Home Value Index

Media release: Tuesday 1st July 2025

Falling interest rates drive an acceleration of growth in housing values through Q2

Australian housing values rose by 0.6% in June, marking a fifth straight month of growth following the -0.3% dip seen between November and January. Monthly gains were recorded across almost every broad region of Australia, with Hobart (-0.2%), the only capital city or rest-of-state region to see a month-on-month fall.

The June quarter saw national home values rise by 1.4%, following a 0.9% lift through the first quarter of the year and a -0.1% decline in Q4 last year. Except for Regional Tasmania (-0.4%), every capital city and rest-of-state region recorded a rise in values through the quarter.

Cotality's research director, Tim Lawless, says falling interest rates have been a clear catalyst behind the renewed momentum.

"The first rate cut in February was a clear turning point for housing value trends. An additional cut in May, and growing certainty of more cuts later in the year have further fuelled positive housing sentiment, pushing values higher."

"Although value rises have been broad-based, the pace of growth remains mild compared to mid-2023 when the quarterly rate of growth in national home values peaked at 3.3%, and for that matter, positively tepid relative to the extreme 8.1% quarterly peak growth recorded through the height of the pandemic."

However, the current housing rebound is occurring against a backdrop of relatively low home sales. Housing turnover through the first half of the year, based on estimates of sales and total dwelling stock, is tracking at an annualised pace of 4.9%, slightly below the decade-average turnover of 5.1%.

From a supply perspective, advertised stock levels are also low, tracking -5.8% below the same time a year ago (based on data for the four weeks ending June 29th) and -16.7% below the previous five-year average.

"Although demonstrated demand is tracking slightly below average, advertised supply is scarce, creating a more balanced market for buyers and sellers."

"Improved selling conditions can be seen in auction clearance rates, which have risen to slightly above the decade average in the last two weeks of June, holding around the mid 60% range."

Underneath the headline results, the combined capital cities have posted a stronger monthly growth outcome relative to the combined regional areas of Australia for a second consecutive month, following a period of outperformance across regional Australia.

Although the quarterly pace of growth still favours regional Australia, at 1.6%, compared with the combined capitals at 1.4%, it is looking increasingly likely that the quarterly growth trend will once again favour capital city markets over the coming months.

Across the individual capitals, quarterly growth was led by Darwin, with dwelling values jumping 4.9%. Darwin's 1.5% rise through June was enough to take dwelling values to a new record high, finally surpassing the mining boom peak recorded just over eleven years ago in May 2014.

Outside of Darwin, the quarterly trend across the capitals was led by Perth (+2.1%) and Brisbane (+2.0%), the same markets which have led the five-year growth trend, with values up 81.1% and 75.1% respectively since June 2020.

At 3.4%, the financial year change in national home values looks to be moving through a low point, but, given the re-acceleration in growth trends over the past five months, is likely to gradually rise through the second half of the year.

Annualising quarterly change implies a national annual growth rate of 5.8%, which is slightly above the decade average annual rate of 5.2%.

"Given the upside risk that housing values will accelerate further from here as interest rates reduce, the reality is we will likely see home values rise by more than this over the coming 12 months," said Mr Lawless.

"However, despite the prospect for lower interest rates, affordability constraints will likely temper the extent of a housing market upswing."

Index results as at 30th June 2025	Change in dwelling values				
	Month	Quarter	Annual	Total return	Median value
Sydney	0.6%	1.1%	1.3%	4.3%	$1,210,222
Melbourne	0.5%	1.1%	-0.4%	3.3%	$796,952
Brisbane	0.7%	2.0%	7.0%	10.9%	$926,243
Adelaide	0.5%	1.1%	8.0%	12.0%	$837,176
Perth	0.8%	2.1%	7.0%	11.6%	$819,885
Hobart	-0.2%	0.9%	2.0%	6.4%	$677,390
Darwin	1.5%	4.9%	6.0%	13.0%	$537,471
Canberra	0.9%	1.3%	0.3%	4.3%	$855,197
Combined capitals	**0.6%**	**1.4%**	**2.7%**	**6.2%**	**$918,408**
Combined regional	**0.5%**	**1.6%**	**5.5%**	**10.1%**	**$685,193**
National	**0.6%**	**1.4%**	**3.4%**	**7.1%**	**$837,586**

