

PERTH

PROPERTY MARKET INSIGHTS

AUGUST 2025

more
than
money



SNAPSHOT

Dwelling Value Change

+1.1% **+3.1%** **+6.6%**
Month Quarter Annual

\$841,928
Median Dwelling Value

46,683
Annual Dwelling Sales

14 Days
Median Days on Market

Source: Cotality



- Perth's property market continued to show strong momentum in August, with both house and unit prices reaching new peaks. House prices rose 1.1% over the month, 3.1% over the quarter and 6.3% annually, bringing the median house price to \$881,867. This sees five-year growth of 83.6%, underscoring the sustained demand and resilience in the housing sector. Units also performed strongly, with prices up 1.0% monthly, 3.0% quarterly and a 10% year-on-year. The median unit price now sits at \$624,821, reflecting a five-year growth of 68.9%.
- Sales activity in Perth's property market has moderated over the past year, particularly in the housing segment. House sales declined 10.6% annually and are now sitting 1.9% below the five-year average. In contrast, unit sales fell more sharply, down 19.1% year-on-year, yet remain 3.0% above the five-year average, reflecting stronger interest in the more affordable unit market.
- Listing volumes in Perth have tightened over the past year, contributing to the upward pressure on prices. House listings are down 6.4% annually, reflecting a continued shortage of available stock in the market. The decline is even more pronounced in the unit segment, where listings have fallen 13.1% year-on-year.
- Spring typically brings a seasonal uplift in Perth's property market, and the latest decade-long data from Domain highlights this trend clearly. Compared to winter, listings increase by 4.6%, giving buyers more choice and sellers greater confidence. Sales activity jumps by 10.7%, reflecting stronger buyer engagement, while auction volumes surge by 19%, indicating heightened competition and urgency in the market. This seasonal momentum also translates into price growth, with the median house price rising by 2.5% during spring.
- Perth's rental market has continued to strengthen over the past year, with annual growth of 5.1% for houses and a sharper 7.3% for units.

“ Valuer on the Ground

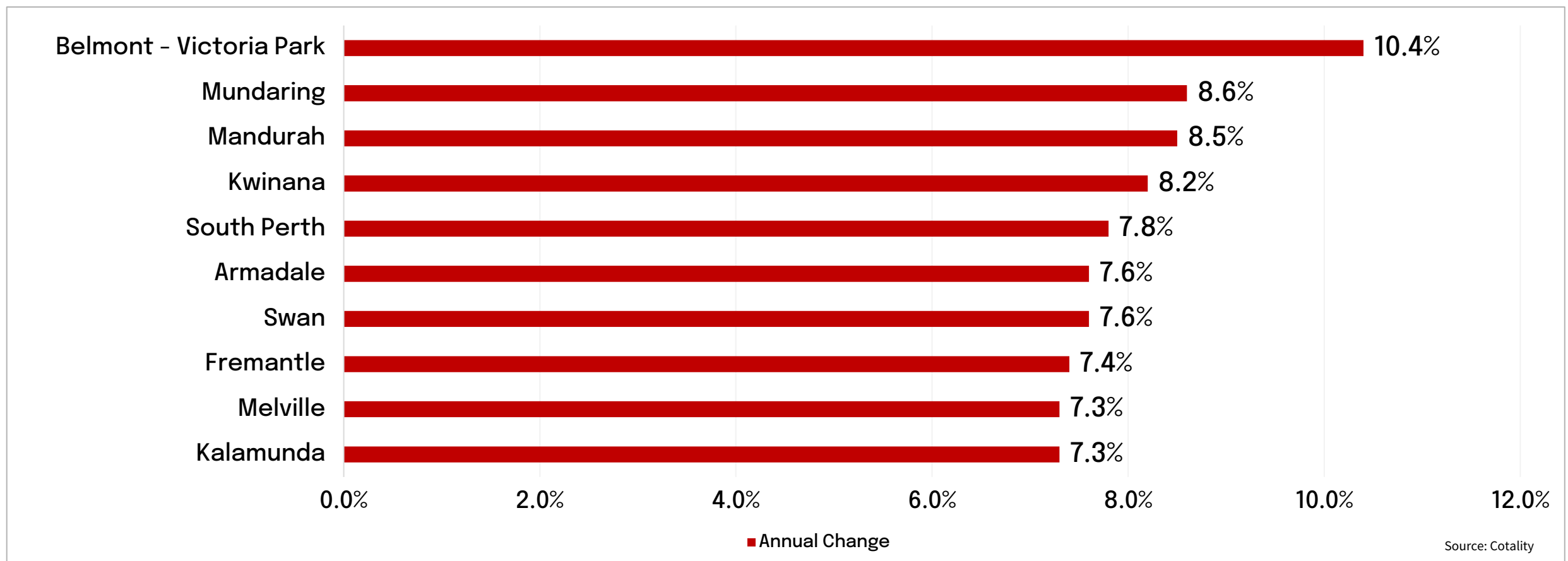
Strong growth conditions are attracting substantial local and interstate investor activity.

