



ACT Land and Property Report

An analysis of land and property indicators in the ACT

July to December 2025 half yearly report



ACT
Government

Acknowledgement of Country



Yuma

*Dhawura nguna ngurumbangu gunangu
Ngunnawal.*

*Nginggada dindi dhawura Ngunnawalbun
yindjumaralidjinyin.*

Mura bidji mulanggaridjindjula.

Naraganawaliyiri yarabindjula.

Hello

*This country is Ngunnawal (ancestral/
spiritual) homeland.*

*We all always respect elders, male
and female, as well as Ngunnawal
country itself.*

*They always keep the pathways of
their ancestors alive.*

They walk together as one.

We acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

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About this report

The **ACT Land and Property Report** provides a detailed analysis of the Territory's property market by examining key supply and demand indicators. Its purpose is to monitor market activity and highlight emerging trends.

Published twice annually, this edition covers land and property activity for the period **July to December 2025**. The scope of each report may vary depending on market conditions and data availability. It presents retrospective, factual information and does not include projections or forecasts of future demand or market trends.

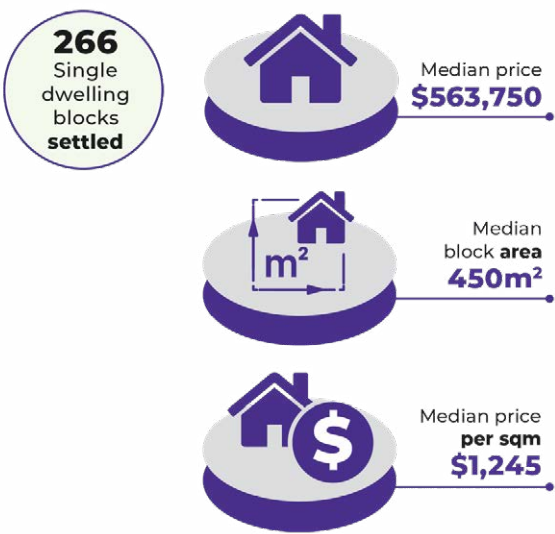
This report is a collaborative publication of the **City and Environment Directorate (CED)** and the **Suburban Land Agency (SLA)**. Land sales data is sourced from the SLA, while broader housing market indicators are drawn from the **Australian Bureau of Statistics (ABS)**, **Colliers** and **Access Canberra**.



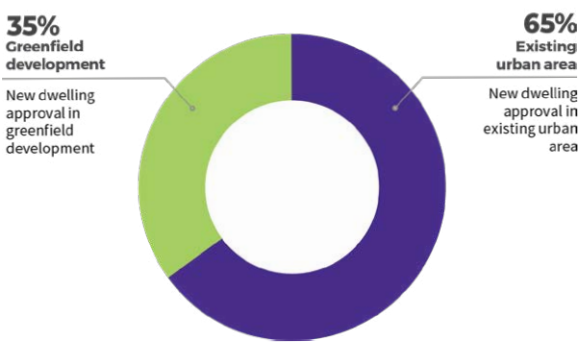
Snapshot: July to December 2025

The median price for single dwelling blocks sold across all greenfield suburbs was **\$563,750** based on settlements from July to December 2025, a 0.2% increase compared to the six months to June 2025.

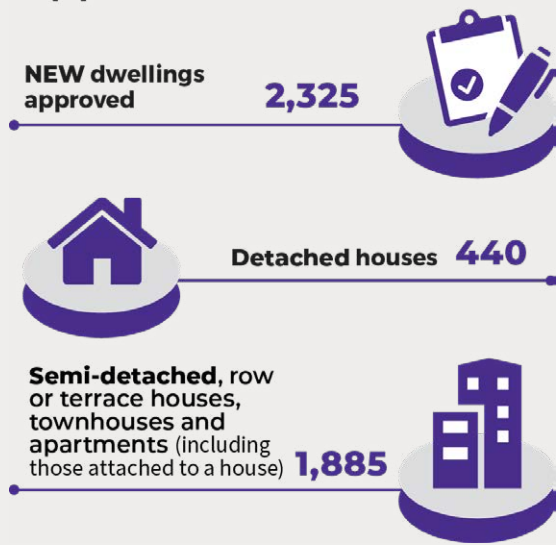
Median settlement information for all suburbs



65% of new dwelling approvals were within the existing urban area.

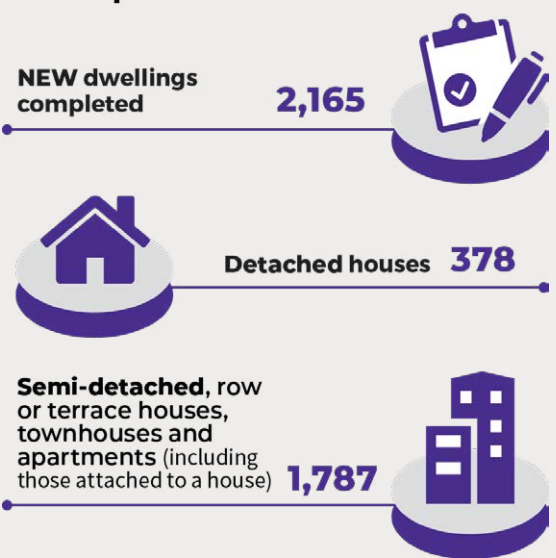


New dwelling approvals



2,325 new dwellings were approved in six months to December 2025, and 2,165 new dwellings were completed over the same period.

New dwelling completions



Greenfield land supply

Greenfield development refers to the planned expansion of Canberra's urban footprint through the conversion of undeveloped land into new residential areas, supporting long-term housing supply and population growth.

To monitor how new residential areas are progressing, the ACT Government uses the *Greenfield Dwelling Pipeline*. This tool measures the amount of land moving through the planning and development stages, helping to track future housing supply. The pipeline is divided into three key stages:

- **Planners' Pipeline** – land identified for future development and undergoing planning approvals.
- **Developers' Pipeline** – land that has received planning approval and is being prepared for construction.
- **Builders' Pipeline** – land where construction of homes is underway or imminent.

Each stage is measured by the **planned or approved number of dwellings**, giving a clear picture of how much housing is in the pipeline and how close it is to being delivered. The [Glossary](#) provides further explanation on these pipeline stages.

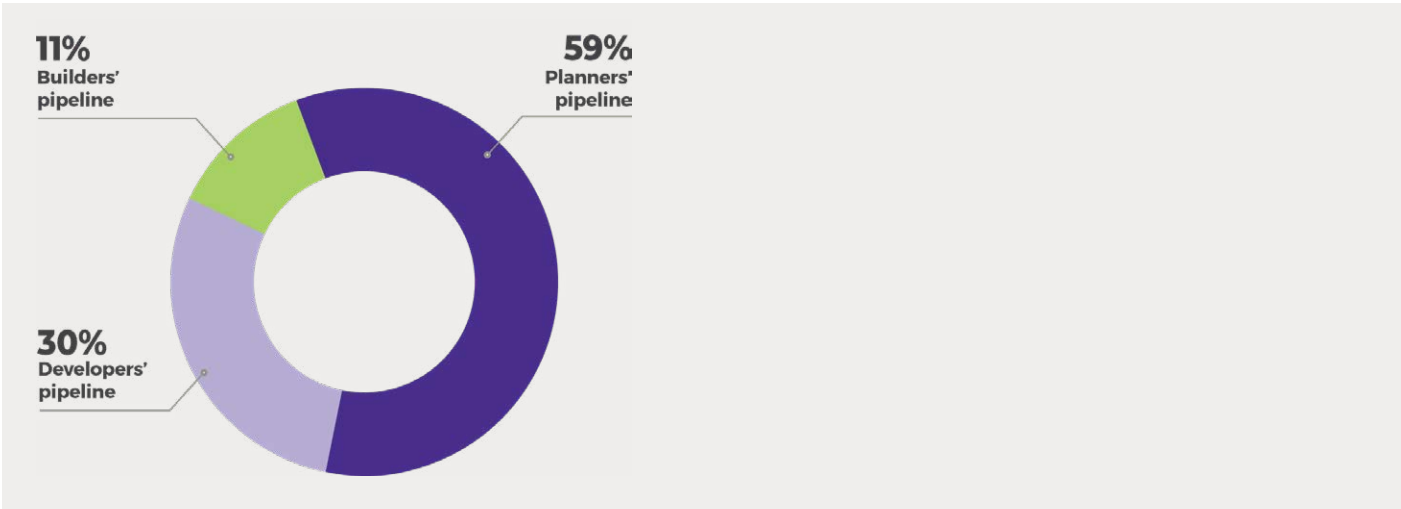
To support Canberra's growing population, new residential areas are being developed in key greenfield locations across the city. These areas are helping to deliver land for new homes through carefully planned stages of development.

- **Gungahlin district:** Gungahlin is nearing completion as a greenfield development area, with housing already established across most suburbs. Planning for the remaining undeveloped part of the Gungahlin Town Centre is being progressed along with works for future releases in the last suburbs of Jacka and Kenny.
- **Molonglo Valley district:** Molonglo Valley is currently the **main growth area** for greenfield development in the ACT. It continues to provide new residential land and supporting infrastructure for future communities. Key activities include the development on the Molonglo Town Centre, completion of establishing suburbs and planning for future release of the suburbs of Bandler, Sulman and an additional un-named suburb north of the Molonglo River.
- **Belconnen district:** Located in the west of Belconnen, **Ginninderry** is a long-term, cross-border development with a master plan extending to 2045.

The **CSIRO Ginninderra** land, currently held by the Commonwealth Government, has been identified for future urban development. It consists of 701-hectare area of land between Belconnen and the Barton Highway in Canberra's north. The ACT Government continues to engage with the CSIRO about the potential development of land on the eastern portion (approximately 240 hectares).

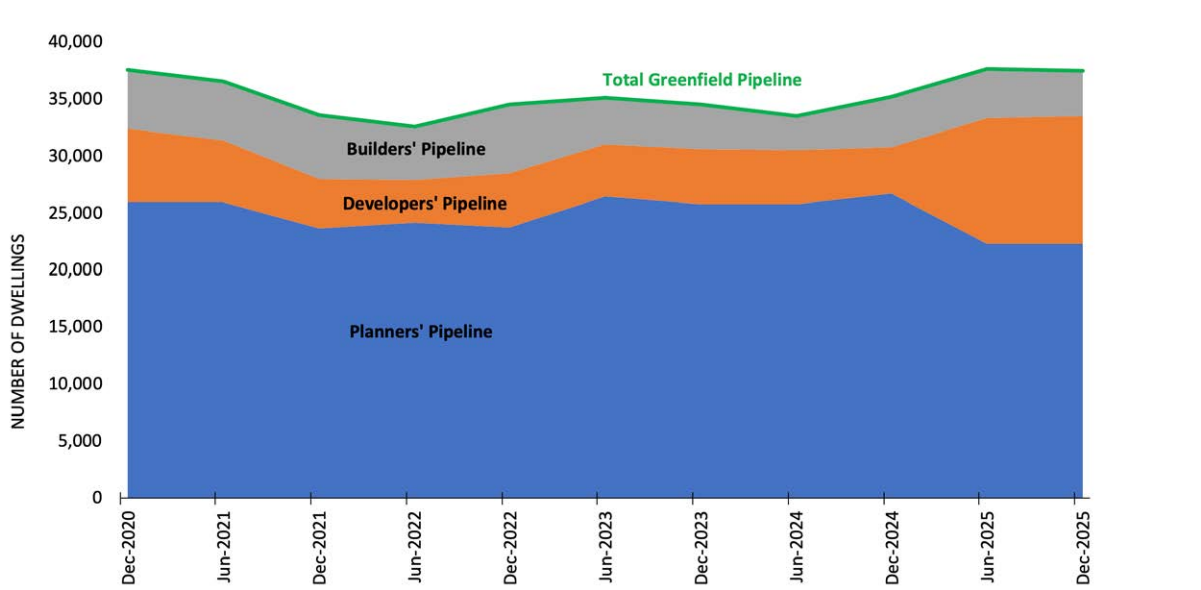
Table 1, Table 2 and Table 3 at [Appendix 1](#) provide details of ACT's greenfield dwelling pipeline.

Figure 1: Dwelling sites in planners’, developers’ and builders’ pipelines in greenfield areas, December 2025



As of December 2025, most dwelling sites (59 per cent of total greenfield pipeline) were in planners’ pipeline. This is land identified as a greenfield area for possible future use and is undergoing the required planning and evaluation processes to determine its suitability for future development (Figure 1).

Figure 2: Historical greenfield dwelling pipeline in planners’, developers’ and builders’ pipelines, December 2020 to December 2025

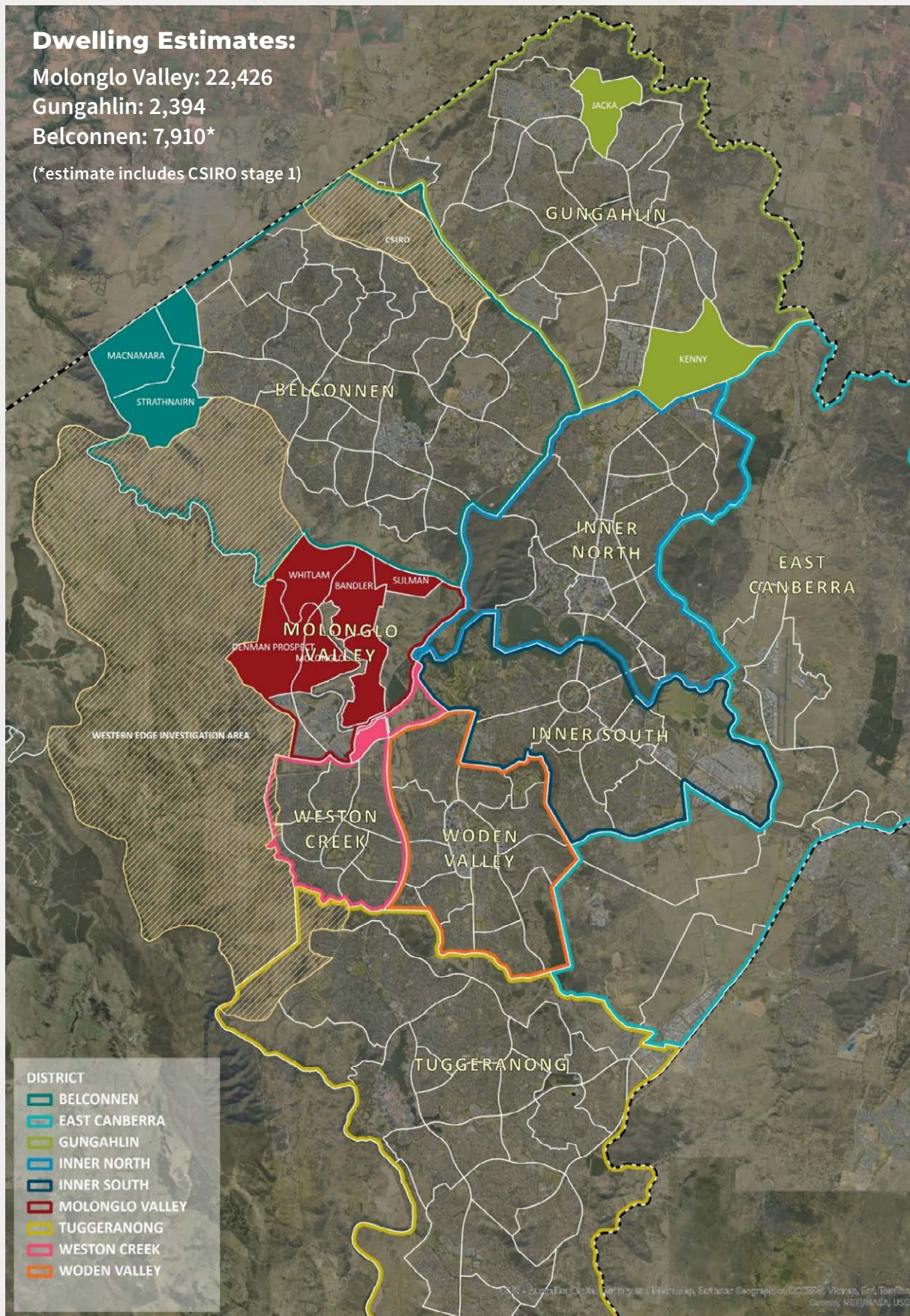


Source: City and Environment Directorate and Suburban Land Agency.

Figure 2 presents the historical greenfield dwelling pipeline across the planners’, developers’, and builders’ stages. The total pipeline recorded a slight decrease in the six months to December 2025, primarily driven by a small decline in the builders’ pipeline due to completion of construction on some sites.

Map 1 illustrates the remaining greenfield estates (highlighted in darker shades) currently under planning and development to support future land supply. Some areas have already commenced land release to facilitate residential construction, while others—such as CSIRO East, North Weston, and the Western Edge—are undergoing necessary investigations and assessments to determine their suitability for future residential development.

Map 1: Dwellings in planners', developers' and builders' pipeline for remaining Greenfield Estates and Western Edge Investigation Area, December 2025



Land release and housing strategy

The [ACT Housing Strategy 2018](#) (Housing Strategy) was first published in 2018 to guide the delivery of homes for Canberrans over ten years to 2028 and is supported by an [Implementation Plan](#) and annual report cards.

The Government has made significant commitments to grow public, community and affordable housing, as well as to increase housing supply more broadly since the publication of the original strategy. These include enabling 30,000 more homes and delivering 5,000 additional public, community and affordable rental dwellings in Canberra by the end of 2030, as well as our commitments as part of the National Housing Accord. The Government has also committed growing Housing ACT property portfolio to 13,200 homes by the end of 2030.

The ACT Housing Strategy Implementation Plan was updated in early 2026 to reflect the range of policies and programs that have been introduced since the original strategy was published. The updated Implementation Plan builds on progress since 2018 and outlines clear actions to improve housing affordability, accessibility, and supply.

The Year 7 Report Card shows continuing progress against actions in the updated Implementation Plan. It demonstrates the Government's continued commitment to delivering housing solutions across the housing continuum for a growing and diverse community.

The ACT Housing Strategy, Implementation Plan and Report Cards are available on the ACT Government's Homes and Housing website: <https://www.act.gov.au/homes-housing>.

