

# DARWIN

## PROPERTY MARKET INSIGHTS

### AUGUST 2025



## SNAPSHOT

### Dwelling Value Change

**+1.0%**    **+5.0%**    **+10.2%**  
Month      Quarter      Annual

**\$553,131**  
Median Dwelling Value

**4,059**  
Annual Dwelling Sales

**53 Days**  
Median Days on Market

Source: Cotality



- Darwin's property market has surged in 2025, with dwelling values rising 10.8% over the first eight months of the year – the strongest year-to-date growth among all Australian capital cities. This robust upswing has been driven by solid gains across both housing and unit segments. House values increased 1.1% in August, 6.1% over the quarter and 10.9% annually, bringing the median house value to \$654,490. Meanwhile, unit values rose 0.8% in August, 2.5% over the quarter and 8.8% annually, with a median unit value of \$393,254. The figures reflect Darwin's growing appeal, particularly as affordability and lifestyle factors continue to attract buyers in a tightening national market.
- Sales activity in Darwin has picked up markedly, with house sales volumes up 56.5% year-on-year and sitting 68.1% above the previous five-year average. Unit sales have also surged, rising 34.9% annually and 50.6% above the five-year average, reflecting a broad-based lift in buyer demand.
- Listing volumes in Darwin have tightened significantly in 2025, with house listings down 56.3% and unit listings down 37.3% compared to the same period last year.
- This pronounced decline in available stock, combined with a notable lift in sales activity, is placing upward pressure on property prices. With fewer properties on the market and more buyers competing for limited options, sellers are in a stronger position to command higher prices. However, it's worth noting that Darwin's relatively small market size means percentage changes can be amplified and shifts in volumes – whether listings or sales – may appear more notable than they are in absolute terms.
- Darwin's spring property market is showing a modest seasonal lift compared to winter, according to a decade's worth of data from Domain. Total listings have edged up by 0.2%, while sales volumes have increased by 3.2%, indicating a slight rise in buyer and seller activity as the weather warms. Auction volumes have jumped 39.6%, suggesting growing vendor confidence and a more competitive selling environment. Meanwhile, the median house value has risen 2.6%, reflecting the combined impact of tighter supply and steady demand.
- Darwin also led the capitals in rental growth, both in the house and unit sector, with respective growth of 6.5% and 9.4%, annually.

### Valuer on the Ground

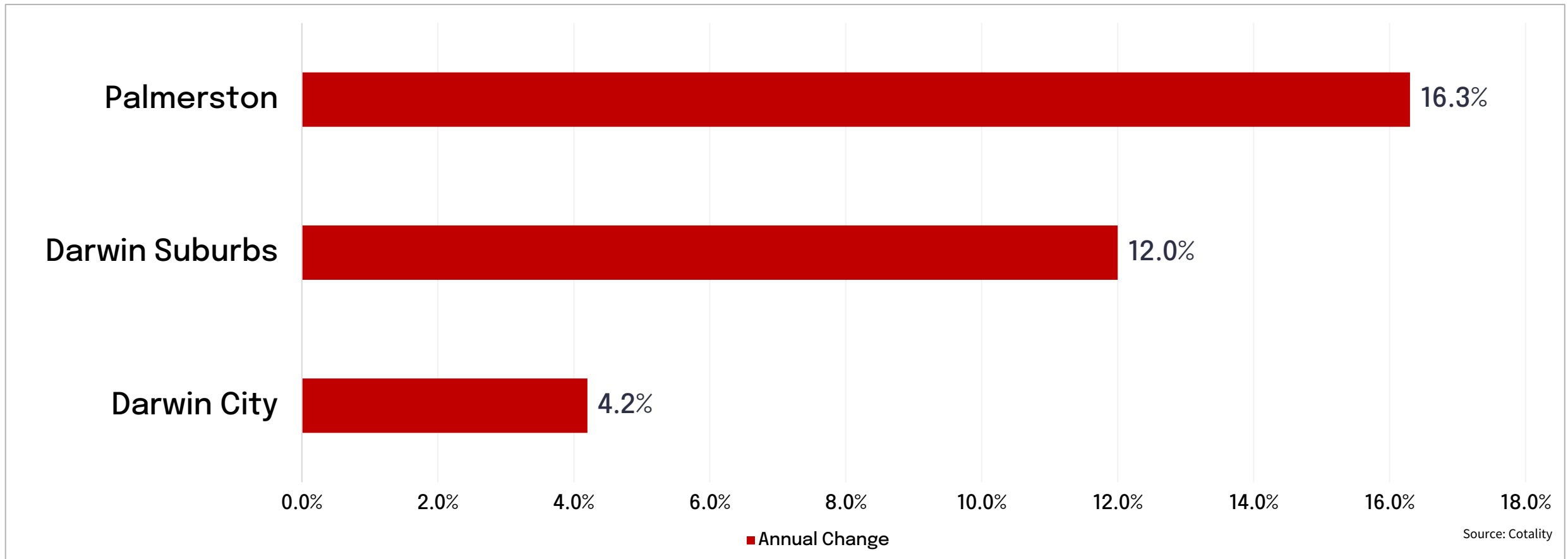
Similar conditions are expected to continue in the market throughout the remainder of the year.”



