



## Market Update

December 2025



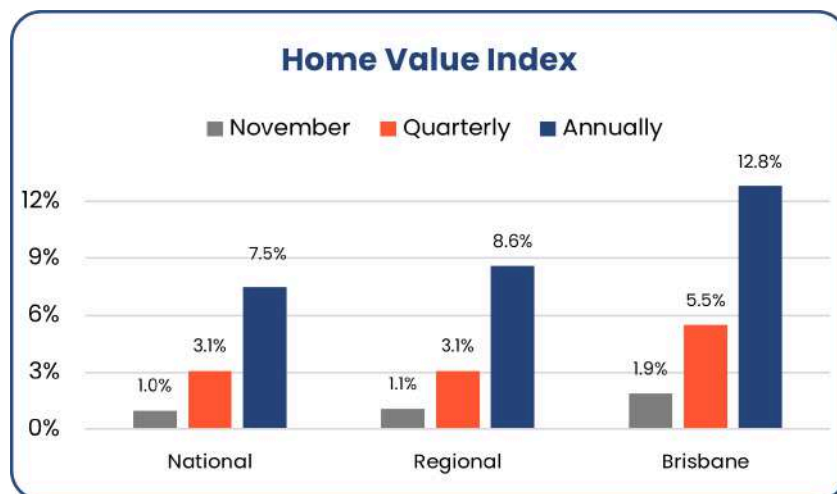
## SUMMARY: DECEMBER 2025

### Housing market stabilises as buyers adapt

National home values rose 1.0% in November, marking the third consecutive month of strong growth, though the pace is easing from October's **1.1%** gain. Brisbane's median value is at **\$1,015,767**.

#### PROPERTY PRICES >>

Brisbane remains one of the strongest-performing capital city markets, with home values rising by **5.5%** over the quarter. In December 2025, Brisbane achieved a **1.9%** home value increase as compared to 1.8% in October 2025.

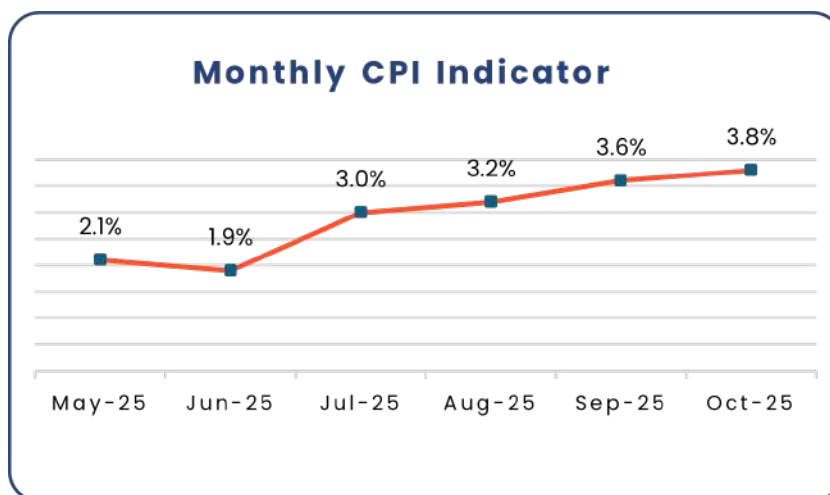


#### HIGHLIGHTS >>

- Every other capital city recorded a rise of at least 1.0% through the month, led by Perth with a solid 2.4% surge in values. The headline growth figure was weighed down by Australia's two largest cities, with Sydney values rising 0.5% in November and Melbourne values up 0.3%.
- Mid-sized capitals are outperforming, with Perth leading at 2.4% growth, while Sydney and Melbourne lag at 0.5% and 0.3% amid affordability constraints.
- Record-high dwelling-value-to-income ratios and expectations of prolonged rate holds are adding pressure to both affordability and borrowing rates. These factors are weighing on housing sentiment and credit availability.

