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No 'loser states' left in property market

Toowoomba Chronicle, Toowoomba



# No ‘loser states’ left in property market

Buyer demand sees an unusual new phase begin, writes **Samantha Healy**

Research reveals Australia’s property market has entered an extraordinary phase with zero “loser markets”, as buyer demand surges nationwide.

The trend has been described as the nation’s “most synchronised periods of growth in more than a decade”, with broadbased strength across all states and territories.

Hotspotting’s Price Predictor Index (PPI) for autumn shows rising or steady buyer demand in all 14 major market jurisdictions, underpinned by sustained sales activity, tightening supply, and population-driven demand.

“Our latest research points to broadbased strength across property markets nationwide, with buyer demand remaining elevated that has resulted in no ‘loser markets’ this edition,” said Hotspotting director Tim Graham.

“In fact, residential property markets throughout the nation are experiencing a level of buyer demand unprecedented in the decade that we have published the Price Predictor Index.”

Graham said the findings confirmed a shift into a rare “all boats rising” phase.

“For the first time in a long time, we’re not seeing clear underperformers; strength is broadbased and demand is consistent across the country,” he said.

“There are no loser markets left. This is one of those rare moments where every jurisdiction is moving in the right direction.”

Graham said the report’s “winners and losers” analysis highlights just how unusual the current conditions are.

“Ten of the 14 major jurisdictions are classified as winners and the remaining four are steady, which is extraordinary,” he said.

“Only a year ago we had eight winners, four losers and two steady markets, so to move from that to zero losers is a dramatic shift in market sentiment and activity.”

He said the uplift was being fuelled by a combination of structural forces.

“We’re seeing the impact of record infrastructure spending, strong government incentives for first-home buyers, years of elevated migration and major population movement within Australia,” Graham said.

“These factors are creating real, sustained demand and not speculative spikes.”

Many of the nation’s most buoyant markets are in regional Victoria, where quarterly sales volumes rose from 9848 to 13,299 over the past year, according to the PPI.

“Regional Victoria is pumping,” Graham said. “Sales activity is now higher than at the peak of the Covid-19 boom, and 70 per cent of markets have positive classifications, which is a huge turnaround.”

PIPA chair Cate Bakos said the results provided a rare moment of evidence-based confidence for homebuyers and investors.

“When every jurisdiction is showing positive or steady momentum, it tells us the fundamentals are doing the heavy lifting, such as population growth, infrastructure investment, tight supply and genuine buyer demand,” Bakos said.

“This data is telling us that most markets are strengthening for real and structural reasons.”

She said the breadth of the uplift across the nation was what stood out the most.

“When you have every state and territory either rising or steady, it gives homebuyers and investors a level of confidence that we haven’t seen in years,” she said.

The “winning markets” included Melbourne, Hobart, regional South Australia, Darwin, Canberra, regional NSW, Adelaide, Sydney, and regional Tasmania.

Brisbane, regional Queensland, regional Western Australia and Perth were classified as “steady”.

**“It gives homebuyers and investors a level of confidence that we haven’t seen in years**

PIPA CHAIR CATE BAKOS

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MELBOURNE: WINNING

BRISBANE: STEADY