

2024 HOUSING MARKET WRAP: GAINS, LOSSES & WHATS NEXT

Before we jump into 2025, here's a quick look at how the housing market performed across Australia in the final months of last year.

CoreLogic's Home Value Index recorded a national decline of 0.1% in December 2024, marking the first negative shift since 2022.

The downturn comes after strong growth earlier in the year, driven by high interest rates, increased cost of living, and reduced borrowing capacity.

Annual growth for 2024 still saw an increase of 4.9%, adding approximately \$38,000 to the median property value nationally.

Adelaide led the capital cities with a 13.1% annual rise, while Melbourne saw a 3% decline.

Regional markets also performed well, with values rising 10% annually.

The market's future remains influenced by affordability constraints and shifting buyer preferences toward lower-priced regions.

Change in dwelling values

	Month	Quarter	Annual	Total return	Median value
Sydney	-0.6%	-1.4%	2.3%	5.5%	\$1,191,955
Melbourne	-0.7%	-1.8%	-3.0%	0.7%	\$774,093
Brisbane	0.5%	1.3%	11.2%	15.6%	\$890,746
Adelaide	0.6%	2.1%	13.1%	17.3%	\$814,430
Perth	0.7%	1.9%	19.1%	24.5%	\$813,016
Hobart	-0.5%	0.0%	-0.6%	3.7%	\$651,043
Darwin	0.4%	0.6%	0.8%	7.4%	\$496,871
Canberra	-0.5%	-0.3%	-0.4%	3.8%	\$844,277
Combined capitals	-0.2%	-0.5%	4.5%	8.3%	\$896,372
Combined regional	0.2%	1.0%	6.0%	10.6%	\$657,652
National	-0.1%	-0.1%	4.9%	8.9%	\$814,837