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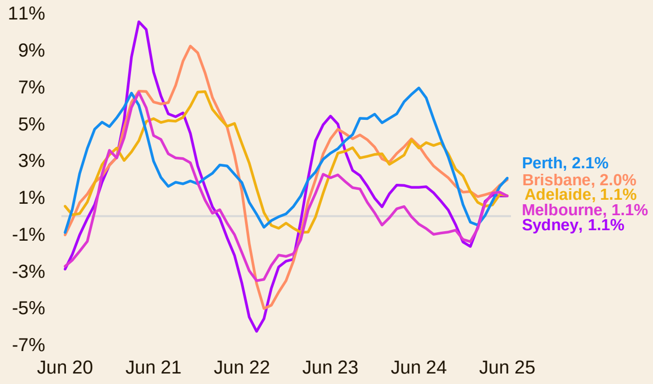
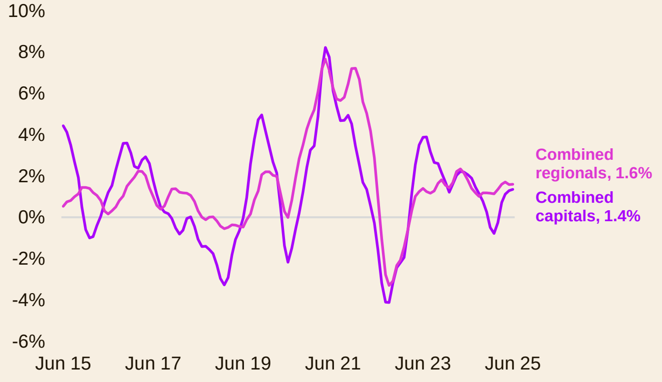
Rolling three-month change in dwelling values
State capitals



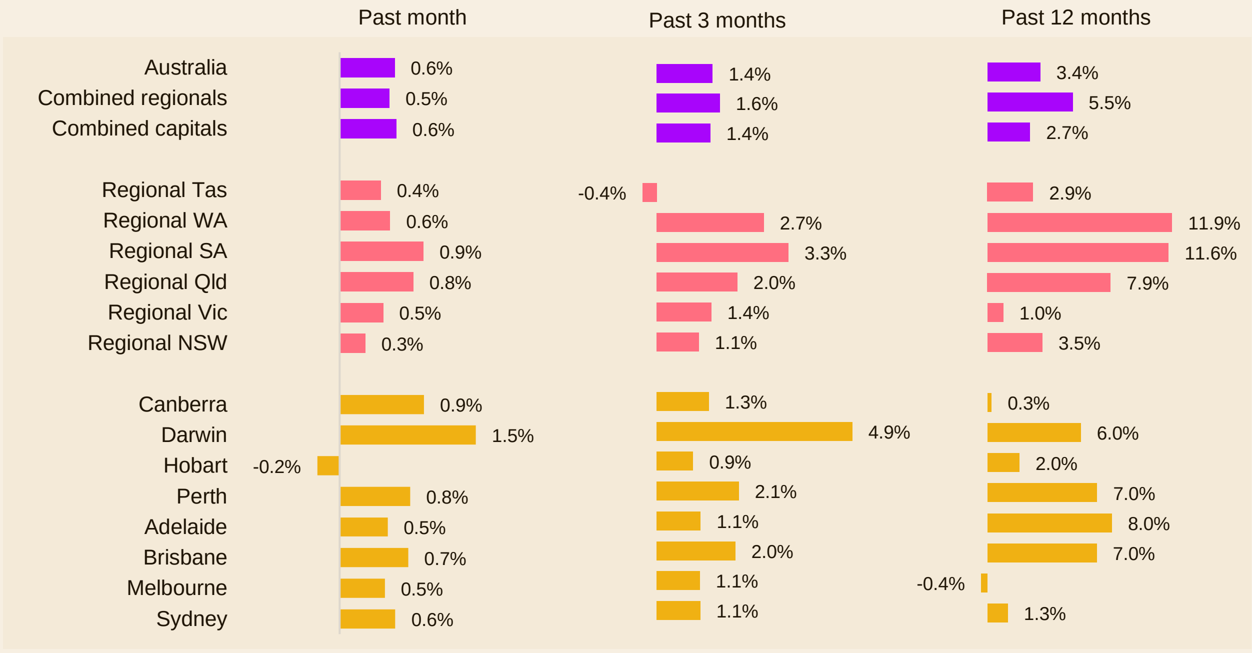
Rolling three-month change in dwelling values
Combined capitals v Combined regionals



