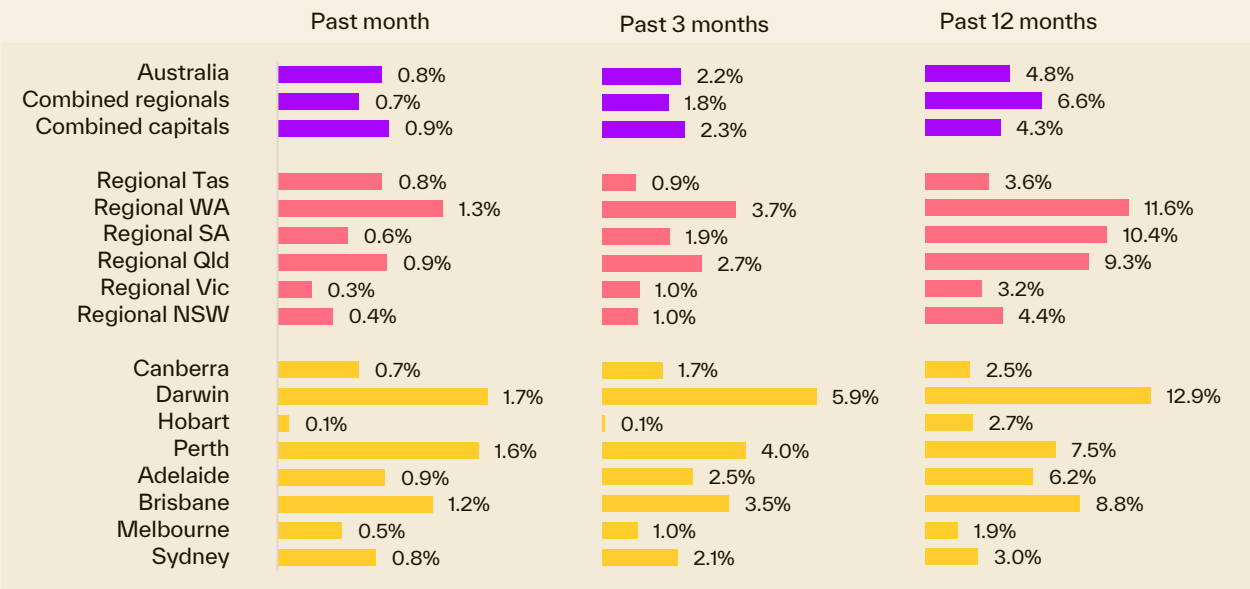
Rolling three-month change in dwelling values Combined capitals v Combined regionals



Change in dwelling values over key time periods

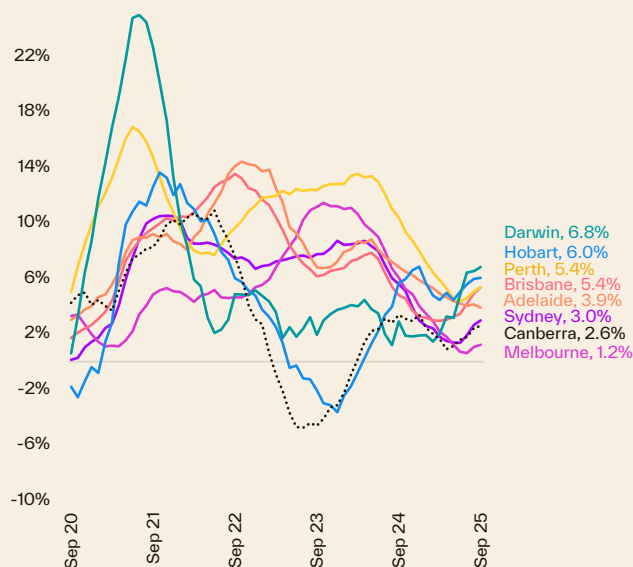
Geography	From peak	Peak date	Past 5 years	Since Feb (1 st rate cut)
Sydney	<at peak>		37.9%	4.2%
Melbourne	-2.7%	Mar 22	17.5%	2.9%
Brisbane	<at peak>		80.1%	6.6%
Adelaide	<at peak>		77.2%	3.7%
Perth	<at peak>		82.7%	6.7%
Hobart	-9.5%	Mar 22	29.5%	1.2%
Darwin	<at peak>		39.3%	12.0%
Canberra	-3.98%	May 22	29.8%	3.1%
Regional NSW	<at peak>		49.7%	2.7%
Regional Vic	-4.6%	May 22	34.8%	2.7%
Regional Qld	<at peak>		76.9%	6.0%
Regional SA	<at peak>		78.4%	5.5%
Regional WA	<at peak>		87.1%	6.4%
Regional Tas	-0.5%	May 22	47.4%	0.9%
Regional NT	-7.3%	Apr 16	6.1%	2.3%
Combined capitals	<at peak>		43.2%	4.5%
Combined regionals	<at peak>		59.3%	4.2%
National	<at peak>		46.8%	4.4%