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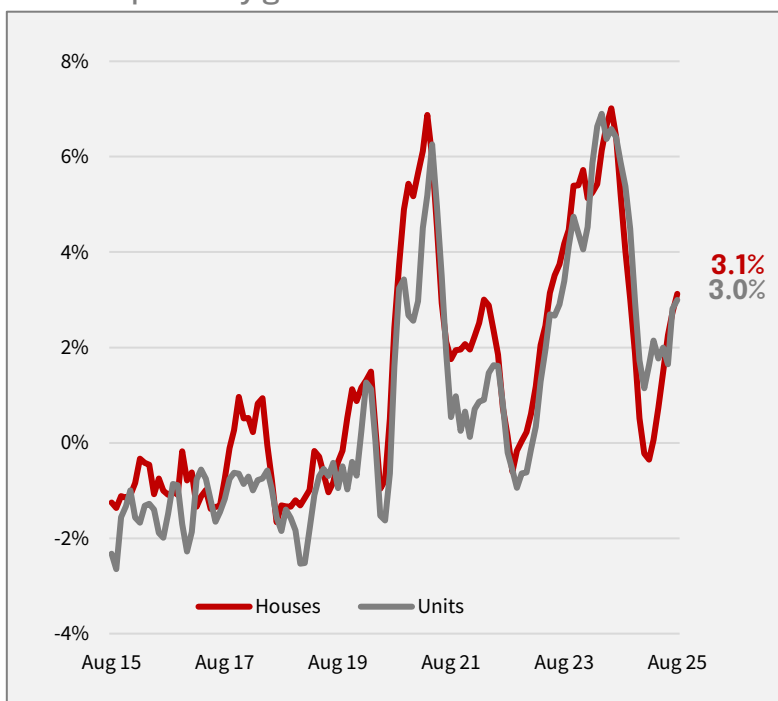


Top Suburbs Annual Change - Dwellings



Quarterly Value Change by Property Type

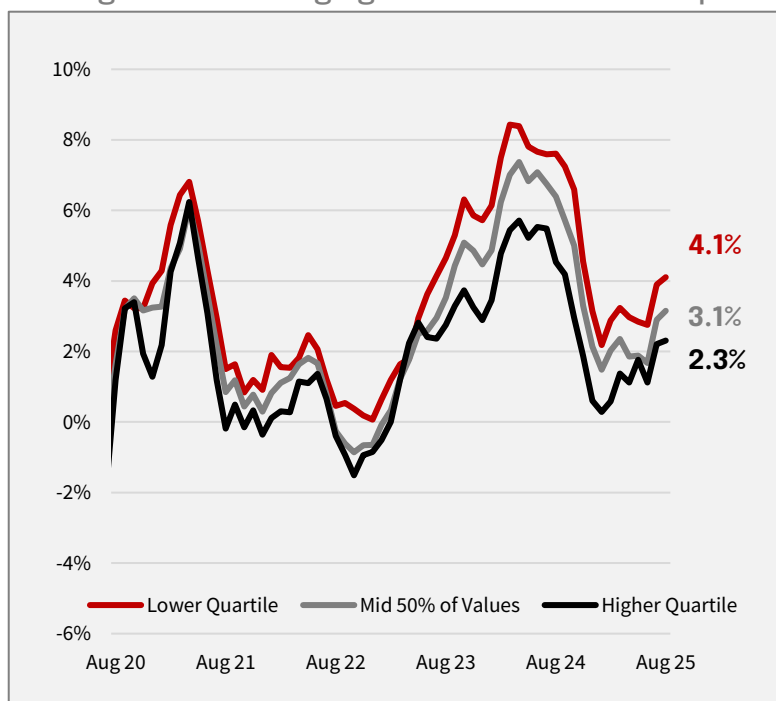
Similar quarterly growth across houses and units



