

CANBERRA

PROPERTY MARKET INSIGHTS

OCTOBER 2025



SNAPSHOT

Dwelling Value Change

+0.6% **+1.7%** **+3.2%**
Month Quarter Annual

\$877,937
Median Dwelling Value

9,228
Annual Dwelling Sales

49 Days
Median Days on Market

Source: Cotality



- Canberra's property market continued its steady recovery in October, with house values rising 0.7% over the month, 2.3% over the quarter and 4.2% annually to reach a median of \$1,024,403. While prices remain below the April 2022 peak, the upward trend indicates renewed buyer confidence and resilience in the capital's detached housing sector. Unit values, meanwhile, edged up just 0.1% for the month, but slipped -0.4% over the quarter and held flat year-on-year, with a median of \$590,906. This segment remains subdued compared to its June 2022 peak, reflecting softer demand and availability of supply in the multi-residential space.
- Sales activity in Canberra showed mixed momentum in October, with house sales up 3.3% year-on-year but still tracking -8.0% below the previous five-year average. Unit sales, on the other hand, rose 8.0% annually and now sit 4.8% above their long-term average, indicating stronger demand in the more affordable segment. Despite the lift in transactions, supply remains tight, house listings fell -18.7% compared to last year, while unit listings held steady. This imbalance between rising buyer interest and constrained stock is helping to underpin prices, particularly in the detached housing market where competition remains elevated.
- The expansion of the Home Guarantee Scheme in early October appears to be supporting price growth at the more affordable end of Canberra's market. Lower and middle quartile dwellings rose 0.2% over the month, outperforming the upper quartile which edged up just 0.1%. This suggests that increased access to low-deposit loans is helping first-home buyers and lower-income households compete more effectively, particularly in the unit and entry-level house segments. As demand concentrates in these price brackets, we expect to continue to see stronger relative growth among more affordable properties in the months ahead.
- While rental yields in Canberra remain competitive, the city's annual rental growth was among the softest nationally. House rents rose 2.8% year-on-year and unit rents lifted 3.4%, contributing to a gross rental yield of 4.0%. This figure still outperforms the national average (3.6%) and the combined capitals' average (3.4%), but the slower pace of rental growth places Canberra as the second weakest performer among the capital cities, suggesting more balanced rental conditions or easing tenant demand.

“ Valuer on the Ground

Activity is ramping up as 'The Grande' hits the market, commanding upper-tier unit prices and drawing early buyer interest.

