

# DARWIN

## PROPERTY MARKET INSIGHTS

### OCTOBER 2025

more  
than  
money



#### SNAPSHOT

##### Dwelling Value Change

**+1.6%**   **+5.4%**   **+15.4%**  
Month   Quarter   Annual

**\$564,473**  
Median Dwelling Value

**4,317**  
Annual Dwelling Sales

**49 Days**  
Median Days on Market

Source: Cotality



- October saw further growth for Darwin's property market, with houses setting a record high and units continuing their upward trend. House values rose 1.3% during the month, 5.2% over the quarter, and 16.7% compared to last year, lifting the median price to \$671,904. Units also strengthened, increasing 2.2% in October, 5.9% across the quarter, and 12.7% annually, bringing the median to \$412,266.
- October saw a significant lift in market turnover, as house and unit sales volumes rose materially amid tight listing conditions. House sales jumped 55.6% year-on-year and were 71.2% above the previous five-year average, while unit transactions climbed 45.3% annually and 62.9% above trend, reflecting strong buyer demand across both segments. Despite this surge in activity, listing volumes remain constrained, with house listings down -49.6% compared to last year and unit listings falling -32.7% annually. It's important to note that Darwin's relatively low base of listings amplifies these percentage changes compared to other capitals, but the underlying trend points to limited supply continuing to fuel competition.
- The introduction of the extended guarantee scheme in October which has boosted demand at the more affordable end of Darwin's market. Lower quartile values jumped 2.5% during the month, outpacing the middle quartile (up 1.7%) and upper quartile (up 1.1%). This trend sees increased access to government-backed guarantees helping first-home and lower-budget buyers compete more effectively, driving stronger price gains in entry-level housing. While premium segments continue to grow, the sharper uplift in the lower quartile highlights how policy changes are shaping buyer activity and reinforcing affordability pressures in Darwin.
- Darwin's rental market continues to lead the nation, outperforming all other capitals across both houses and units. Annual house rents rose 7.6%, while unit rents surged 10.0%, reflecting sustained demand and limited supply. Darwin, along with Regional NT, is delivering the highest gross yields in the country – averaging 6.4% for houses and 7.9% for units – a direct result of relatively low purchase prices compared to rental income. Combined with Darwin's position as the fastest-growing capital for values over the past year, these strong yields have driven a total return of 23.1%, far exceeding any other city. Supporting this trend, ABS data shows investment housing loans secured across the NT have more than doubled over the past financial year, signalling heightened investor interest in the region.

#### “ Valuer on the Ground

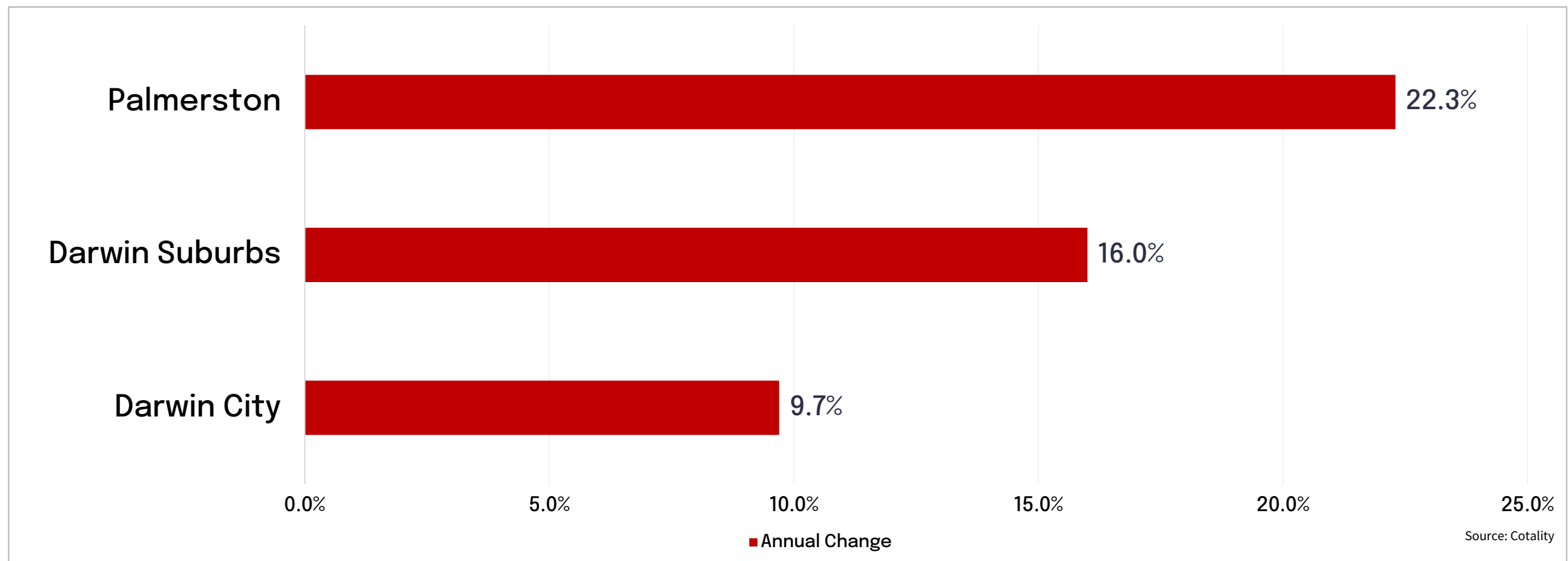
Rents are continuing to rise &  
investor demand remains strong ”