# DARWIN PROPERTY MARKET INSIGHTS AUGUST 2025

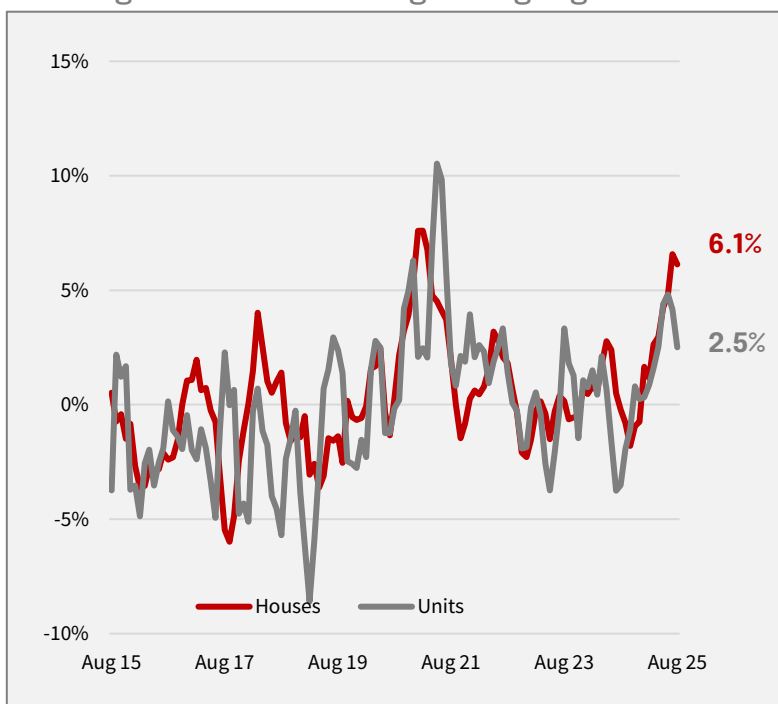


## Top Suburbs Annual Change - Dwellings



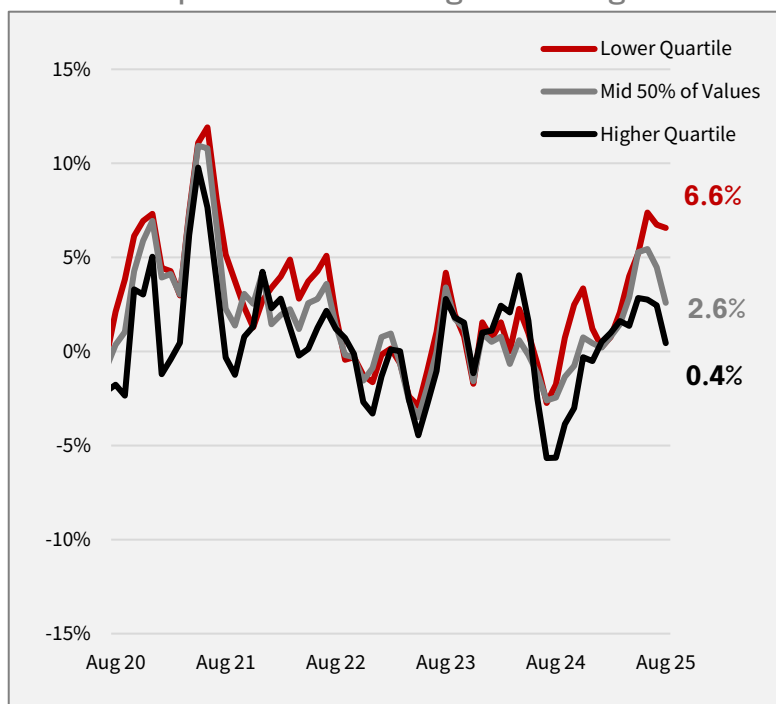
