

Regions Outperforming Capital Cities

Regional Australia's property market continues to outperform, with new data showing that dwelling values are rising faster than in capital city markets.

Regional dwelling values rose 3.3% over the three months to April, while the combined capital cities rose by 1.1%. Cotality analysis shows that Regional Western Australia is a standout performer, with values rising 5.9% over the quarter - up from 5.6% in the previous quarter.

Busselton has the highest quarterly growth nationally at 7.5%; the Kalgoorlie - Boulder region has the highest annual growth; Albany has the shortest days on market (10) and the lowest vendor discounting.

Regional New South Wales featured prominently in the poorest performing regional market list, particularly the Bowral - Mittagong region. It has the lowest quarterly growth, the lowest annual growth and the highest vendor discounting. Batemans Bay in NSW has the longest days on market (67).

Cotality's Head of Research Australia, Gerard Burg, says Australia's regional markets are resilient.

"Affordability remains a central driver, with internal migration patterns continuing to favour regional areas where buyers can find greater value and a different pace of life," he says.



Quote Of The Week

"A digitally enabled, nationally consistent framework will reduce delays caused by the same information being assessed multiple times by different agencies. Removing that duplication is critical if we are serious about increasing housing supply."

Housing Industry Association managing director Jocelyn Martin



Hospital Boom Driving Property Markets

A \$160 billion hospital development boom is fuelling Australia's next property hotspots.

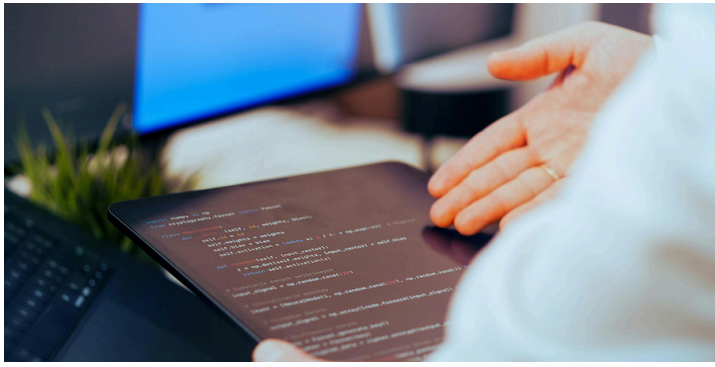
Fresh Start Advisory and Hotspotting's From Wards to Wealth report shows the property markets which are set to benefit from Australia's hospital and medical centre projects.

Fresh Start Advisory CEO Frank Ambesi says there are 307 hospital and medical centre projects proposed or underway nationwide that are worth at least \$100 million each.

He says the bigger projects will create thousands of construction and operational jobs. "Suburbs surrounding medical infrastructure are magnets for renters and buyers who want to live close to where they work," he says. "This injects new demand for homes to buy or rent into the immediate area."

The report identifies hospitals in the following ten locations as having the potential to have the biggest impact on Australia's property markets: Coomera (QLD), Frankston (VIC), Campsie, Bankstown and Camperdown (NSW), Toowoomba (QLD), Redcliffe (QLD), Footscray (VIC), Thebarton (SA), Thabeban (QLD), Cobblebank (VIC) and Burnie (TAS).





AI To Speed Up Approvals

The Federal Budget has allocated funding for AI to be used to help speed up assessments of housing and energy projects awaiting environmental approval.

It has allocated \$105.9 million over four years to develop an AI tool to help with the assessments.

It also commits \$500 million to implement environmental reforms, including about \$250 million to establish the National Environmental Protection Agency.

Treasurer Jim Chalmers believes the AI assistance will help increase housing supply.

Housing Industry Association managing director Jocelyn Martin says that modernising approval systems will provide greater certainty for builders, developers and investors, while maintaining strong environmental protections.

“We want systems that are fit for purpose - systems that deliver a faster yes or a faster no. That certainty is essential to getting projects moving and homes built sooner,” she says.

“A digitally enabled, nationally consistent framework will reduce delays caused by the same information being assessed multiple times by different agencies. Removing that duplication is critical if we are serious about increasing housing supply.”



March Home Approvals Plunge

While building approvals took a dive in March, they are still 9% higher than at the same time last year.

New Australian Bureau of Statistics figures show building approvals dropped by 10.5% between February and March, driven by a big drop in the number of units and townhouses approved.

Although over the 12 months to April 2026, approvals for houses increased by 12% and units are up 3.4%. During March, Victoria had the highest number of dwellings approved (5178), followed by New South Wales (4282), Queensland (3975), Western Australia (2358) and South Australia (1274).

While building approvals paint a picture of proposed development, a more relevant gauge of the sector is commencements data, which is due for release in early July. Housing Industry Association chief economist Tim Reardon says when looking at apartment approvals data, it's important to take into account that apartment approvals take longer to translate into construction, with some never doing so.

Master Builders Australia chief executive Denita Wawn says Australia is expected to fall more than 200,000 homes short of the National Housing Accord's 1.2 million homes target and the latest figures “show that a 77,600-home backlog has already accumulated”.



Wealth In Housing

After years of solid price growth across Australia's property markets, new data shows just how big resale profits continue to be. Analysis by PropTrack shows the ten locations that achieved the highest nominal resale profit in the past 12 months.

Analyst Eleanor Creagh says that resales analysis shows that the vast majority of homeowners continue to sell at a profit and that loss-making sales are very rare across most markets. “In some of the strongest performing regions, particularly across Queensland, more than 99% of resales are profitable with median profits of more than \$600,000 in some regions, reflecting the depth of price growth over recent years,” she says.

The Gold Coast topped the list with a total profit of \$5.3 billion in the past 12 months, followed by Sydney - North Sydney and Hornsby at \$4.05 billion and the Sunshine Coast at \$3.38 billion. The only Western Australia entry in the top ten is Perth – North West, which came in seventh position with a total profit of \$2.55 billion and the only Victorian entry was Melbourne - South East, which came in eighth position with a total profit of \$2.52 billion.