Goal One of the ACT Housing Strategy—an *equitable, diverse, and sustainable supply of housing*—is closely aligned with the ACT Land and Property Report. Key actions include monitoring market trends and maintaining a land supply pipeline equivalent to four years of demand, incorporating both developer-held land and release of Government land through the Housing Supply and Land Release Program.

In 2023, the [District Strategies](#) were introduced to guide Canberra's growth to 2038 and beyond to 2050, and seek to increase housing supply, choice and affordability by supporting infill housing in well located areas, consistent with the ACT Housing Strategy and updated Implementation Plan.

District Strategies now serve as a key strategic tool for identifying land for potential development or redevelopment, including sites flagged in the [2018 Planning Strategy](#). This identification process is essential to future land supply and supports the Government's broader planning objectives. All land considered for release—whether through the Housing Supply and Land Release Program, divestment of Government assets, or private development—should align with the ACT Planning Strategy and District Strategies.

Housing Supply and Land Release Program

Each year, alongside the ACT Budget, the ACT Government publishes a program showing the five-year plan for the release of Territory-owned land for a range of uses which meet the diverse needs of Canberra's growing population. This was previously the stand-alone publication known as the Indicative Land Release Program (ILRP). The ILRP now forms a subpart of the broader **Housing Supply and Land Release Program** (HSLRP). The 2026 [HSLRP](#) for years 2026-27 to 2030-31 was published alongside the 2026-27 ACT Budget. A snapshot for the program is provided at Figure 3.

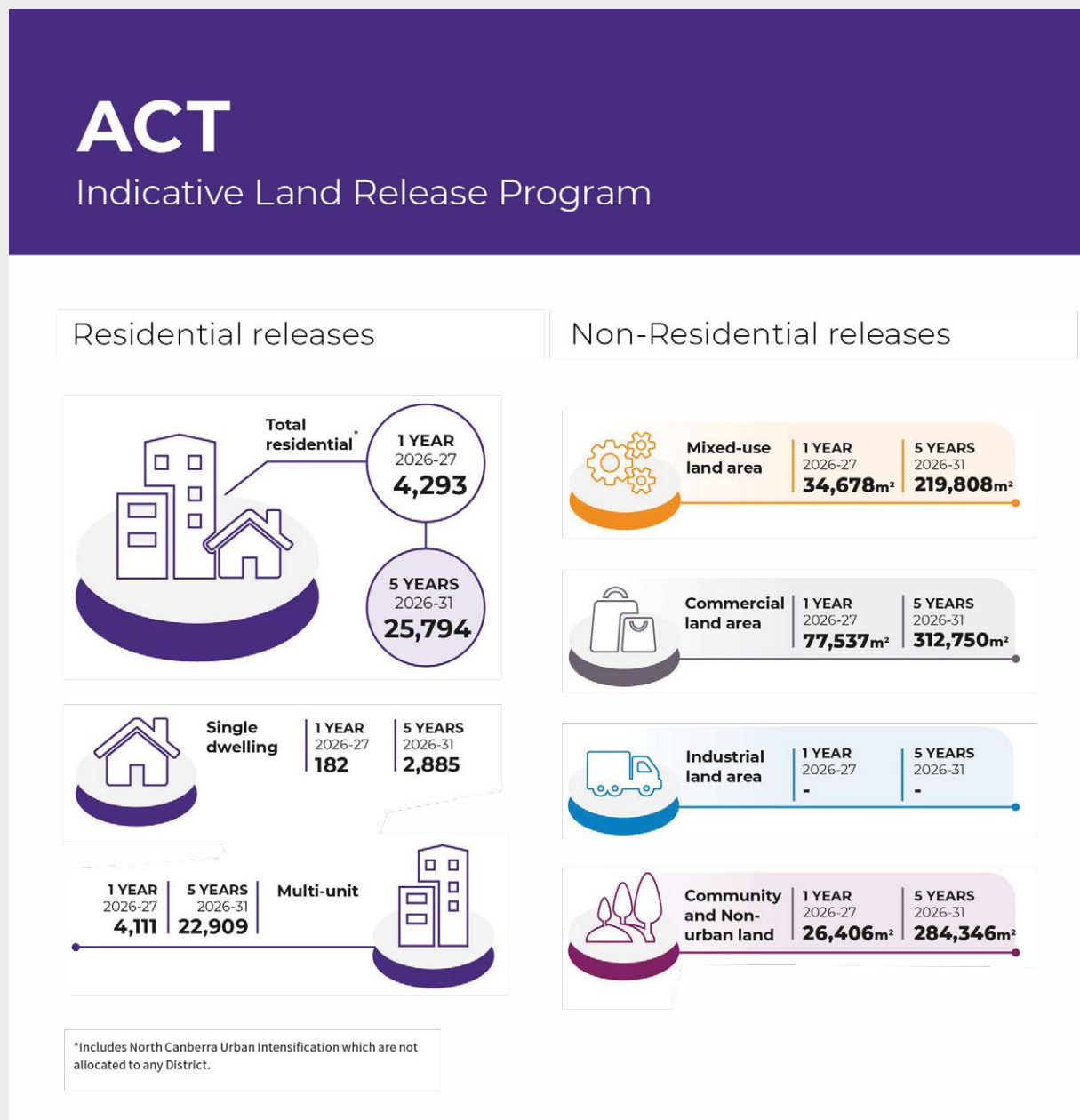
The program is guided by the ACT Government's longterm planning and housing strategies, including the ACT Planning Strategy 2018, the ACT Housing Strategy 2018–2028, and the 2023 District Strategies. The 2026–27 to 2030–31 program also supports opportunities to enable 30,000 new homes between 1 July 2024 and 31 December 2030. This work is guided by the Minister for Planning's Statement of Priorities, which focuses on increasing housing supply and choice in wellconnected locations close to existing services, shops, and public transport, helping meet the needs of Canberra's growing and diverse community.

The ACT Government is progressing the [Missing Middle reforms](#), which is expected to commence on 1 July 2026. Missing middle housing in our existing suburbs will increase housing supply, provide more housing choice and support sustainable development by making Canberra more compact and efficient. Missing Middle housing can also encourage a strong sense of community by locating homes closer to where people work, shop and recreate.

Currently most residential land in the ACT is zoned as RZ1 Suburban Zone which mainly consists of single dwelling houses. There is a small amount of residential land zoned as RZ2, and even less zoned as RZ3, RZ4 and RZ5, where higher density and taller buildings can be built. Much of this land has already been developed and is not yet of an age or condition where it is ready for redevelopment.



Figure 3: Snapshot of ACT's 2026-27 to 2030-31 Indicative Land Release Program



Suburban Land Agency estates

The Suburban Land Agency is responsible for delivering the ACT Government's suburban development program, including the sale of residential, commercial, and community land in Canberra's greenfield suburbs. Land is also delivered through private developers or joint ventures with the Territory. While SLA also sells vacant land within the existing urban footprint, the analysis below is focused on greenfield land sales, specifically single residential blocks, as measured by contracts exchanged and settlements in the six-month period.

In the six months to December 2025, the SLA **settled** on 128 single dwelling blocks with:

- a median price of \$595,250;
- a median block size of 479 square metres; and
- a median price per square metre of \$1,245.

Compared to the six months to June 2025:

- median price increased by 5.8 per cent;
- number of single dwelling blocks settled increased from 78 blocks to 128 blocks (64.1 per cent);
- median price per square metre decreased slightly by 0.2 percent; and
- median block size increased by 5.3 per cent.

Table 4 at [Appendix 1](#) provides further details.

During the six months to December 2025, SLA **exchanged** on 140 single dwelling blocks in Canberra's greenfield suburbs. Key metrics for this period include:

- median price of \$606,750;
- median block size of 465 square metres; and
- median price per square metre of \$1,274.

Compared to the six months to June 2025:

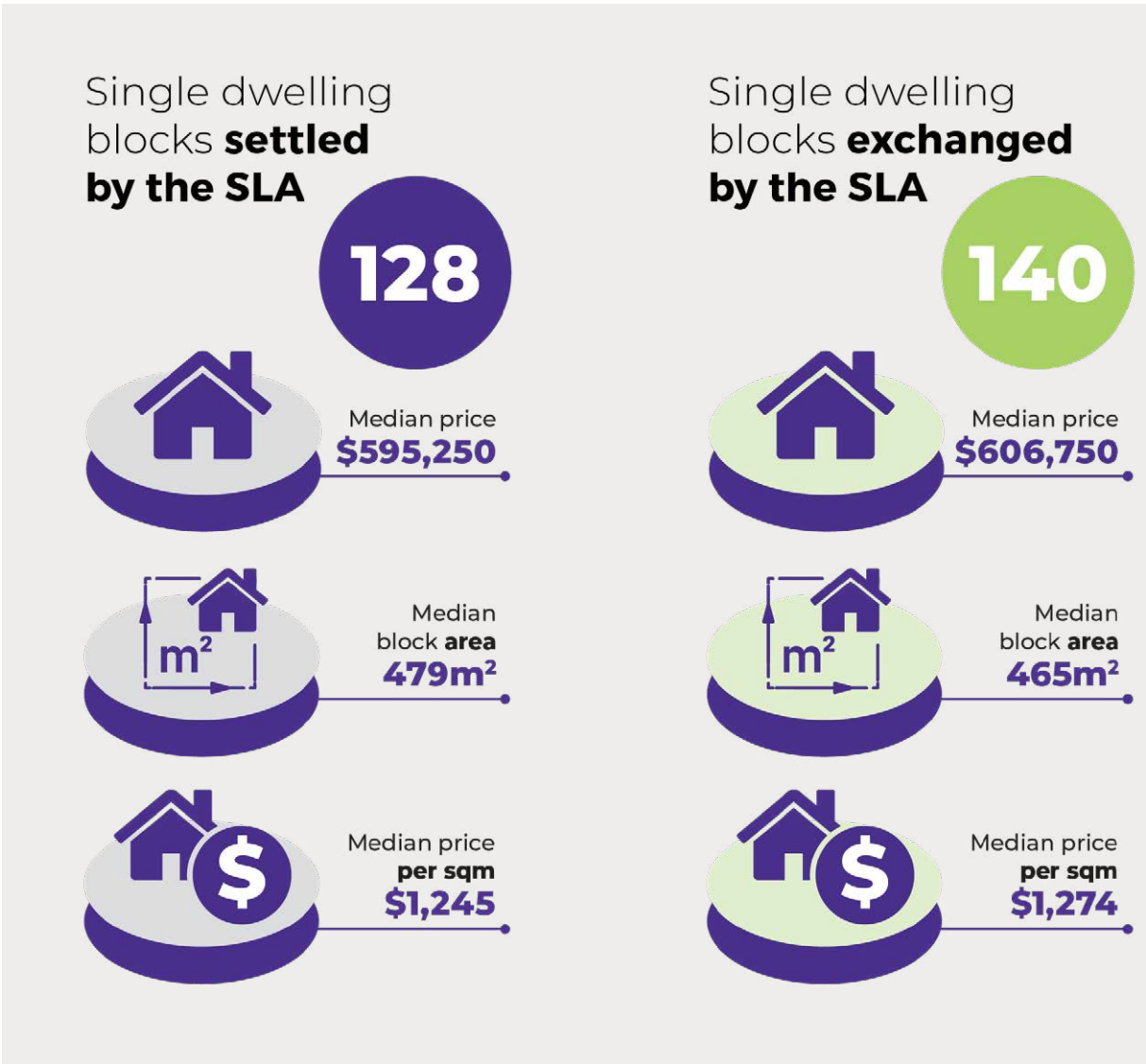
- median price increased by 3.4 per cent;
- number of single dwelling blocks exchanged increased from 91 blocks to 140 blocks;
- median price per square metre increased by 2.1 percent; and
- median block size decreased by 5.5 per cent.

It is important to note that changes in median values may be influenced by several factors, including, but not limited to:

- Block type and mix: Larger blocks tend to have higher median prices but lower price per square metre, while smaller blocks often show the opposite trend.
- Volume of transactions: Lower turnover in estates nearing completion, particularly where remaining blocks are larger, can skew median figures.

Table 5 at [Appendix 1](#) provides details of single dwelling blocks exchanged by the SLA in the reporting period.

Figure 4: Median settlement and exchange data for SLA estates, July - December 2025

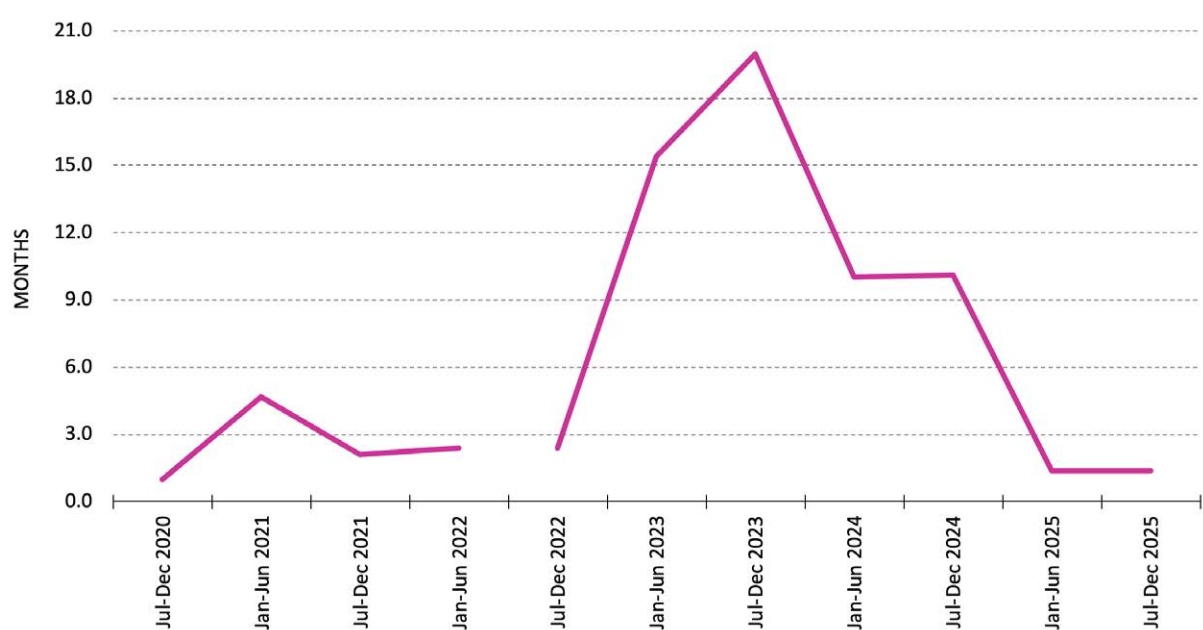


Time from exchange to settlement (SLA)

The time between contract exchange and settlement serves as an indicator of whether land is sold *off the plan* or as *vacant land ready for construction*. Over the past three years, the median duration for single residential blocks has averaged approximately 9.7 months. Variability across six-month reporting periods reflects the availability of blocks that are ready for immediate building.

Figure 5 illustrates the median number of months between contract exchange and settlement for single dwelling blocks across recent reporting periods.

Figure 5: Median time from exchange to settlement, single dwelling blocks, SLA estates, July-December 2020 to July-December 2025



Source: Calculation based on Suburban Land Agency data (excludes Ginninderry Joint Venture).
Note: There is a series break in the data. In the six months to December 2022, there were less than five settlements by the SLA, which does not allow any meaningful median information to be provided.

In the six months to December 2025, the median time between contract exchange and settlement for single residential blocks was 1.4 months, unchanged compared to the previous six-month period to June 2025. This reflects ongoing availability of blocks over the counter ready for immediate construction.

As of 31 December 2025, SLA had 76 blocks available for sale over the counter. This compares with 221 blocks available as of 30 June 2025.

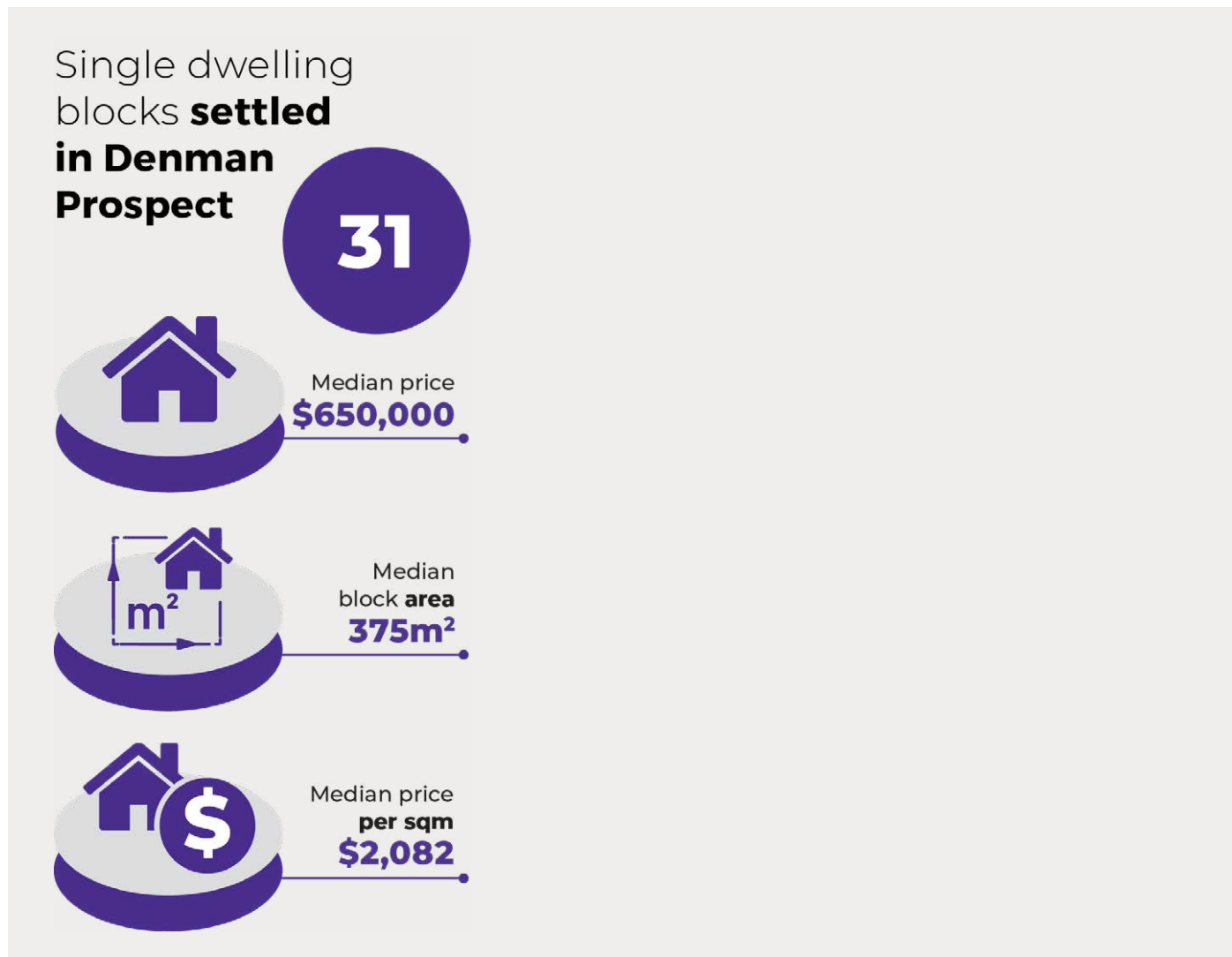
Denman Prospect sales results

In the six months to December 2025, 31 vacant single dwelling blocks were settled in Denman Prospect, located in the Molonglo Valley, compared to 32 settlements in the previous six-month period to June 2025 (see Figure 6). Denman Prospect was released by the ACT Government as an englobo land development opportunity and is being developed by the Capital Airport Group under a private sector arrangement.

