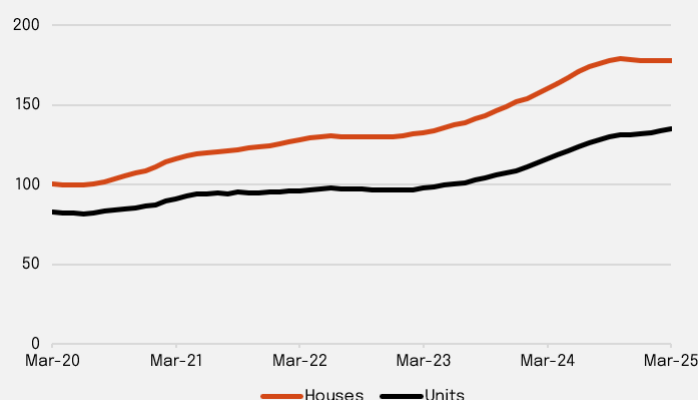




PERTH MARKET SNAPSHOT

Home Value Index – March 2025

The change in house and unit values to end of March is recorded at:



HOUSES



UNITS

Quarter	0.0%	2.3%
Annual	11.3%	16.4%

Annual Dwelling Sales to March 2025

46,842 -10.5% lower than one year ago.
+3.6% above the five-year average.



-9.5%

HOUSE SALES



-13.4%

UNIT SALES

Source: CoreLogic

Perth's property market recorded growth of +0.2% for March, with the pace of gains noticeable from the significant growth recorded last year.

Q1 FY25 dwelling growth was +0.2%, with annual growth still high at +11.9%, in contrast with FY1 24 which experienced +5.6% growth for the quarter and +19.8% for the 12 months to March.

The housing market recorded growth of +0.2%, with quarterly growth tracking sideways (0.0%) and annual growth of +11.3%. The unit market outperformed, with monthly growth of +0.9%, bringing quarterly and annual growth to +2.3% and +16.4% respectively.

Perth's property sales volumes continue to ease when compared with the same period last year, with March's transaction volumes down by -10.5% from a year earlier. Given two years of strong annual value growth, this moderation is not unexpected given affordability constraints. The stability in house values, coupled with the modest growth in unit prices, indicates a market adjusting to these demand fluctuations. The increase in listing volumes still has some way to go given time on market remains tightest of any capital city.

Nationally, according to CoreLogic data, home prices hit a new peak in March as February's rate cut reignited buyer demand. This data showed that property prices rose in all regions except Hobart (-0.4%) in March, ranging from +0.2% in Canberra to +1.0% in Darwin.

The positive shift nationally in dwelling values continues to be driven by improved sentiment following the rate cut, alongside its direct impact on borrowing capacity and mortgage serviceability. While the rate cutting cycle is expected to be a drawn-out process, as further confirmed by last week's RBA decision to leave the cash rate unchanged in April, affordability challenges persist despite gradual improvements, which will impact how much property prices can grow.

New housing supply is expected to remain limited due to elevated construction costs, a shortage of skilled trades and tight profit margins for builders and developers. While population growth is starting to slow, the accumulated shortfall in housing will take some time to resolve.

