

Regional Market Update

AUSTRALIA | RELEASED AUGUST 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:	6.4% Kalgoorlie - Boulder (WA)	Lowest quarterly growth:	-3.3% Coffs Harbour (NSW)
Highest annual growth:	32.7% Kalgoorlie - Boulder (WA)	Lowest annual growth:	-0.9% Bowral - Mittagong (NSW)
Shortest days on market:	10 days Kalgoorlie - Boulder (WA)	Longest days on market:	67 days Batemans Bay (NSW)
Lowest vendor discounts:	1.9% Albany (WA) and Dubbo (NSW)	Highest vendor discounts:	5.1% Bowral - Mittagong (NSW)
Highest change in annual sales vols:	42.4% Traralgon - Morwell (VIC)	Lowest change in annual sales vols:	-22.7% Geraldton (WA)

Regional dwelling values eased by 0.1% in the three months to July 2026, a modest decline when compared with the 2.5% fall across the combined capitals over the same period. Regional markets have outperformed the capital cities since late 2025, when housing conditions began to soften.

Momentum has slowed across Regional Australia, with 47 of the 50 largest Significant Urban Areas (SUAs) recording weaker growth rates in the three months to July (when compared with the previous three months to April), with 22 of these areas seeing home values contract over this period. Even so, relative affordability has continued to support demand in many regional markets, attracting internal migration from the major capitals as housing conditions have weakened.

Trends in regional home values were highly diverse across the country. By state, regional South Australia and Western Australia saw the strongest conditions in the three months to July, increasing by 2.1%. The strength in South Australia fell largely outside the major SUAs, with Port Pirie increasing by 6.7%. Kalgoorlie-Boulder (6.4%) and Geraldton (3.8%) saw the largest increases in WA, with growth in the previously robust south-west starting to fade. In contrast, regional Queensland recorded no growth in the three months in July, with declining values for the Gold Coast, Cairns and Sunshine Coast (down 0.8%, 0.6% and 0.5% respectively) offset by growth in Maryborough (2.0%), Gladstone (1.6%) and Townsville (1.2%).

The weakest conditions have been in regional NSW and VIC, consistent with their respective state capitals recording the steepest declines since the start of the

downturn. Falls in NSW were led by Coffs Harbour (3.3%), Goulburn (3.2%) and Nelson Bay (3.0%), but there was continued strong growth in deeper inland regions, such as Dubbo (3.9%), Tamworth (2.2%) and Albury-Wodonga (2.0%). Similarly, in Victoria, there were sizeable falls in Warragul-Drouin (down 1.5%) and Geelong (1.2%), while home values in Traralgon-Morwell and Warrnambool rose comparatively strongly.

Annual growth rates remain dominated by Western Australia. In the twelve months to July, Kalgoorlie-Boulder home values rose 32.7%, followed by Albany (22.1%) and Geraldton (20.7%). Wagga Wagga and Dubbo in NSW (19.6% and 19.5%) rounded out the top five for the largest SUAs. Bowral-Mittagong and Batemans Bay declined in the year-on-year terms.

Selling conditions have remained strongest in WA and QLD, however recent trends have broadly weakened across the country. The median time on market for the past 3 months increased in 44 of the 50 largest regional SUAs. Kalgoorlie-Boulder recorded the lowest time on market in the 3 months to July at just 11 days (marginally higher than the 10 days over the past 12 months), followed by Albany (16 days) and Geraldton and Bundaberg (18 days).

In contrast, NSW saw the weakest selling conditions in the past three months. Bowral-Mittagong recorded a median time on market of 86 days in the three months to July, followed by Batemans Bay and St Georges Basin-Sanctuary Point at 70 days and 66 days respectively. Batemans Bay had the longest median time on market over the previous 12 months.

Regional Market Performance

Rents

BEST PERFORMERS



Highest quarterly rental growth:	3.0% Albany (WA)
Highest yearly rental growth:	13.4% Albany (WA)
Highest gross rental yield:	7.7% Kalgoorlie – Boulder (WA)
Lowest vacancy rate:	0.8% Lismore and Forster – Tuncurry (NSW)

WORST PERFORMERS



Lowest quarterly rental growth:	-1.1% Hervey Bay (QLD)
Lowest yearly rental growth:	0.6% Hervey Bay (QLD)
Lowest gross rental yield:	3.5% Bowral – Mittagong (NSW), Sunshine Coast (QLD) and Busselton (WA)
Highest vacancy rate:	3.5% Busselton (WA)

Regional market rental growth was marginally softer than that of the combined capitals in the three months to July, increasing by 1.1% (compared with 1.2% for the capital cities). The rate of growth has also been easing, with rents rising by 1.8% in the three months to April.

The strongest increase in rents in the three months to July was recorded in Albany (3.0%) followed by Toowoomba (2.9%) and Kalgoorlie-Boulder (2.8%). Seven SUAs saw a decline in rents in the three months to July, led by Hervey Bay (down 1.1%), Mildura-Buronga (0.7%) and Maryborough and Mount Gambier (both down 0.5%).

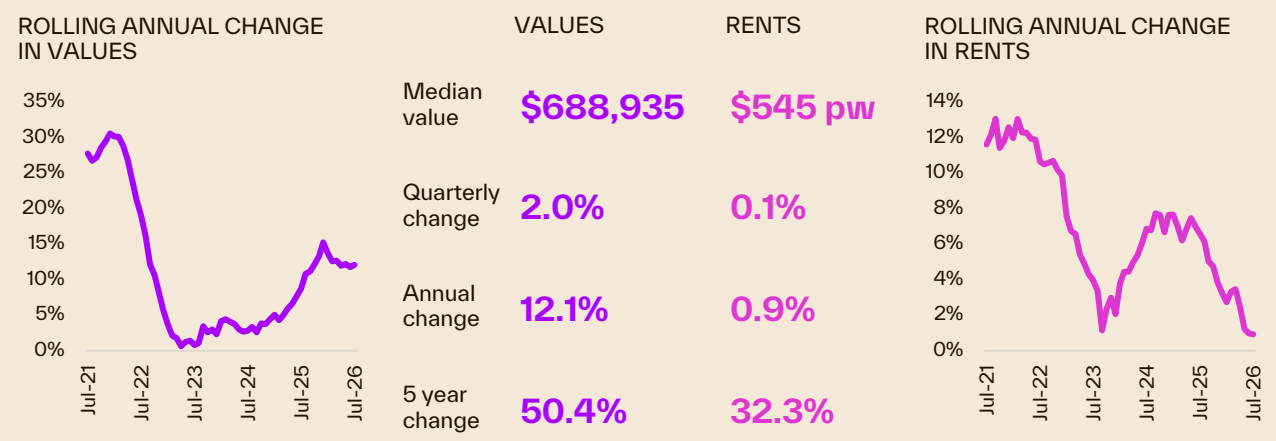
On an annual basis, rents in regional markets matched those of the combined capitals, increasing by 5.9%. The largest increases were recorded in Albany (up 13.4%), Launceston (13.1%) and Devonport (10.2%). In contrast, Hervey Bay, Albury-Wodonga and Nowra-Bomaderry recorded rental growth below 1.0% over the last year.

Across the regional markets, rental vacancy rates sat at 1.9% in July, marginally higher than the 1.7% observed across the combined capitals. The tightest rental markets in July were Lismore and Forster-Tuncurry in NSW (at just 0.8% for both SUAs), followed by Warrnambool at 0.9%. Overall, 21 out of the 50 largest SUAs had a vacancy rate below 2.0%. The highest vacancy rates were in Busselton at 3.5%, Tamworth and Dubbo (both 3.1%) and Morisset-Cooranbong (3.0%).

Gross rental yields have remained relatively stable in regional markets, sitting at 4.2% in July (essentially unchanged from either April or January). This contrasts with the rising trend in capital cities (3.6% in July from 3.4% in April), reflecting strong growth in rents and declining home values. Among the 50 largest regional SUAs, higher yields have been seen in markets such as Kalgoorlie-Boulder (7.7%), Lismore and Mackay (5.3%) and Taree (5.2%), while Bowral-Mittagong, Busselton and the Sunshine Coast (all 3.5%) saw yields on a par with the capital cities.



Home Value Index and Rental Value Index – July 2026

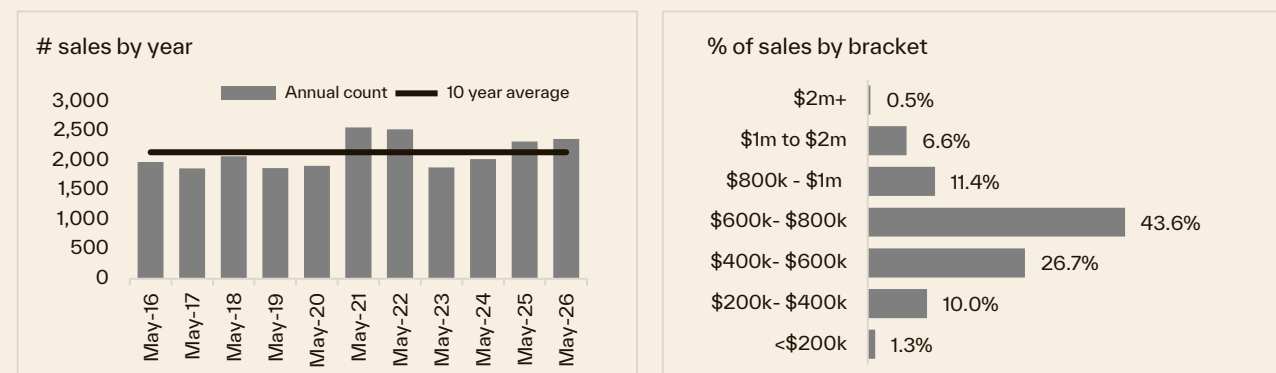


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.1%	29 days	Current	1.9%	4.2%
Last year	2.5%	35 days	Last year	1.8%	4.7%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
452	39.9% higher than one year ago, and 6.6% above the previous five year average.	550	-10.3% lower than one year ago, and 11.0% above the previous five year average.

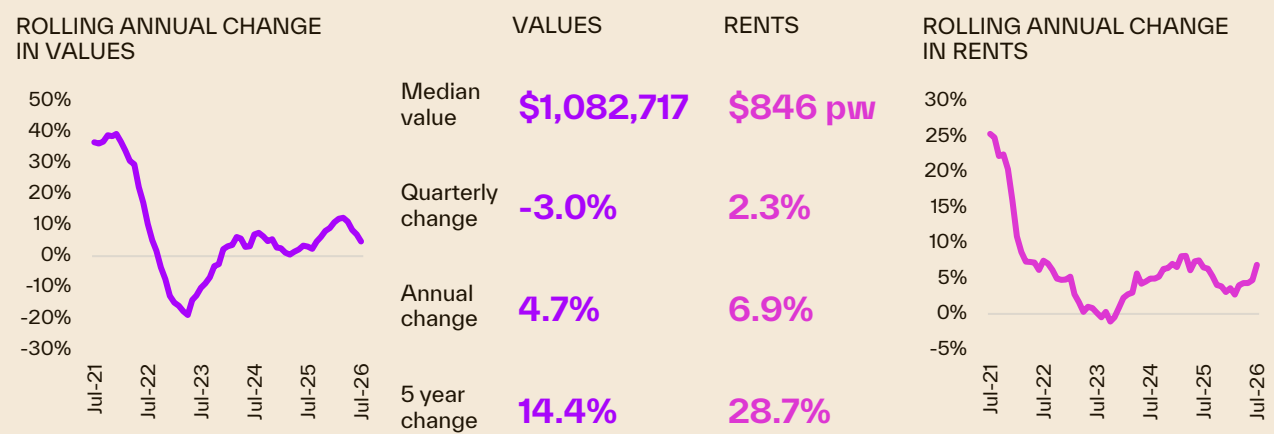
Annual Dwellings Sales – May 2026

2,369 1.9% higher than one year ago, and 4.5% above the five year average for the region.





Home Value Index and Rental Value Index – July 2026

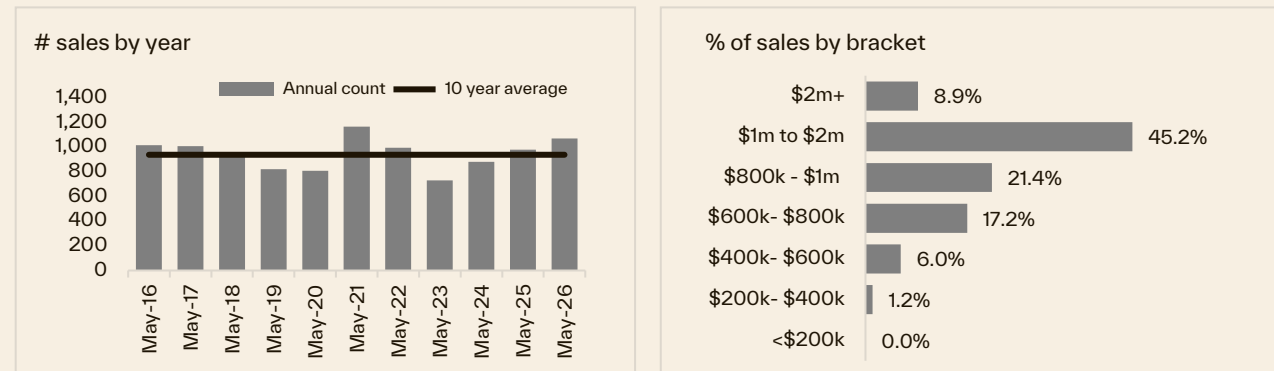


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	43 days	Current	1.4%	4.0%
Last year	3.7%	49 days	Last year	1.2%	3.9%

TOTAL FOR SALE LISTINGS	TOTAL FOR RENT LISTINGS
313	95
13.0% higher than one year ago, and 12.9% above the previous five year average.	-12.8% lower than one year ago, and -36.6% below the previous five year average.

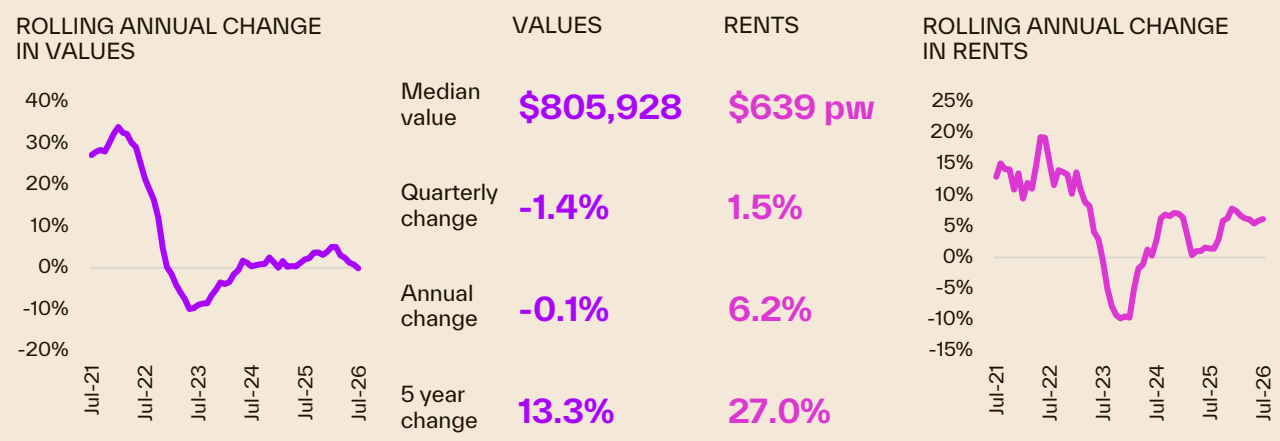
Annual Dwellings Sales – May 2026

1,071 9.4% higher than one year ago, and 12.7% above the five year average for the region.





Home Value Index and Rental Value Index – July 2026

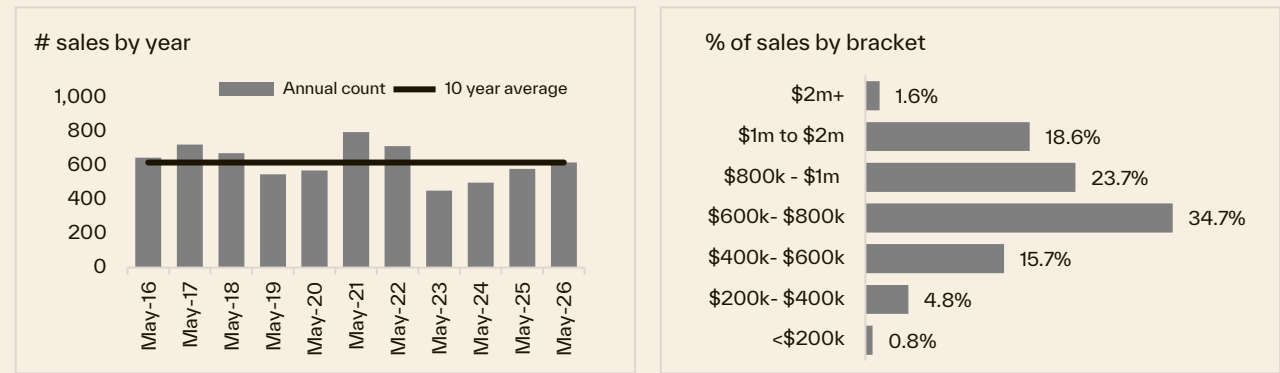


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	4.4%	67 days	Current	2.5%	4.1%
Last year	4.4%	72 days	Last year	3.7%	3.9%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
218	-6.8% lower than one year ago, and -5.5% below the previous five year average.	245	-41.5% lower than one year ago, and -52.8% below the previous five year average.

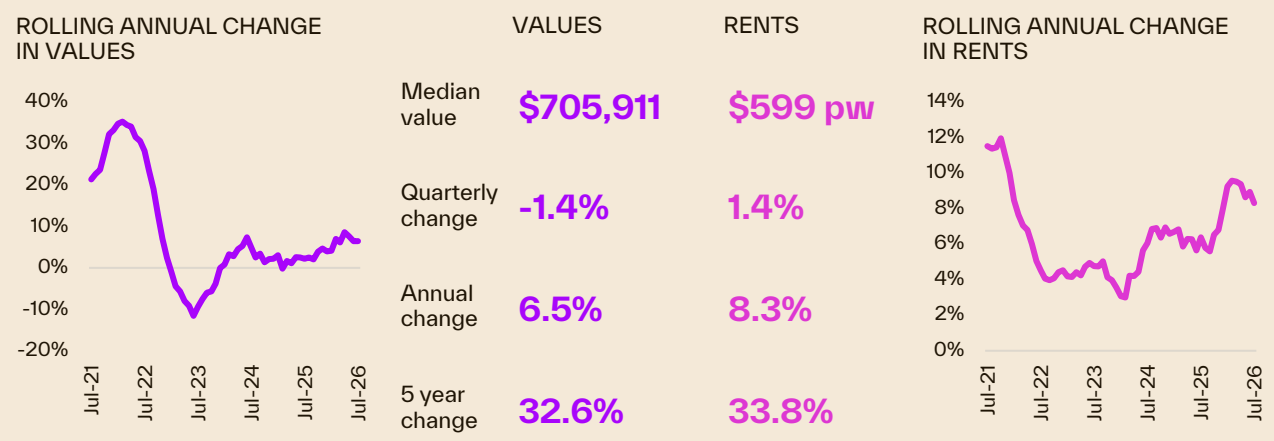
Annual Dwellings Sales – May 2026

619	6.7% higher than one year ago, and 1.7% above the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

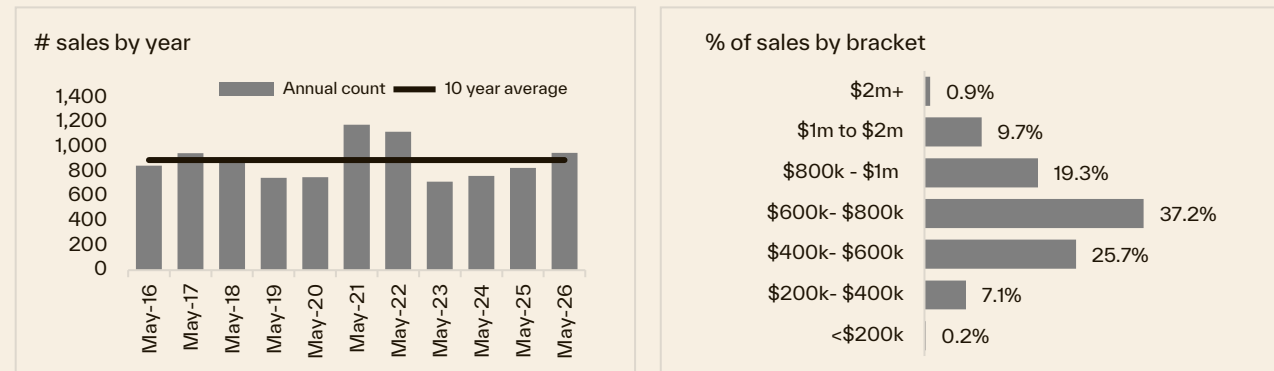


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.5%	41 days	Current	2.1%	4.6%
Last year	2.8%	55 days	Last year	2.5%	4.4%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
245	-13.1% lower than one year ago, and -3.5% below the previous five year average.	198	-15.0% lower than one year ago, and -24.9% below the previous five year average.

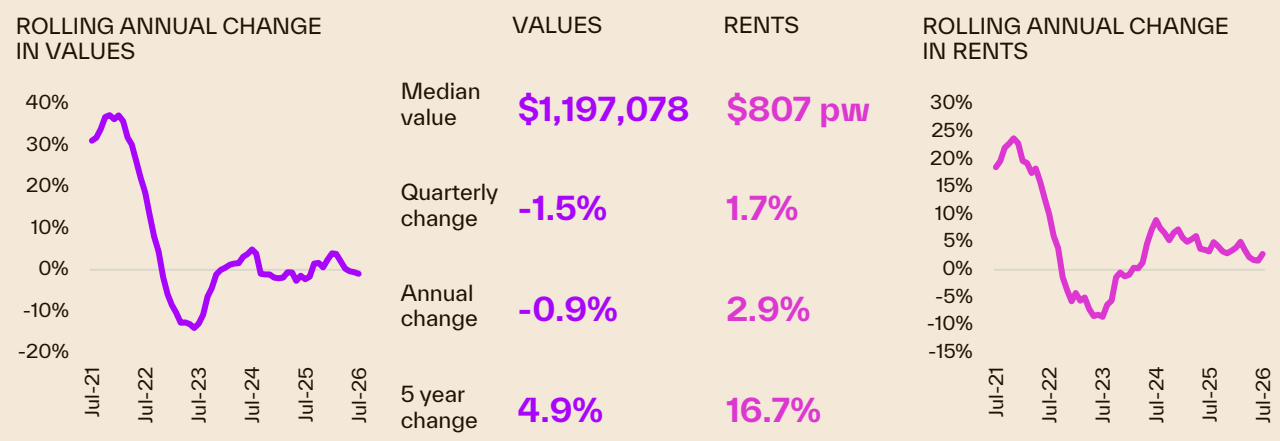
Annual Dwellings Sales – May 2026

951 14.7% higher than one year ago, and 3.1% above the five year average for the region.





Home Value Index and Rental Value Index – July 2026

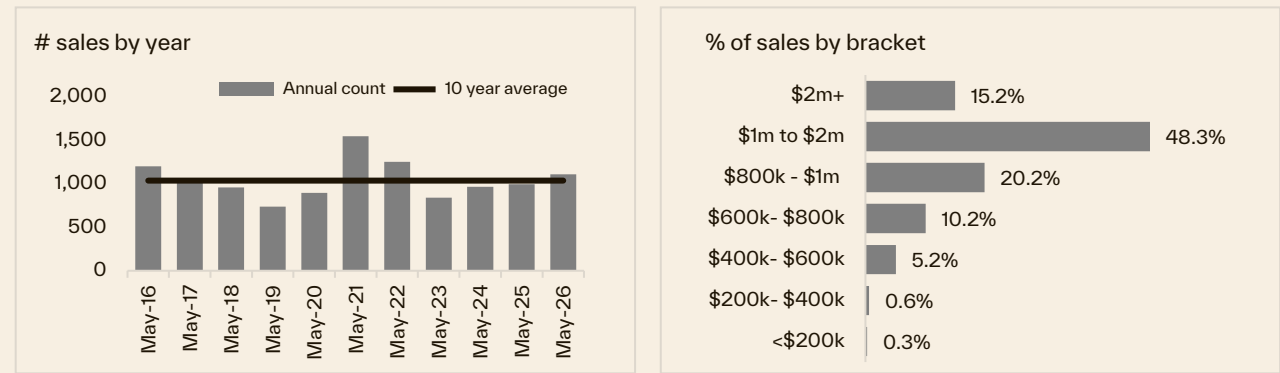


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	5.1%	65 days	Current	2.3%	3.5%
Last year	5.2%	78 days	Last year	1.9%	3.3%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
446	26.0% higher than one year ago, and 34.4% above the previous five year average.	128	0.8% higher than one year ago, and -24.5% below the previous five year average.