Change in dwelling values to end of September 2025



Home Value Index

Annual change in rents, Houses



The national vacancy rate slipped to a new record low of 1.4% in September, with only 1.1% of Australian units and 1.7% of houses estimated to be vacant and available for lease in September.

The renewed downtrend in rental vacancies has been accompanied by a re-acceleration in rental growth. The national Rental Index rose half a per cent in seasonally adjusted terms through September, taking the quarterly change to 1.4%, the highest since June last year.

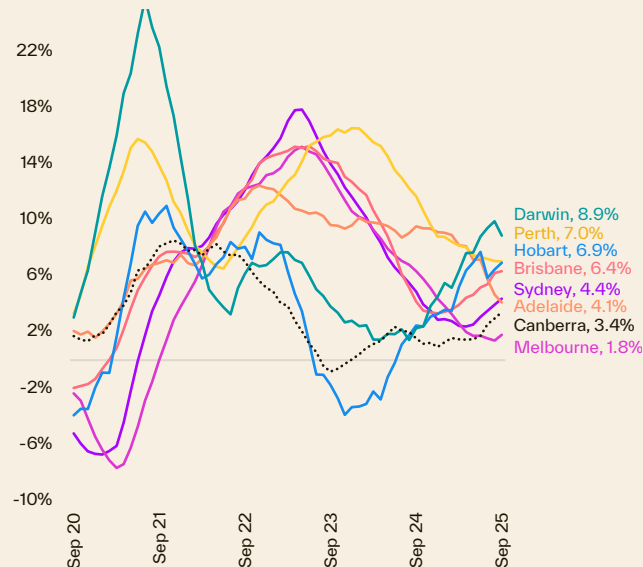
Among the capitals, Darwin recorded the strongest quarterly increase in rents, up 2.9% in seasonally adjusted terms, followed by Hobart with a 1.9% rise and Perth, up 1.7%. Adelaide (+0.4%) and Melbourne (+0.8%) recorded the mildest rental increases over the past three months.

“The bad news for renters is that rental listings are continuing to trend lower,” said Mr Lawless. “Over the four weeks ending September 28th, the number of rental properties listed for rent nationally was tracking around 25% below the previous five-year average.”

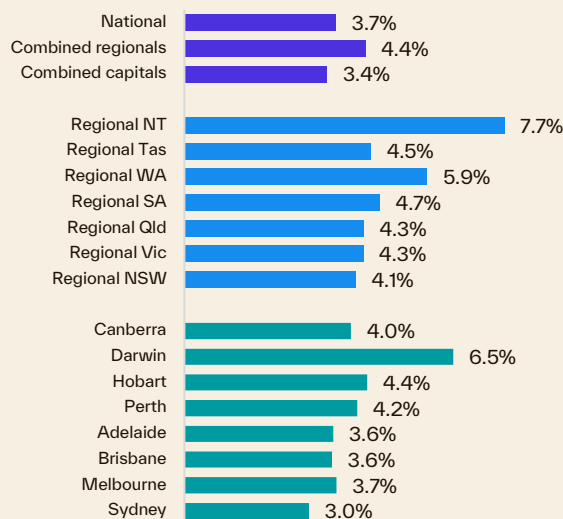
“Given the large weighting rental costs have in the consumer price index, and the lead-lag relationship between Cotality’s rent value index and CPI rent measure, the recent re-acceleration in rents could have implications for inflation down the track,” noted Mr Lawless.