MARKET CONDITIONS



HOUSE



UNITS

LISTINGS – ANNUAL VARIANCE

9.6%

8.0%

DAYS ON MARKET

12 days

12 days

VENDOR DISCOUNT

-2.9%

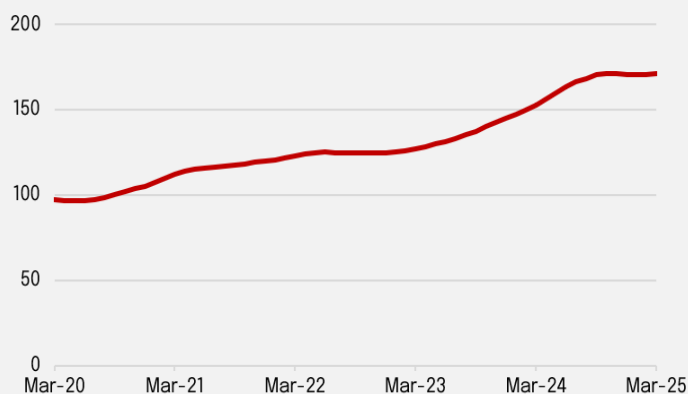
-2.3%

MEDIAN VALUE

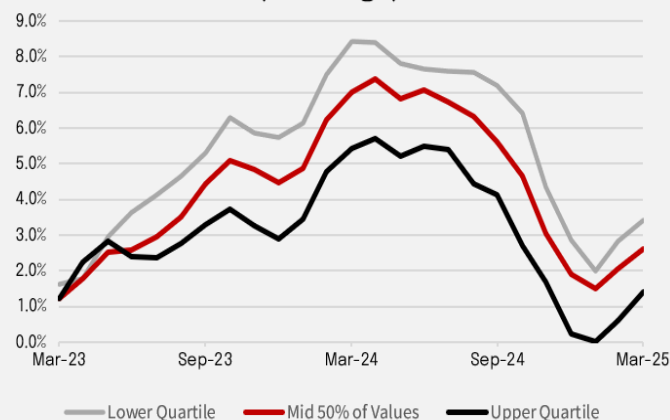
\$839,295

\$599,135

Hedonic Home Value (Dwellings)



Value Change by Price Quartile (Dwellings)



Source: CoreLogic

Construction costs continue to rise from an already high base, presenting ongoing challenges to project viability. The infrastructure sector is also expected to maintain strong with demand for trades over the coming years, intensifying competition and further constraining residential supply – which may continue to place upward pressure on property values. According to the latest ABS report, dwelling approvals in March dipped slightly compared with the previous month but have risen from recent lows and remain on an upward trend.

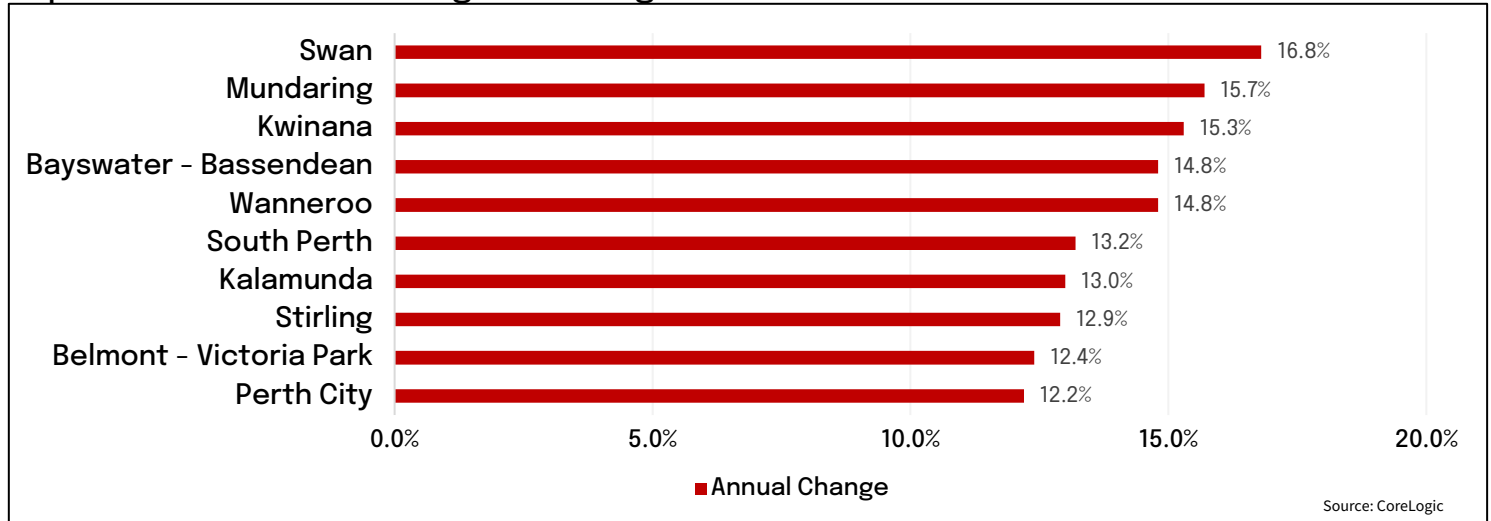
Rental values continue to reach record highs, following a similar trend to dwelling values. In March, the national rental index rose by

+0.6%, matching February's increase but more moderate than the +1.0% rise recorded the same time last year. Rents increased across all capital cities, with Hobart leading at +1.2%, while Melbourne saw the smallest gain at just +0.3%. Perth house rental values saw the highest increase of all capital cities, recording annual gains of +6.0%. The units also performed strongly, with a joint-high result of +8.2% alongside Adelaide.

Looking ahead, cost of living relief is expected to support household balance sheets, although the May 3rd federal election is anticipated to be a flurry of campaign announcements on housing more broadly.