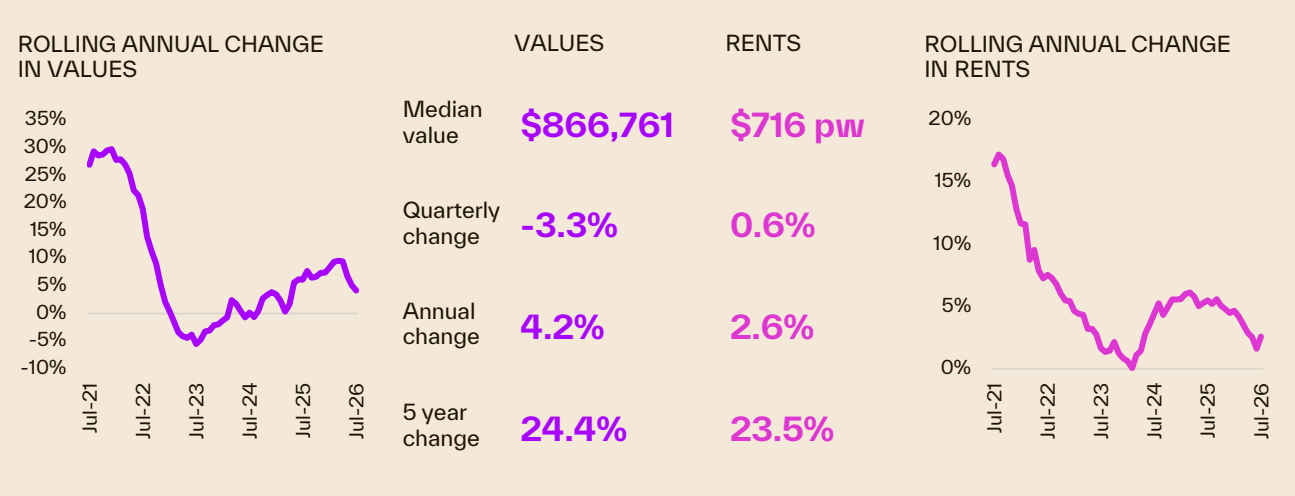
Annual Dwellings Sales – May 2026

1,108	11.1% higher than one year ago, and -1.1% below the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

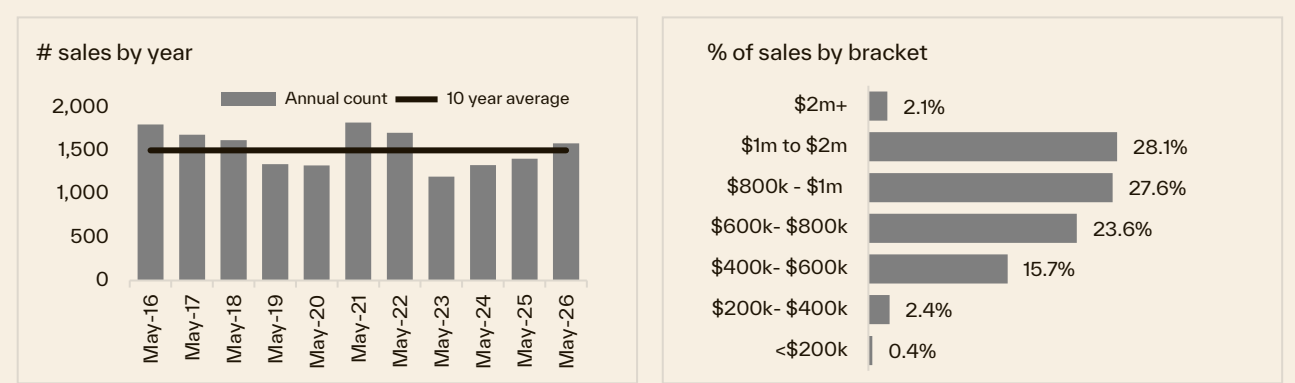


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.0%	40 days	Current	2.0%	4.2%
Last year	3.4%	62 days	Last year	4.8%	4.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
501	10.6% higher than one year ago, and 6.7% above the previous five year average.	372	-47.4% lower than one year ago, and -49.6% below the previous five year average.

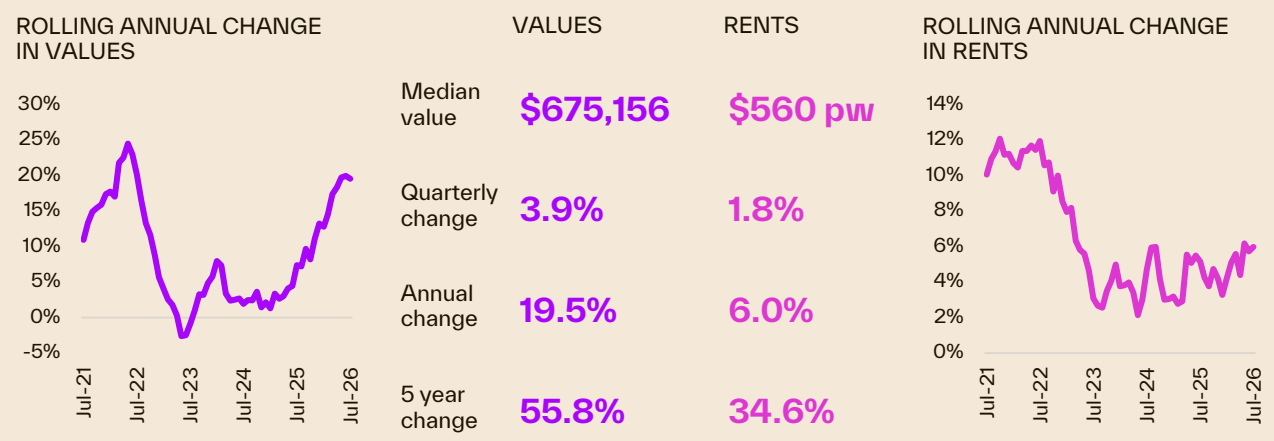
Annual Dwellings Sales – May 2026

1,588	12.6% higher than one year ago, and 6.0% above the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

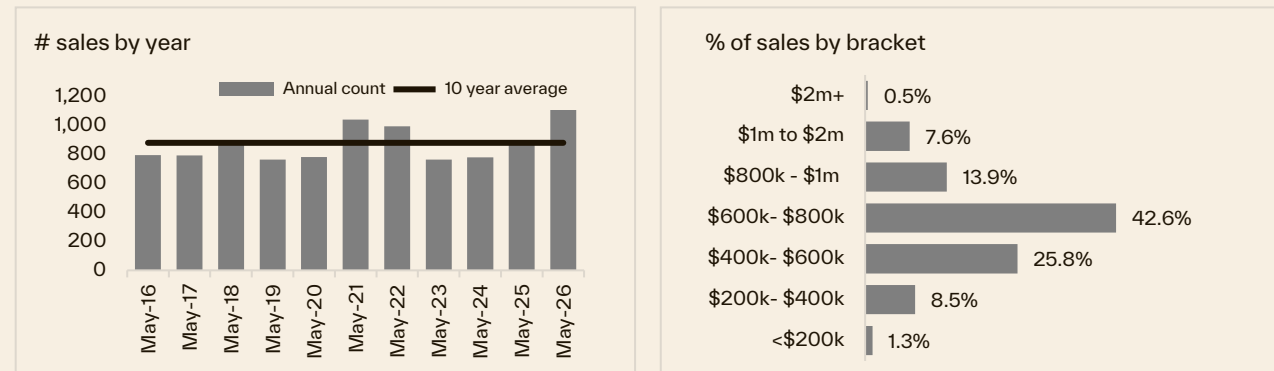


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	1.9%	27 days	Current	3.1%	4.4%
Last year	3.2%	36 days	Last year	2.1%	5.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
137	-24.7% lower than one year ago, and -22.2% below the previous five year average.	296	28.7% higher than one year ago, and 17.5% above the previous five year average.

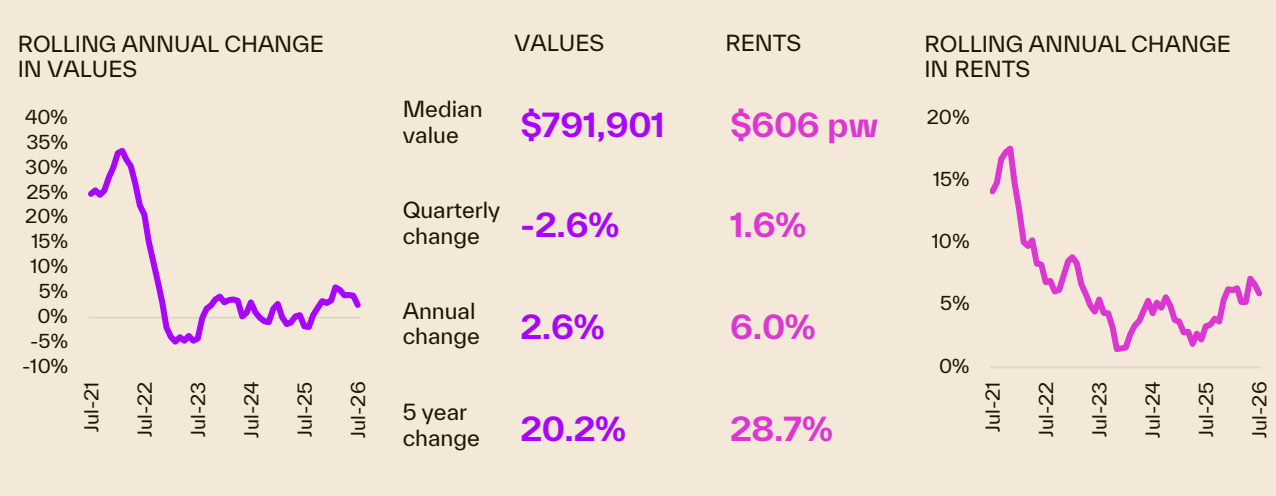
Annual Dwellings Sales – May 2026

1,111 24.6% higher than one year ago, and 23.9% above the five year average for the region.





Home Value Index and Rental Value Index – July 2026

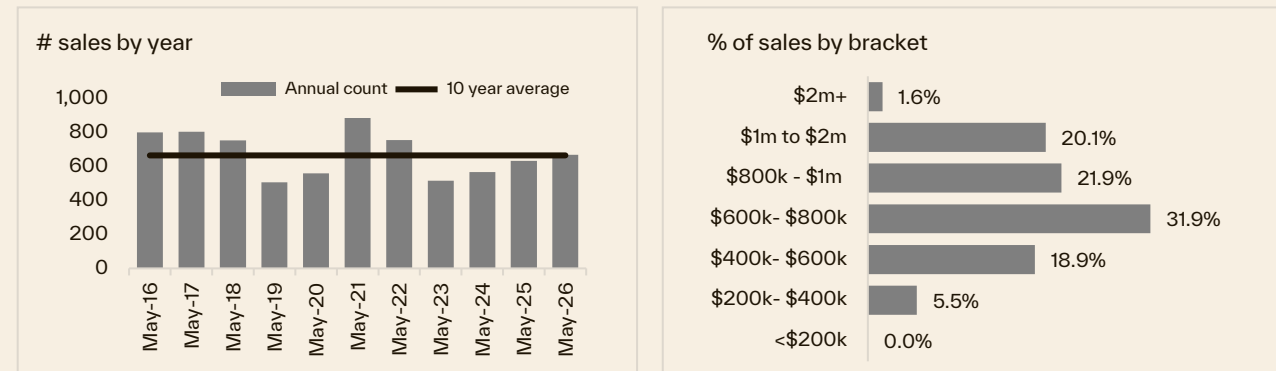


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.5%	49 days	Current	0.8%	4.2%
Last year	3.8%	61 days	Last year	1.5%	4.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
177	-10.2% lower than one year ago, and 3.8% above the previous five year average.	54	-37.9% lower than one year ago, and -40.5% below the previous five year average.

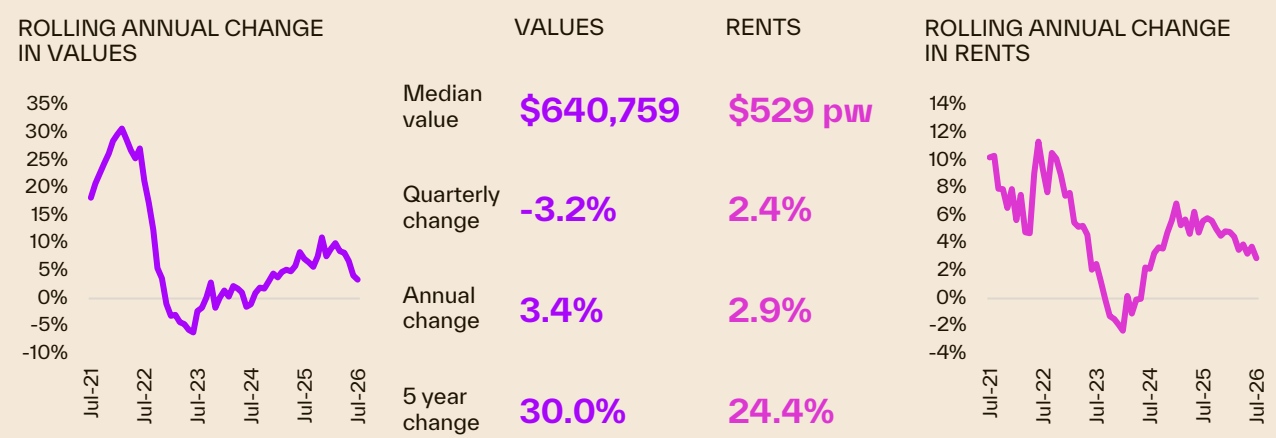
Annual Dwellings Sales – May 2026

669	5.7% higher than one year ago, and -0.3% below the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

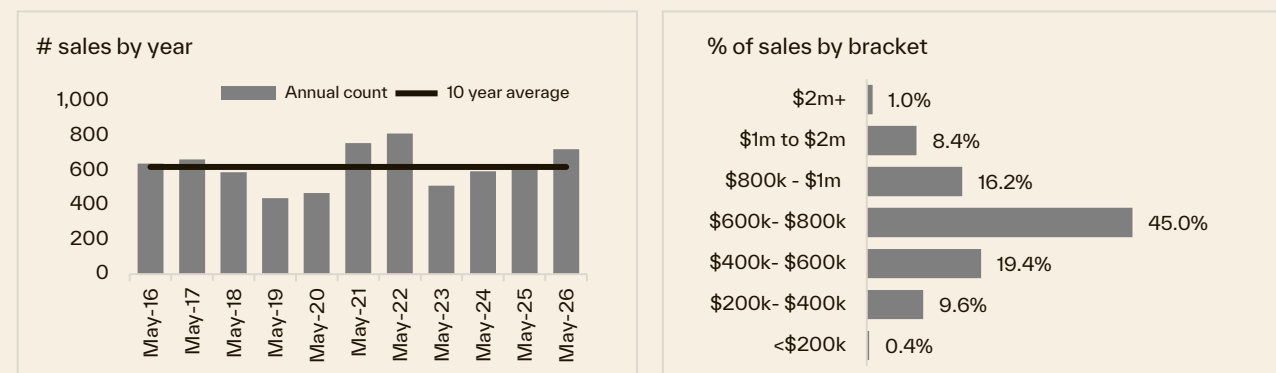


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.9%	36 days	Current	2.2%	4.2%
Last year	3.0%	52 days	Last year	2.7%	4.3%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
185	36.0% higher than one year ago, and 13.4% above the previous five year average.	125	-6.7% lower than one year ago, and -10.8% below the previous five year average.

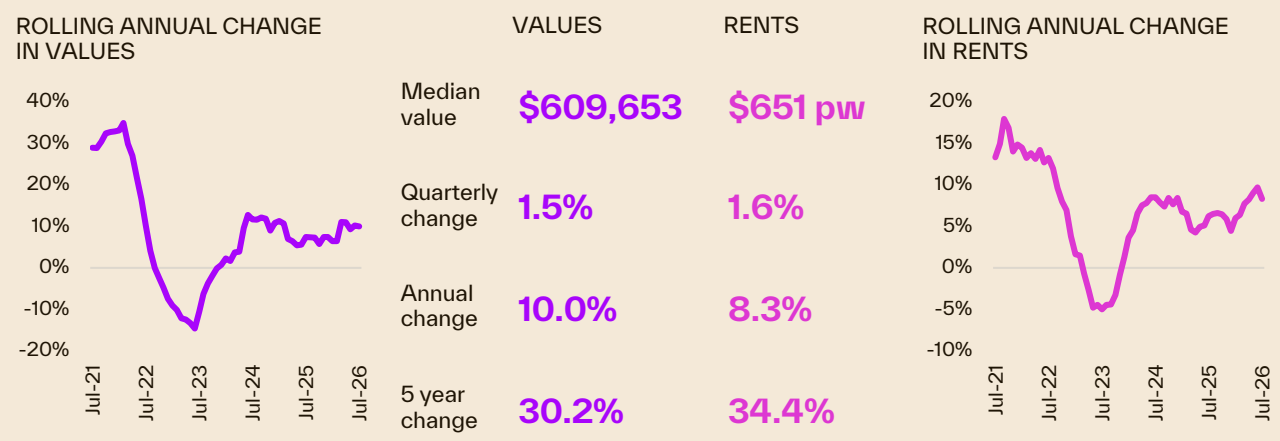
Annual Dwellings Sales – May 2026

722	13.3% higher than one year ago, and 9.0% above the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

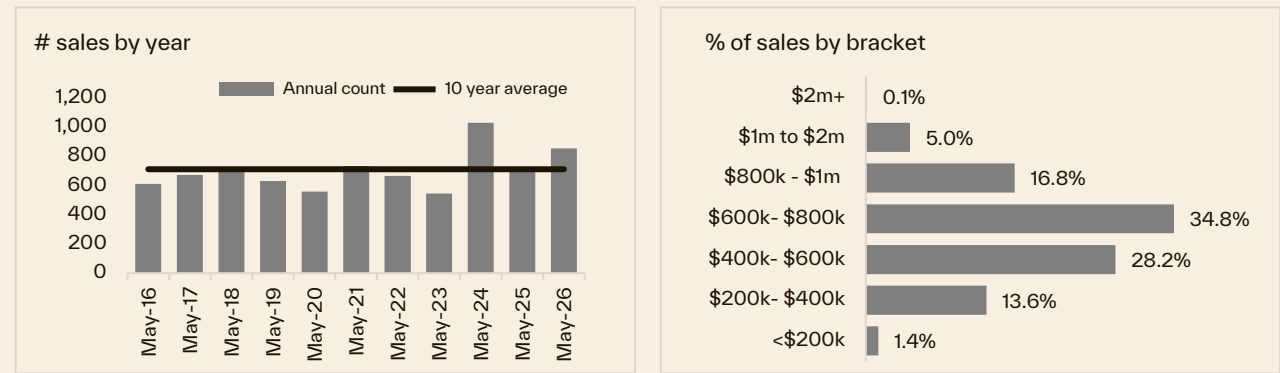


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.9%	38 days	Current	0.8%	5.3%
Last year	4.2%	55 days	Last year	1.1%	5.4%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
156	-20.8% lower than one year ago, and -19.2% below the previous five year average.	58	-26.6% lower than one year ago, and -51.1% below the previous five year average.

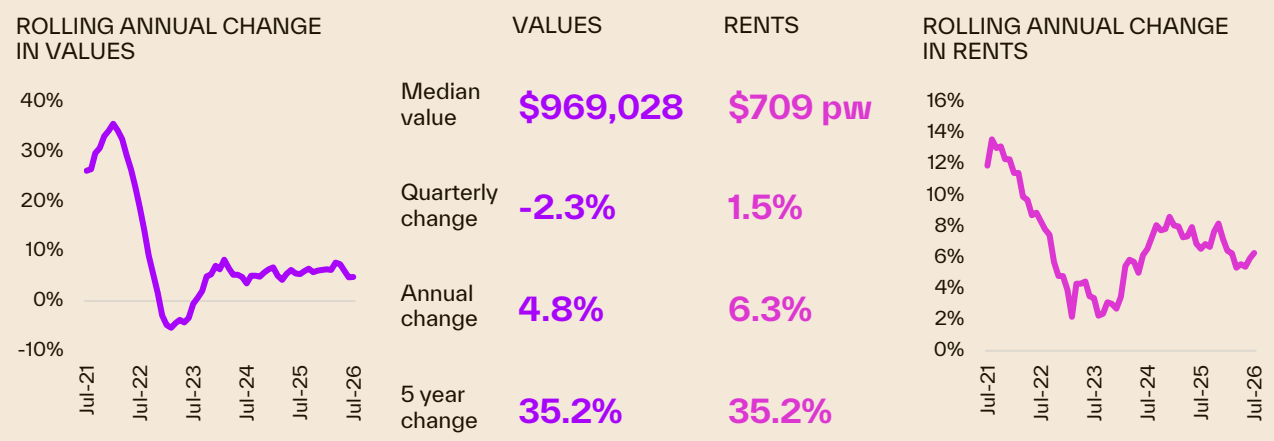
Annual Dwellings Sales – May 2026

854	20.8% higher than one year ago, and 16.0% above the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

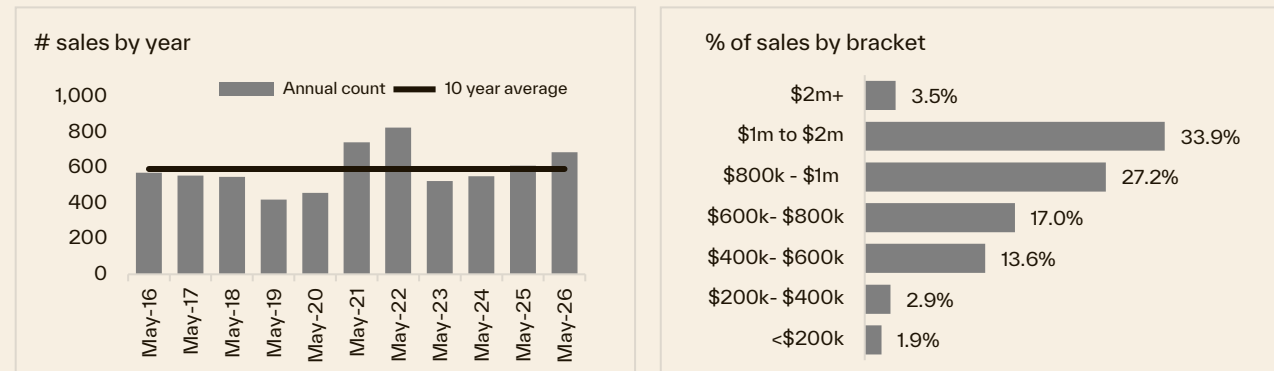


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.5%	32 days	Current	3.0%	4.0%
Last year	3.0%	48 days	Last year	1.8%	3.9%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
176	12.8% higher than one year ago, and 12.7% above the previous five year average.	145	22.9% higher than one year ago, and 18.9% above the previous five year average.

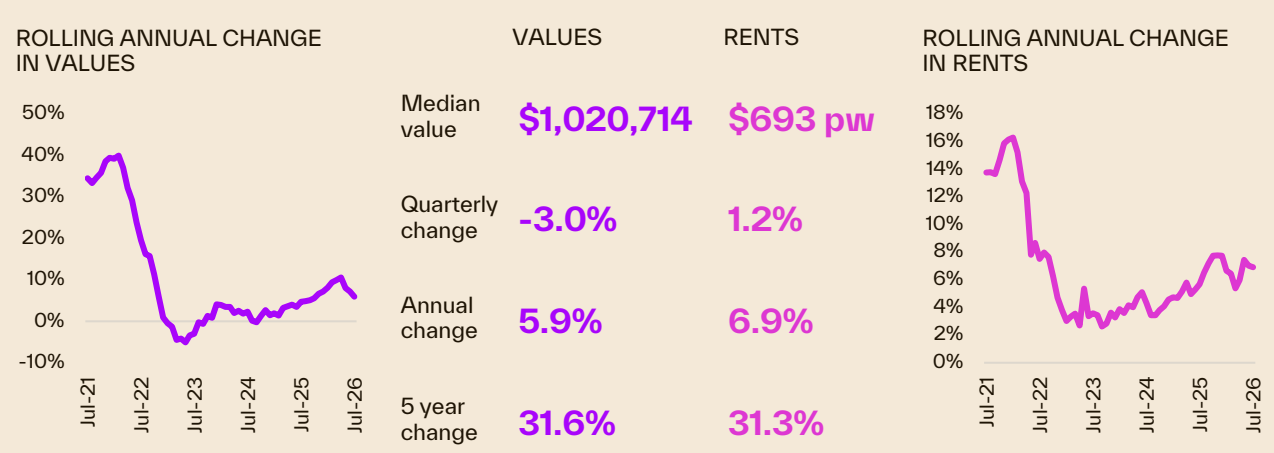
Annual Dwellings Sales – May 2026

690	12.4% higher than one year ago, and 5.6% above the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

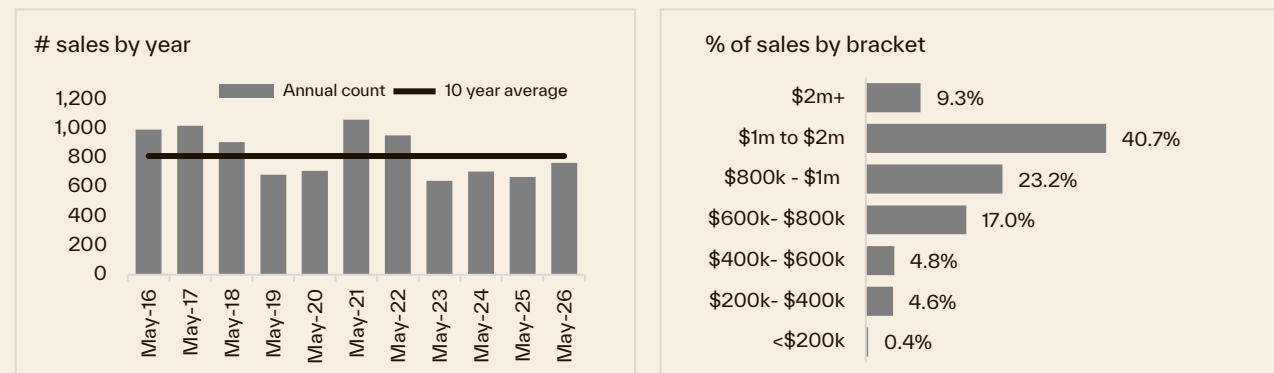


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.6%	56 days	Current	2.2%	3.7%
Last year	3.3%	70 days	Last year	2.2%	3.5%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
283	16.0% higher than one year ago, and 36.7% above the previous five year average.	142	-6.0% lower than one year ago, and -21.5% below the previous five year average.