Although rental growth has rebounded, we are once again seeing home values rising at a faster pace than rents, which has seen gross rental yields reduce a little in recent months. Nationally, gross rental yields came in at 3.65% in September, the lowest since November last year. Across the capitals, gross yields range from 7.8% for units in Darwin to 2.6% for houses in Sydney.

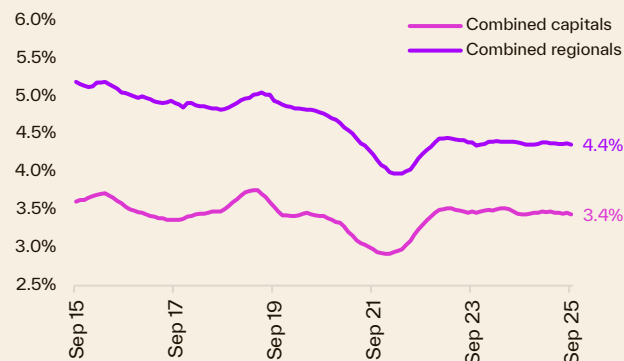
Annual change in rents, Units



Gross rental yields, dwellings



Gross rental yields, dwellings



Home Value Index

The spring selling season is shaping up to be a strong one, with vendors claiming the driver's seat. Low advertised stock levels and higher buyer demand are a recipe for solid selling conditions that will likely see prices lift further through spring and into the end of the year.

Demand is supported by lower interest rates, rising real income growth, tight labour markets and a gradual rise in sentiment.

“The seventy-five basis point cut to the cash rate has played a key role in supporting housing activity,” Mr Lawless said. “Borrowing capacity (based on the median household income of \$106,000) has increased by around 7.0% since the first rate cut in February, and lower interest rates have supported a lift in consumer sentiment, which is important for high-commitment decision-making.”

Despite a minor slip in September, the monthly consumer sentiment index from Westpac and the Melbourne Institute is 12.8% higher than a year ago, with the upswing in confidence accompanied by a rise in purchasing activity.

Real wages growth, at 1.3% per annum, is at its highest level since June 2020 and is about 2 ½ times the pre-COVID decade average of just 0.5% per annum. Stronger wages growth, alongside lower debt servicing costs, should help to further support purchasing activity and sentiment.

The jobs market remains tight, with the unemployment rate holding at 4.2% in August. The under-employment

rate, at 5.7%, hasn't been this low since 1991. Although labour markets are expected to loosen a little, labour market conditions are expected to remain tight, which will further support housing demand and higher prices.

With the expanded Home Deposit Guarantee going live today, the opportunity to get into the market early with as little as a 5% deposit, without the added cost of LMI, is likely to be popular with prospective first home buyers. We expect to see higher levels of demand concentrated around the new price caps in the coming months.

“Amid already scarce supply, prospective first home buyers looking to utilise the deposit guarantee may be feeling anxious as competition among buyers picks up,” Mr Lawless said. “We could see the value of houses in well-located areas, recently unlocked by the expanded caps, surpass those new price caps quite rapidly.”

As at the end of September, 49.9% of Australian suburbs had a median house value at or under the new price caps, while 93.2% of suburbs had a median unit value at or under the new price caps.

Although the outlook for housing markets is looking increasingly positive, some headwinds remain that will likely keep the rate of growth in check.

Stretched affordability is arguably the most significant factor keeping a lid on value growth. Based on data to June, the median national dwelling value to household income ratio was only marginally off record highs at 7.9, with Sydney recording a ratio as high as 9.6.

