CANBERRA
PROPERTY MARKET INSIGHTS SEPTEMBER 2025

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SNAPSHOT

Dwelling Value Change

+0.7%	+1.7%	+2.5%
Month	Quarter	Annual

$885,942
Median Dwelling Value

9,133
Annual Dwelling Sales

49 Days
Median Days on Market

Source: Cotality

- Canberra's property market continues to diverge, with house values climbing steadily – up 0.9% in September – while unit values recorded a slight monthly dip of -0.2%. This brings house values 2.2% higher over the quarter and 3.4% above levels seen a year ago, with the median now sitting at $1,021,834. In contrast, unit values have remained relatively flat, with no growth over the quarter (0.0%) and a -0.3% annual decline, holding the median at $600,435.

- Sales activity in Canberra showed moderate annual growth across both market segments, with house sales up 5.0% and unit sales rising 5.6% compared to the same period last year. House sales are -7.8% below the previous five-year average, while unit sales have edged 2.2% above that benchmark, reflecting stronger relative demand in the medium-density sector. On the supply side, house listings remain tight – down -22.9% year-on-year – while unit listings have lifted slightly, up 0.9% over the same period, suggesting a more balanced dynamic in that market.

- Canberra's rental market remains tight, with annual growth recorded across both housing types. House rents rose 2.6% over the year to a median of $725 per week, while unit rents increased 3.4% to a median of $598 per week. Gross rental yields currently sit at 4.0%, down 9 basis points since February. According to Cotality's quarterly rental review, the city's vacancy rate has tightened significantly to 1.6%, down from 2.4% a year ago, reflecting ongoing pressure on rental supply. Red Hill was recorded as Canberra's most expensive suburb for renters, with a median weekly rent of $1,007, while Belconnen offers the most affordable option at $573 per week.

- The expansion of the Home Guarantee Scheme is expected to have a notable impact on Canberra's housing market. With the local price cap now lifted to $1 million, a broader range of properties across the capital are eligible under the scheme. The removal of income thresholds and cap on places opens the door for more buyers to enter the market, and in a city where house listings remain tight and affordability is a growing concern, the changes could drive increased demand – especially in the sub-$1 million segment.

> **Valuer on the Ground**
> As new developments (like The Grande) come on stream this will add to increased supply in the City and inner north.