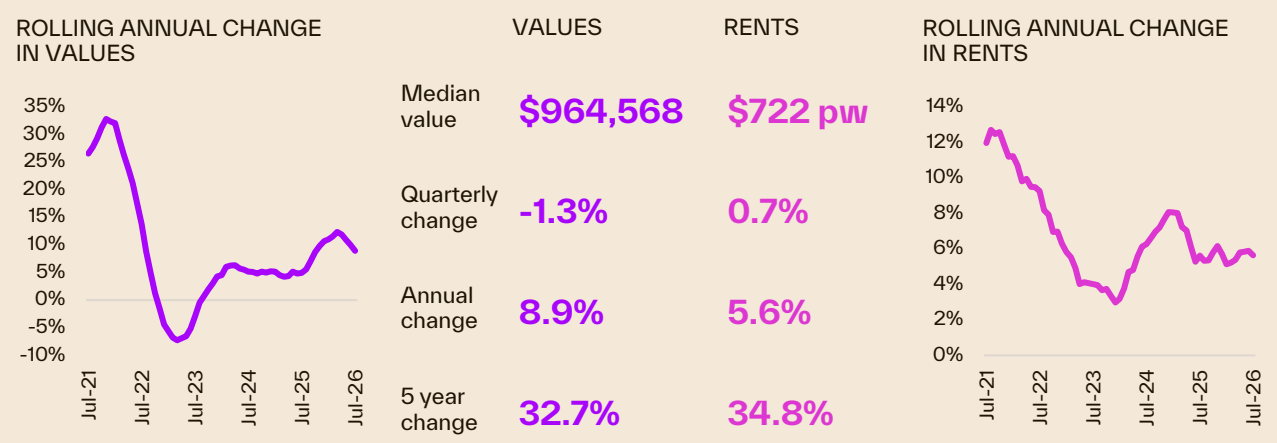
Annual Dwellings Sales – May 2026

765	14.2% higher than one year ago, and -5.2% below the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

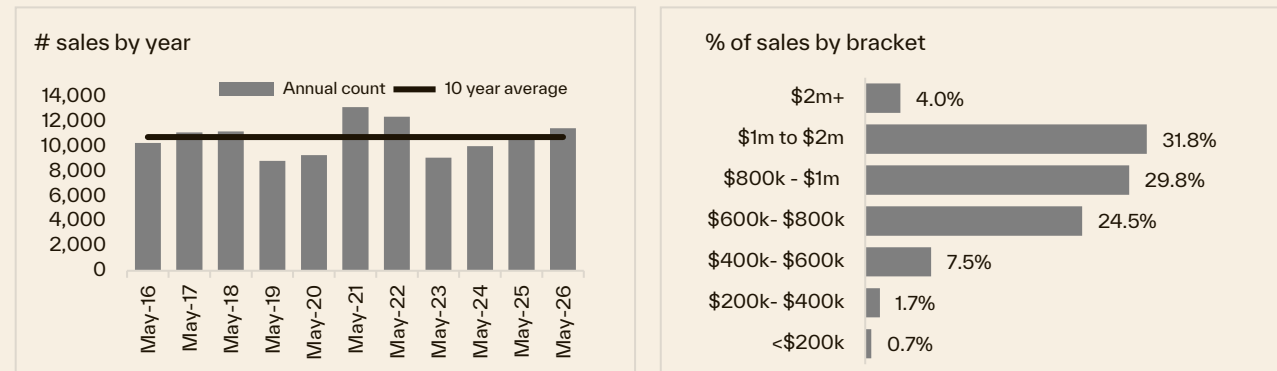


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.9%	23 days	Current	1.6%	3.9%
Last year	3.0%	30 days	Last year	1.5%	3.9%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
2,460	18.8% higher than one year ago, and 10.8% above the previous five year average.	2,062	-5.8% lower than one year ago, and -10.7% below the previous five year average.

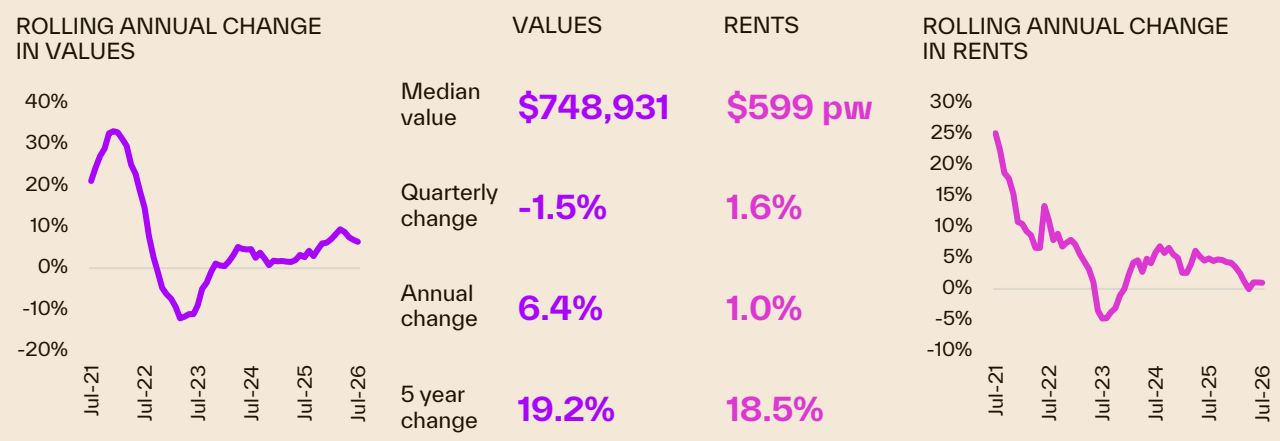
Annual Dwellings Sales – May 2026

11,506 5.0% higher than one year ago, and 3.2% above the five year average for the region.





Home Value Index and Rental Value Index – July 2026

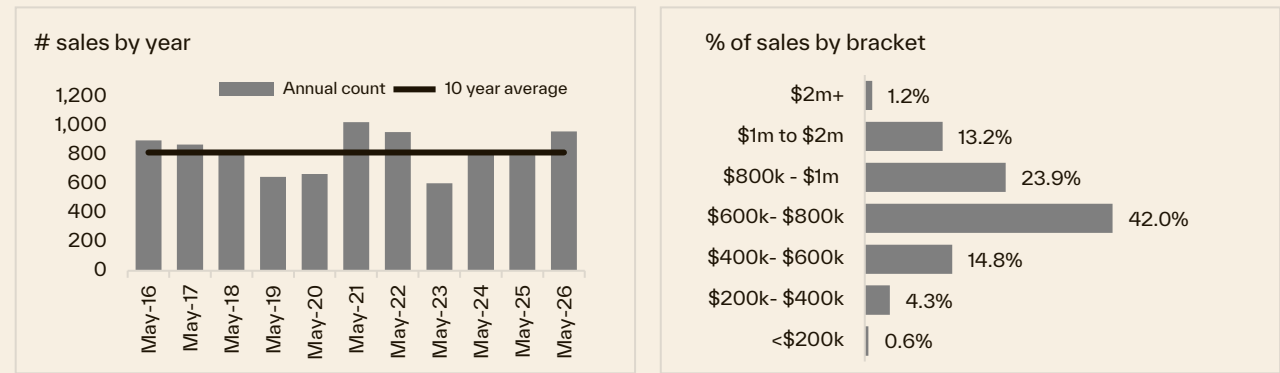


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.5%	37 days	Current	2.8%	4.2%
Last year	3.3%	54 days	Last year	3.4%	4.4%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
206	-24.5% lower than one year ago, and -15.0% below the previous five year average.	189	-28.1% lower than one year ago, and -18.7% below the previous five year average.

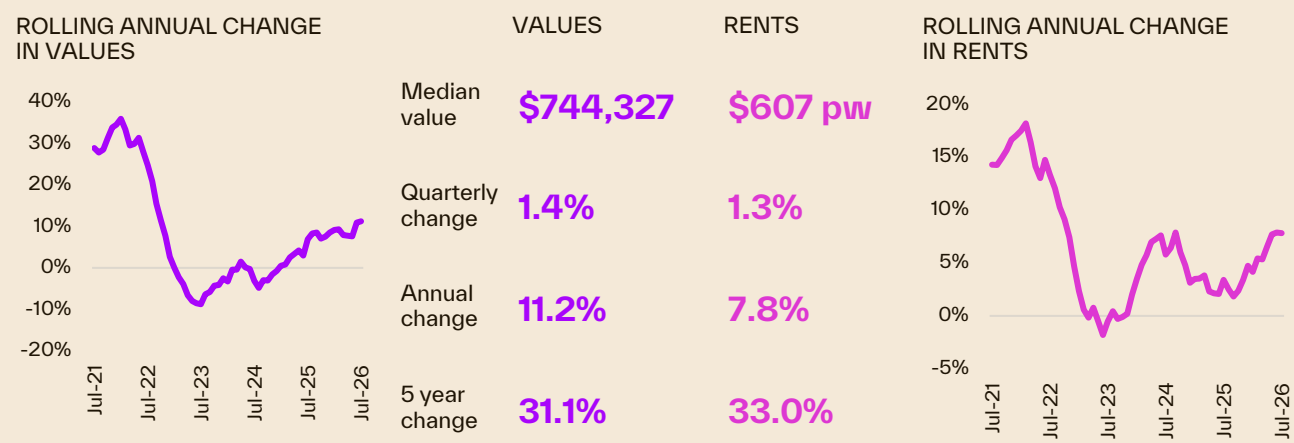
Annual Dwellings Sales – May 2026

964	20.5% higher than one year ago, and 14.4% above the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

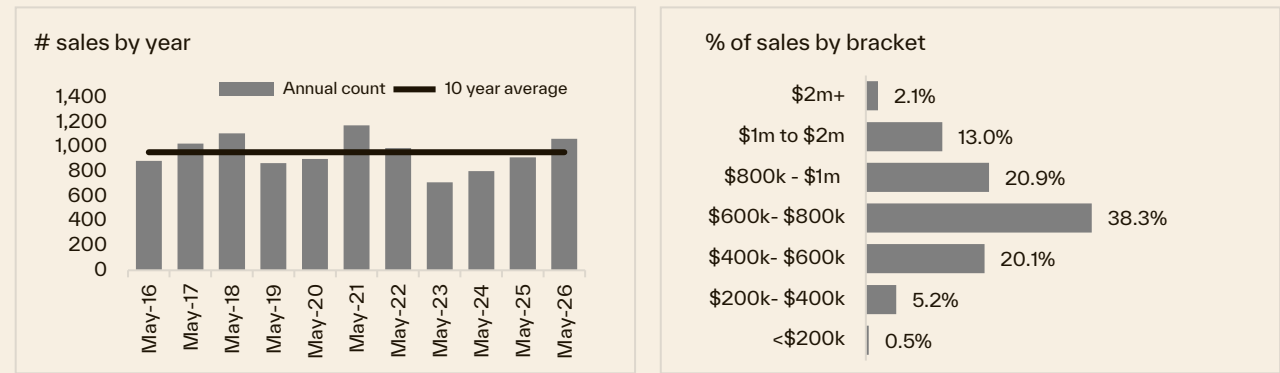


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.5%	35 days	Current	1.4%	4.4%
Last year	3.5%	56 days	Last year	2.0%	4.5%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
218	1.4% higher than one year ago, and -6.4% below the previous five year average.	180	-18.9% lower than one year ago, and -35.1% below the previous five year average.

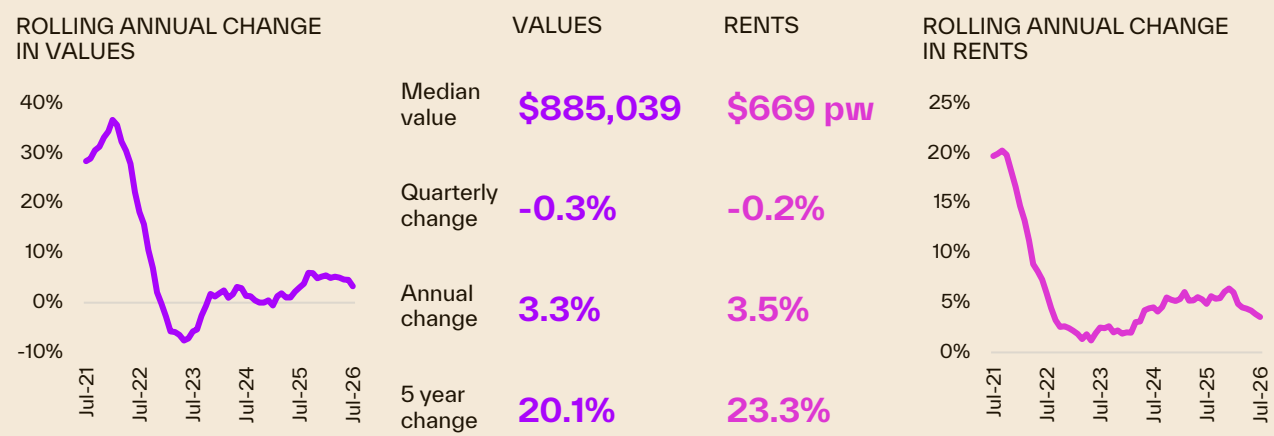
Annual Dwellings Sales – May 2026

1,067	16.5% higher than one year ago, and 16.1% above the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

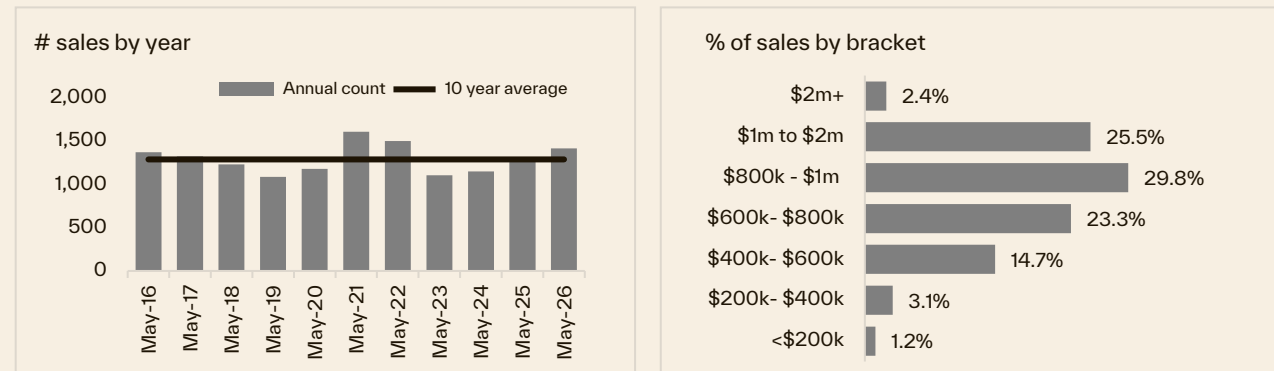


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.0%	32 days	Current	1.4%	4.1%
Last year	2.9%	38 days	Last year	0.7%	4.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
329	-9.1% lower than one year ago, and 6.9% above the previous five year average.	192	14.3% higher than one year ago, and -21.0% below the previous five year average.

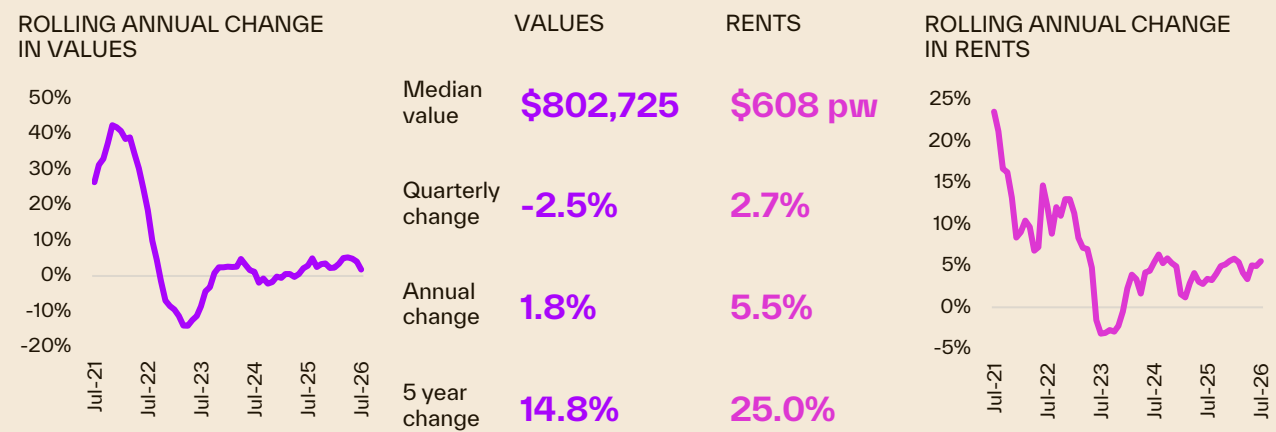
Annual Dwellings Sales – May 2026

1,416	10.3% 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 – July 2026



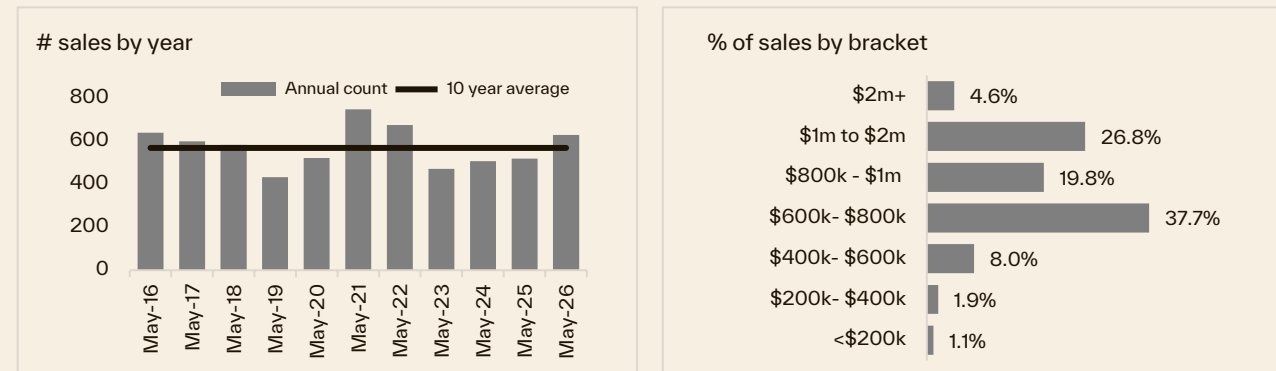
SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	4.2%	52 days	Current	2.5%	3.6%
Last year	4.0%	70 days	Last year	3.4%	3.5%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
170	-28.9% lower than one year ago, and -7.0% below the previous five year average.	97	-18.5% lower than one year ago, and -9.3% below the previous five year average.

Annual Dwellings Sales – May 2026

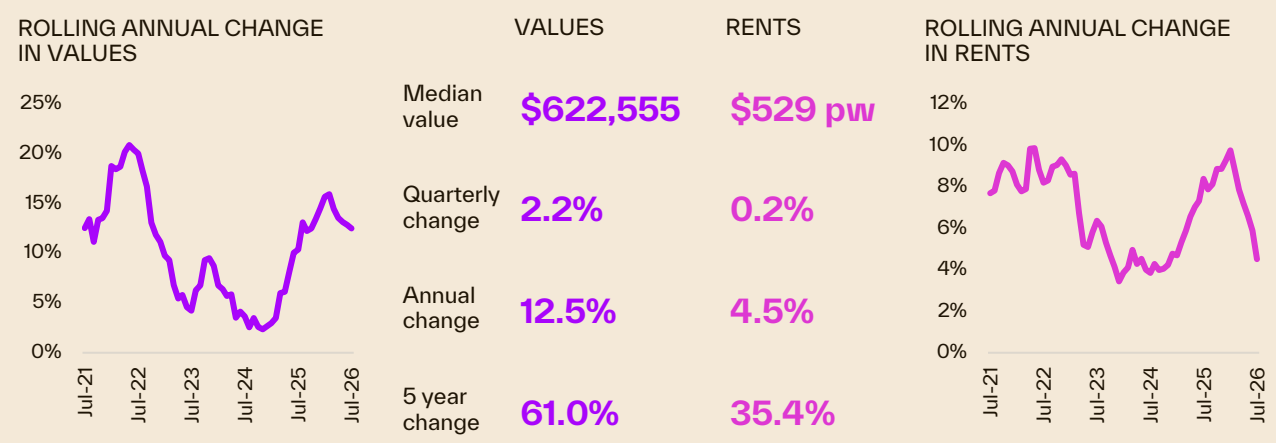
627

21.3% higher than one year ago, and 7.7% above the five year average for the region.





Home Value Index and Rental Value Index – July 2026

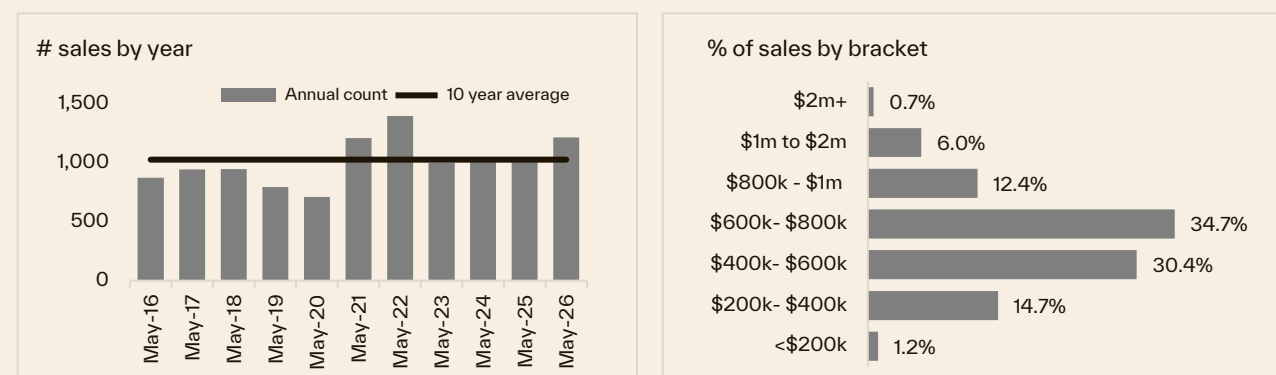


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.0%	33 days	Current	3.1%	4.5%
Last year	3.6%	51 days	Last year	2.0%	4.8%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
246	13.4% higher than one year ago, and 0.6% above the previous five year average.	363	30.1% higher than one year ago, and 18.9% above the previous five year average.

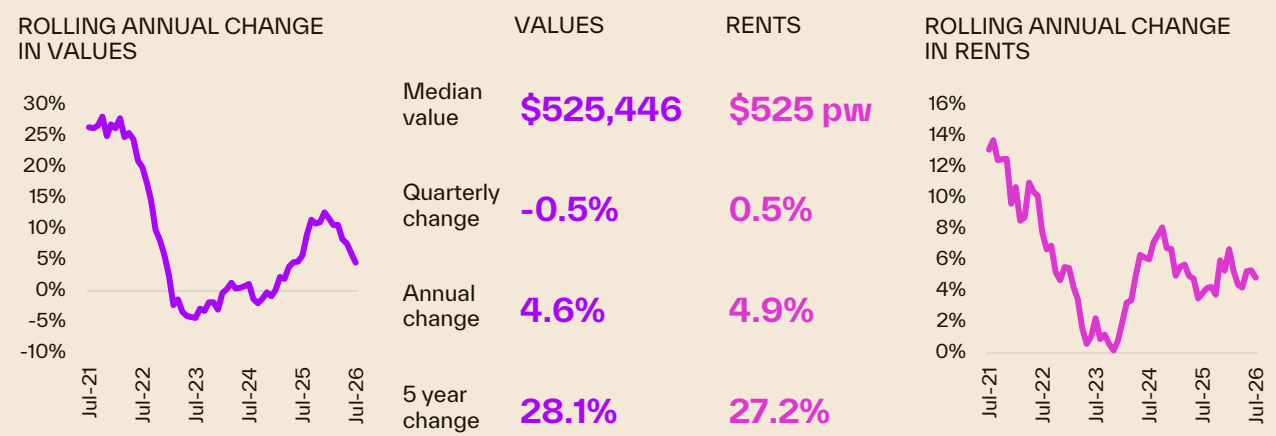
Annual Dwellings Sales – May 2026

1,214	18.0% higher than one year ago, and 7.5% above the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

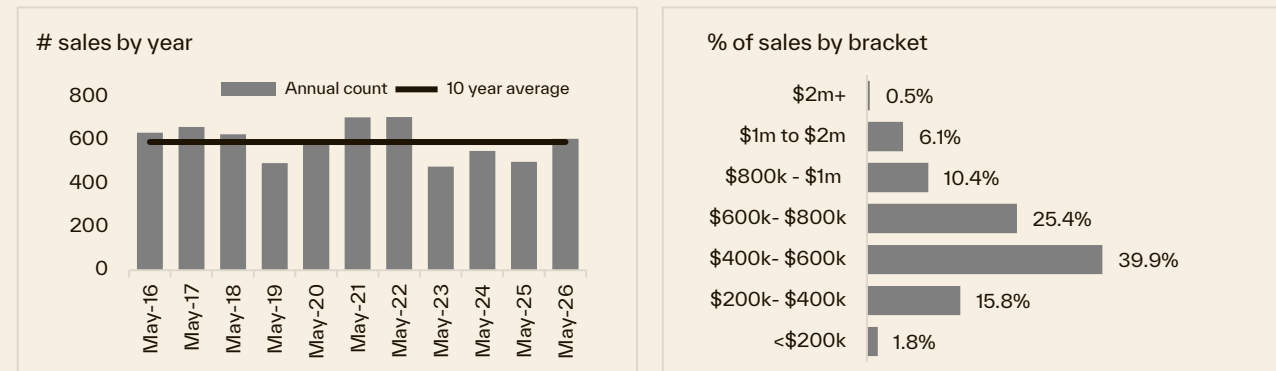


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	43 days	Current	2.0%	5.2%
Last year	3.5%	50 days	Last year	2.3%	5.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
116	-10.8% lower than one year ago, and -16.4% below the previous five year average.	95	-10.4% lower than one year ago, and -26.8% below the previous five year average.