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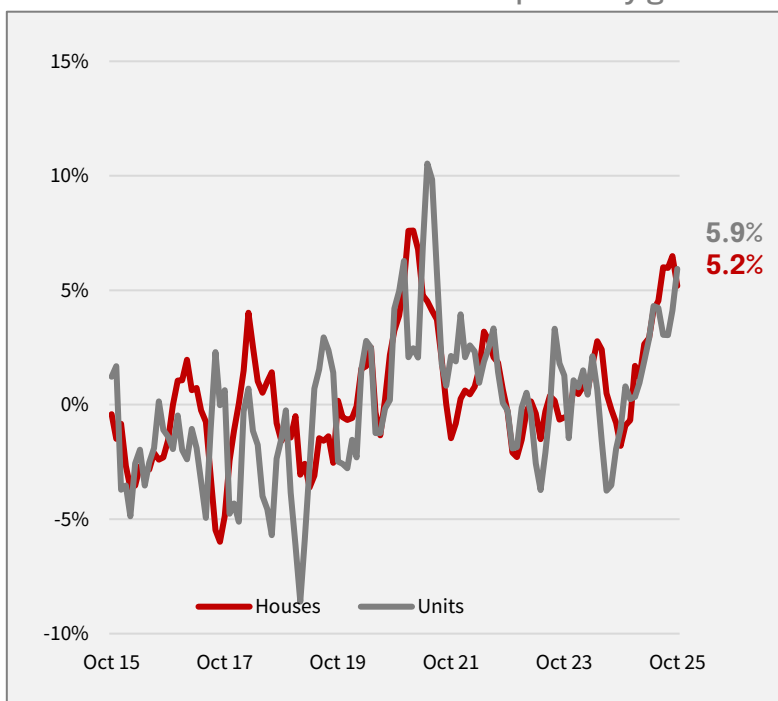


