

Regional Market Update

AUSTRALIA | RELEASED FEBRUARY 2026



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This report analyses dwelling value and rental performance across Australia's largest 50 non-capital city Significant Urban Areas (SUAs). Significant Urban Areas (SUA's) are geographical boundaries that represent an individual Urban Centre or cluster of related Urban Centres with a core urban population of at least 10,000 people. These boundaries are part of the Australian Statistical Geography Standard, maintained by the Australian Bureau of Statistics.

Regional Market Performance

Values

BEST PERFORMERS		WORST PERFORMERS	
Highest quarterly growth:	8.1% Wagga Wagga (NSW)	Lowest quarterly growth:	-2.1% Bowral – Mittagong (NSW)
Highest annual growth:	23.4% Albany (WA)	Lowest annual growth:	1.3% Bowral – Mittagong (NSW)
Shortest days on market:	10 days Albany (WA)	Longest days on market:	70 days Bowral – Mittagong (NSW)
Lowest vendor discounts:	1.9% Albany (WA)	Highest vendor discounts:	5.0% Bowral – Mittagong (NSW)
Highest change in annual sales vols:	39.7% Traralgon – Morwell (VIC)	Lowest change in annual sales vols:	-17.4% Mackay (QLD)

Growth in regional Australian dwelling values outpaced the capitals in the three months to January, rising 3.2% across the combined regions (compared with a 2.1% increase for capital cities). Compared with October, regional growth accelerated slightly (from 3.0%), while capital city growth slowed sharply (from 3.3%), consistent with renewed [internal migration](#) favouring regional Australia.

Trends diverged across the country, with almost three in five of the largest regional Significant Urban Areas (SUAs) recording faster growth than in October. Wagga Wagga led all regions, with dwelling values rising 8.1% over the quarter.

By state, regional WA recorded the strongest growth, with dwelling values up 6.1% in the three months to January, accelerating from 4.9% previously. Albany (7.7%), Kalgoorlie-Boulder (7.6%) and Busselton (7.0%) recorded the strongest increases, while Bunbury and Geraldton also outpaced the state average. Broome (0.8%) and Port Hedland (1.6%) lagged.

Strong growth was also evident in SA (led by Victor Harbor-Goolwa) and QLD (driven by Toowoomba, Bundaberg and Cairns). In contrast, growth was more modest in NSW (2.5%) and VIC (2.3%), with little change from October. These states were the only ones to record quarterly declines, led by Bowral-Mittagong (-2.1%), while Warrnambool and Batemans Bay both slipped 0.4%.

WA and QLD dominated annual growth rankings, with Albany leading nationally, up 23.4% over the year to January. A notable outlier was Mildura-Buronga, where values rose 19.7%, despite VIC's relatively modest annual growth of 7.1%.

NSW featured most prominently among weaker annual performers, with Bowral-Mittagong and Forster-Tuncurry recording growth of less than 2%, and a further four markets below 5%.

Selling conditions were strongest in WA and QLD, with median days on market of 20 and 24, respectively, alongside lower vendor discounting (both at 3.3%). Albany recorded the fastest selling conditions nationally, with a median of just 10 days, while 12 other markets across WA and QLD recorded selling times below 20 days.

Bowral-Mittagong recorded the slowest conditions, with a median of 70 days on market. St Georges Basin-Sanctuary Point, Batemans Bay and Nelson Bay all recorded medians above 60 days. Eight of the ten slowest markets were in NSW, with the remaining two in VIC.

Regional sales activity remained mixed. VIC recorded the strongest uplift, with sales up almost 27% over the year, driven by Traralgon-Morwell. More modest growth was recorded in NSW (11.2%), while sales declined in SA (-4.9%), WA (-5.5%) and QLD (-6.6%).

Regional Market Performance

Rents

BEST PERFORMERS



Highest quarterly rental growth:	5.0% Devonport (TAS)
Highest yearly rental growth:	16.9% Albany (WA)
Highest gross rental yield:	8.5% Kalgoorlie – Boulder (WA)
Lowest vacancy rate:	0.6% Ballina (NSW) and Forster – Tuncurry (NSW)

WORST PERFORMERS



Lowest quarterly rental growth:	-0.5% Hervey Bay (QLD)
Lowest yearly rental growth:	0.0% Shepparton – Mooroopna (VIC)
Lowest gross rental yield:	3.4% Nelson Bay (NSW)
Highest vacancy rate:	3.3% Nowra – Bomaderry (NSW)

Rental growth accelerated across both capital cities and regional markets in the three months to January, rising 1.4% and 1.6% respectively. Over the past five years, rents have increased 42.6% across capitals and 41.9% across regions, far outpacing wage growth of 17.5%, underscoring intensifying rental affordability pressures.

Of the 50 largest regional markets, only four recorded rental declines, led by Hervey Bay (-0.5%). Tasmania recorded some of the strongest quarterly increases, with Devonport (5.0%) and Launceston (4.3%) leading, while Burnie–Somerset rose 3.2%. Albany and Bathurst also recorded quarterly growth above 3%.

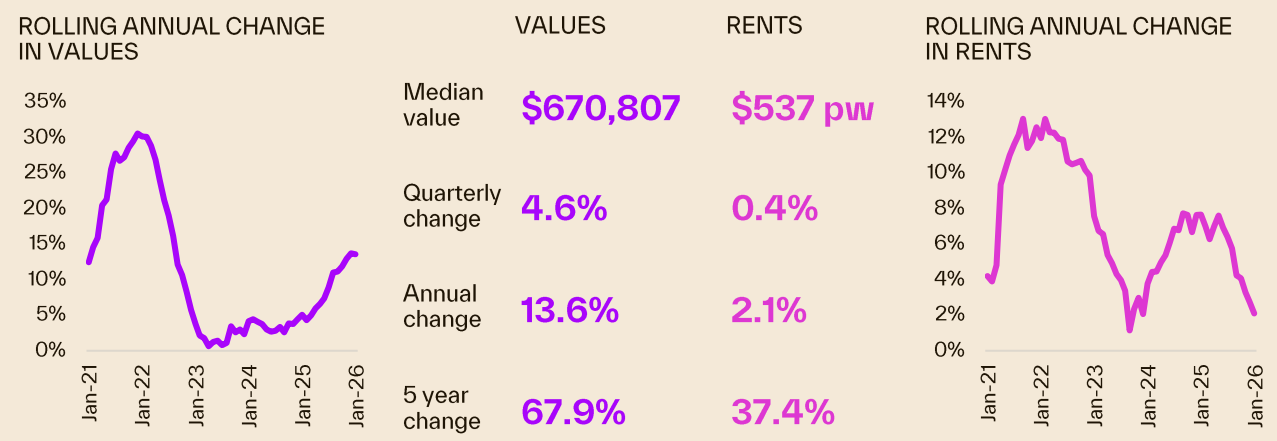
On an annual basis, 49 of the 50 major regional markets recorded rental growth, with Albany (16.9%) and Devonport (11.8%) leading. Shepparton–Mooroopna was the sole exception, with rents unchanged over the year.

Rental markets remain extremely tight, despite the regional vacancy rate edging higher to 1.8% in January (from 1.5% in October). Six markets recorded vacancy rates below 1.0%, led by Ballina and Forster–Tuncurry (both 0.6%). In contrast, Nowra–Bomaderry (3.3%), Gladstone (3.1%) and Hervey Bay (3.0%) recorded the highest vacancy rates, with Hervey Bay rising sharply from 1.7% a year earlier.

Home values have outpaced rental growth in recent months, resulting in a slight compression in regional rental yields, down to 4.2% in January (from 4.3% in October). Kalgoorlie–Boulder continues to record the highest yield (8.5%), followed by Mackay (5.4%) and Lismore (5.3%). Nelson Bay and Bowral–Mittagong recorded the lowest yields, at 3.4% and 3.5% respectively.



Home Value Index and Rental Value Index – January 2026

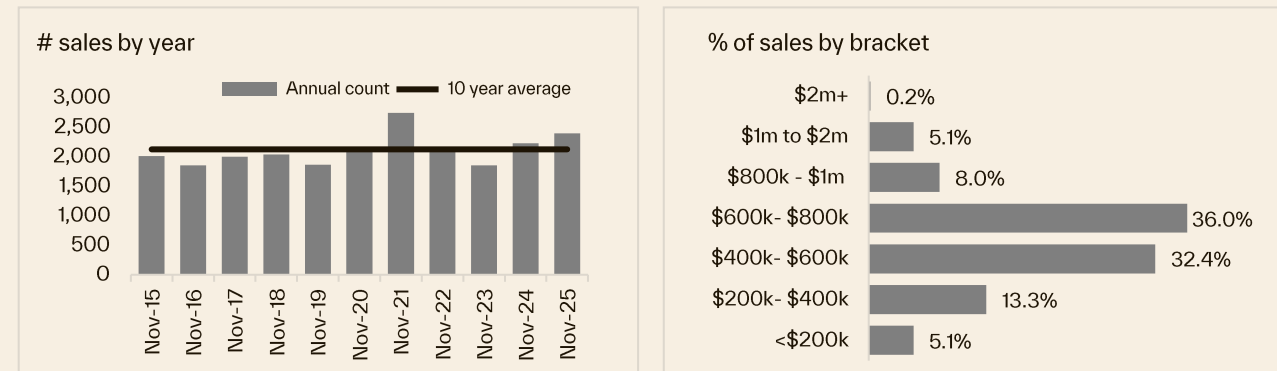


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.3%	29 days	Current	1.9%	4.3%
Last year	2.8%	43 days	Last year	1.7%	4.8%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
326	-24.9% lower than one year ago, and -28.6% below the previous five year average.	569	4.6% higher than one year ago, and 16.5% above the previous five year average.

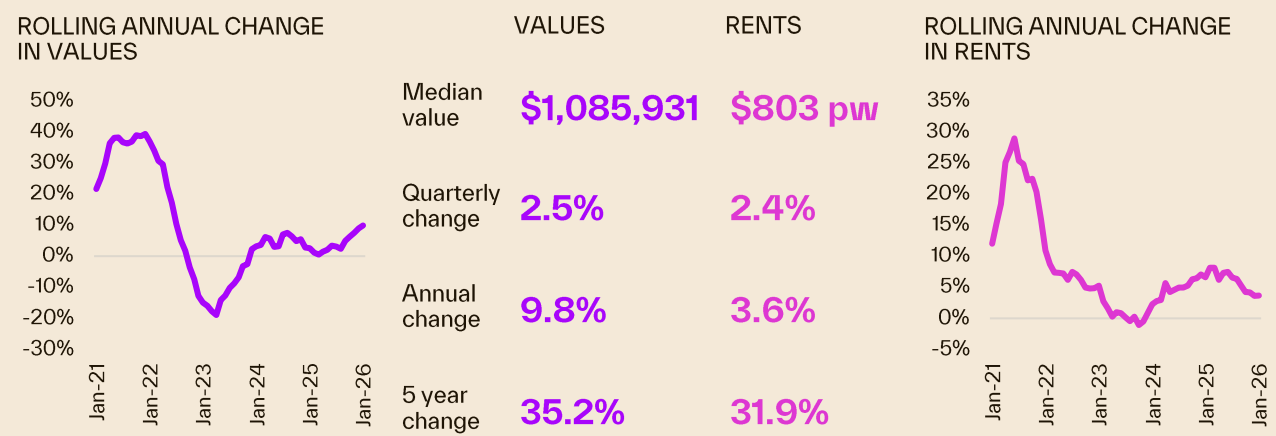
Annual Dwellings Sales – November 2025

2,396	7.5% higher than one year ago, and 8.0% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

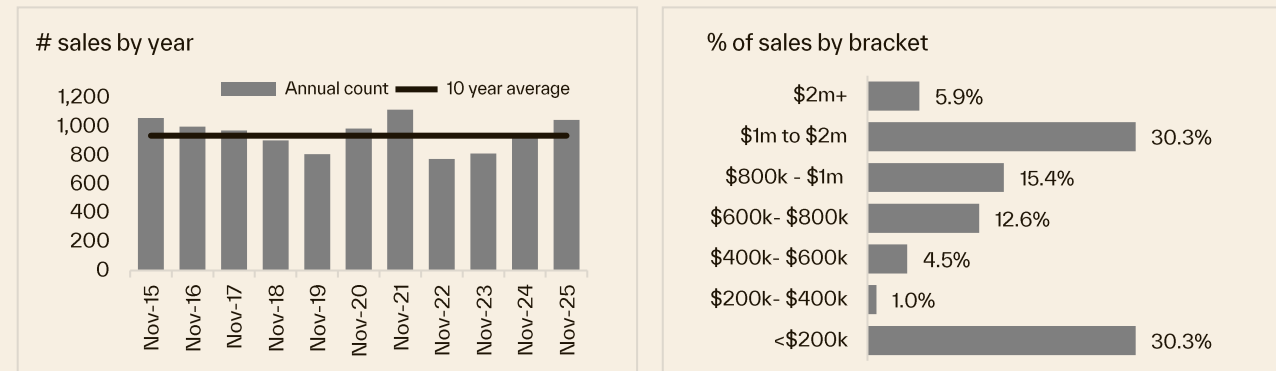


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.7%	44 days	Current	0.6%	3.9%
Last year	3.4%	57 days	Last year	1.1%	4.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
270	-11.8% lower than one year ago, and 5.1% above the previous five year average.	72	-19.1% lower than one year ago, and -47.6% below the previous five year average.

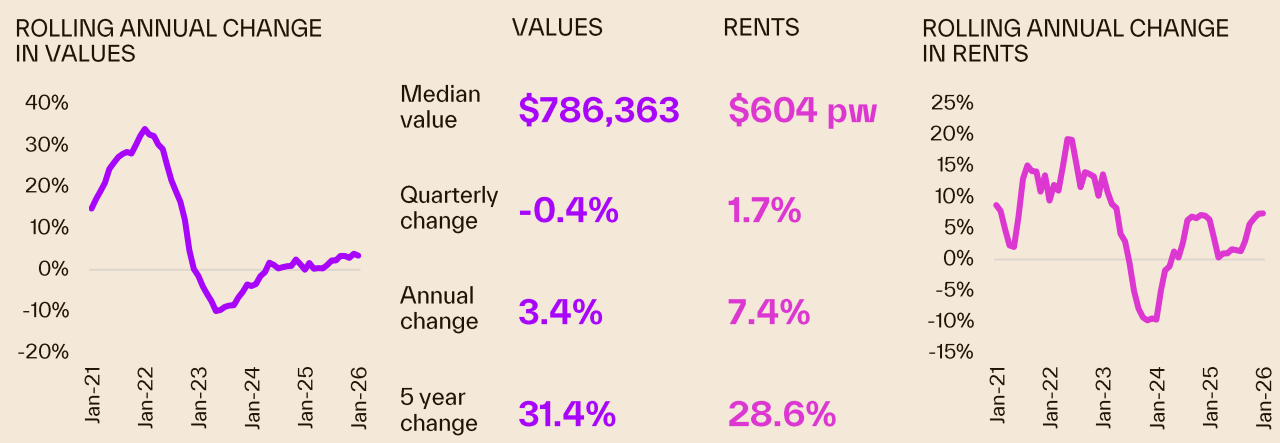
Annual Dwellings Sales – November 2025

1,047 10.7% higher than one year ago, and 12.9% above the five year average for the region.





Home Value Index and Rental Value Index – January 2026

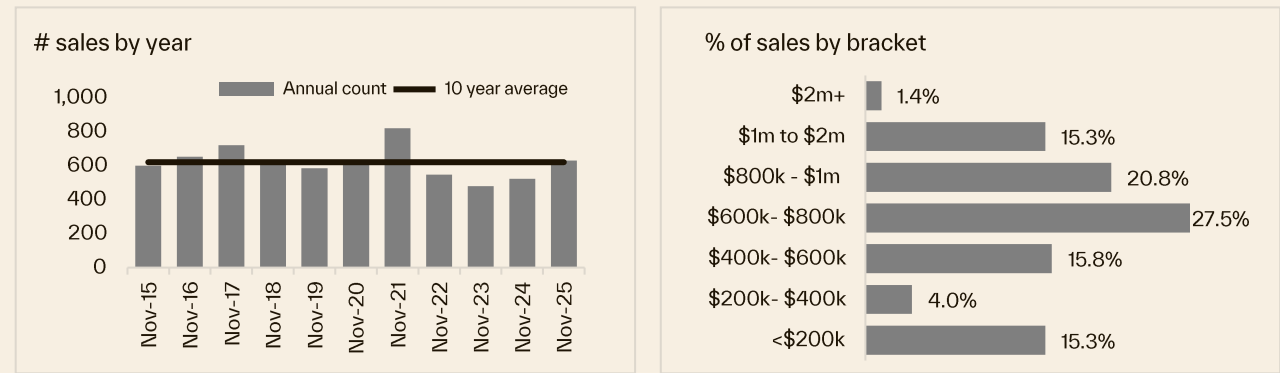


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	4.4%	67 days	Current	1.9%	4.1%
Last year	5.0%	71 days	Last year	2.8%	3.9%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
308	2.7% higher than one year ago, and 22.3% above the previous five year average.	217	-24.3% lower than one year ago, and -42.5% below the previous five year average.

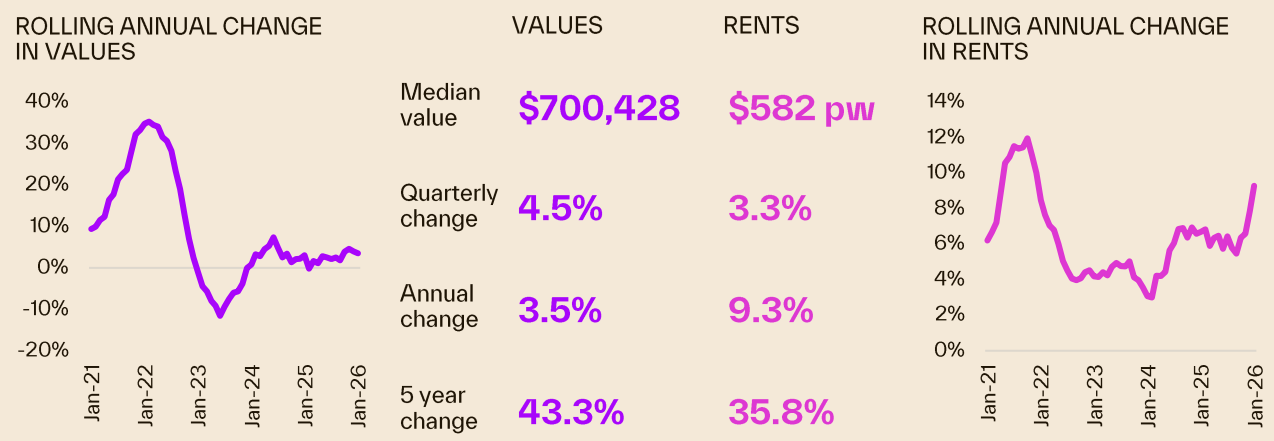
Annual Dwellings Sales – November 2025

629	20.5% higher than one year ago, and 5.5% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

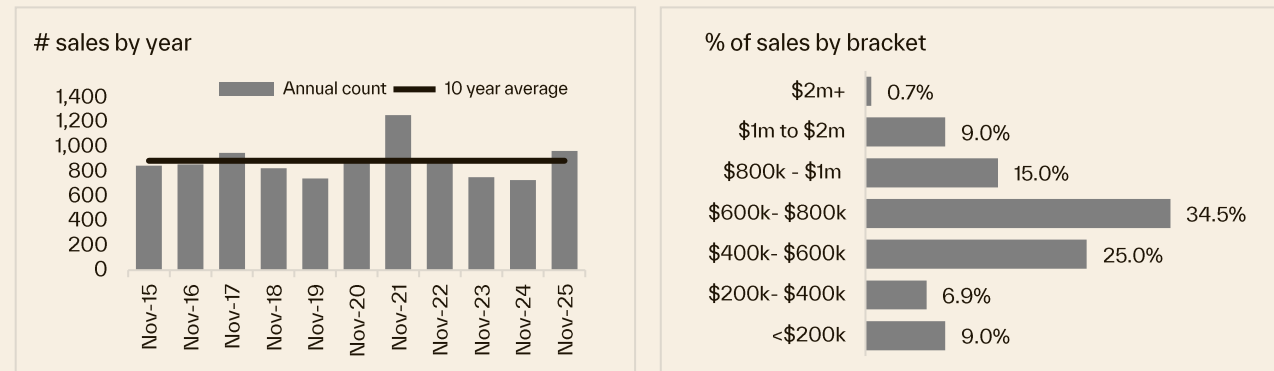


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.7%	49 days	Current	2.6%	4.5%
Last year	2.7%	61 days	Last year	2.7%	4.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
217	-33.6% lower than one year ago, and -14.1% below the previous five year average.	228	-3.4% lower than one year ago, and -15.2% below the previous five year average.

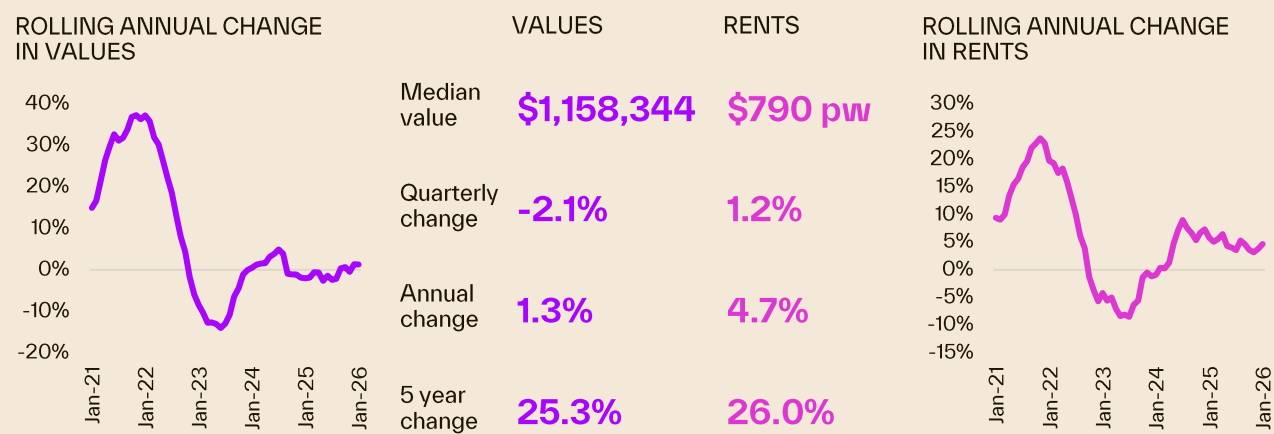
Annual Dwellings Sales – November 2025

966	32.1% higher than one year ago, and 6.8% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

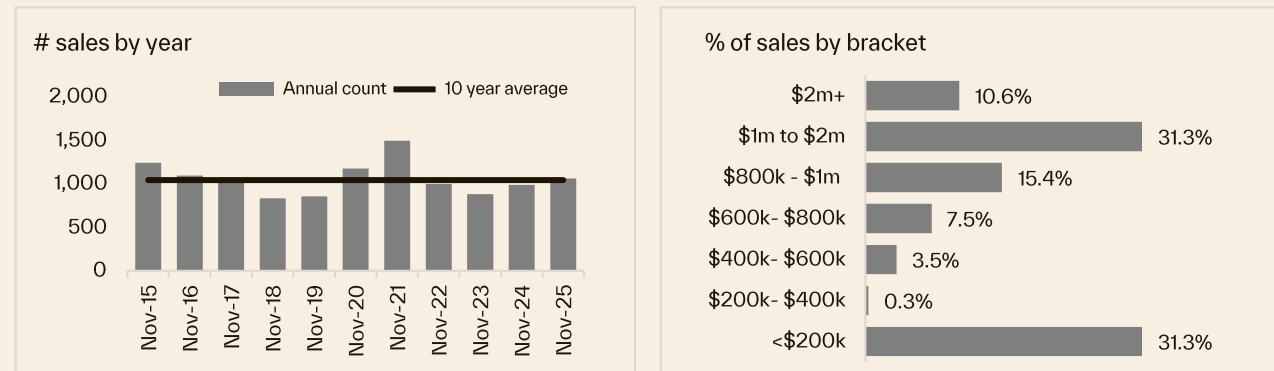


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	5.0%	70 days	Current	1.6%	3.5%
Last year	5.2%	75 days	Last year	3.4%	3.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
465	3.6% higher than one year ago, and 35.8% above the previous five year average.	110	-38.5% lower than one year ago, and -38.1% below the previous five year average.

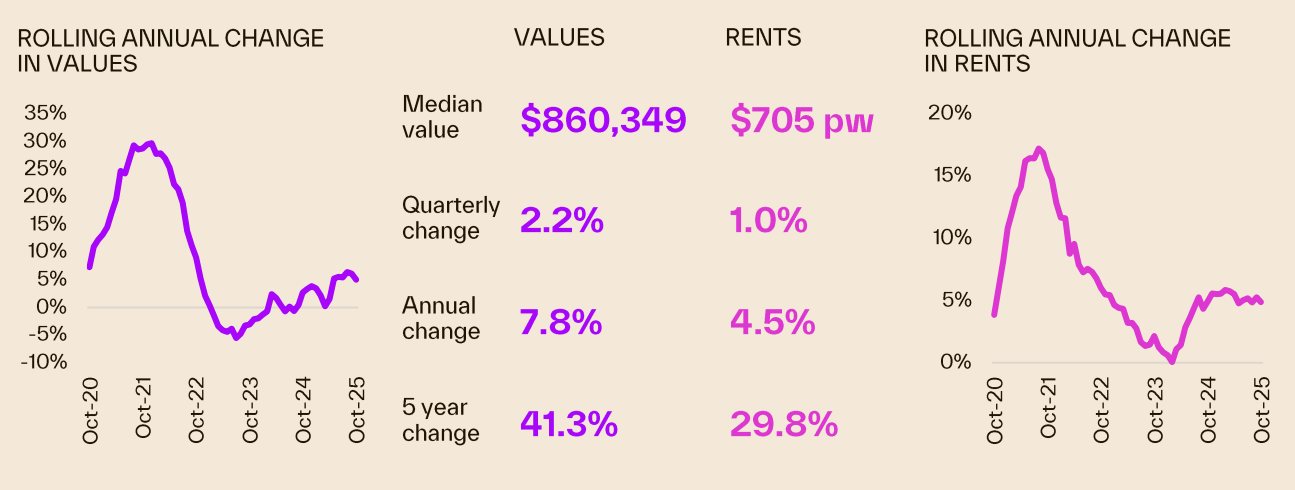
Annual Dwellings Sales – November 2025

1,060	7.3% higher than one year ago, and -4.3% below the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

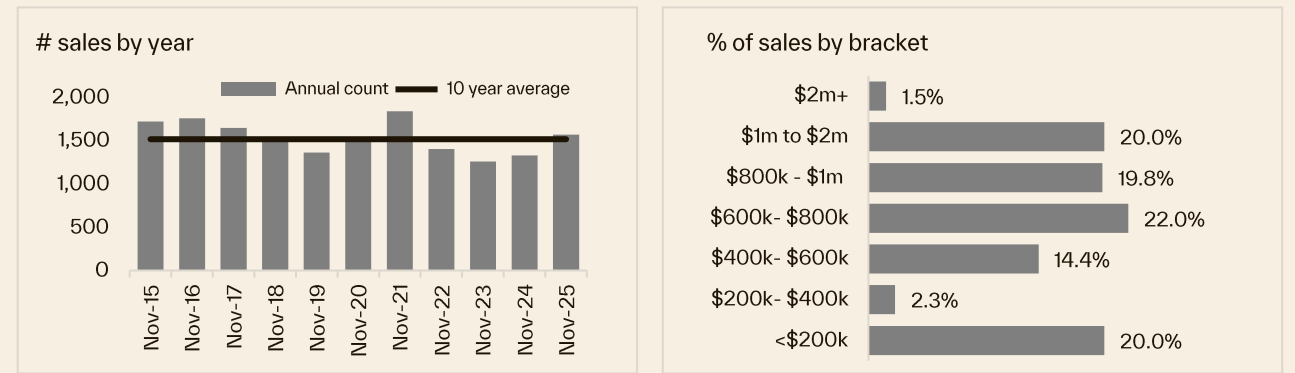


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.9%	49 days	Current	1.8%	4.1%
Last year	3.7%	64 days	Last year	4.9%	4.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
447	-22.3% lower than one year ago, and -4.4% below the previous five year average.	358	-48.3% lower than one year ago, and -46.0% below the previous five year average.

