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Darwin Emerges as Australia's Surprise Property Star

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Australia's property market has revealed an unlikely leader, with Darwin house prices breaking records to become the nation's top-performing capital city market. After languishing below 2014 levels for over a decade, the Northern Territory capital has finally surpassed its previous peak set during the INPEX liquefied natural gas boom. This remarkable

turnaround comes as more Australians discover Darwin's unique combination of affordability and lifestyle appeal.

The city's resurgence follows years of underperformance compared to southern capitals. While Brisbane, Perth and Adelaide experienced double-digit growth during the post-COVID interstate migration wave, Darwin's market remained subdued until early 2025. Analysts attribute the delayed recovery to the territory's smaller population base and the lingering effects of the 2014 construction boom's aftermath. However, persistent affordability pressures in southern states appear to have firmly redirected buyer attention northward.



Several factors are driving Darwin's unexpected boom. The city offers Australia's most affordable median house price among capital cities, attracting budget-conscious buyers from Sydney and Melbourne. Defence personnel relocations and renewed resources sector activity are providing economic stability. Local agents report strong interest from both investors and owner-occupiers drawn to Darwin's unique tropical lifestyle and relatively high rental yields compared to southern markets.

Darwin's property renaissance demonstrates how Australia's housing dynamics continue evolving in unexpected ways. While southern capitals dominated headlines during the pandemic boom, this northern outlier has quietly built momentum. The question now is whether Darwin can sustain this growth beyond its catch-up phase. For now, the city stands as proof that in Australia's diverse property landscape, overlooked markets can sometimes deliver the most surprising opportunities for both homeowners and investors willing to look beyond traditional hotspots.