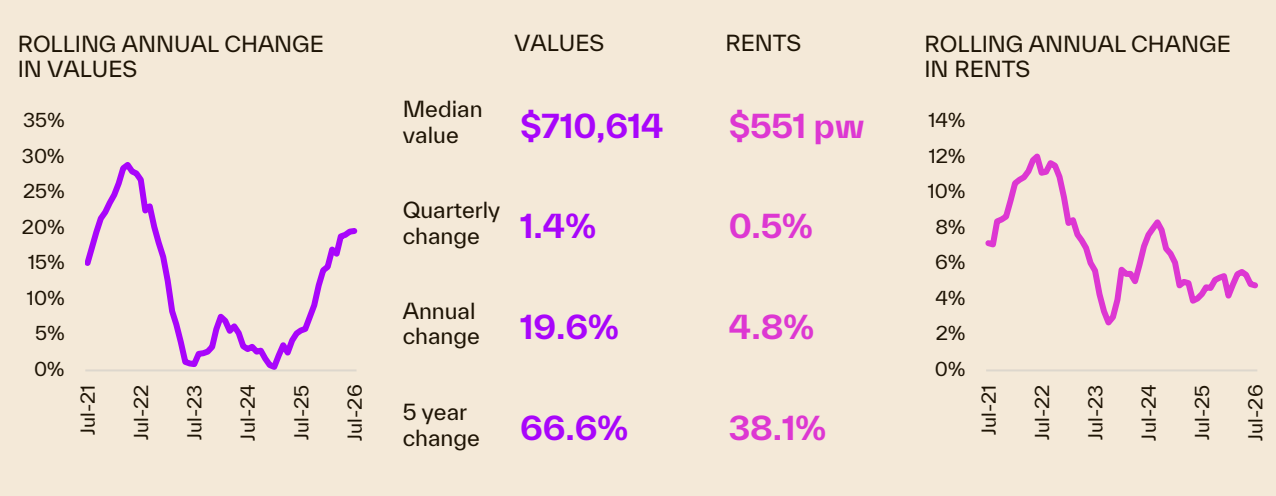
Annual Dwellings Sales – May 2026

606	21.4% higher than one year ago, and 3.2% above the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

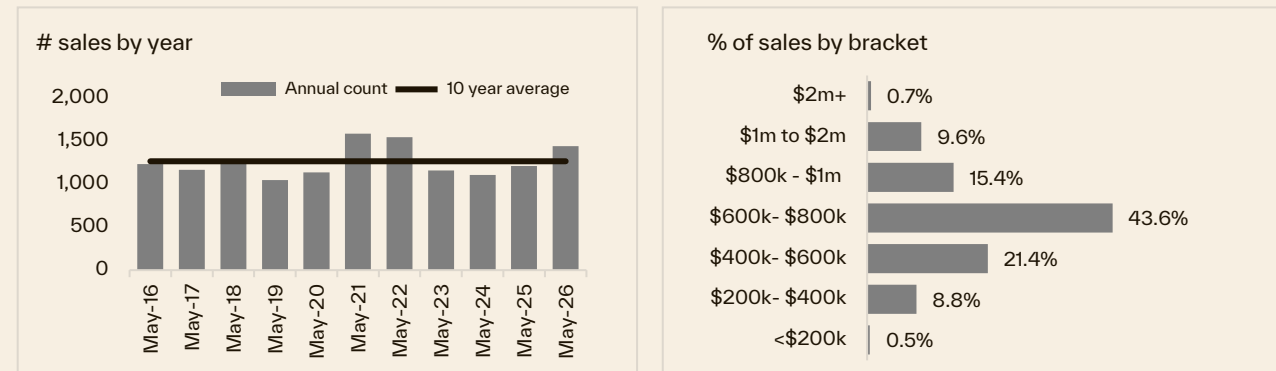


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.0%	33 days	Current	2.2%	4.2%
Last year	2.7%	50 days	Last year	2.0%	4.8%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
279	-7.3% lower than one year ago, and -8.5% below the previous five year average.	352	2.6% higher than one year ago, and 8.4% above the previous five year average.

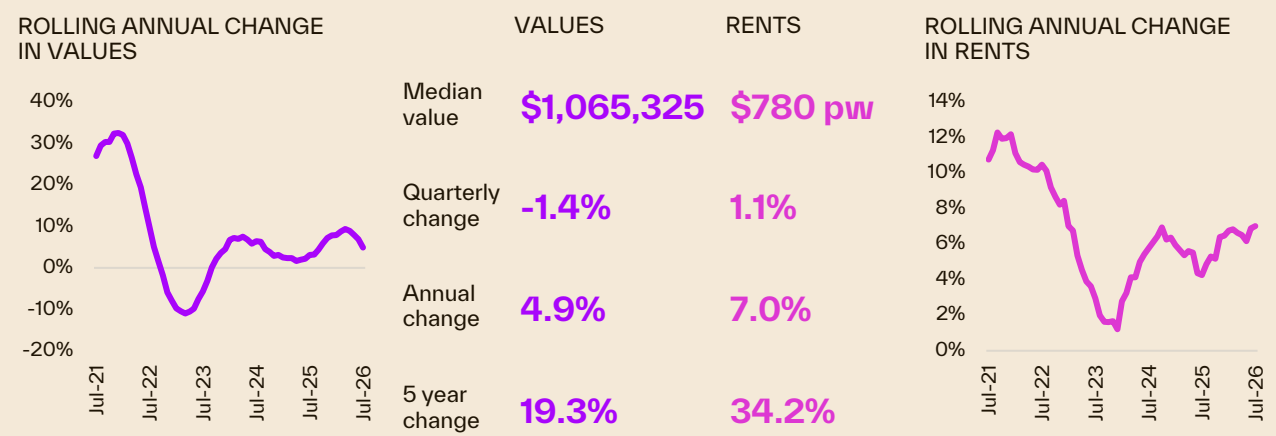
Annual Dwellings Sales – May 2026

1,437	19.0% higher than one year ago, and 9.0% above the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

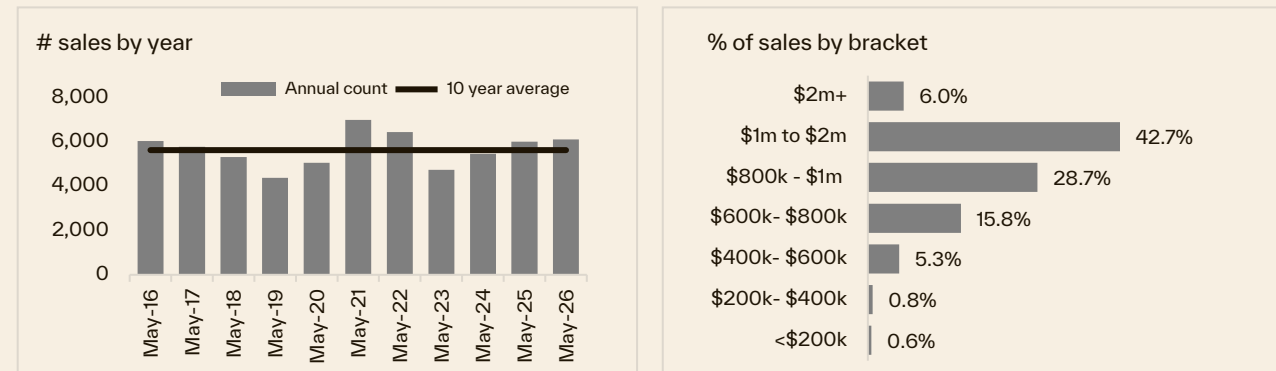


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.0%	28 days	Current	1.5%	3.8%
Last year	3.4%	35 days	Last year	1.7%	3.7%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
1,388	5.0% higher than one year ago, and 16.3% above the previous five year average.	1,046	-20.7% lower than one year ago, and -19.4% below the previous five year average.

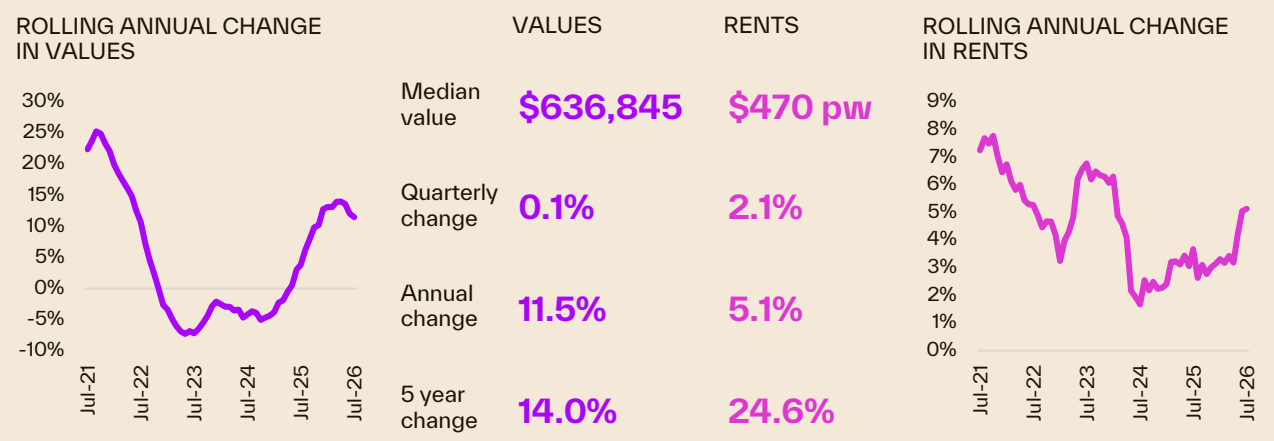
Annual Dwellings Sales – May 2026

6,119 1.7% higher than one year ago, and 3.1% above the five year average for the region.





Home Value Index and Rental Value Index – July 2026

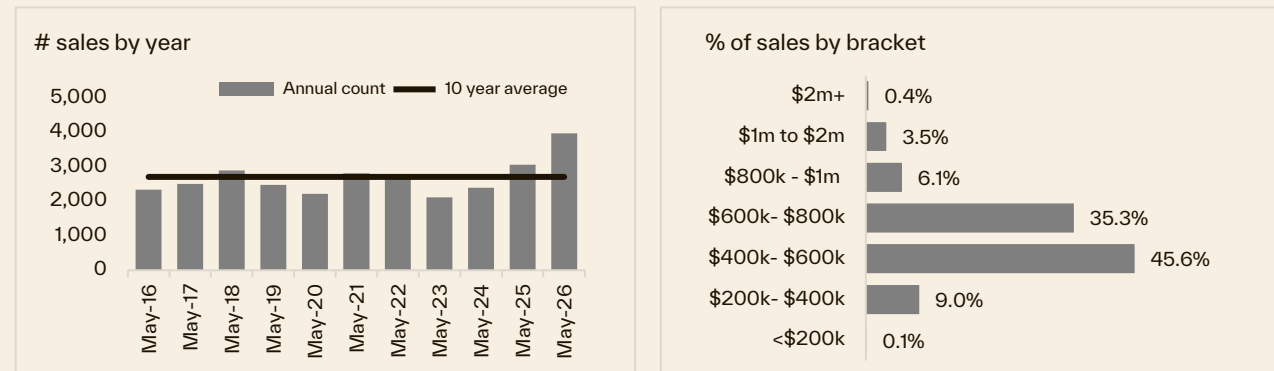


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.7%	28 days	Current	1.2%	3.9%
Last year	3.7%	46 days	Last year	1.7%	4.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
794	-10.8% lower than one year ago, and -17.7% below the previous five year average.	524	-19.6% lower than one year ago, and -25.1% below the previous five year average.

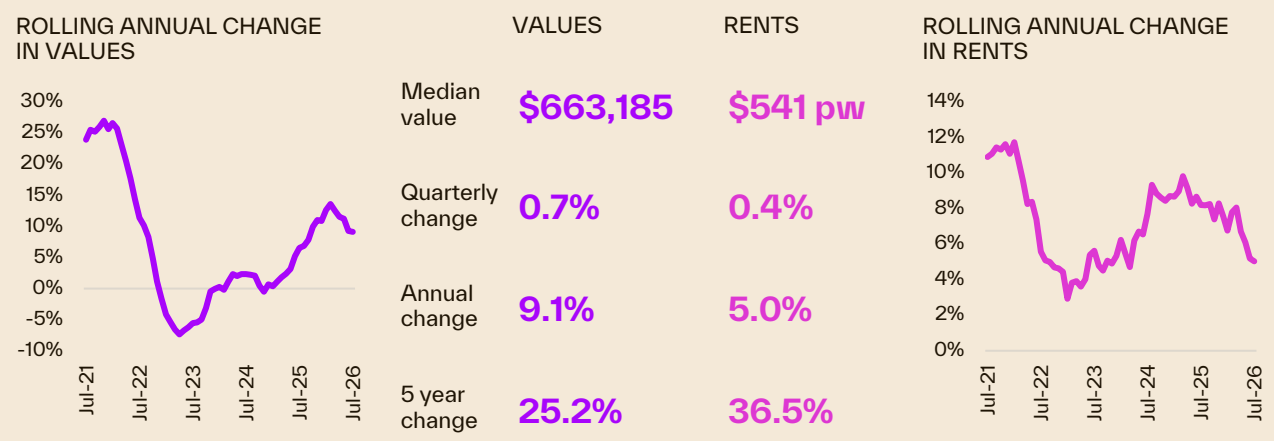
Annual Dwellings Sales – May 2026

3,962	29.7% higher than one year ago, and 52.3% above the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

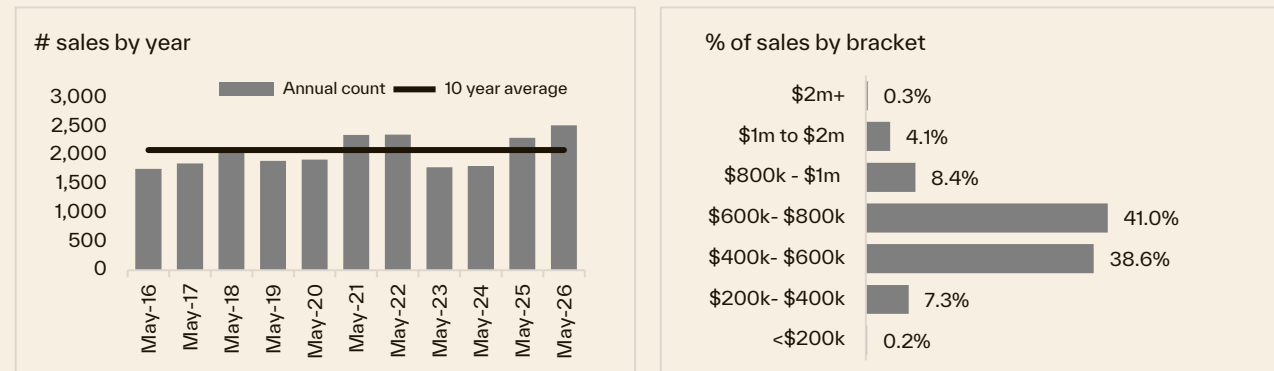


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.6%	24 days	Current	1.1%	4.3%
Last year	3.1%	34 days	Last year	1.6%	4.4%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
435	-3.3% lower than one year ago, and -24.1% below the previous five year average.	374	-24.7% lower than one year ago, and -36.2% below the previous five year average.

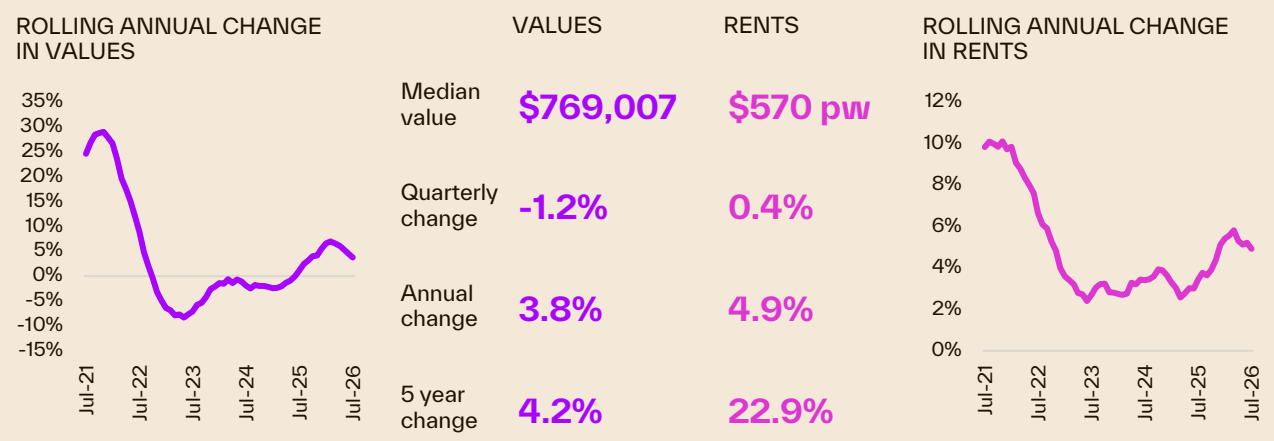
Annual Dwellings Sales – May 2026

2,518 9.5% higher than one year ago, and 18.7% above the five year average for the region.





Home Value Index and Rental Value Index – July 2026

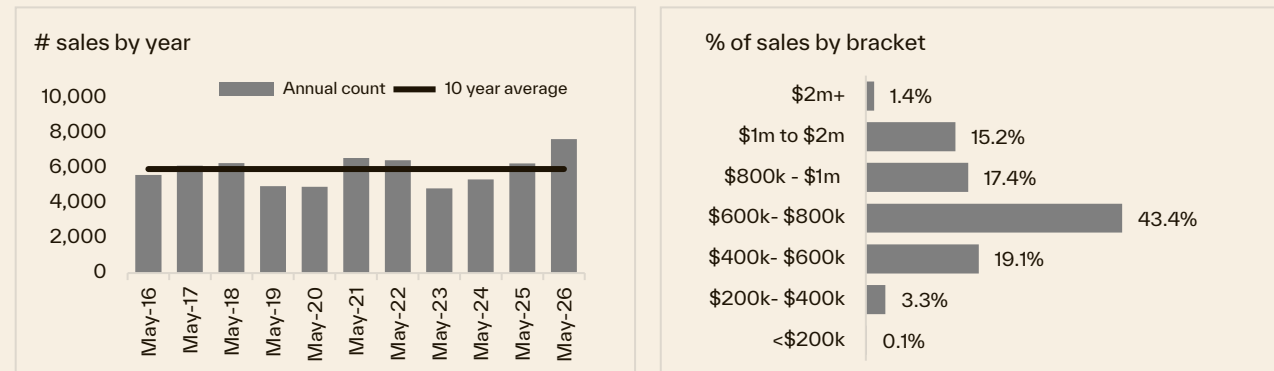


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.2%	31 days	Current	1.4%	3.7%
Last year	3.8%	42 days	Last year	1.3%	3.7%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
2,088	21.3% higher than one year ago, and 24.3% above the previous five year average.	1,320	-3.6% lower than one year ago, and -5.3% below the previous five year average.

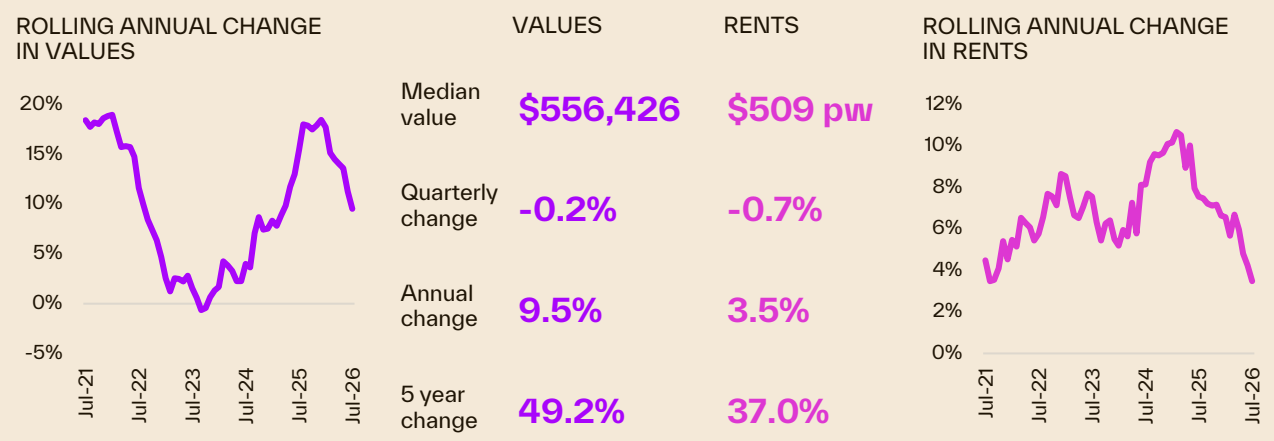
Annual Dwellings Sales – May 2026

7,647 22.2% higher than one year ago, and 30.0% above the five year average for the region.





Home Value Index and Rental Value Index – July 2026

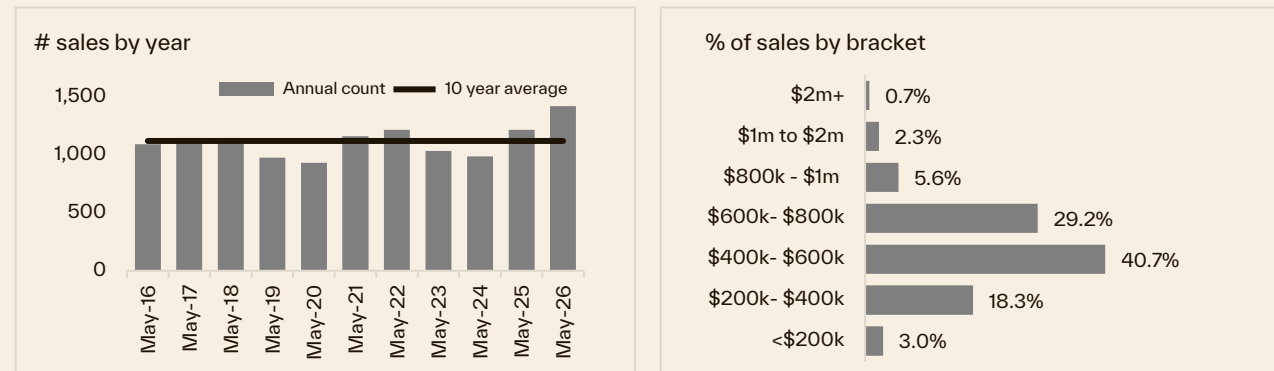


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.3%	20 days	Current	2.6%	4.8%
Last year	3.0%	21 days	Last year	2.1%	5.0%

TOTAL FOR SALE LISTINGS	TOTAL FOR RENT LISTINGS
307	294
2.3% higher than one year ago, and 8.0% above the previous five year average.	4.6% higher than one year ago, and 42.6% above the previous five year average.

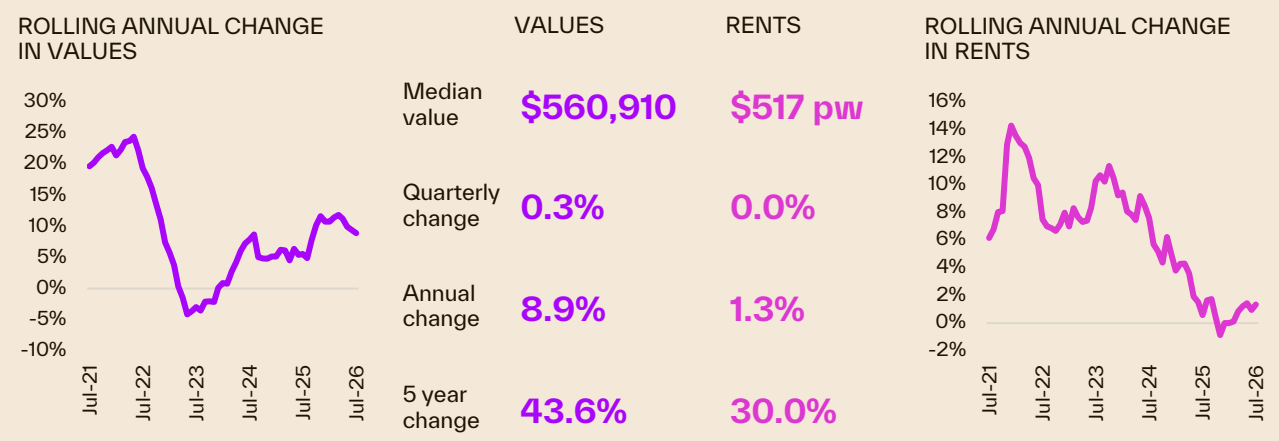
Annual Dwellings Sales – May 2026

1,424 16.8% higher than one year ago, and 26.6% above the five year average for the region.