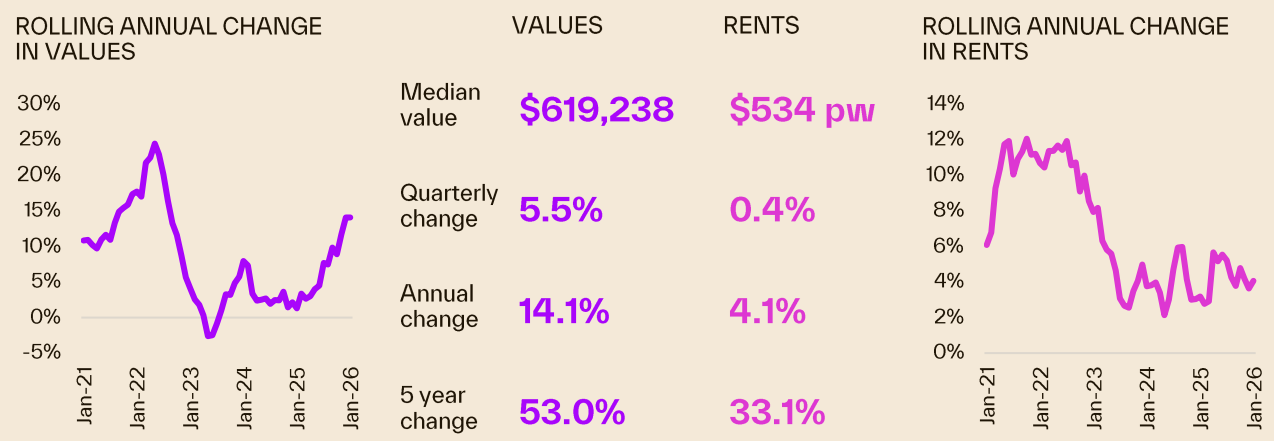
Annual Dwellings Sales – November 2025

1,573	17.9% higher than one year ago, and 6.8% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

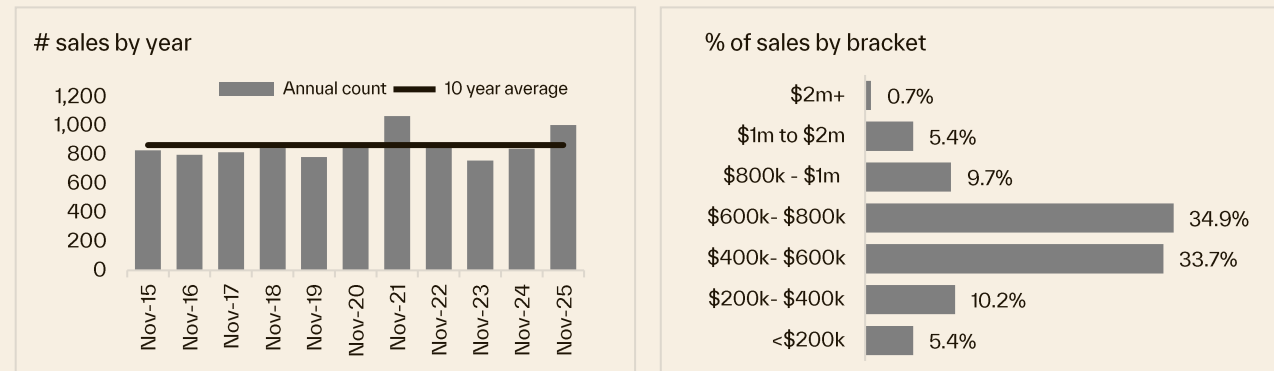


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	31 days	Current	1.8%	4.6%
Last year	3.2%	42 days	Last year	3.8%	5.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
109	-31.4% lower than one year ago, and -31.5% below the previous five year average.	209	-33.9% lower than one year ago, and -20.0% below the previous five year average.

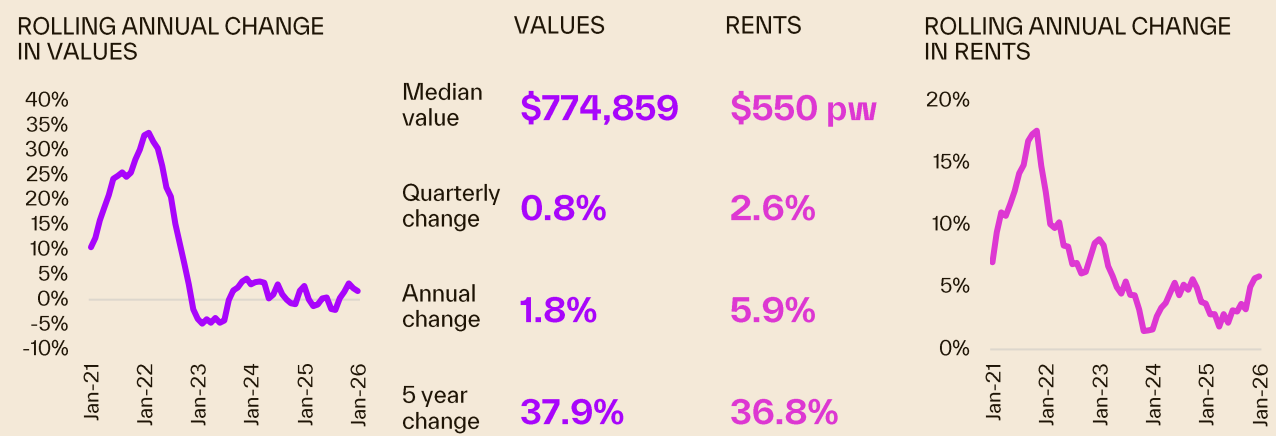
Annual Dwellings Sales – November 2025

1,006	19.5% higher than one year ago, and 13.7% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

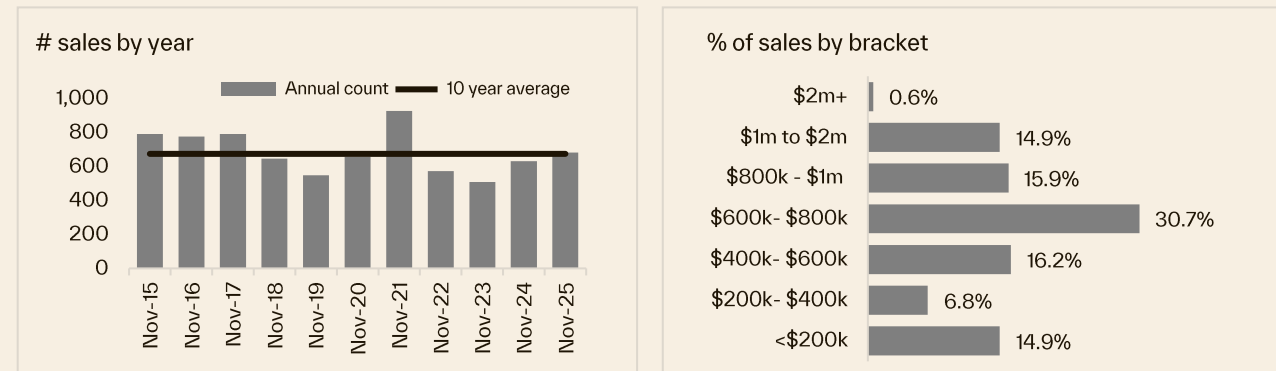


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.3%	51 days	Current	0.6%	4.0%
Last year	3.9%	66 days	Last year	1.1%	3.9%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
183	-20.1% lower than one year ago, and 3.7% above the previous five year average.	57	-13.6% lower than one year ago, and -28.6% below the previous five year average.

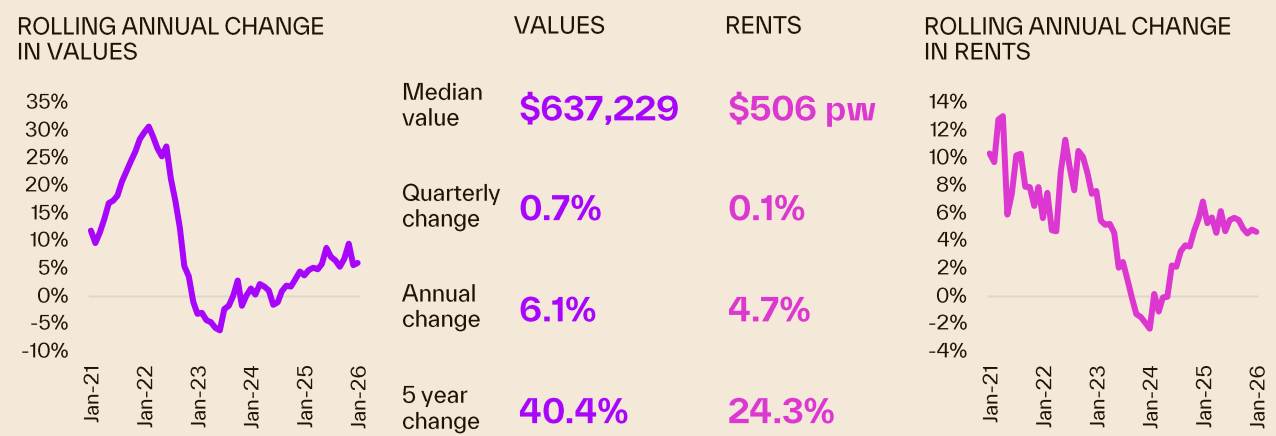
Annual Dwellings Sales – November 2025

682	8.3% higher than one year ago, and 3.5% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

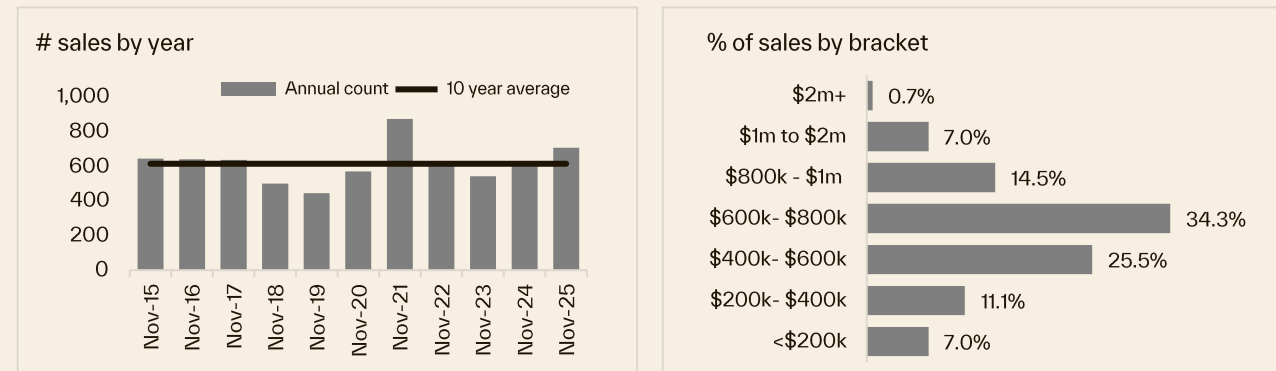


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.9%	38 days	Current	2.5%	4.2%
Last year	3.2%	65 days	Last year	3.3%	4.3%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
125	-29.0% lower than one year ago, and -25.4% below the previous five year average.	118	-22.4% lower than one year ago, and -21.4% below the previous five year average.

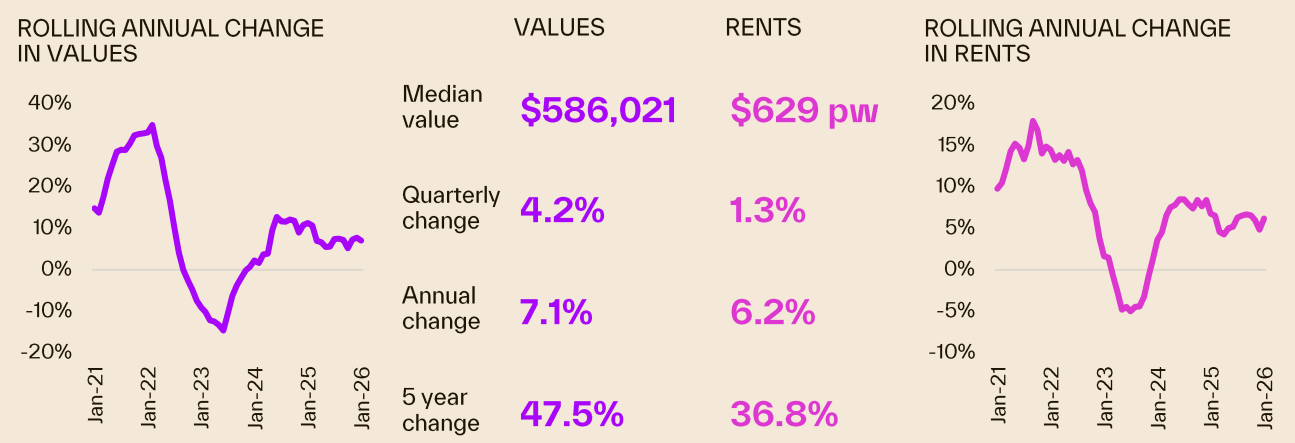
Annual Dwellings Sales – November 2025

708 17.8% higher than one year ago, and 10.0% above the five year average for the region.





Home Value Index and Rental Value Index – January 2026

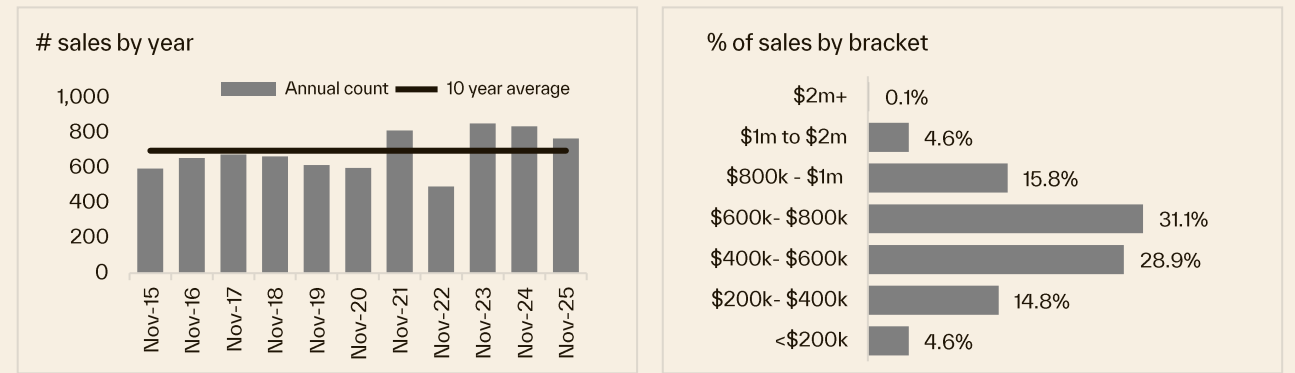


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.4%	46 days	Current	0.9%	5.3%
Last year	4.0%	56 days	Last year	1.5%	5.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
163	-26.6% lower than one year ago, and -11.3% below the previous five year average.	47	-51.0% lower than one year ago, and -62.3% below the previous five year average.

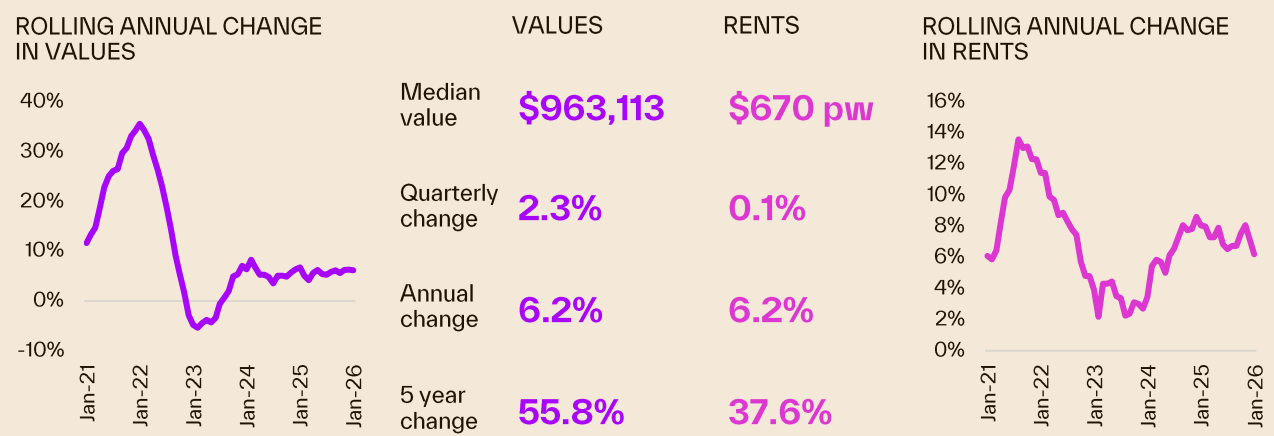
Annual Dwellings Sales – November 2025

769	-8.2% lower than one year ago, and 6.8% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

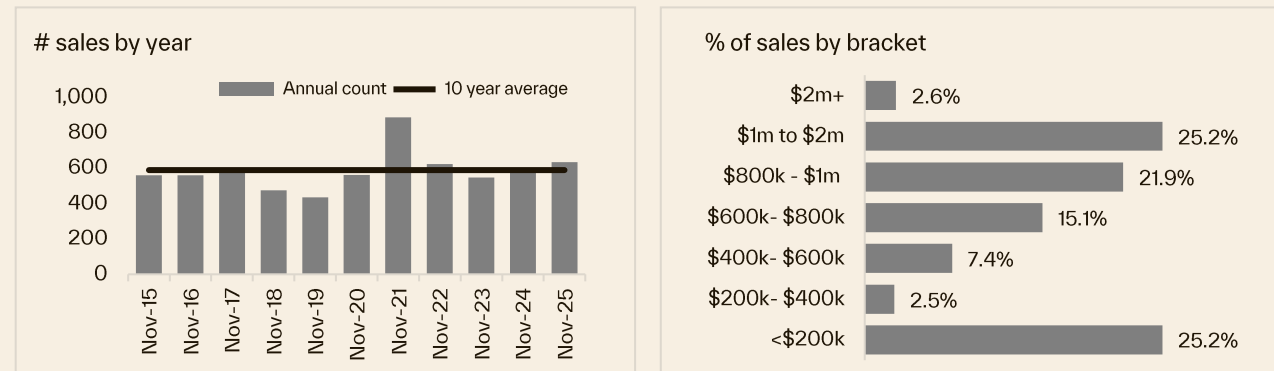


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.9%	38 days	Current	1.6%	3.9%
Last year	2.9%	44 days	Last year	2.8%	3.8%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
169	-8.6% lower than one year ago, and 8.9% above the previous five year average.	85	-33.1% lower than one year ago, and -22.3% below the previous five year average.

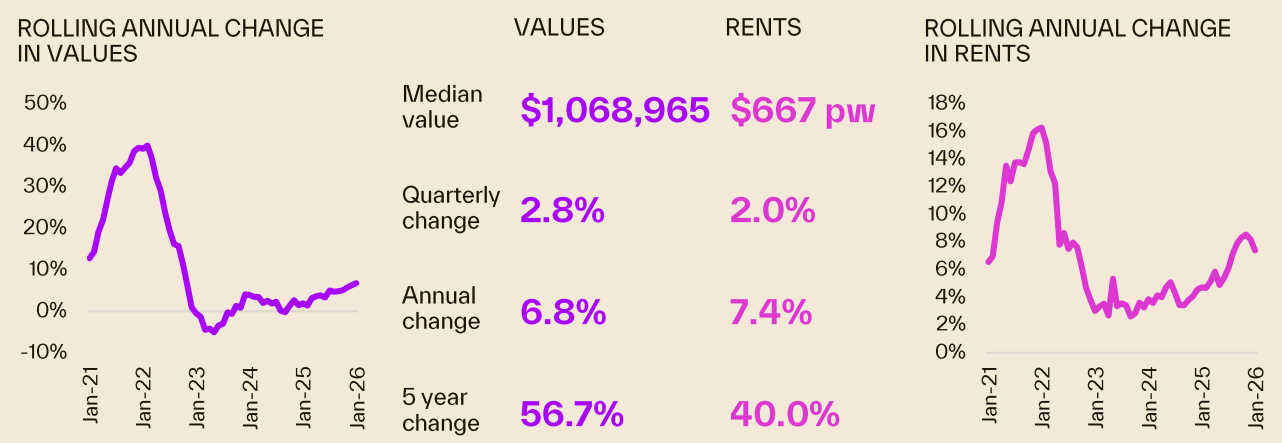
Annual Dwellings Sales – November 2025

634 7.5% higher than one year ago, and -1.2% below the five year average for the region.





Home Value Index and Rental Value Index – January 2026

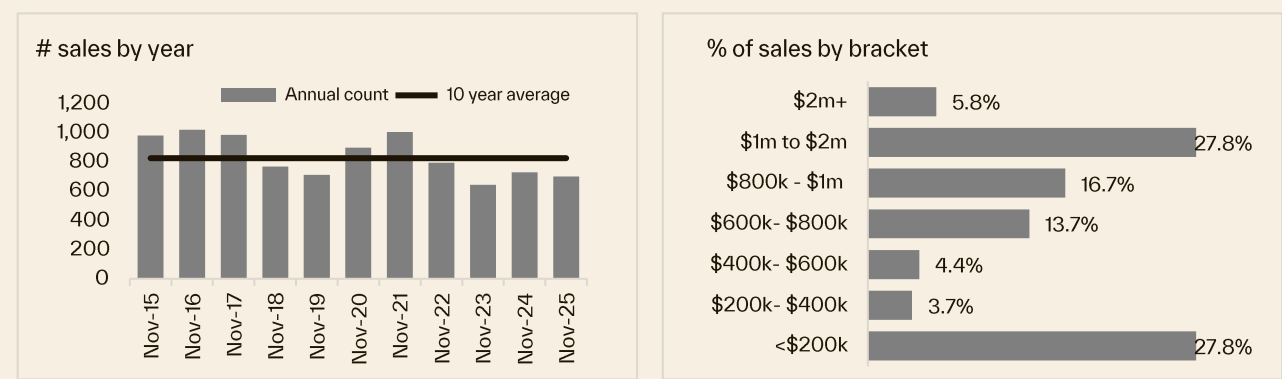


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.9%	62 days	Current	1.8%	3.4%
Last year	3.3%	70 days	Last year	1.0%	3.5%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
275	4.6% higher than one year ago, and 21.3% above the previous five year average.	108	11.3% higher than one year ago, and -26.3% below the previous five year average.

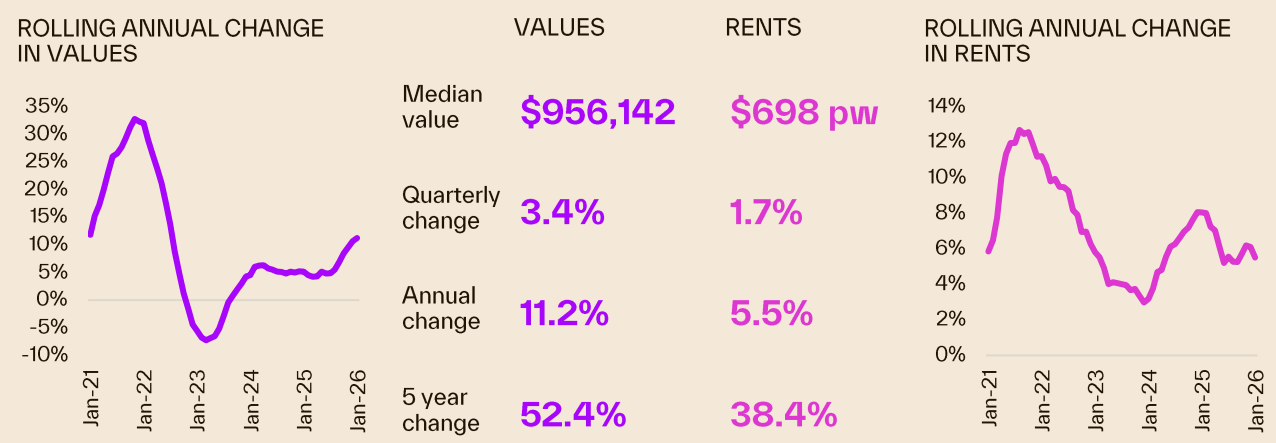
Annual Dwellings Sales – November 2025

700	-3.8% lower than one year ago, and -14.0% below the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

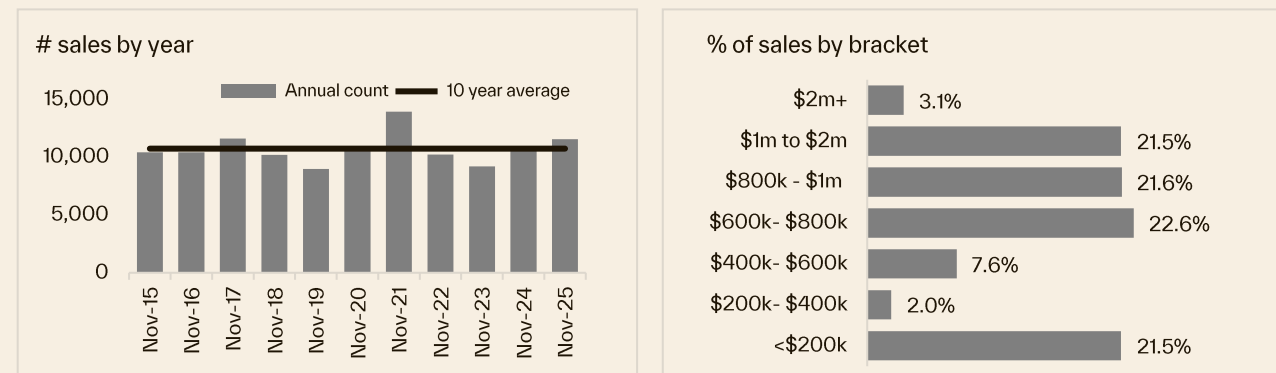


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.8%	25 days	Current	1.8%	3.8%
Last year	2.8%	32 days	Last year	1.7%	4.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
1,764	-24.4% lower than one year ago, and -14.7% below the previous five year average.	2,075	-6.4% lower than one year ago, and -9.4% below the previous five year average.