## Quarterly Value Change by Property Type

Housing market is recording stronger growth



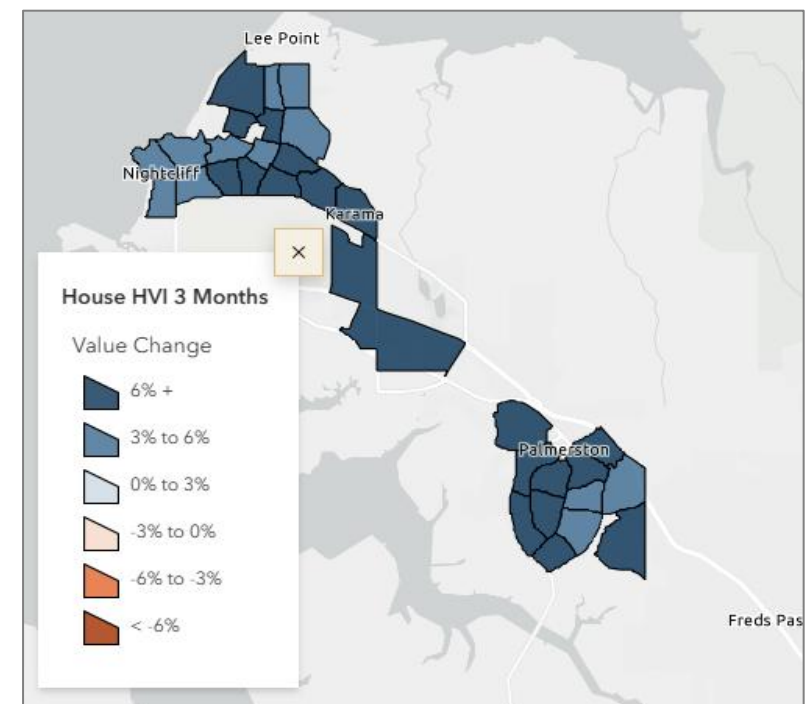
## Quarterly Value Change by Price Quartile

