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Australian Property Market Marks Five-Month Climb as Values Hit Record High

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Australia's housing market has extended its recovery, with national dwelling values rising for the fifth month in a row. According to the latest figures from Cotality, home prices increased by 1.4 percent in the June quarter, pushing the national median dwelling value to a new peak of \$837,586. This continued upswing is largely attributed to falling interest rates and a tightening supply of available listings, both of which have strengthened buyer demand and renewed confidence in the sector.

The figures mark a significant shift in sentiment, especially after previous periods of market hesitation. The Reserve Bank of Australia (RBA) has played a key role in shaping the rebound through its measured rate cuts aimed at stimulating investment and easing pressure on mortgage holders. Meanwhile, a shortage of new listings has left buyers competing over fewer properties, further fuelling upward pressure on prices. This supply-demand imbalance is particularly evident in metropolitan areas, where population growth continues to outstrip the pace of new housing completions.

Cotality's data reflects a broad-based recovery, with most capital cities and regional centres seeing gains. Investors and upgraders appear to be re-entering the market, encouraged by the perception that property offers long-term value despite the current affordability constraints. While some voices have raised concerns over rising prices, the growth is being driven by genuine fundamentals rather than speculative excess.  Furthermore, mortgage arrears remain low, underlining the overall financial health of most homeowners.

Looking ahead, the durability of this momentum will depend on how policymakers respond to the persistent undersupply. Without practical solutions to unlock land and streamline approvals, price pressures may worsen, particularly for younger Australians seeking to enter the market. While the current government continues to lag in delivering meaningful housing reform, private enterprise and local councils have a critical role to play in enabling new development. With steady population growth and global capital still flowing into Australian real estate, the fundamentals remain strong. If managed wisely, this ongoing cycle could provide a vital source of national economic resilience while offering long-term wealth-building opportunities for Australian families.