Cotality Home Value Index tables

Capitals									Rest of state regions							Aggregate indices		
Region	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Regional NSW	Regional Vic	Regional Qld	Regional SA	Regional WA	Regional Tas	Regional NT	Combined capitals	Combined regional	National
All Dwellings																		
Month	0.8%	0.5%	1.2%	0.9%	1.6%	0.1%	1.7%	0.7%	0.4%	0.3%	0.9%	0.6%	1.3%	0.8%	na	0.9%	0.7%	0.8%
Quarter	2.1%	1.0%	3.5%	2.5%	4.0%	0.1%	5.9%	1.7%	1.0%	1.0%	2.7%	1.9%	3.7%	0.9%	na	2.3%	1.8%	2.2%
YTD	4.3%	3.0%	7.4%	3.8%	6.8%	2.3%	13.4%	2.9%	3.6%	2.8%	7.6%	7.6%	8.3%	1.9%	na	4.7%	5.3%	4.9%
Annual	3.0%	1.9%	8.8%	6.2%	7.5%	2.7%	12.9%	2.5%	4.4%	3.2%	9.3%	10.4%	11.6%	3.6%	na	4.3%	6.6%	4.8%
Total return	6.0%	5.5%	12.7%	9.9%	12.0%	7.1%	20.6%	6.6%	8.8%	7.7%	14.4%	16.1%	18.2%	8.4%	n a	7.8%	11.4%	8.6%
Gross yield	3.0%	3.7%	3.6%	3.6%	4.2%	4.4%	6.5%	4.0%	4.1%	4.3%	4.3%	4.7%	5.9%	4.5%	na	3.4%	4.4%	3.7%
Median value	\$1,241,054	\$805,880	\$969,868	\$855,998	\$855,267	\$683,390	\$558,595	\$885,942	\$781,440	\$595,699	\$764,258	\$495,290	\$604,048	\$541,239	na	\$941,457	\$700,688	\$857,280
Houses																		
Month	0.9%	0.5%	1.1%	0.9%	1.6%	0.0%	2.0%	0.9%	0.4%	0.2%	0.9%	0.4%	1.4%	1.0%	0.2%	0.9%	0.6%	0.9%
Quarter	2.4%	1.0%	3.3%	2.6%	3.9%	0.0%	7.0%	2.2%	1.0%	1.0%	2.8%	1.7%	3.7%	1.4%	0.4%	2.4%	1.8%	2.3%
YTD	5.4%	3.6%	6.9%	3.9%	6.6%	2.1%	14.9%	3.6%	3.7%	2.7%	7.6%	7.6%	8.5%	2.3%	1.3%	5.3%	5.3%	5.3%
Annual	4.0%	2.5%	8.1%	6.1%	7.1%	2.8%	14.1%	3.4%	4.6%	3.2%	9.7%	10.3%	11.9%	4.1%	-0.6%	4.8%	6.8%	5.4%
Total return	6.6%	5.8%	11.6%	9.6%	11.5%	7.1%	21.4%	7.2%	8.9%	7.6%	14.8%	16.1%	18.4%	8.8%	6.8%	8.1%	11.4%	8.9%
Gross yield	2.6%	3.2%	3.4%	3.4%	4.0%	4.3%	5.8%	3.7%	4.1%	4.2%	4.3%	4.7%	5.7%	4.4%	7.6%	3.1%	4.3%	3.4%
Median value	\$1,550,563	\$953,454	\$1,062,109	\$912,084	\$895,089	\$729,091	\$667,313	\$1,021,834	\$808,657	\$625,345	\$771,371	\$507,232	\$623,304	\$564,061	\$424,604	\$1,068,696	\$715,916	\$929,495
Units																		
Month	0.5%	0.6%	1.7%	0.7%	1.5%	0.6%	0.9%	-0.2%	0.6%	0.5%	0.9%	3.8%	0.6%	-1.0%	na	0.7%	0.8%	0.7%
Quarter	1.3%	0.8%	4.7%	1.7%	4.2%	0.4%	3.6%	0.0%	0.8%	1.4%	2.6%	5.4%	3.0%	-3.7%	na	1.7%	1.9%	1.7%
YTD	1.4%	1.6%	10.0%	3.6%	8.3%	2.8%	10.1%	0.4%	2.6%	3.7%	7.5%	7.8%	4.0%	-1.5%	na	2.8%	5.4%	3.3%
Annual	0.3%	0.2%	12.4%	6.4%	10.2%	2.3%	10.4%	-0.3%	3.4%	3.6%	7.9%	10.8%	6.8%	-1.3%	na	2.3%	5.9%	2.9%
Total return	4.3%	4.8%	17.5%	11.3%	16.3%	7.2%	18.9%	4.9%	8.0%	8.6%	13.0%	17.2%	14.9%	5.4%	na	6.8%	11.0%	7.5%
Gross yield	4.1%	4.8%	4.3%	4.5%	5.4%	4.8%	7.8%	5.2%	4.4%	4.9%	4.5%	4.9%	8.3%	5.2%	na	4.5%	4.6%	4.5%
Median value	\$880,777	\$628,979	\$755,087	\$624,657	\$638,868	\$549,901	\$402,720	\$600,435	\$644,505	\$430,100	\$744,251	\$371,852	\$385,761	\$408,921	na	\$718,495	\$618,358	\$702,272

