

CANBERRA

PROPERTY MARKET INSIGHTS

AUGUST 2025



SNAPSHOT

Dwelling Value Change

+0.4% **+1.5%** **+1.6%**
Month Quarter Annual

\$872,957
Median Dwelling Value

9,119
Annual Dwelling Sales

50 Days
Median Days on Market

Source: Cotality



- Canberra's property market has shown modest annual growth in house values, while unit values have slightly dipped. House prices rose 0.6% over the month, 1.9% over the quarter and 2.1% year-on-year, bringing the median house price to \$1,008,291. House values have increased 33.1% over the past five years, reflecting long-term resilience. In contrast, unit prices dipped -0.2% monthly, edged up 0.1% quarterly and eased -0.1% annually, with a median price of \$594,813. Unit values have grown 22.0% over five years, indicating slower but steady performance in the medium term.
- Sales activity in Canberra has shown mixed trends across property types. House sales volumes increased 5.0% year-on-year, indicating a rebound in buyer demand, though they remain 8.0% below the five-year average, suggesting longer-term softness. In contrast, unit sales volumes rose 3.9% annually and are now 2.1% above the five-year average, pointing to a more consistent recovery in the unit market.
- Listing levels in Canberra have tightened over the past year, particularly in the housing market. House listings are down -23.5% compared to the same period last year, reflecting a notable reduction in available stock and contributing to upward pressure on prices. Unit listings have remained relatively stable, with a slight decline of -0.3% year-on-year, suggesting a more balanced supply in that segment.
- Spring consistently brings a surge in property market activity in Canberra, as shown by Domain's decade-long data. Compared to winter, listings rise by 12.4%, giving buyers more options and encouraging sellers to enter the market. Sales increase by 12.8%, reflecting stronger demand, while auction volumes jump by 52.8%, highlighting heightened competition and urgency. This seasonal lift also drives price growth, with the median house value rising by 3% during spring.
- Canberra's rental market has seen modest annual growth, with house rents rising by 0.7% and unit rents increasing by 2.9%.



Valuer on the Ground

Values are rising again with demand building.