Compared to June 2025, settlements in the December 2025 period recorded:

- a median price of \$650,000, 4.8 per cent increase;
- a median block size of 375 square metres, down 13.2 per cent; and
- a median price per square metre of \$2,082, an increase of 23.1 per cent.

Figure 6: Median settlement for Denman Prospect, July - December 2025



Ginninderry Joint Venture sales results

Ginninderry, located in the Belconnen District, is a joint venture between the ACT Government and Riverview Group. In the six months to December 2025, the Ginninderry Joint Venture (GJV) recorded 107 settlements of single dwelling blocks in Macnamara, up from 28 settlements in the previous six-month period to June 2025 (see Figure 7). The blocks settled included a mix of standard and compact blocks. Compared to June 2025, settlements in the December 2025 period recorded:

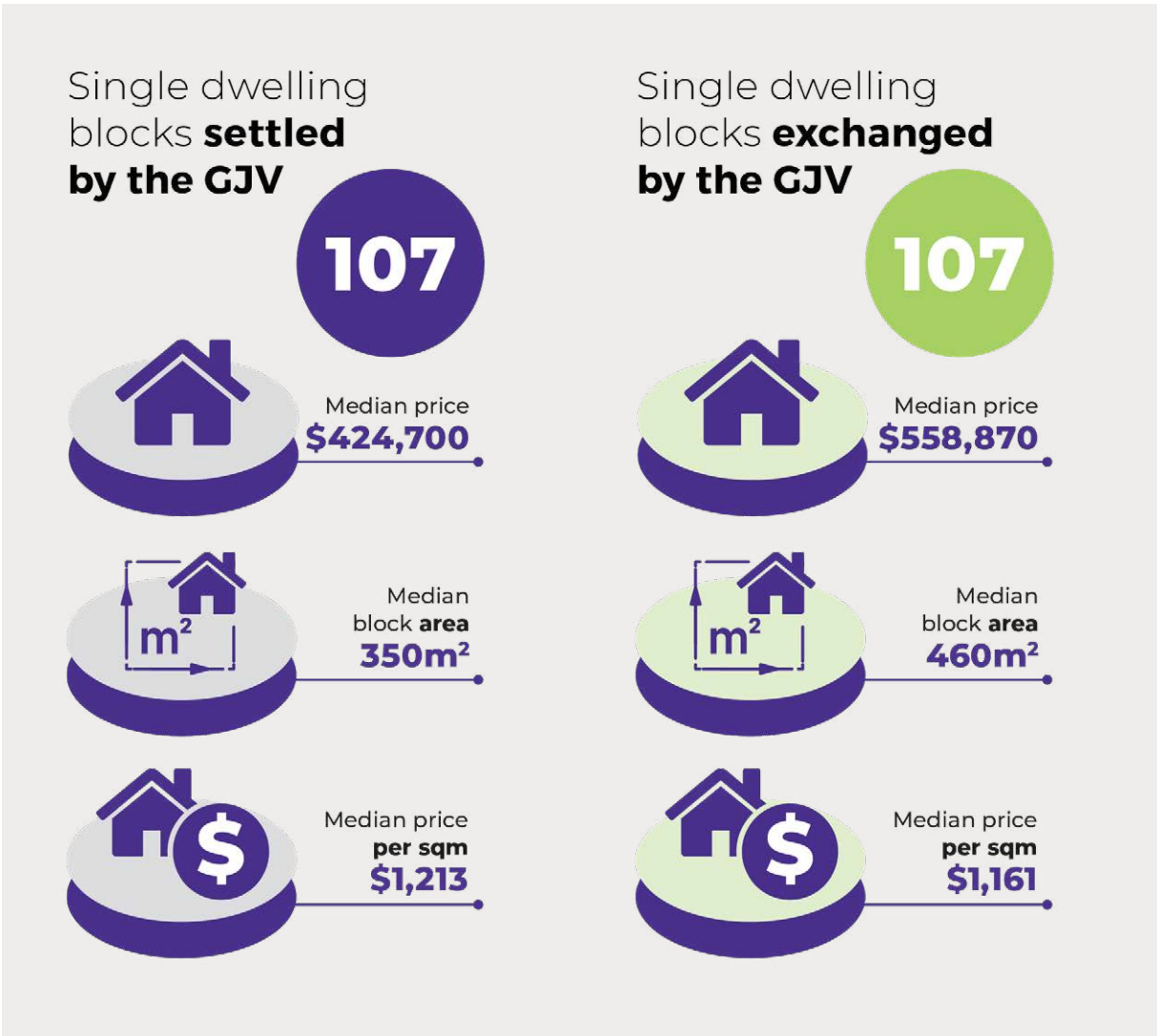
- a median price of \$424,700, 18.8 per cent decline;
- a median area of 350 square metres, down 26.2 per cent; and
- a median price per square metre of \$1,213, up 12.4 per cent.

During the same period, the GJV exchanged 107 single dwelling blocks in Macnamara and Strathnairn, compared to 88 exchanges recorded in the six months to June 2025. Compared to June 2025, exchanges in the December 2025 period recorded:

- a median price of \$558,870, 12.2 per cent increase;
- a median area of 460 square metres, 9.5 per cent increase from June 2025; and
- a median price per square metre of \$1,161, slightly down 0.1 per cent.

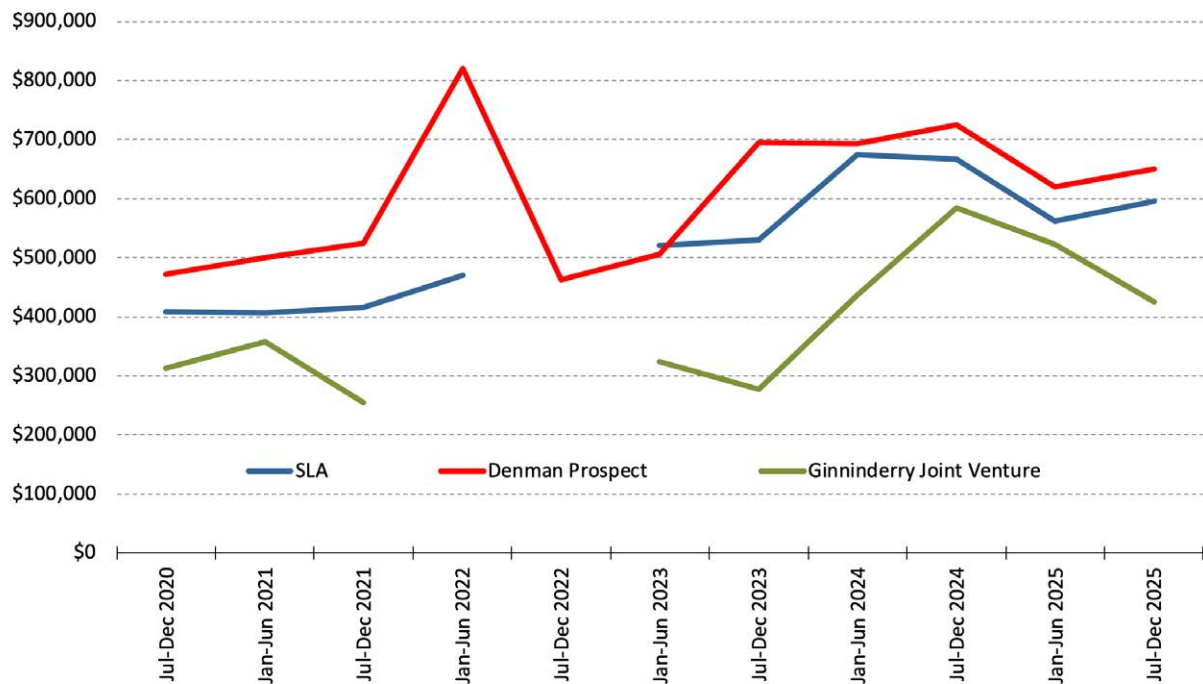


Figure 7: Median settlement and exchange data for Ginninderry Joint Venture, July - December 2025



A comparison of median price of single dwelling blocks settled by SLA, Ginninderry Joint Venture and Private Development is available at Figure 8 overleaf.

Figure 8: Median price of single dwelling blocks settled, SLA estates, Private Development and Ginninderry Joint Venture, July-December 2020 to July-December 2025



Source: Calculation based on settlements data from the Suburban Land Agency and Access Canberra.

Note: There is a series break in the data. In the six months to June 2022 and December 2022, there were less than five settlements by the Ginninderry Joint Venture and less than five settlements for SLA in the six months to December 2022, which did not allow any meaningful median information to be provided.



Price trends by suburb

The median price for single dwelling blocks for all greenfield suburbs increased slightly by 0.2 per cent to \$563,750 in the six months to December 2025 (Table 16).

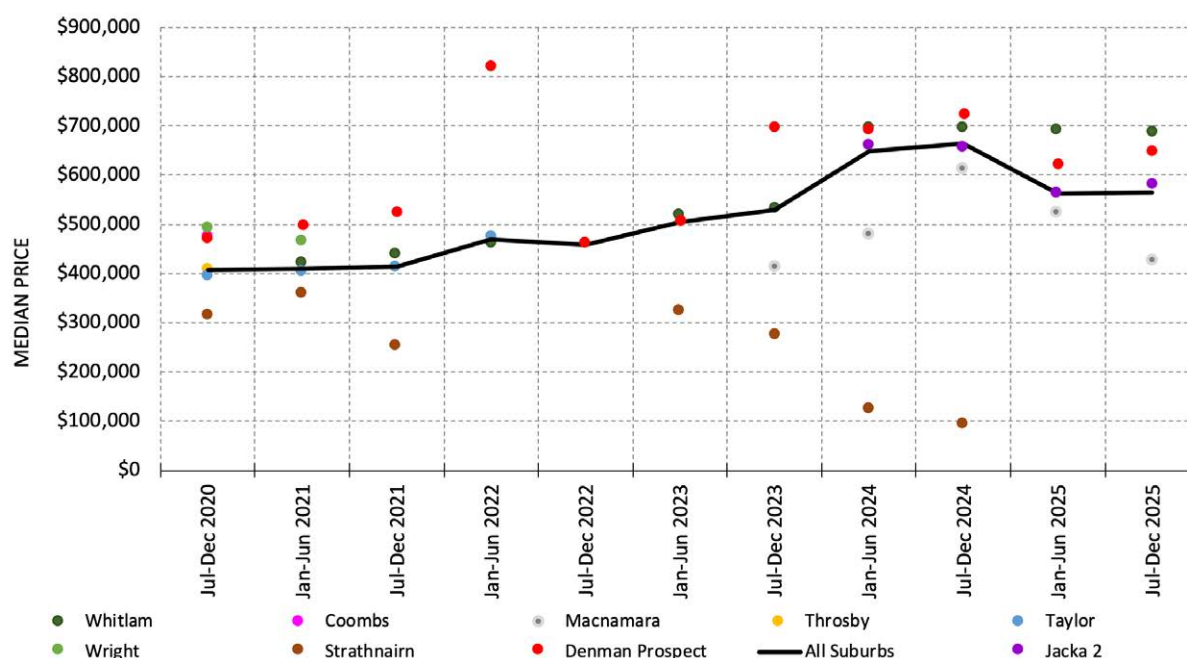
- Denman Prospect (up 4.8 per cent) and Jacka 2 (up 3.1 per cent) recorded an increase, driving the overall growth in greenfield median settlement prices.
- These increases were partially offset by 18.8 per cent decline in median price in Macnamara and 1.0 per cent decline in Whitlam.

The median price per square metre for single dwelling blocks for all greenfield suburbs decreased slightly by 0.2 per cent to \$1,245 in the six months to December 2025 (Table 17). The decrease was due to a 6.0 per cent decrease in the median price per square metre in the suburb of Jacka 2. Over the same period,

- the median price per square metre in the suburb of Denman Prospect increased by 23.1 percent;
- the median price per square metre in the suburb of Macnamara increased by 12.4 per cent; and
- the median price per square metre in the suburb of Whitlam increased by 6.4 per cent.

Figure 9 shows the five-year price trends for single dwelling block settlements across selected greenfield suburbs from July-December 2020 to July-December 2025. The graph shows that relative to the median price of all single dwelling blocks settled (\$563,750), the median land price recorded in Whitlam, Denman Prospect and Jacka 2 were higher than the median for all greenfield suburbs. Median price recorded in Macnamara was lower than the median price for all greenfield suburbs.

Figure 9: Median price of single residential blocks settled in ACT greenfield suburbs, July-December 2020 to July-December 2025



Source: Calculations based on settlements data from the Suburban Land Agency and Access Canberra.

Note: In the six months to December 2022, there were less than five settlements by the SLA and Ginninderry Joint Venture greenfield suburbs of Whitlam and Strathnairn, which does not allow any meaningful median information to be provided.

Multi-unit pipeline

Data on multi-unit housing supply in the ACT is sourced from Colliers. Colliers tracks stock entering the market by monitoring land releases and classifying developments across key stages, including projects where planning has commenced, Development Applications (DAs) have been submitted, construction is underway, and projects have been completed.

The multi-unit supply data is categorised into four key stages:

- **In Planning:** This stage identifies multi-unit land releases based on relevant sales documentation and estimates the potential number of dwellings that could be developed on each site. Projects are in the pre-development phase, where feasibility studies and design development are being undertaken.
- **Planning (DA Lodged):** A Development Application has been submitted to the relevant authority. At this stage, a determination on the application may not yet have been made.
- **Under Construction:** This stage refers to the physical construction phase, where development is actively underway in accordance with approved plans, but is not yet complete or ready for occupation.
- **Completed:** This stage refers to developments where construction has been physically completed in line with approved plans and applicable standards. These projects are typically awaiting unit titling and registration at the ACT Land Titles Office.



Key statistics – Total multi-unit planning and development pipeline

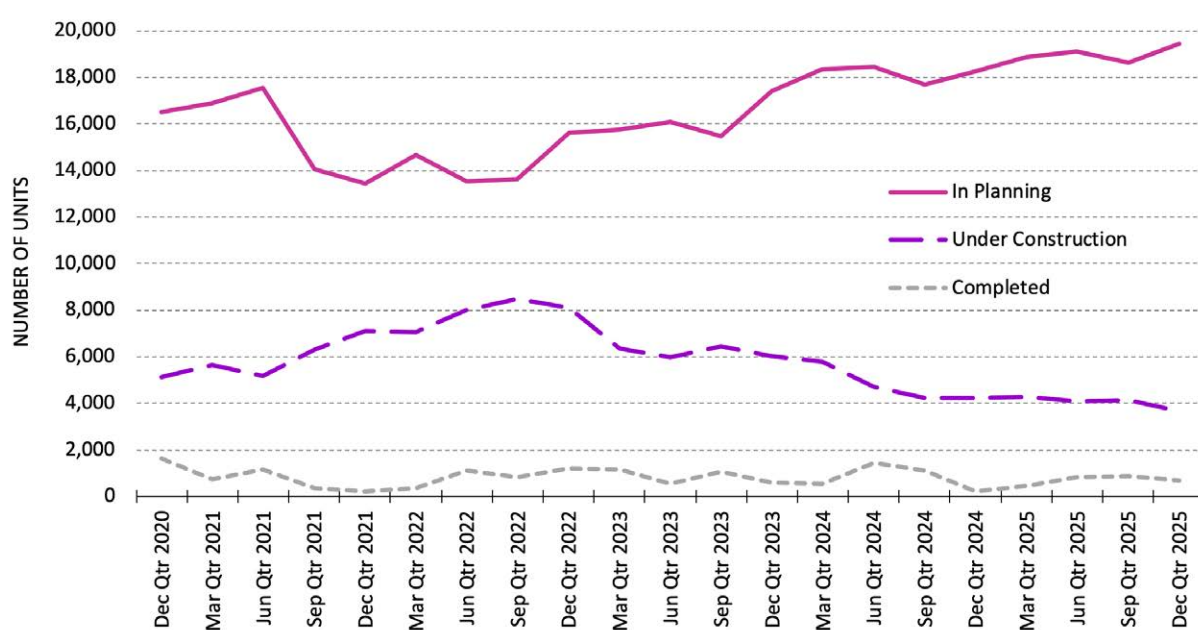
As of December 2025:

- A total of 19,425 units were in the planning pipeline across 490 sites.
- Of these, 69 per cent (13,359 units across 409 sites) had a development application (DA) in progress.
- 3,665 units were under construction across 124 multi-unit sites, representing a decrease of 440 units compared to June 2025.
- Construction was completed on 65 multi-unit sites, adding 1,564 units to Canberra's housing stock in the six months to December 2025.
- 69 per cent of sites under construction were located on land previously released through the HSLRP.
- 89 per cent of all multi-unit construction activity occurred within the existing urban footprint, contributing to Canberra's urban infill development.