Home Value Index and Rental Value Index – July 2026

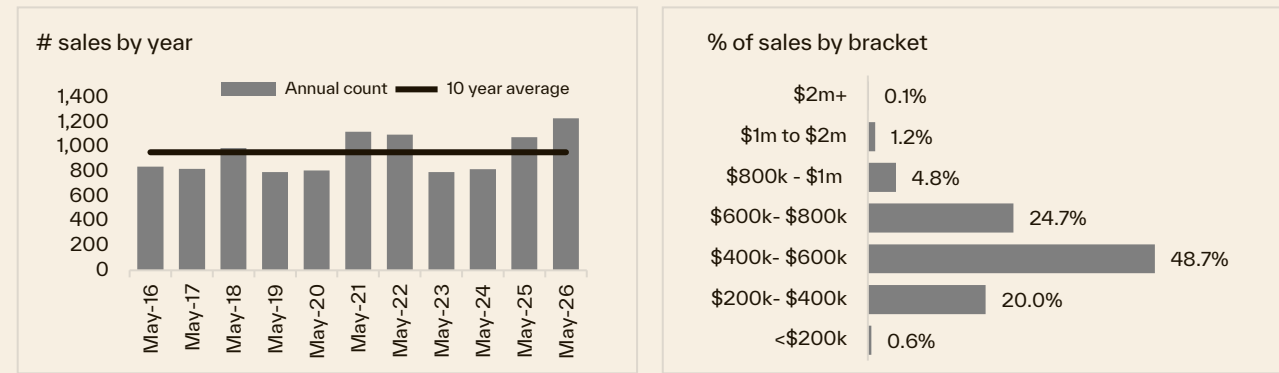


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.6%	42 days	Current	1.3%	4.7%
Last year	3.1%	51 days	Last year	1.6%	5.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
175	-18.2% lower than one year ago, and -35.4% below the previous five year average.	180	-24.1% lower than one year ago, and -6.7% below the previous five year average.

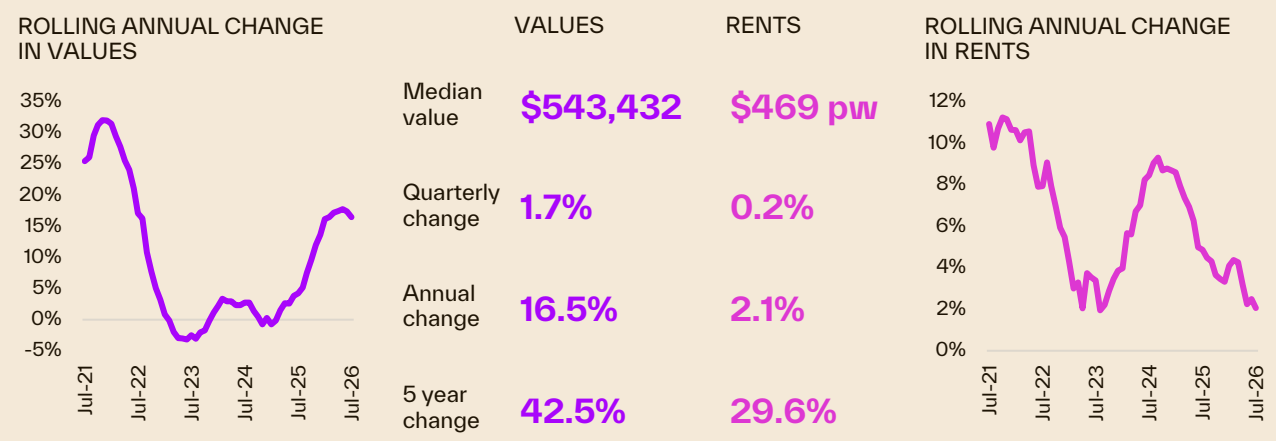
Annual Dwellings Sales – May 2026

1,233	14.4% higher 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 – July 2026

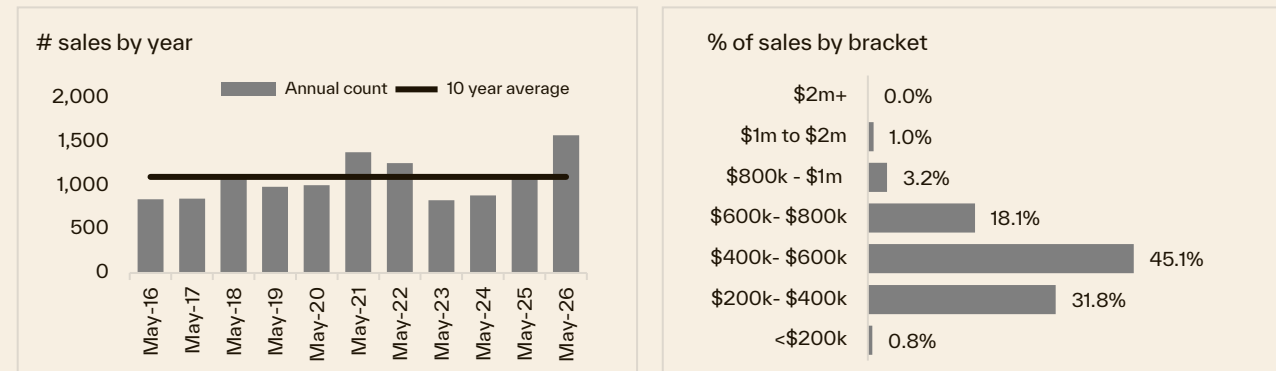


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.7%	42 days	Current	2.6%	4.4%
Last year	4.3%	65 days	Last year	1.1%	5.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
133	-35.3% lower than one year ago, and -36.5% below the previous five year average.	82	60.9% higher than one year ago, and 53.3% above the previous five year average.

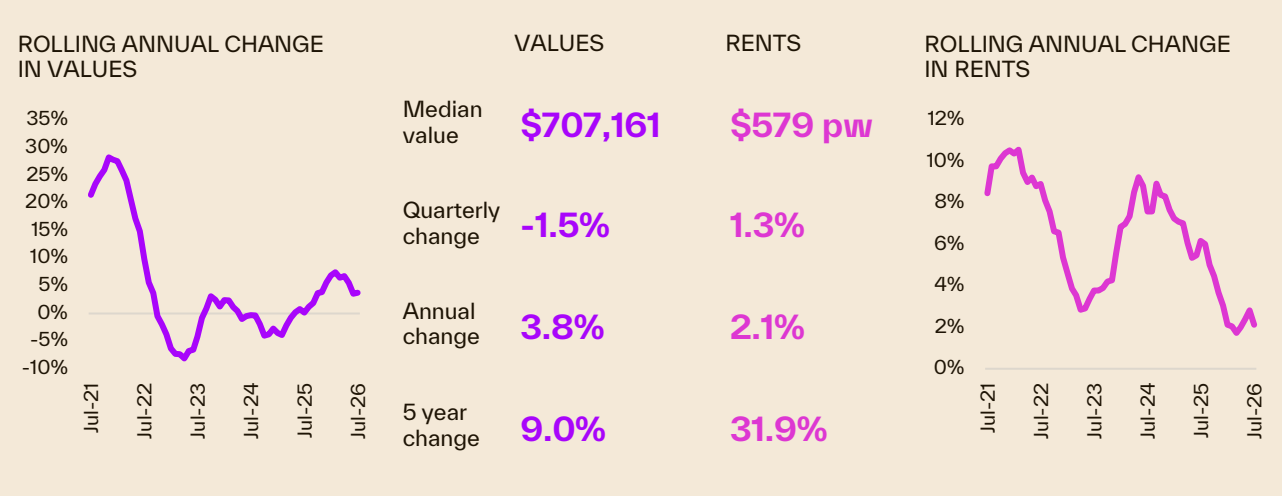
Annual Dwellings Sales – May 2026

1,572	42.4% higher than one year ago, and 44.2% above the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

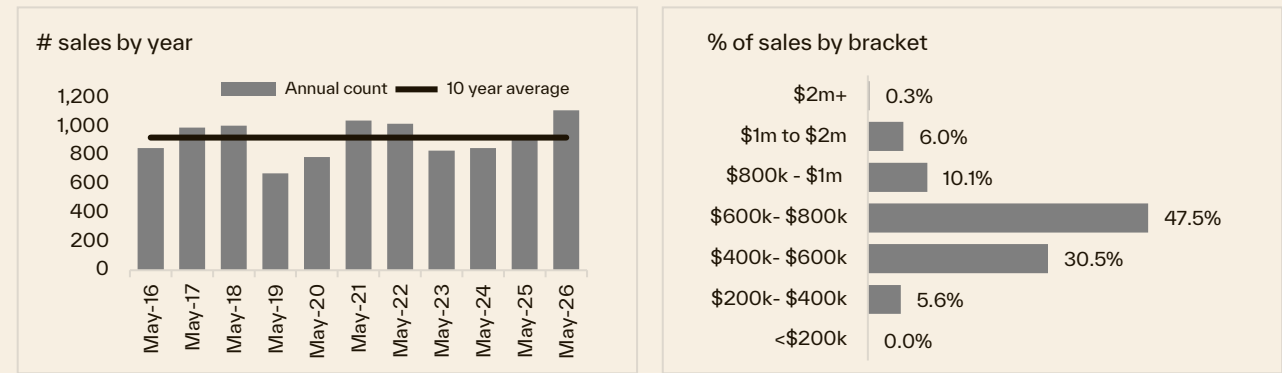


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	36 days	Current	1.4%	4.3%
Last year	3.1%	46 days	Last year	1.8%	4.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
479	-20.0% lower than one year ago, and -7.4% below the previous five year average.	290	-24.7% lower than one year ago, and -15.1% below the previous five year average.

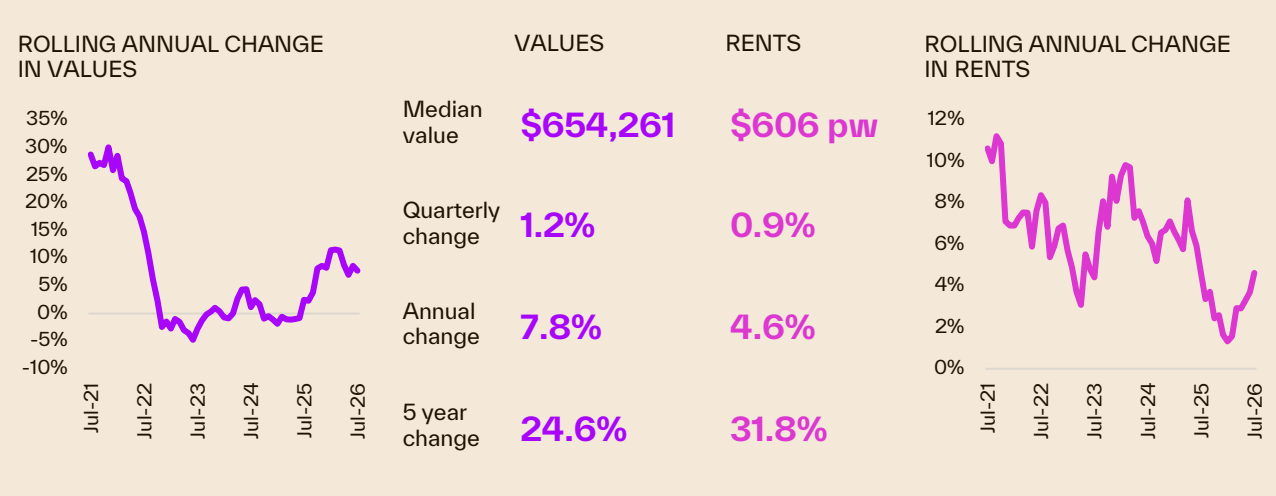
Annual Dwellings Sales – May 2026

1,111	21.6% higher than one year ago, and 19.4% above the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

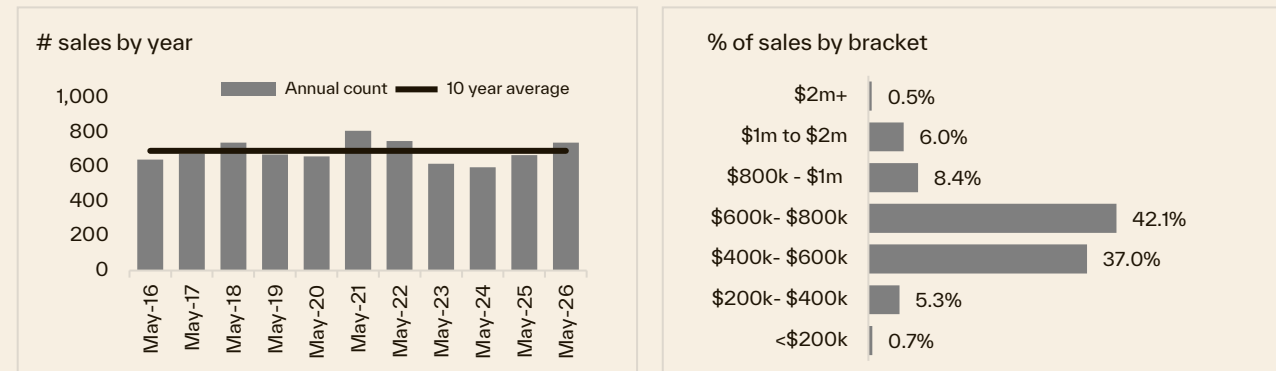


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	29 days	Current	0.9%	4.9%
Last year	3.1%	35 days	Last year	1.2%	4.9%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
1,023	11.8% higher than one year ago, and 12.0% above the previous five year average.	10,391	-22.0% lower than one year ago, and -20.0% below the previous five year average.

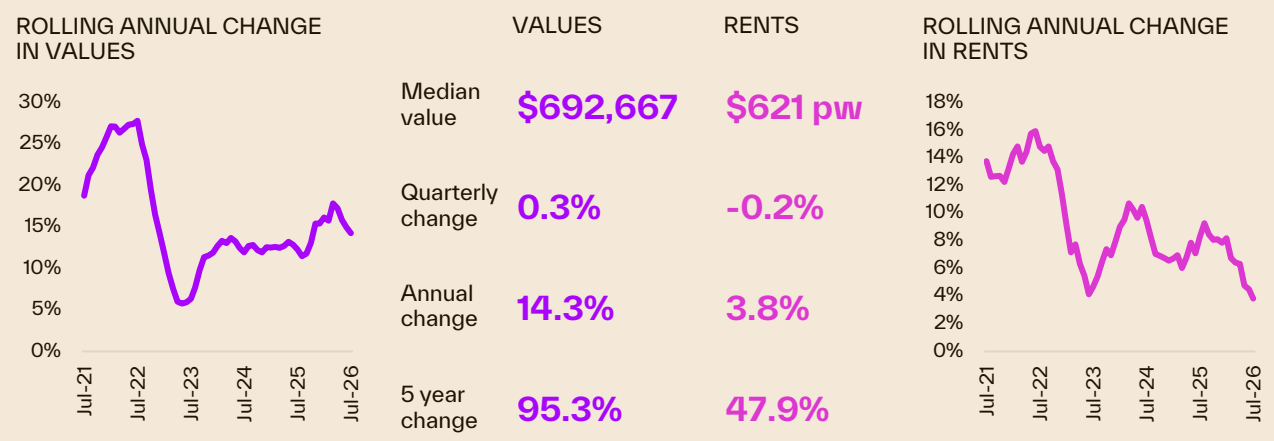
Annual Dwellings Sales – May 2026

740	10.6% higher than one year ago, and 7.4% above the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

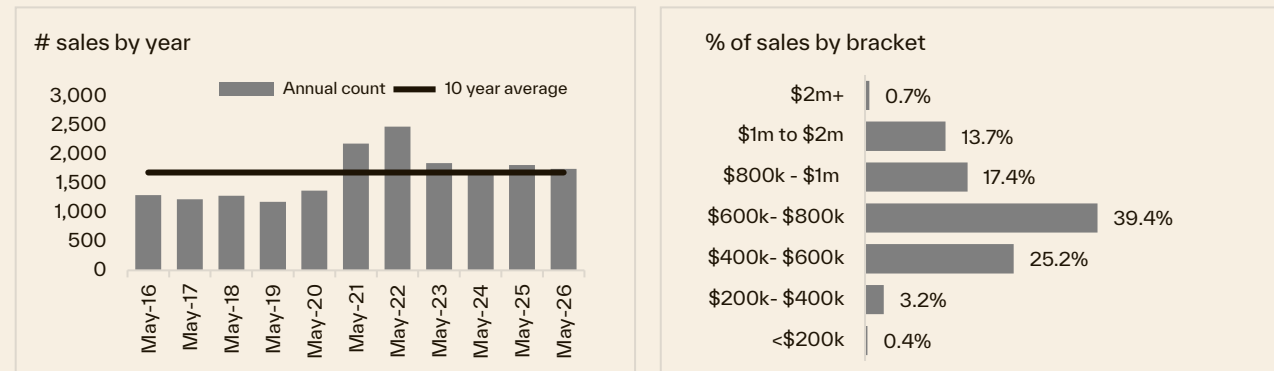


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.5%	16 days	Current	2.5%	4.5%
Last year	3.0%	17 days	Last year	2.1%	5.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
479	34.6% higher than one year ago, and -1.4% below the previous five year average.	290	2.5% higher than one year ago, and 36.2% above the previous five year average.

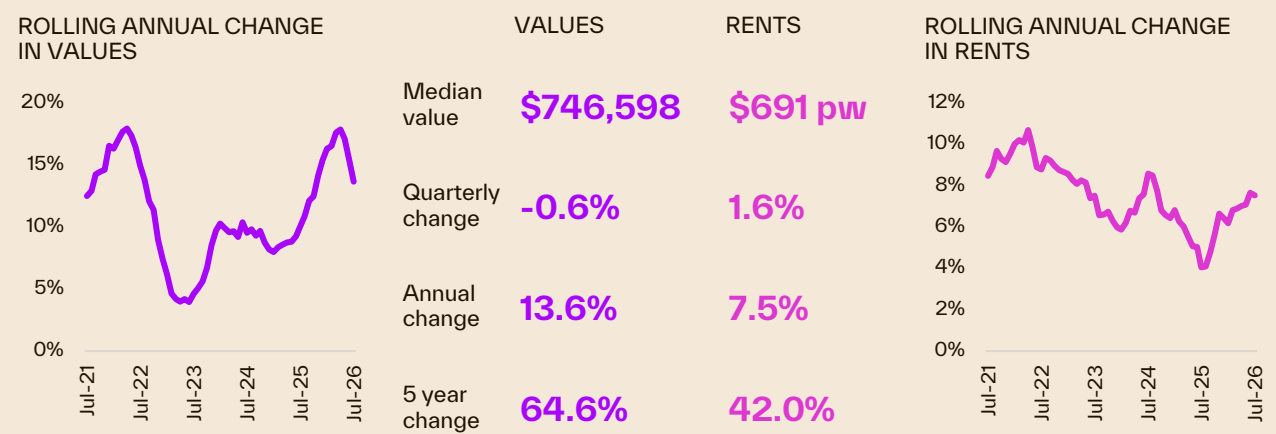
Annual Dwellings Sales – May 2026

1,758 -3.5% lower than one year ago, and -13.0% below the five year average for the region.





Home Value Index and Rental Value Index – July 2026

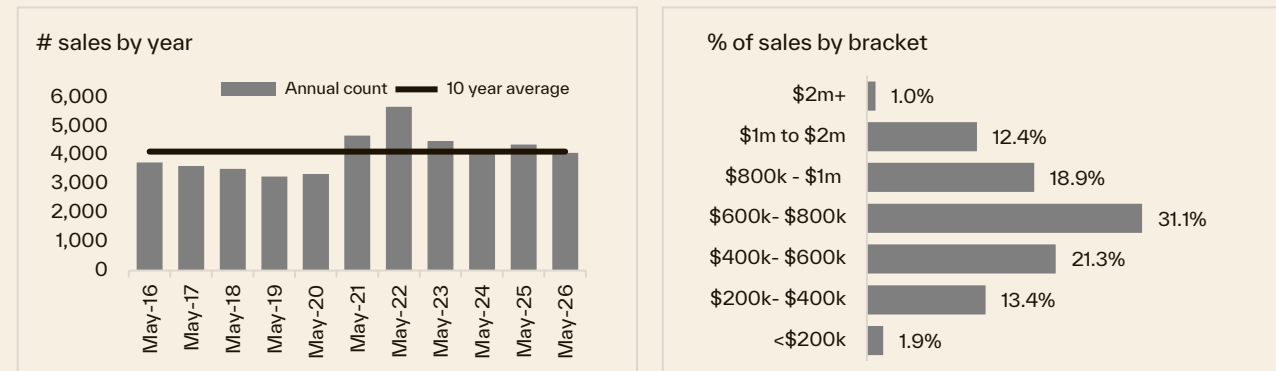


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	19 days	Current	1.5%	4.9%
Last year	2.9%	18 days	Last year	1.5%	5.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
1,023	25.8% higher than one year ago, and -2.1% below the previous five year average.	520	-11.9% lower than one year ago, and -16.0% below the previous five year average.

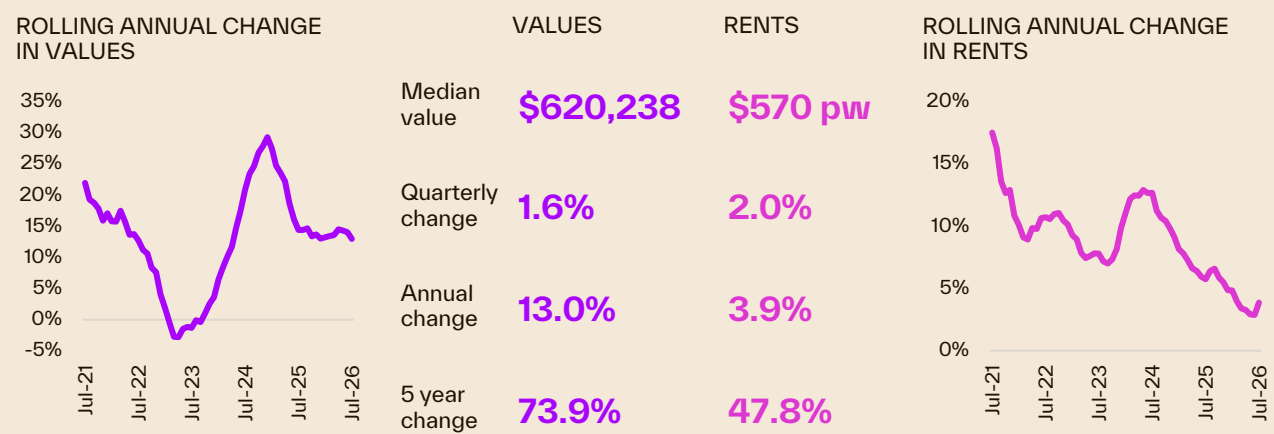
Annual Dwellings Sales – May 2026

4,087 -6.6% lower than one year ago, and -12.7% below the five year average for the region.





Home Value Index and Rental Value Index – July 2026

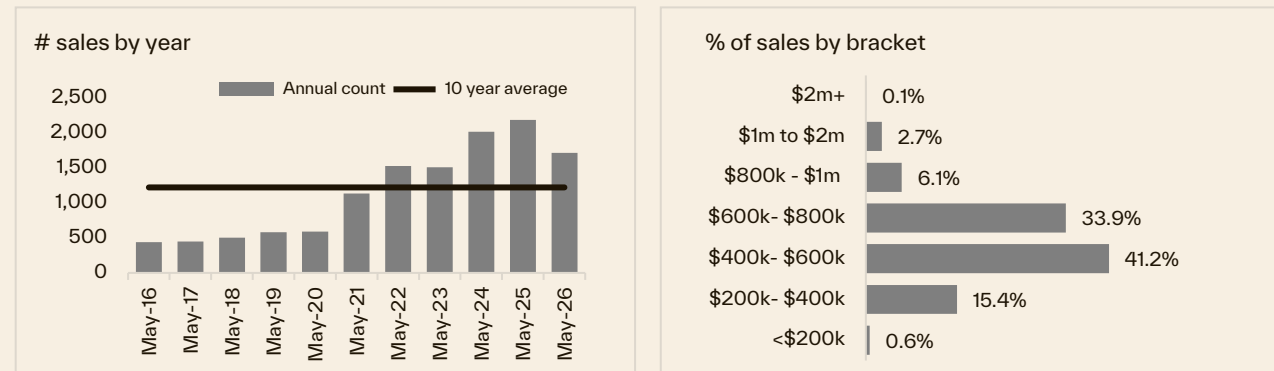


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.6%	21 days	Current	2.8%	4.8%
Last year	2.8%	14 days	Last year	3.3%	5.3%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
388	7.2% higher than one year ago, and -26.7% below the previous five year average.	282	-24.2% lower than one year ago, and -29.8% below the previous five year average.