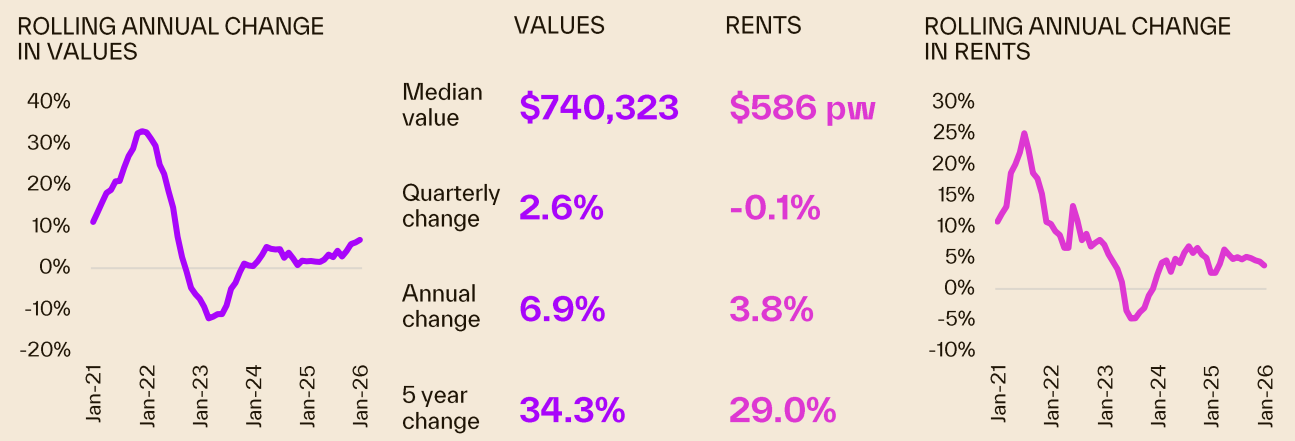
Annual Dwellings Sales – November 2025

11,541 7.8% higher than one year ago, and 5.8% above the five year average for the region.





Home Value Index and Rental Value Index – January 2026

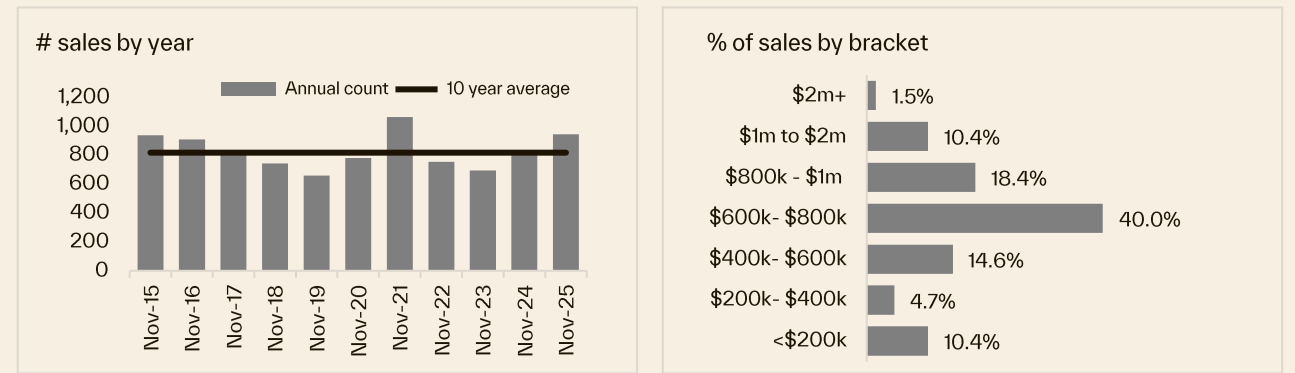


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.8%	44 days	Current	3.3%	4.2%
Last year	3.4%	59 days	Last year	3.1%	4.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
196	-34.4% lower than one year ago, and -14.5% below the previous five year average.	205	-4.2% lower than one year ago, and -4.5% below the previous five year average.

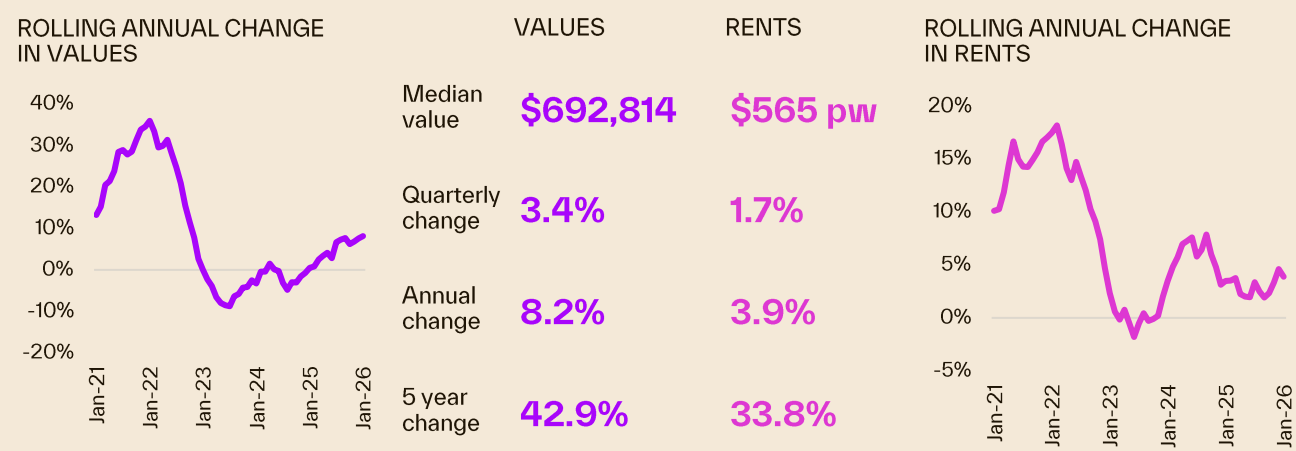
Annual Dwellings Sales – November 2025

943	17.0% higher than one year ago, and 15.1% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

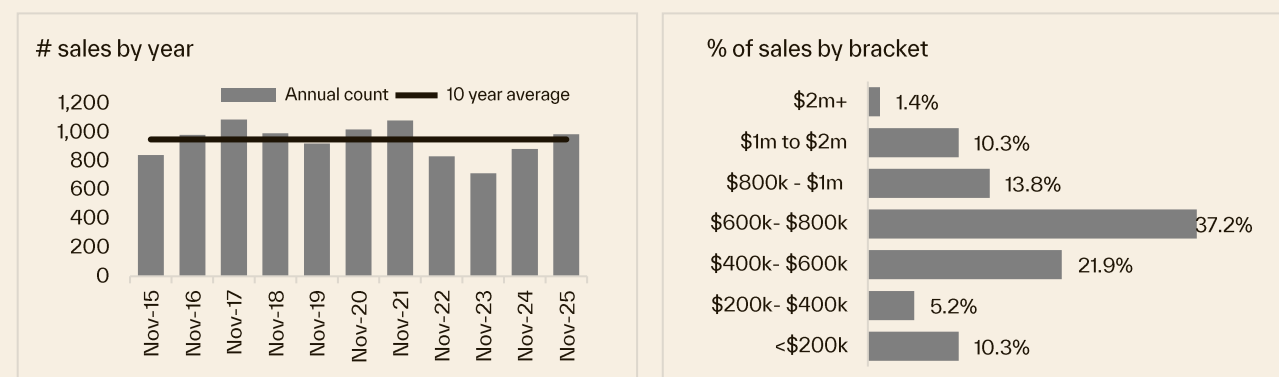


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.9%	45 days	Current	2.2%	4.4%
Last year	3.7%	59 days	Last year	3.1%	4.7%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
191	-35.3% lower than one year ago, and -14.4% below the previous five year average.	246	-15.2% lower than one year ago, and -22.9% below the previous five year average.

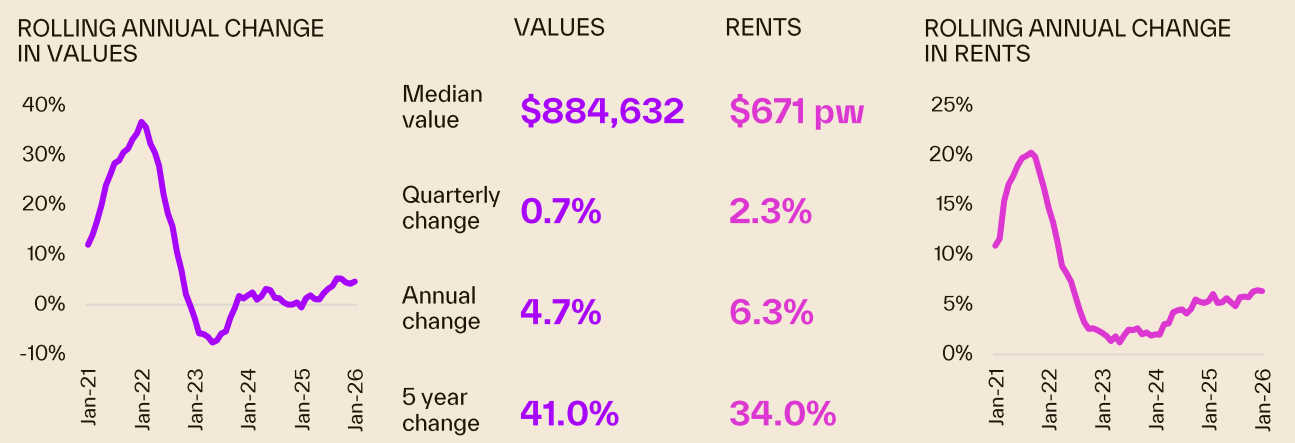
Annual Dwellings Sales – November 2025

987 11.5% higher than one year ago, and 8.8% above the five year average for the region.





Home Value Index and Rental Value Index – January 2026

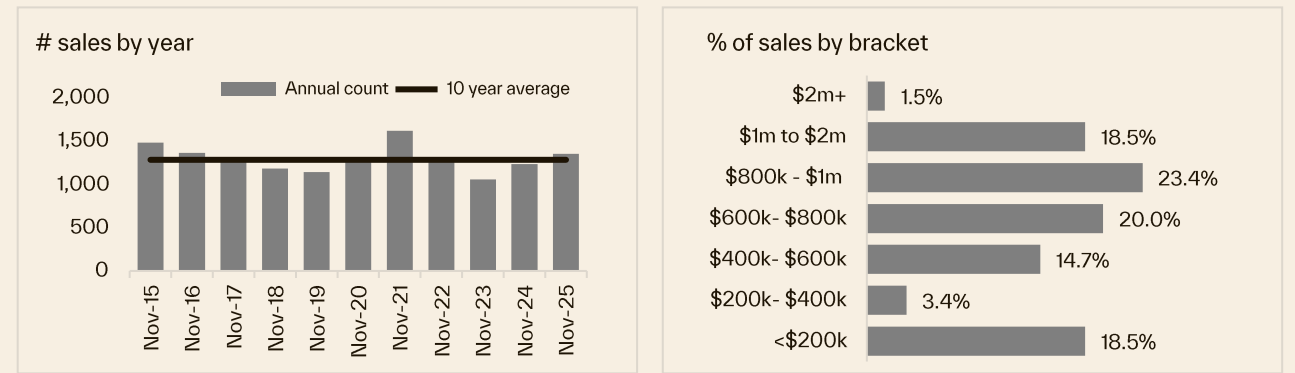


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.9%	35 days	Current	0.9%	4.1%
Last year	2.9%	42 days	Last year	0.9%	4.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
304	-21.4% lower than one year ago, and 8.1% above the previous five year average.	188	5.0% higher than one year ago, and -20.6% below the previous five year average.

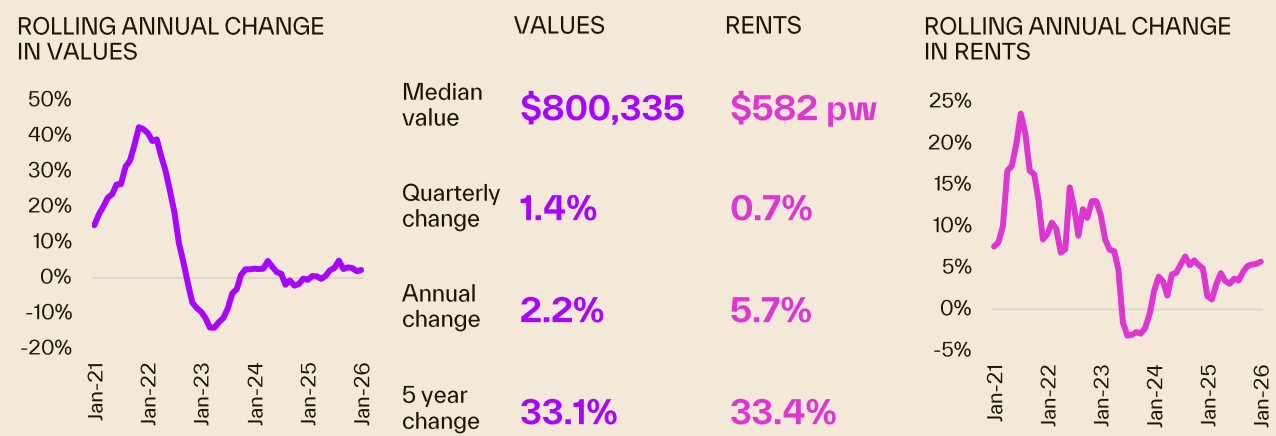
Annual Dwellings Sales – November 2025

1,353	9.6% higher than one year ago, and 3.8% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

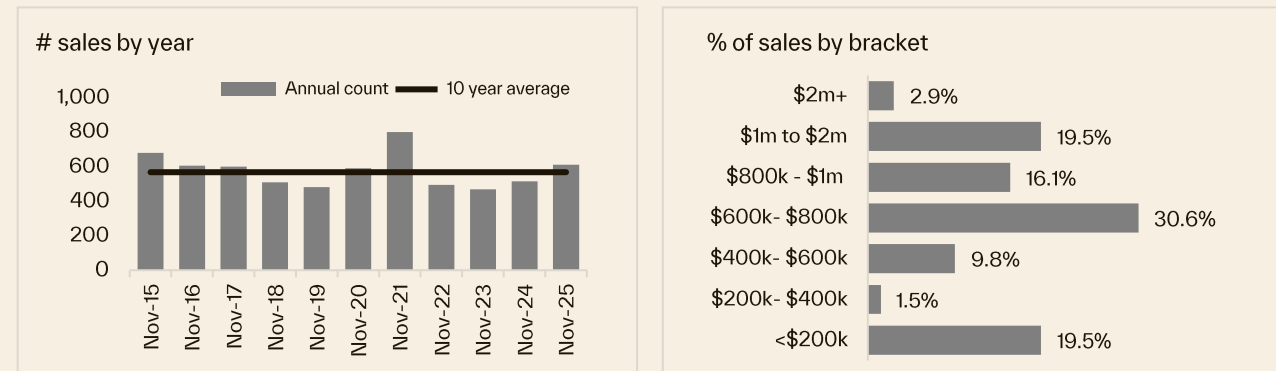


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	4.5%	68 days	Current	1.3%	3.6%
Last year	3.8%	70 days	Last year	2.2%	3.4%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
192	-27.5% lower than one year ago, and -1.5% below the previous five year average.	67	-33.7% lower than one year ago, and -10.9% below the previous five year average.

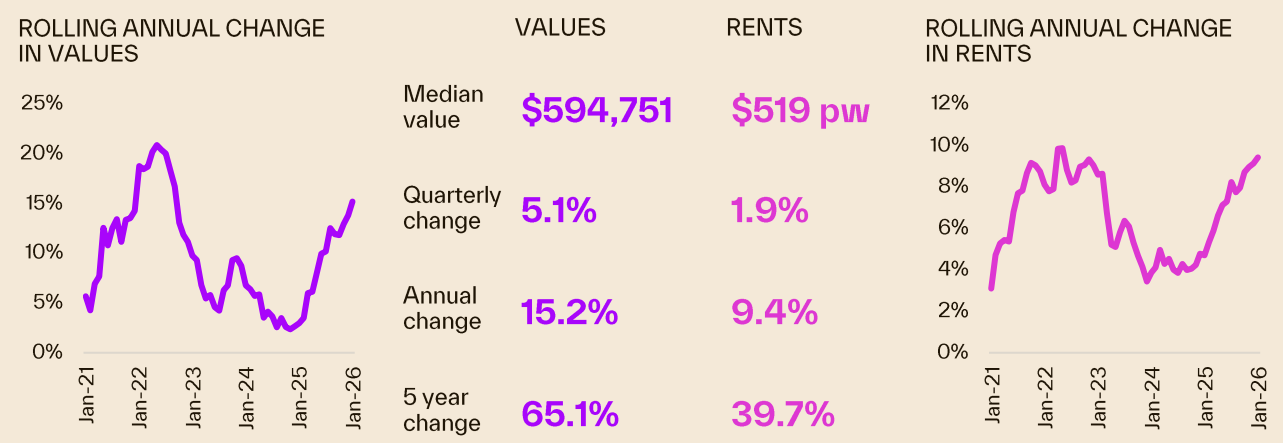
Annual Dwellings Sales – November 2025

611	18.6% higher than one year ago, and 6.5% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

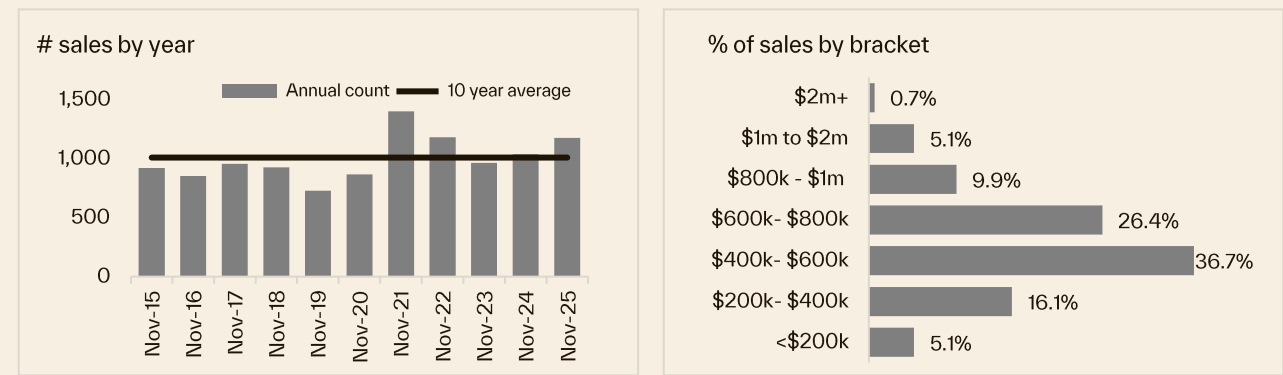


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.3%	41 days	Current	2.7%	4.7%
Last year	3.7%	52 days	Last year	2.0%	4.8%

TOTAL FOR SALE LISTINGS	TOTAL FOR RENT LISTINGS
178	298
-36.4% lower than one year ago, and -30.6% below the previous five year average.	10.8% higher than one year ago, and -1.8% below the previous five year average.

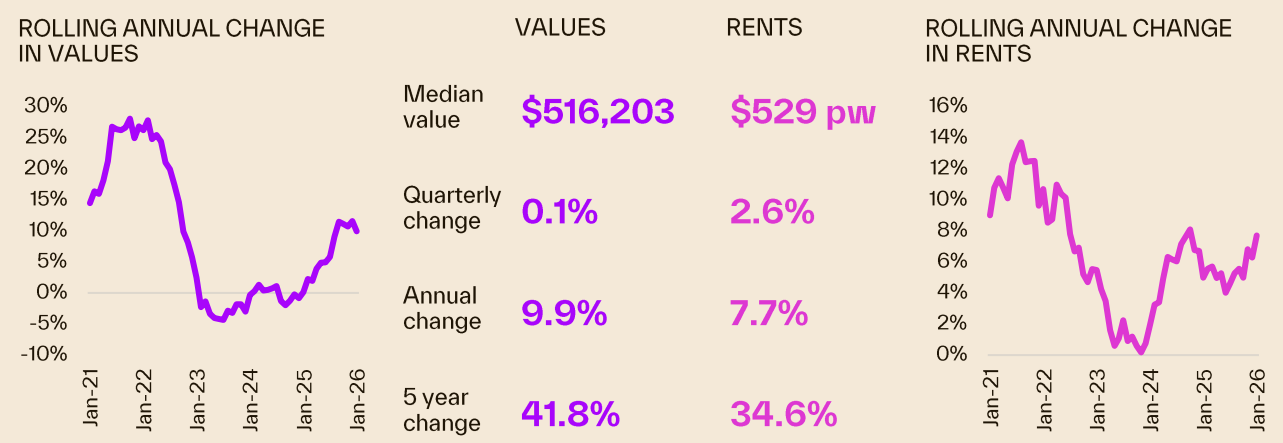
Annual Dwellings Sales – November 2025

1,176	13.4% higher than one year ago, and 7.9% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

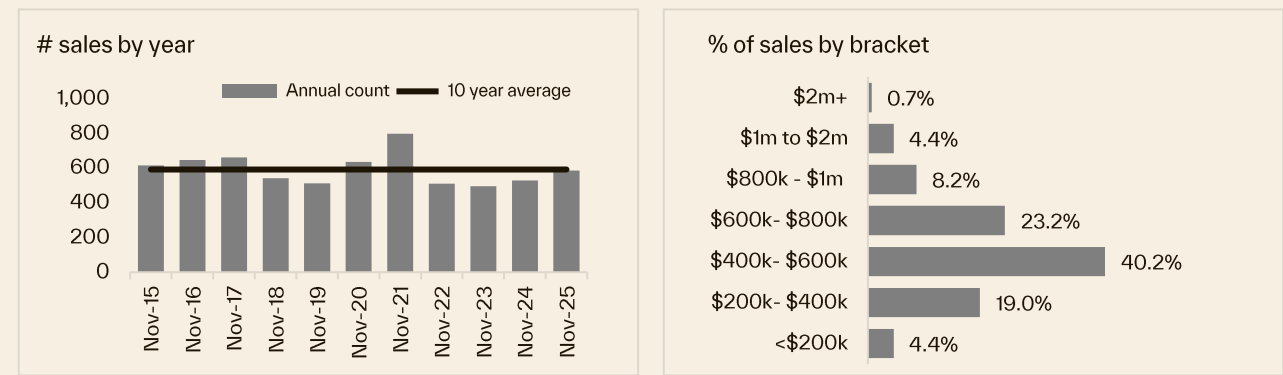


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.3%	44 days	Current	2.4%	5.2%
Last year	3.7%	49 days	Last year	2.2%	5.3%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
115	-25.8% lower than one year ago, and -14.6% below the previous five year average.	107	17.6% higher than one year ago, and -5.0% below the previous five year average.

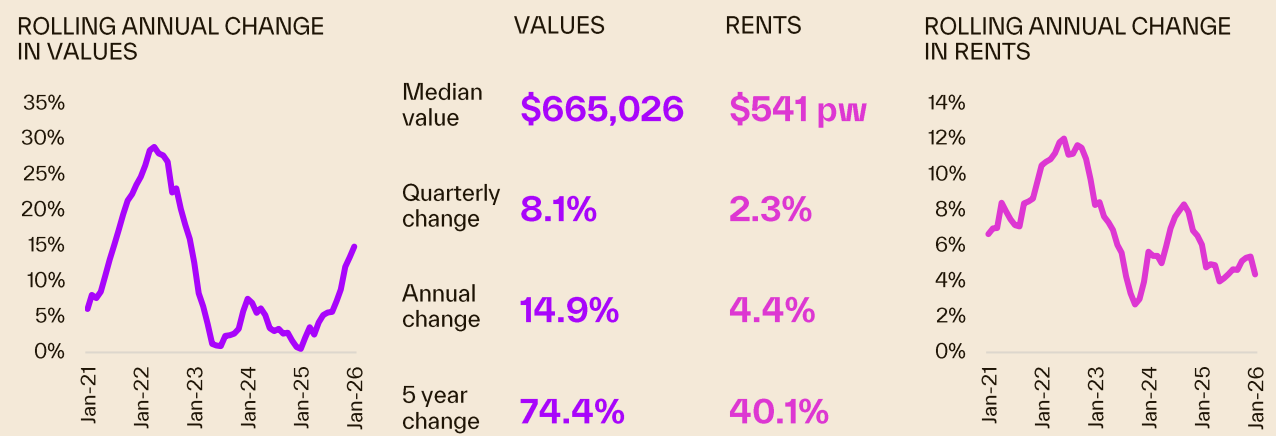
Annual Dwellings Sales – November 2025

585	10.8% higher than one year ago, and -1.4% below the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

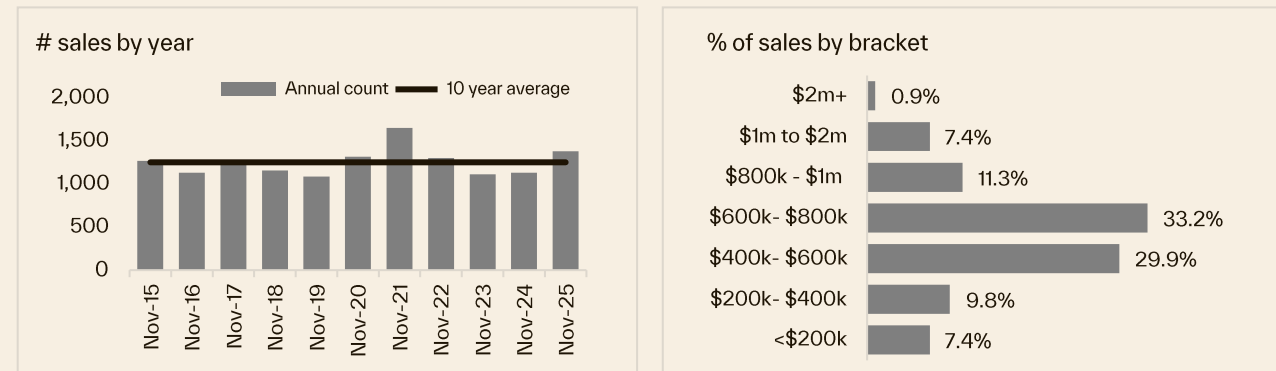


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.6%	41 days	Current	2.8%	4.4%
Last year	2.8%	53 days	Last year	1.9%	4.8%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
248	-35.8% lower than one year ago, and -25.6% below the previous five year average.	392	6.5% higher than one year ago, and -4.9% below the previous five year average.