These figures reflect a steady progression in Canberra's multi-unit housing development, with a strong emphasis on urban infill and utilisation of previously released land, see Figure 10 for a snapshot.

Refer to Tables 9-12 at [Appendix 1](#) for a comparison with the June quarter 2025.

Figure 10: Multi-unit activity in planning, under construction and completions, number of units, December quarter 2020 to December quarter 2025



Source: City and Environment Directorate analysis of CIVAS (ACT) Pty Ltd data.

Note that from March quarter 2022 onwards, the scope of the multi-unit supply data has been changed to include developments with two or more dwellings. This is to enable capture uplift in yield on sites that previously had a single dwelling. The December quarter 2022 data for developments in planning was revised due to removal of some entries from the database. These entries were established developments which were inadvertently included in the database. This data in the previous reports will differ from this publication.

Geographical pattern of development

The majority of multi-unit construction activity as of December 2025 was located north of Lake Burley Griffin, with significant concentrations in the Inner North, Belconnen and Gungahlin districts. South of the lake, construction was primarily occurring in Molonglo Valley, Woden Valley and the Inner South.

Most multi-unit dwellings in planning were also situated north of Lake Burley Griffin, particularly in the Inner North, Belconnen, and Gungahlin. South of the lake planned developments were concentrated in Woden Valley, Molonglo Valley, and the Inner South.

This geographic pattern reflects a continued focus on urban infill and higher-density development in Canberra's northern districts, with emerging activity in key southern growth areas.

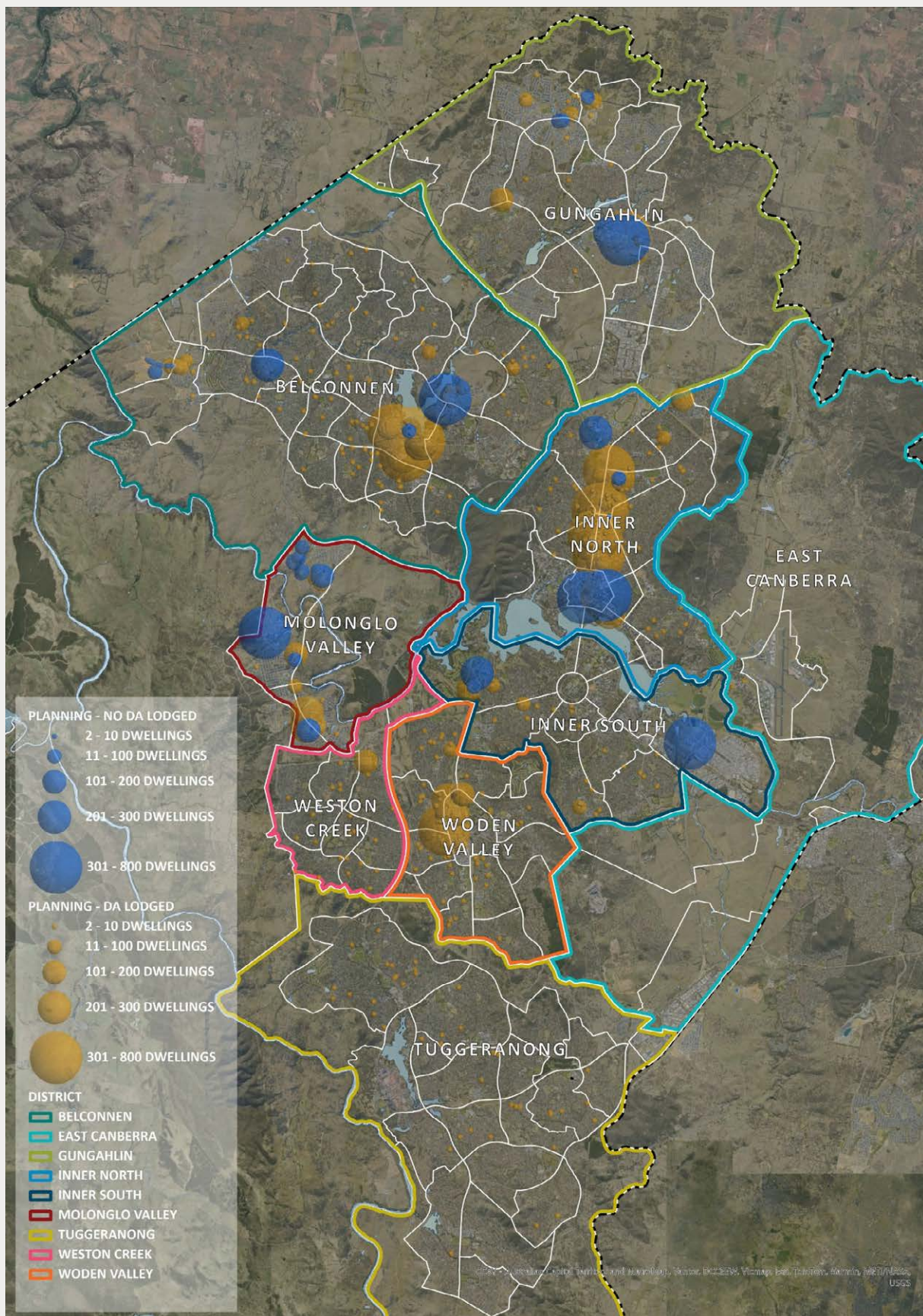
Maps 2-4 show the multi-unit activity by suburb.

Table 8 and Table 9 at [Appendix 1](#) provide further information, including activity by district. It shows that:

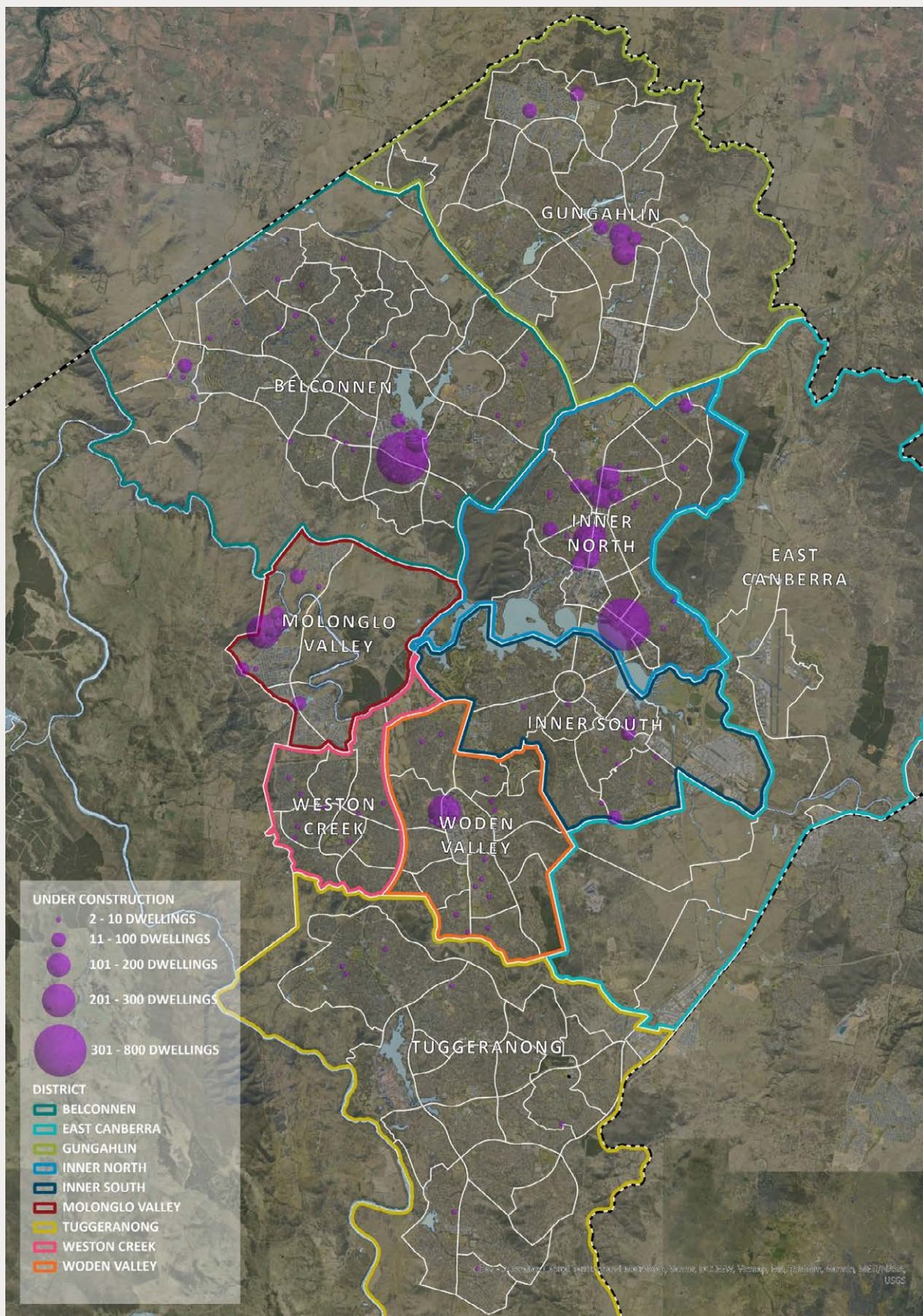
- 54 per cent of multi-unit dwellings in the planning pipeline were in the districts of Inner North, Inner South, Woden Valley, Tuggeranong, and Weston Creek, which reflected a strong focus on urban infill.
- 50 per cent of multi-unit dwellings under construction were in the same five districts, continuing the trend of infill development within established urban areas.
- 73 per cent of completed multi-unit dwellings were also concentrated in these districts, reinforcing the sustained emphasis on densifying Canberra's existing urban footprint.



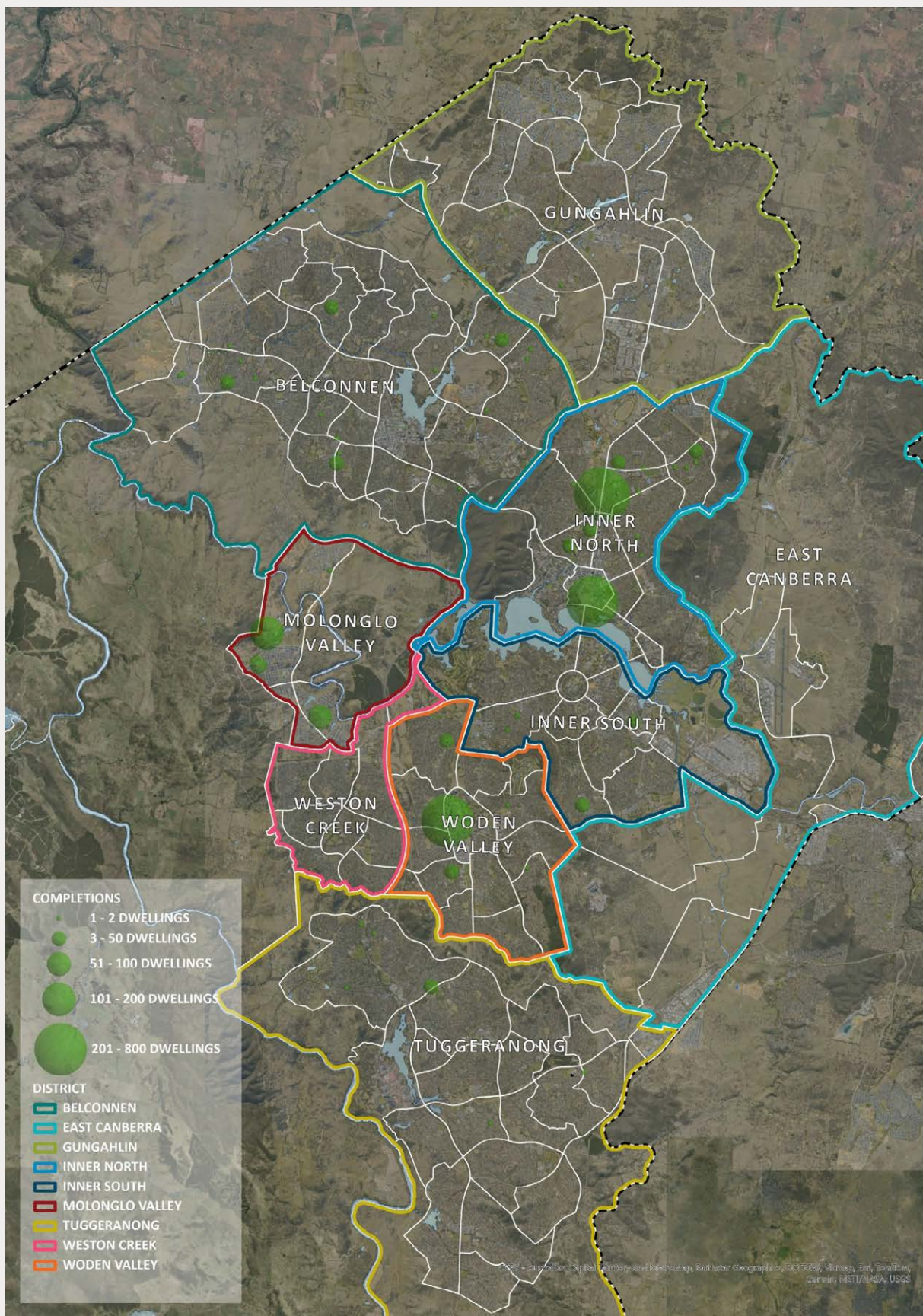
Map 2: Multi-Unit dwellings in Planning and with Development Application lodged, December 2025



Map 3: Multi-Unit dwellings under construction, December 2025



Map 4: Multi-Unit dwelling Completions, December 2025



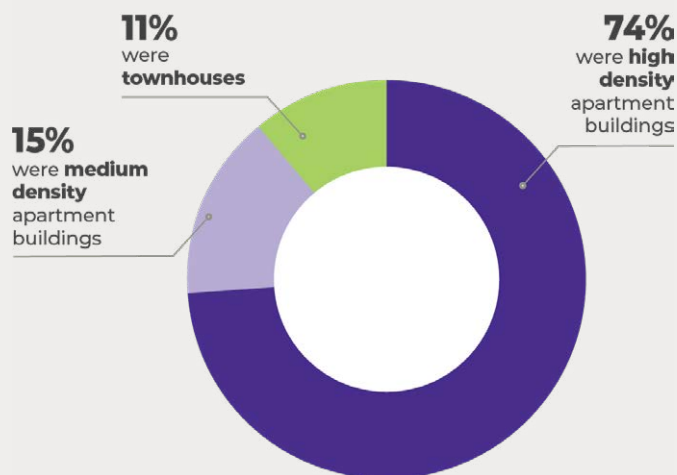
Multi-unit pipeline by dwelling type

The majority of multi-unit dwellings currently under construction across Canberra are in high density apartment buildings (see Figure 11).

Detailed figures are provided in Table 10 at [Appendix 1](#), which outlines the number of multi-unit development sites and units both 'in planning' and 'under construction' as at June 2025 and December 2025, broken down by product type.

Figure 11: Multi unit dwellings under construction by development type, December 2025

As at December 2025, of the
3,665
multi-unit dwellings
under construction



Additionally, as at December 2025, of the 19,425 multi-unit dwellings in planning pipeline:

- 75 per cent were high density apartment buildings;
- 17 per cent were medium density apartments buildings; and
- 8 per cent were townhouses.

Multi-unit completions

In the six months to December 2025, 65 multi-unit development sites were completed across the ACT, delivering 1,564 units. This represents an increase of 260 units compared to June 2025. Of the completed units, approximately 74 per cent were high-density apartments, 11 per cent were medium-density apartments, and 15 per cent were townhouses or dual occupancies (see Figure 12).

