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Market Essentials June 2025

National Overview

- **National Home Values:** Increased by **0.5%** in May, reaching a record high of **A\$831,288**, marking the fourth consecutive monthly rise. The annual growth stands at **3.3%**.
 - **Interest Rates:** The Reserve Bank of Australia (RBA) has reduced the cash rate to a two-year low, with expectations of further cuts, potentially easing borrowing costs and stimulating demand.
 - **Auction Clearance Rates:** Nationally, auction clearance rates averaged **60%**, indicating a balanced market with moderate buyer competition.
 - **Rental Market:** National rents rose by **0.6%** in April, maintaining a steady upward trend. However, the annual growth rate has slowed to **3.6%**, down from **8.3%** in April 2024.
 - **Gross Rental Yields:** Nationally, gross rental yields reached a two-year high of **3.73%**, with regional areas offering higher yields at **4.41%**.
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Sydney (NSW)

- **Home Values:** Increased by **0.2%** in April, with a **1.0%** rise over the past three months—the strongest quarterly gain since August 2024. However, values remain **1.1%** below the September 2024 peak.
- **Rental Market:** Rents rose by **0.7%** in April. The annual growth rate is **1.9%**, the lowest in four years.
- **Regional NSW:** Outer suburban markets are experiencing significant growth, with regional areas outperforming capital cities in dwelling value increases.

Melbourne (VIC)

- **Home Values:** Up by **0.2%** in April, marking the third consecutive monthly increase. Values are still **5.4%** below the March 2022 peak.
- **Rental Market:** Rents have been rising steadily, but the annual growth rate has moderated to **5.5%**, the slowest since March 2021.

Brisbane (QLD)

- **Home Values:** Increased by **0.4%** in April, with a **7.8%** annual growth rate, indicating a slowdown from the previous year .
- **Rental Market:** Rents rose by **0.8%** in April, with the annual growth rate slowing to **3.3%**, down from **8.2%** in April 2024.
- **Regional Queensland:** Regional areas are experiencing robust growth, driven by affordability and lifestyle factors attracting both buyers and investors.

Adelaide (SA)

- **Home Values:** Up by **0.3%** in April, with a **9.8%** annual growth rate, the first time in single digits since December 2023 .
- **Rental Market:** Rents increased by **0.5%** in April, with the annual growth rate at **5.5%**, the slowest since March 2021 .

Perth (WA)

- **Home Values:** Rose by **0.4%** in April, with a **10.0%** annual growth rate, the slowest since August 2023 .
- **Rental Market:** Rents have been increasing, with the annual growth rate at **5.5%**, the slowest since March 2021 .

Hobart (TAS)

- **Home Values:** Increased by **0.9%** in April, following a **0.4%** decline in March. Values remain **11.1%** below the March 2022 peak .
- **Rental Market:** House rents rose by **5.0%**, and unit rents increased by **7.0%** over the past 12 months .

Darwin (NT)

- **Home Values:** Increased by **1.1%** in April, with a **3.4%** quarterly rise, the highest among the capitals .([CoreLogic Australia](#))
- **Rental Market:** Unit rents rose by **7.3%** over the past 12 months, indicating a strong rental market .

Canberra (ACT)

- **Home Values:** Up by **0.4%** in April, marking a **0.6%** increase over the past three months—the first positive rolling quarter since July 2024 .
- **Rental Market:** Unit rents have been increasing, with the annual growth rate at **5.5%**, the slowest since March 2021 .



- **Dwelling Approvals:** In April 2025, total housing approvals dropped by **5.7%** to 14,633 units
- **Interest Rates:** The Reserve Bank of Australia (RBA) has cut interest rates to a two-year low, with expectations of further cuts. This has boosted market confidence, leading to increased buyer activity and rising