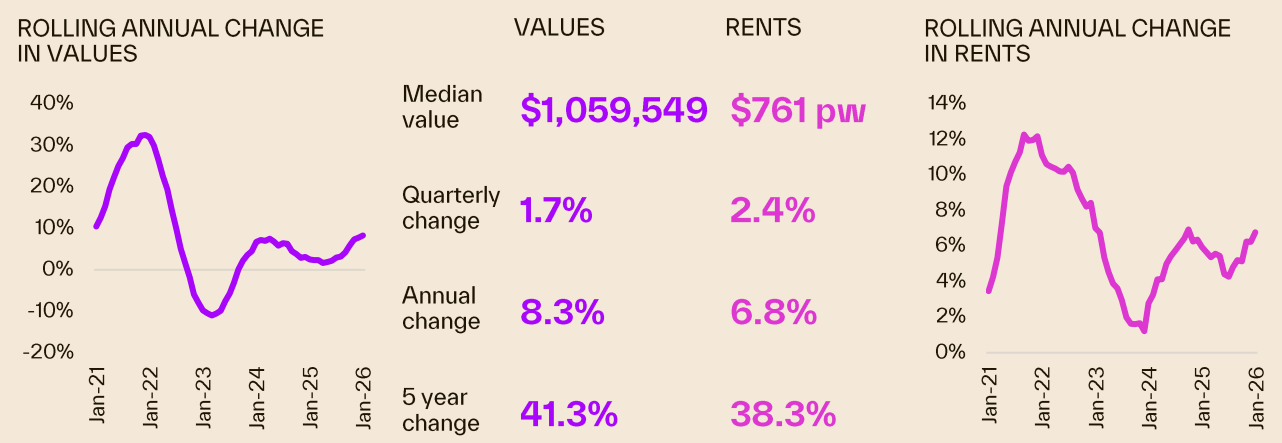
Annual Dwellings Sales – November 2025

1,376	21.8% higher than one year ago, and 5.8% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

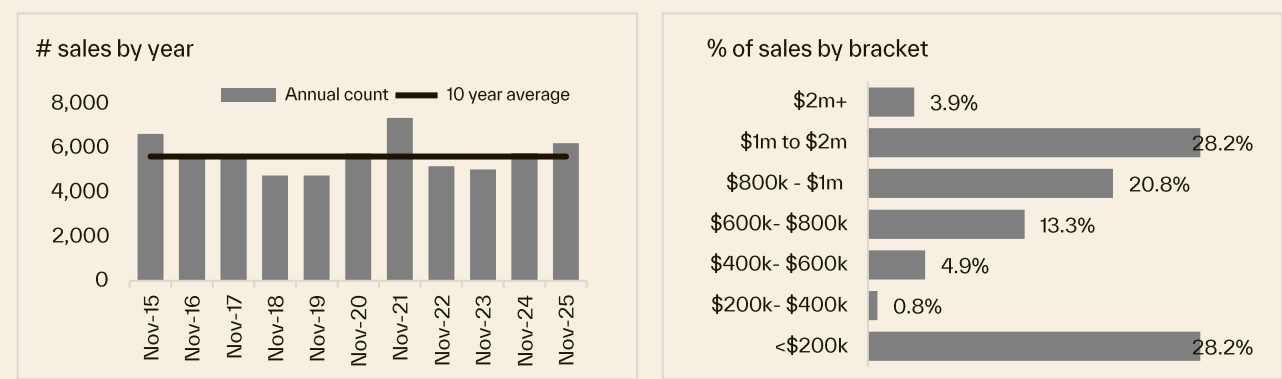


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	31 days	Current	1.2%	3.7%
Last year	3.2%	35 days	Last year	1.8%	3.7%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
1,100	-18.0% lower than one year ago, and 6.9% above the previous five year average.	1,030	-23.4% lower than one year ago, and -19.6% below the previous five year average.

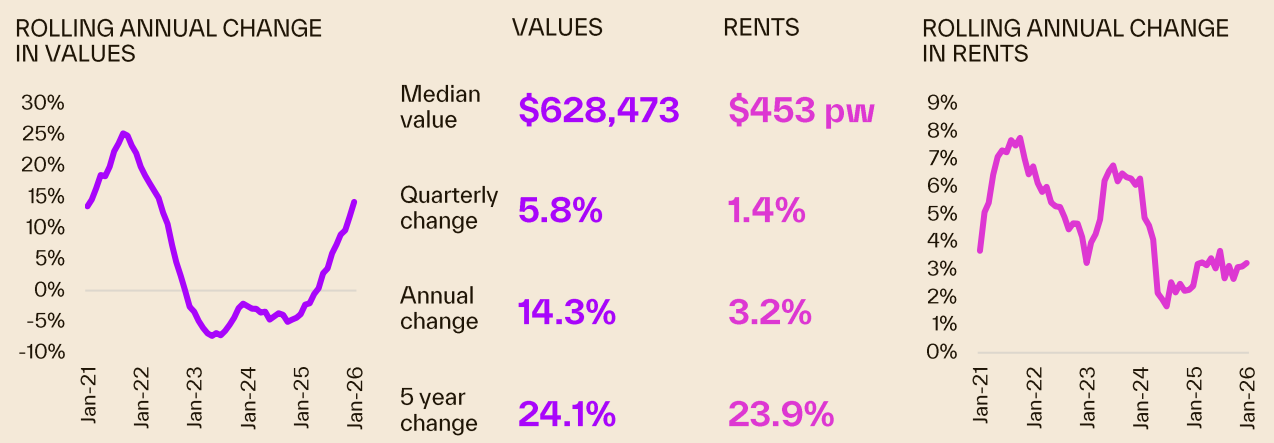
Annual Dwellings Sales – November 2025

6,219	7.7% higher than one year ago, and 6.9% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

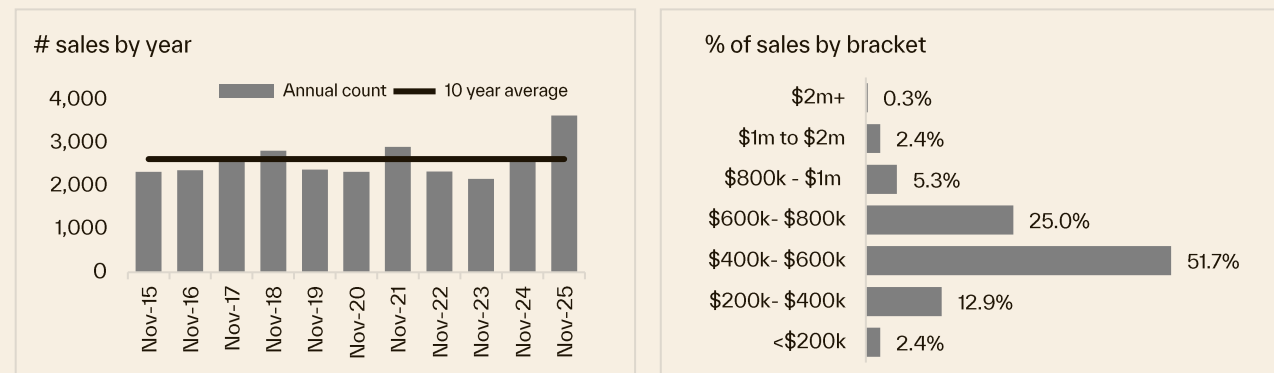


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	34 days	Current	1.0%	3.8%
Last year	3.9%	53 days	Last year	2.1%	4.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
803	-36.9% lower than one year ago, and -17.5% below the previous five year average.	508	-31.9% lower than one year ago, and -31.0% below the previous five year average.

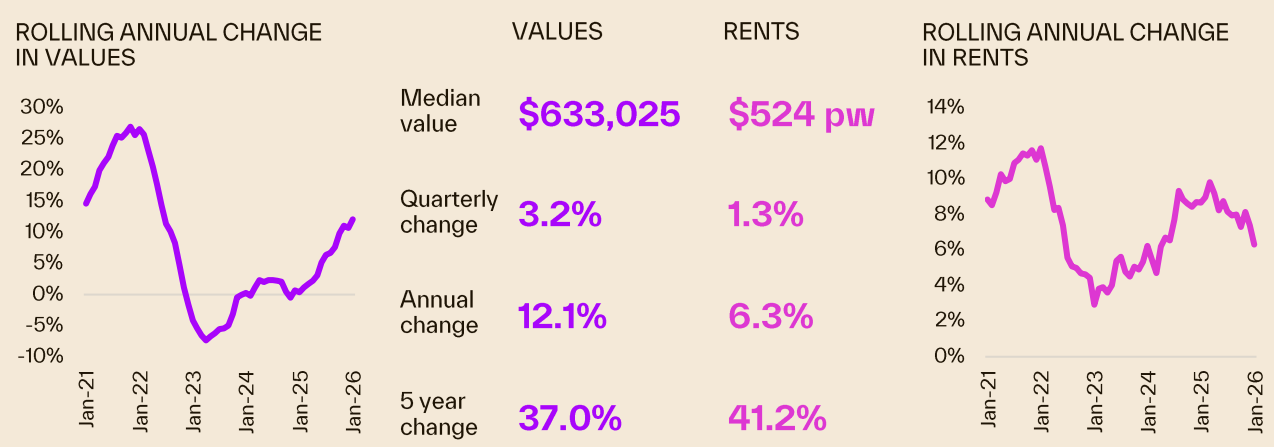
Annual Dwellings Sales – November 2025

3,632 37.8% higher than one year ago, and 47.0% above the five year average for the region.





Home Value Index and Rental Value Index – January 2026

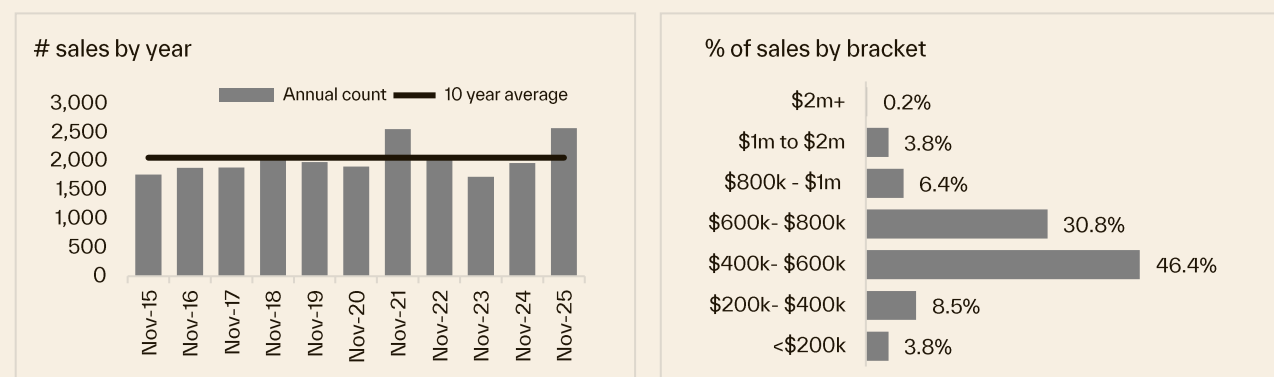


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.8%	26 days	Current	1.1%	4.3%
Last year	3.2%	39 days	Last year	2.2%	4.6%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
350	-45.1% lower than one year ago, and -37.7% below the previous five year average.	358	-33.5% lower than one year ago, and -41.8% below the previous five year average.

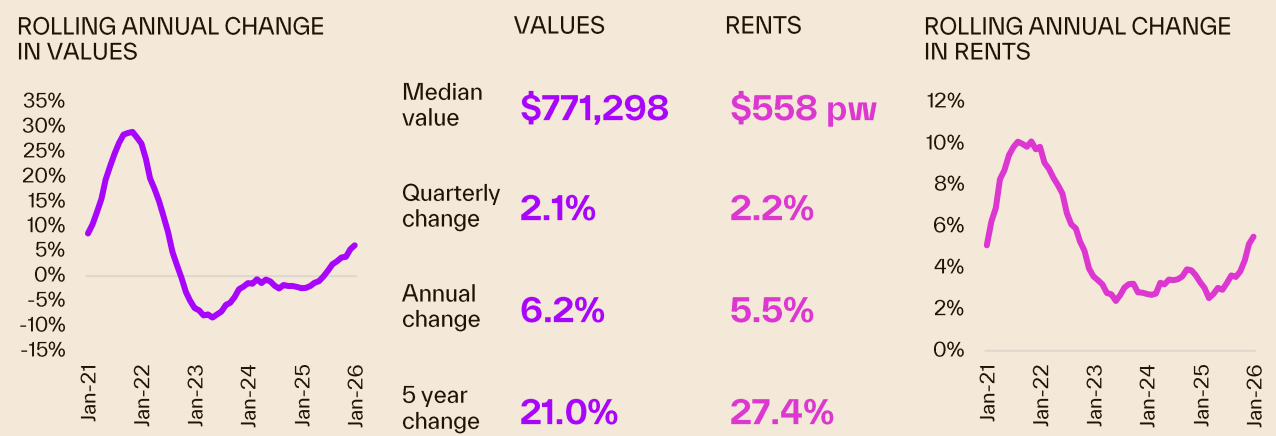
Annual Dwellings Sales – November 2025

2,572	30.8% higher than one year ago, and 25.7% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

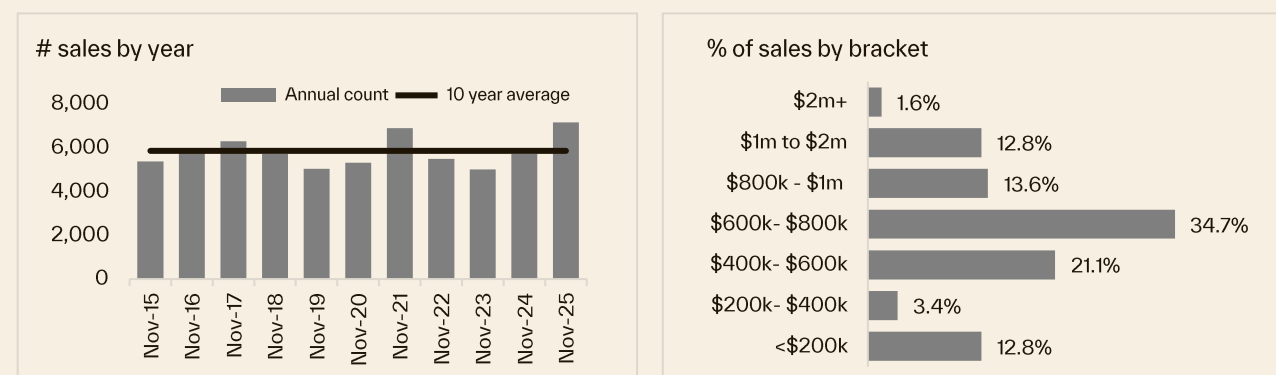


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.3%	35 days	Current	1.0%	3.6%
Last year	3.8%	46 days	Last year	1.8%	3.6%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
1,707	-15.7% lower than one year ago, and 0.8% above the previous five year average.	1,153	-23.0% lower than one year ago, and -14.7% below the previous five year average.

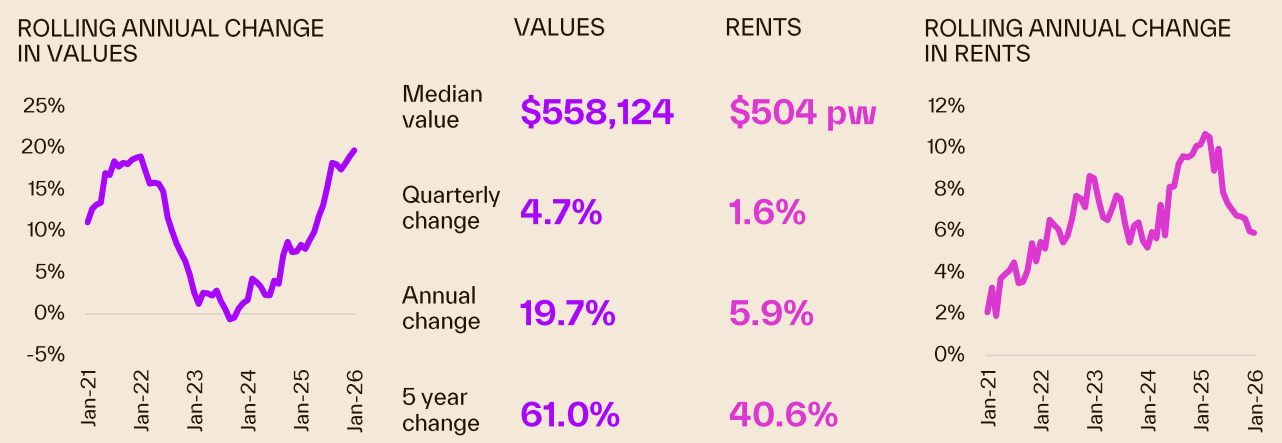
Annual Dwellings Sales – November 2025

7,155	25.1% higher than one year ago, and 25.9% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

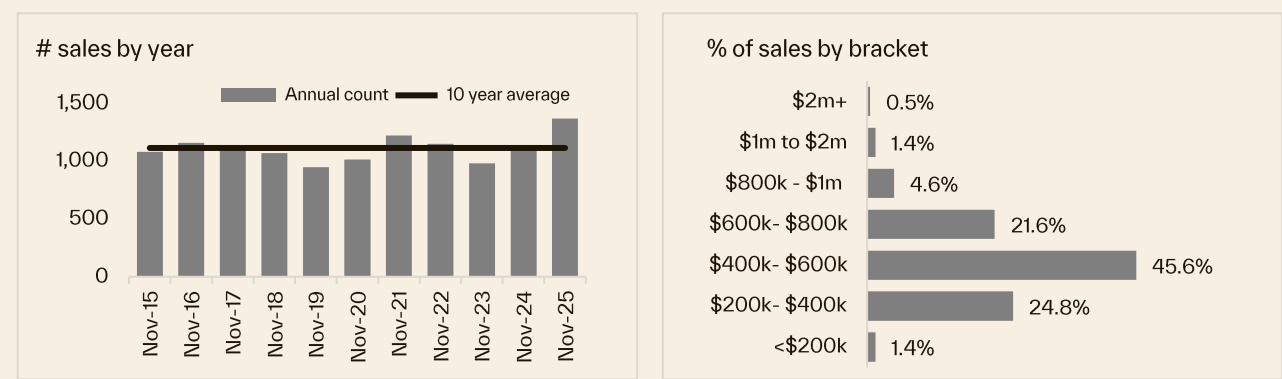


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.3%	20 days	Current	2.0%	4.7%
Last year	2.6%	27 days	Last year	1.9%	5.3%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
304	8.2% higher than one year ago, and 8.0% above the previous five year average.	267	3.5% higher than one year ago, and 31.8% above the previous five year average.

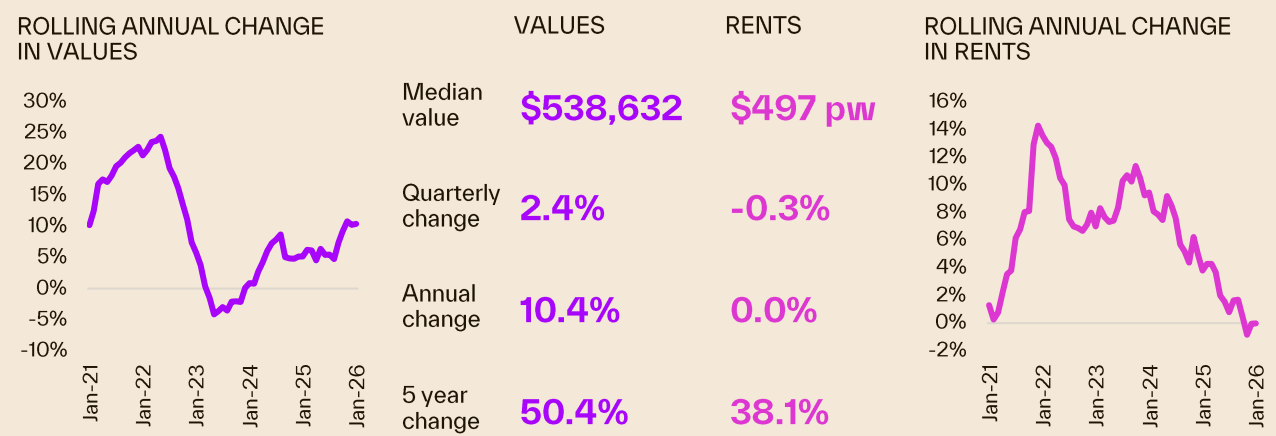
Annual Dwellings Sales – November 2025

1,366	22.2% higher than one year ago, and 24.6% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

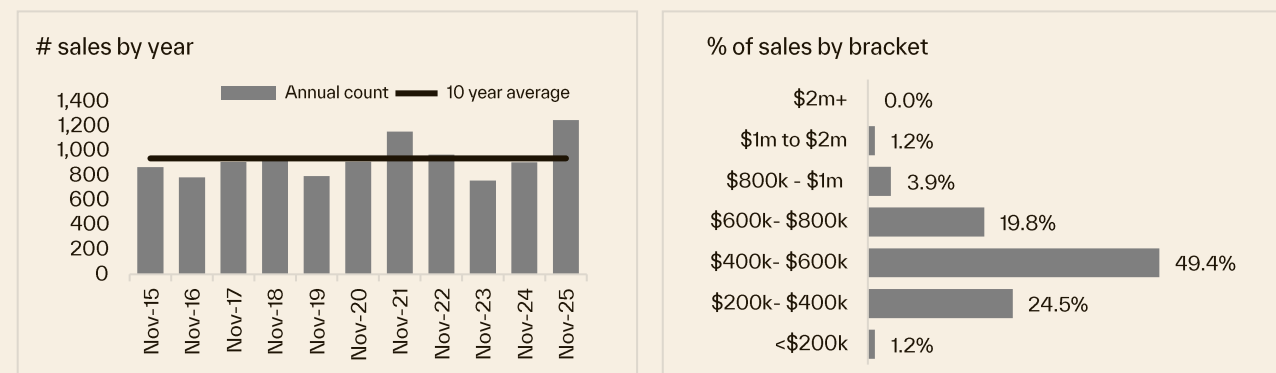


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.7%	46 days	Current	1.3%	4.7%
Last year	3.7%	51 days	Last year	1.8%	5.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
171	-48.2% lower than one year ago, and -40.3% below the previous five year average.	187	-14.6% lower than one year ago, and -5.1% below the previous five year average.

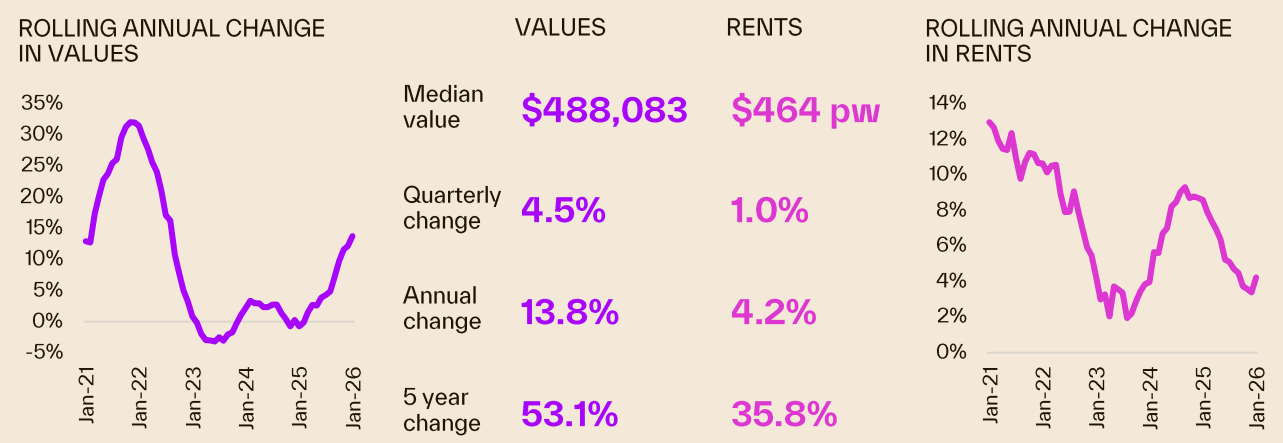
Annual Dwellings Sales – November 2025

1,250	37.5% higher than one year ago, and 32.8% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

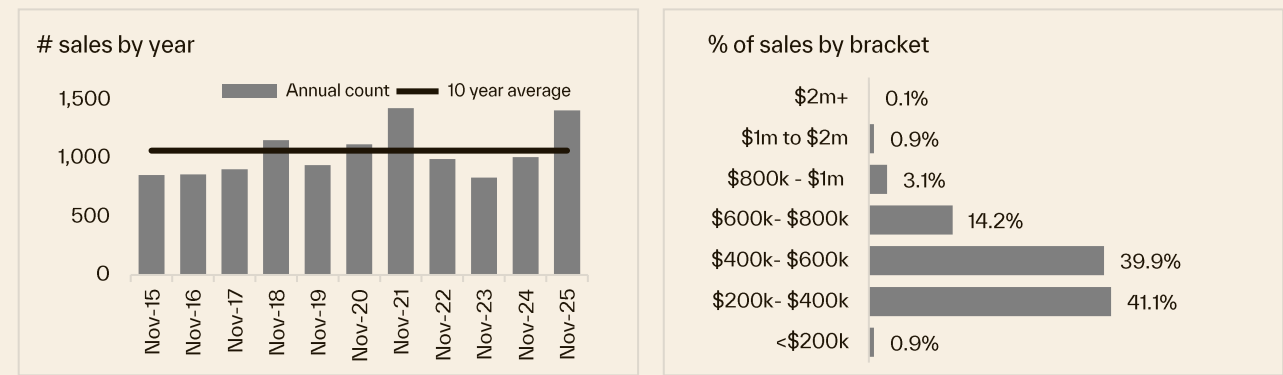


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.8%	56 days	Current	1.9%	4.8%
Last year	4.5%	67 days	Last year	1.5%	5.3%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
105	-50.1% lower than one year ago, and -42.3% below the previous five year average.	93	8.4% higher than one year ago, and -5.1% below the previous five year average.