## Top Suburbs Annual Change - Dwellings



## Quarterly Value Change by Property Type

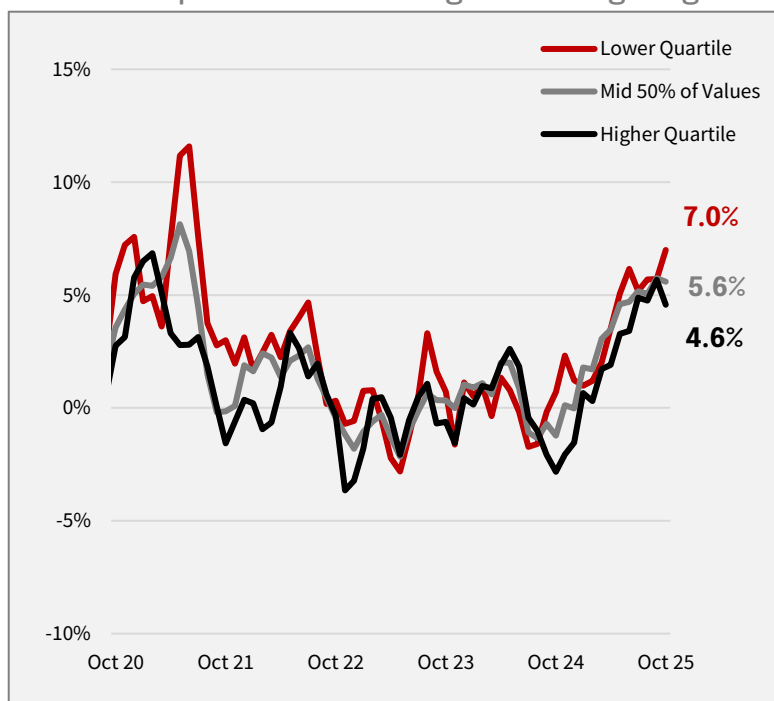
The unit market has overtaken in quarterly growth



Source: Cotality

## Quarterly Value Change by Price Quartile

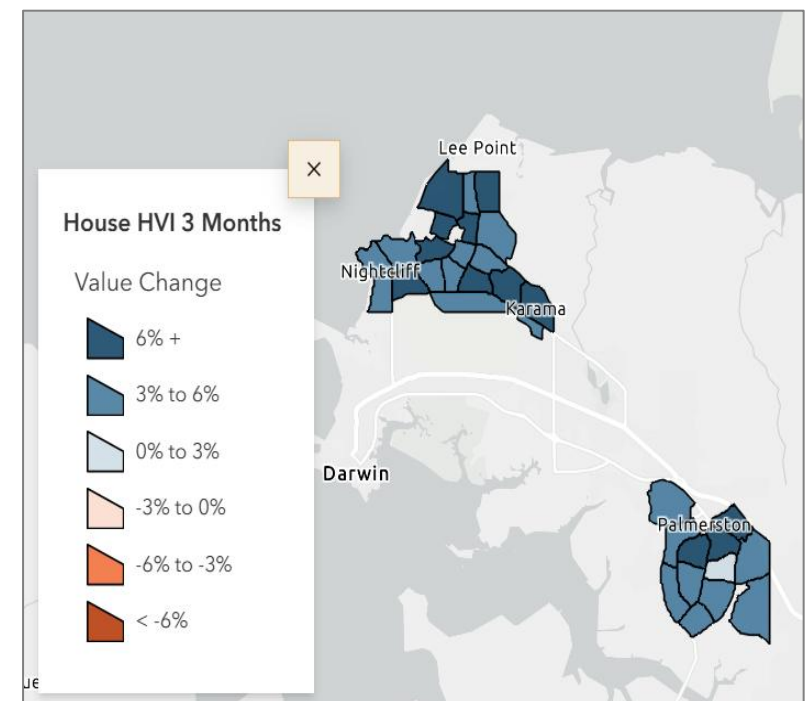
The lower quartile is recording the strongest growth