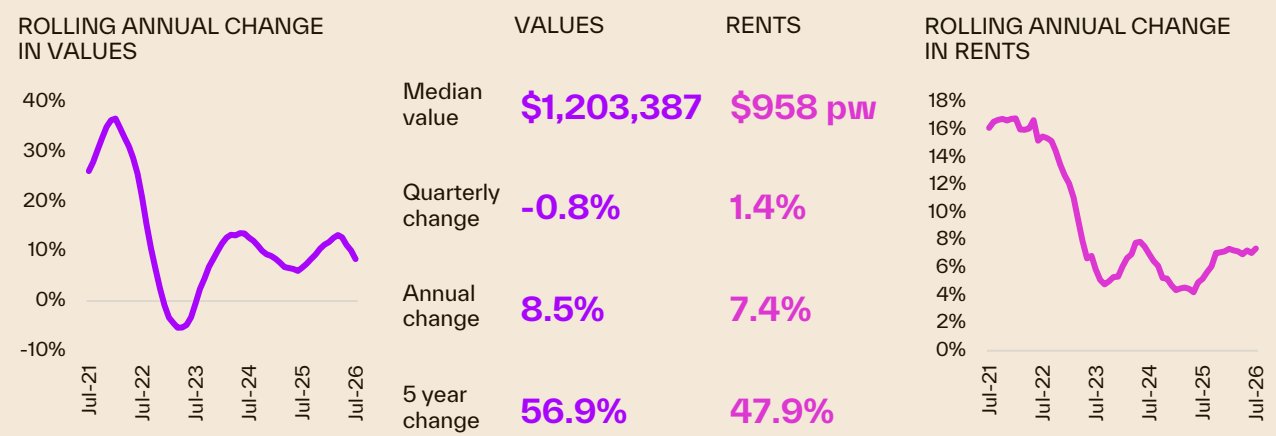
Annual Dwellings Sales – May 2026

1,713	-21.5% lower than one year ago, and 2.5% above the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

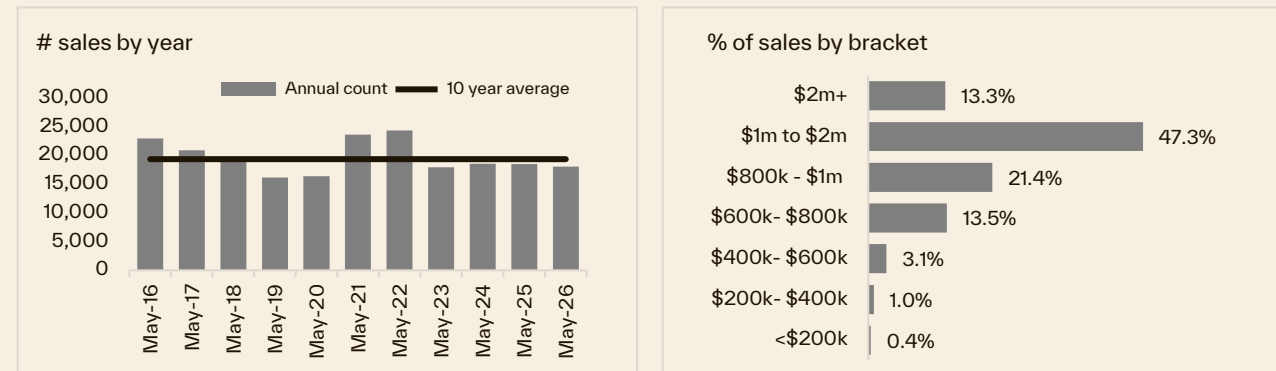


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.5%	24 days	Current	2.5%	4.1%
Last year	3.6%	26 days	Last year	2.4%	4.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
5,085	20.3% higher than one year ago, and 6.8% above the previous five year average.	3,363	-6.8% lower than one year ago, and 1.7% above the previous five year average.

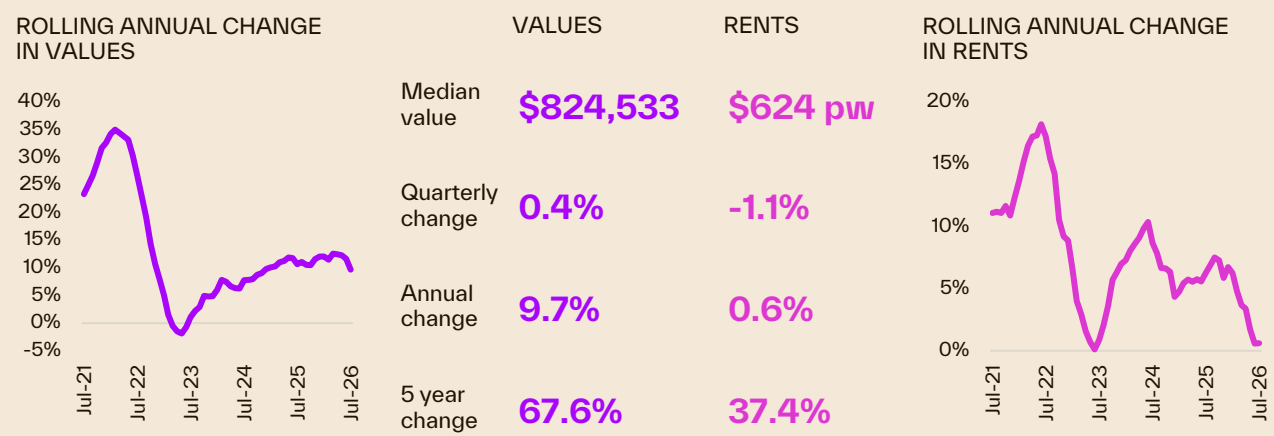
Annual Dwellings Sales – May 2026

17,998 -2.3% lower than one year ago, and -12.3% below the five year average for the region.





Home Value Index and Rental Value Index – July 2026

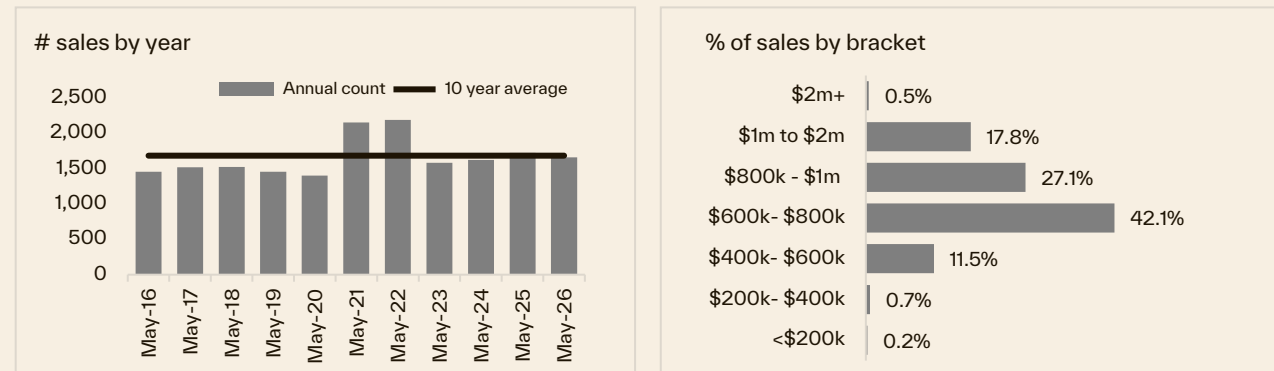


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.7%	25 days	Current	2.8%	4.0%
Last year	2.7%	23 days	Last year	2.0%	4.5%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
555	24.2% higher than one year ago, and -0.5% below the previous five year average.	291	27.1% higher than one year ago, and 12.4% above the previous five year average.

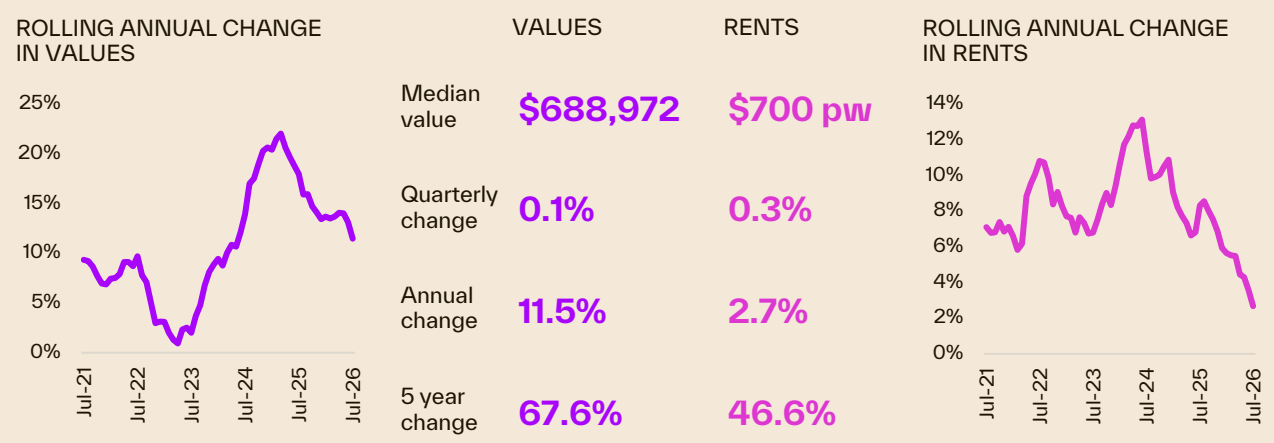
Annual Dwellings Sales – May 2026

1,656	-3.7% lower than one year ago, and -10.5% below the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

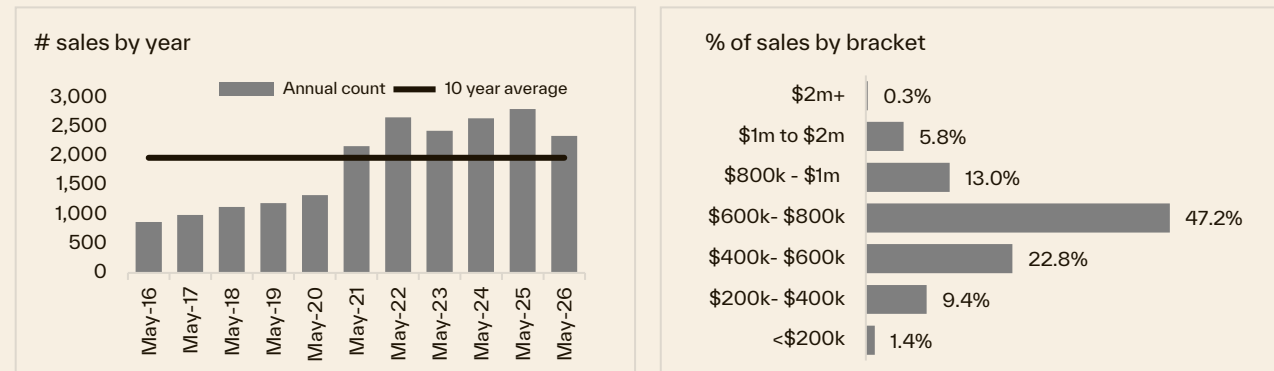


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.0%	17 days	Current	2.0%	5.3%
Last year	2.9%	12 days	Last year	1.9%	5.7%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
555	41.2% higher than one year ago, and -19.6% below the previous five year average.	374	-7.9% lower than one year ago, and -12.3% below the previous five year average.

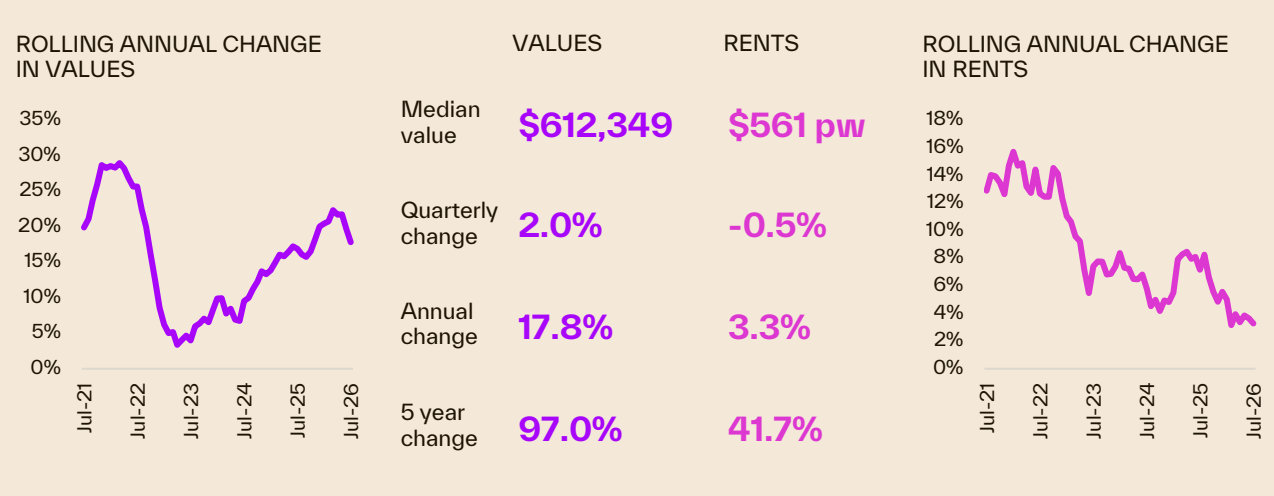
Annual Dwellings Sales – May 2026

2,343 -16.4% lower than one year ago, and -7.8% below the five year average for the region.





Home Value Index and Rental Value Index – July 2026

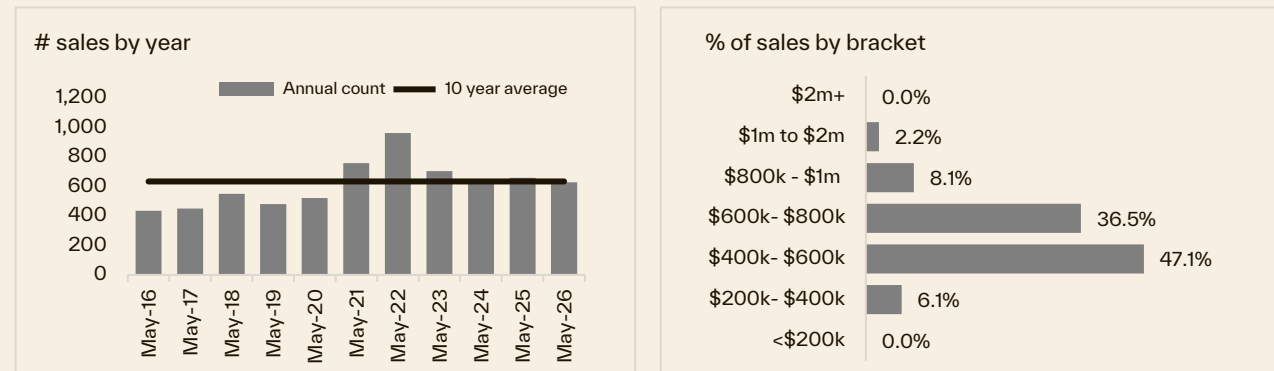


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	21 days	Current	2.8%	4.7%
Last year	2.8%	19 days	Last year	2.2%	5.3%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
186	15.5% higher than one year ago, and -18.1% below the previous five year average.	86	2.4% higher than one year ago, and 46.8% above the previous five year average.

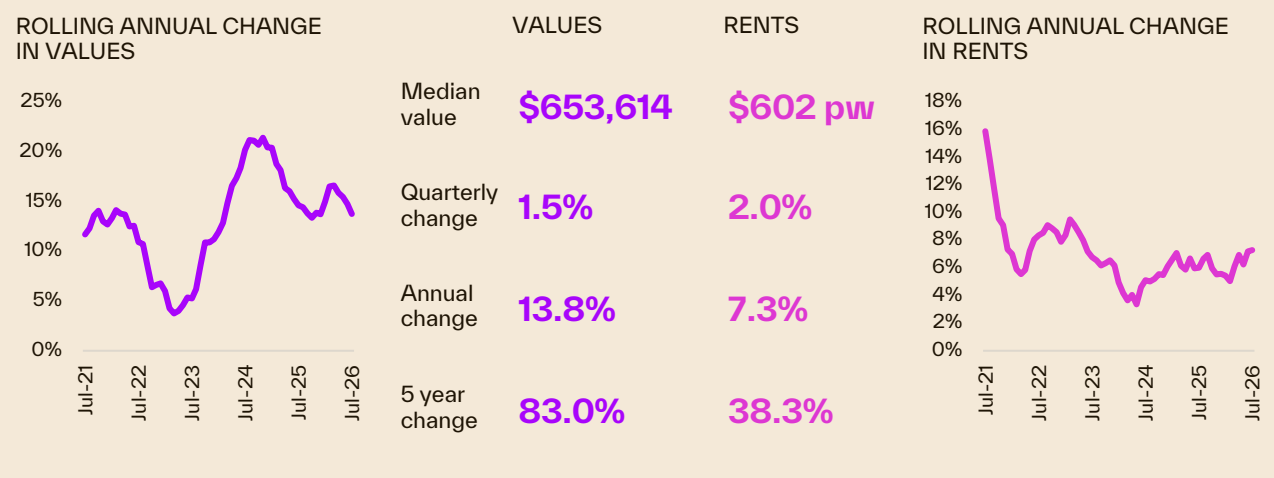
Annual Dwellings Sales – May 2026

628	-4.4% lower than one year ago, and -15.2% below the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

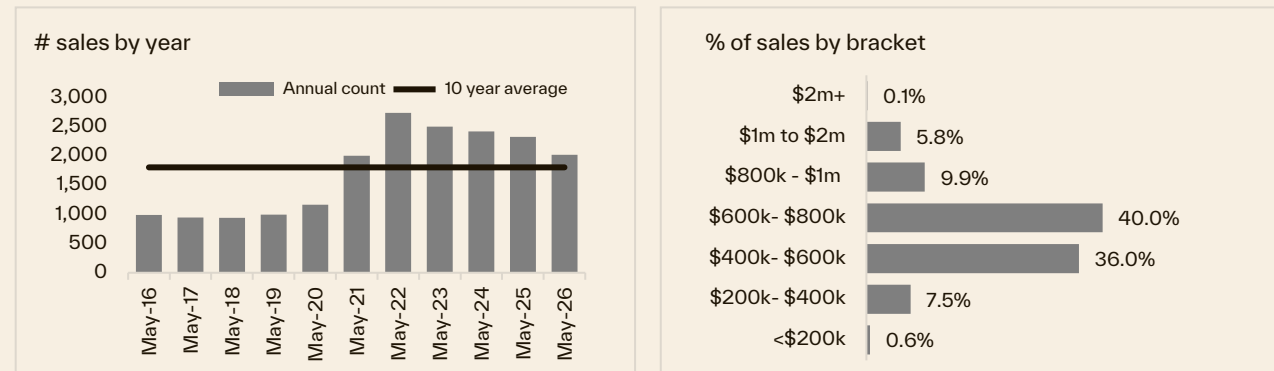


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.3%	14 days	Current	2.2%	4.7%
Last year	3.3%	11 days	Last year	1.5%	5.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
465	26.7% higher than one year ago, and -17.8% below the previous five year average.	332	9.2% higher than one year ago, and -0.2% below the previous five year average.

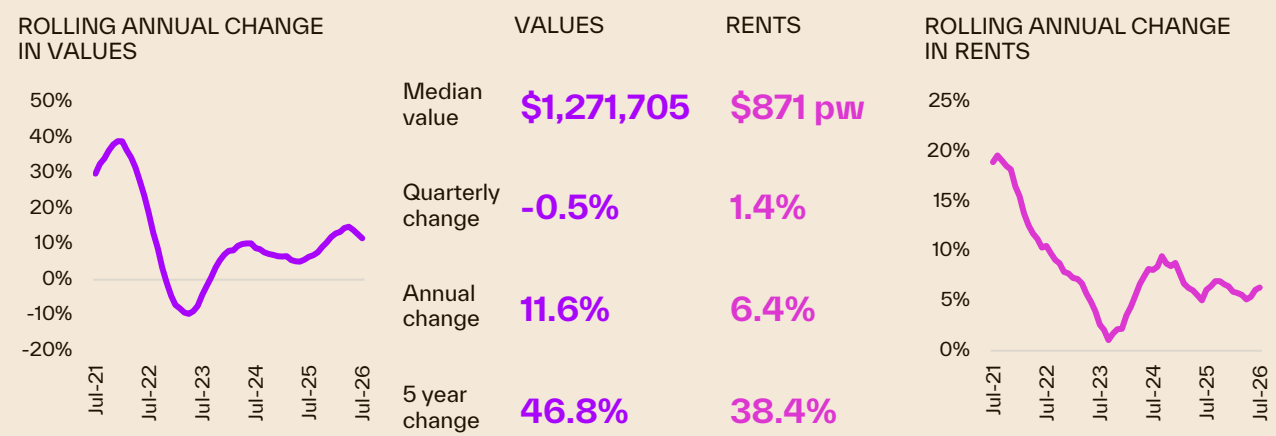
Annual Dwellings Sales – May 2026

2,016	-13.3% lower than one year ago, and -15.8% below the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

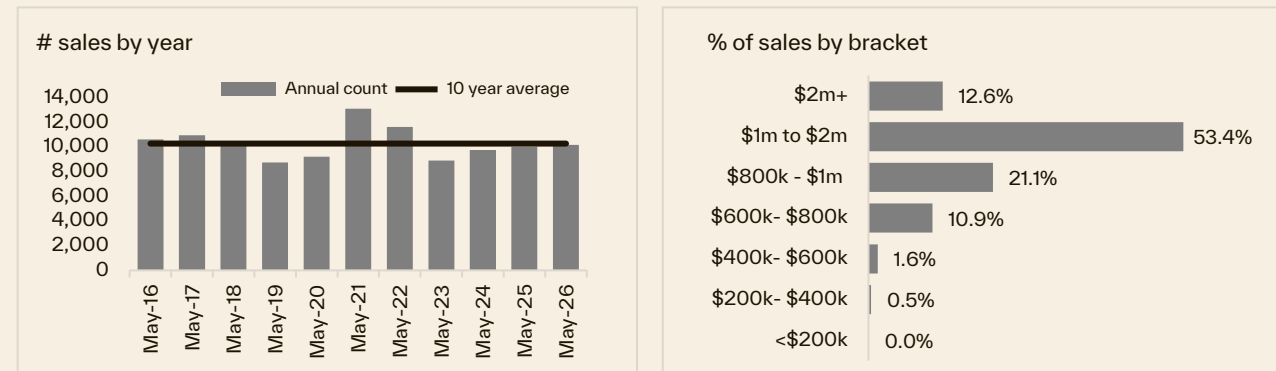


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.4%	26 days	Current	1.6%	3.5%
Last year	3.6%	30 days	Last year	1.6%	3.7%

TOTAL FOR SALE LISTINGS	TOTAL FOR RENT LISTINGS
2,792	1,310
11.5% higher than one year ago, and 4.3% above the previous five year average.	-18.1% lower than one year ago, and -20.0% below the previous five year average.

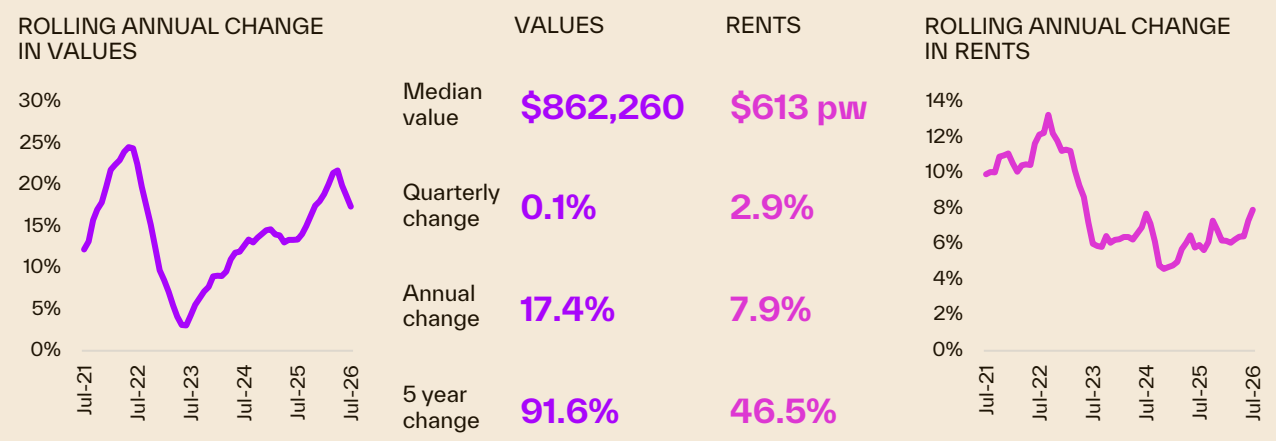
Annual Dwellings Sales – May 2026

10,181	1.7% higher than one year ago, and -4.7% below the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

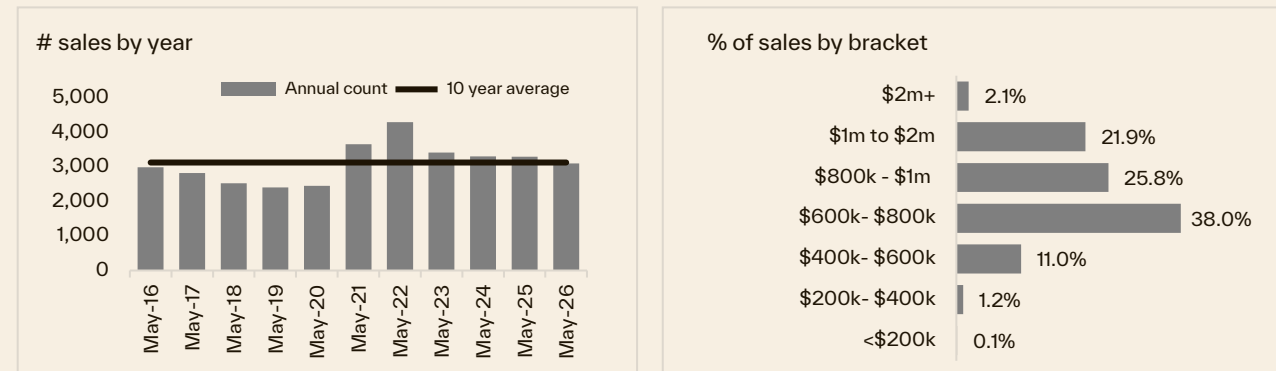


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	14 days	Current	1.4%	3.7%
Last year	2.9%	14 days	Last year	1.4%	4.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
766	50.5% higher than one year ago, and 2.8% above the previous five year average.	523	-8.4% lower than one year ago, and -9.6% below the previous five year average.