Source: Cotality

Quarterly Value Change by Price Quartile

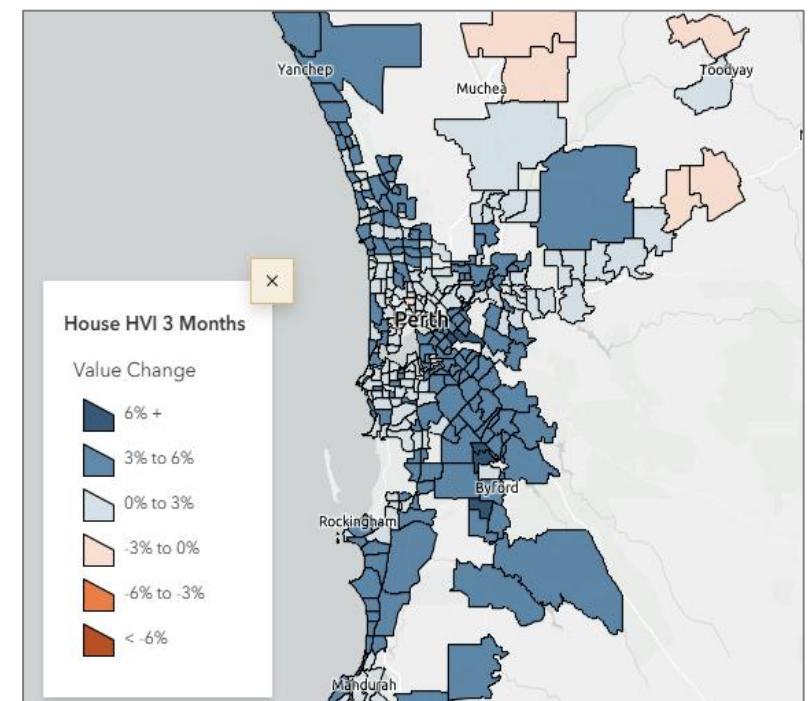
Stronger than average growth noted in lower quartile



Source: Cotality

Mapping the Market - 3 months to August

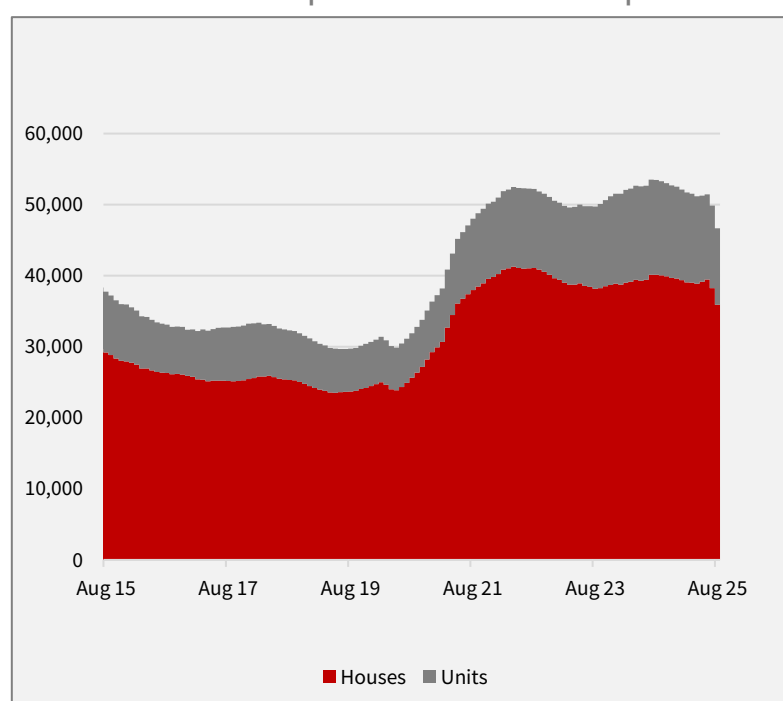
Strong growth still noted, particularly along the coast



Source: Cotality

Annual Volume of Sales by Property Type

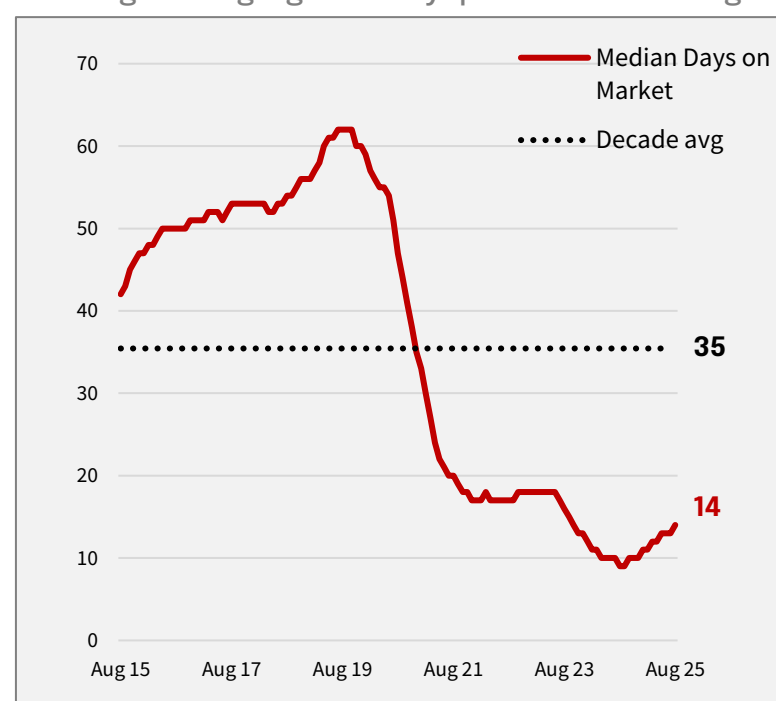
House sales made up 7% and units made up 24%



