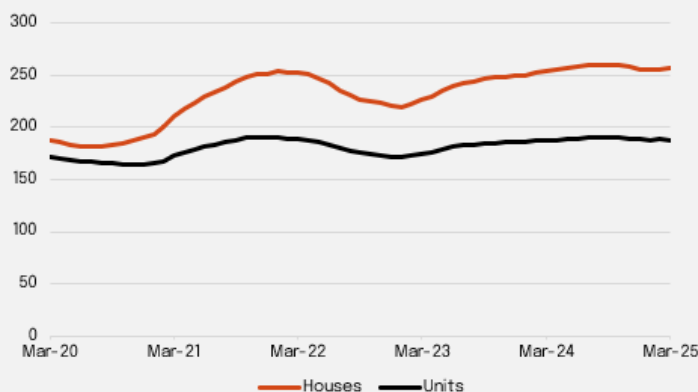


SYDNEY MARKET SNAPSHOT

Home Value Index – March 2025

The change in house and unit values to end of March 2025 is recorded at:



	HOUSES	UNITS
Quarter	+0.5%	-0.2%
Annual	+1.2%	+0.1%

Annual Dwelling Sales to March 2025

91,347 -5.5% lower than one year ago.
-4.0% lower than the five-year average.

	HOUSE SALES	UNIT SALES
	-3.8%	-7.3%

Source: CoreLogic

March saw Sydney dwelling prices record growth of +0.3% for the second month in a row, after experiencing a brief and subtle ease at the end of 2024.

This result brought quarterly gains back into positive territory, with growth of +0.3% for the three months to March, and annual growth of +0.9%. The median dwelling value now sits at \$1,190,616. Following a -2.2% softening between peak prices in September 2024 and January 2025, dwelling values now sit just -1.3% below their record prices.

The housing market noted significant growth of +0.5% for the month, bringing the median house value to \$1,473,393. The unit market, however, recorded an ease of -0.1%, bringing the median unit value to \$851,934.

Sydney's property market continues to experience an easing sales volumes alongside an increase in total listing volumes. This trend is causing a more balanced market,

offering buyers greater choice and reducing the competitive pressure that had previously driven rapid price escalations.

On a national level, 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 in dwelling values continues to be driven primarily by improved sentiment following the February 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, affordability challenges will persist despite gradual improvements, which will impact how much property prices can grow.



MARKET CONDITIONS



HOUSE



UNITS

LISTINGS – ANNUAL VARIANCE

10.5%

7.8%

DAYS ON MARKET

34 days

34 days

VENDOR DISCOUNT

-3.5%

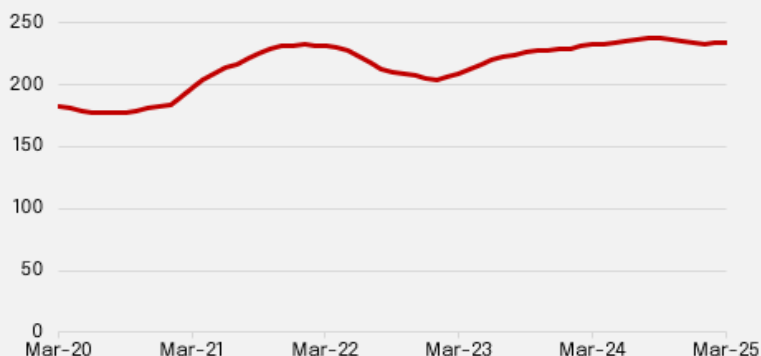
-2.9%

MEDIAN VALUE

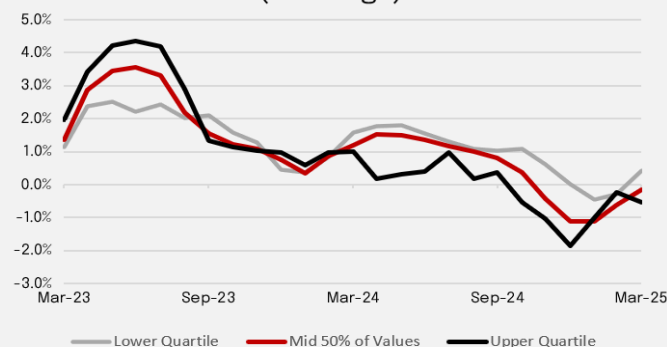
\$1,473,393

\$851,934

Hedonic Home Value (Dwellings)