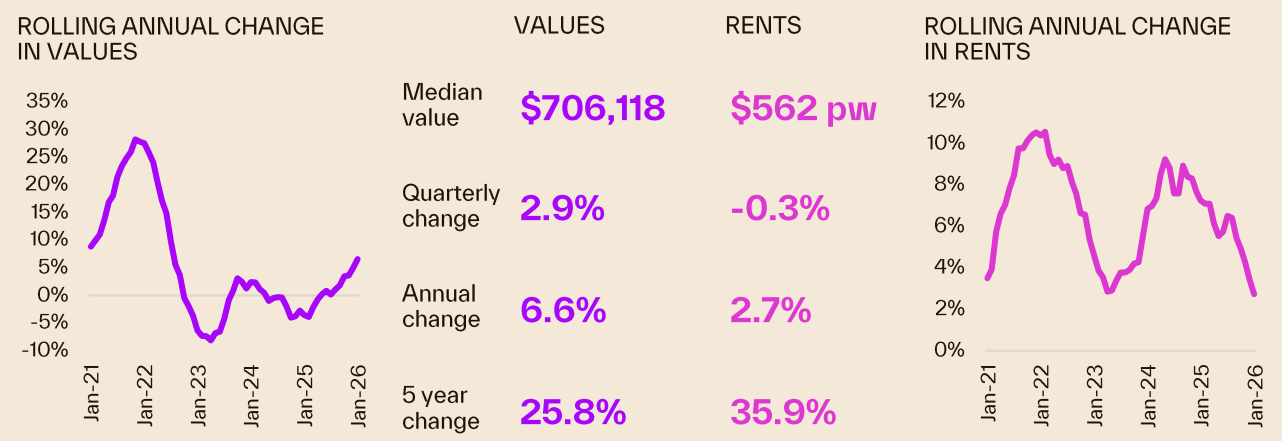
Annual Dwellings Sales – November 2025

1,407	39.7% higher than one year ago, and 30.9% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

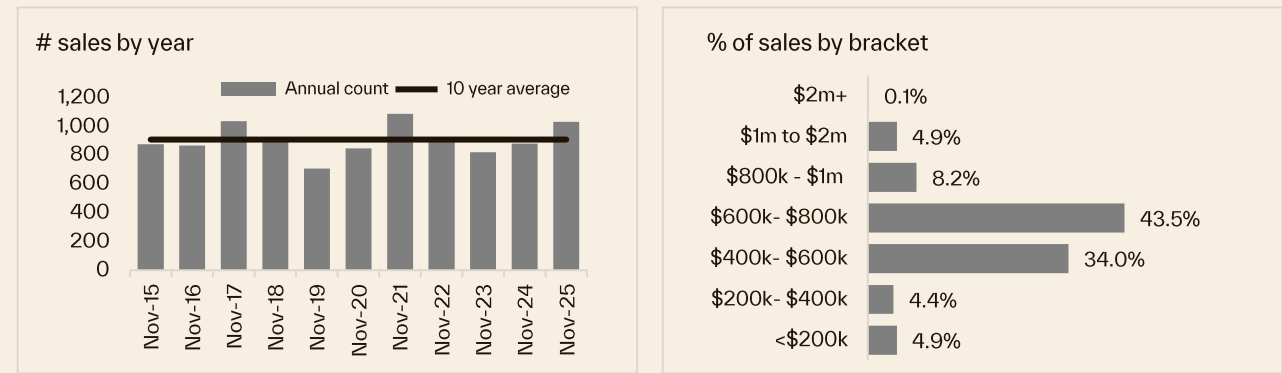


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.9%	43 days	Current	1.5%	4.1%
Last year	3.2%	45 days	Last year	2.2%	4.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
319	-10.6% lower than one year ago, and 0.3% above the previous five year average.	228	-13.4% lower than one year ago, and -4.4% below the previous five year average.

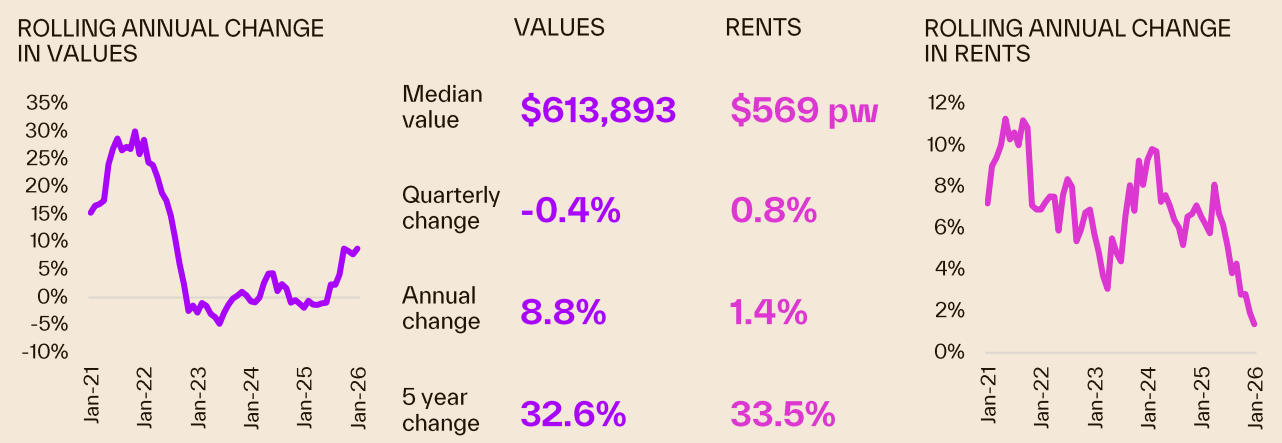
Annual Dwellings Sales – November 2025

1,031	17.2% higher than one year ago, and 13.4% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

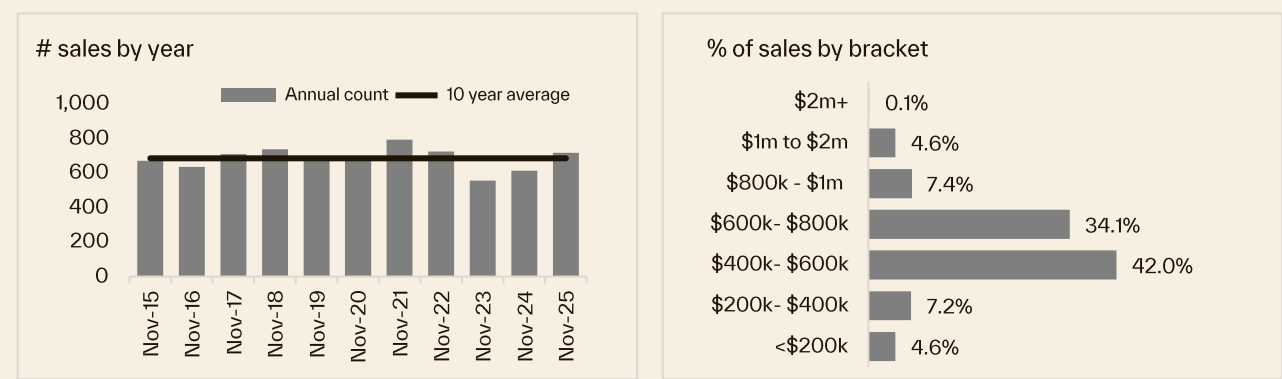


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.2%	33 days	Current	0.7%	4.9%
Last year	3.1%	36 days	Last year	0.4%	5.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
677	-23.8% lower than one year ago, and -10.9% below the previous five year average.	11,213	-2.3% lower than one year ago, and -4.7% below the previous five year average.

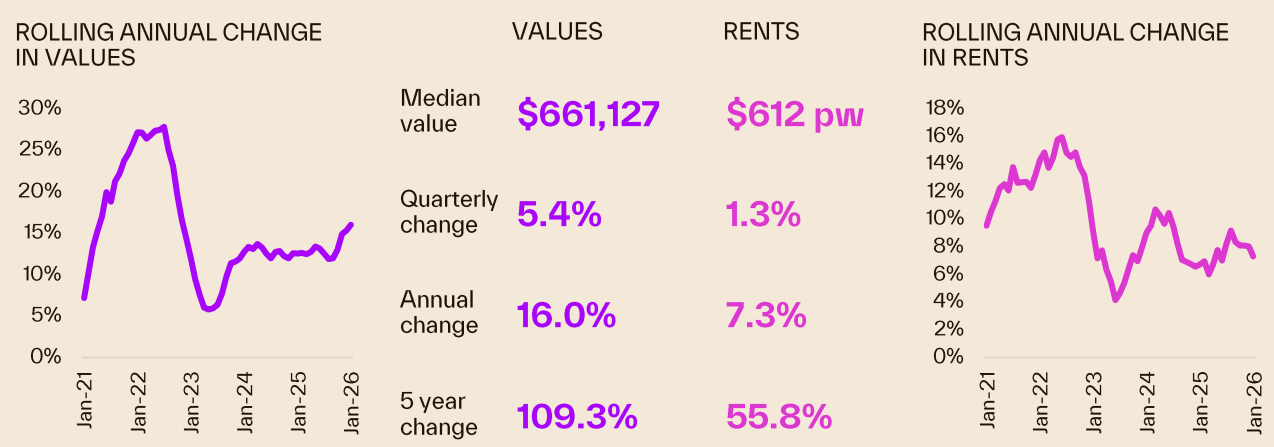
Annual Dwellings Sales – November 2025

717	17.0% higher than one year ago, and 6.6% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

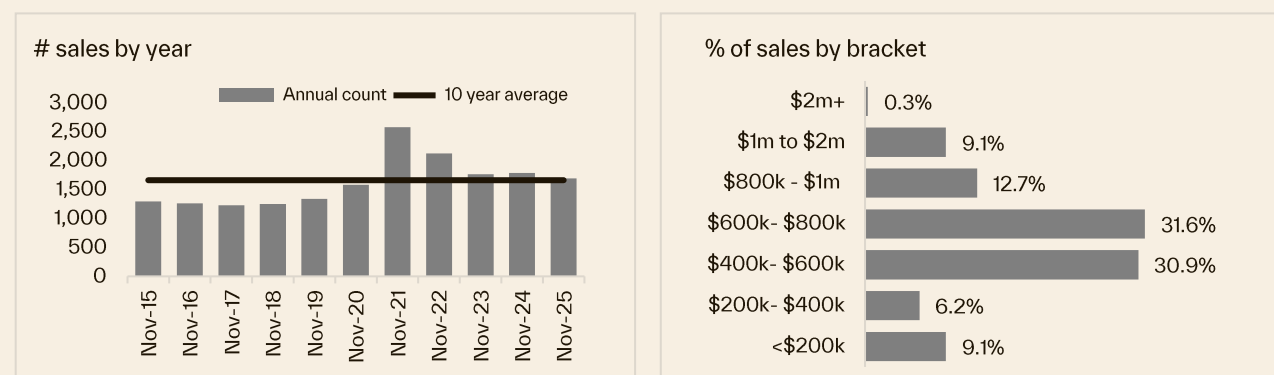


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.8%	19 days	Current	1.9%	4.6%
Last year	2.8%	19 days	Last year	1.6%	5.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
319	-12.8% lower than one year ago, and -38.0% below the previous five year average.	228	-6.2% lower than one year ago, and 17.2% above the previous five year average.

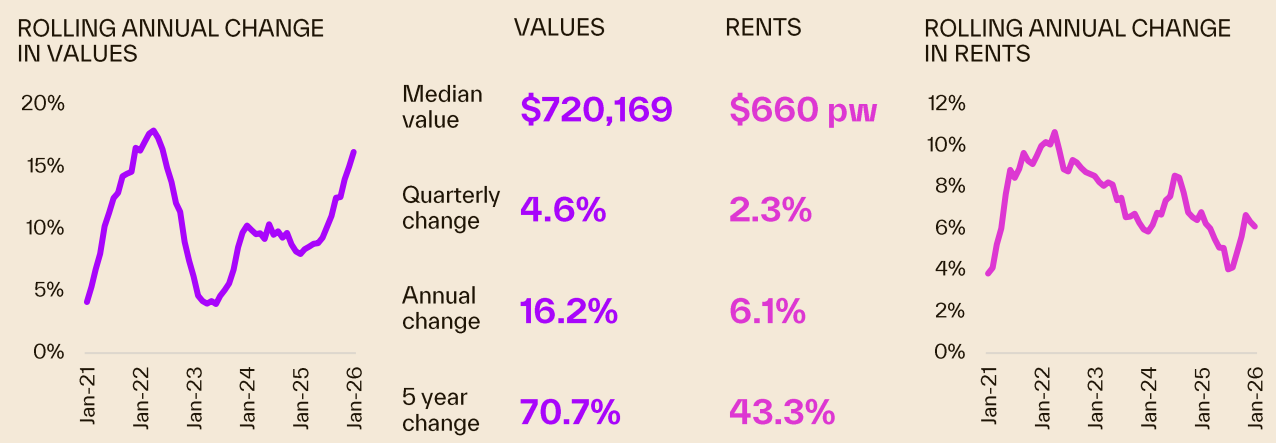
Annual Dwellings Sales – November 2025

1,698 -5.3% lower than one year ago, and -13.9% below the five year average for the region.





Home Value Index and Rental Value Index – January 2026

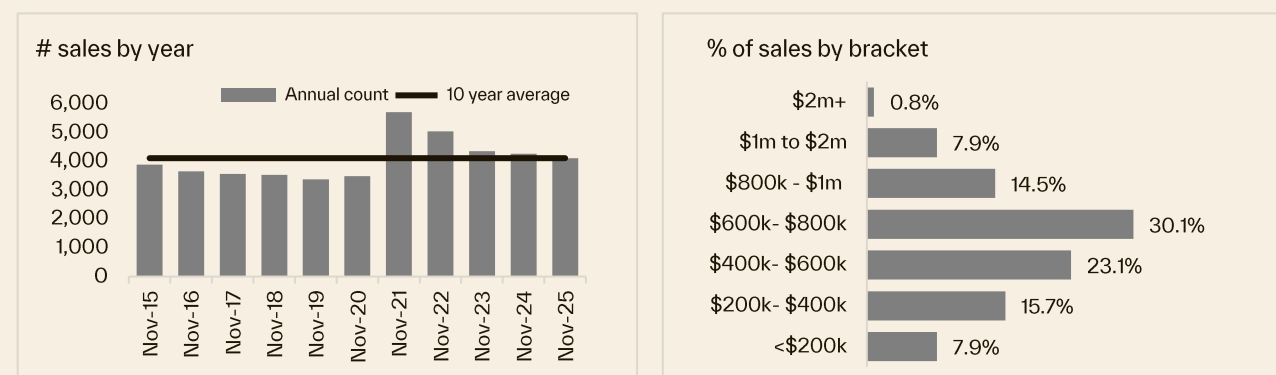


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.9%	18 days	Current	1.9%	4.9%
Last year	2.8%	18 days	Last year	2.1%	5.4%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
677	-9.0% lower than one year ago, and -33.6% below the previous five year average.	634	-10.5% lower than one year ago, and -17.7% below the previous five year average.

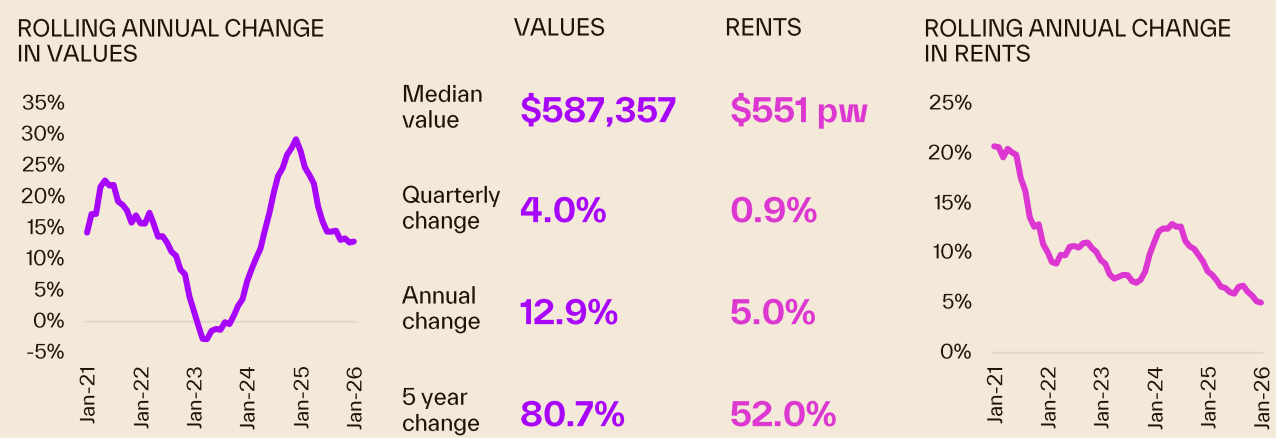
Annual Dwellings Sales – November 2025

4,106 -3.7% lower than one year ago, and -10.1% below the five year average for the region.





Home Value Index and Rental Value Index – January 2026

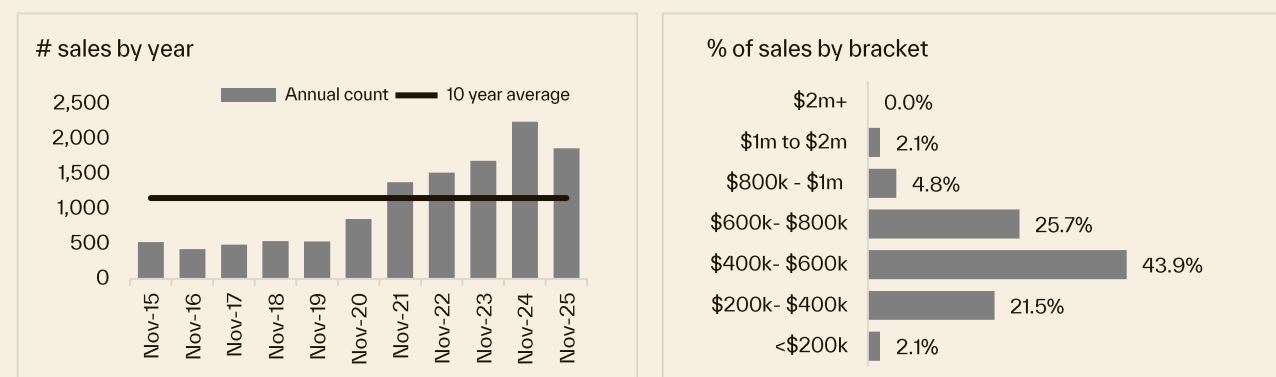


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.6%	18 days	Current	3.1%	4.9%
Last year	2.5%	12 days	Last year	2.7%	5.3%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
312	-11.6% lower than one year ago, and -41.4% below the previous five year average.	316	-7.1% lower than one year ago, and -24.7% below the previous five year average.

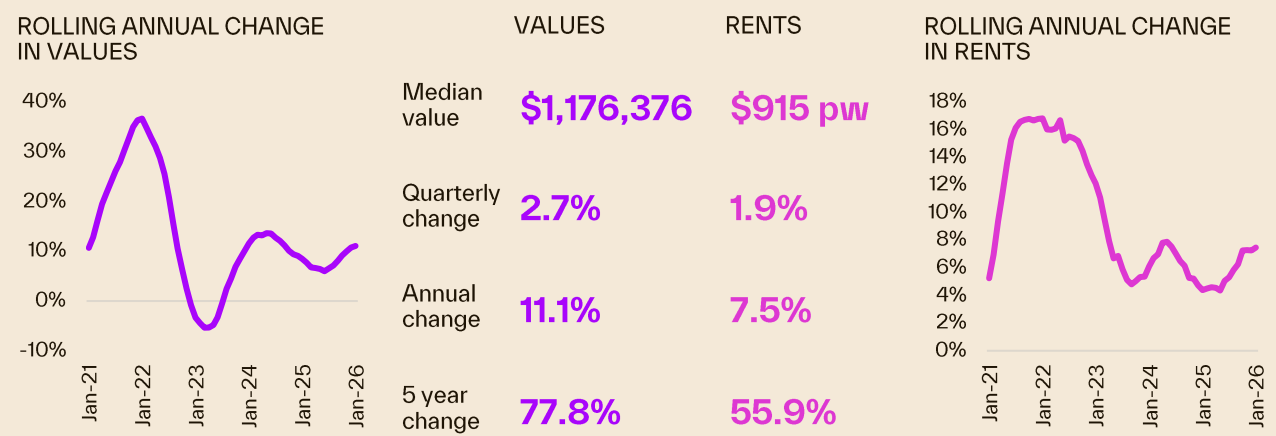
Annual Dwellings Sales – November 2025

1,863	-16.9% lower than one year ago, and 21.4% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

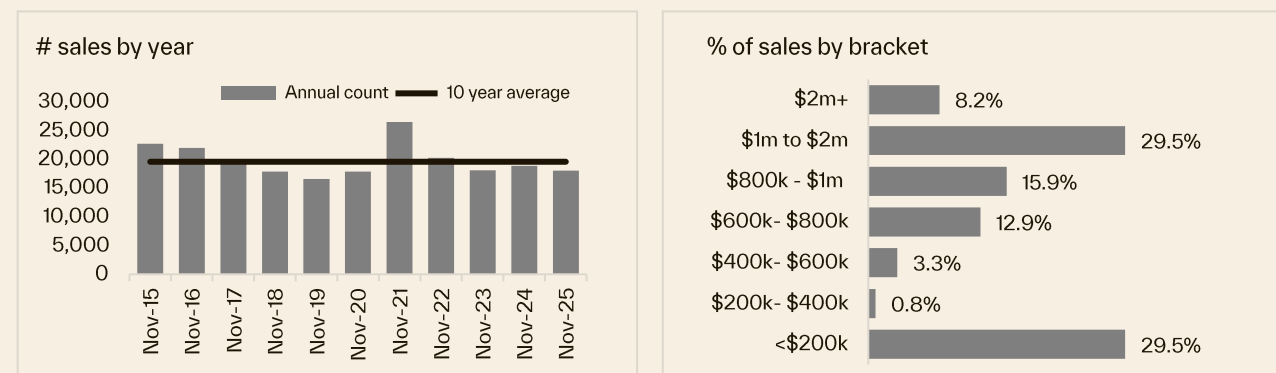


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.4%	25 days	Current	1.9%	4.0%
Last year	3.3%	24 days	Last year	2.1%	4.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
3,640	-17.8% lower than one year ago, and -20.9% below the previous five year average.	3,009	-10.0% lower than one year ago, and -1.8% below the previous five year average.

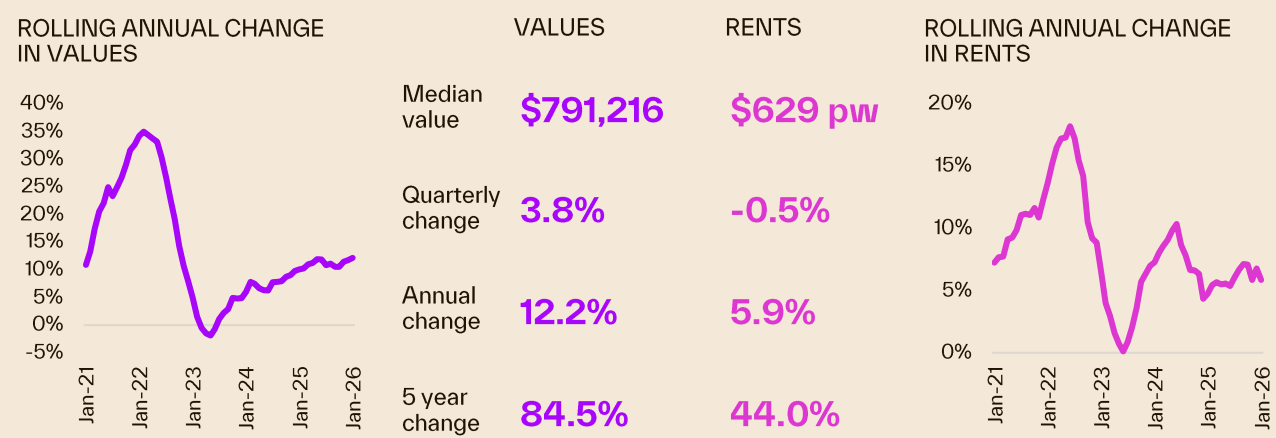
Annual Dwellings Sales – November 2025

17,994 -4.4% lower than one year ago, and -11.2% below the five year average for the region.





Home Value Index and Rental Value Index – January 2026

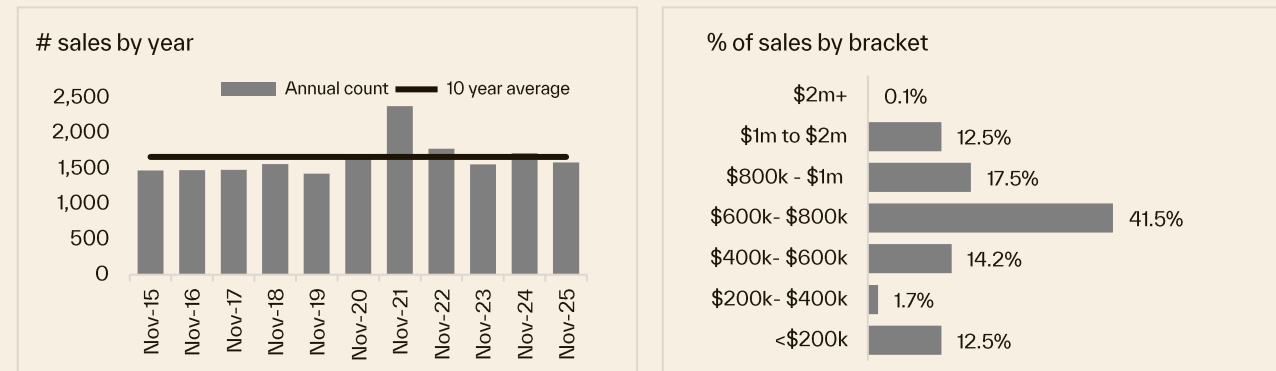


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.7%	26 days	Current	3.0%	4.2%
Last year	2.6%	28 days	Last year	1.7%	4.5%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
418	-16.4% lower than one year ago, and -25.7% below the previous five year average.	288	29.1% higher than one year ago, and 13.0% above the previous five year average.