Source: Cotality

## Mapping the Market - 3 months to Oct

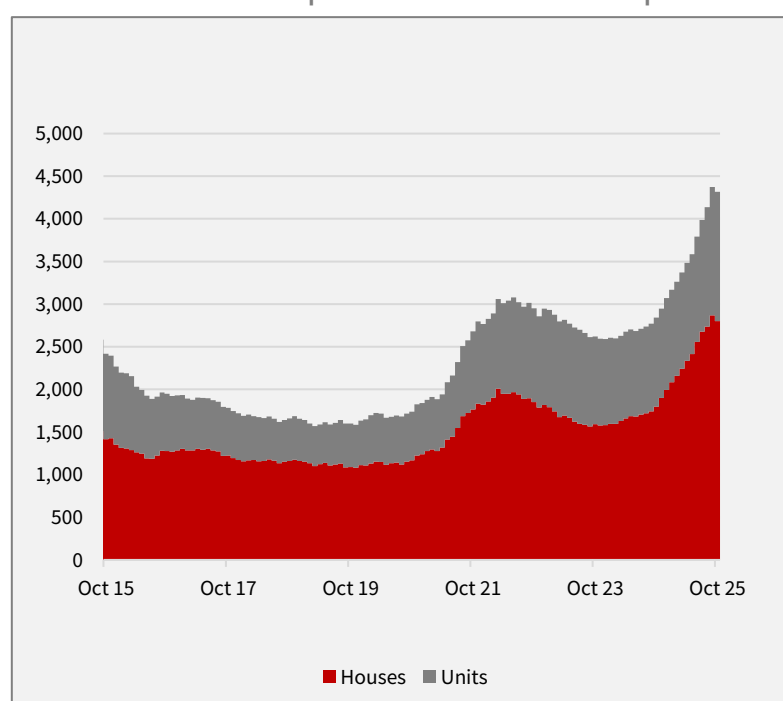
All regions are recording positive quarterly growth



Source: Cotality

## Annual Volume of Sales by Property Type

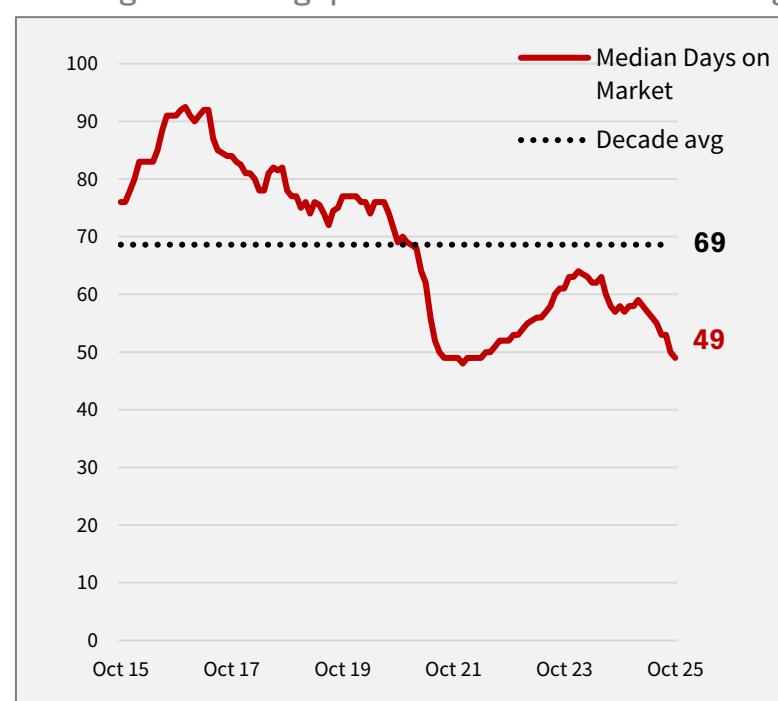
House sales made up 65% and units made up 35%



Source: Cotality

## Median Days on Market vs Decade Average

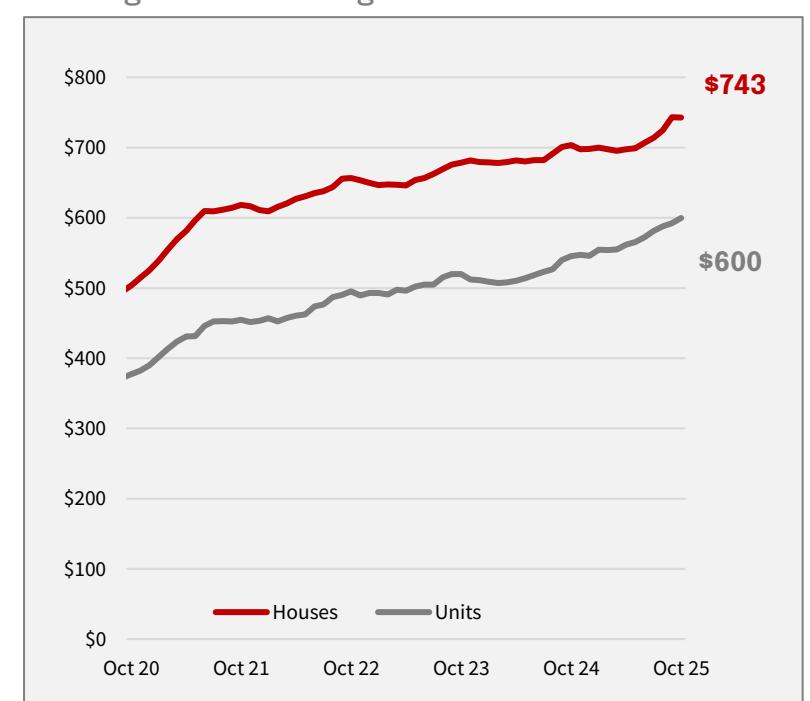
Dwellings are selling quicker than the decade average