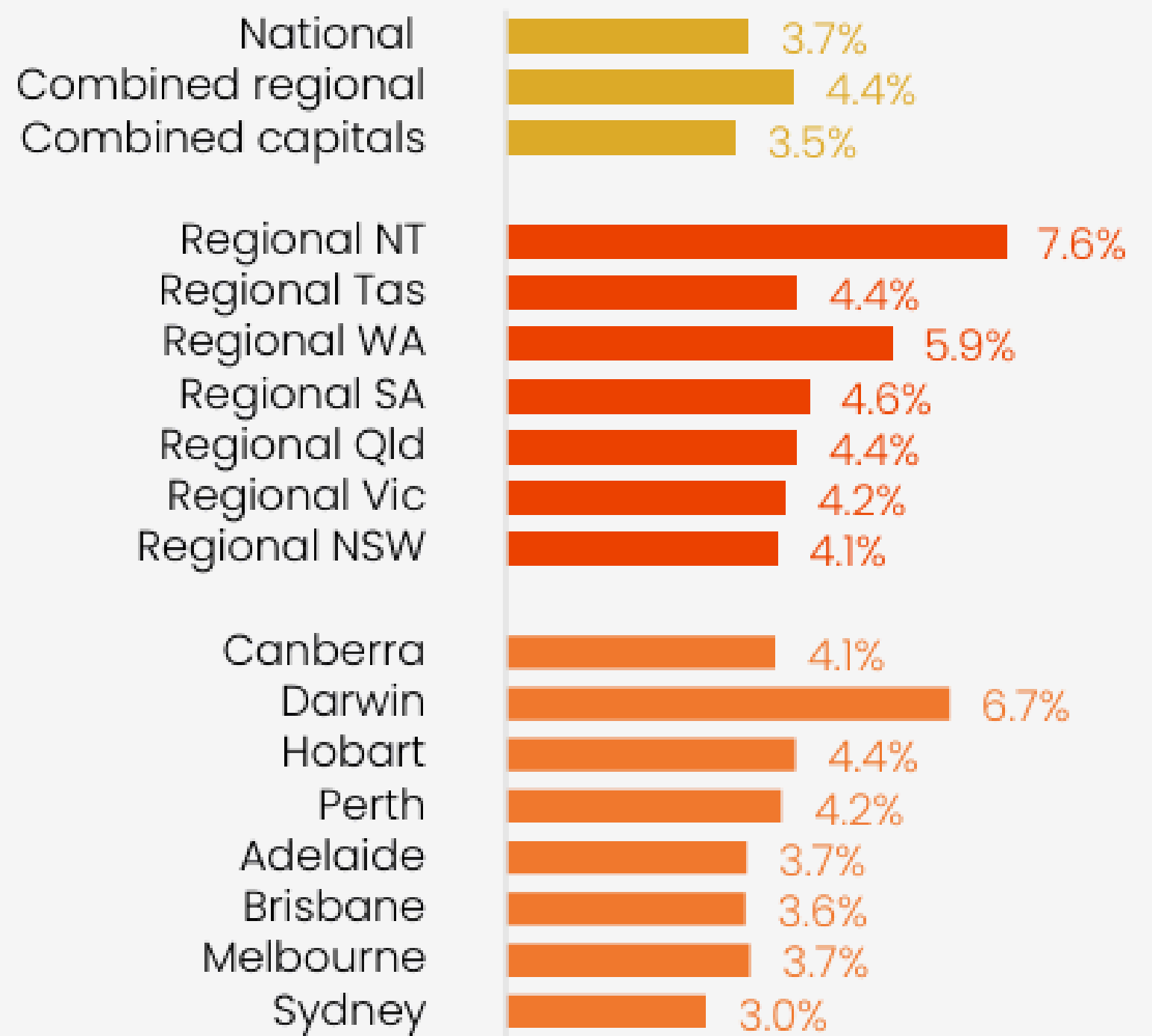
Media enquiries: media@corelogic.com

CoreLogic Home Value Index
Released January 2nd 2025

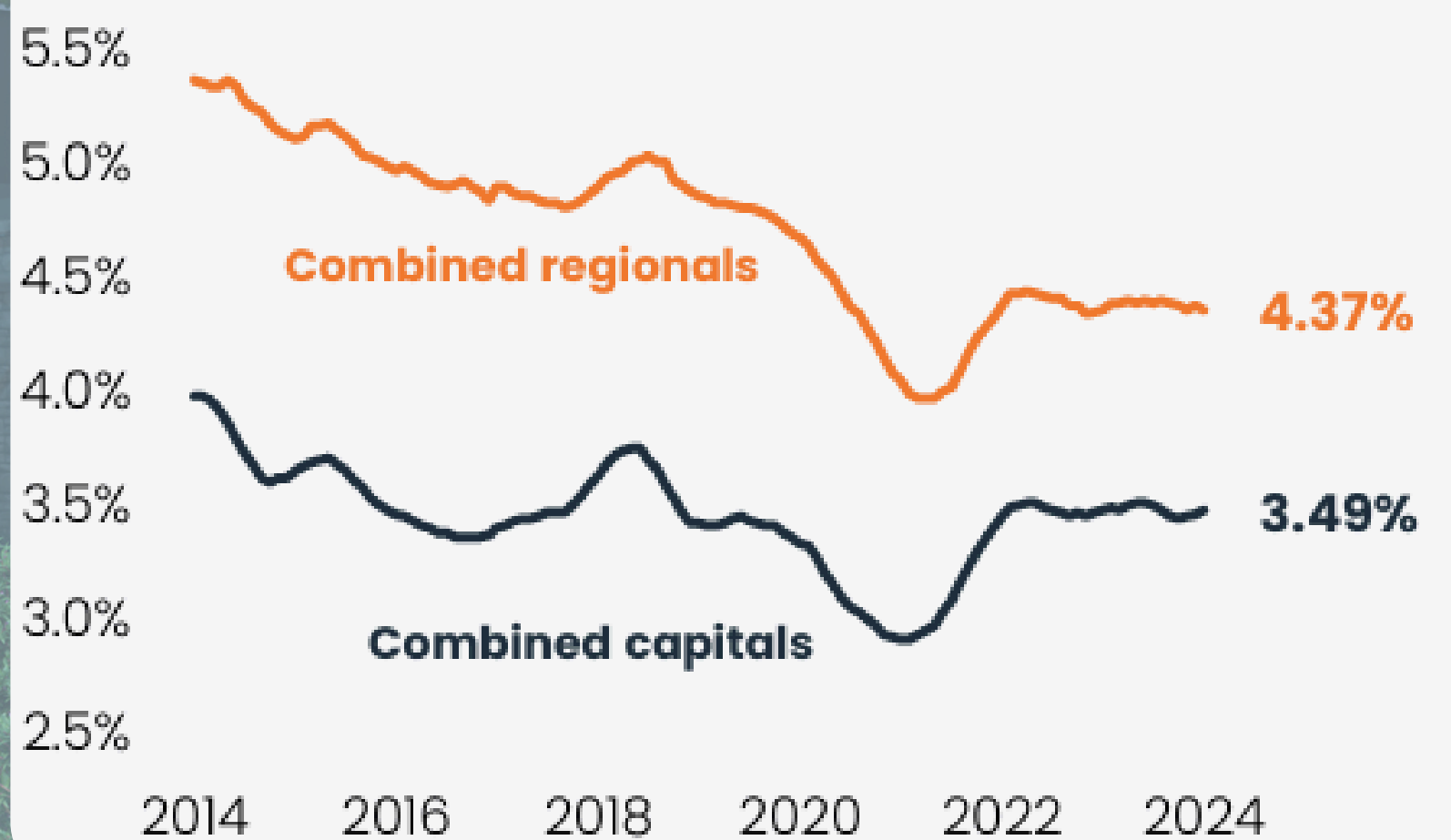
RENTAL GROWTH SLOWS, YIELDS HOLD STEADY

Rental growth eased in 2024, rising 4.8% annually, with gross rental yields stable at 3.69%. Regional areas outperformed capitals, led by Darwin at 6.7%. Slower growth reflects reduced migration and affordability challenges, with steady trends expected 2025.