Value Change by Price Quartile (Dwellings)



Source: CoreLogic

New housing supply is also expected to remain constrained amid high costs, a scarcity of skilled trades and compressed profit margins. Although population growth is easing, the cumulative undersupply of housing will take some time to address. Housing construction costs are still rising from an already high base, creating ongoing feasibility challenges for builders and developers. The competition for trades with the infrastructure sector is also likely to persist for several years, with these challenges contributing to the low supply which could support further value growth.

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

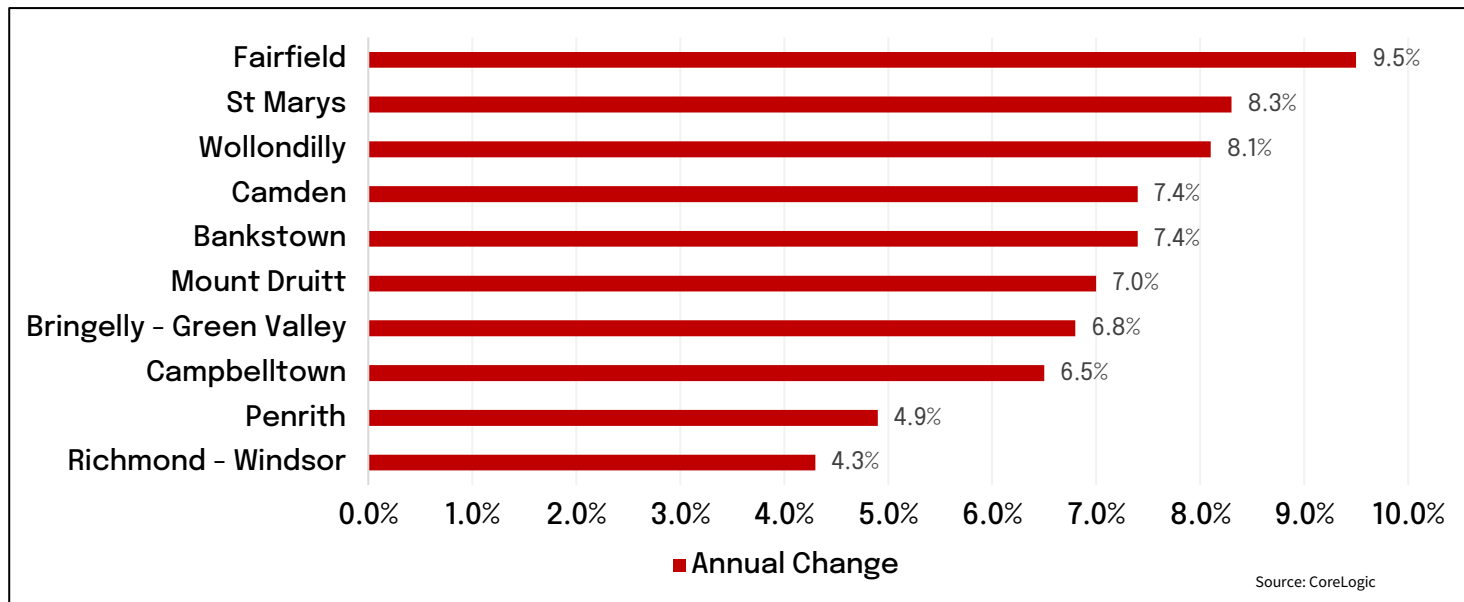
rental index rose by +0.6%, matching February's increase but more moderate than the +1.0% rise recorded the same time last year. Rents increased across all capital cities, with Hobart leading at +1.2%, while Melbourne saw the smallest gain at just +0.3%. In Sydney, annual house and unit rents recorded subtle growth of 1.9% and 2.5% respectively, with gross rental yields of 3.1% recorded for dwellings – just short of the combined capitals' result of 3.5%.