The lower quartile is recording the strongest rebound



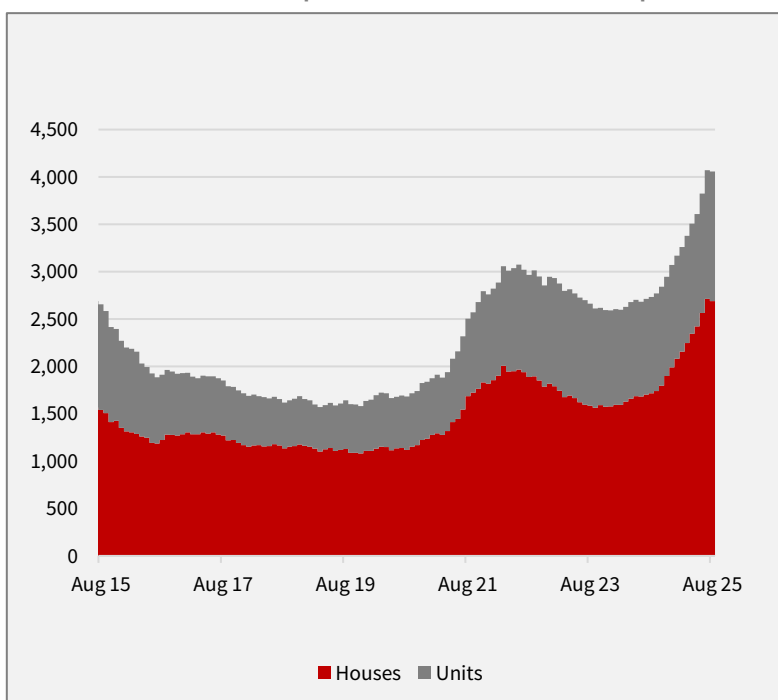
## Mapping the Market - 3 months to August

All regions are recording positive quarterly growth



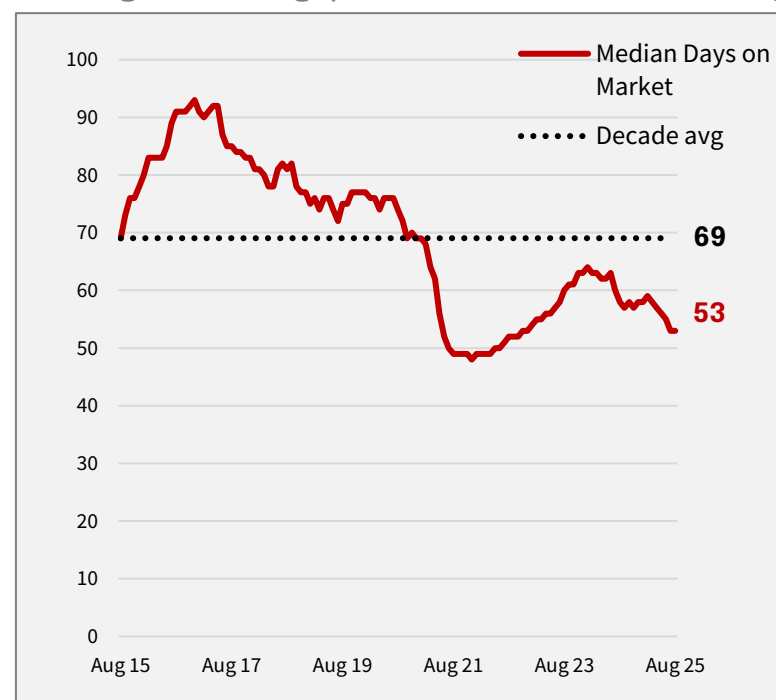
## Annual Volume of Sales by Property Type