Figure 12: Multi unit dwellings completed by development type, December 2025

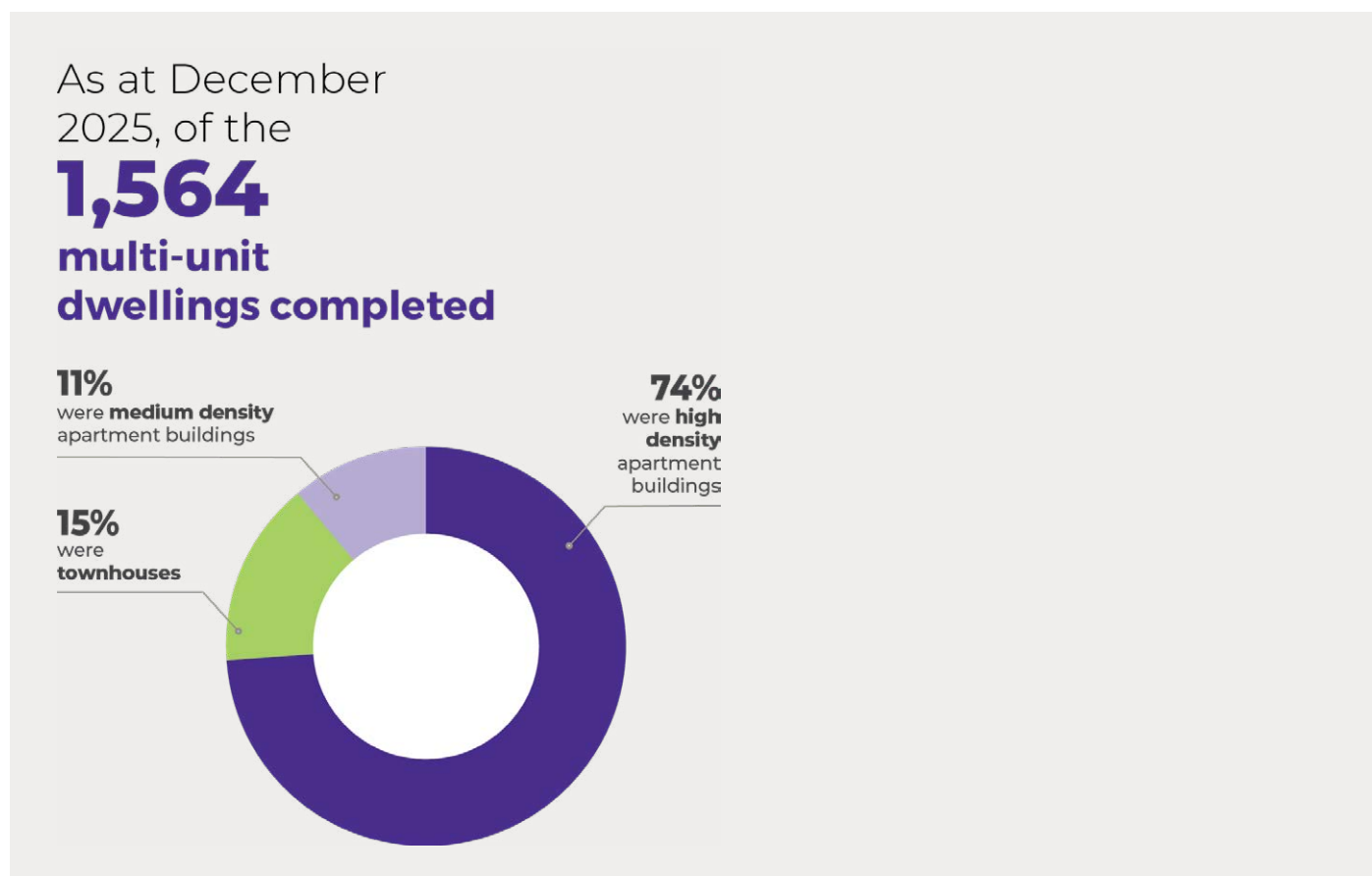
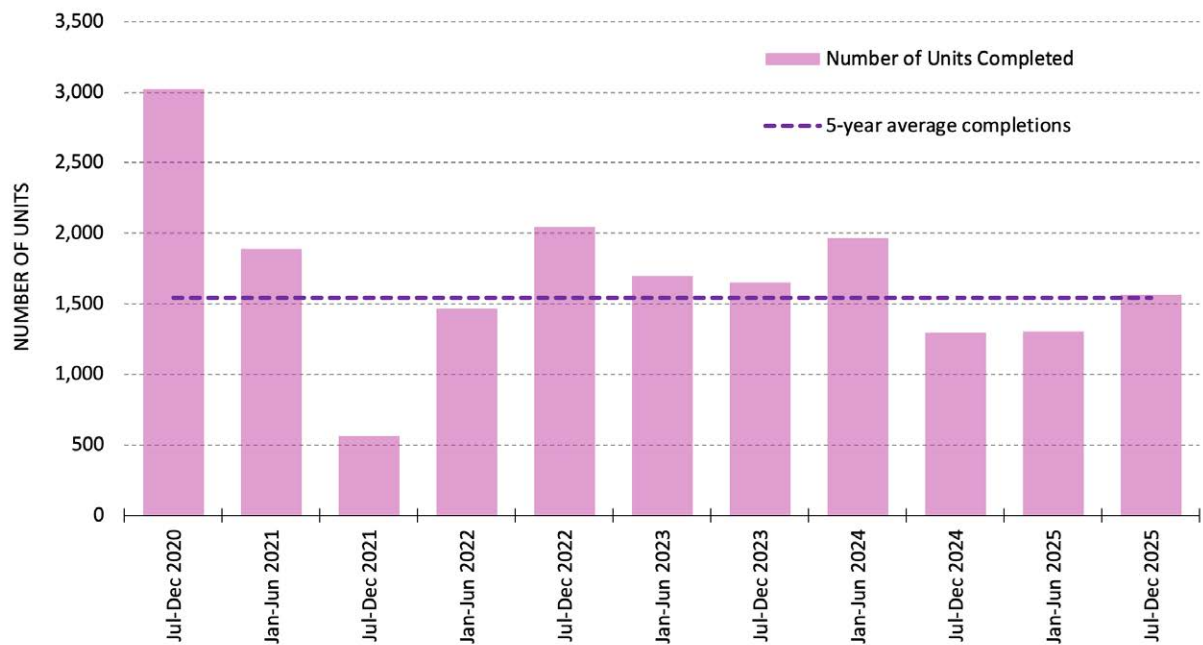


Figure 13 shows actual multi-unit completions from July-December 2020 to July-December 2025, alongside the five-year average of 1,545 units. Completions in the six months to December 2025 were slightly above this average, with 1,564 units delivered.

Figure 13: Multi-unit dwellings—actual unit completions and 5-year average, July-December 2020 to July-December 2025



Source: City and Environment Directorate analysis of CIVAS (ACT) Pty Ltd data.



70 per cent of new housing within established urban area

To support a compact and efficient city, the 2018 Planning Strategy set a Government commitment of up to 70 per cent of new housing to be delivered within existing urban areas.

Progress against this target is assessed using *ABS Building Approvals by Small Area*, which provides suburb-level data on dwelling approvals. Suburbs are classified as infill or greenfield based on the growth map in the 2018 Planning Strategy. This classification is applied to ABS data to calculate the number of new dwellings in each category. To account for knockdown and rebuild activity, demolition approvals are subtracted from new dwelling approvals to determine net new dwelling approvals.

Note: this does not reflect changes to housing stock and does not account for timing differences between demolition and construction.

In the six months to December 2025, 65 per cent of net new dwellings were approved in existing urban areas, and 35 per cent in greenfield areas. Development in existing areas includes both ACT Government land releases and private sector initiatives, with the ABS data capturing all approvals.

Private infill development is expected to play a growing role in Canberra's housing supply. Private sector initiatives occurring on land already held by developers or purchased by developers currently make up 42 per cent of total pipeline, lower than the share of multi-unit development occurring on land released through the HSLRP (58 per cent). The private sector share is slightly higher than the last reporting period.

Of the 23,090 dwellings in the multi-unit pipeline (projects in the planning stage and those under construction):

- 3,665 dwellings (16 per cent) were under construction. Of this:
 - 31 per cent were on land held by the private sector; and
 - 69 per cent were on land released through the HSLRP.
- 19,425 dwellings (84 per cent) were in planning pipeline. Of this:
 - 44 per cent were on land held by the private sector; and
 - 56 per cent were on land released through the HSLRP.
- 1,564 dwellings were completed in the six months to December 2025:
 - 45 per cent were completed on land held by private sector; and
 - 55 per cent were on land release through the HSLRP.

Housing market indicators

Housing demand indicators

Demand-side indicators of housing refer to factors that influence the desire and ability of individuals or households to purchase or rent homes. These indicators help assess the strength and direction of housing demand in a given market. Housing demand is influenced by a range of indicators that reflect both market conditions and broader economic factors. Some key demand-side indicators for housing are discussed in this section.

Population

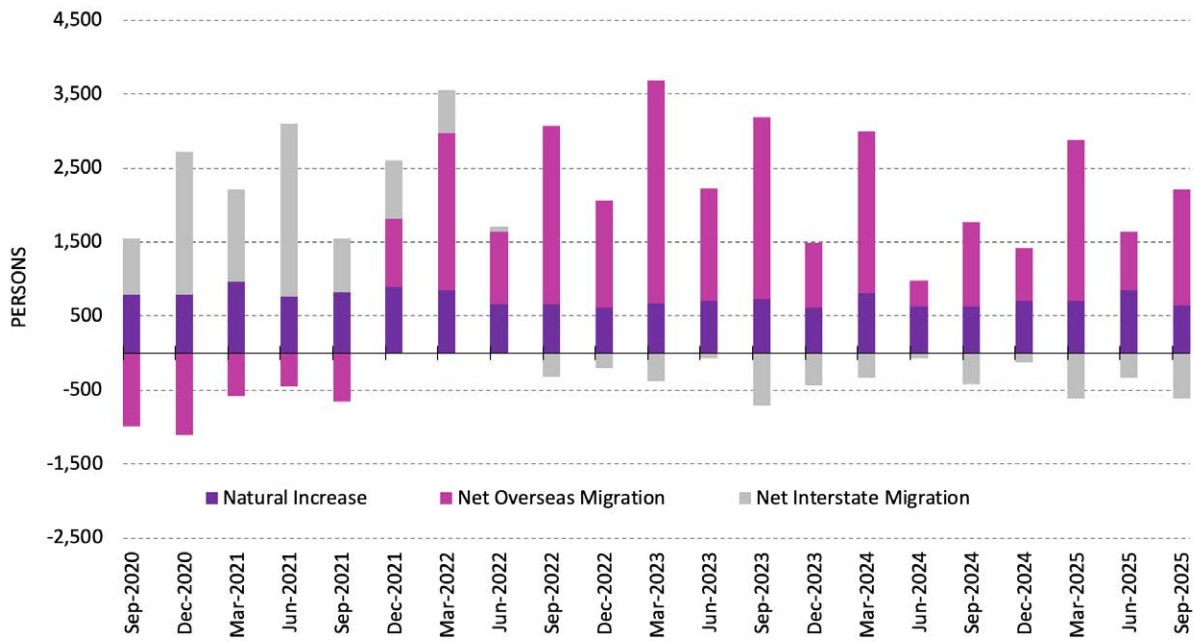
Population growth is a key indicator of housing demand and informs government planning for dwellings, infrastructure, and essential services such as education, healthcare, employment, and recreation. Increases in population, especially from migration and natural growth, drive demand for housing.

As of 30 September 2025, the ACT's estimated resident population was 486,231 people—an increase of 2,907 people since 31 March 2025. This growth was driven by a net overseas migration of 2,355 people and a natural increase of 1,493 people (births minus deaths), partially offset by a net interstate migration outflow of 941 people (see Figure 14).

Net overseas migration contributed positively in both the September 2025 and March 2025 quarters. Interstate migration continued to record net outflows for 13th consecutive quarter, while natural increase remained a consistent contributor to overall population growth.



Figure 14: ACT population growth by component, September quarter 2020 to September quarter 2025



Source: Australian Bureau of Statistics, National, State and Territory Population publication (2021 Census rebased).

Note the population growth by component will not add up to total population change due to 2021 Census rebase. The December quarter 2025 population statistics will be released on 18 June 2026, not allowing sufficient time to update this report.

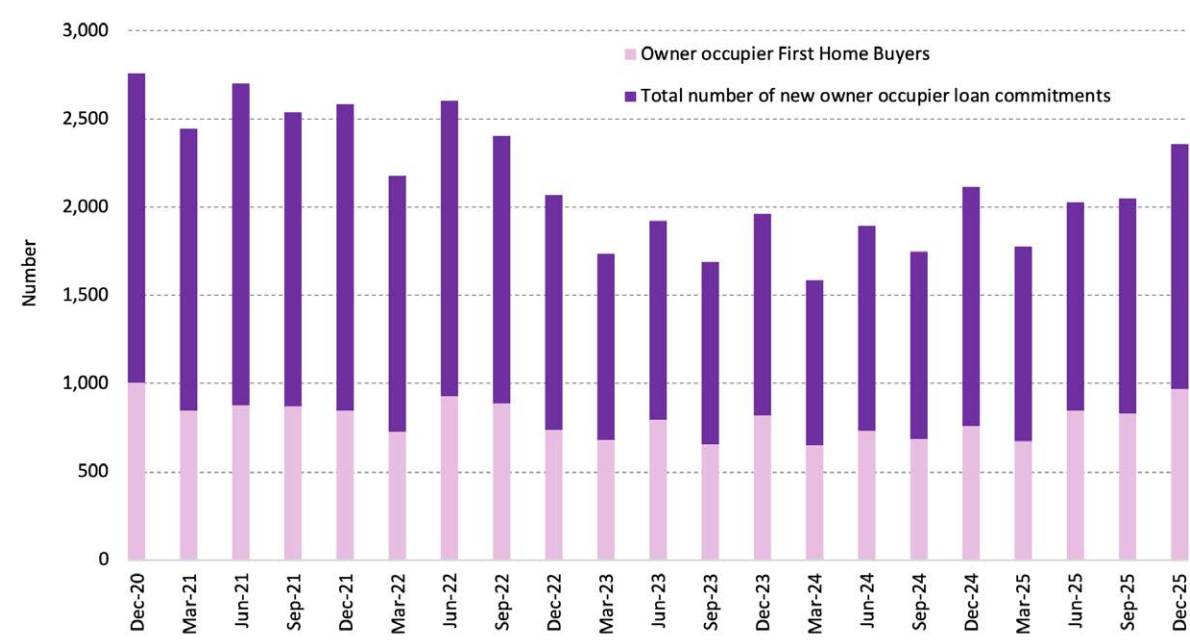
Housing Finance for Owner Occupation

The number of new owner occupier loan commitments measures the loan commitment made by a borrower for the purpose of housing as their principal place of residence. First home buyers are borrowers entering the home ownership market for the first time, purchasing a dwelling for owner occupation.

During the six months to December 2025, there were 4,411 new owner occupier loan commitments, of which 1,798 (40.8 per cent) were new loans for owner occupier first home buyers. The total number of new owner occupier loan commitments was 15.7 per cent higher than six months to June 2025, while new loans for first home buyers increased by 18.1 per cent over the same period.

Figure 15 provides quarterly movement in the total number of new owner occupier loan commitments and new loans for first home buyers.

Figure 15: Total number of new owner occupier loan commitments and owner occupier first home buyers, December quarter 2020 to December quarter 2025



Source: Australian Bureau of Statistics, Lending Indications publication.

Interest Rates

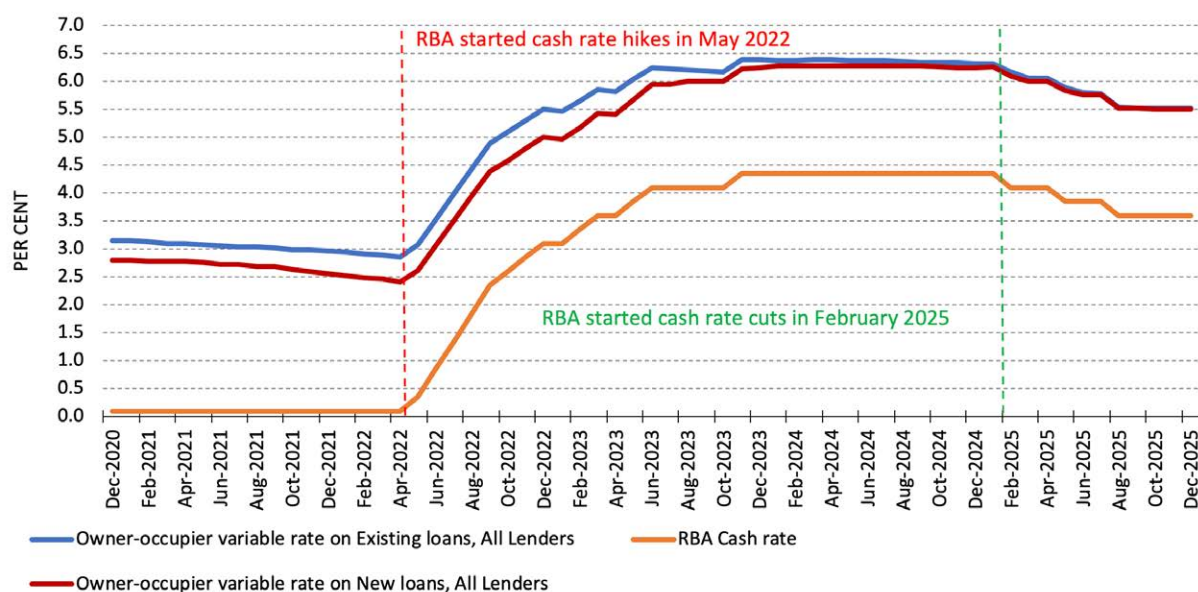
Mortgage interest rates, influenced by changes to the official cash rate set by the Reserve Bank of Australia (RBA), continue to have broad economic implications—particularly for property values and housing affordability.

As shown in Figure 16, the RBA started cutting the cash rate in February 2025, followed by rate cuts in May and August 2025. The 0.25 percentage points rate cut during the six-month reporting period brought the official cash rate to 3.60 per cent.

The RBA’s decision to lower the cash rate stems from several key economic factors. Inflation, which had been running high in recent years, started to ease, labour market stabilised, and wage growth moderated giving the RBA confidence that inflation will remain under control. This has resulted in a reduction in mortgage interest rates as banks have passed on the rate cut in full to mortgage holders.

Since December 2025, the RBA has increased the official cash rate which will be discussed in the next Report.

Figure 16: RBA Cash Rate and Banks Variable Standard Owner-occupier lending rate
December 2020 to December 2025



Source: Reserve Bank of Australia.

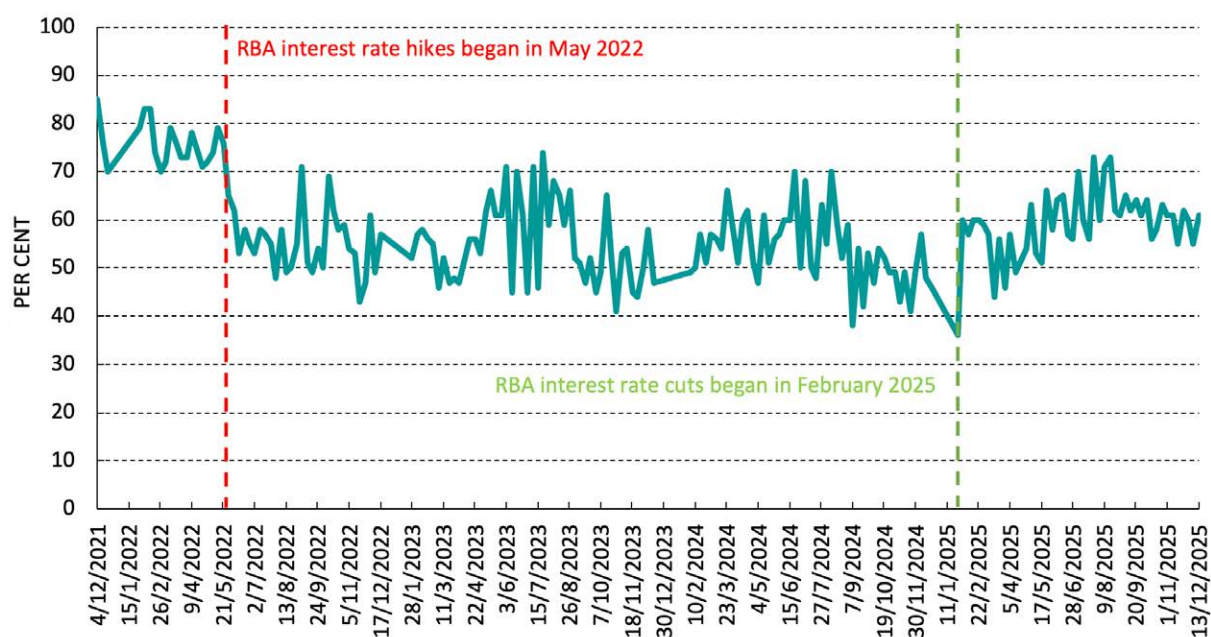
Notes

- Data is compiled by the RBA using the monthly returns collected by the Australian Prudential Regulatory Authority (APRA). APRA collects this data from banks and registered financial corporations that have \$6 billion of housing credit or more. This threshold captures over 95 per cent of total housing credit. Due to the nature of these data sources, these rates are indicative only and are likely to be regularly revised.
- Interest rates for loans outstanding are weighted by the value of credit outstanding reported by each lender.
- Interest rates for new loans funded in the month are weighted by the value of new loans funded in the month by each lender.