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



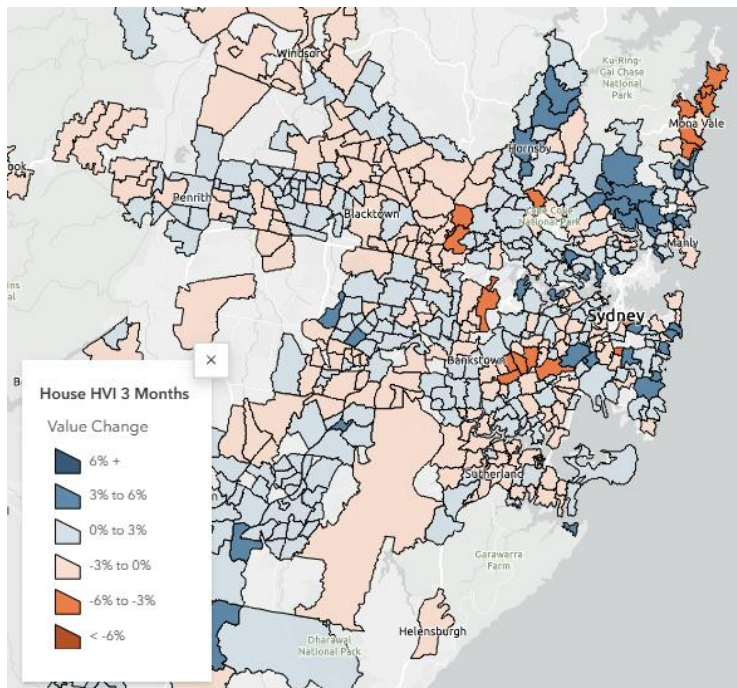


Top 10 Suburbs - Annual Change (Dwellings)



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 house value in Sydney grew for the year overall with an increase of 1.2% up to \$1,473,393. The month recorded growth of +0.5% and +0.5% for the quarter.
- The median unit value recorded a more modest +0.1% growth for the year, with the value now sitting at \$851,934. The monthly change was a softening of -0.1% bringing quarterly growth to -0.1%.
- The vacancy rates are starting to rise modestly from their near-record lows seen across 2023 and 2024, now at 1.5% across Sydney, still below the long term average. Rents rose by +1.9% for houses during the twelve months to March, with the median rental rate now \$760 per week. Units recorded a stronger +2.5% growth for the year but tracked sideways for the month (+0.0%), with the median asking rent remaining \$710 per week.





RECENT SALES ACTIVITY

Entry-level Market

26 George Street, Riverstone



The sale property comprises an updated, 1955-built three-bedroom, one-bathroom single-level home of 88 square metres on a 368 square metre lot. Ancillary improvements include concrete driveway, established landscaped yard, covered deck and undercover parking for one vehicle. The property was offered for sale via auction with a list price guide of \$730,000. After 26 days on the market, the property was sold for \$876,000 on 29th March.

Middle Market

2 Wilima Place, Frenchs Forest



The sale property comprises a fully renovated, 1970-built double-storey four-bedroom, two-bathroom dwelling of 187 square metres on a 688 square metre lot. Ancillary improvements include concrete driveway, undercover alfresco, balcony, established landscaping, inground pool and undercover parking for one vehicle. The property was offered for sale via auction with no price guide listed. After an advertising campaign and 22 days on the market, the property was sold for \$2,582,000 on 18th March.

Premium Market

33 Norma Road, Palm Beach



The sale property comprises a recently renovated, five-bedroom, four-bathroom dwelling of 318sqm on an 818 square metre parcel. Ancillary improvements include concrete driveway, multiple decks, covered alfresco area, under deck storage, ocean views and undercover parking for two vehicles. The property was offered for sale via auction with no list price guide provided. After a marketing campaign and 50 days on the market sold for \$6,950,000 on 27th 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.