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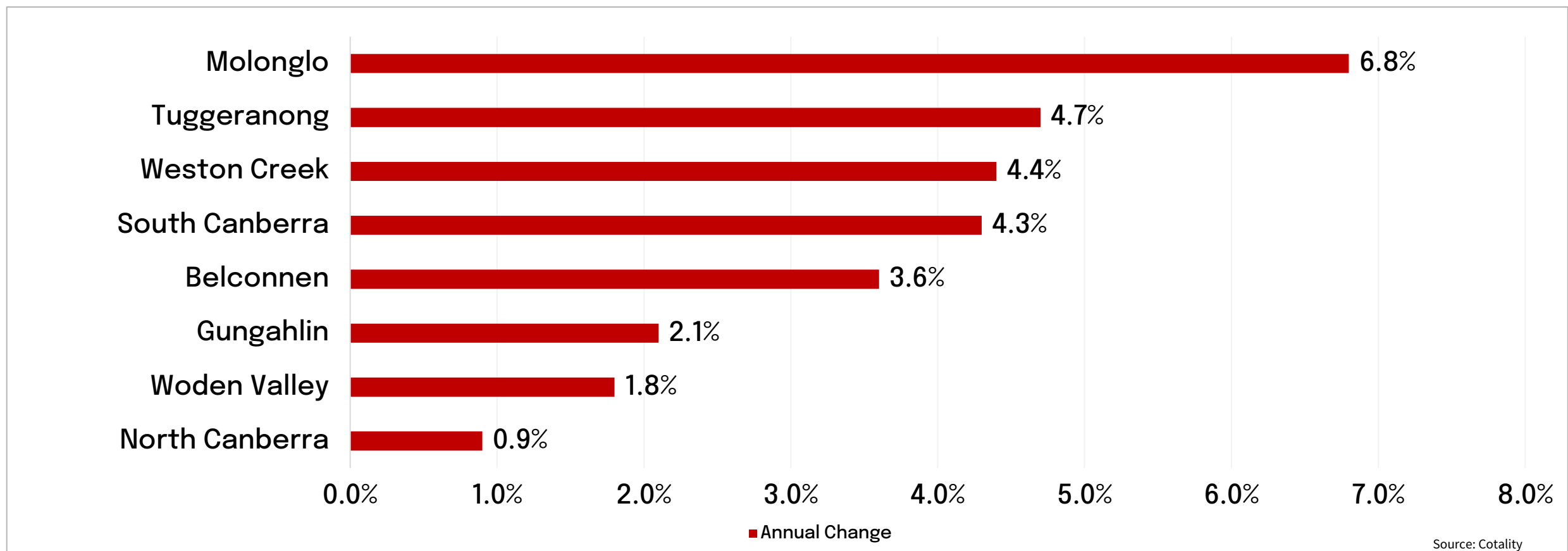
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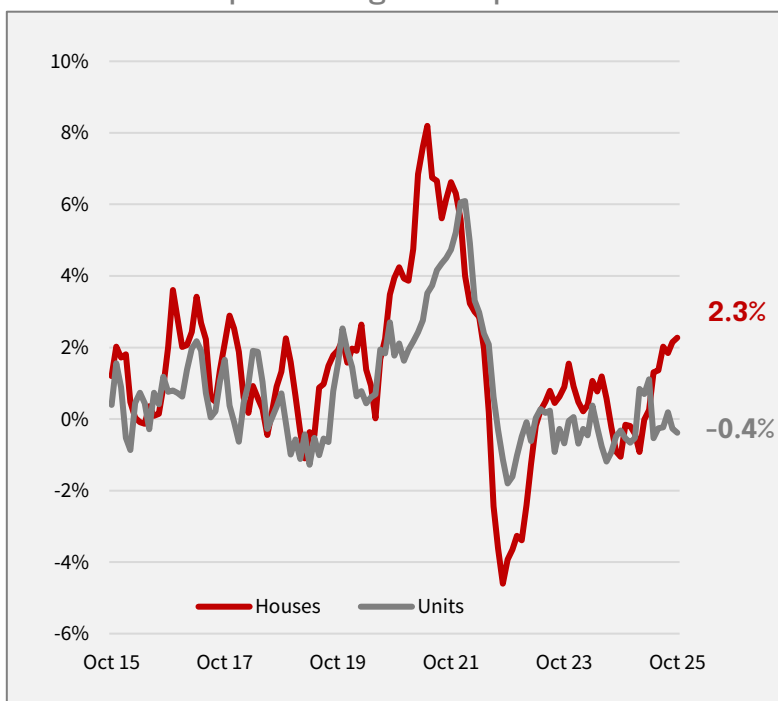