Change in dwelling values over key time periods

Geography	From peak	Peak date	Past 5 years	Past 10 years
Sydney	<at peak>		34.4%	56.7%
Melbourne	-3.9%	Mar 22	14.3%	40.6%
Brisbane	<at peak>		75.1%	92.5%
Adelaide	<at peak>		74.7%	94.4%
Perth	<at peak>		81.1%	60.4%
Hobart	-10.2%	Mar 22	31.3%	86.0%
Darwin	<at peak>		34.3%	4.2%
Canberra	-5.3%	May 22	32.1%	62.4%
Regional NSW	<at peak>		53.1%	96.8%
Regional Vic	-5.7%	May 22	34.9%	74.3%
Regional Qld	<at peak>		75.7%	94.5%
Regional SA	<at peak>		79.9%	77.6%
Regional WA	<at peak>		89.9%	58.9%
Regional Tas	-1.8%	May 22	48.6%	96.4%
Regional NT	-9.5%	Apr 16	0.4%	-5.2%
Combined capitals	<at peak>		39.8%	59.4%
Combined regionals	<at peak>		60.5%	89.1%
National	<at peak>		44.3%	65.6%

Change in dwelling values to end of June 2025



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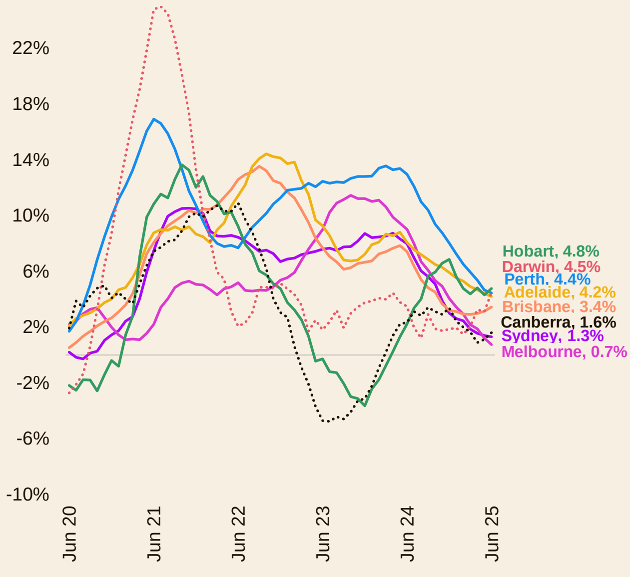
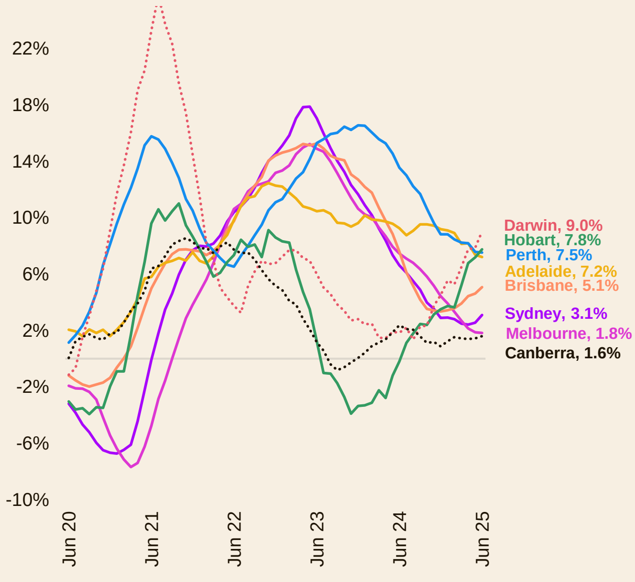
Annual change in rents, Houses



Annual change in rents, Units



Rental growth has continued to ease across most of Australia, with the national rental index rising 1.3% through the June quarter, the lowest Q2 change since 2020 (-1.7%).

Across the capital cities, the ACT recorded the smallest quarterly rise across the capital cities, with rents up 0.3% over the quarter, followed by Melbourne and Adelaide with a three-month increase of 0.7%.

Darwin stood out with the strongest quarterly lift in rents, up 2.9%, followed by Brisbane with a 2.0% increase and Sydney up 1.5%.