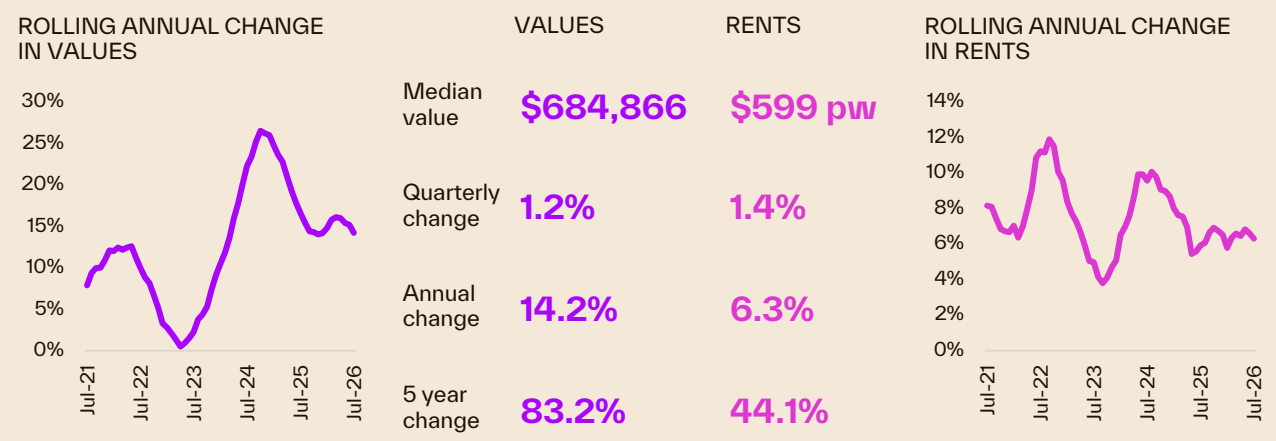
Annual Dwellings Sales – May 2026

3,101	-6.0% lower than one year ago, and -13.7% below the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

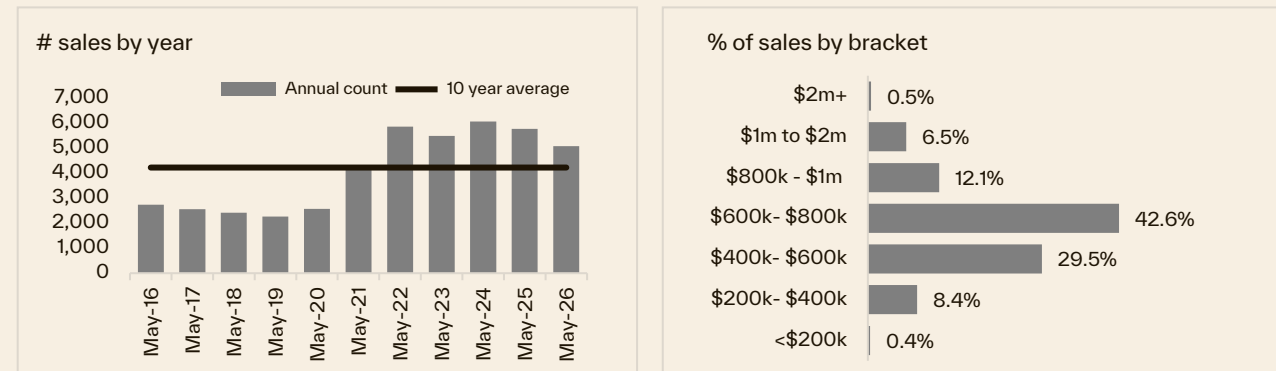


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.3%	16 days	Current	2.0%	4.6%
Last year	3.3%	14 days	Last year	2.0%	5.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
1,026	33.2% higher than one year ago, and -16.5% below the previous five year average.	881	-7.0% lower than one year ago, and -0.5% below the previous five year average.

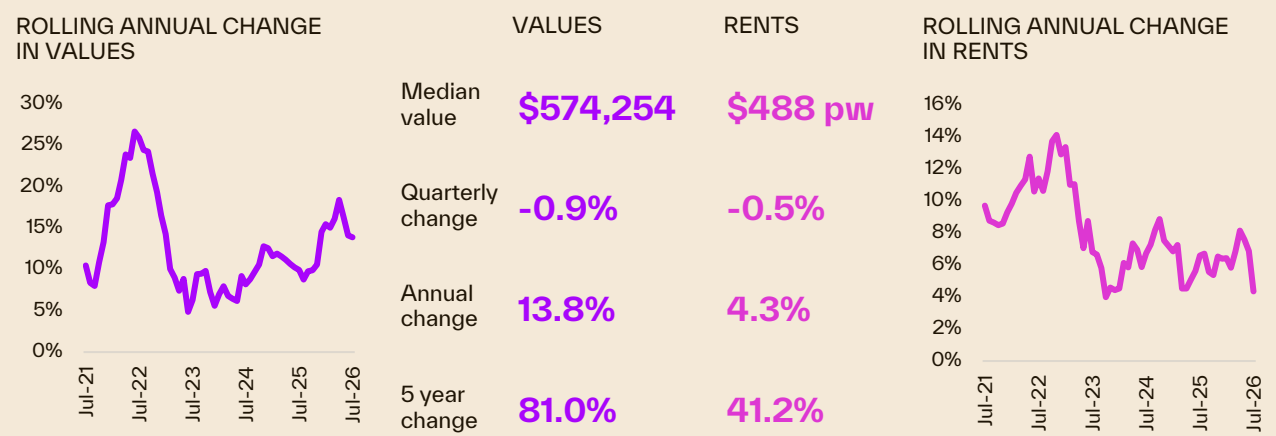
Annual Dwellings Sales – May 2026

5,066	-12.1% lower than one year ago, and -7.2% below the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

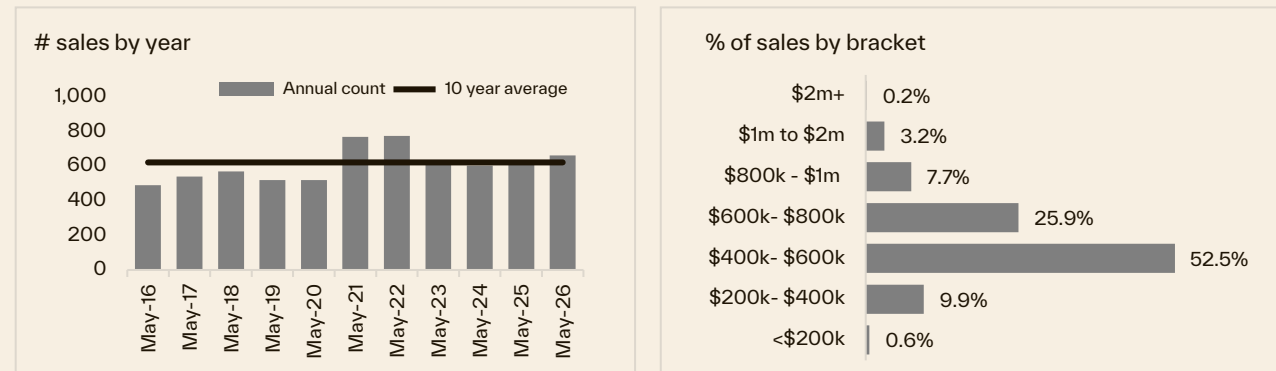


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.4%	38 days	Current	1.2%	4.2%
Last year	2.0%	39 days	Last year	0.5%	4.7%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
115	-13.5% lower than one year ago, and -16.8% below the previous five year average.	97	24.4% higher than one year ago, and 26.0% above the previous five year average.

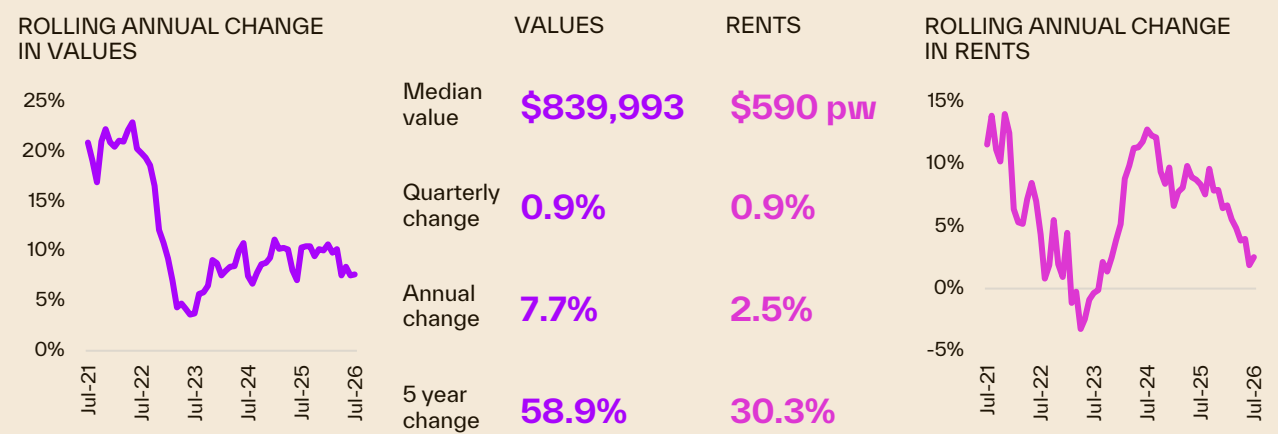
Annual Dwellings Sales – May 2026

662 4.3% higher than one year ago, and -2.9% below the five year average for the region.





Home Value Index and Rental Value Index – July 2026

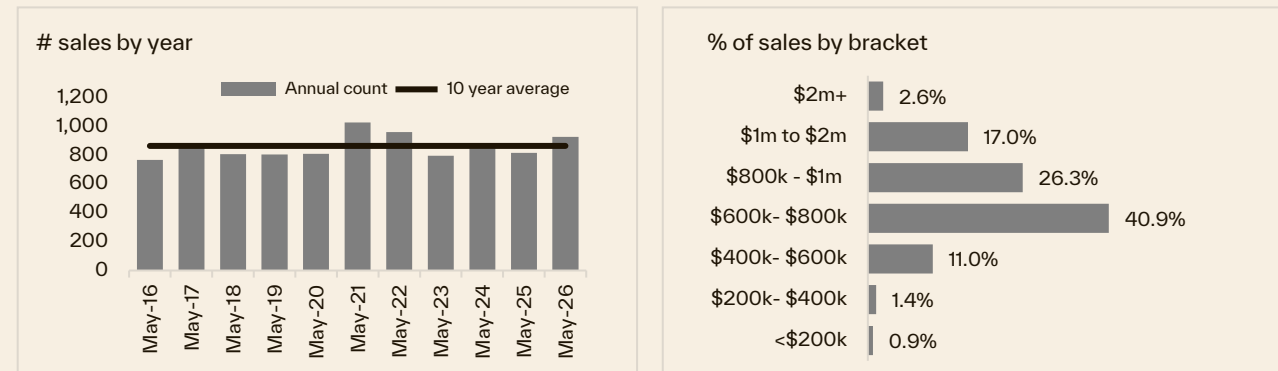


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	41 days	Current	2.4%	3.7%
Last year	2.8%	45 days	Last year	1.1%	3.9%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
216	32.5% higher than one year ago, and 23.1% above the previous five year average.	103	68.9% higher than one year ago, and -17.9% below the previous five year average.

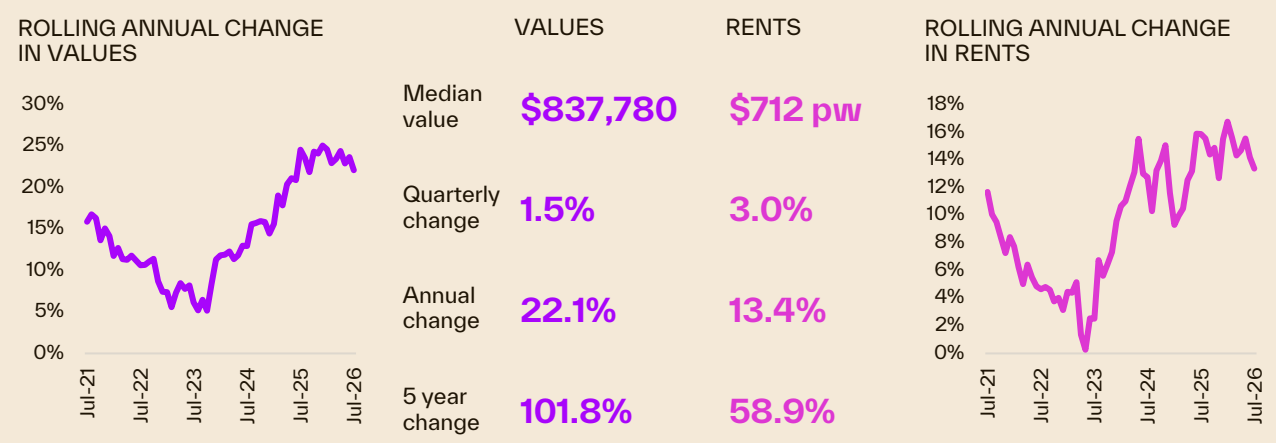
Annual Dwellings Sales – May 2026

929	13.7% higher than one year ago, and 4.3% above the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

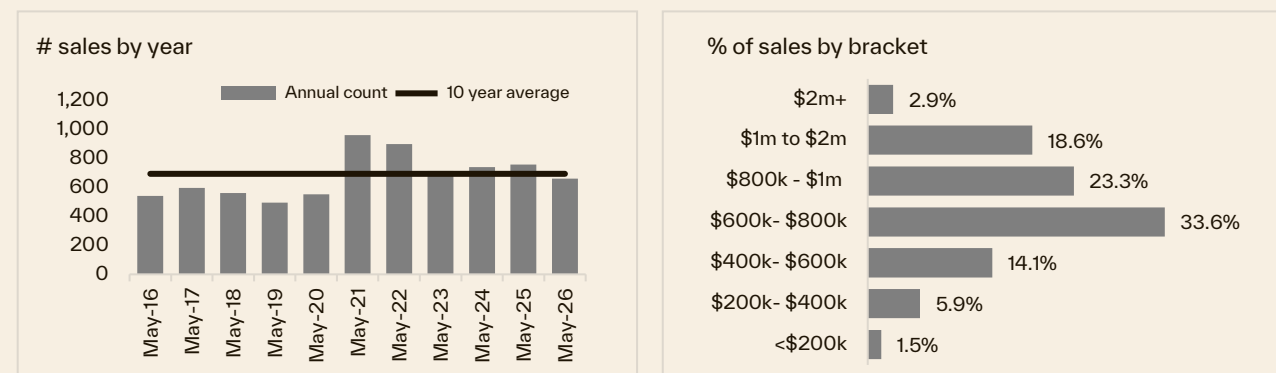


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	1.9%	11 days	Current	1.1%	4.4%
Last year	1.9%	12 days	Last year	1.6%	4.7%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
168	9.1% higher than one year ago, and -34.5% below the previous five year average.	61	-14.1% lower than one year ago, and -8.1% below the previous five year average.

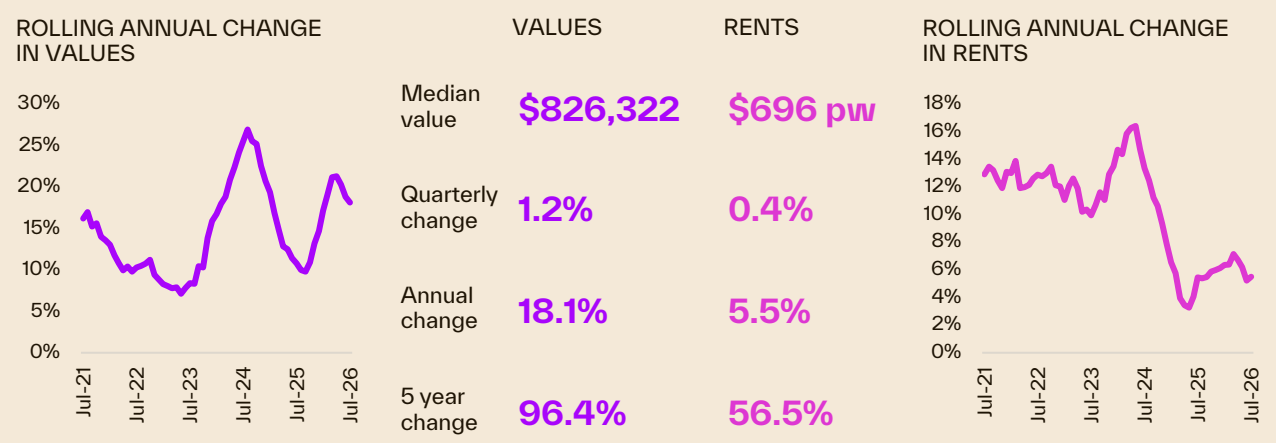
Annual Dwellings Sales – May 2026

662	-12.9% lower than one year ago, and -19.0% below the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

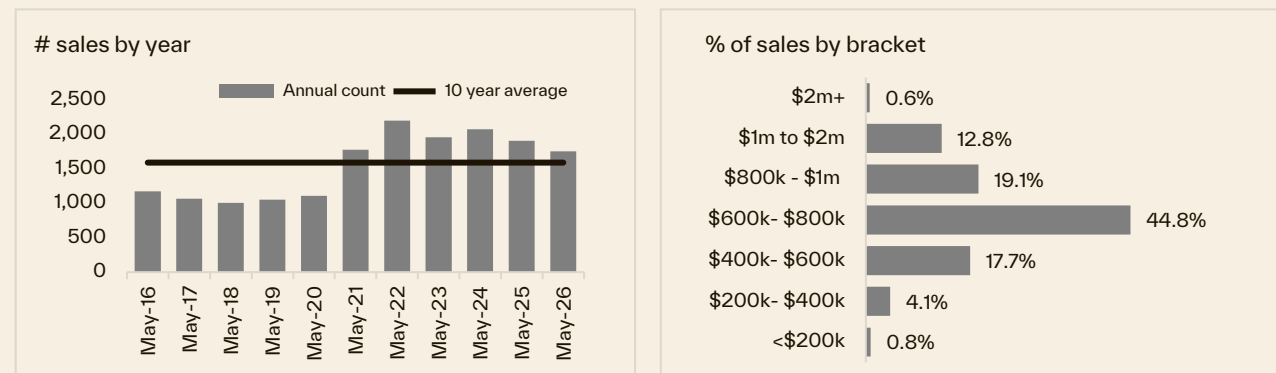


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	14 days	Current	1.3%	4.4%
Last year	2.8%	17 days	Last year	2.1%	5.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
396	-6.6% lower than one year ago, and -39.1% below the previous five year average.	192	-29.9% lower than one year ago, and -13.5% below the previous five year average.

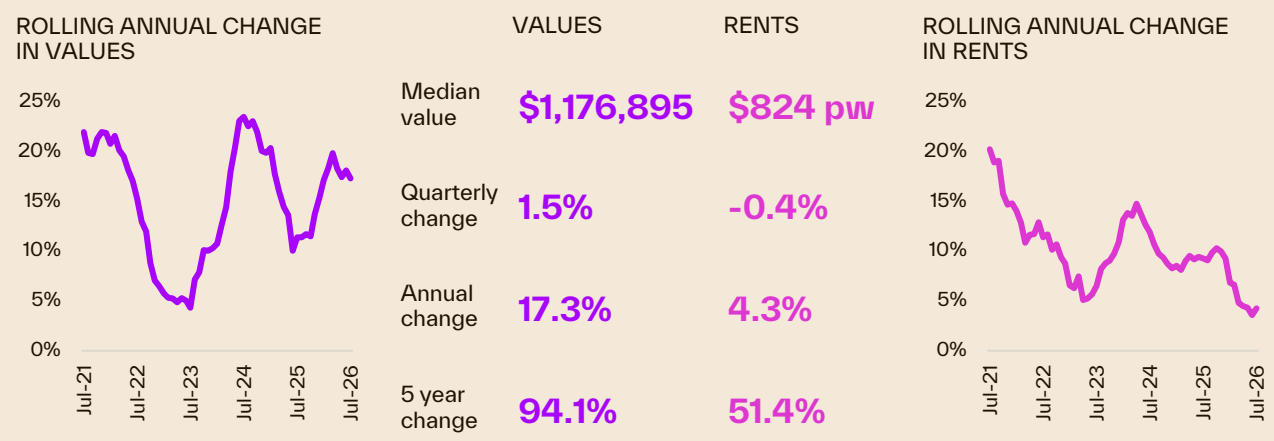
Annual Dwellings Sales – May 2026

1,748	-8.0% lower than one year ago, and -11.6% below the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

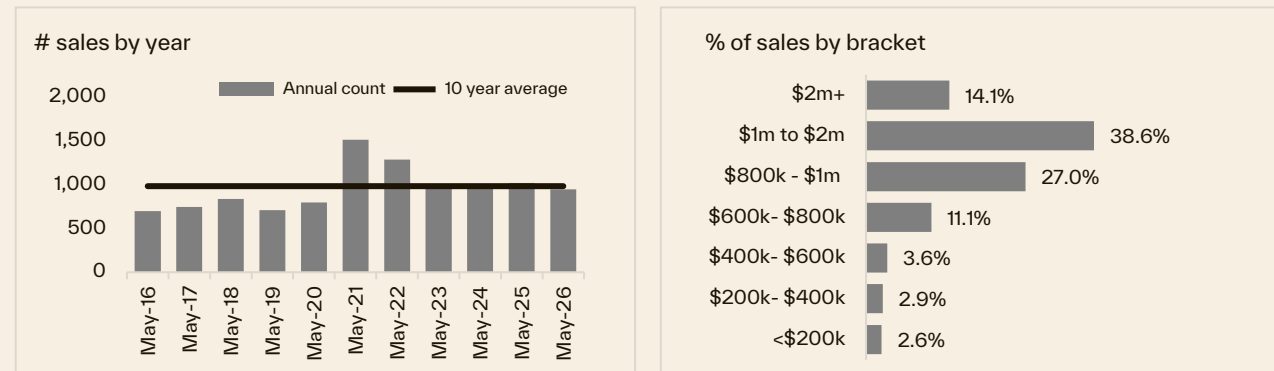


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	4.0%	12 days	Current	3.5%	3.5%
Last year	2.7%	14 days	Last year	2.1%	4.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
288	34.0% higher than one year ago, and -4.1% below the previous five year average.	163	37.0% higher than one year ago, and 65.7% above the previous five year average.

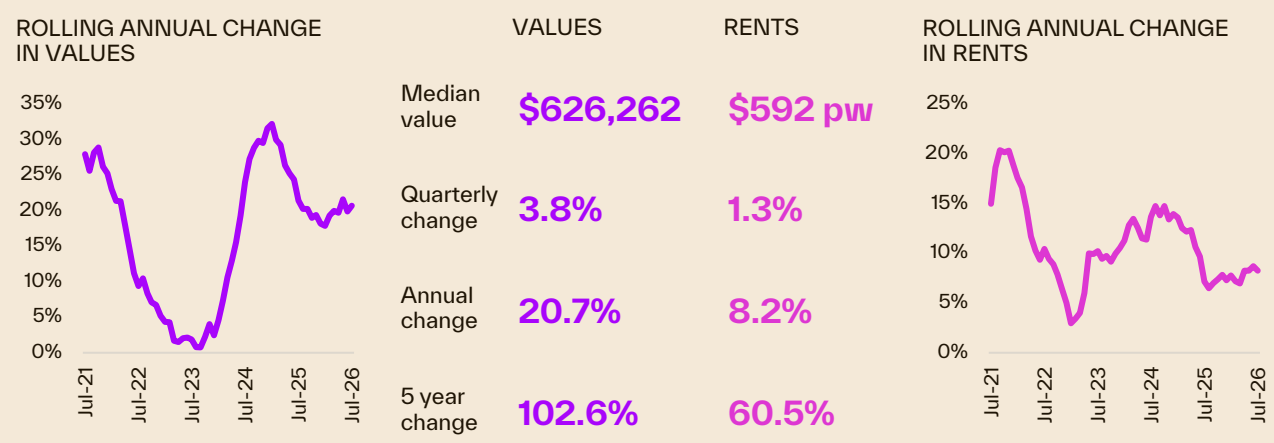
Annual Dwellings Sales – May 2026

947	-6.9% lower than one year ago, and -18.2% below the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

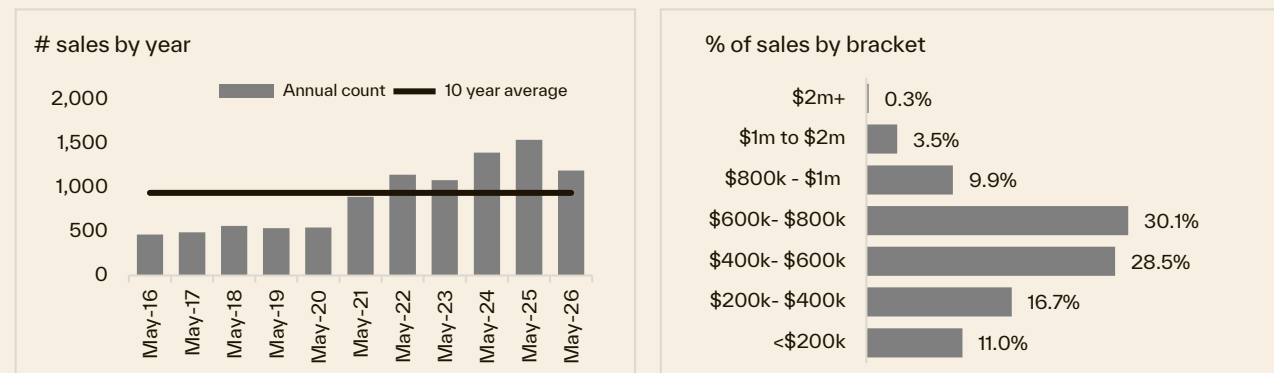


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.0%	14 days	Current	2.4%	5.0%
Last year	3.7%	21 days	Last year	1.7%	5.5%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
2,792	-14.2% lower than one year ago, and -46.4% below the previous five year average.	1,310	-2.1% lower than one year ago, and 29.2% above the previous five year average.

