



# BRE BROKERS

## Australia's Real Estate Market Overview Important Changes and Investment Perspectives

Australia's real estate market is beginning to rebound, driven by changes in the economy, changes in policy, and changing investor tactics in the face of persistent supply and affordability issues.

### Market Trends Indicate Slow Growth

February saw a 0.3% increase in property values nationwide, with improvements in both capital cities and outlying areas. Due to the resurgence of buyer confidence following the rate decrease, Sydney and Melbourne took the lead.

### Government Initiatives to Increase Supply

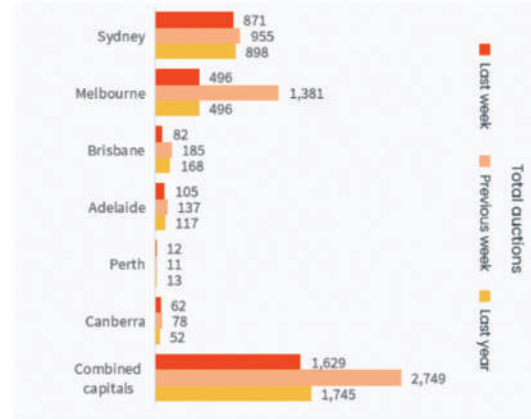
Affordable housing is the focus of programs like the Housing Australia Future Fund and state reforms. The goal of land banking regulations and restrictions on foreign buyers is to balance supply and demand.

### Economic Factors Affect Market Attitude

By lowering borrowing prices in February, the RBA increased buyer confidence. Despite the cautious state of the economy, a strong consumer mood and stable unemployment maintain demand for real estate.

### Investment Perspectives Amid Changes in the Market

Investors should keep an eye on interest rate patterns, concentrate on areas with significant development potential, and take advantage of government incentives. Projects for affordable housing offer new possibilities.



Region	Results collected so far	Clearance rate				Number of auctions		
		Last week prelim	Previous week prelim	Previous week final	Same time last year	Last week	Previous week	Same time last year
Sydney	628	70.7%	71.4%	64.5%	71.1%	871	955	898
Melbourne	346	70.5%	70.3%	62.8%	61.9%	496	1,381	496
Brisbane	59	57.6%	55.0%	53.0%	64.9%	82	185	168
Adelaide	62	61.3%	77.9%	66.4%	78.4%	105	137	117
Perth	6	n.a.	n.a.	45.5%	69.2%	12	11	13
Tasmania	1	n.a.	n.a.	n.a.	n.a.	1	2	1
Canberra	48	75.0%	71.1%	55.1%	58.8%	62	78	52
Combined capitals	1,150	69.6%	69.9%	62.6%	68.0%	1,629	2,749	1,745



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