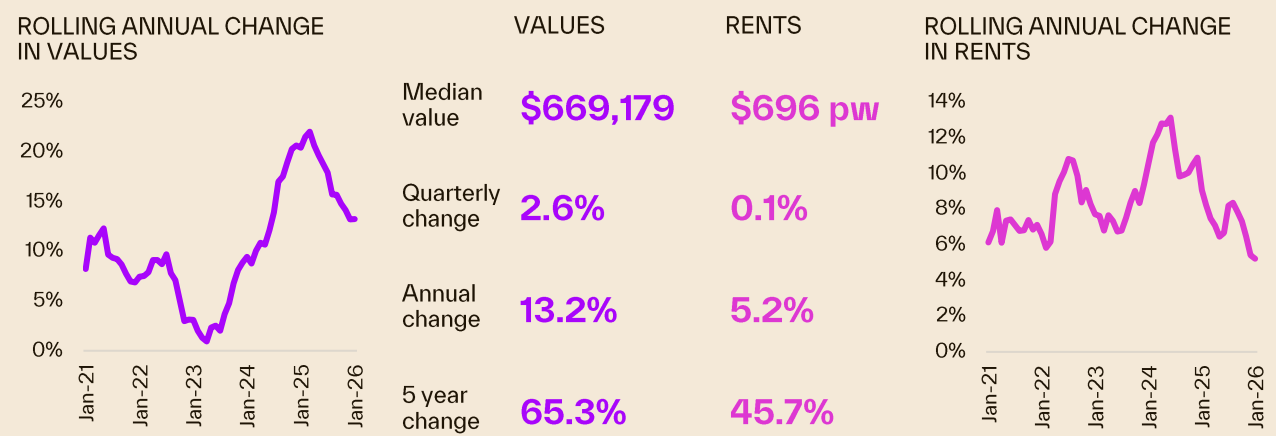
Annual Dwellings Sales – November 2025

1,584	-7.5% lower than one year ago, and -12.9% below the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

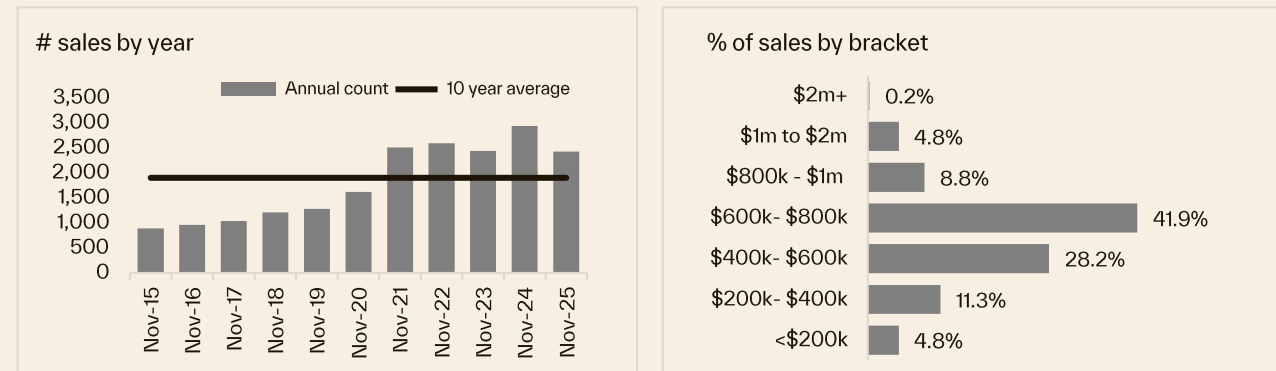


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.9%	15 days	Current	2.6%	5.4%
Last year	2.9%	13 days	Last year	2.6%	5.9%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
332	-11.0% lower than one year ago, and -53.7% below the previous five year average.	428	-6.3% lower than one year ago, and -10.8% below the previous five year average.

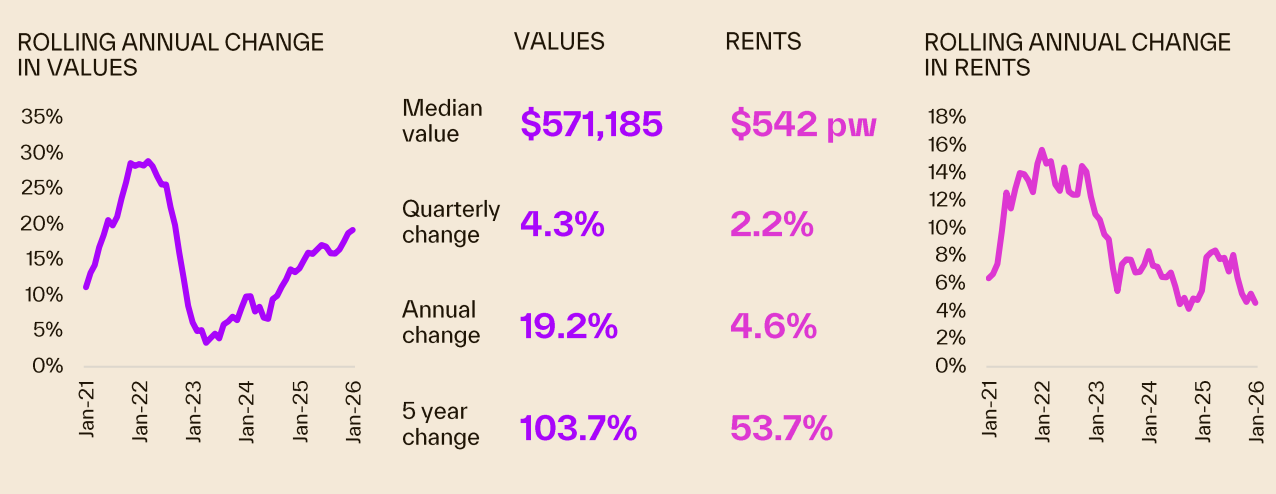
Annual Dwellings Sales – November 2025

2,420 -17.4% lower than one year ago, and 0.2% above the five year average for the region.





Home Value Index and Rental Value Index – January 2026

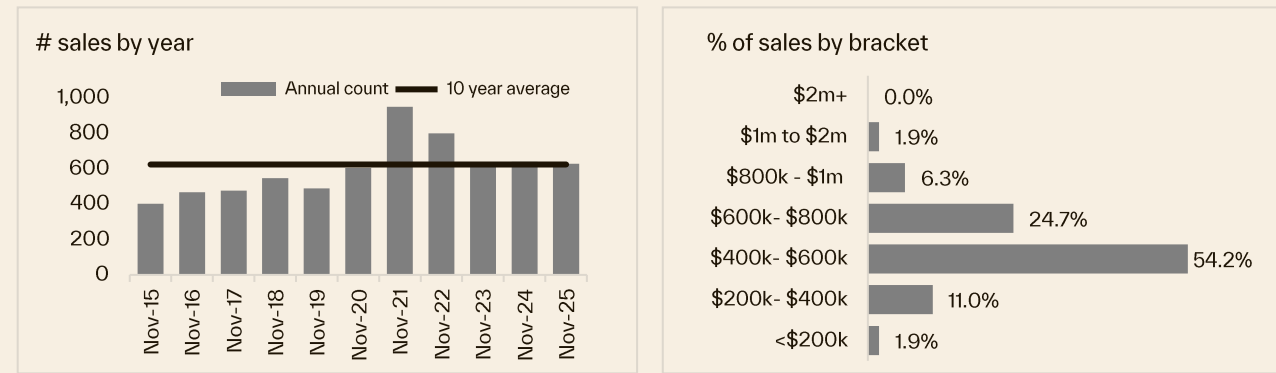


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.7%	19 days	Current	1.5%	4.9%
Last year	3.1%	22 days	Last year	1.1%	5.6%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
135	-28.9% lower than one year ago, and -41.3% below the previous five year average.	59	9.3% higher than one year ago, and 19.0% above the previous five year average.

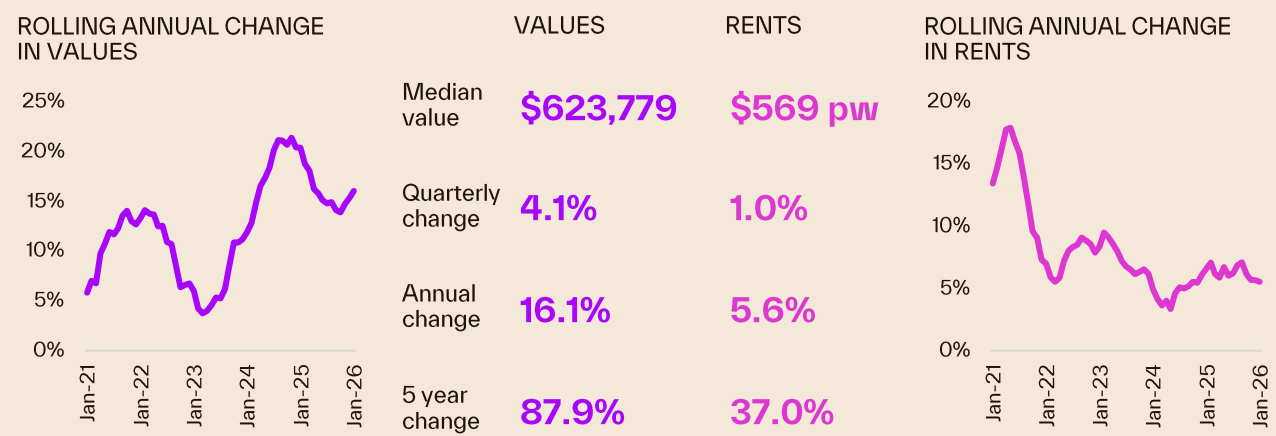
Annual Dwellings Sales – November 2025

628	-1.6% lower than one year ago, and -13.5% below the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

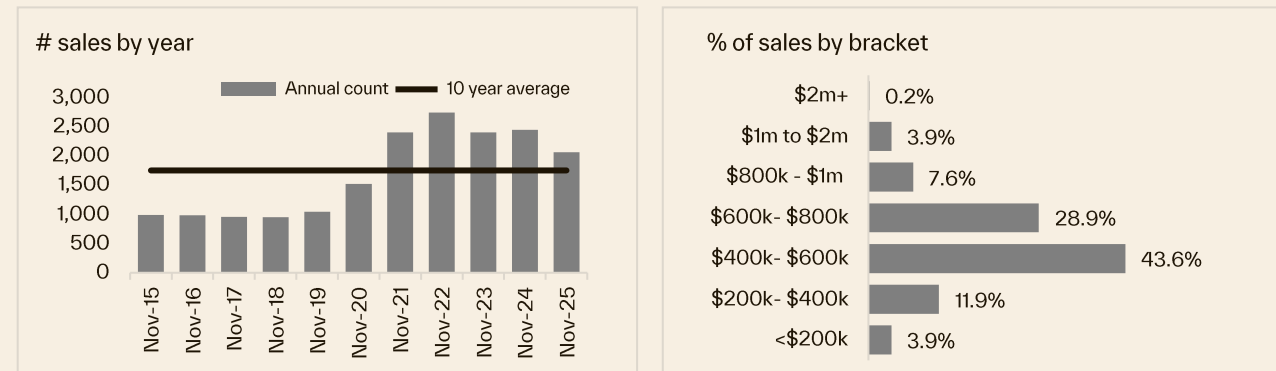


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	14 days	Current	1.6%	4.7%
Last year	3.4%	11 days	Last year	1.7%	5.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
306	-13.8% lower than one year ago, and -47.8% below the previous five year average.	297	-4.5% lower than one year ago, and -10.3% below the previous five year average.

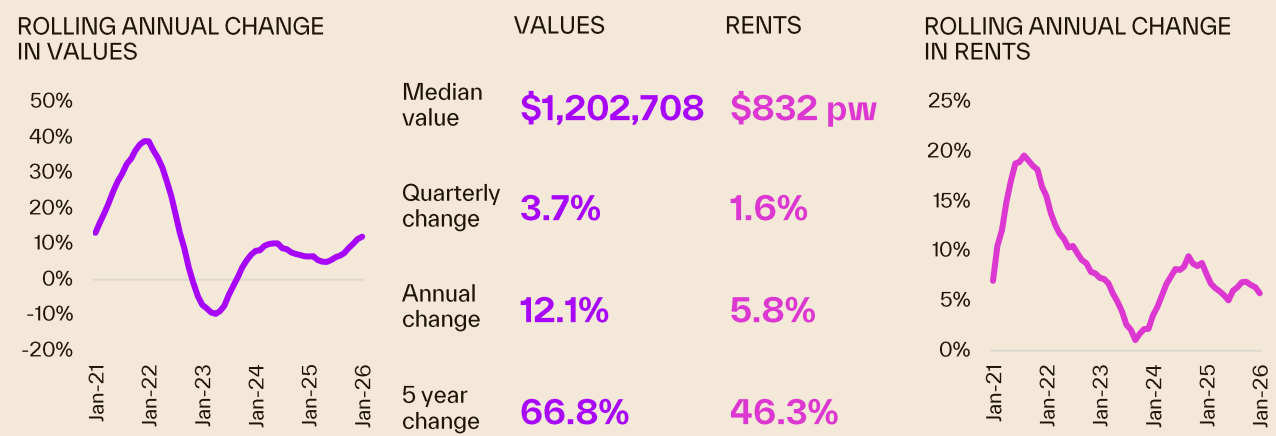
Annual Dwellings Sales – November 2025

2,063	-15.6% lower than one year ago, and -10.4% below the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

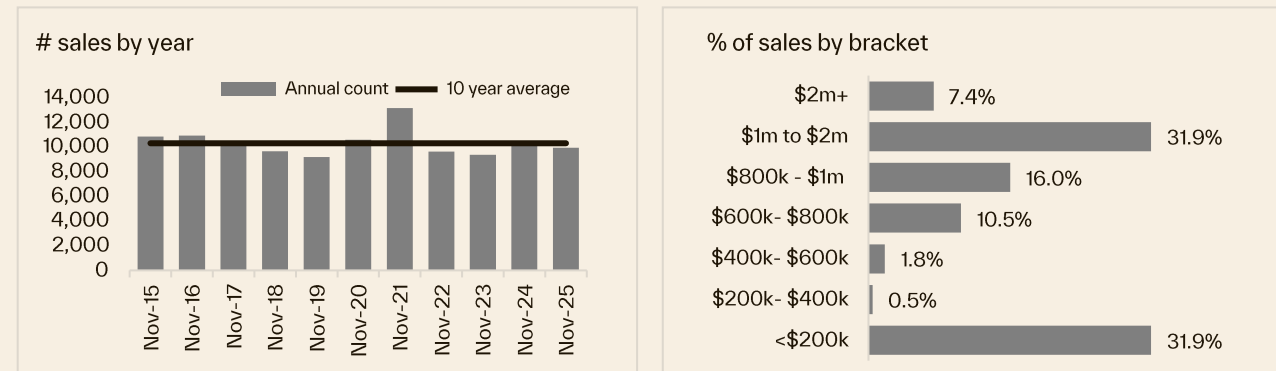


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.4%	29 days	Current	1.6%	3.5%
Last year	3.2%	29 days	Last year	1.5%	3.7%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
2,012	-22.6% lower than one year ago, and -21.9% below the previous five year average.	1,345	-10.6% lower than one year ago, and -7.7% below the previous five year average.

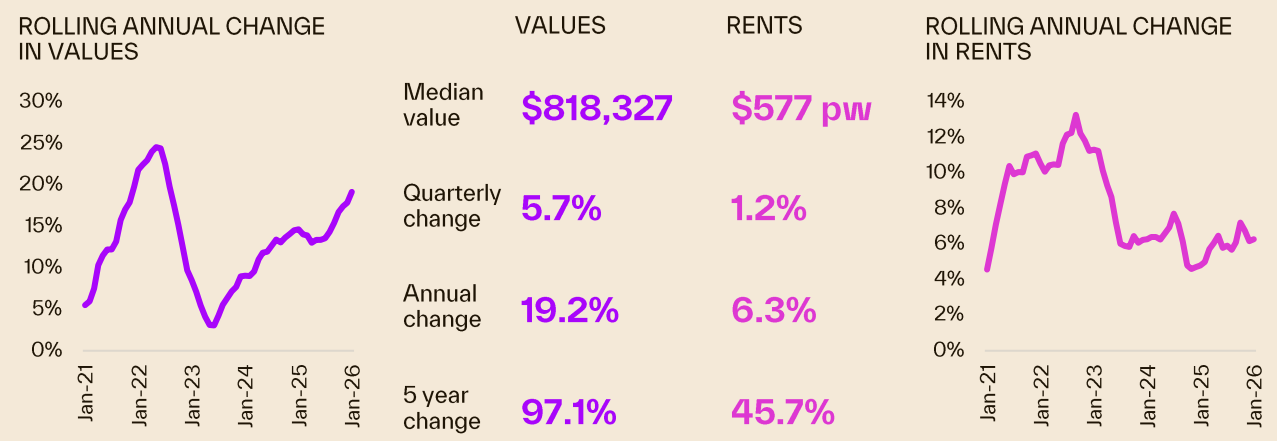
Annual Dwellings Sales – November 2025

9,934	-1.5% lower than one year ago, and -6.0% below the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

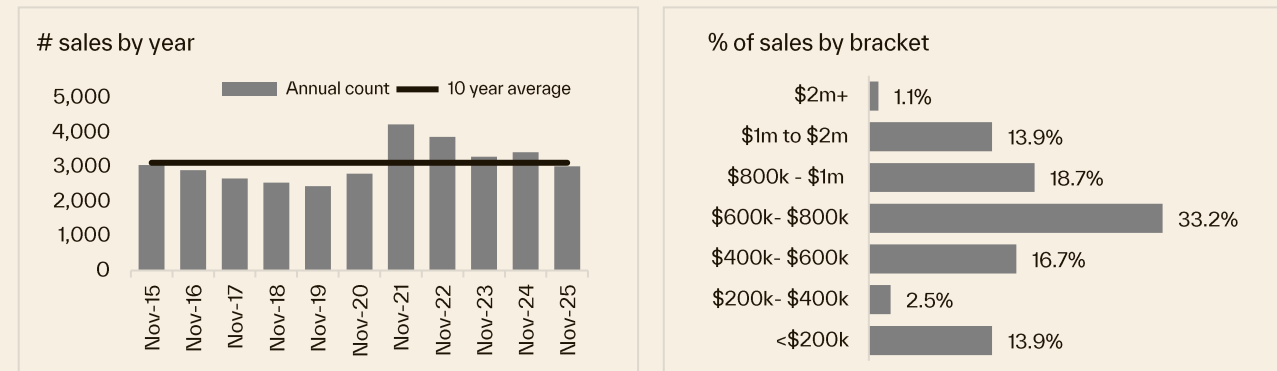


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	14 days	Current	1.5%	3.7%
Last year	2.7%	14 days	Last year	1.8%	4.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
429	-21.7% lower than one year ago, and -47.1% below the previous five year average.	550	-3.8% lower than one year ago, and -19.2% below the previous five year average.

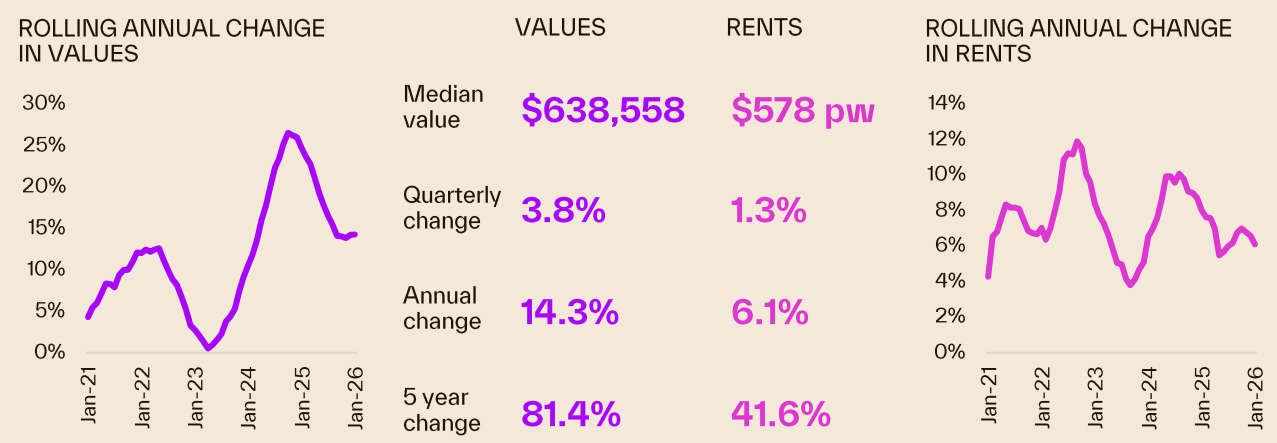
Annual Dwellings Sales – November 2025

3,017 -11.9% lower than one year ago, and -14.4% below the five year average for the region.





Home Value Index and Rental Value Index – January 2026

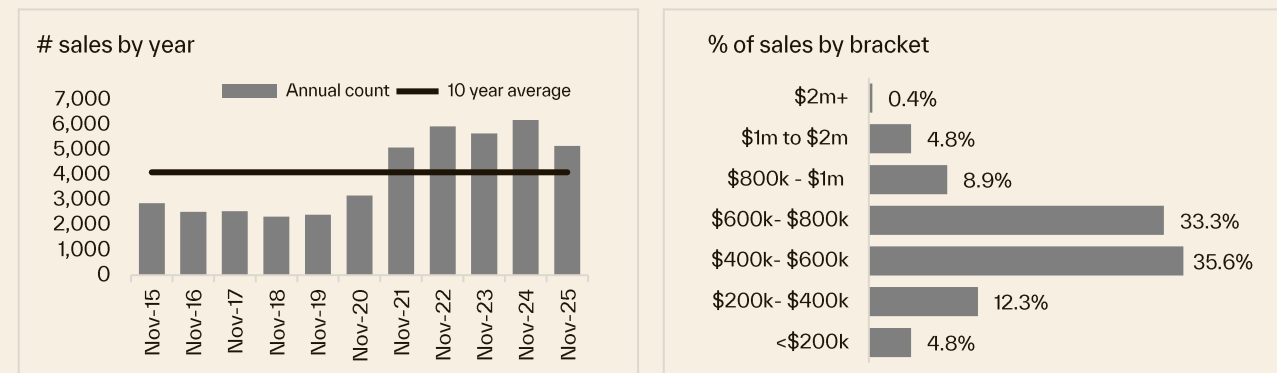


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.3%	17 days	Current	2.6%	4.7%
Last year	3.0%	12 days	Last year	3.0%	5.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
617	-11.9% lower than one year ago, and -50.7% below the previous five year average.	1,010	-15.6% lower than one year ago, and -9.6% below the previous five year average.

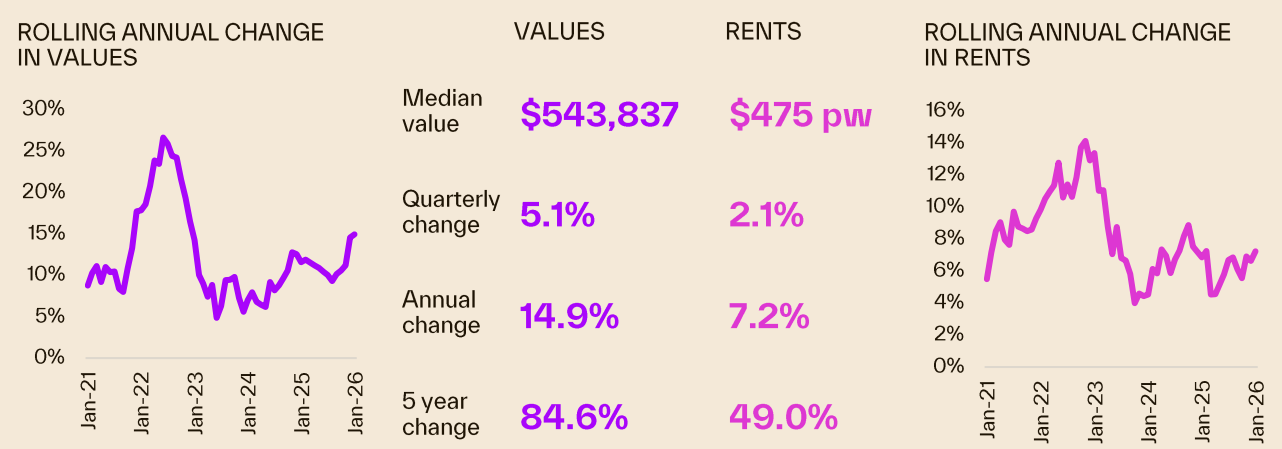
Annual Dwellings Sales – November 2025

5,167	-16.6% lower than one year ago, and -0.9% below the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

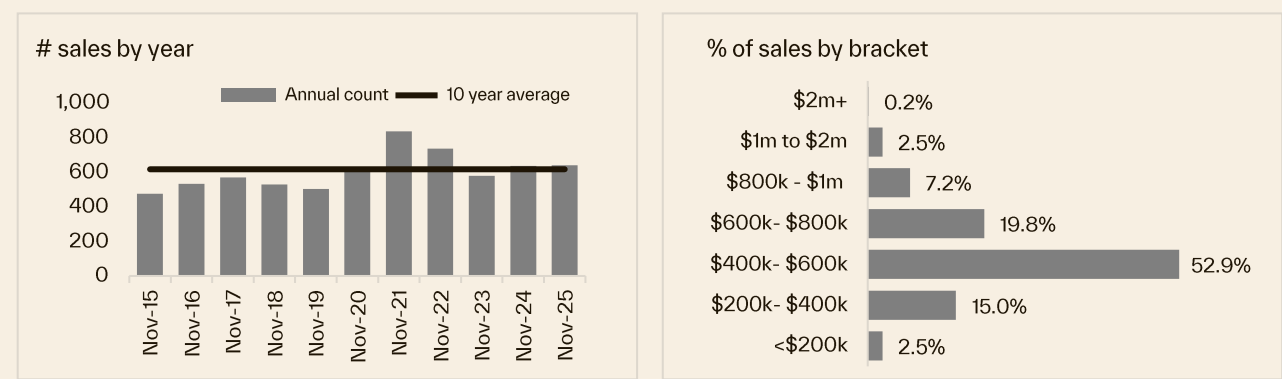


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.2%	40 days	Current	1.1%	4.4%
Last year	3.1%	41 days	Last year	1.2%	4.7%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
80	-32.2% lower than one year ago, and -42.2% below the previous five year average.	87	-4.4% lower than one year ago, and 11.3% above the previous five year average.