Cash rate cuts have a large impact on the housing market, primarily by increasing borrowing capacities, lowering repayments and improving the affordability of homes. These changes, however, lead to flow-on effects that directly influence home price trends.

Auction clearance rates (Figure 17) reflect this shift, indicating an increase in buyer activity. This trend is further supported by other housing market indicators discussed below.

Figure 17: Weekly Auction clearance rates, Canberra, December 2021 to December 2025



Source: Domain.

Housing supply indicators

Supply-side indicators of housing reflect the capacity and responsiveness of the market to deliver new housing stock. These indicators help assess whether supply is keeping pace with demand and where potential constraints may exist. Some key supply-side indicators for housing are discussed in this section.

Dwelling approvals

Dwelling approvals data provides insight into the volume and type of residential development that has received formal planning consent. It helps explain future housing supply by indicating the number of dwellings likely to be constructed in the near term, offering a forward-looking view of housing availability. The data indicates market confidence; a rise in approvals can signal developer confidence and strong demand, while a decline may suggest market hesitation or regulatory constraints.

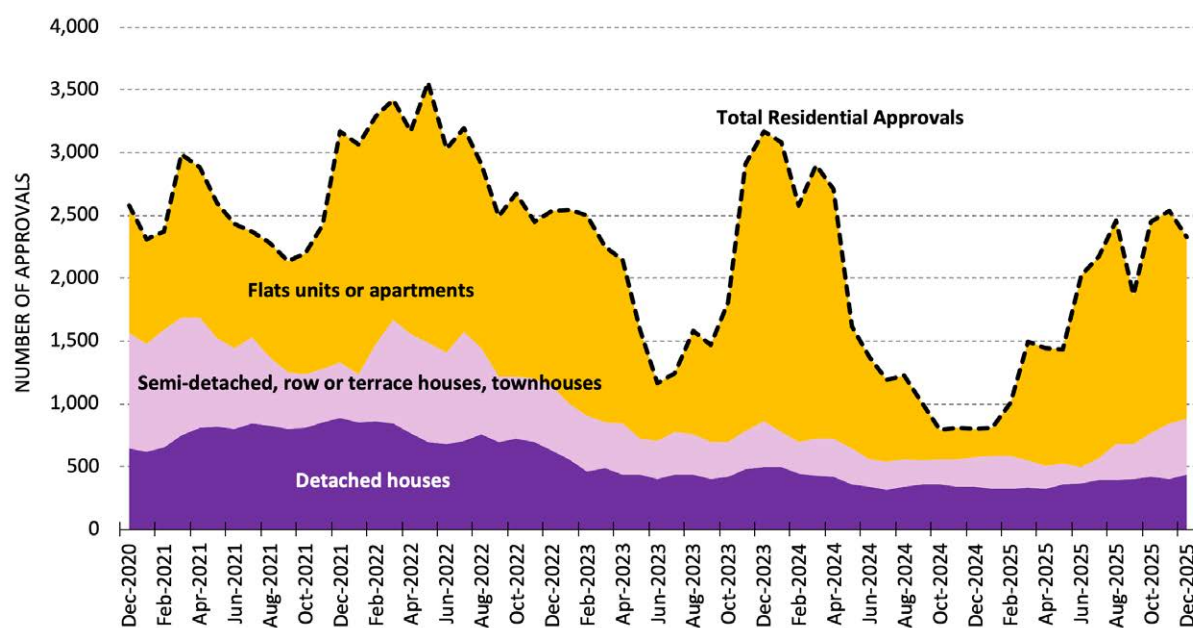
In the six-months to December 2025, 2,325 new dwellings were approved in the ACT—a 14.7 per cent increase compared to the previous six months. This increase was primarily driven by a notable increase in approvals for semi-detached, row or terrace houses, townhouses and a modest rise in approvals for new houses. However, this was partially offset by decline in approvals for flats, units, and apartments, (Figure 18)¹.

Belconnen recorded the highest number of residential building approvals (614) in the six months to December 2025, followed by North Canberra (588), Molonglo Valley (547), and Gungahlin (258).

Table 13 at [Appendix 1](#) contains further information.

¹ Building approvals data is produced monthly. Six-monthly data is calculated by adding the six months.

Figure 18: Number of residential building approvals by housing type, six-month moving total, original data, December 2020 to December 2025



Source: Australian Bureau of Statistics, Building Approvals publication.

Dwelling commencements

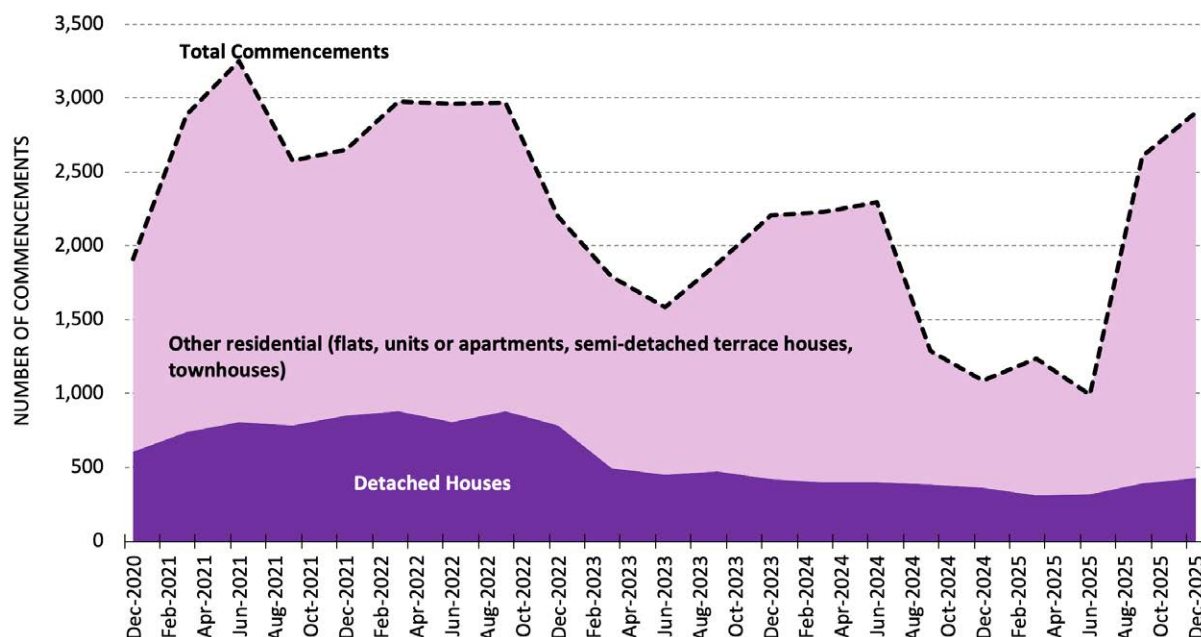
Dwelling commencements data provides insight into the number of residential buildings that have officially begun construction. It helps explain the transition from planning to construction as it marks the point where approved dwellings move into active development, indicating real progress in housing delivery. Dwelling commencements are a leading indicator of new dwellings entering the market in the near future. Rising dwelling commencements suggest strong developer confidence and demand, while declines may indicate delays, financial constraints, or regulatory bottlenecks.

There were 2,903 new dwellings commencing² construction in the six months to December 2025, a 191.5 per cent increase from six months to June 2025. This was a result of a 33.5 per cent increase in the number of commencements of new detached houses, and a 266.9 per cent increase in the number of commencements of new other residential dwelling types³ (Figure 19).

² Dwelling commencements data is produced quarterly. Six-monthly data is calculated by adding the two quarters.

³ Other residential refers to flats, units and apartments and semi-detached, row or terrace houses, townhouses.

Figure 19: Number of dwelling unit commencements by housing type, 2-quarter moving total, original data, December quarter 2020 to December quarter 2025



Source: Australian Bureau of Statistics, Building Activity publication.

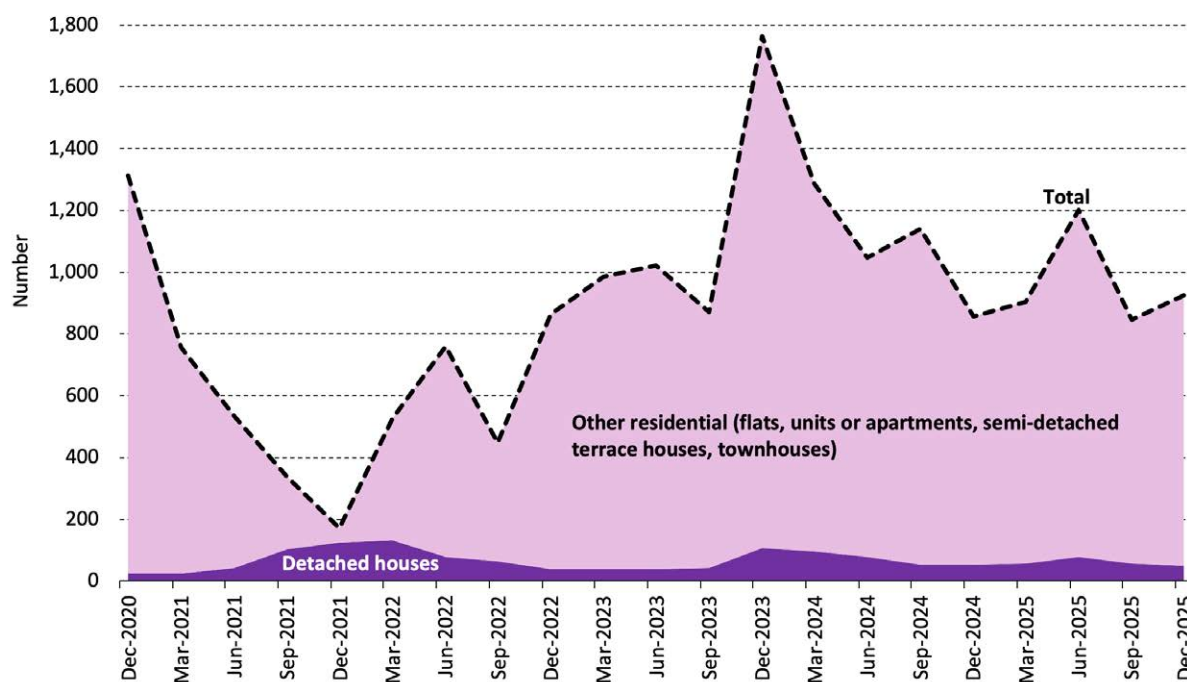
Dwelling completions

Dwelling completions data explains how many residential buildings have finished construction and are ready for occupancy. It provides valuable insights into actual housing supply as completions mark the point at which new dwellings become available for use, directly impacting housing availability and affordability. Completed dwellings reflect the readiness of the housing stock to meet demand, whether for sale or rent.

In the six months to December 2025, the number of new dwelling completions⁴ increased by 44.7 percent to 2,165 completions. The increase was a result of a 72.7 per cent increase in the number of completion of new other residential dwellings (including those attached to a house), partially offset by an 18.0 per cent decrease in the number of completions of new detached houses. Figure 20 shows the historical trend in the number of dwelling completions by housing type.

⁴ Dwelling completions data is produced quarterly. Six-monthly data is calculated by adding the two quarters.

Figure 20: Number of dwelling unit completions by housing type, 2-quarter moving total, original data, December quarter 2020 to December quarter 2025



Source: Australian Bureau of Statistics, Building Activity publication.

Note: The dwelling completions data in the January to June 2022 report was based on ABS publication on Estimated Dwelling Stock. Development funding for these statistics was provided through the National Housing and Homelessness Agreement. Development funding ended in 2021-22. Ongoing Estimated Dwelling Stock publication is no longer funded, as such the ABS publication on Building Activity is now used to report on dwelling completions.

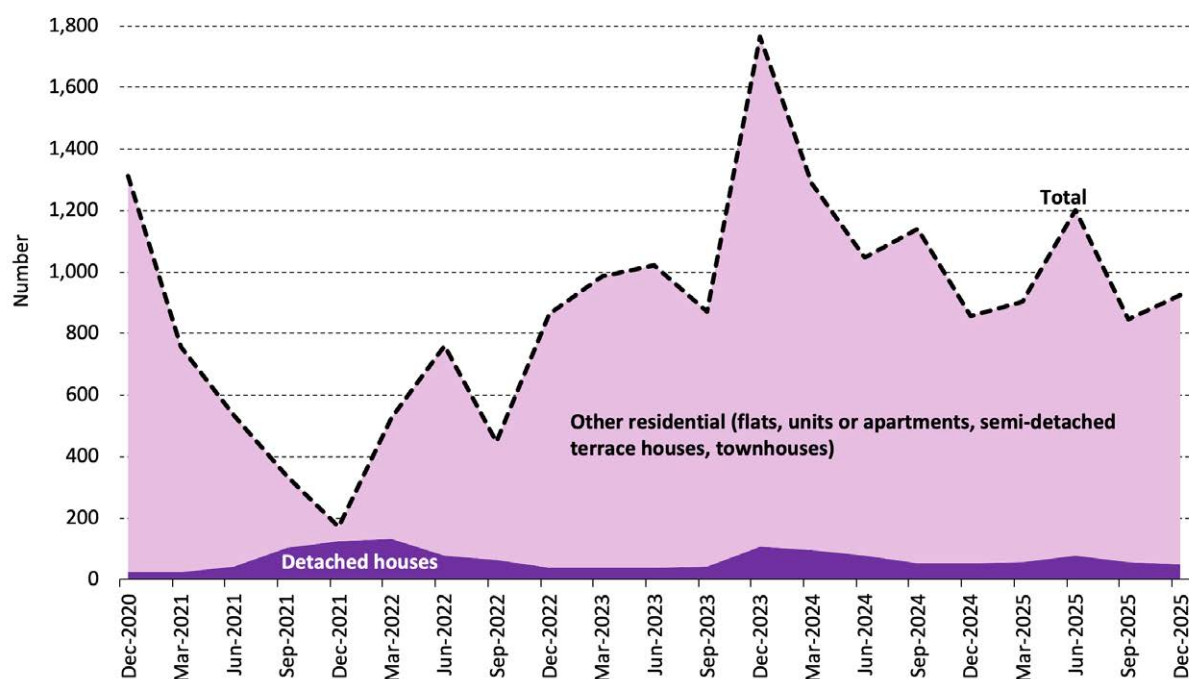
Dwelling approved but not yet commenced construction

The number of dwellings approved but not yet commenced construction is a key metric used to assess the number of homes in the pipeline that have received formal planning and building approval from relevant authorities ready to be built, but no physical work has started on-site.

The number of dwellings approved but not yet commenced construction remained at high levels albeit a decline. As at December 2025, there were 924 dwellings approved but not yet commenced construction, 23.0 per cent lower compared to June 2025. The decrease was led by both other residential dwellings and detached houses. Figure 21 provides the trend in the number of dwellings approved but not yet commenced construction.

The high number of dwellings approved but not yet commenced construction can be attributed to rising construction costs, labour shortages, high interest rates affecting buyer demand and financial viability issues, especially for high density projects.

Figure 21: Number of dwelling approved but not yet commenced construction by housing type, original data, December quarter 2020 to December quarter 2025



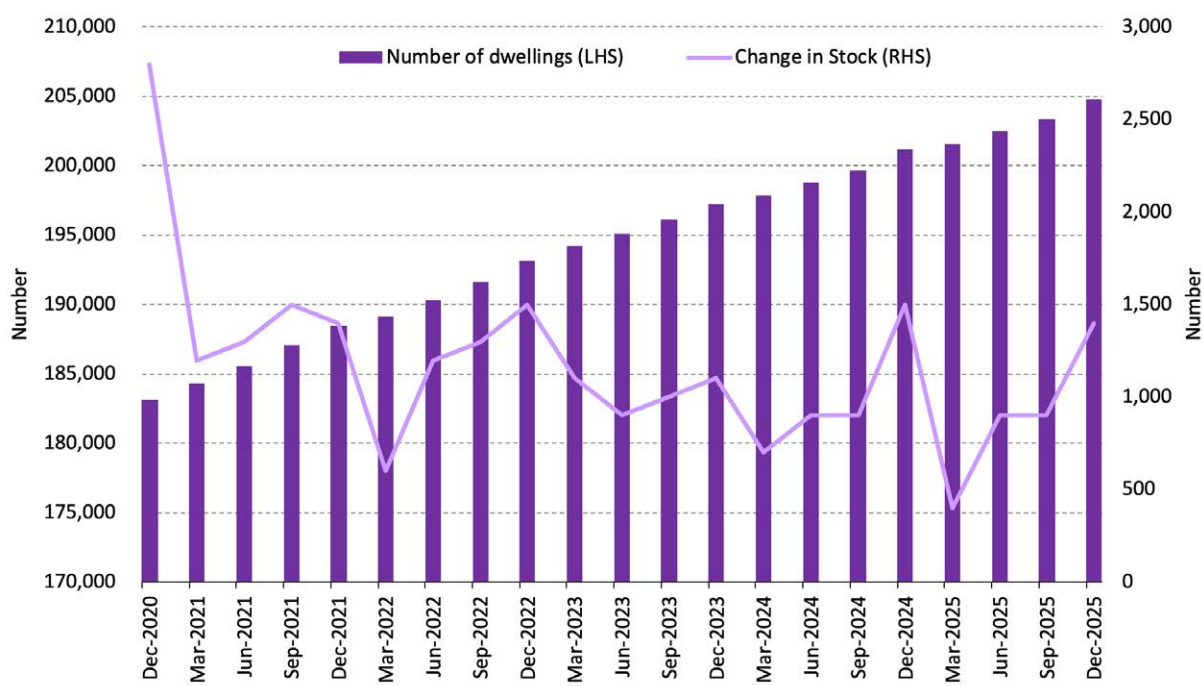
Source: Australian Bureau of Statistics, Building Activity publication.