Source: Cotality

## Median Rental Value by Property Type

Housing market rental growth has reaccelerated



Source: Cotality



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## RECENT SALES ACTIVITY

### 14 Cormorant Street, Bakewell



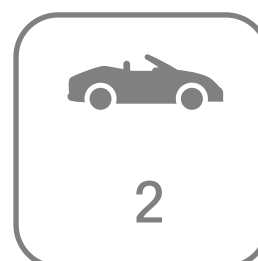
\$565,000



3



1



2



914 m<sup>2</sup>



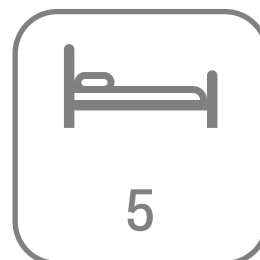
119 m<sup>2</sup>

Sold: 31/10/2025  
Days on Market: 16

### 19 Wood Crescent, Rosebery



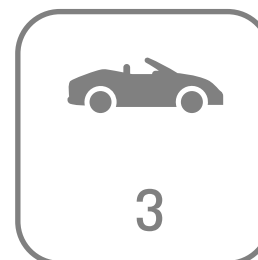
\$810,000



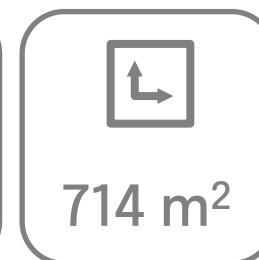
5



2



3



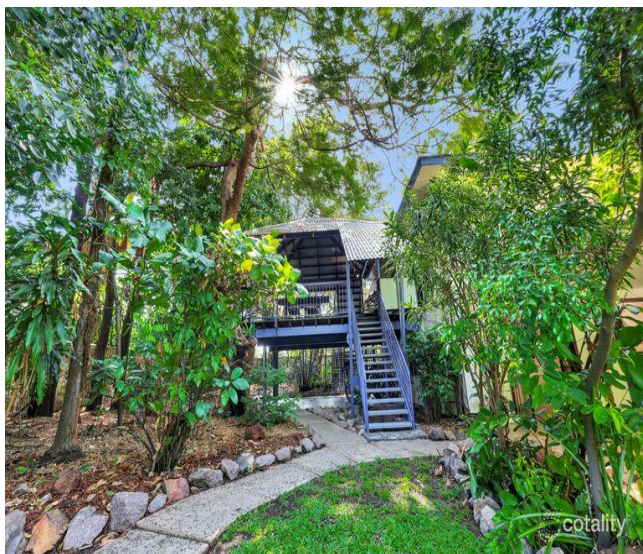
714 m<sup>2</sup>



209 m<sup>2</sup>

Sold: 27/10/2025  
Days on Market: 13

### 9 Oleander Street, Nightcliff



\$1,500,000



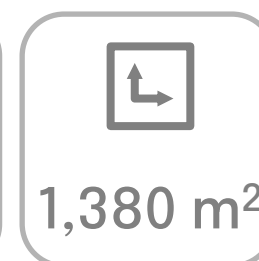
6



3



4



1,380 m<sup>2</sup>



160 m<sup>2</sup>

Sold: 20/10/2025  
Days on Market: 19

Source: Cotality

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