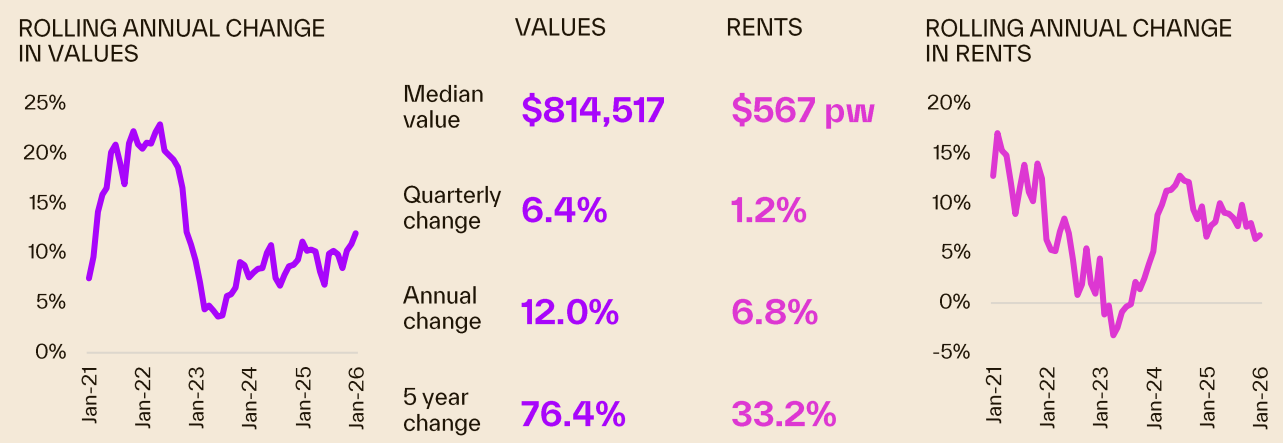
Annual Dwellings Sales – November 2025

640	0.5% higher than one year ago, and -5.8% below the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

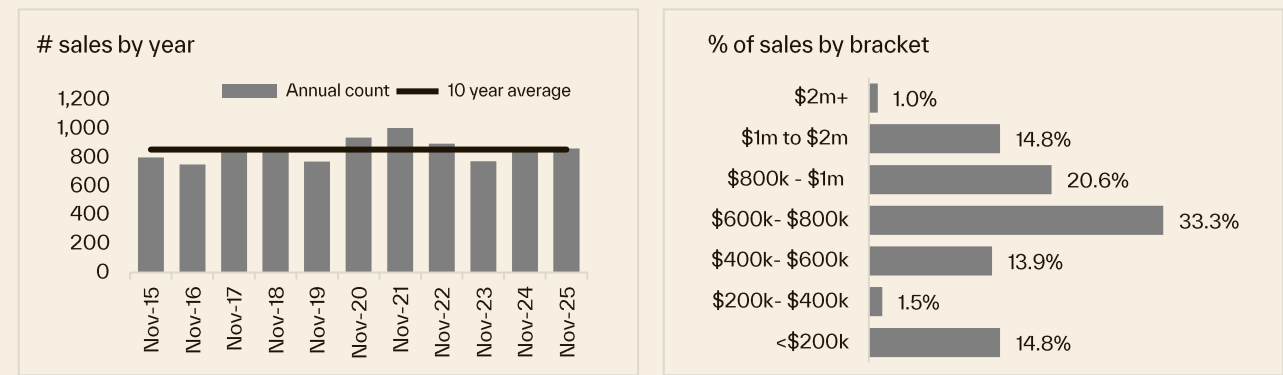


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.3%	43 days	Current	1.7%	3.7%
Last year	2.8%	45 days	Last year	0.7%	3.9%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
208	4.0% higher than one year ago, and -6.0% below the previous five year average.	95	131.7% higher than one year ago, and -23.8% below the previous five year average.

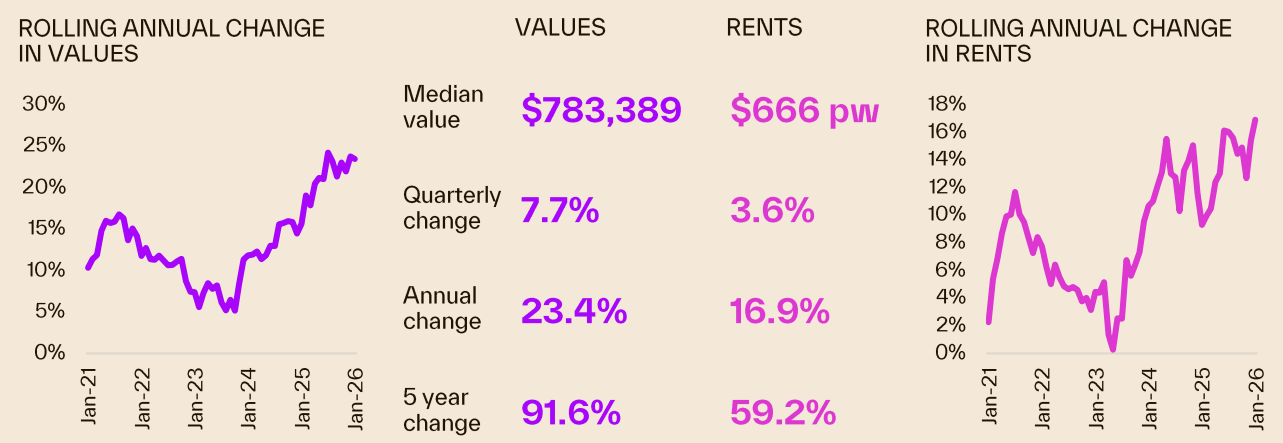
Annual Dwellings Sales – November 2025

861	0.2% higher than one year ago, and -3.7% below the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

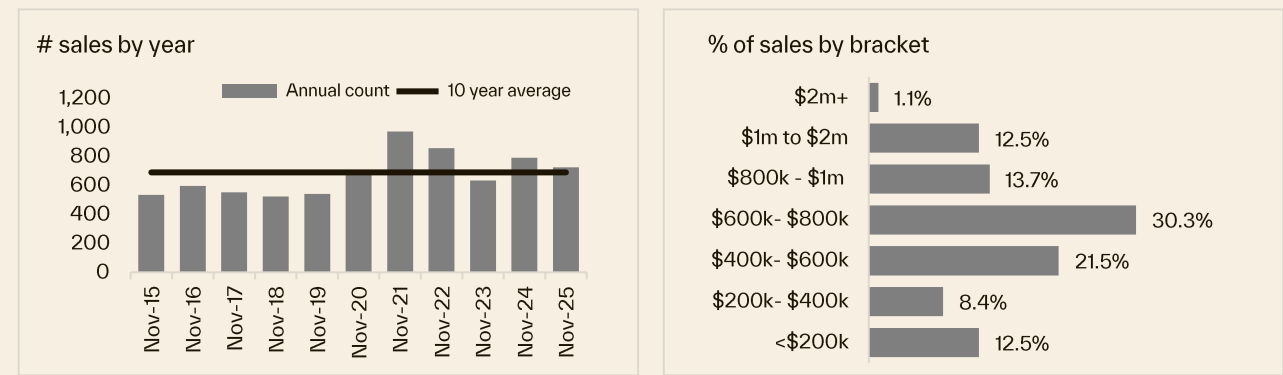


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	1.9%	10 days	Current	0.8%	4.4%
Last year	2.6%	14 days	Last year	1.2%	4.7%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
124	-39.5% lower than one year ago, and -62.5% below the previous five year average.	46	-25.8% lower than one year ago, and -37.3% below the previous five year average.

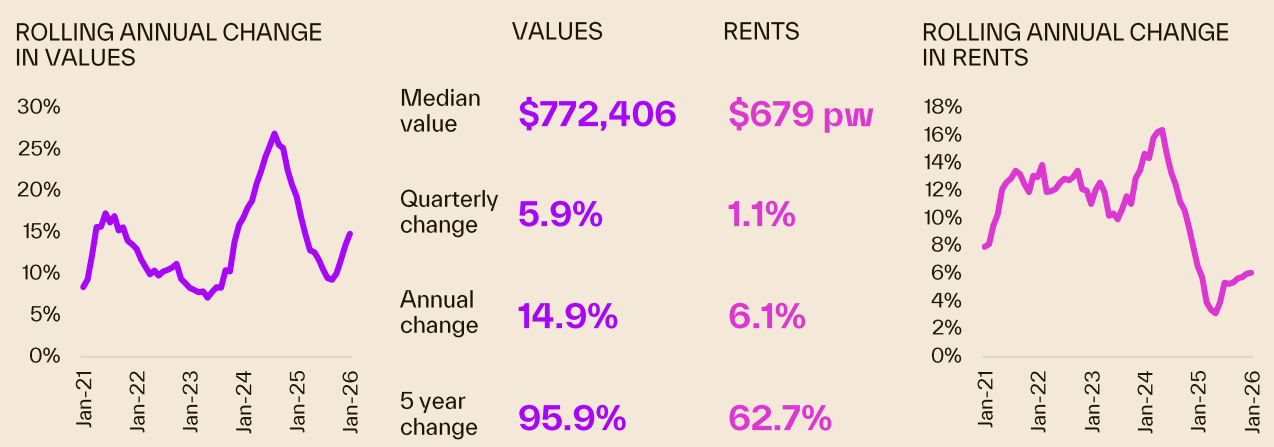
Annual Dwellings Sales – November 2025

728	-8.3% lower than one year ago, and -8.4% below the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

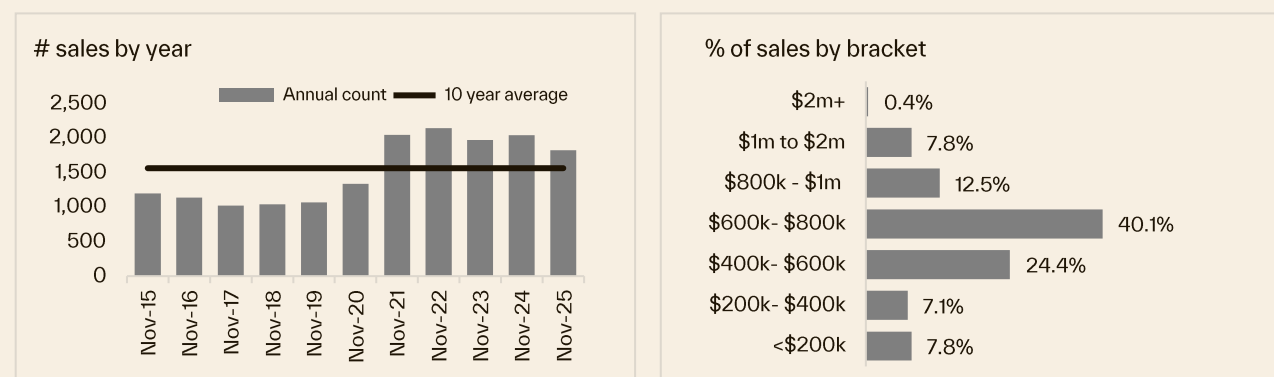


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.9%	16 days	Current	1.6%	4.6%
Last year	2.9%	14 days	Last year	1.3%	5.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
295	-34.9% lower than one year ago, and -60.5% below the previous five year average.	214	4.9% higher than one year ago, and 11.0% above the previous five year average.

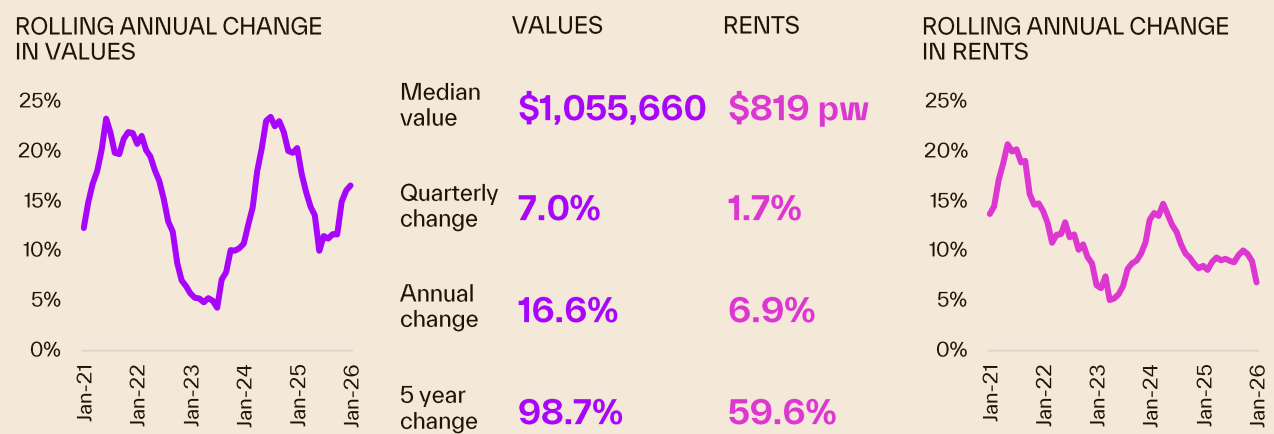
Annual Dwellings Sales – November 2025

1,822	-10.7% lower than one year ago, and -4.5% below the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

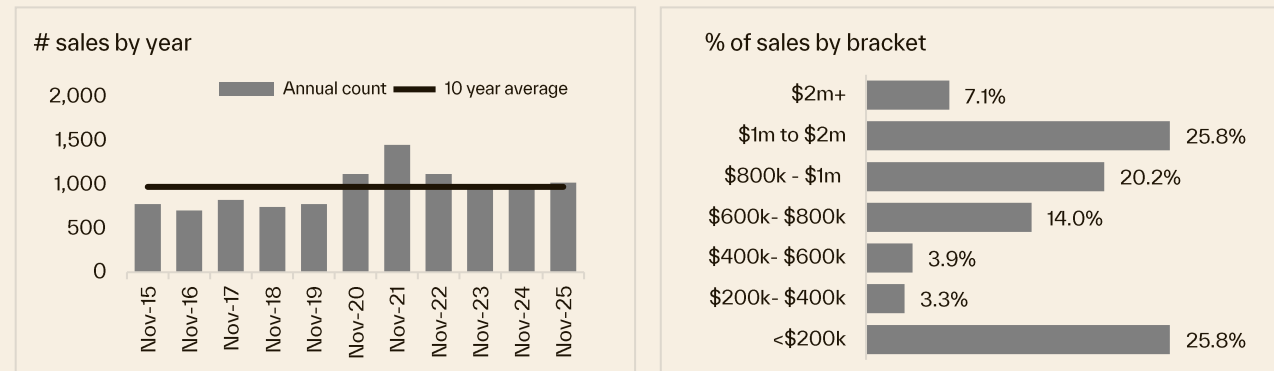


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.5%	13 days	Current	1.2%	3.8%
Last year	3.1%	12 days	Last year	1.1%	4.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
230	-23.8% lower than one year ago, and -43.0% below the previous five year average.	101	16.1% higher than one year ago, and 32.5% above the previous five year average.

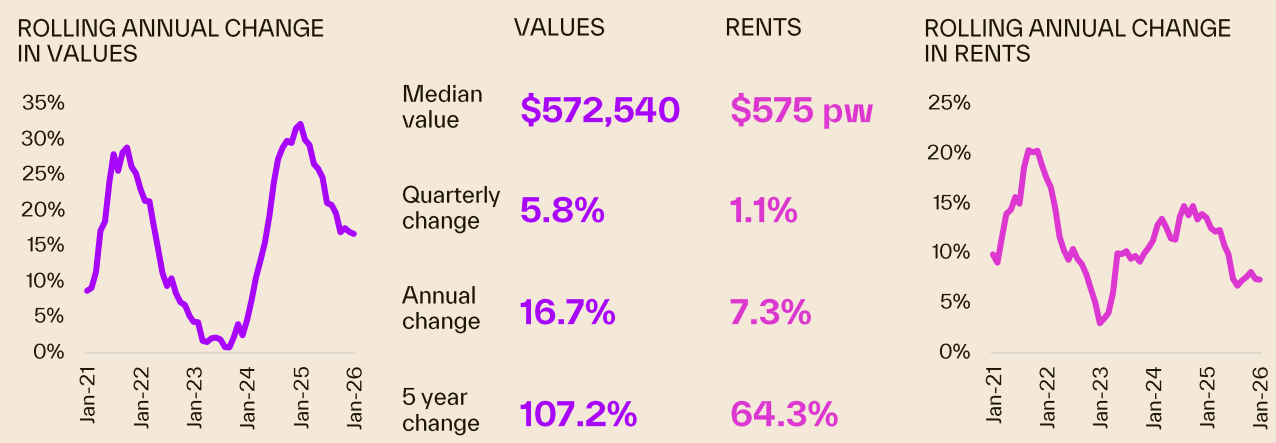
Annual Dwellings Sales – November 2025

1,023	2.0% higher than one year ago, and -9.6% below the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

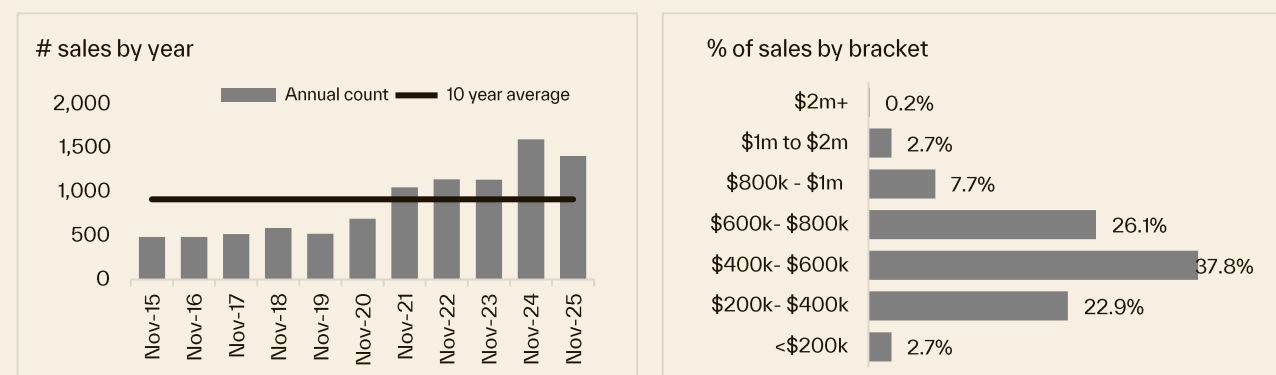


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.5%	19 days	Current	1.4%	5.2%
Last year	3.6%	23 days	Last year	3.0%	5.7%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
2,012	-36.8% lower than one year ago, and -55.9% below the previous five year average.	1,345	-24.7% lower than one year ago, and -8.2% below the previous five year average.

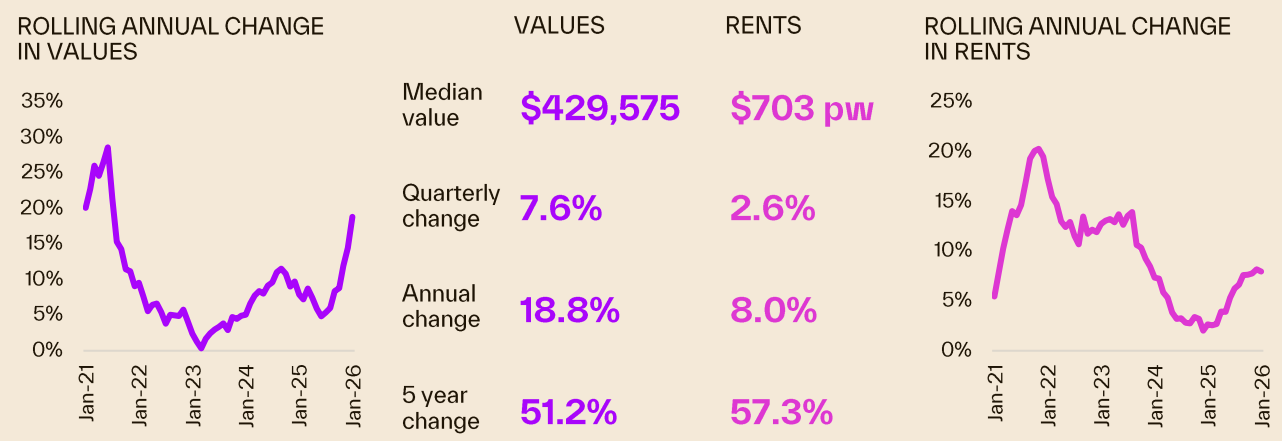
Annual Dwellings Sales – November 2025

1,410	-11.8% lower than one year ago, and 25.4% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

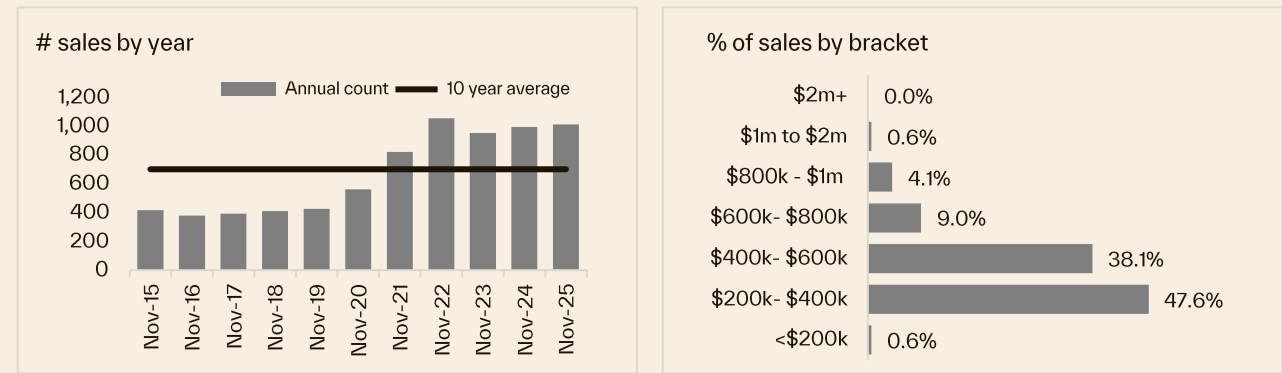


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.0%	19 days	Current	1.9%	8.5%
Last year	3.1%	28 days	Last year	2.4%	9.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
429	-44.5% lower than one year ago, and -56.7% below the previous five year average.	550	-31.9% lower than one year ago, and -38.5% below the previous five year average.

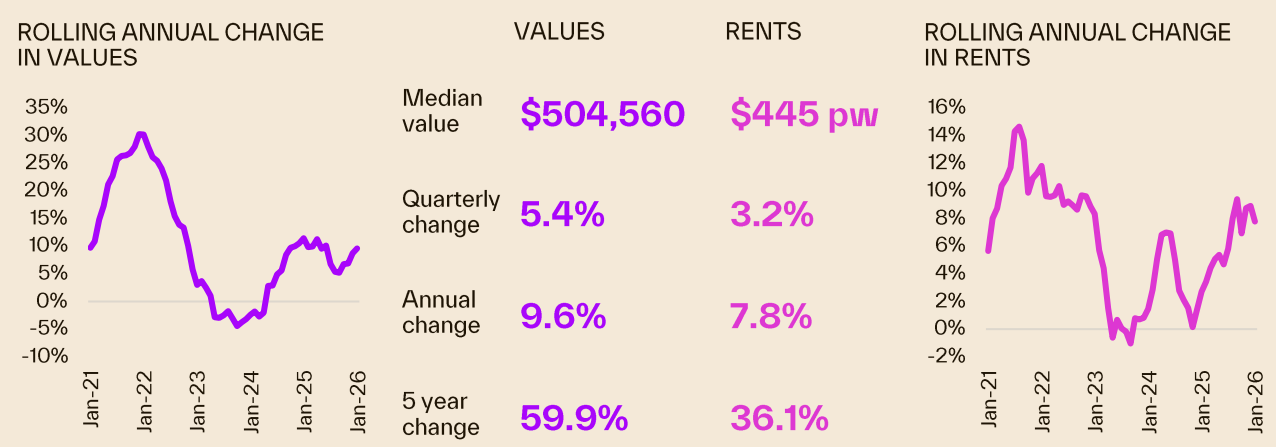
Annual Dwellings Sales – November 2025

1,013	1.8% higher than one year ago, and 15.5% above the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

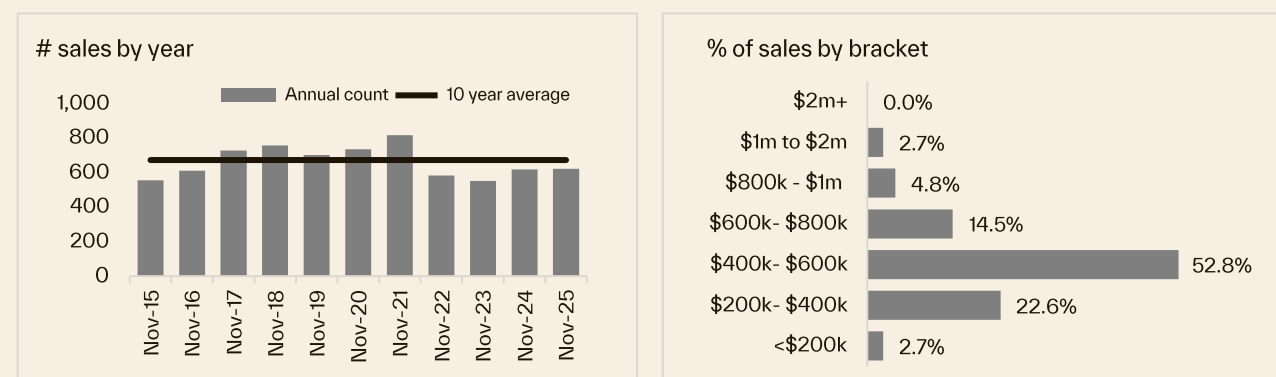


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.6%	35 days	Current	1.5%	4.6%
Last year	2.7%	46 days	Last year	1.9%	4.7%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
169	-21.8% lower than one year ago, and -16.3% below the previous five year average.	74	5.7% higher than one year ago, and -8.9% below the previous five year average.