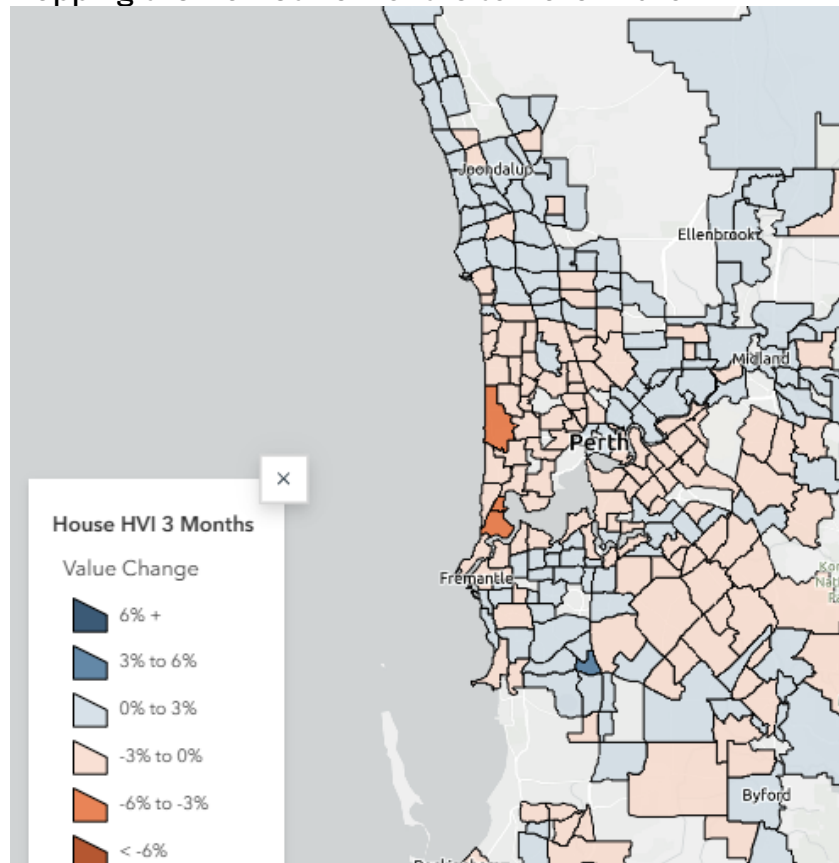
PERTH PROPERTY MARKET Insights

Top 10 Suburbs Annual Change - Dwellings



Key highlights and trends surrounding each of the Housing, Unit and Rental Markets being seen include:

Mapping the Market - 3 months to March 2025



Source: CoreLogic

- The median value for houses has now reached \$839,295 after growth of +0.2% for the month, no change for the quarter (0.0%) and +11.3% for the year.
- The median unit value was \$599,135 in March after growth of +0.9% for the month, +2.3% for the quarter and +16.4% for the year.
- Vacancy rates in Perth still sit at a near-record low of 0.6%. Perth rents saw the highest growth across the capital cities with house rents climbing +6.0% for the year and unit rents climbing +8.2% for the same period.



RECENT SALES ACTIVITY

Lower Market

28 Denison Turn, Ridgewood



The sale property comprises a well-presented 2007-built, four-bedroom, two-bathroom single-level rendered brick home of 165 square metres on a 558 square metre lot. Ancillary improvements include paved driveway, alfresco area, landscaped yard and undercover parking for two vehicles. The property was offered for sale via private treaty with no list price guide provided. After a marketing campaign and 58 days on the market, the property was sold for \$775,000 on 27th March.

Mid-Market

232 Royal Street, Yokine



The sale property comprises a contemporary, 2009-built, four-bedroom, two-bathroom double-storey rendered brick dwelling of 219 square metres on a 302 square metre lot. Ancillary improvements include paved driveway, landscaped yard, balcony, undercover alfresco, inground pool and undercover parking for two vehicles. The property was offered for sale via private treaty with an undisclosed list price guide. After a marketing campaign and 27 days on the market, the property was sold for \$1,425,000 on 18th March.

Premium Market

31 Victory Terrace, East Perth



The sale property comprises a modern, 2003-built, four-bedroom, two-bathroom, tri-level dwelling of 366 square metres on a 309 square metre lot. Ancillary improvements include concrete driveway, portico, multiple balconies and undercover parking for two vehicles. The property was offered for sale via private treaty with a list price guide of “low to mid \$2Ms”. After 82 days on the market, the property sold for \$2,175,000 on 5th March.

Disclaimer – The information contained in this publication is gathered from multiple sources believed to be reliable as at the end of March 2025 and is intended to be of a general nature only. It has been prepared without taking into account any person's objectives, financial situation or needs. Before acting on this information, NAB recommends that you consider whether it is appropriate for your circumstances. NAB recommends that you seek independent legal, property, financial and taxation advice before acting on any information in this publication.

