

# CANBERRA

## PROPERTY MARKET INSIGHTS

### 2025 REVIEW



#### SNAPSHOT

##### Dwelling Value Change

**+0.2%**   **+2.2%**   **+4.9%**  
Month   Quarter   Annual

**\$893,907**  
Median Dwelling Value

**9,363**  
Annual Dwelling Sales

**48 Days**  
Median Days on Market

Source: Cotality



- Canberra's housing market closed the year on a steady upswing with dwelling rising +4.9% in 2025 in a turnaround on the -0.4% easing in 2024. House values rose 0.5% during December, 3.0% over the quarter and 6.4% during 2025 to reach a median of \$1,040,948. In contrast, the unit market remained flat through 2025, with values softening -0.6% over the month, easing -0.4% over the final quarter and showing a median of \$592,370. The widening gap between houses and units highlights continued unit supply and shifting buyer preferences driven by borrowing capacity, affordability with lower rates during the year and lifestyle factors.
- This divergence in value trends is also reflected in Canberra's sales and listing activity. House sales lifted 0.9% annually yet remain -7.0% below the previous five-year average, showing that demand is improving but still below relative to long-term levels. Unit sales, however, rose 8.3% over the year and now sit 7.5% above their five-year benchmark. Supply remains tight across the city, with house listings falling -18.6% year-on-year and unit listings down -4.3%, reinforcing the constrained stock environment that continues to underpin price outcomes.
- The extension of the Home Guarantee Scheme in October, which lifted Canberra's price cap from \$750,000 to \$1 million, delivered results that diverged from national trends. Across most capitals, values below the new price caps outperformed as increased eligibility stimulated activity in the more affordable segments. Canberra, however, broke the pattern. Instead of accelerating growth in sub-\$1 million properties, the strongest gains occurred above the new cap, where values rose 2.6% over the December quarter compared with 1.9% growth below the threshold.
- Canberra's rental market remained tight through to December, with house rents rising 2.8% annually and unit rents lifting 3.6% as limited supply continued to place upward pressure on prices. Gross rental yields edged down slightly to 4.0% from 4.1% a year earlier, though they continue to sit comfortably above the combined capitals' 3.4% and the national average of 3.6%, reaffirming Canberra's relative strength for investors. Vacancy rates tightened further to 1.9%, down from 2.5% a year ago, underscoring the ongoing shortage of available rentals across the city. At a suburb level, Campbell topped the list as the most expensive area for house rents at \$980 per week, while Lyons offered the most affordable unit rents at an average of \$496 per week.

#### “ Valuer on the Ground

A split market is emerging as house values lift, unit prices stall and rental pressures intensify.