Dwelling stock

Dwelling stock represents the total number of residential dwellings available in a market at a given time. It reflects the capacity of the housing system to accommodate population and household growth. Changes in dwelling stock are influenced by construction activity, redevelopment, and demolition, all of which are supply-side dynamics. It helps assess whether housing supply is keeping pace with demand, especially in high-growth areas.

The ACT recorded a total dwelling stock of 204,800 dwellings in the December quarter 2025, an increase of 2,300 dwellings from the June quarter 2025. Figure 22 shows quarterly changes in the ACT's dwelling stock and quarterly level of stock.

Figure 22: Number of dwelling stock, December quarter 2020 to December quarter 2025



Source: Australian Bureau of Statistics, Total Value of Dwellings publication.

House and other residential prices⁵

Property prices are generally considered a demand side indicator in housing economics, though they can reflect both demand and supply dynamics. Property prices primarily reflect what buyers are willing and able to pay and are influenced by factors such as income levels, interest rates, population growth, investor activity and consumer sentiment. While prices are mostly demand-driven, supply constraints such as land availability, planning regulations, construction costs and developer activity can also amplify or dampen price movements.

The ACT’s residential property prices continued to rise over the six months to July to December 2025.

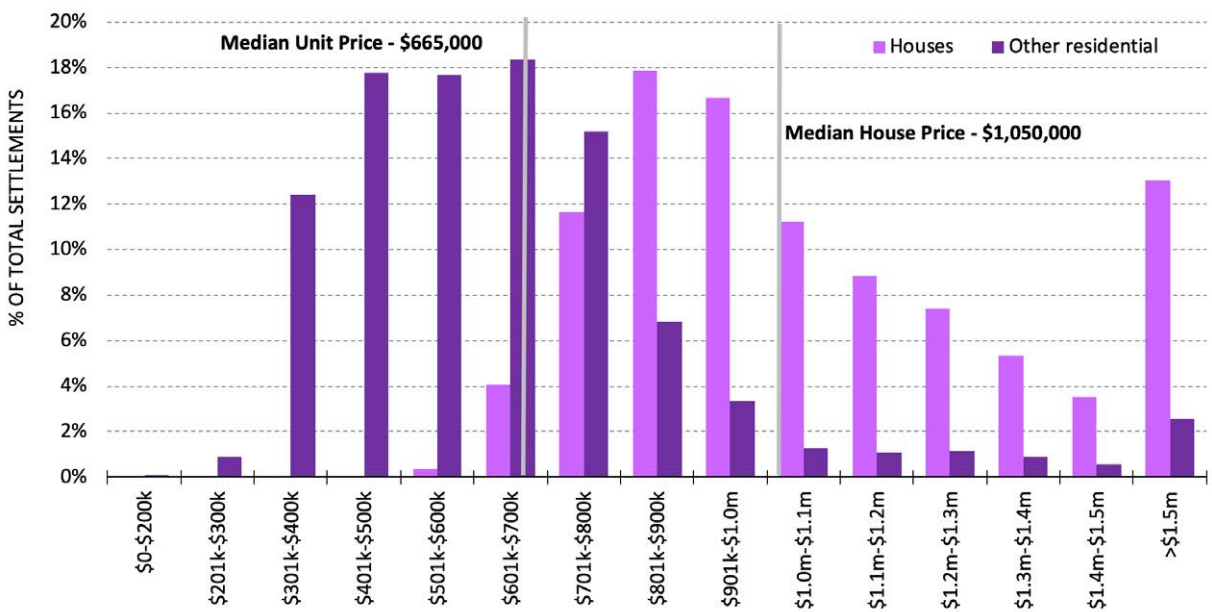
The median price for free-standing houses increased by 6.3 per cent, rising from \$987,750 in June 2025 to \$1,050,000 in December 2025. Similarly, the median price for other residential (including townhouses, apartments, and flats) increased by 9.9 per cent to \$665,000 compared to \$605,000 in June 2025.

Sales volumes decreased for free-standing houses but increased for other residential. During the reporting period, 2,264 free-standing houses were sold, down from 2,388 in the previous six months. Other residential sales increased with 3,166 transactions recorded in the reporting period compared to 2,845 transactions recorded in the prior period.

Figure 23 illustrates the distribution of settled prices for houses and other residential, while Table 14 in [Appendix 1](#) details the number of properties settled within each price range.

⁵ For this section, data was drawn from Access Canberra’s Territory-wide database on property settlement. Access Canberra settlement data was supplied by ACT Treasury, Macroeconomics Branch.

Figure 23: Price distribution of house and other residential settlements, July-December 2025



Source: Access Canberra settlements data.

Table 15 at [Appendix 1](#) illustrates property settlements by district. The greatest number of house settlements occurred in Belconnen, Gungahlin, and Tuggeranong, as was the case over the six months to June 2025. The greatest number of other residential settlements occurred in Gungahlin, North Canberra, Woden Valley, Belconnen and South Canberra.



Appendices

Appendix 1

Table 1: ACT Greenfield Dwelling Pipeline - Planners' Pipeline as at June 2025 and December 2025

DISTRICT	JUNE 2025 (NO. OF DWELLING SITES)			DECEMBER 2025 (NO. OF DWELLING SITES)		
	ZONING READY	PLANNING READY	RELEASE READY	ZONING READY	PLANNING READY	RELEASE READY
Belconnen	6,878	-	-	6,878	-	-
Molonglo Valley	-	9,500	3,140	-	9,500	3,140
Gungahlin	-	-	2,000	-	-	2,000
Weston Creek	800	-	-	800	-	-
TOTAL	7,678	9,500	5,140	7,678	9,500	5,140

Source: City and Environment Directorate and Suburban Land Agency.

Table 2: ACT Greenfield Dwelling Pipeline - Developers' Pipeline as at June 2025 and December 2025

DISTRICT	JUNE 2025 (NO. OF DWELLING SITES)						DECEMBER 2025 (NO. OF DWELLING SITES)					
	LAND RELEASED WITHOUT SDA UNDERWAY	SDA UNDERWAY	SDA SEEKING APPROVAL	SDA APPROVED WITHOUT SERVICING	LAND BEING SERVICED*	TOTAL PIPELINE	LAND RELEASED WITHOUT SDA UNDERWAY	SDA UNDERWAY	SDA SEEKING APPROVAL	SDA APPROVED WITHOUT SERVICING	LAND BEING SERVICED*	TOTAL PIPELINE
Belconnen	-	-	-	585	447	1,032	-	-	-	585	447	1,032
Molonglo Valley	2,950	3,860	-	-	2,807	9,617	2,950	3,860	-	-	2,976	9,786
Gungahlin	-	-	-	190	204	394	-	-	-	190	204	394
TOTAL	2,950	3,860	-	775	3,458	11,043	2,950	3,860	-	775	3,627	11,212

Source: City and Environment Directorate and Suburban Land Agency.

Following the introduction of new Planning Act 2023 and a new Territory Plan, the Estate Development Plan (EDP) is now known as **Subdivision Design Application (SDA)**.

***Land being serviced** (SDA approved and civil works underway) also includes serviced land (land-ready sites that has not been sold with some exchanged contracts but not settled yet).

Table 3: ACT Greenfield Dwelling Pipeline - Builders' Pipeline as at June 2025 and December 2025

DISTRICT	JUNE 2025 (NO. OF DWELLING SITES)			DECEMBER 2025 (NO. OF DWELLING SITES)		
	VACANT	UNDER CONSTRUCTION	TOTAL	VACANT	UNDER CONSTRUCTION	TOTAL
Belconnen	433	77	510	338	100	438
Molonglo Valley	2,335	968	3,303	2,063	1,006	3,069
Gungahlin	455	124	579	248	264	512
TOTAL	3,223	1,169	4,392	2,649	1,370	4,019

Source: City and Environment Directorate and Suburban Land Agency.

Table 4: Single dwelling blocks settled, SLA Estates, January–June 2025 and July–December 2025

SUBURB	JANUARY-JUNE 2025				JULY-DECEMBER 2025			
	MEDIAN PRICE	MEDIAN PRICE PER M ²	MEDIAN AREA (M ²)	NO. OF BLOCKS	MEDIAN PRICE	MEDIAN PRICE PER M ²	MEDIAN AREA (M ²)	NO. OF BLOCKS
Whitlam	\$691,750	\$1,408	490	14	\$685,000	\$1,498	456	39
Jacka 2	\$560,750	\$1,232	453	63	\$578,250	\$1,158	501	89
Total Settlements*	\$562,750	\$1,248	455	78	\$595,250	\$1,245	479	128

Source: Suburban Land Agency.

*Suburbs with less than five sales transactions are not reported separately but are included in total. Totals with less than five transactions is also not reported. Note – some blocks settled in the reporting period would have exchanged outside the reporting period.

Table 5: Single dwelling blocks exchanged, SLA Estates, January–June 2025 and July–December 2025

SUBURB	JANUARY-JUNE 2025				JULY-DECEMBER 2025			
	MEDIAN PRICE	MEDIAN PRICE PER M ²	MEDIAN AREA (M ²)	NO. OF BLOCKS	MEDIAN PRICE	MEDIAN PRICE PER M ²	MEDIAN AREA (M ²)	NO. OF BLOCKS
Whitlam	\$686,500	\$1,360	493	28	\$683,000	\$1,439	456	71
Jacka 2	\$566,875	\$1,179	485	62	\$573,750	\$1,158	501	69
Total Exchange*	\$587,000	\$1,248	492	91	\$606,750	\$1,274	465	140

Source: Suburban Land Agency.

*Suburbs with less than five sales transactions are not reported separately but are included in total.

Table 6: Single dwelling blocks settled, Denman Prospect*, July–December 2020 and July–December 2025

PERIOD	MEDIAN PRICE	MEDIAN PRICE PER M ²	MEDIAN AREA (M ²)	NO. OF BLOCKS
July–December 2020	\$472,500	\$955	482	74
January–June 2021	\$500,000	\$972	525	105
July–December 2021	\$525,000	\$1,027	540	19
January–June 2022	\$820,000	\$1,328	514	9
July–December 2022	\$463,500	\$1,042	426	122
January–June 2023	\$505,000	\$1,132	432	102
July–December 2023	\$695,000	\$1,351	480	55
January–June 2024	\$692,500	\$1,348	480	80
July–December 2024	\$725,000	\$1,551	451	27
January–June 2025	\$620,000	\$1,691	432	32
July–December 2025	\$650,000	\$2,082	375	31

Source: Access Canberra sales data.

*Denman Prospect was released by the ACT Government for the private developer to deliver the estate, so these settlements are reported separately.

Table 7: Exchange and settlements, Ginninderry Joint Venture, July–December 2020 to July–December 2025

PERIOD	EXCHANGED				SETTLED			
	MEDIAN PRICE	MEDIAN PRICE PER M ²	MEDIAN AREA (M ²)	NO. OF BLOCKS	MEDIAN PRICE	MEDIAN PRICE PER M ²	MEDIAN AREA (M ²)	NO. OF BLOCKS
July–December 2020	\$361,900	\$689	523	105	\$313,385	\$712	448	152
January–June 2021	\$260,360	\$1,018	224	67	\$357,500	\$690	512	158
July–December 2021	\$123,480	\$973	126	42	\$253,940	\$978	250	83
January–June 2022	\$537,900	\$1,062	509	135	-	-	-	-
July–December 2022	\$458,939	\$1,160	445	93	-	-	-	-
January–June 2023	\$549,125	\$1,172	465	32	\$324,510	\$738	436	6
July–December 2023	\$399,600	\$951	420	23	\$277,067	\$966	310	46
January–June 2024	\$300,000	\$1,505	187	54	\$435,650	\$965	421	92
July–December 2024	\$490,900	\$1,164	420	55	\$584,850	\$1,124	504	44
January–June 2025	\$497,900	\$1,162	420	88	\$523,225	\$1,079	474	28
July–December 2025	\$558,870	\$1,161	460	107	\$424,700	\$1,213	350	107

Source: Suburban Land Agency.

Note: First settlements at the Ginninderry Joint Venture started from January 2019.

Suburbs with less than five sales transactions are not reported separately but are included in total. Totals with less than five transactions is also not reported.

Table 8: Multi-unit completions, July–December 2020 to July–December 2025

QUARTER	NO. OF CONSTRUCTION SITES COMPLETED	NO. OF DWELLINGS COMPLETED
July–December 2020	27	3,024
January–June 2021	21	1,893
July–December 2021	16	567
January–June 2022	15	1,465
July–December 2022	30	2,045
January–June 2023	39	1,699
July–December 2023	67	1,650
January–June 2024	77	1,964
July–December 2024	52	1,294
January–June 2025	74	1,304
July–December 2025	65	1,564

Source: City and Environment Directorate analysis of CIVAS (ACT) Pty Ltd data.

Notes

- This data was previously reported by quarter. It is now aggregated to provide half year totals aligned to the reporting periods. The scope of the multi-unit supply data has been changed to include developments with two or more dwellings. This is to enable capture uplift in yield on sites that previously had a single dwelling.
- The multi-unit completions data presented in this table will differ from the ABS completions data due to use of different methodologies.



Table 9: Multi-unit activity by District, June quarter 2025 and December quarter 2025

DISTRICT	JUNE QUARTER 2025						DECEMBER QUARTER 2025					
	IN PLANNING		UNDER CONSTRUCTION		COMPLETED		IN PLANNING		UNDER CONSTRUCTION		COMPLETED	
	NO. OF SITES	NO. OF DWELLING	NO. OF SITES	NO. OF DWELLING	NO. OF SITES	NO. OF DWELLING	NO. OF SITES	NO. OF DWELLING	NO. OF SITES	NO. OF DWELLING	NO. OF SITES	NO. OF DWELLING
North of Lake Burley Griffin												
Belconnen	139	5,140	36	656	17	37	148	4,952	32	653	5	14
Gungahlin	38	2,017	3	245	1	35	39	1,906	5	468	1	2
Inner North	95	6,646	33	1,739	3	20	99	7,140	34	1,406	8	348
South of Lake Burley Griffin												
Inner South	38	1,321	10	105	5	10	41	1,322	10	151	3	10
Molonglo Valley	29	1,730	15	839	5	300	33	2,008	12	702	3	29
Woden Valley	59	1,774	12	499	7	432	65	1,786	15	241	3	275
Weston Creek	26	397	2	5	2	5	24	224	9	21	-	-
Tuggeranong	36	77	4	17	1	3	41	87	7	23	2	4
TOTAL	460	19,102	115	4,105	41	842	490	19,425	124	3,665	25	682

Source: City and Environment Directorate analysis of CIVAS (ACT) Pty Ltd data.

Notes

- The scope of the multi-unit supply data has been changed to include developments with two or more dwellings. This is to enable capture uplift in yield on sites that previously had a single dwelling. The December quarter 2022 data for developments in planning was revised due to removal of some entries from the database. These entries were established developments which were inadvertently included in the database. This data in the previous reports will differ from this publication.
- The multi-unit completions data presented in this table will differ from the ABS completions data due to use of different methodologies.

Table 10: Multi-unit activity—sites and dwellings by product type, June quarter 2025 and December quarter 2025

DISTRICT	JUNE QUARTER 2025				DECEMBER QUARTER 2025			
	IN PLANNING		UNDER CONSTRUCTION		IN PLANNING		UNDER CONSTRUCTION	
	NO. OF SITES	NO. OF DWELLING	NO. OF SITES	NO. OF DWELLING	NO. OF SITES	NO. OF DWELLING	NO. OF SITES	NO. OF DWELLING
High Density Apartment Building	75	14,188	17	3,142	83	14,563	18	2,715
Medium Density Apartment Building	42	3,549	11	595	42	3,290	10	544
Townhouses	343	1,365	87	368	365	1,572	96	406
TOTAL	460	19,102	115	4,105	490	19,425	124	3,665

Source: City and Environment Directorate analysis of CIVAS (ACT) Pty Ltd data.

Note: The scope of the multi-unit supply data has been changed to include developments with two or more dwellings. This is to enable capture uplift in yield on sites that previously had a single dwelling. The December quarter 2022 data for developments in planning was revised due to removal of some entries from the database. These entries were established developments which were inadvertently included in the database. This data in the previous reports will differ from this publication.

Table 11: Multi-unit activity—sites and dwellings released through the Indicative Land Release Program, Greenfield and Infill developments, December quarter 2020 to December quarter 2025

QUARTER	IN PLANNING		UNDER CONSTRUCTION		COMPLETED	
	NO. OF SITES	NO. OF DWELLINGS	NO. OF SITES	NO. OF DWELLINGS	NO. OF SITES	NO. OF DWELLINGS
December Quarter 2020	73	10,785	30	3,975	4	771
March Quarter 2021	74	11,628	36	4,020	4	545
June Quarter 2021	76	12,401	36	3,669	6	726
September Quarter 2021	58	9,081	42	4,836	4	72
December Quarter 2021	57	9,010	41	4,778	3	152
March Quarter 2022	77	10,422	49	5,164	3	370
June Quarter 2022	73	8,906	47	5,602	10	916
September Quarter 2022	70	8,365	48	5,357	9	359
December Quarter 2022	71	8,594	54	4,842	6	1,105
March Quarter 2023	82	8,432	45	3,812	8	864
June Quarter 2023	86	8,922	41	3,639	6	251
September Quarter 2023	85	8,873	40	3,392	11	964
December Quarter 2023	99	9,848	39	3,260	6	344
March Quarter 2024	98	9,925	37	3,129	8	247
June Quarter 2024	111	9,989	35	2,909	8	530
September Quarter 2024	113	9,974	29	2,285	10	759
December Quarter 2024	137	11,026	49	2,382	8	70
March Quarter 2025	140	11,546	50	2,366	9	400
June Quarter 2025	145	11,068	43	2,608	19	364
September Quarter 2025	144	10,786	35	2,477	21	831
December Quarter 2025	152	10,819	34	2,524	5	37

Source: City and Environment Directorate analysis of CIVAS (ACT) Pty Ltd data.