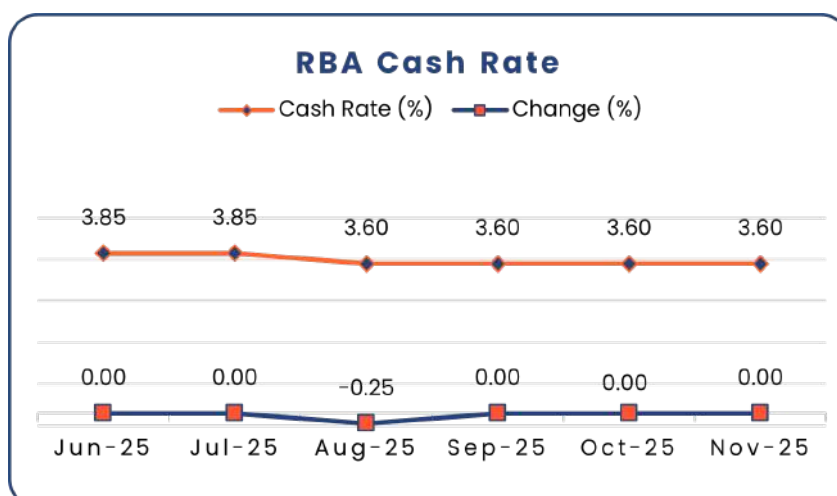
## INFLATION >>

Australia's inflation rate continued its upward trend since July, rising from **3.2%** in August to **3.8%** in October. Inflation is increasing at a fast pace.



## INTEREST RATES >>

As of November 2025, the Reserve Bank of Australia's cash rate remains steady at **3.60%**, holding firm since September 2025.



## CHANGE IN DWELLING VALUES >>

Brisbane is showing strong monthly gains compared to other capital cities. Here's a quick snapshot of how median values across the nation are tracking to help you stay informed.

	Month	Quarter	Annual	Median Value
Brisbane	1.9%	5.5%	12.8%	\$1,015,767
Sydney	0.5%	1.8%	5.1%	\$1,269,659
Melbourne	0.3%	1.6%	4.2%	\$823,495
Adelaide	1.9%	4.4%	8.2%	\$891,004
Perth	2.4%	7.4%	13.1%	\$914,229
Hobart	1.2%	2.4%	4.7%	\$703,340
Darwin	1.9%	5.7%	17.0%	\$578,871
Canberra	1.0%	2.2%	4.2%	\$891,626
Combined Capitals	1.0%	3.1%	7.1%	\$978,077
Combined Regional	1.1%	3.1%	8.6%	\$723,107
National	1.0%	3.1%	7.5%	\$888,941

## BRISBANE WEEKLY AUCTION RESULT >>

In November 2025, the auction market recorded a slight shift in clearance rates. Despite this adjustment, the average remains strong at **72%**.



## CHANGE IN RENTS (ALL DWELLINGS)>>

Continuing the trend seen over the past year, rental growth across the combined regional markets outpaced the capitals, although there is some momentum building in the capital cities trend. Over the year to September, regional rents rose **5.9%**, compared to **3.7%** across the capitals.

	Month	Quarter	Annual	Median Rent
Brisbane	0.3%	1.2%	5.6%	\$696
Sydney	0.3%	0.8%	3.5%	\$807
Melbourne	0.1%	0.4%	1.4%	\$615
Adelaide	-0.1%	0.0%	3.9%	\$633
Perth	0.4%	0.9%	5.6%	\$729
Hobart	0.4%	0.8%	6.2%	\$584
Darwin	1.7%	4.2%	7.6%	\$687
Canberra	0.0%	0.3%	2.8%	\$680
Combined Capitals	0.3%	0.8%	3.7%	\$702
Combined Regional	0.4%	1.1%	5.9%	\$591
National	0.3%	0.8%	4.3%	\$672

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## WHY SUSTAINABILITY STILL PAYS IN HOUSING>>

- The death of sustainability has become a market cliché, but in housing, it still adds real value.
- Improving a home's energy rating by 1 star adds about \$10,000 in value.
- Adding solar panels adds around \$23,000 to a home's value.
- Australia has 5.5 million homes below today's energy standards.
- Upgrading them by just one star could add over \$50 billion in national property value.
- The government is pushing mandatory energy rating disclosure when selling or renting homes.
- Once ratings are public, buyers will compare homes based on energy efficiency.
- Energy performance is becoming the fourth key factor in property value (after location, land size, and housing type).

Source: [cotality.com/au](http://cotality.com/au)

Whether you're an investor or a potential buyer, our concise snapshots will guide your decisions. Stay informed and make smarter choices with our straightforward analyses.

If you're after a more detailed market update, please don't hesitate to reach out and contact us.



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**Navdeep Singh**

Real Estate Consultant

0455 670 069

navdeepsingh@realcrats.com



**Harjeet Chandi**

Real Estate Consultant

0450 050 013

harjeetchandi@realcrats.com

PO Box 1974 Sunnybank Hills QLD 4109  
[www.realcrats.com](http://www.realcrats.com)

[f](#) [@](#) [in](#) @realcrats

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