House sales made up 66% and units made up 34%



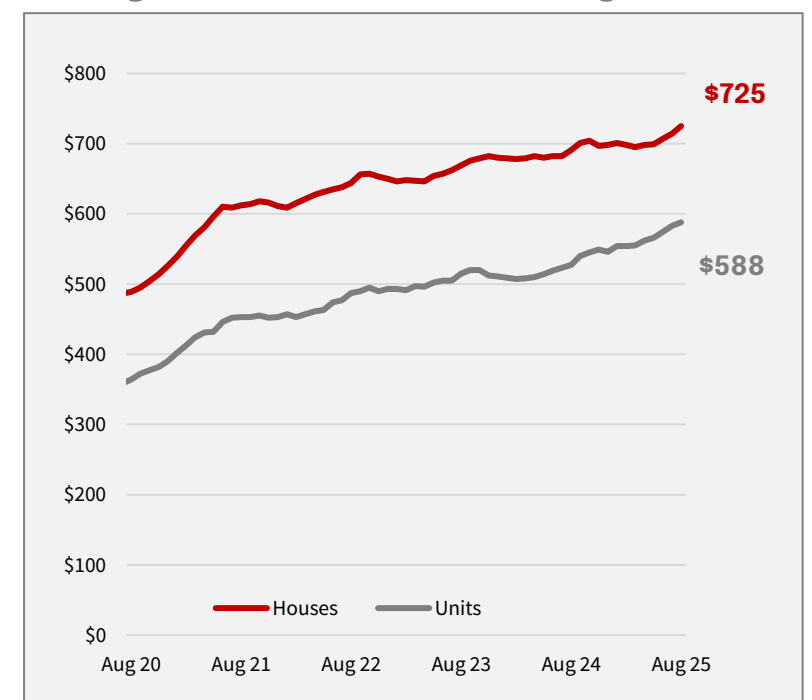
## Median Days on Market vs Decade Average

Dwellings are selling quicker than the decade average



## Median Rental Value by Property Type

Rental growth has slowed in the housing market





# DARWIN

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more  
than  
money



## RECENT SALES ACTIVITY

### 13 Brolga Street, Wulagi



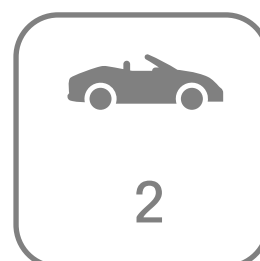
\$620,000



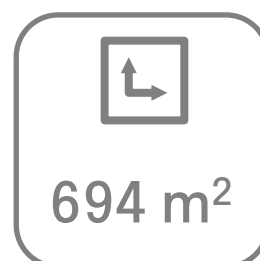
3



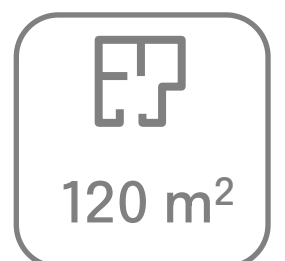
1



2



694 m<sup>2</sup>



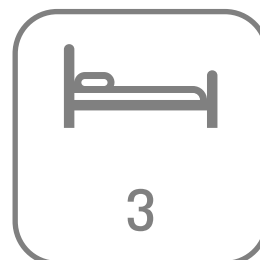
120 m<sup>2</sup>

Sold: 08/08/2025  
Days on Market: 29

### 24 May Street, Parap



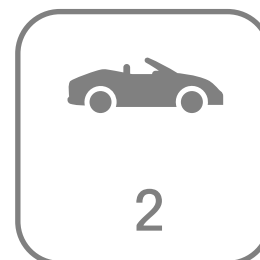
\$900,000



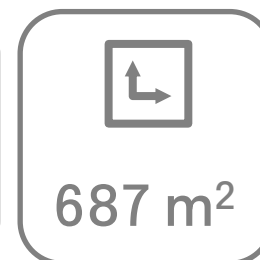
3



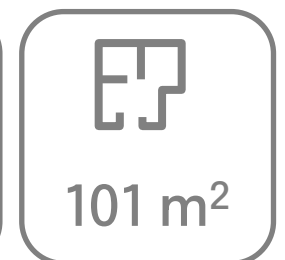
2



2



687 m<sup>2</sup>



101 m<sup>2</sup>

Sold: 02/08/2025  
Days on Market: 30

### 53 Jason Road, Howard Springs



\$1,590,000



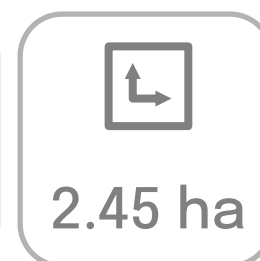
5



3



4



2.45 ha



350 m<sup>2</sup>

Sold: 14/08/2025  
Days on Market: 212

Source: Cotality

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