Notes

- The scope of the multi-unit supply data has been changed to include developments with two or more dwellings. This is to enable capture uplift in yield on sites that previously had a single dwelling. The December quarter 2022 data for developments in planning was revised due to removal of some entries from the database. These entries were established developments which were inadvertently included in the database. This data in the previous reports will differ from this publication.
- The multi-unit completions data presented in this table will differ from the ABS completions data due to use of different methodologies.

Table 12: Multi-unit activity—sites and dwellings released on land held by private developers, December quarter 2020 to December quarter 2025

QUARTER	IN PLANNING		UNDER CONSTRUCTION		COMPLETED	
	NO. OF SITES	NO. OF DWELLINGS	NO. OF SITES	NO. OF DWELLINGS	NO. OF SITES	NO. OF DWELLINGS
December Quarter 2020	57	5,702	22	1,146	5	844
March Quarter 2021	54	5,235	25	1,616	5	189
June Quarter 2021	44	5,144	26	1,487	6	433
September Quarter 2021	45	4,989	23	1,489	6	293
December Quarter 2021	48	4,434	26	2,331	3	50
March Quarter 2022	74	4,257	21	1,901	0	0
June Quarter 2022	127	4,620	26	2,403	2	179
September Quarter 2022	163	5,174	30	3,142	6	479
December Quarter 2022	192	7,001	39	3,268	9	102
March Quarter 2023	221	7,303	42	2,517	9	302
June Quarter 2023	248	7,160	48	2,317	16	282
September Quarter 2023	252	6,570	69	3,036	21	95
December Quarter 2023	271	7,577	68	2,773	29	247
March Quarter 2024	278	8,412	72	2,642	22	271
June Quarter 2024	299	8,470	53	1,770	39	916
September Quarter 2024	299	7,695	76	1,959	17	329
December Quarter 2024	278	7,234	69	1,856	17	136
March Quarter 2025	304	7,306	65	1,896	24	62
June Quarter 2025	315	8,034	72	1,497	22	478
September Quarter 2025	328	7,831	85	1,658	19	51
December Quarter 2025	338	8,606	90	1,141	20	645

Source: City and Environment Directorate analysis of CIVAS (ACT) Pty Ltd data.

Notes

- The scope of the multi-unit supply data has been changed to include developments with two or more dwellings. This is to enable capture uplift in yield on sites that previously had a single dwelling. The December quarter 2022 data for developments in planning was revised due to removal of some entries from the database. These entries were established developments which were inadvertently included in the database. This data in the previous reports will differ from this publication.
- The multi-unit completions data presented in this table will differ from the ABS completions data due to use of different methodologies.

Table 13: Number of residential building approvals by District, January–June 2025 and July–December 2025

DISTRICT	JANUARY - JUNE 2025			JULY - DECEMBER 2025		
	NO. OF NEW HOUSES	NO. OF NEW UNITS/ APARTMENTS/ TOWNHOUSES, ETC.	TOTAL NO. OF DWELLING RESIDENTIAL APPROVALS	NO. OF NEW HOUSES	NO. OF NEW UNITS/ APARTMENTS/ TOWNHOUSES, ETC.	TOTAL NO. OF DWELLING RESIDENTIAL APPROVALS
Belconnen	73	450	523	80	534	614
Canberra East	1	-	1	-	-	-
Gungahlin	71	561	632	155	103	258
North Canberra	40	38	78	41	547	588
South Canberra	37	23	60	22	2	24
Tuggeranong	12	18	30	13	6	19
Weston Creek	3	-	3	12	206	218
Woden Valley	27	197	224	25	32	58
Molonglo Valley	104	265	369	92	455	547
Urriarra-Namadgi	1	-	1	-	-	-
TOTAL	369	1,552	1,921	440	1,885	2,326

Source: Australian Bureau of Statistics, Building Approvals by Small Area.

Table 14: House and other residential settlements by price category, January–June 2025 and July–December 2025

PRICE RANGE	JANUARY - JUNE 2025				JULY - DECEMBER 2025			
	HOUSES		OTHER RESIDENTIAL		HOUSES		OTHER RESIDENTIAL	
	NO. OF SETTLEMENTS	PERCENT OF TOTAL	NO. OF SETTLEMENTS	PERCENT OF TOTAL	NO. OF SETTLEMENTS	PERCENT OF TOTAL	NO. OF SETTLEMENTS	PERCENT OF TOTAL
\$0-\$200k	-	0.0%	3	0.1%	-	0.0%	2	0.1%
\$201k-\$300k	-	0.0%	63	2.2%	-	0.0%	28	0.9%
\$301k-\$400k	-	0.0%	336	11.8%	-	0.0%	393	12.4%
\$401k-\$500k	-	0.0%	538	18.9%	-	0.0%	563	17.8%
\$501k-\$600k	8	0.3%	519	18.2%	8	0.4%	560	17.7%
\$601k-\$700k	124	5.2%	488	17.2%	92	4.1%	581	18.4%
\$701k-\$800k	309	12.9%	369	13.0%	264	11.7%	481	15.2%
\$801k-\$900k	459	19.2%	176	6.2%	405	17.9%	216	6.8%
\$901k-\$1.0m	396	16.6%	105	3.7%	378	16.7%	105	3.3%
\$1.0m-\$1.1m	231	9.7%	57	2.0%	254	11.2%	41	1.3%
\$1.1m-\$1.2m	211	8.8%	37	1.3%	200	8.8%	34	1.1%
\$1.2m-\$1.3m	157	6.6%	48	1.7%	167	7.4%	36	1.1%
\$1.3m-\$1.4m	99	4.1%	35	1.2%	121	5.3%	28	0.9%
\$1.4m-\$1.5m	76	3.2%	14	0.5%	80	3.5%	17	0.5%
>\$1.5m	318	13.3%	57	2.0%	295	13.0%	81	2.6%
TOTAL	2,388	100.0%	2,845	100.0%	2,264	100.0%	3,166	100.0%

Source: Access Canberra settlements data.

Table 15: House and other residential settlements by district, January–June 2025 and July–December 2025

PRICE RANGE	JANUARY - JUNE 2025				JULY - DECEMBER 2025			
	HOUSES		OTHER RESIDENTIAL		HOUSES		OTHER RESIDENTIAL	
	NO. OF SETTLEMENTS	PERCENT OF TOTAL	NO. OF SETTLEMENTS	PERCENT OF TOTAL	NO. OF SETTLEMENTS	PERCENT OF TOTAL	NO. OF SETTLEMENTS	PERCENT OF TOTAL
Belconnen	576	24.1%	459	16.1%	552	24.4%	439	13.9%
Gungahlin	551	23.1%	410	14.4%	514	22.7%	619	19.6%
North Canberra	212	8.9%	643	22.6%	203	9.0%	571	18.0%
South Canberra	116	4.9%	359	12.6%	105	4.6%	378	11.9%
Tuggeranong	519	21.7%	236	8.3%	490	21.6%	215	6.8%
Weston Creek	165	6.9%	103	3.6%	146	6.4%	65	2.1%
Woden Valley	181	7.6%	391	13.7%	171	7.6%	520	16.4%
Molonglo Valley	68	2.8%	244	8.6%	83	3.7%	359	11.3%
TOTAL	2,388	100.0%	2,845	100.0%	2,264	100.0%	3,166	100.0%

Source: Access Canberra settlements data.

Table 16: Single residential block settlements, median prices, July–December 2020 to July–December 2025

SUBURB:									ALL SUBURBS
DEVELOPMENT TYPE:	STRATHNAIRN	MACNAMARA	THROSBY	TAYLOR	JACKA 2	DENMAN PROSPECT	WRIGHT	WHITLAM	
	JOINT	JOINT	SLA	SLA	SLA	PRIVATE	SLA	SLA	
District:	Belconnen		Gungahlin			Molonglo Valley			
Jul-20 to Dec-20	\$313,385	-	\$409,000	\$396,000	-	\$472,500	\$492,500	-	\$408,000
Jan-21 to Jun-21	\$357,500	-	\$402,000	\$405,000	-	\$500,000	\$466,000	\$420,000	\$410,000
Jul-21 to Dec-21	\$253,940	-	-	\$410,000	-	\$525,000	-	\$439,500	\$415,000
Jan-22 to Jun-22	-	-	-	\$475,000	-	\$820,000	-	\$461,000	\$470,000
Jul-22 to Dec-22	-	-	-	-	-	\$463,500	-	-	\$459,000
Jan-23 to Jun-23	\$324,510	-	-	-	-	\$505,000	-	\$520,000	\$505,000
Jul-23 to Dec-23	\$272,910	\$409,800	-	-	-	\$695,000	-	\$530,000	\$530,000
Jan-24 to Jun-24	\$123,480	\$476,500	-	-	\$660,000	\$692,500	-	\$697,000	\$648,000
Jul-24 to Dec-24	\$91,400	\$611,300	-	-	\$656,000	\$725,000	-	\$694,250	\$663,250
Jan-25 to Jun-25	-	\$523,225	-	-	\$560,750	\$620,000	-	\$691,750	\$562,750
Jul-25 to Dec-25	-	\$424,700	-	-	\$578,250	\$650,000	-	\$685,000	\$563,750

Source: Suburban Land Agency.

Note: The median price statistics from January – June 2021 has been revised following a change in methodology with compact block sales now included in the analysis. Historical data prior to January to June 2021 are based on analysis of single residential blocks sales only and therefore not directly comparable. Suburbs with less than five transactions are not reported separately but included in total.

Table 17: Single residential block settlements, median prices per square metre, July–December 2020 to July–December 2025

SUBURB:	STRATHNAIRN	MACNAMARA	THROSBY	TAYLOR	JACKA 2	DENMAN PROSPECT	WRIGHT	WHITLAM	ALL SUBURBS
DEVELOPMENT TYPE:	JOINT	JOINT	SLA	SLA	SLA	PRIVATE	SLA	SLA	
District:	Belconnen		Gungahlin			Molonglo Valley			
Jul-20 to Dec-20	\$712	-	\$878	\$724	-	\$955	\$896	-	\$813
Jan-21 to Jun-21	\$690	-	\$862	\$726	-	\$972	\$910	\$798	\$765
Jul-21 to Dec-21	\$978	-	-	\$750	-	\$1,027	-	\$793	\$771
Jan-22 to Jun-22	-	-	-	\$892	-	\$1,328	-	\$872	\$891
Jul-22 to Dec-22	-	-	-	-	-	\$1,042	-	-	\$1,042
Jan-23 to Jun-23	\$738	-	-	-	-	\$1,132	-	\$1,176	\$1,146
Jul-23 to Dec-23	\$969	\$939	-	-	-	\$1,351	-	\$1,170	\$1,179
Jan-24 to Jun-24	\$980	\$947	-	-	\$1,158	\$1,348	-	\$1,412	\$1,222
Jul-24 to Dec-24	\$1,010	\$1,149	-	-	\$1,215	\$1,551	-	\$1,395	\$1,281
Jan-25 to Jun-25	-	\$1,079	-	-	\$1,232	\$1,691	-	\$1,408	\$1,248
Jul-25 to Dec-25	-	\$1,213	-	-	\$1,158	\$2,082	-	\$1,498	\$1,245

Source: Suburban Land Agency.

Note: The median price per square metre statistics from January – June 2021 has been revised following a change in methodology with compact block sales now included in the analysis. Historical data prior to January to June 2021 are based on analysis of single residential blocks sales only and therefore not directly comparable. Suburbs with less than five transactions are not reported separately but included in total.

Table 18: Single residential block settlements, median block size, July–December 2020 to July–December 2025

SUBURB:	STRATHNAIRN	MACNAMARA	THROSBY	TAYLOR	JACKA 2	DENMAN PROSPECT	WRIGHT	WHITLAM	ALL SUBURBS
DEVELOPMENT TYPE:	JOINT	JOINT	SLA	SLA	SLA	PRIVATE	SLA	SLA	
District:	Belconnen		Gungahlin			Molonglo Valley			
Jul-20 to Dec-20	448	-	471	551	-	482	564	-	521
Jan-21 to Jun-21	512	-	482	548	-	525	520	526	540
Jul-21 to Dec-21	250	-	-	540	-	540	-	547	540
Jan-22 to Jun-22	-	-	-	482	-	514	-	510	504
Jul-22 to Dec-22	-	-	-	-	-	426	-	-	426
Jan-23 to Jun-23	436	-	-	-	-	432	-	447	432
Jul-23 to Dec-23	280	420	-	-	-	480	-	450	447
Jan-24 to Jun-24	122	504	-	-	567	480	-	490	495
Jul-24 to Dec-24	80	532	-	-	540	451	-	494	501
Jan-25 to Jun-25	-	474	-	-	453	432	-	490	453
Jul-25 to Dec-25	-	350	-	-	501	375	-	456	450

Source: Suburban Land Agency.

Note: The median block size statistics from January – June 2021 has been revised following a change in methodology with compact block sales now included in the analysis. Historical data prior to January to June 2021 are based on analysis of single residential blocks sales only and therefore not directly comparable. Suburbs with less than five transactions are not reported separately but included in total.

Appendix 2

Methodology

The July–December 2021 edition of this report introduced a revised methodology for calculating median sales data from the Suburban Land Agency (SLA) to more accurately reflect market activity. The updated approach includes sales of attached compact blocks and excludes land released under housing targets and for social housing. Suburbs with fewer than five sales are not reported individually but are included in aggregate totals. This report continues to use the same methodology.

Greenfield Pipeline

Previous reports classified North Weston as urban infill. To ensure consistency with the 2018 Planning Strategy, data from the June quarter 2019 onward has been revised to include North Weston in the greenfield pipeline. As a result, figures may differ from those presented in earlier reports.

70/30 Calculation

The ABS publication *Building Approvals by Small Area*, which provides dwelling approvals data by suburb, is used to monitor progress against the 70 per cent infill commitment. Suburbs are classified as infill or greenfield based on the 2018 Planning Strategy growth map. This classification is applied to the ABS data to determine the number of new dwellings in each category. To account for knockdown and rebuild activity, demolition approvals (from the same ABS dataset and time period) are subtracted from new dwelling approvals to calculate net new approvals. This figure reflects approvals, not changes to housing stock, and does not account for timing lags between demolition and construction. Reports prior to January–June 2023 did not include demolition data and are therefore not directly comparable.

Glossary

Builders' pipeline - when a dwelling site is serviced and a lease for the site has been issued, it is said to be in the 'builders' pipeline'.

Compact block – is a block with an area of 250m² or less as defined in the Territory Plan 2023.

Developers' pipeline - land that is undergoing an estate design or is being serviced is said to be in the 'developers' pipeline'. Estate design means dividing larger blocks of land (generally rural blocks on Canberra's urban edge) into future blocks, sections, roads and open spaces in a document called a *Subdivision Design Application* (SDA) (formerly known as *Estate Development Plan* (EDP)).

Dwellings under construction - greenfield dwelling sites in the builders' pipeline where construction of a new dwelling on vacant land is underway.

SDA (Subdivision Design Application) - formerly known as *Estate Development Plan* (EDP), this is a plan setting out the proposed pattern of subdivision and infrastructure works for an estate, including roads, block boundaries, required re-zoning, etc. This is required to be approved prior to the undertaking of the works and the granting of leases for the subdivided blocks.

SDA approved without servicing - land in the developers' pipeline where an SDA has been approved but works on the site have not yet commenced.

SDA seeking approval - land in the developers' pipeline where an SDA has been submitted and is awaiting approval.

SDA underway - land in the developers' pipeline where an SDA is being prepared by the government or a private developer.

Exchange - is a preliminary property transaction where the buyer and seller exchange signed contracts and the buyer pay a deposit.

Greenfield Development - Greenfield areas are made up of undeveloped land outside of the existing urban footprint. Often located on the edge of existing urban areas. Greenfield development requires full assessment of environmental, infrastructure and planning issues, to determine future use and suitability for expansion of the city.

High density apartment buildings - This category includes apartment buildings that are either more than three storeys or have three storeys spread over a considerable area, with a considerable number of units in a single building.

Infill Development - Development of unused or underutilised land in existing urban areas. It involves increasing the capacity of our existing urban area to support growth.

Land being serviced - land in the developers' pipeline where land is being physically cleared and landscaped in preparation for dwelling construction, or where new roads and utility infrastructure are being constructed.

Land released without SDA underway - land in the developers' pipeline where residential blocks are released (i.e. offered to market) without the commencement of an SDA.

Medium density apartment buildings - This category includes apartment buildings that are generally three storeys (occasionally four) with a limited number of units and a lower level of density than high density apartment buildings. Developments that are a mix of townhouses and apartments are included in this category.

Off the plan - purchasing or committing to purchase land that is part of a larger subdivision that has not yet been completed and/or has not yet been registered as a separate block under a deposited plan.

Original data - an original time series data shows the actual movements in the data over time. An original series includes any movements due to cyclical, seasonal and irregular events.

Planners pipeline - land described as being in the 'planners' pipeline' is land identified as a greenfield area for possible future urban expansion (as noted in the ACT Planning Strategy 2018) and is undergoing the required planning and evaluation processes to determine its suitability for future development.

Planning ready - land in planners' pipeline where land has an appropriate zoning and an approved concept plan or precinct code.

Release ready - land in planners' pipeline where land has sufficient clearances from relevant ACT Government entities to allow estate planning to commence.

Settlement - is a final transaction where the buyer pays the agreed purchase price to the seller and the title of the property is transferred to the buyer.

Townhouses - This category includes both high- and low-density townhouse products.

Vacant sites - greenfield dwelling sites in the builders' pipeline where land is serviced and landscaped, but construction of a new dwelling has not yet begun.

Zoning ready - land in planners' pipeline where land has an appropriate zoning under the Territory Plan.

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