Top Suburbs Annual Change - Dwellings



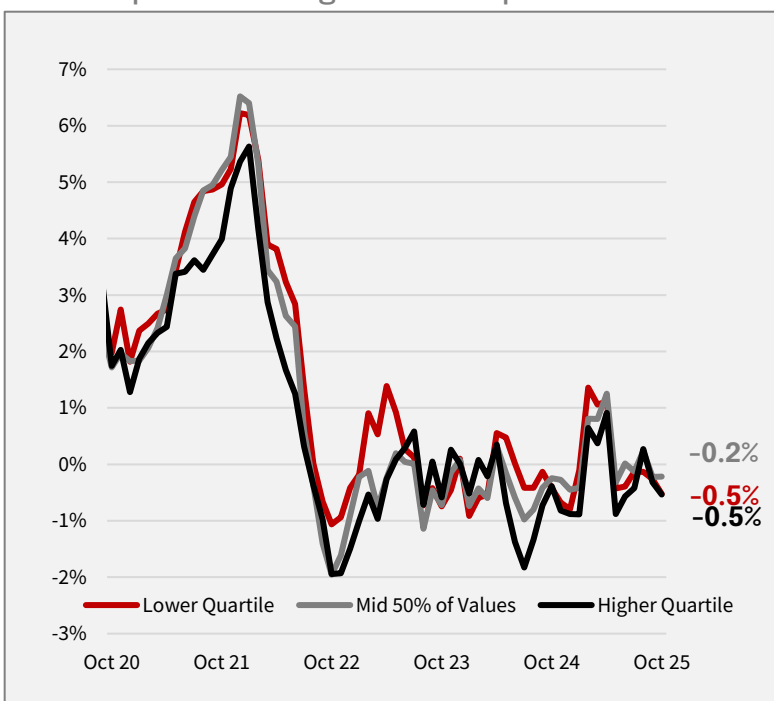
Quarterly Value Change by Property Type

Unit market experiencing softer performance



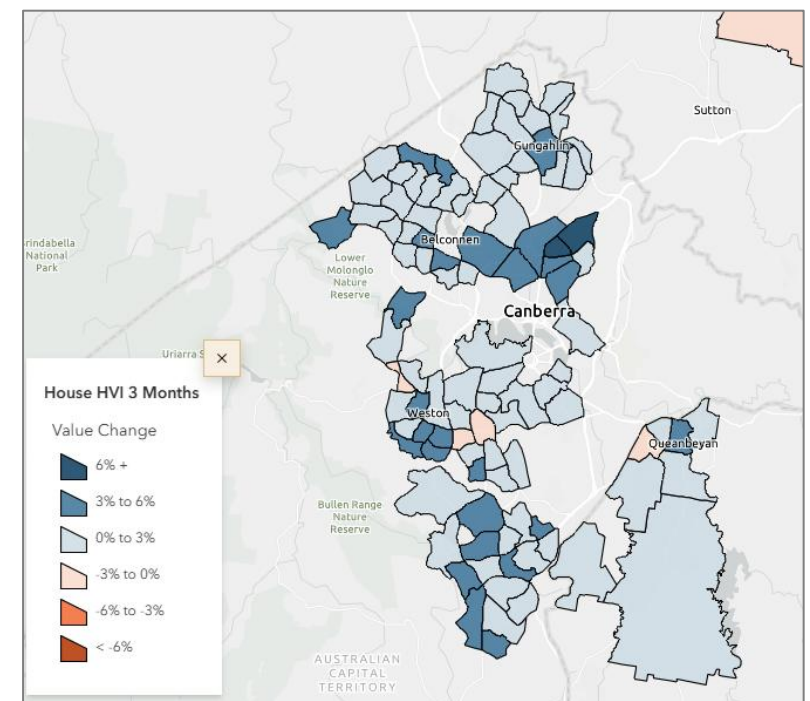
Quarterly Value Change by Price Quartile