Home Value Index

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

Rank	SA3 Name	SA4 Name	Median Value	Annual change	Rank	SA3 Name	SA4 Name	Median Value	Annual change
Greater Sydney					Greater Perth				
1	St Marys	Outer West and Blue Mountains	\$1,068,116	7.6%	1	Belmont - Victoria Park	South East	\$843,602	11.4%
2	Marrickville - Sydenham - Petersham	City and Inner South	\$1,810,119	7.6%	2	Kwinana	South West	\$679,717	9.6%
3	Mount Druitt	Blacktown	\$941,901	7.5%	3	Armadale	South East	\$757,248	9.1%
4	Bankstown	Inner South West	\$1,443,832	7.3%	4	South Perth	South East	\$986,036	8.8%
5	Strathfield - Burwood - Ashfield	Inner West	\$985,904	6.5%	5	Melville	South West	\$1,345,956	8.7%
6	Blue Mountains	Outer West and Blue Mountains	\$988,006	6.3%	6	Mandurah	Mandurah	\$737,604	8.4%
7	Penrith	Outer West and Blue Mountains	\$1,017,337	5.9%	7	Swan	North East	\$789,636	8.3%
8	Campbelltown (NSW)	Outer South West	\$947,287	5.3%	8	Kalamunda	South East	\$891,581	8.2%
9	Fairfield	South West	\$1,210,178	5.2%	9	Bayswater - Bassendean	North East	\$900,124	8.1%
10	Bringelly - Green Valley	South West	\$1,199,698	5.2%	10	Wanneroo	North West	\$826,204	7.9%
Greater Melbourne					Greater Hobart				
1	Frankston	Mornington Peninsula	\$813,941	9.2%	1	Hobart - North West	Hobart	\$560,230	5.1%
2	Tullamarine - Broadmeadows	North West	\$721,266	6.8%	2	Hobart - North East	Hobart	\$723,478	4.3%
3	Brimbank	West	\$702,147	6.5%	3	Hobart - South and West	Hobart	\$791,562	3.4%
4	Knox	Outer East	\$960,201	5.8%	4	Brighton	Hobart	\$557,930	3.4%
5	Dandenong	South East	\$773,031	5.2%	5	Sorell - Dodges Ferry	Hobart	\$634,006	1.7%
6	Cardinia	South East	\$762,600	4.6%	6	Hobart Inner	Hobart	\$853,026	-0.5%
7	Whittlesea - Wallan	North East	\$762,060	4.6%	Greater Darwin				
8	Monash	South East	\$1,218,970	4.3%	1	Palmerston	Darwin	\$587,261	20.6%
9	Sunbury	North West	\$701,657	4.1%	2	Darwin Suburbs	Darwin	\$573,337	12.1%
10	Melton - Bacchus Marsh	West	\$657,980	4.1%	3	Darwin City	Darwin	\$472,815	7.1%
Greater Brisbane					ACT				
1	Redcliffe	Moreton Bay - North	\$939,325	12.1%	1	Molonglo	ACT	\$738,721	8.7%
2	Strathpine	Moreton Bay - South	\$849,289	11.8%	2	South Canberra	ACT	\$1,088,862	4.3%
3	Cleveland - Stradbroke	East	\$1,075,064	11.7%	3	Belconnen	ACT	\$857,943	3.5%
4	Capalaba	East	\$1,101,531	11.6%	4	Tuggeranong	ACT	\$863,373	3.1%
5	Chermside	North	\$1,193,056	11.4%	5	Weston Creek	ACT	\$971,418	2.9%
6	Caboolture Hinterland	Moreton Bay - North	\$870,319	11.4%	6	Gungahlin	ACT	\$898,418	1.9%
7	Nundah	North	\$995,414	11.0%	7	Woden Valley	ACT	\$1,067,630	1.8%
8	Nathan	South	\$1,283,605	11.0%	8	North Canberra	ACT	\$793,214	-0.7%
9	Brisbane Inner	Brisbane Inner City	\$880,306	10.8%					
10	Ipswich Inner	Ipswich	\$752,691	10.5%					
Greater Adelaide									
1	Adelaide Hills	Central and Hills	\$946,084	9.6%					
2	Playford	North	\$639,572	8.9%					
3	Gawler - Two Wells	North	\$739,253	8.4%					
4	Port Adelaide - West	West	\$843,819	8.3%					
5	Prospect - Walkerville	Central and Hills	\$1,347,364	7.6%					
6	Marion	South	\$961,089	7.5%					
7	Mitcham	South	\$1,172,598	7.1%					
8	Salisbury	North	\$730,057	7.1%					
9	Tea Tree Gully	North	\$835,884	7.0%					
10	West Torrens	West	\$1,031,479	6.7%					