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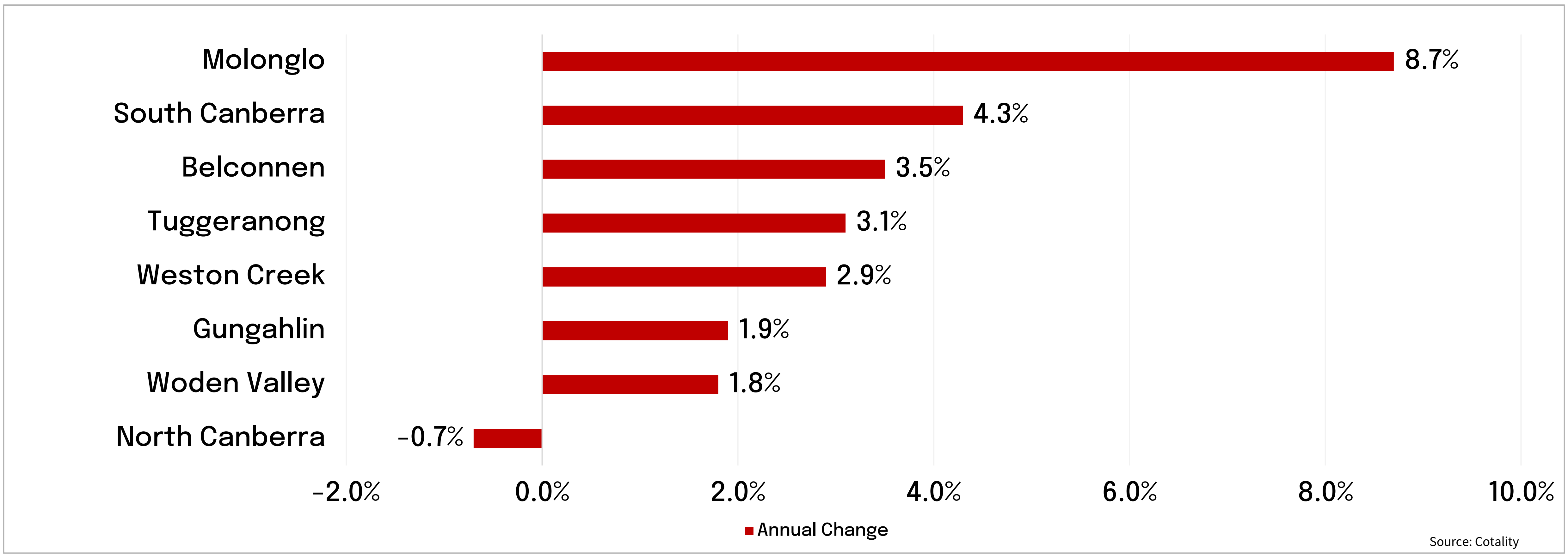
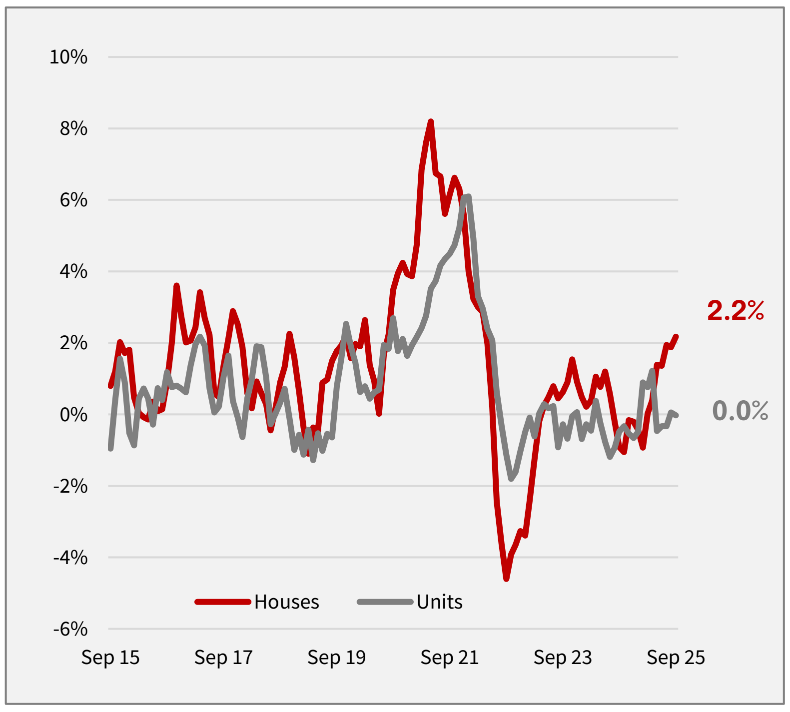
Top Suburbs Annual Change - Dwellings