Middle quartile noting smallest dip in values



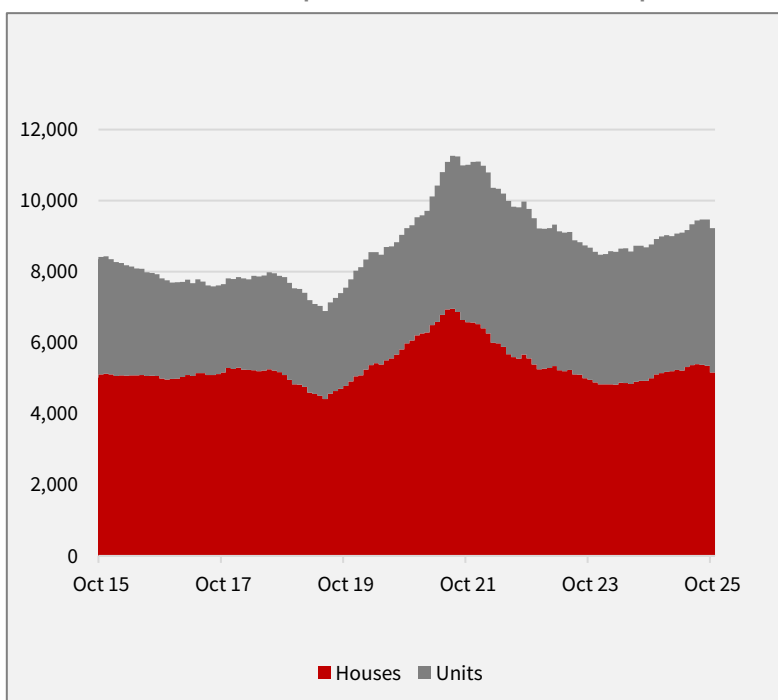
Mapping the Market - 3 months to Oct

Majority of growth is strong across the region



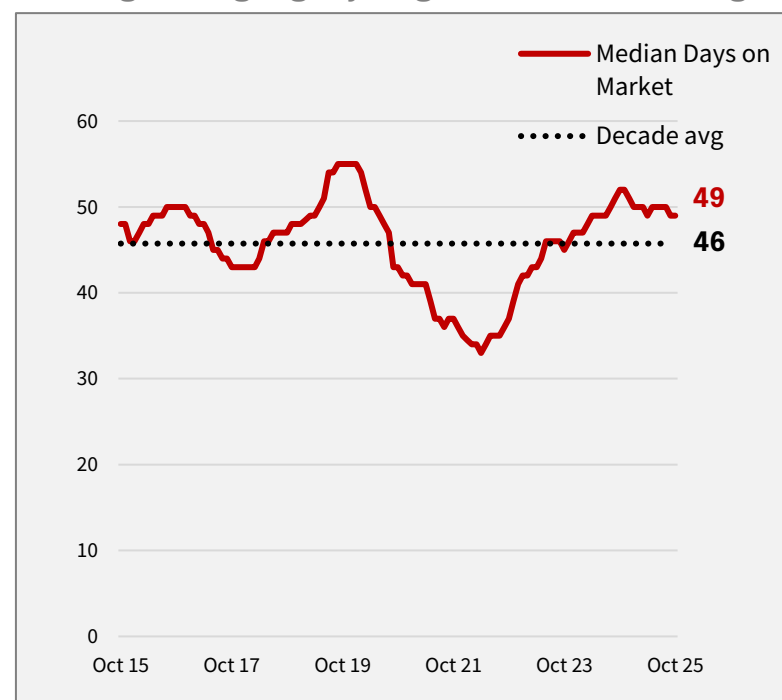
Annual Volume of Sales by Property Type

House sales made up 56% and units made up 44%



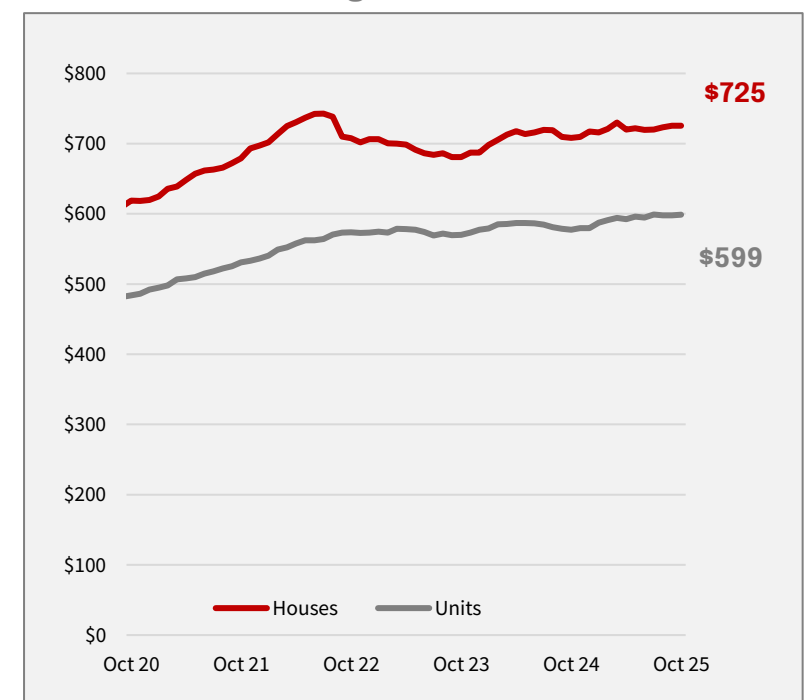
Median Days on Market vs Decade Average

Dwellings taking slightly longer to sell than average



Median Rental Value by Property Type

House and unit rental growth continues to moderate



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more
than
money



RECENT SALES ACTIVITY

5 Gurubun Close, Ngunnawal



\$685,000



3



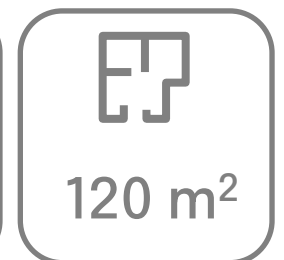
1



1



300 m²



120 m²

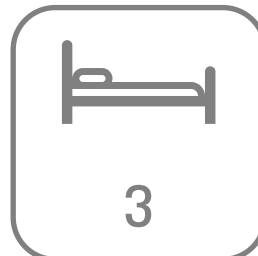
Sold: 25/10/2025

Days on Market: 17

47 Twamley Crescent, Richardson



\$880,000



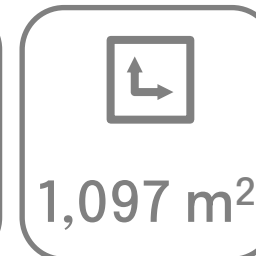
3



1



2



1,097 m²



112 m²

Sold: 31/10/2025

Days on Market: 16

22 Caladenia Street, O'Connor



\$1,395,000



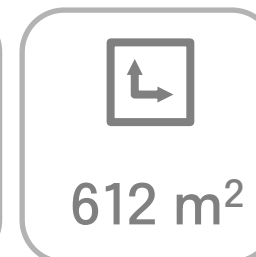
4



2



2



612 m²



106 m²

Sold: 31/10/2025

Days on Market: 23

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