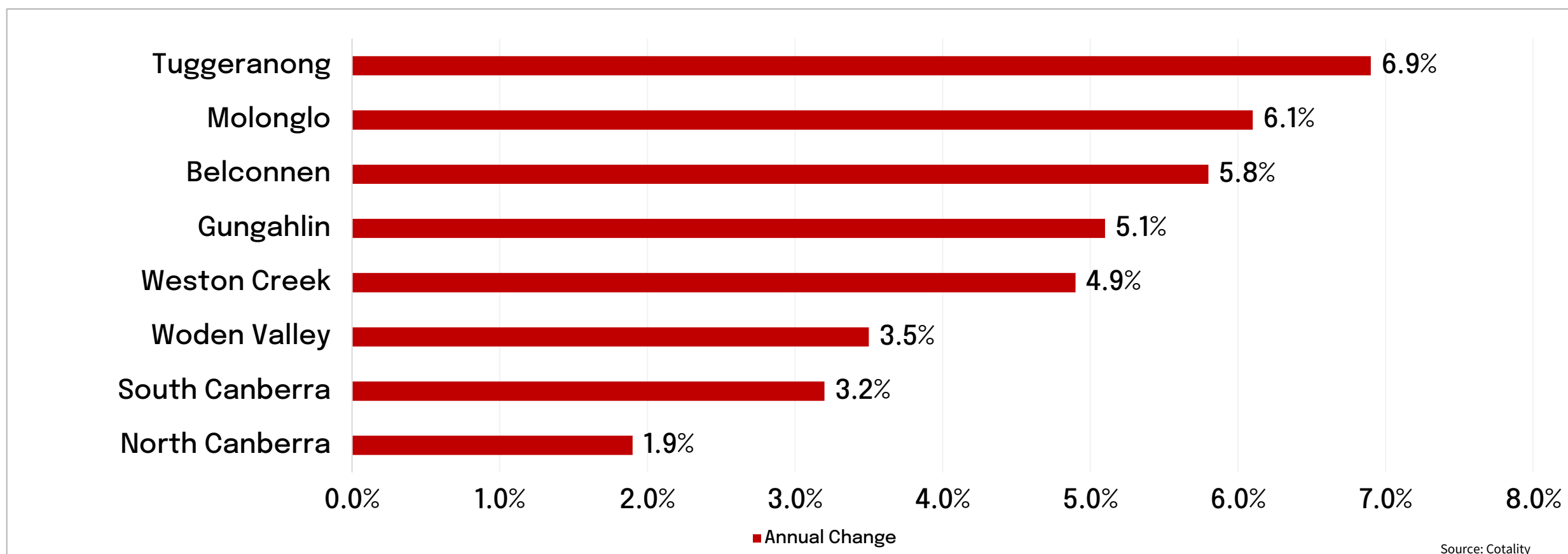
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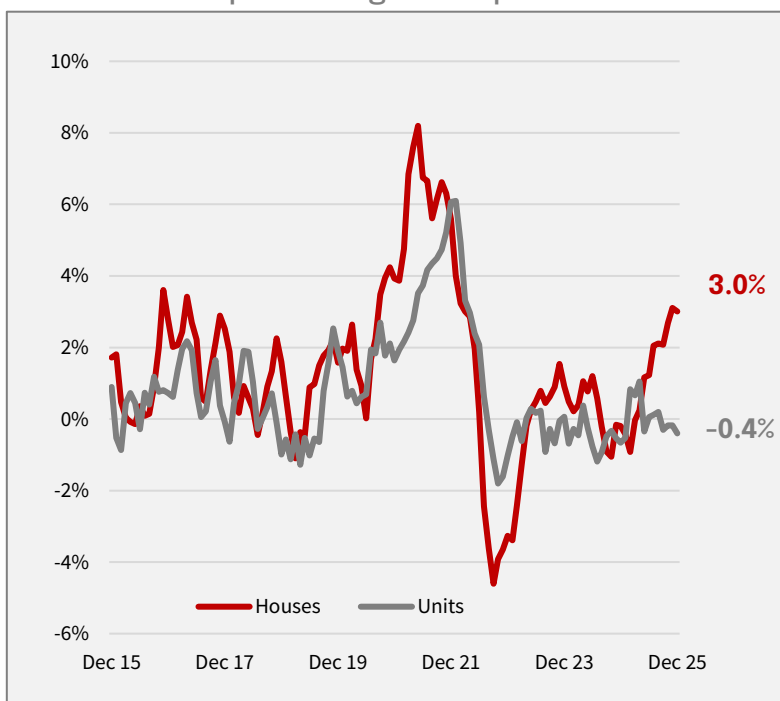


## Top Suburbs Annual Change - Dwellings



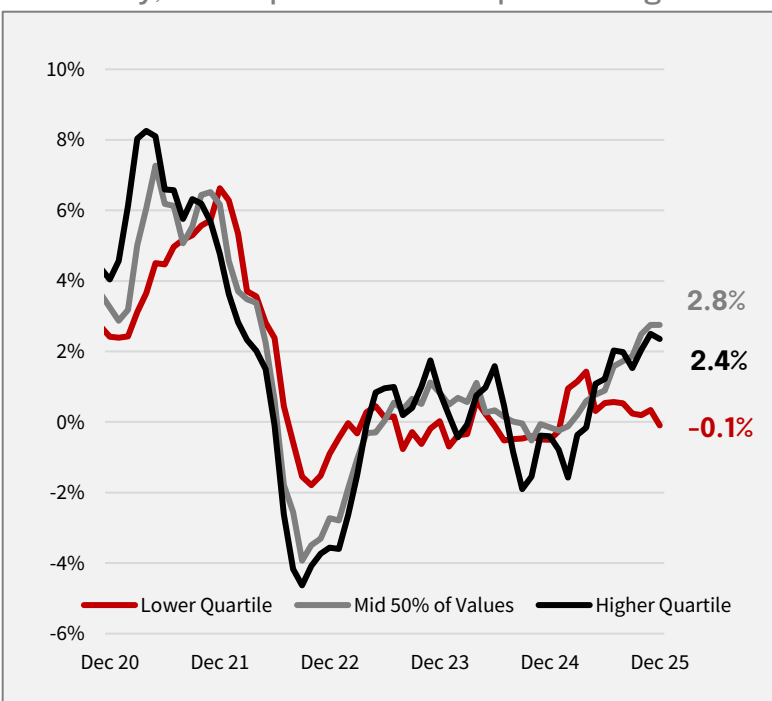
## Quarterly Value Change by Property Type