Data source: Cotality

About the data

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

Growth rates are based on changes in the Cotality Home Value index, which take into account value changes across the market

Only metrics with a minimum of 20 sales observations and a low standard error on the median valuation have been included.

Data is at September 2025

Home Value Index

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

Rank	SA3 Name	SA4 Name	Median Value	Annual change
Regional NSW				
1	Tamworth - Gunnedah	New England and North West	\$524,080	12.4%
2	Lower Murray	Murray	\$347,069	11.2%
3	Albury	Murray	\$599,113	10.0%
4	Taree - Gloucester	Mid North Coast	\$616,436	9.7%
5	Inverell - Tenterfield	New England and North West	\$389,915	9.1%
6	Upper Hunter	Hunter Valley exc Newcastle	\$522,848	8.9%
7	Maitland	Hunter Valley exc Newcastle	\$808,868	8.7%
8	Orange	Central West	\$657,863	8.4%
9	Armidale	New England and North West	\$507,660	7.9%
10	Dubbo	Far West and Orana	\$489,670	6.9%
Regional VIC				
1	Mildura	North West	\$508,374	17.9%
2	Loddon - Elmore	Bendigo	\$410,252	7.5%
3	Bendigo	Bendigo	\$597,004	7.3%
4	Shepparton	Shepparton	\$504,954	7.2%
5	Ballarat	Ballarat	\$584,481	7.0%
6	Grampians	North West	\$336,139	6.9%
7	Campaspe	Shepparton	\$479,253	6.4%
8	Wodonga - Alpine	Hume	\$648,376	5.7%
9	Moira	Shepparton	\$458,659	5.6%
10	Heathcote - Castlemaine - Kyneton	Bendigo	\$760,930	5.1%
Regional QLD				
1	Darling Downs - East	Darling Downs - Maranoa	\$507,643	16.5%
2	Charters Towers - Ayr - Ingham	Townsville	\$302,495	15.1%
3	Central Highlands	Central Queensland	\$371,582	15.0%
4	Granite Belt	Darling Downs - Maranoa	\$553,447	14.7%
5	Toowoomba	Toowoomba	\$744,427	14.7%
6	Townsville	Townsville	\$606,538	14.3%
7	Darling Downs (West) - Maranoa	Darling Downs - Maranoa	\$354,849	13.8%
8	Mackay	Mackay - Isaac - Whitsunday	\$632,501	13.7%
9	Bowen Basin - North	Mackay - Isaac - Whitsunday	\$358,776	13.6%
10	Cairns - South	Cairns	\$617,235	12.6%
Regional SA				
1	Murray and Mallee	South East	\$470,047	12.6%
2	Barossa	Barossa - Yorke - Mid North	\$728,169	11.2%
3	Fleurieu - Kangaroo Island	South East	\$757,410	10.6%
4	Limestone Coast	South East	\$486,678	9.5%
5	Eyre Peninsula and South West	Outback	\$366,186	8.8%
6	Yorke Peninsula	Barossa - Yorke - Mid North	\$495,117	7.1%