The slowdown in rental growth is more visible in the annual trends, where national rental growth has eased from a peak of 9.7% in the 12 months ending November 2021 and tracked at more than 8% between July 2021 and May 2024. The national rental index was up 3.4% through the financial year, the lowest annual increase since the twelve months ending February 2021.

For house rents, Melbourne is now recording the softest annual change at just 0.7%, followed by Sydney at 1.3%. Across the unit sector, the softest rental growth conditions are in the ACT (1.6%), Melbourne (1.8%) and Sydney (3.1%).

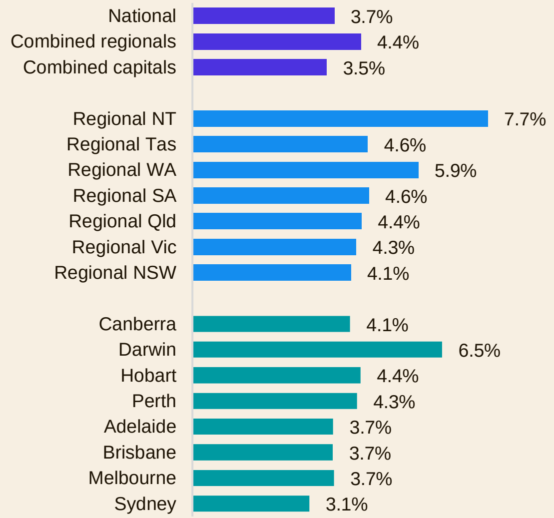
At the other end of the scale, Hobart and Darwin have seen a strong acceleration in annual rental growth, topping the annual change leader board for both houses and units.

“Slower rental growth comes despite vacancy rates consistently holding around the mid 1% range, well below the pre-pandemic five-year average of 3.3%,” said Mr Lawless.

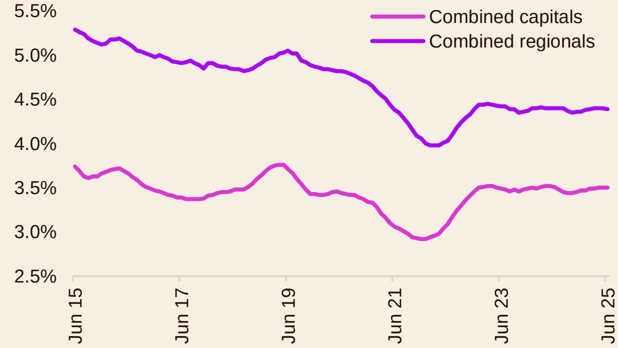
“Rental affordability is a key factor keeping a lid on rental growth. Assuming the median rent and median household income, rental households are now dedicating around one third of their pre-tax income to paying rent.”

As the period of COVID ‘catch up’ migration comes to an end, and recent temporary migrants head back overseas, net overseas migration has reduced close to pre-pandemic levels. Because most recent overseas arrivals rent, slower rates of net overseas migration are also contributing to the slowdown in rental demand.

Gross rental yields, dwellings



Gross rental yields, dwellings



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A range of factors are set to shape housing market outcomes over the rest of the year.

On the upside, we have an expectation that interest rates will fall further over the coming months, possibly reducing to the early 3% or even high 2% range by year's end. Consumer sentiment is likely to improve, while labour markets are holding tight. Additionally, persistently low levels of new housing supply are likely to support values.

With the monthly inflation indicator for May showing a 2.4% core inflation rate (lower than the quarterly CPI trimmed mean of 2.9%), inflation is well and truly back within the RBA's target range of 2-3%, beating the RBA's latest forecasts, which had trimmed mean inflation holding at 2.6% from mid-2025.

The lower-than-expected inflation outcome has prompted many economists to bring forward their forecasts for future rate cuts, with a consensus view forming that rates will fall another 25 basis points on July 8th, with more cuts to follow. Financial markets are pricing in a cash rate of 3.1% by December and 2.9% through the first quarter of 2026.

"Lower interest rates go further than improving borrowing capacity and serviceability," said Mr Lawless. "Lower debt servicing costs, along with reduced cost-of-living pressures, should support consumer sentiment and high commitment decision making, working in favour of housing demand."

The tight labour market, with the unemployment rate holding around 4.1% or lower since early 2022, should also support confidence and borrowing ability. Concerns about the labour market being 'too tight' seem to be fading, with no evidence of a blowout in wage growth.