Unit market experiencing softer performance



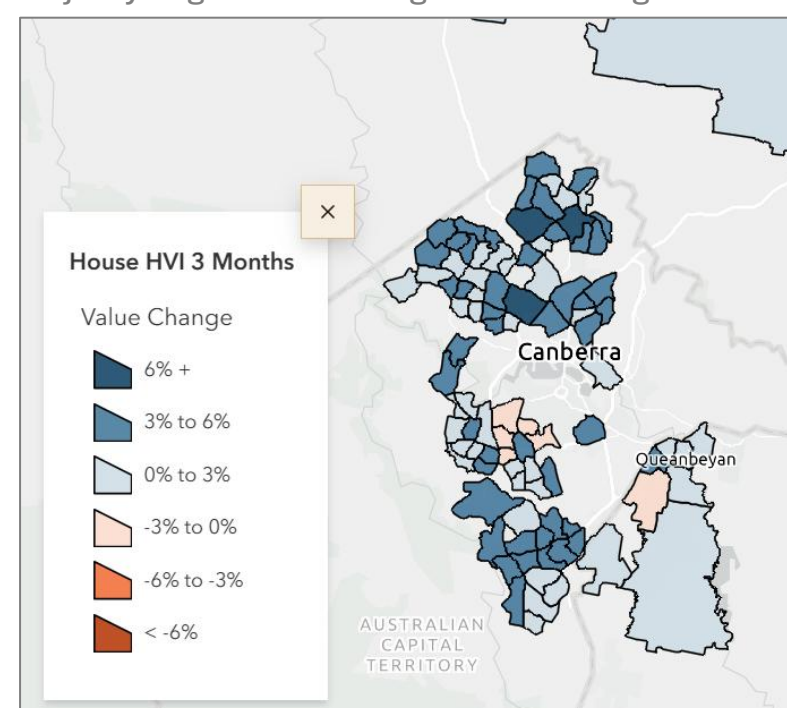
## Quarterly Value Change by Price Quartile

Unusually, lower quartile is underperforming



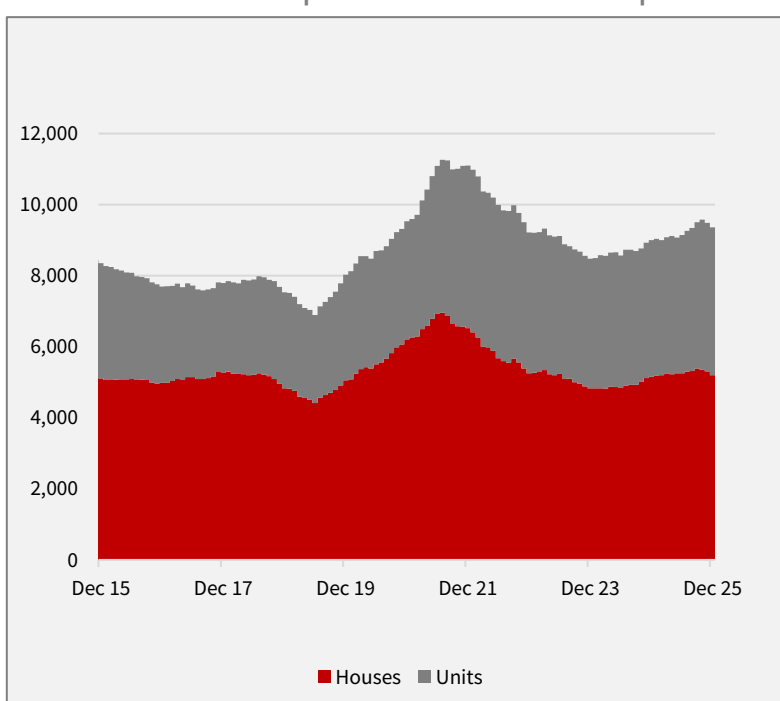
## Mapping the Market - 3 months to Dec

Majority of growth is strong across the region



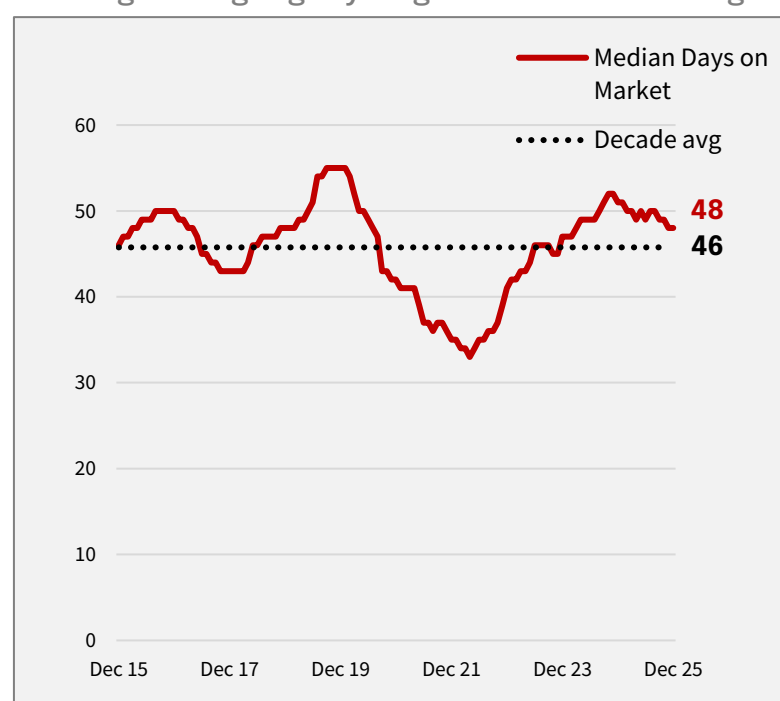
## Annual Volume of Sales by Property Type