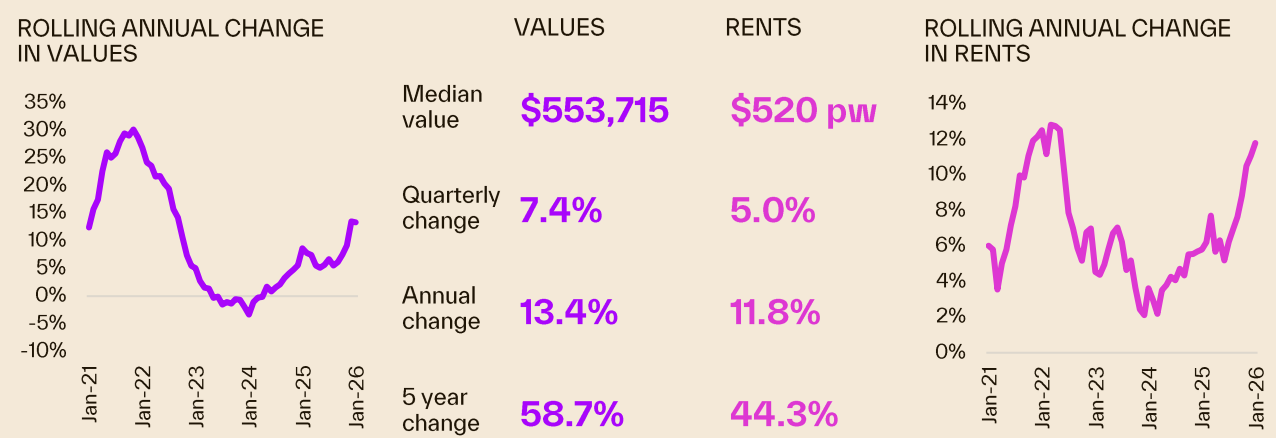
Annual Dwellings Sales – November 2025

622	0.6% higher than one year ago, and -5.8% below the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

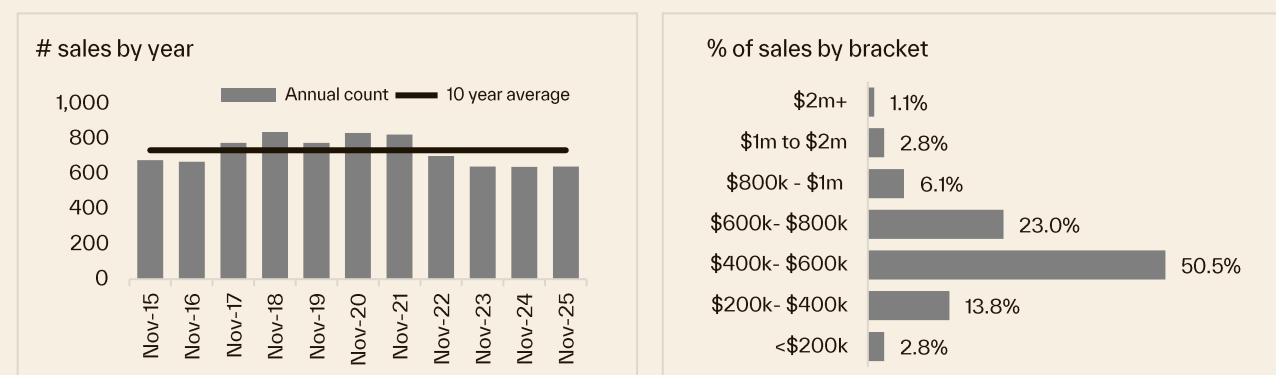


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.7%	33 days	Current	1.7%	4.8%
Last year	3.1%	38 days	Last year	2.3%	4.9%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
101	-45.1% lower than one year ago, and -46.6% below the previous five year average.	70	-4.1% lower than one year ago, and 14.0% above the previous five year average.

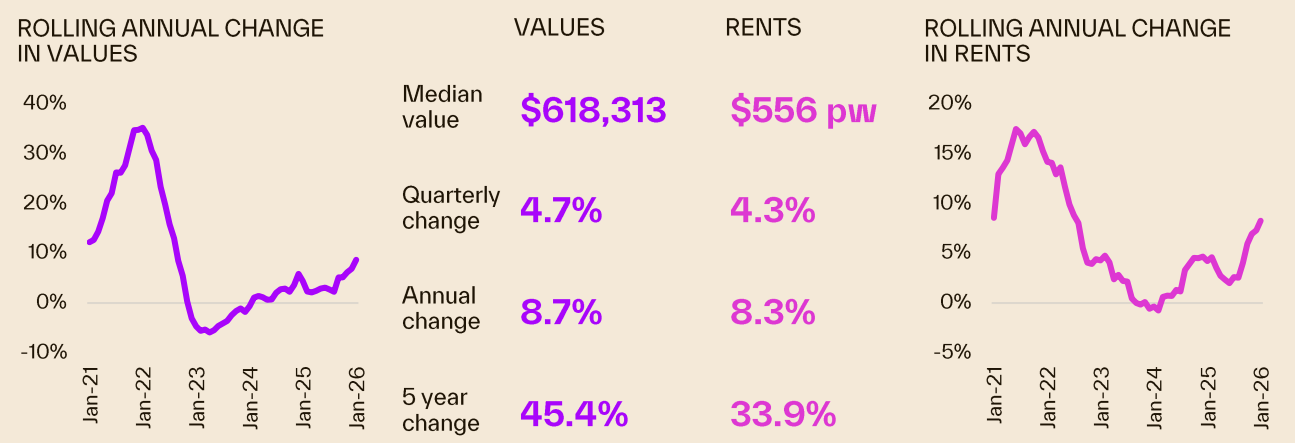
Annual Dwellings Sales – November 2025

643	0.3% higher than one year ago, and -11.8% below the five year average for the region.
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Home Value Index and Rental Value Index – January 2026

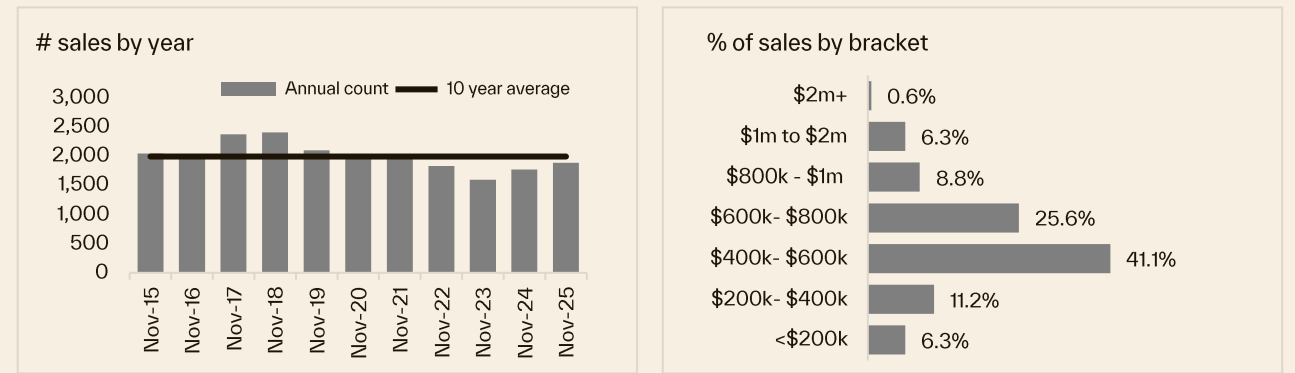


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.5%	23 days	Current	1.4%	4.5%
Last year	3.7%	31 days	Last year	2.9%	4.6%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
321	-38.5% lower than one year ago, and -32.1% below the previous five year average.	299	-31.3% lower than one year ago, and -38.2% below the previous five year average.

Annual Dwellings Sales – November 2025

1,884	6.7% higher than one year ago, and 3.0% above the five year average for the region.
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Summary of all SUAs dwellings - Values

Data to January 2026 (*data to November 2025)

SUA name	State	Number of sales *	12m change in sales volumes*	Median value	Quarterly change	Annual change	Median days on market (12m)	Median vendor discounting (12m)
Albury - Wodonga	NSW	2,396	7.5%	\$670,807	4.6%	13.6%	29	2.3%
Armidale	NSW	711	23.7%	\$574,375	6.4%	15.3%	49	2.9%
Ballina	NSW	1,047	10.7%	\$1,085,931	2.5%	9.8%	44	3.7%
Batemans Bay	NSW	629	20.5%	\$786,363	-0.4%	3.4%	67	4.4%
Bathurst	NSW	966	32.1%	\$700,428	4.5%	3.5%	49	2.7%
Bowral - Mittagong	NSW	1,060	7.3%	\$1,158,344	-2.1%	1.3%	70	5.0%
Byron Bay	NSW	285	2.5%	\$2,127,349	4.8%	6.8%	77	5.5%
Camden Haven	NSW	457	14.3%	\$876,980	0.3%	3.5%	68	3.7%
Central Coast	NSW	7,555	6.5%	\$1,032,505	1.9%	7.8%	30	3.4%
Coffs Harbour	NSW	1,573	17.9%	\$860,349	2.2%	7.8%	49	2.9%
Dubbo	NSW	1,006	19.5%	\$619,238	5.5%	14.1%	31	3.1%
Forster - Tuncurry	NSW	682	8.3%	\$774,859	0.8%	1.8%	51	3.3%
Goulburn	NSW	708	17.8%	\$637,229	0.7%	6.1%	38	2.9%
Grafton	NSW	496	12.0%	\$481,966	0.8%	6.5%	47	3.6%
Griffith	NSW	342	13.2%	\$565,165	4.1%	8.5%	39	3.2%
Kempsey	NSW	339	26.5%	\$462,700	-0.8%	2.7%	77	4.2%
Lismore	NSW	769	-8.2%	\$586,021	4.2%	7.1%	46	3.4%
Lithgow	NSW	313	21.3%	\$530,237	1.9%	3.5%	52	3.0%
Medowie	NSW	323	9.1%	\$934,665	2.5%	10.8%	32	3.5%
Morisset - Cooranbong	NSW	634	7.5%	\$963,113	2.3%	6.2%	38	2.9%
Mudgee	NSW	464	32.6%	\$716,156	0.9%	1.3%	73	2.9%
Muswellbrook	NSW	404	11.0%	\$518,203	2.9%	9.3%	40	2.0%
Nelson Bay	NSW	700	-3.8%	\$1,068,965	2.8%	6.8%	62	2.9%
Newcastle - Maitland	NSW	11,541	7.8%	\$956,142	3.4%	11.2%	25	2.8%
Nowra - Bomaderry	NSW	943	17.0%	\$740,323	2.6%	6.9%	44	2.8%
Orange	NSW	987	11.5%	\$692,814	3.4%	8.2%	45	2.9%
Port Macquarie	NSW	1,353	9.6%	\$884,632	0.7%	4.7%	35	2.9%
Singleton	NSW	414	29.8%	\$727,714	2.8%	9.8%	48	2.3%
St Georges Basin - Sanctuary Point	NSW	611	18.6%	\$800,335	1.4%	2.2%	68	4.5%
Sydney	NSW	93,325	-0.7%	\$1,326,455	0.1%	6.3%	31	3.2%
Tamworth	NSW	1,176	13.4%	\$594,751	5.1%	15.2%	41	3.3%
Taree	NSW	585	10.8%	\$516,203	0.1%	9.9%	44	3.3%
Ulladulla	NSW	500	17.1%	\$1,036,418	1.9%	6.8%	79	4.4%
Wagga Wagga	NSW	1,376	21.8%	\$665,026	8.1%	14.9%	41	2.6%
Wollongong	NSW	6,219	7.7%	\$1,059,549	1.7%	8.3%	31	3.1%
Bacchus Marsh	VIC	576	21.8%	\$667,384	1.2%	6.1%	30	3.7%
Bairnsdale	VIC	347	37.2%	\$462,593	-0.7%	1.5%	62	2.8%
Ballarat	VIC	3,632	37.8%	\$628,473	5.8%	14.3%	34	3.1%

Summary of all SUAs dwellings - Values

Data to January 2026 (*data to November 2025)

SUA name	State	Number of sales *	12m change in sales volumes*	Median value	Quarterly change	Annual change	Median days on market (12m)	Median vendor discounting (12m)
Bendigo	VIC	2,572	30.8%	\$633,025	3.2%	12.1%	26	2.8%
Castlemaine	VIC	212	15.8%	\$770,099	0.2%	5.2%	70	4.7%
Colac	VIC	248	7.8%	\$498,156	-0.9%	-0.1%	35	2.8%
Echuca - Moama	VIC	535	35.1%	\$632,673	1.2%	6.1%	53	2.9%
Geelong	VIC	7,155	25.1%	\$771,298	2.1%	6.2%	35	3.3%
Gisborne	VIC	317	23.3%	\$968,353	0.6%	5.1%	51	3.7%
Horsham	VIC	425	13.3%	\$434,194	6.1%	12.7%	31	3.0%
Melbourne	VIC	99,827	10.0%	\$830,829	0.1%	5.4%	31	3.0%
Mildura - Buronga	VIC	1,366	22.2%	\$558,124	4.7%	19.7%	20	3.3%
Moe - Newborough	VIC	540	30.8%	\$441,198	3.7%	10.8%	37	2.7%
Portland	VIC	249	23.3%	\$439,990	1.8%	6.3%	64	3.7%
Sale	VIC	399	40.0%	\$465,455	3.6%	7.7%	60	3.7%
Shepparton - Mooroopna	VIC	1,250	37.5%	\$538,632	2.4%	10.4%	46	2.7%
Swan Hill	VIC	190	-10.4%	\$459,958	2.8%	3.8%	38	3.7%
Traralgon - Morwell	VIC	1,407	39.7%	\$488,083	4.5%	13.8%	56	3.8%
Wangaratta	VIC	462	17.3%	\$520,955	2.1%	4.9%	37	3.4%
Warragul - Drouin	VIC	1,031	17.2%	\$706,118	2.9%	6.6%	43	2.9%
Warrnambool	VIC	717	17.0%	\$613,893	-0.4%	8.8%	33	3.2%
Airlie Beach - Cannonvale	QLD	604	-0.5%	\$797,499	3.3%	15.2%	30	3.2%
Brisbane	QLD	52,391	-6.4%	\$1,064,173	5.1%	15.7%	19	2.8%
Bundaberg	QLD	1,698	-5.3%	\$661,127	5.4%	16.0%	19	2.8%
Cairns	QLD	4,106	-3.7%	\$720,169	4.6%	16.2%	18	2.9%
Emerald	QLD	626	8.3%	\$508,769	7.2%	18.3%	18	2.6%
Gladstone	QLD	1,863	-16.9%	\$587,357	4.0%	12.9%	18	2.6%
Gold Coast - Tweed Heads	QLD	17,994	-4.4%	\$1,176,376	2.7%	11.1%	25	3.4%
Gympie	QLD	600	-13.3%	\$705,599	3.4%	13.6%	19	2.6%
Hervey Bay	QLD	1,584	-7.5%	\$791,216	3.8%	12.2%	26	2.7%
Kingaroy	QLD	272	1.1%	\$549,615	3.4%	12.5%	24	2.0%
Mackay	QLD	2,420	-17.4%	\$669,179	2.6%	13.2%	15	2.9%
Maryborough	QLD	628	-1.6%	\$571,185	4.3%	19.2%	19	2.7%
Rockhampton	QLD	2,063	-15.6%	\$623,779	4.1%	16.1%	14	3.1%
Sunshine Coast	QLD	9,934	-1.5%	\$1,202,708	3.7%	12.1%	29	3.4%
Toowoomba	QLD	3,017	-11.9%	\$818,327	5.7%	19.2%	14	3.1%
Townsville	QLD	5,167	-16.6%	\$638,558	3.8%	14.3%	17	3.3%
Warwick	QLD	383	-9.5%	\$605,030	5.1%	20.9%	30	3.0%
Yeppoon	QLD	660	1.9%	\$875,796	3.5%	12.4%	25	3.4%
Adelaide	SA	25,361	-1.6%	\$912,576	4.7%	9.7%	31	3.4%
Mount Gambier	SA	640	0.5%	\$543,837	5.1%	14.9%	40	2.2%

Summary of all SUAs dwellings - Values

Data to January 2026 (*data to November 2025)

SUA name	State	Number of sales *	12m change in sales volumes*	Median value	Quarterly change	Annual change	Median days on market (12m)	Median vendor discounting (12m)
Murray Bridge	SA	354	-11.5%	\$570,138	6.5%	15.0%	35	2.3%
Port Augusta	SA	299	-3.9%	n.a.	n.a.	n.a.	n.a.	n.a.
Port Lincoln	SA	283	-6.3%	\$532,584	7.2%	14.6%	37	4.0%
Port Pirie	SA	323	-5.3%	\$336,522	5.0%	19.1%	42	3.8%
Victor Harbor - Goolwa	SA	861	0.2%	\$814,517	6.4%	12.0%	43	3.3%
Whyalla	SA	536	-12.0%	\$306,683	5.9%	11.7%	42	4.7%
Albany	WA	728	-8.3%	\$783,389	7.7%	23.4%	10	1.9%
Broome	WA	462	-9.2%	\$638,647	0.8%	10.2%	21	3.1%
Bunbury	WA	1,822	-10.7%	\$772,406	5.9%	14.9%	16	2.9%
Busselton	WA	1,023	2.0%	\$1,055,660	7.0%	16.6%	13	2.5%
Esperance	WA	257	-12.9%	\$582,131	3.6%	17.1%	20	3.2%
Geraldton	WA	1,410	-11.8%	\$572,540	5.8%	16.7%	19	3.5%
Kalgoorlie - Boulder	WA	1,013	1.8%	\$429,575	7.6%	18.8%	19	3.0%
Karratha	WA	611	22.9%	\$723,157	6.1%	22.7%	14	0.9%
Perth	WA	48,474	-6.2%	\$960,581	7.0%	18.5%	12	2.9%
Port Hedland	WA	449	10.3%	\$507,947	1.6%	8.5%	26	2.1%
Burnie - Somerset	TAS	622	0.6%	\$504,560	5.4%	9.6%	35	2.6%
Devonport	TAS	643	0.3%	\$553,715	7.4%	13.4%	33	2.7%
Hobart	TAS	3,844	5.3%	\$730,367	2.5%	7.1%	24	3.4%
Launceston	TAS	1,884	6.7%	\$618,313	4.7%	8.7%	23	3.5%
Ulverstone	TAS	275	-2.8%	\$574,480	5.1%	6.7%	39	3.7%
Alice Springs	NT	512	32.0%	\$402,409	-1.1%	2.2%	83	4.1%
Darwin	NT	4,342	55.9%	\$592,380	5.3%	19.9%	42	3.0%
Canberra - Queanbeyan	ACT	10,443	7.8%	\$875,477	1.3%	5.1%	47	3.3%



Summary of all SUAs dwellings - Rents

Data to January 2026

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (Jan 26)	Current gross rental yield (Jan 26)
Albury - Wodonga	NSW	\$537	0.4%	2.1%	1.9%	4.3%
Armidale	NSW	\$509	3.2%	9.6%	2.1%	4.6%
Ballina	NSW	\$803	2.4%	3.6%	0.6%	3.9%
Batemans Bay	NSW	\$604	1.7%	7.4%	1.9%	4.1%
Bathurst	NSW	\$582	3.3%	9.3%	2.6%	4.5%
Bowral - Mittagong	NSW	\$790	1.2%	4.7%	1.6%	3.5%
Byron Bay	NSW	\$1,122	0.2%	4.1%	0.8%	3.1%
Camden Haven	NSW	\$653	2.0%	7.7%	0.4%	4.1%
Central Coast	NSW	\$718	1.6%	5.9%	1.8%	3.5%
Coffs Harbour	NSW	\$705	1.0%	4.5%	1.8%	4.1%
Dubbo	NSW	\$534	0.4%	4.1%	1.8%	4.6%
Forster - Tuncurry	NSW	\$550	2.6%	5.9%	0.6%	4.0%
Goulburn	NSW	\$506	0.1%	4.7%	2.5%	4.2%
Grafton	NSW	\$544	-0.8%	3.7%	0.6%	5.5%
Griffith	NSW	\$508	0.2%	4.6%	2.2%	4.8%
Kempsey	NSW	\$495	3.0%	6.4%	0.5%	5.5%
Lismore	NSW	\$629	1.3%	6.2%	0.9%	5.3%
Lithgow	NSW	\$493	3.5%	8.4%	2.1%	4.8%
Medowie	NSW	\$689	1.3%	4.4%	1.1%	3.9%
Morisset - Cooranbong	NSW	\$670	0.1%	6.2%	1.6%	3.9%
Mudgee	NSW	\$624	3.0%	3.5%	2.5%	4.8%
Muswellbrook	NSW	\$540	0.2%	5.7%	3.3%	5.5%
Nelson Bay	NSW	\$667	2.0%	7.4%	1.8%	3.4%
Newcastle - Maitland	NSW	\$698	1.7%	5.5%	1.8%	3.8%
Nowra - Bomaderry	NSW	\$586	-0.1%	3.8%	3.3%	4.2%
Orange	NSW	\$565	1.7%	3.9%	2.2%	4.4%
Port Macquarie	NSW	\$671	2.3%	6.3%	0.9%	4.1%
Singleton	NSW	\$644	1.0%	3.6%	1.1%	4.8%
St Georges Basin - Sanctuary Point	NSW	\$582	0.7%	5.7%	1.3%	3.6%
Sydney	NSW	\$830	1.3%	5.6%	1.9%	3.0%
Tamworth	NSW	\$519	1.9%	9.4%	2.7%	4.7%
Taree	NSW	\$529	2.6%	7.7%	2.4%	5.2%
Ulladulla	NSW	\$613	0.9%	6.0%	1.6%	3.2%
Wagga Wagga	NSW	\$541	2.3%	4.4%	2.8%	4.4%
Wollongong	NSW	\$761	2.4%	6.8%	1.2%	3.7%
Bacchus Marsh	VIC	\$503	0.2%	1.6%	2.2%	4.0%
Bairnsdale	VIC	\$483	3.0%	2.6%	2.2%	5.3%
Ballarat	VIC	\$453	1.4%	3.2%	1.0%	3.8%

Summary of all SUAs dwellings - Rents

Data to January 2026

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (Jan 26)	Current gross rental yield (Jan 26)
Bendigo	VIC	\$524	1.3%	6.3%	1.1%	4.3%
Castlemaine	VIC	\$533	1.9%	9.5%	0.7%	3.7%
Colac	VIC	\$485	1.7%	4.4%	0.5%	4.9%
Echuca - Moama	VIC	\$709	-6.0%	-11.4%	0.7%	6.5%
Geelong	VIC	\$558	2.2%	5.5%	1.0%	3.6%
Gisborne	VIC	\$656	0.8%	3.8%	1.7%	3.6%
Horsham	VIC	\$439	2.0%	8.9%	0.5%	5.0%
Melbourne	VIC	\$628	1.2%	3.5%	1.5%	3.6%
Mildura - Buronga	VIC	\$504	1.6%	5.9%	2.0%	4.7%
Moe - Newborough	VIC	\$441	1.2%	4.9%	1.7%	4.9%
Portland	VIC	\$471	3.6%	-0.1%	0.8%	5.5%
Sale	VIC	\$492	1.5%	3.0%	1.5%	5.4%
Shepparton - Mooroopna	VIC	\$497	-0.3%	0.0%	1.3%	4.7%
Swan Hill	VIC	\$480	-1.0%	6.8%	0.3%	5.1%
Traralgon - Morwell	VIC	\$464	1.0%	4.2%	1.9%	4.8%
Wangaratta	VIC	\$507	0.7%	6.9%	0.4%	4.8%
Warragul - Drouin	VIC	\$562	-0.3%	2.7%	1.5%	4.1%
Warrnambool	VIC	\$569	0.8%	1.4%	0.7%	4.9%
Airlie Beach - Cannonvale	QLD	\$684	1.4%	2.4%	3.4%	4.9%
Brisbane	QLD	\$713	1.4%	6.4%	2.0%	3.4%
Bundaberg	QLD	\$612	1.3%	7.3%	1.9%	4.6%
Cairns	QLD	\$660	2.3%	6.1%	1.9%	4.9%
Emerald	QLD	\$567	2.4%	6.1%	1.8%	6.2%
Gladstone	QLD	\$551	0.9%	5.0%	3.1%	4.9%
Gold Coast - Tweed Heads	QLD	\$915	1.9%	7.5%	1.9%	4.0%
Gympie	QLD	\$578	1.6%	8.4%	1.0%	4.4%
Hervey Bay	QLD	\$629	-0.5%	5.9%	3.0%	4.2%
Kingaroy	QLD	\$558	2.9%	9.7%	3.3%	5.3%
Mackay	QLD	\$696	0.1%	5.2%	2.6%	5.4%
Maryborough	QLD	\$542	2.2%	4.6%	1.5%	4.9%
Rockhampton	QLD	\$569	1.0%	5.6%	1.6%	4.7%
Sunshine Coast	QLD	\$832	1.6%	5.8%	1.6%	3.5%
Toowoomba	QLD	\$577	1.2%	6.3%	1.5%	3.7%
Townsville	QLD	\$578	1.3%	6.1%	2.6%	4.7%
Warwick	QLD	\$540	3.0%	12.1%	0.8%	4.5%
Yeppoon	QLD	\$710	1.3%	5.2%	3.7%	4.3%
Adelaide	SA	\$640	1.3%	3.3%	1.0%	3.5%
Mount Gambier	SA	\$475	2.1%	7.2%	1.1%	4.4%

Summary of all SUAs dwellings - Rents

Data to January 2026

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (Jan 26)	Current gross rental yield (Jan 26)
Murray Bridge	SA	\$488	2.1%	5.2%	1.5%	4.3%
Port Augusta	SA	n.a.	n.a.	n.a.	n.a.	n.a.
Port Lincoln	SA	\$498	2.3%	7.8%	1.8%	4.7%
Port Pirie	SA	\$416	0.7%	8.9%	0.2%	6.3%
Victor Harbor - Goolwa	SA	\$567	1.2%	6.8%	1.7%	3.7%
Whyalla	SA	\$356	2.5%	5.6%	1.7%	6.0%
Albany	WA	\$666	3.6%	16.9%	0.8%	4.4%
Broome	WA	\$1,028	-0.8%	14.4%	3.3%	8.4%
Bunbury	WA	\$679	1.1%	6.1%	1.6%	4.6%
Busselton	WA	\$819	1.7%	6.9%	1.2%	3.8%
Esperance	WA	\$564	2.4%	3.0%	0.7%	5.0%
Geraldton	WA	\$575	1.1%	7.3%	1.4%	5.2%
Kalgoorlie - Boulder	WA	\$703	2.6%	8.0%	1.9%	8.5%
Karratha	WA	\$1,351	0.7%	18.4%	1.4%	10.6%
Perth	WA	\$746	1.9%	6.2%	1.2%	3.8%
Port Hedland	WA	\$1,052	1.8%	6.7%	2.6%	11.6%
Burnie - Somerset	TAS	\$445	3.2%	7.8%	1.5%	4.6%
Devonport	TAS	\$520	5.0%	11.8%	1.7%	4.8%
Hobart	TAS	\$610	2.4%	7.2%	1.8%	4.3%
Launceston	TAS	\$556	4.3%	8.3%	1.4%	4.5%
Ulverstone	TAS	\$475	3.5%	10.0%	1.5%	4.4%
Alice Springs	NT	\$596	2.5%	4.8%	1.6%	7.9%
Darwin	NT	\$682	-0.3%	7.5%	2.4%	6.0%
Canberra - Queanbeyan	ACT	\$686	1.1%	2.9%	1.9%	4.1%



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