From a housing supply perspective, the rise in dwelling approvals from the cyclical lows of 2023/24 looks to have been short-lived, with monthly numbers faltering below the decade average and well below the 20,000 approvals required to reach housing accord targets.

"Insufficient levels of new housing are likely to place further upward pressure on housing prices at a time when affordability constraints are already at record levels," said Mr Lawless.

Downside risks relate to widespread affordability constraints, elevated levels of household debt, a cautious lending environment and reduced housing demand via population growth. Geopolitical risk is another factor that could weigh on sentiment.

Given the ongoing affordability constraints evident across most markets, it's hard to see value growth posting a material upswing. The 2.4% rise in national dwelling values through the first half of the year equates to a dollar value increase in the median dwelling value of approximately $19,000, eroding much of the benefits of lower rates when it comes to borrowing capacity.

Lending policies and regulations are another factor that could keep a lid on housing exuberance. Since the June quarter of 2023, borrowers with a debt-to-income ratio of six times or higher have comprised around 6% or less of new loan originations. Any sign of higher housing-related debt levels could be met with a tighter policy framework for home lending.

Household debt levels could weigh on credit availability, with the ratio of household debt to disposable income tracking at 181% in the March quarter. While down from historic highs, the risk of households accumulating excessive levels of debt as financial conditions ease is something the Council of Financial Regulators has on their radar.

Lower population growth should also help to quell the accrual of housing demand in the absence of a supply response.

Finally, geopolitical risk relating to conflict in the Middle East, US tariffs and the ongoing Ukraine war remains a wild card that could weigh on consumer sentiment and potentially disrupt economic conditions.

Overall, the tailwinds of lower interest rates, higher confidence, tight labour markets and low housing supply are likely to outweigh the headwinds, providing the foundations for further modest growth in housing values in 2025.