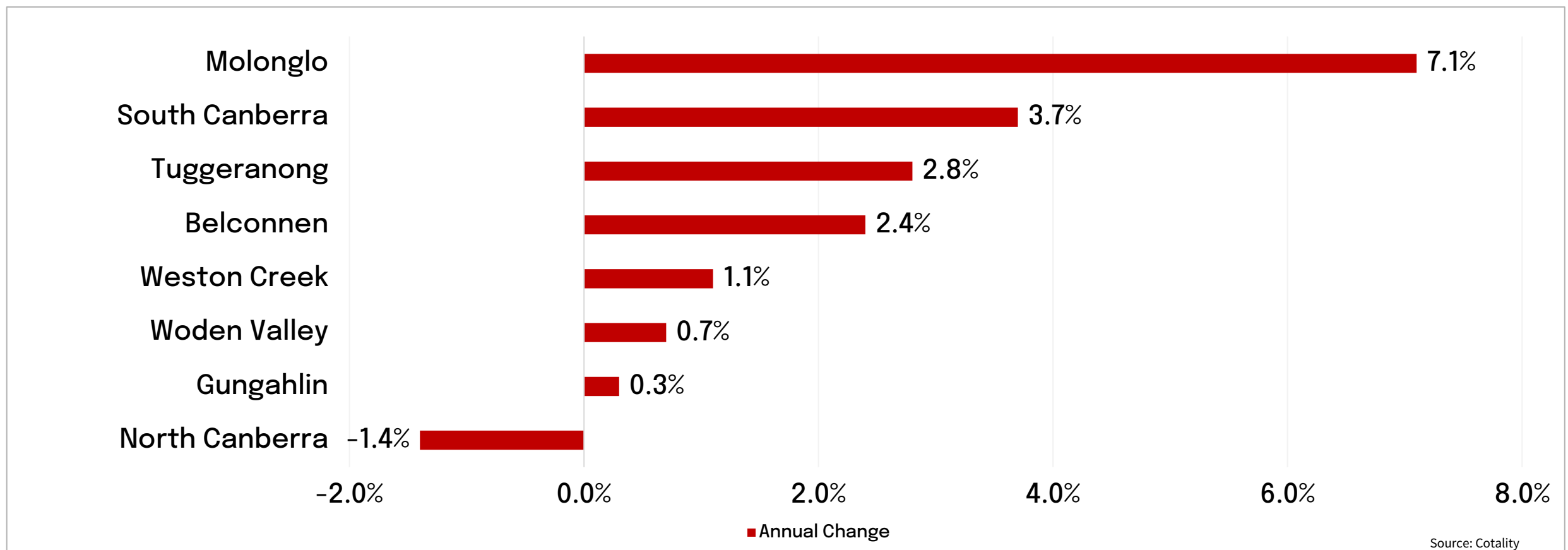
CANBERRA

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AUGUST 2025

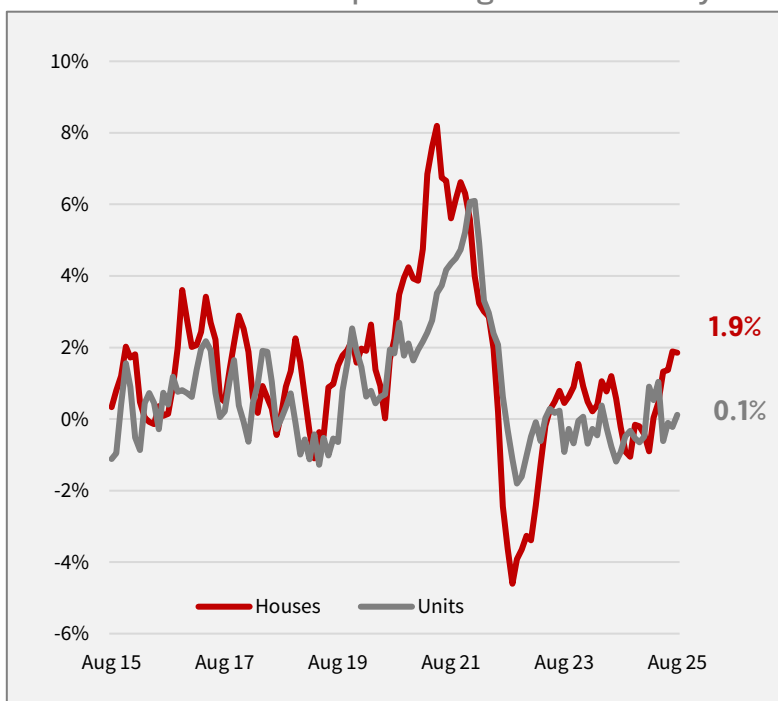


Top Suburbs Annual Change - Dwellings



Quarterly Value Change by Property Type

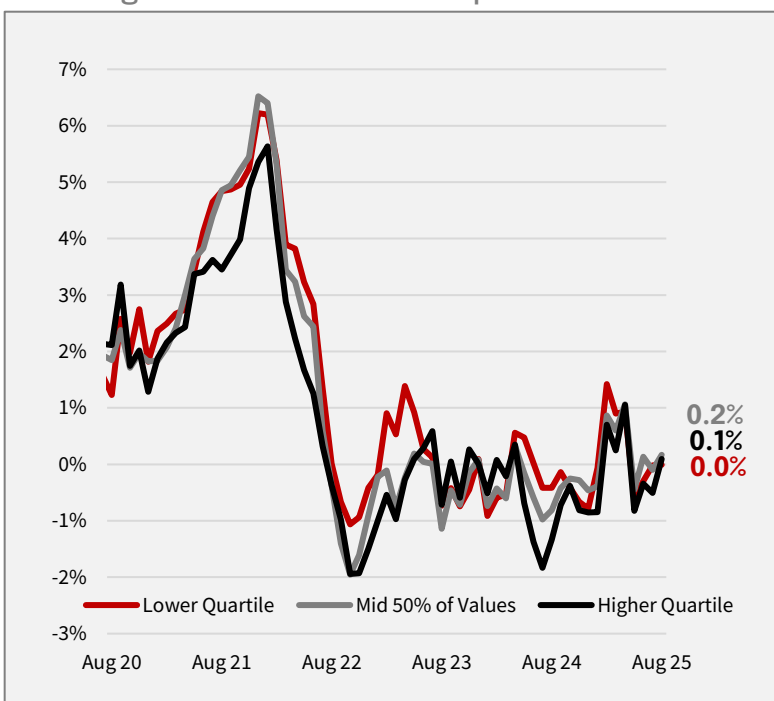
Unit values are back in positive growth territory