Source: Cotality

Median Days on Market vs Decade Average

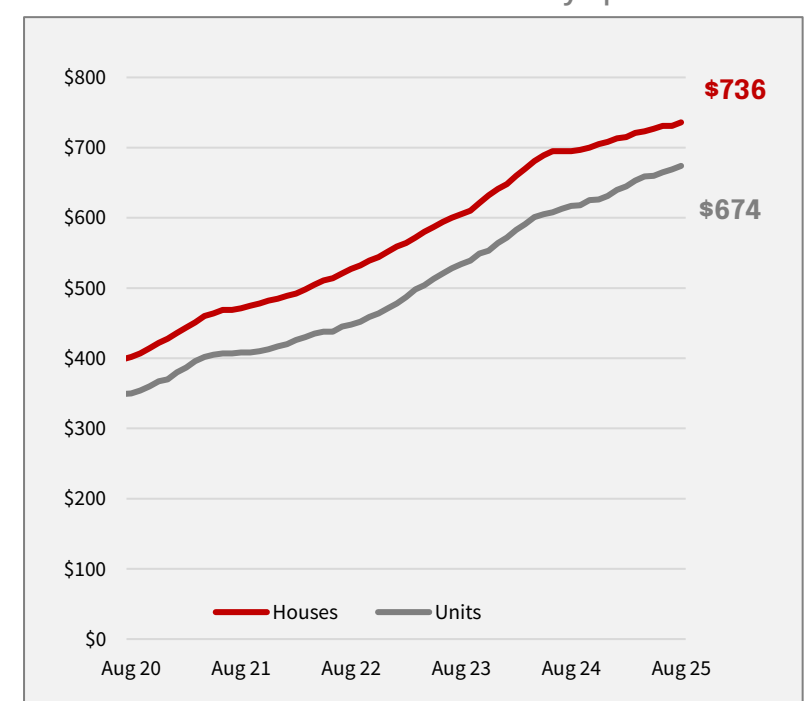
Dwellings selling significantly quicker than average



Source: Cotality

Median Rental Value by Property Type

House and unit rents continue steady upward trend



Source: Cotality

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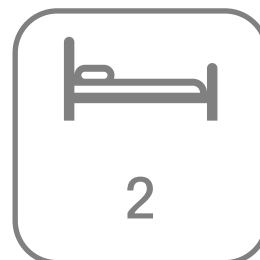


RECENT SALES ACTIVITY

13 Devine Court, Baldivis



\$522,500



2



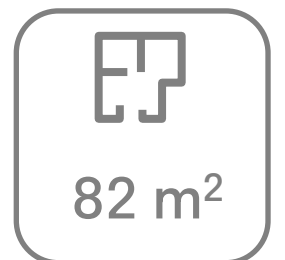
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1



171 m²



82 m²

Sold: 26/08/2025
Days on Market: 22

1B Parham Road, Quinns Rocks



\$1,020,000



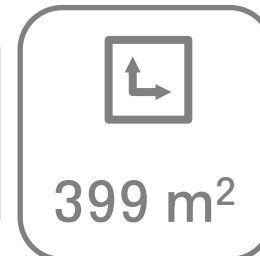
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2



2



399 m²



219 m²

Sold: 29/08/2025
Days on Market: 25

80 Chipping Road, City Beach



\$8,600,000



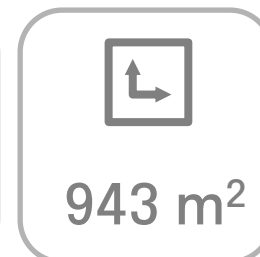
5



3



4



943 m²



705 m²

Sold: 11/08/2025
Days on Market: 81

Source: Cotality

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