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	0.6%	0.5%	0.7%	0.5%	0.8%	-0.2%	1.5%	0.9%	0.3%	0.5%	0.8%	0.9%	0.6%	0.4%	na	0.6%	0.5%	0.6%
Quarter	1.1%	1.1%	2.0%	1.1%	2.1%	0.9%	4.9%	1.3%	1.1%	1.4%	2.0%	3.3%	2.7%	-0.4%	na	1.4%	1.6%	1.4%
YTD	1.9%	1.8%	3.2%	1.7%	2.1%	1.8%	7.7%	1.3%	2.3%	2.1%	4.2%	6.4%	4.6%	0.5%	na	2.1%	3.2%	2.4%
Annual	1.3%	-0.4%	7.0%	8.0%	7.0%	2.0%	6.0%	0.3%	3.5%	1.0%	7.9%	11.6%	11.9%	2.9%	na	2.7%	5.5%	3.4%
Total return	4.3%	3.3%	10.9%	12.0%	11.6%	6.4%	13.0%	4.3%	7.6%	5.3%	13.0%	17.6%	18.6%	7.2%	n a	6.2%	10.1%	7.1%
Gross yield	3.1%	3.7%	3.7%	3.7%	4.3%	4.4%	6.5%	4.1%	4.1%	4.3%	4.4%	4.6%	5.9%	4.6%	na	3.5%	4.4%	3.7%
Median value	$1,210,222	$796,952	$926,243	$837,176	$819,885	$677,390	$537,471	$855,197	$774,025	$589,500	$734,532	$489,690	$580,271	$525,471	na	$918,408	$685,193	$837,586
Houses																		
Month	0.6%	0.6%	0.7%	0.5%	0.8%	-0.2%	1.8%	1.1%	0.3%	0.5%	0.8%	1.1%	0.5%	0.5%	-0.5%	0.6%	0.5%	0.6%
Quarter	1.3%	1.2%	1.9%	1.1%	2.1%	1.1%	5.2%	1.6%	1.2%	1.4%	2.0%	3.5%	2.6%	-0.5%	-0.8%	1.5%	1.6%	1.5%
YTD	2.5%	2.1%	2.9%	1.6%	1.9%	1.7%	8.1%	1.5%	2.4%	2.2%	4.2%	6.6%	4.8%	0.2%	-0.1%	2.3%	3.2%	2.6%
Annual	1.7%	0.0%	6.3%	7.7%	6.5%	2.3%	6.4%	0.5%	3.6%	1.1%	8.1%	11.8%	12.0%	2.7%	-4.0%	3.0%	5.5%	3.7%
Total return	4.3%	3.2%	9.7%	11.5%	10.9%	6.6%	13.1%	4.3%	7.7%	5.4%	13.1%	17.9%	18.5%	6.9%	2.8%	6.2%	10.0%	7.2%
Gross yield	2.7%	3.2%	3.5%	3.5%	4.1%	4.3%	5.9%	3.8%	4.1%	4.2%	4.3%	4.6%	5.8%	4.5%	7.5%	3.2%	4.3%	3.5%
Median value	$1,496,985	$947,611	$1,010,566	$888,869	$855,395	$718,406	$622,838	$980,802	$802,895	$617,770	$740,201	$503,052	$598,309	$542,913	$420,593	$1,034,806	$700,000	$905,076
Units																		
Month	0.6%	0.3%	1.0%	0.9%	0.7%	-0.2%	0.8%	0.3%	0.2%	-0.1%	0.9%	-2.1%	0.8%	0.1%	na	0.6%	0.6%	0.6%
Quarter	0.5%	0.8%	2.4%	1.3%	1.8%	0.2%	4.2%	0.2%	0.4%	1.1%	2.0%	-0.8%	3.7%	0.8%	na	0.9%	1.4%	1.0%
YTD	0.4%	1.0%	4.5%	2.2%	3.8%	2.5%	6.8%	0.8%	1.4%	1.3%	4.4%	2.2%	1.4%	3.9%	na	1.3%	3.1%	1.6%
Annual	0.2%	-1.3%	10.9%	10.1%	11.3%	0.7%	5.0%	-0.5%	2.9%	0.0%	7.4%	7.8%	9.9%	5.1%	na	1.7%	5.3%	2.3%
Total return	4.2%	3.5%	16.0%	15.2%	17.6%	5.4%	12.7%	4.5%	7.5%	4.5%	12.7%	12.7%	21.0%	9.6%	na	6.3%	10.4%	7.0%
Gross yield	4.2%	4.9%	4.5%	4.6%	5.6%	4.9%	7.9%	5.3%	4.5%	4.9%	4.6%	4.9%	7.9%	5.0%	na	4.5%	4.7%	4.6%
Median value	$863,257	$617,395	$718,196	$606,995	$611,755	$542,399	$387,475	$594,710	$637,733	$419,345	$717,188	$332,429	$376,469	$423,144	na	$702,191	$604,236	$686,399

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

Rank	SA3 Name	SA4 Name	Median Value	Annual change
		Greater Sydney		
1	**St Marys**	Outer West and Blue Mountains	$1,011,798	8.4%
2	**Richmond - Windsor**	Outer West and Blue Mountains	$927,333	6.7%
3	**Fairfield**	South West	$1,165,756	6.5%
4	**Wollondilly**	Outer South West	$1,078,281	6.3%
5	**Liverpool**	South West	$1,109,955	6.0%
6	**Mount Druitt**	Blacktown	$913,768	5.4%
7	**Marrickville - Sydenham - Petersham**	City and Inner South	$1,829,091	5.0%
8	**Bankstown**	Inner South West	$1,367,184	5.0%
9	**Camden**	Outer South West	$1,109,177	5.0%
10	**Penrith**	Outer West and Blue Mountains	$990,885	4.7%
		Greater Melbourne		
1	**Frankston**	Mornington Peninsula	$782,066	4.3%
2	**Tullamarine - Broadmeadows**	North West	$701,912	3.6%
3	**Knox**	Outer East	$944,230	3.3%
4	**Hobsons Bay**	West	$860,897	2.8%
5	**Brimbank**	West	$682,742	2.6%
6	**Dandenong**	South East	$746,136	2.4%
7	**Casey - North**	South East	$836,456	2.3%
8	**Sunbury**	North West	$692,637	2.1%
9	**Casey - South**	South East	$769,990	1.6%
10	**Whittlesea - Wallan**	North East	$742,952	1.6%
		Greater Brisbane		
1	**Redcliffe**	Moreton Bay - North	$912,795	11.2%
2	**Nundah**	North	$969,117	10.9%
3	**Ipswich Inner**	Ipswich	$728,043	10.4%
4	**Ipswich Hinterland**	Ipswich	$759,737	10.0%
5	**Jimboomba**	Logan - Beaudesert	$968,065	9.9%
6	**Beenleigh**	Logan - Beaudesert	$754,418	9.8%
7	**Capalaba**	East	$1,046,886	9.8%
8	**Springfield - Redbank**	Ipswich	$784,881	9.7%
9	**Strathpine**	Moreton Bay - South	$800,816	9.4%
10	**Browns Plains**	Logan - Beaudesert	$801,730	8.5%
		Greater Adelaide		
1	**Playford**	North	$621,184	11.0%
2	**Gawler - Two Wells**	North	$715,280	10.9%
3	**Salisbury**	North	$702,188	9.9%
4	**Adelaide Hills**	Central and Hills	$936,217	9.8%
5	**Mitcham**	South	$1,169,308	9.0%
6	**Onkaparinga**	South	$795,451	8.9%
7	**Port Adelaide - West**	West	$811,260	8.1%
8	**Port Adelaide - East**	North	$848,580	8.0%
9	**Holdfast Bay**	South	$1,026,226	7.9%
10	**Marion**	South	$922,751	7.7%