Source: Cotality

Quarterly Value Change by Price Quartile

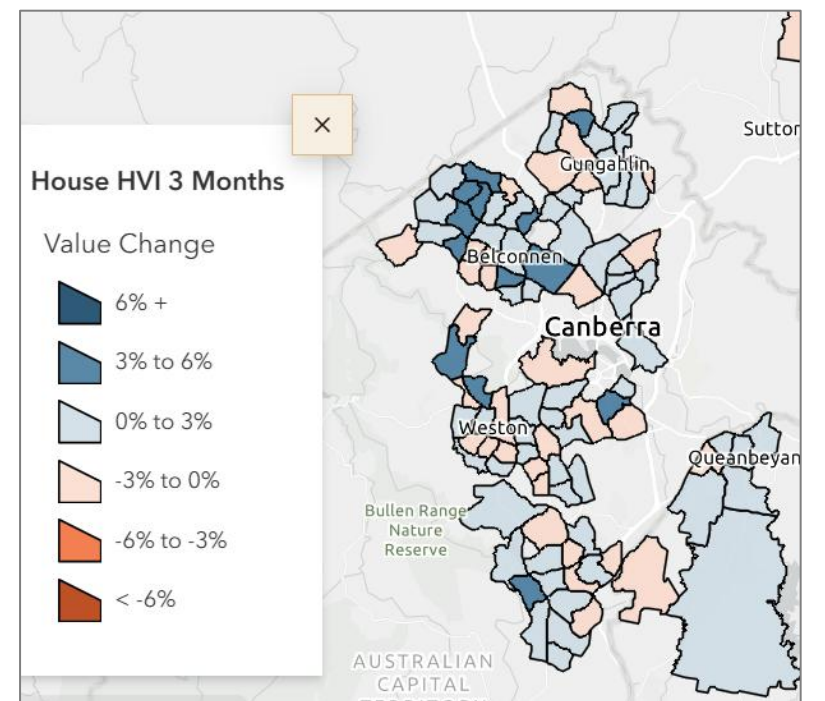
Similar growth seen across all quartiles



Source: Cotality

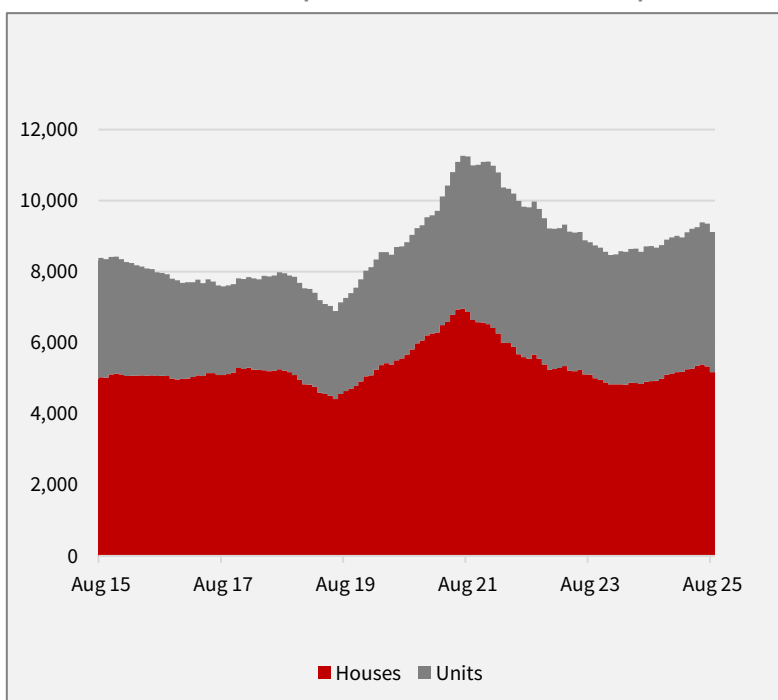
Mapping the Market - 3 months to August

Majority of growth is strong across the region



Annual Volume of Sales by Property Type

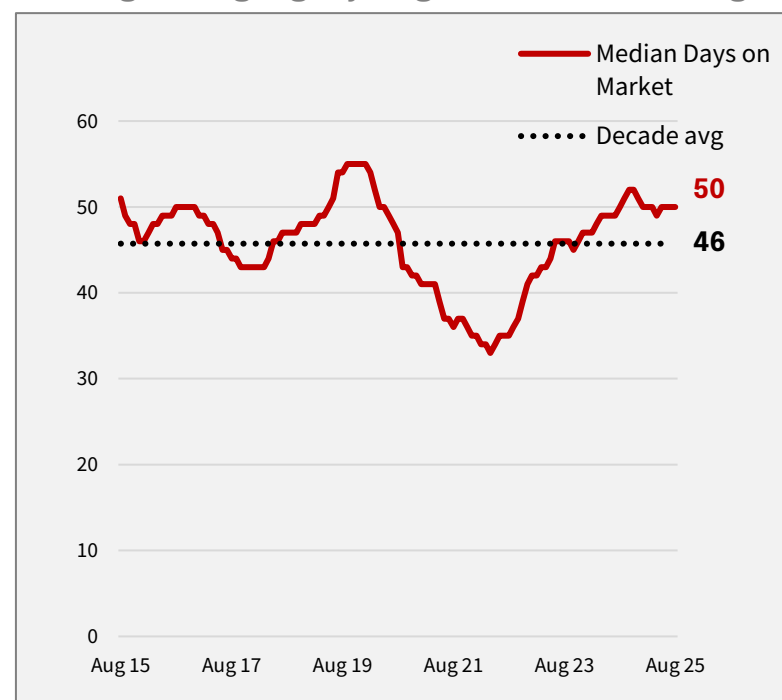
House sales made up 57% and units made up 43%