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



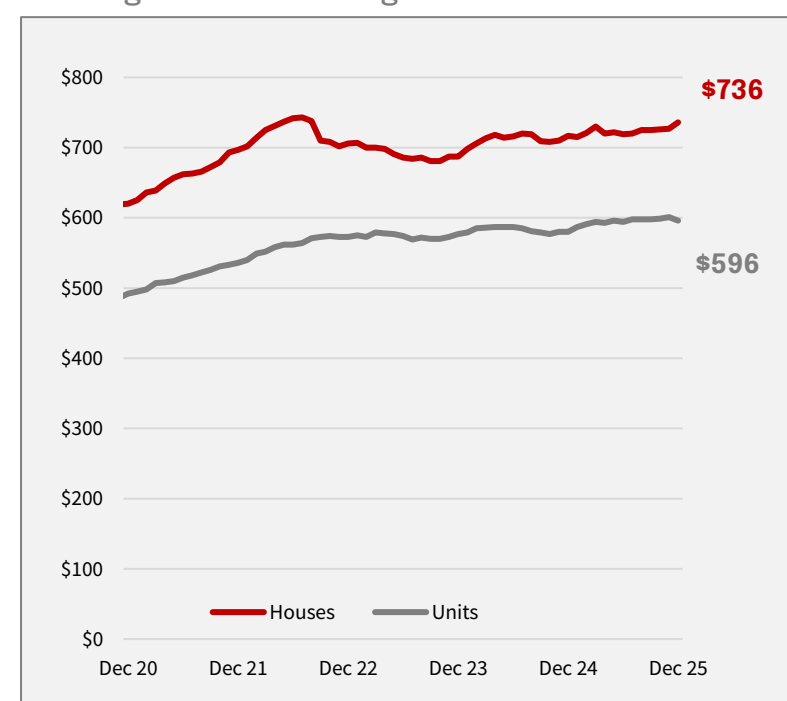
## Median Days on Market vs Decade Average

Dwellings taking slightly longer to sell than average



## Median Rental Value by Property Type

Rental growth in both segments has stalled





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more  
than  
money

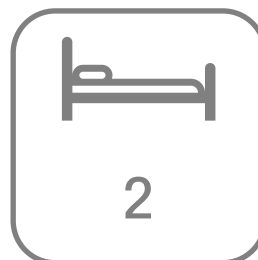


## RECENT SALES ACTIVITY

### 15 Hedditch Court, Strathnairn



\$630,000



2



2



1



117 m<sup>2</sup>



94 m<sup>2</sup>

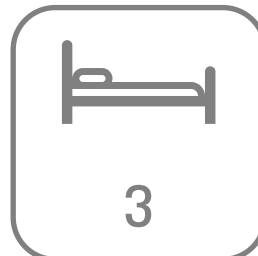
Sold: 09/12/2025

Days on Market: 42

### 16 Carslake Loop, Gordon



\$940,000



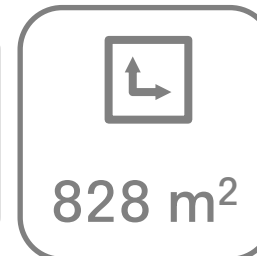
3



2



3



828 m<sup>2</sup>



184 m<sup>2</sup>

Sold: 22/12/2025

Days on Market: 27

### 46 Beauchamp Street, Deakin



\$2,495,000



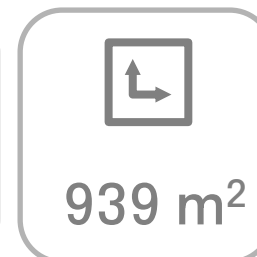
4



2



3



939 m<sup>2</sup>



307 m<sup>2</sup>

Sold: 23/12/2025

Days on Market: 41

Source: Cotality

**Disclaimer** – The information contained in this publication is gathered from multiple sources believed to be reliable as at the end of December 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.