Rank	SA3 Name	SA4 Name	Median Value	Annual change
		Greater Perth		
1	**Mundaring**	North East	$846,906	11.6%
2	**Swan**	North East	$765,066	10.5%
3	**Kwinana**	South West	$669,175	9.8%
4	**Perth City**	Inner	$800,108	9.1%
5	**Bayswater - Bassendean**	North East	$869,981	8.9%
6	**Melville**	South West	$1,308,114	8.6%
7	**Fremantle**	South West	$1,099,007	8.3%
8	**Mandurah**	Mandurah	$709,712	8.1%
9	**South Perth**	South East	$946,535	7.9%
10	**Wanneroo**	North West	$787,235	7.8%
		Greater Hobart		
1	**Hobart - North East**	Hobart	$724,230	4.8%
2	**Hobart - North West**	Hobart	$557,424	4.3%
3	**Brighton**	Hobart	$548,254	4.2%
4	**Sorell - Dodges Ferry**	Hobart	$627,274	1.7%
5	**Hobart - South and West**	Hobart	$768,633	1.4%
6	**Hobart Inner**	Hobart	$864,679	-1.8%
		Greater Darwin		
1	**Palmerston**	Darwin	$541,426	10.8%
2	**Darwin Suburbs**	Darwin	$543,026	7.3%
3	**Darwin City**	Darwin	$486,915	1.4%
		ACT		
1	**Molonglo**	ACT	$770,158	3.7%
2	**Tuggeranong**	ACT	$857,816	2.8%
3	**South Canberra**	ACT	$889,497	1.5%
4	**Woden Valley**	ACT	$983,566	0.2%
5	**Belconnen**	ACT	$831,555	0.1%
6	**Gungahlin**	ACT	$893,347	-0.5%
7	**Weston Creek**	ACT	$931,492	-0.8%
8	**North Canberra**	ACT	$711,918	-2.9%