Source: Cotality

Quarterly Value Change by Property Type

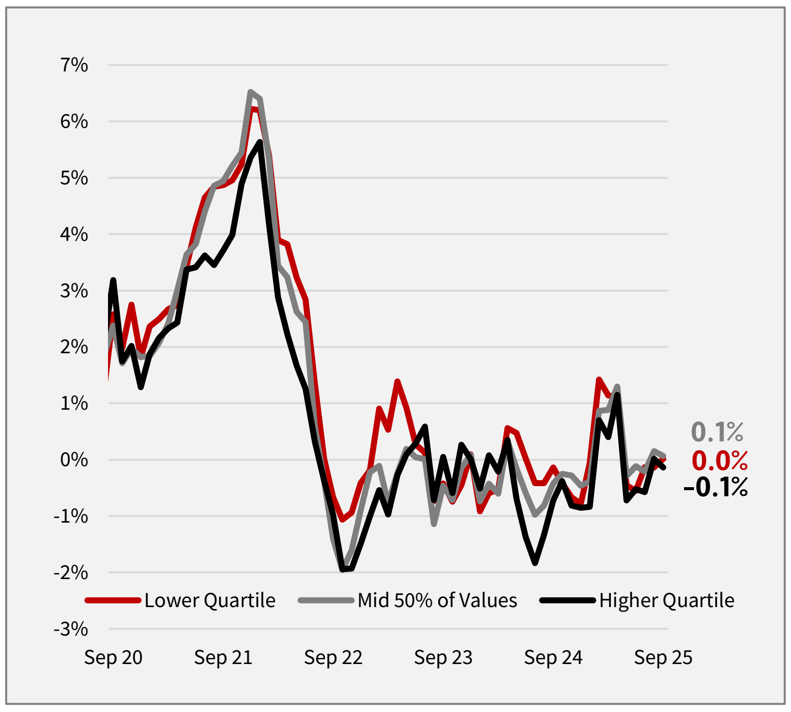
Unit values are flat over the quarter



Source: Cotality

Quarterly Value Change by Price Quartile

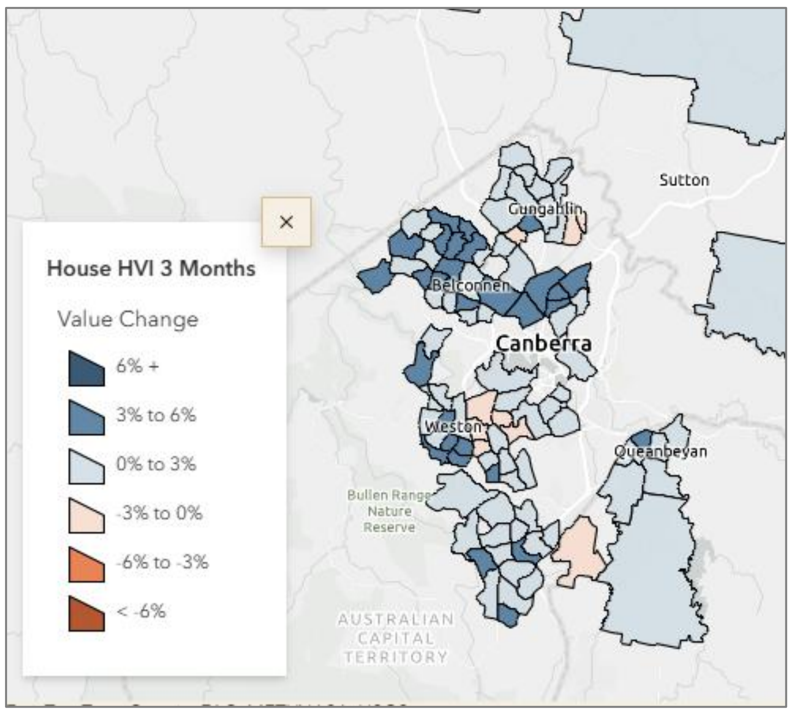
Similar growth seen across all quartiles



Source: Cotality

Mapping the Market - 3 months to Sep

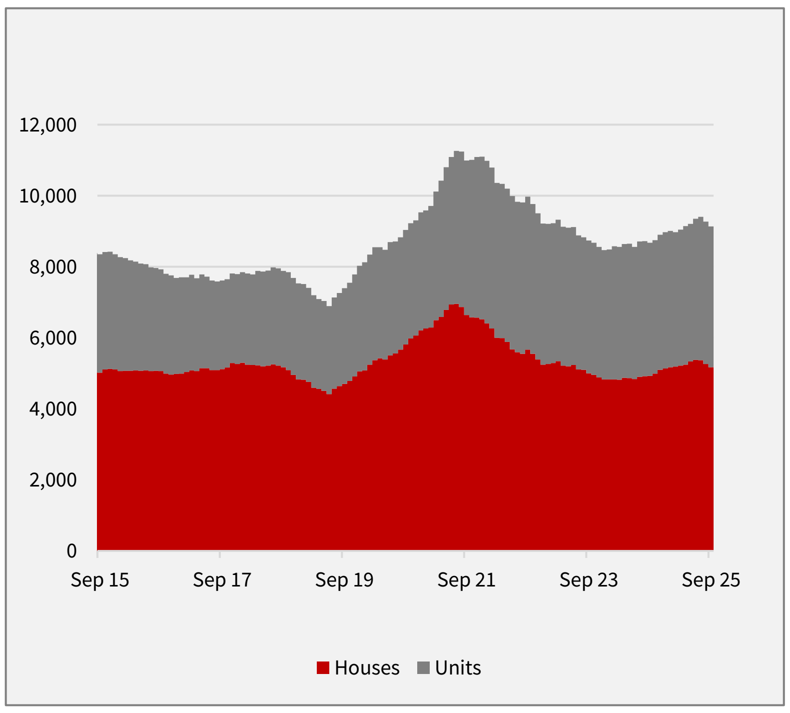
Majority of growth is strong across the region