Source: Cotality

Median Days on Market vs Decade Average

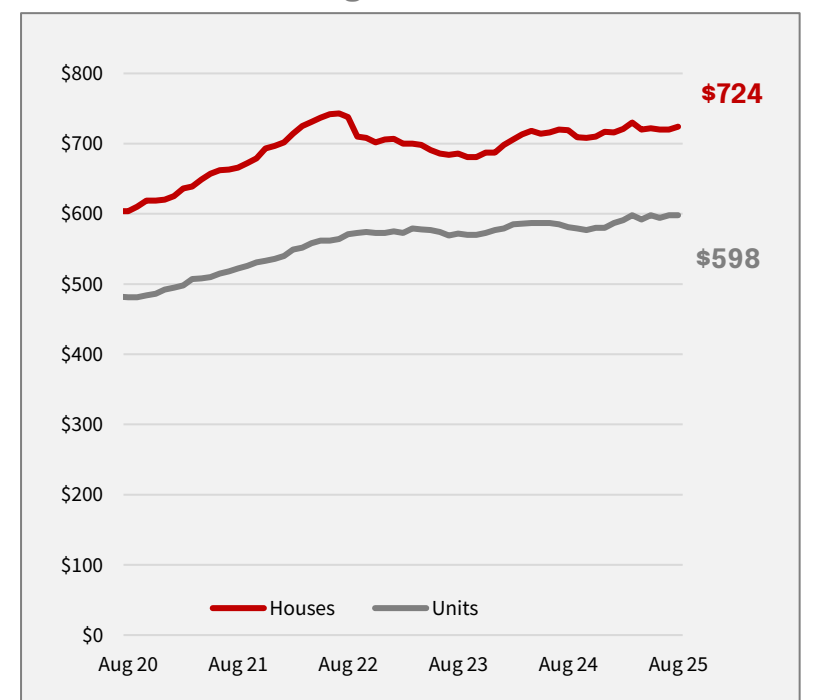
Dwellings taking slightly longer to sell than average



Source: Cotality

Median Rental Value by Property Type

House and unit rental growth continues to moderate



Source: Cotality

CANBERRA

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AUGUST 2025

more
than
money



RECENT SALES ACTIVITY

115 Eccles Circuit, Macgregor



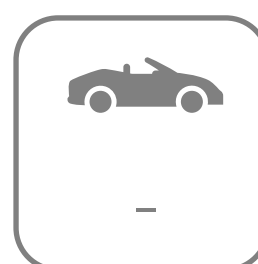
\$720,000



3



1



-



300 m²



108 m²

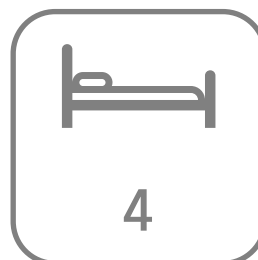
Sold: 15/08/2025

Days on Market: 17

26 Traine Court, Amaroo



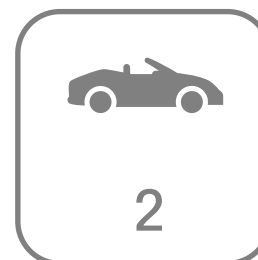
\$1,010,000



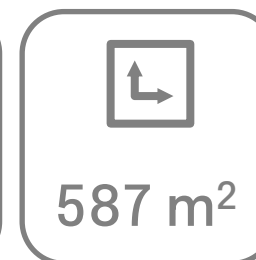
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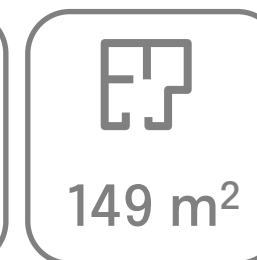
2



2



587 m²



149 m²

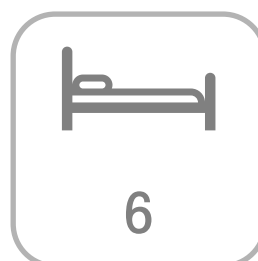
Sold: 02/08/2025

Days on Market: 17

17 Hodgkinson Street, Griffith



\$3,400,000



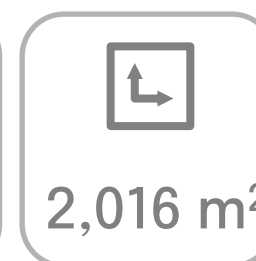
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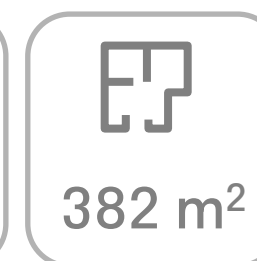
3



2



2,016 m²



382 m²

Sold: 29/08/2025

Days on Market: 16

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