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 June 2025

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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	$500,334	9.5%
2	**Albury**	Murray	$585,494	9.4%
3	**Lower Murray**	Murray	$349,525	9.1%
4	**Upper Hunter**	Hunter Valley exc Newcastle	$524,387	8.6%
5	**Lachlan Valley**	Central West	$374,930	7.6%
6	**Griffith - Murrumbidgee (West)**	Riverina	$464,796	7.4%
7	**Kempsey - Nambucca**	Mid North Coast	$649,659	7.2%
8	**Tumut - Tumbarumba**	Riverina	$417,237	6.6%
9	**Tweed Valley**	Richmond - Tweed	$1,076,948	6.1%
10	**Maitland**	Hunter Valley exc Newcastle	$771,870	5.8%
		Regional VIC		
1	**Mildura**	North West	$466,895	9.9%
2	**Colac - Corangamite**	Warrnambool and South West	$535,170	8.2%
3	**Wangaratta - Benalla**	Hume	$508,022	5.9%
4	**Glenelg - Southern Grampians**	Warrnambool and South West	$388,166	4.6%
5	**Shepparton**	Shepparton	$504,356	4.1%
6	**Bendigo**	Bendigo	$585,429	4.0%
7	**Grampians**	North West	$332,013	3.5%
8	**Wodonga - Alpine**	Hume	$629,143	3.3%
9	**Heathcote - Castlemaine - Kyneton**	Bendigo	$764,378	1.6%
10	**Loddon - Elmore**	Bendigo	$389,408	1.4%
		Regional QLD		
1	**Darling Downs (West) - Maranoa**	Darling Downs - Maranoa	$352,963	21.2%
2	**Mackay**	Mackay - Isaac - Whitsunday	$607,019	18.3%
3	**Central Highlands (Qld)**	Central Queensland	$336,104	18.0%
4	**Townsville**	Townsville	$585,139	17.4%
5	**Charters Towers - Ayr - Ingham**	Townsville	$296,898	15.6%
6	**Darling Downs - East**	Darling Downs - Maranoa	$475,450	15.3%
7	**Maryborough**	Wide Bay	$555,142	14.3%
8	**Bowen Basin - North**	Mackay - Isaac - Whitsunday	$325,429	14.1%
9	**Burnett**	Wide Bay	$435,164	13.8%
10	**Gladstone**	Central Queensland	$558,716	13.7%
		Regional SA		
1	**Murray and Mallee**	South East	$472,075	15.8%
2	**Barossa**	Barossa - Yorke - Mid North	$701,028	13.0%
3	**Eyre Peninsula and South West**	Outback	$364,557	12.9%
4	**Yorke Peninsula**	Barossa - Yorke - Mid North	$493,304	9.4%
5	**Fleurieu - Kangaroo Island**	South East	$749,179	9.3%
6	**Limestone Coast**	South East	$467,118	9.3%

Rank	SA3 Name	SA4 Name	Median Value	Annual change
		Regional WA		
1	**Mid West**	Outback (South)	$484,380	22.6%
2	**Albany**	Wheat Belt	$641,790	20.7%
3	**Esperance**	Outback (South)	$488,217	13.8%
4	**Wheat Belt - North**	Wheat Belt	$446,217	11.4%
5	**Bunbury**	Bunbury	$656,089	11.3%
6	**Augusta - Margaret River - Busselton**	Bunbury	$974,322	9.9%
7	**Manjimup**	Bunbury	$559,275	9.5%
8	**West Pilbara**	Outback (North)	$598,134	9.0%
9	**Goldfields**	Outback (South)	$344,415	5.3%
10	**Kimberley**	Outback (North)	$502,535	4.9%
		Regional TAS		
1	**Burnie - Ulverstone**	West and North West	$490,441	8.4%
2	**Central Highlands (Tas.)**	South East	$440,582	3.3%
3	**Devonport**	West and North West	$517,684	3.3%
4	**North East**	Launceston and North East	$509,994	3.2%
5	**Meander Valley - West Tamar**	Launceston and North East	$515,527	2.9%
6	**Launceston**	Launceston and North East	$550,222	2.2%
7	**Huon - Bruny Island**	South East	$677,814	0.6%
8	**South East Coast**	South East	$580,325	-4.1%

Data source: Cotality

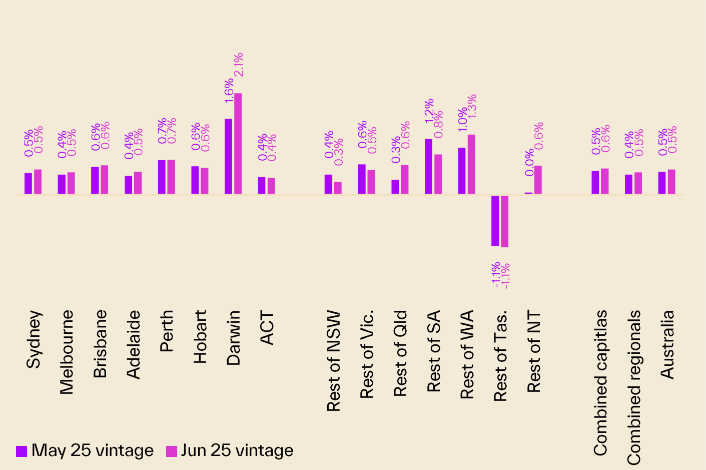
About the data

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 June 2025

Home Value Index

Prior month level of revision

Monthly change in May 2025



Revision in monthly change for May 2025:
May 25 v June 25 vintage HVI

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cotality

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:

www.corelogic.com.au/research/rp-data-corelogic-home-value-index-methodology/

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.

* 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.

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