Gross rental yields, dwellings



Gross rental yields, dwellings



TOP 10 CAPITAL CITY SA3'S WITH HIGHEST 12-MONTH VALUE GROWTH - DWELLINGS

Rank	SA3 Name	SA4 Name	Median Value	Annual change
<i>Greater Sydney</i>				
1	Fairfield	South West	\$1,160,347	12.5%
2	St Marys	Outer West and Blue Mountains	\$985,812	10.7%
3	Bankstown	Inner South West	\$1,360,013	10.2%
4	Mount Druitt	Blacktown	\$894,218	9.8%
5	Bringelly - Green Valley	South West	\$1,130,605	9.7%
6	Canterbury	Inner South West	\$1,156,594	7.4%
7	Auburn	Parramatta	\$816,099	7.1%
8	Campbelltown (NSW)	Outer South West	\$897,248	7.0%
9	Merrylands - Guildford	Parramatta	\$1,169,166	6.5%
10	Liverpool	South West	\$1,073,697	6.3%

TOP 10 REGIONAL SA3'S WITH HIGHEST 12-MONTH VALUE GROWTH - DWELLINGS

Rank	SA3 Name	SA4 Name	Median Value	Annual change
<i>Regional NSW</i>				
1	Richmond Valley - Hinterland	Richmond - Tweed	\$549,554	10.3%
2	Upper Hunter	Hunter Valley exc Newcastle	\$489,825	9.8%
3	Tweed Valley	Richmond - Tweed	\$1,032,261	9.6%
4	Lower Hunter	Hunter Valley exc Newcastle	\$650,468	8.3%
5	Dapto - Port Kembla	Illawarra	\$824,810	7.6%
6	Young - Yass	Capital Region	\$581,500	5.7%
7	Maitland	Hunter Valley exc Newcastle	\$734,058	5.7%
8	Griffith - Murrumbidgee (West)	Riverina	\$435,594	5.5%
9	Lower Murray	Murray	\$320,752	5.4%
10	Newcastle	Newcastle and Lake Macquarie	\$922,534	5.2%

SOURCE: [HTTPS://WWW.CORELOGIC.COM.AU/_DATA/ASSETS/PDF_FILE/0022/25456/CORELOGIC-HVI-JAN-2025-FINAL.PDF](https://www.corelogic.com.au/_data/assets/pdf_file/0022/25456/corelogic-hvi-jan-2025-final.pdf)

Best of social media this month!

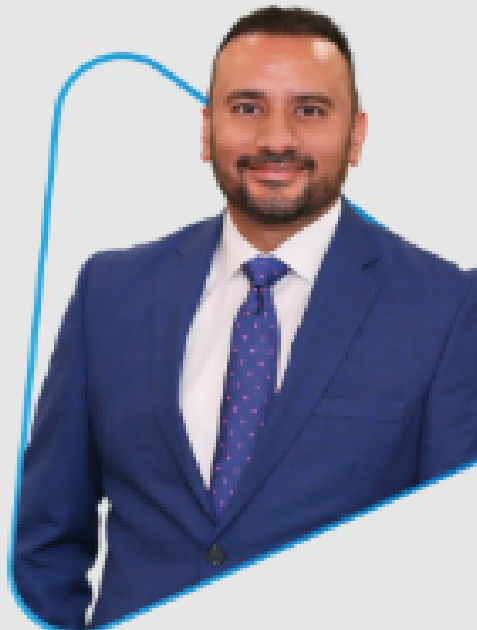
Efficient Capital Solutions
652 followers
1mo • 🔒

Say hello to Rohit, our remarkable Director and Finance Consultant! ...more

Meet **Rohit**
Director, Finance Consultant & Broker!

Here's what makes him our star:

- Client Relationship Expert
- Results-Driven Leader
- Solution Specialist




www.efficientcapital.com.au

👍👍👍 78 • 5 comments

That's a wrap for 2024! Ended the year with a round of Squid Games at Luna Park—because, obviously, work wasn't already killing us. Followed it up with a team dinner to relax and now looking forward to a well-deserved Christmas break. See you in ...more

And That's A Wrap!



See you in 2025!

👍👍👍 You and 13 others • 1 comment

Efficient Capital Solutions
652 followers
4w • 🔒

The Gabba pitch tests you early, but once in rhythm, the runs flow—just like finance. With Efficient Capital Solutions, overcome the initial hurdles, gain momentum, and achieve financial success. ...more



THE GABBA

Batters' Paradise
14th to 18th December 2024

👍👍👍 You and 5 others

Efficient Capital Solutions
652 followers
1mo • 🔒

Just like facing a bowler with a master plan, navigating the world of finance requires sharp strategies and precise execution. Every decision counts, and the stakes are high—whether you're adjusting to the changing conditions of a Day-Night ...more



ADELAIDE OVAL

6th to 10th December 2024

👍👍👍 You and 6 others

Don't forget to like & follow us for updates!

Contact Us



JOSHUA MARTIN

 +61 422 516 481

 josh@efficientcapital.com.au

 611/12 Century Cct, Norwest
NSW 2153



ROHIT LAKHOTIA

 +61 430 960 220

 rohit@efficientcapital.com.au

 611/12 Century Cct, Norwest
NSW 2153



NEHA LAKHOTIA

 +61 430 470 300

 neha@efficientcapital.com.au

 611/12 Century Cct, Norwest
NSW 2153