Source: Cotality

Annual Volume of Sales by Property Type

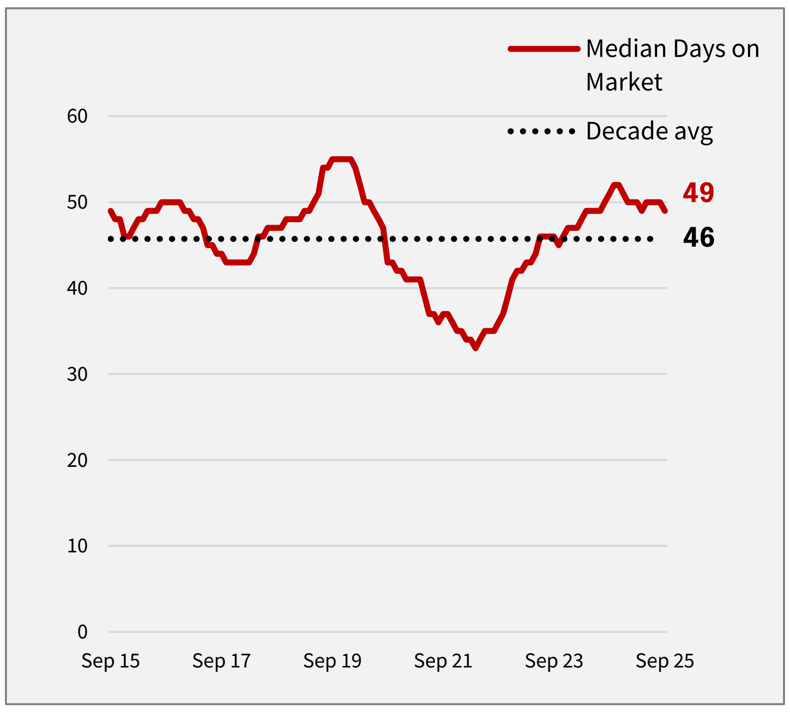
House sales made up 57% and units made up 43%



Source: Cotality

Median Days on Market vs Decade Average

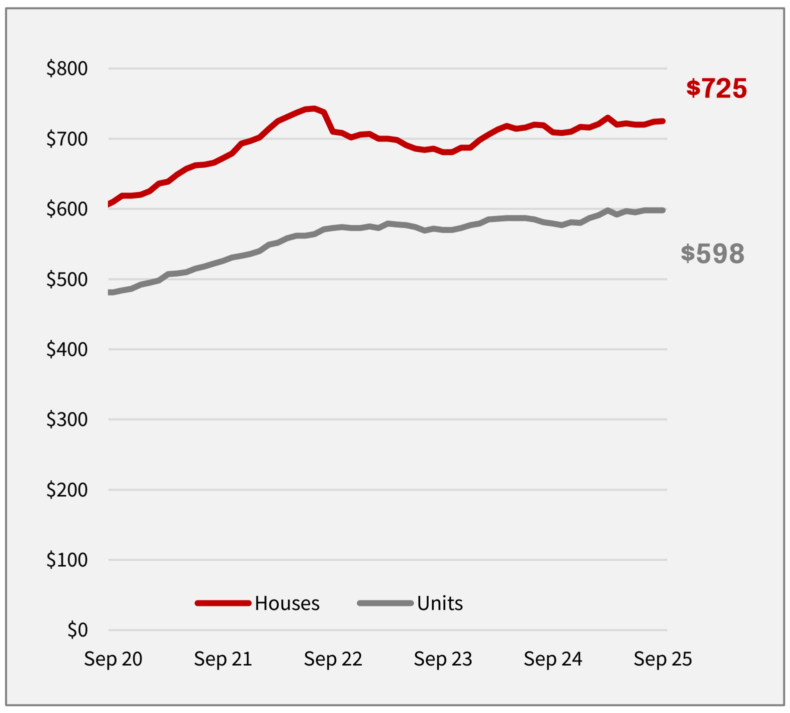
Dwellings taking slightly longer to sell than average



Source: Cotality

Median Rental Value by Property Type

House and unit rental growth continues to moderate



Source: Cotality

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RECENT SALES ACTIVITY

24 Disney Court, Belconnen

$602,500

2	1	2	235 m²	131 m²

Sold: 20/09/2025
Days on Market: 18

66 Bilin Bilin Street, Bonner

$1,300,000

4	2	2	700 m²	221 m²

Sold: 17/09/2025
Days on Market: 126

208 Bettong Avenue, Throsby

$2,810,000

5	6	8	752 m²	374 m²

Sold: 01/09/2025
Days on Market: 76