Rank	SA3 Name	SA4 Name	Median Value	Annual change
Regional WA				
1	Albany	Wheat Belt	\$676,240	19.7%
2	Mid West	Outback (South)	\$498,242	18.5%
3	Wheat Belt - North	Wheat Belt	\$471,170	12.7%
4	Manjimup	Bunbury	\$590,741	11.9%
5	Esperance	Outback (South)	\$499,999	11.9%
6	Augusta - Margaret River - Busselton	Bunbury	\$988,018	10.3%
7	Bunbury	Bunbury	\$688,114	9.6%
8	Goldfields	Outback (South)	\$358,333	7.7%
9	West Pilbara	Outback (North)	\$606,438	7.3%
10	Gascoyne	Outback (South)	\$445,605	6.4%
Regional TAS				
1	Central Highlands	South East	\$455,241	7.7%
2	Burnie - Ulverstone	West and North West	\$501,188	4.6%
3	Devonport	West and North West	\$530,957	4.5%
4	Huon - Bruny Island	South East	\$697,250	3.9%
5	North East	Launceston and North East	\$512,366	3.1%
6	Launceston	Launceston and North East	\$565,569	2.7%
7	South East Coast	South East	\$627,834	2.5%
8	Meander Valley - West Tamar	Launceston and North East	\$575,005	2.5%

Data source: Cotality

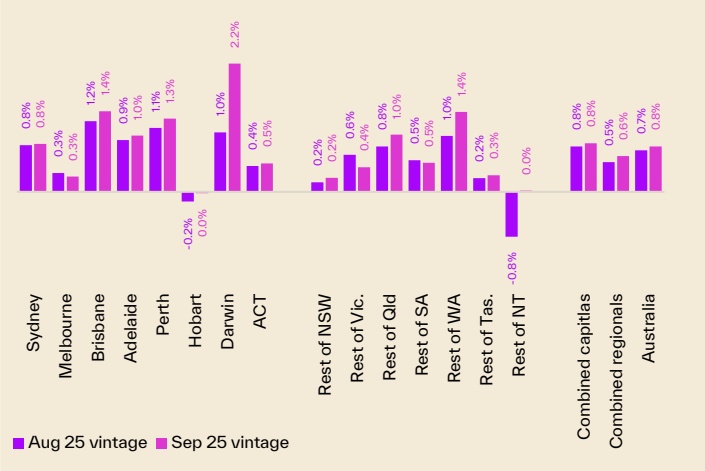
About the data

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

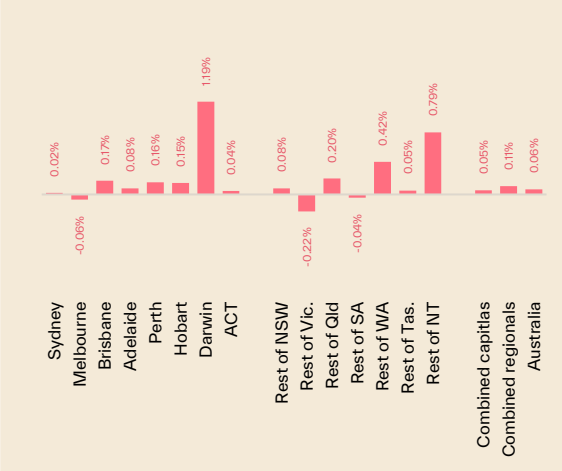
Home Value Index

Prior month level of revision

Monthly change in August 2025



Revision in monthly change for August 2025: August 25 v September 25 vintage HVI



Home Value Index

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

Methodology

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

<https://www.cotality.com/au/our-data/indices>

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

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



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