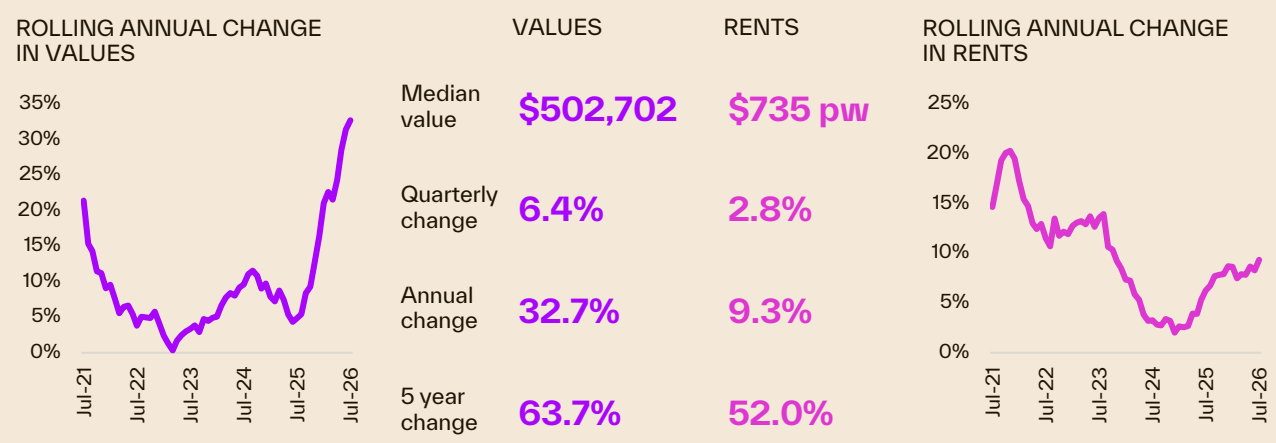
Annual Dwellings Sales – May 2026

1,196	-22.7% lower than one year ago, and -1.7% below the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

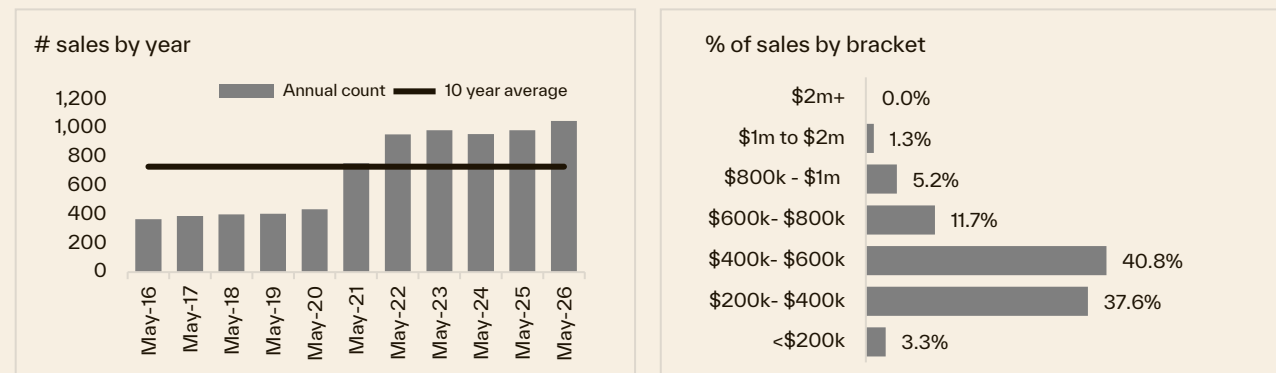


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.5%	10 days	Current	1.3%	7.7%
Last year	3.0%	24 days	Last year	1.3%	9.5%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
766	-12.4% lower than one year ago, and -35.1% below the previous five year average.	523	-25.7% lower than one year ago, and -38.3% below the previous five year average.

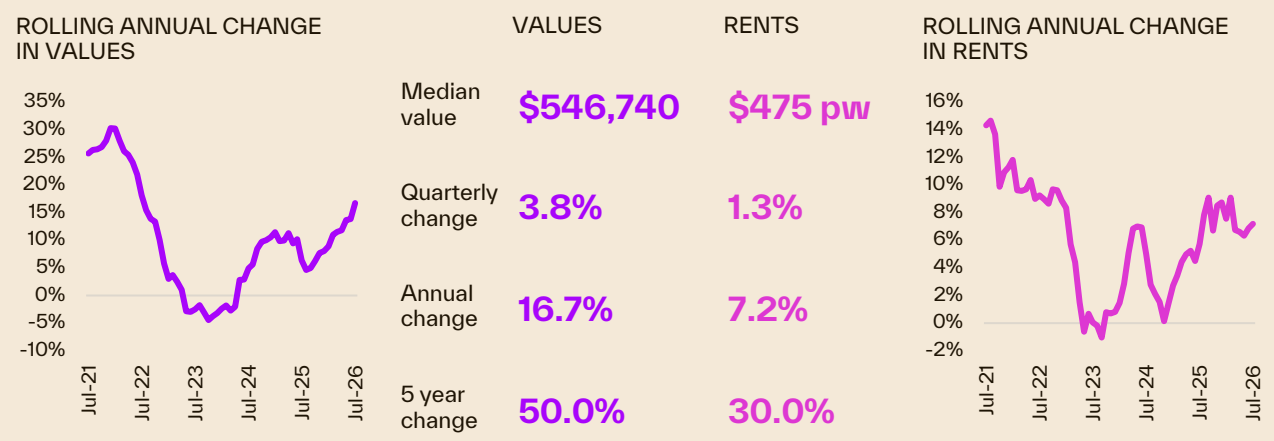
Annual Dwellings Sales – May 2026

1,050	6.4% higher than one year ago, and 13.0% above the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

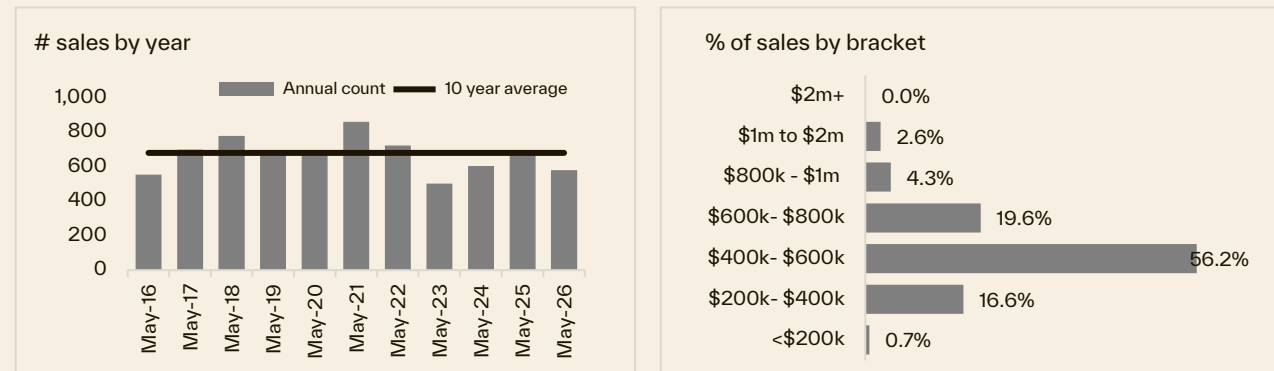


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.5%	30 days	Current	2.1%	4.5%
Last year	2.6%	32 days	Last year	2.0%	4.9%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
147	8.1% higher than one year ago, and -19.9% below the previous five year average.	82	17.1% higher than one year ago, and -10.5% below the previous five year average.

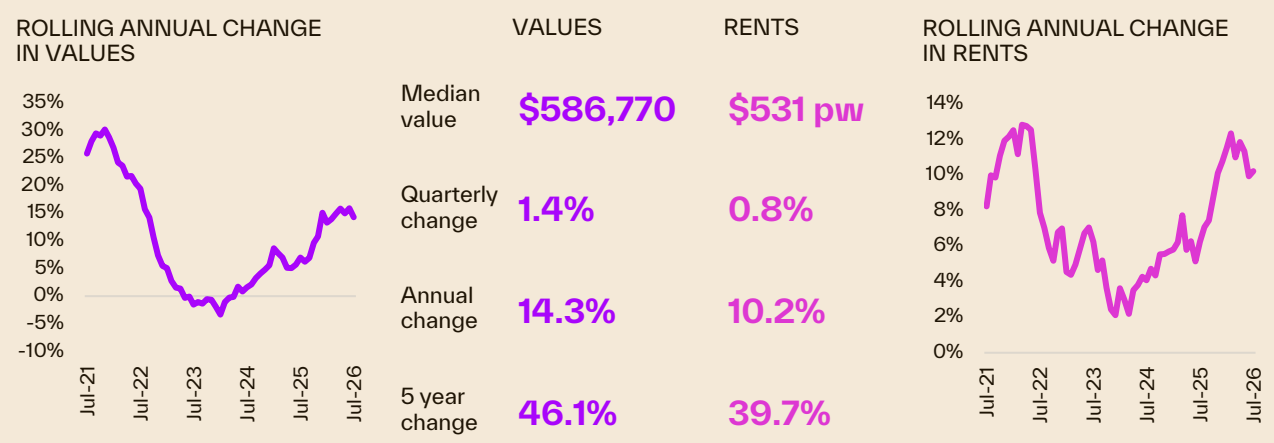
Annual Dwellings Sales – May 2026

578	-16.1% lower than one year ago, and -14.3% below the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

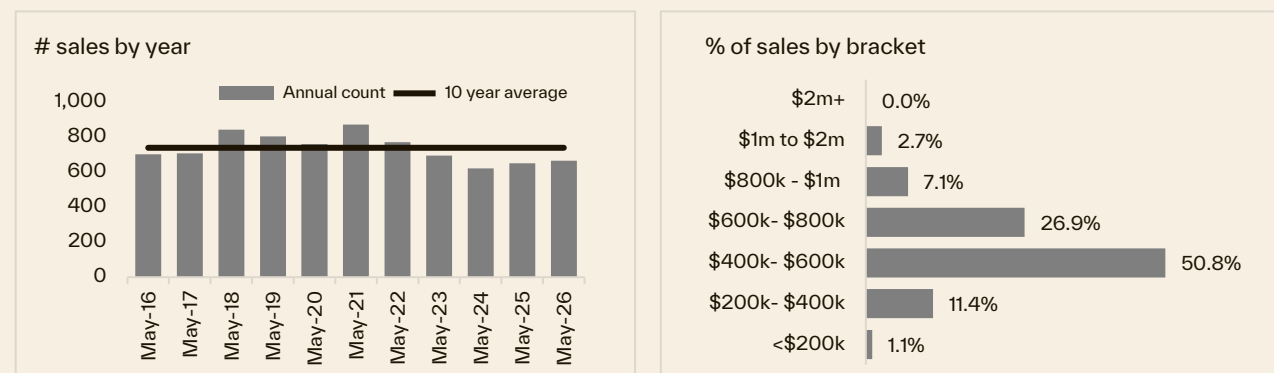


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.8%	24 days	Current	2.7%	4.8%
Last year	3.0%	30 days	Last year	1.3%	4.9%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
122	-19.2% lower than one year ago, and -35.2% below the previous five year average.	88	25.7% higher than one year ago, and 19.2% above the previous five year average.

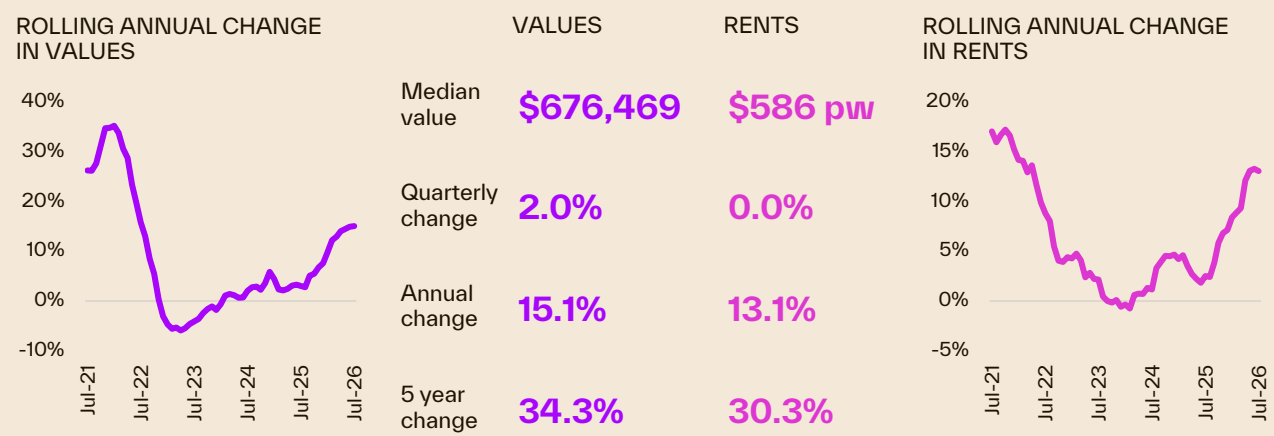
Annual Dwellings Sales – May 2026

665	2.3% higher than one year ago, and -7.7% below the five year average for the region.
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Home Value Index and Rental Value Index – July 2026

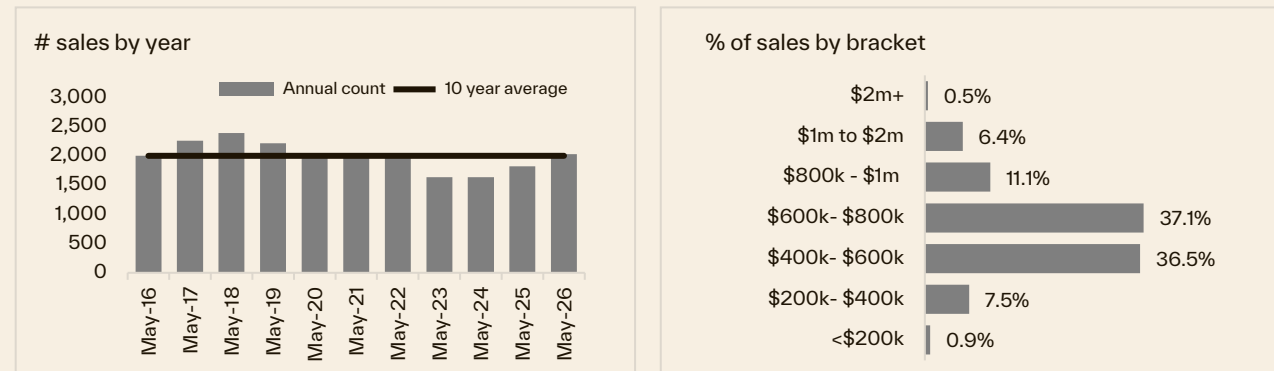


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.2%	17 days	Current	2.0%	4.4%
Last year	3.5%	25 days	Last year	1.6%	4.5%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
294	-29.8% lower than one year ago, and -32.1% below the previous five year average.	305	-7.3% lower than one year ago, and -27.9% below the previous five year average.

Annual Dwellings Sales – May 2026

2,031	11.5% higher than one year ago, and 11.5% above the five year average for the region.
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Summary of all SUAs dwellings - Values

Data to July 2026 (*data to May 2026)

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	2,369	1.9%	\$688,935	2.0%	12.1%	29	2.1%
Armidale	NSW	754	25.9%	\$609,891	3.4%	19.5%	40	2.9%
Ballina	NSW	1,071	9.4%	\$1,082,717	-3.0%	4.7%	43	3.1%
Batemans Bay	NSW	619	6.7%	\$805,928	-1.4%	-0.1%	67	4.4%
Bathurst	NSW	951	14.7%	\$705,911	-1.4%	6.5%	41	2.5%
Bowral - Mittagong	NSW	1,108	11.1%	\$1,197,078	-1.5%	-0.9%	65	5.1%
Byron Bay	NSW	292	2.5%	\$1,976,745	-2.1%	4.9%	66	4.7%
Camden Haven	NSW	468	12.5%	\$906,587	0.5%	4.5%	57	3.3%
Central Coast	NSW	7,517	2.5%	\$1,036,703	-2.2%	4.7%	28	3.4%
Coffs Harbour	NSW	1,588	12.6%	\$866,761	-3.3%	4.2%	40	3.0%
Dubbo	NSW	1,111	24.6%	\$675,156	3.9%	19.5%	27	1.9%
Forster - Tuncurry	NSW	669	5.7%	\$791,901	-2.6%	2.6%	49	3.5%
Goulburn	NSW	722	13.3%	\$640,759	-3.2%	3.4%	36	2.9%
Grafton	NSW	491	1.0%	\$507,702	0.2%	7.5%	34	4.1%
Griffith	NSW	361	15.0%	\$610,219	2.3%	11.7%	35	2.7%
Kempsey	NSW	369	29.9%	\$473,519	1.2%	1.6%	59	4.3%
Lismore	NSW	854	20.8%	\$609,653	1.5%	10.0%	38	2.9%
Lithgow	NSW	322	17.5%	\$556,281	2.4%	8.9%	43	2.9%
Medowie	NSW	326	7.6%	\$922,785	-3.1%	6.8%	27	2.2%
Morisset - Cooranbong	NSW	690	12.4%	\$969,028	-2.3%	4.8%	32	3.5%
Mudgee	NSW	486	30.6%	\$748,635	1.8%	5.2%	65	2.6%
Muswellbrook	NSW	425	15.2%	\$604,845	1.5%	9.7%	30	2.0%
Nelson Bay	NSW	765	14.2%	\$1,020,714	-3.0%	5.9%	56	2.6%
Newcastle - Maitland	NSW	11,506	5.0%	\$964,568	-1.3%	8.9%	23	2.9%
Nowra - Bomaderry	NSW	964	20.5%	\$748,931	-1.5%	6.4%	37	2.5%
Orange	NSW	1,067	16.5%	\$744,327	1.4%	11.2%	35	2.5%
Port Macquarie	NSW	1,416	10.3%	\$885,039	-0.3%	3.3%	32	3.0%
Singleton	NSW	414	25.5%	\$760,894	-0.5%	10.6%	35	2.3%
St Georges Basin - Sanctuary Point	NSW	627	21.3%	\$802,725	-2.5%	1.8%	52	4.2%
Sydney	NSW	91,324	-0.2%	\$1,272,009	-4.2%	-2.3%	31	3.4%
Tamworth	NSW	1,214	18.0%	\$622,555	2.2%	12.5%	33	3.0%
Taree	NSW	606	21.4%	\$525,446	-0.5%	4.6%	43	3.1%
Ulladulla	NSW	464	-2.5%	\$1,009,421	-2.9%	2.7%	75	3.9%
Wagga Wagga	NSW	1,437	19.0%	\$710,614	1.4%	19.6%	33	2.0%
Wollongong	NSW	6,119	1.7%	\$1,065,325	-1.4%	4.9%	28	3.0%
Bacchus Marsh	VIC	601	22.7%	\$666,106	-1.5%	1.7%	27	3.7%
Bairnsdale	VIC	397	32.8%	\$560,625	1.9%	12.2%	56	2.5%
Ballarat	VIC	3,962	29.7%	\$636,845	0.1%	11.5%	28	2.7%

Summary of all SUAs dwellings - Values

Data to July 2026 (*data to May 2026)

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	2,518	9.5%	\$663,185	0.7%	9.1%	24	2.6%
Castlemaine	VIC	248	31.2%	\$743,342	2.5%	4.3%	86	4.4%
Colac	VIC	314	35.3%	\$518,893	0.7%	4.9%	30	3.2%
Echuca - Moama	VIC	550	20.9%	\$650,239	-0.9%	5.0%	43	2.3%
Geelong	VIC	7,647	22.2%	\$769,007	-1.2%	3.8%	31	3.2%
Gisborne	VIC	341	35.3%	\$979,738	-2.3%	-1.1%	51	3.5%
Horsham	VIC	446	19.3%	\$455,681	-1.9%	14.7%	21	3.0%
Melbourne	VIC	101,486	6.0%	\$797,726	-3.4%	-2.8%	30	3.2%
Mildura - Buronga	VIC	1,424	16.8%	\$556,426	-0.2%	9.5%	20	2.3%
Moe - Newborough	VIC	636	36.5%	\$482,437	0.6%	11.7%	29	2.1%
Portland	VIC	276	18.5%	\$484,517	1.4%	13.9%	41	3.4%
Sale	VIC	497	63.0%	\$502,143	-1.2%	12.9%	45	3.1%
Shepparton - Mooroopna	VIC	1,233	14.4%	\$560,910	0.3%	8.9%	42	2.6%
Swan Hill	VIC	216	6.4%	\$459,808	-1.8%	3.1%	33	2.5%
Traralgon - Morwell	VIC	1,572	42.4%	\$543,432	1.7%	16.5%	42	2.7%
Wangaratta	VIC	490	13.2%	\$550,609	1.1%	8.4%	22	2.3%
Warragul - Drouin	VIC	1,111	21.6%	\$707,161	-1.5%	3.8%	36	3.1%
Warrnambool	VIC	740	10.6%	\$654,261	1.2%	7.8%	29	3.1%
Airlie Beach - Cannonvale	QLD	591	1.5%	\$832,479	3.4%	13.4%	28	3.4%
Brisbane	QLD	51,875	-4.1%	\$1,113,232	-0.7%	14.8%	17	2.9%
Bundaberg	QLD	1,758	-3.5%	\$692,667	0.3%	14.3%	16	2.5%
Cairns	QLD	4,087	-6.6%	\$746,598	-0.6%	13.6%	19	3.1%
Emerald	QLD	593	-3.1%	\$559,842	3.5%	22.5%	16	2.3%
Gladstone	QLD	1,713	-21.5%	\$620,238	1.6%	13.0%	21	2.6%
Gold Coast - Tweed Heads	QLD	17,998	-2.3%	\$1,203,387	-0.8%	8.5%	24	3.5%
Gympie	QLD	618	-6.4%	\$762,836	1.1%	14.4%	13	2.0%
Hervey Bay	QLD	1,656	-3.7%	\$824,533	0.4%	9.7%	25	2.7%
Kingaroy	QLD	300	21.0%	\$599,163	4.4%	20.6%	22	2.1%
Mackay	QLD	2,343	-16.4%	\$688,972	0.1%	11.5%	17	3.0%
Maryborough	QLD	628	-4.4%	\$612,349	2.0%	17.8%	21	3.1%
Rockhampton	QLD	2,016	-13.3%	\$653,614	1.5%	13.8%	14	3.3%
Sunshine Coast	QLD	10,181	1.7%	\$1,271,705	-0.5%	11.6%	26	3.4%
Toowoomba	QLD	3,101	-6.0%	\$862,260	0.1%	17.4%	14	3.1%
Townsville	QLD	5,066	-12.1%	\$684,866	1.2%	14.2%	16	3.3%
Warwick	QLD	376	-6.0%	\$637,546	0.6%	18.2%	24	2.5%
Yeppoon	QLD	615	-9.2%	\$896,965	0.4%	10.7%	25	3.9%
Adelaide	SA	27,021	2.7%	\$943,692	0.1%	10.5%	30	3.6%
Mount Gambier	SA	662	4.3%	\$574,254	-0.9%	13.8%	38	2.4%

Summary of all SUAs dwellings - Values

Data to July 2026 (*data to May 2026)

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	398	11.5%	\$614,090	3.1%	13.6%	35	2.0%
Port Augusta	SA	265	-24.1%	n.a.	n.a.	n.a.	n.a.	n.a.
Port Lincoln	SA	281	-3.4%	\$573,176	1.0%	14.1%	38	2.5%
Port Pirie	SA	330	-6.0%	\$368,232	6.8%	18.6%	40	3.2%
Victor Harbor - Goolwa	SA	929	13.7%	\$839,993	0.9%	7.7%	41	3.1%
Whyalla	SA	575	2.7%	\$349,755	2.5%	16.9%	27	3.3%
Albany	WA	662	-12.9%	\$837,780	1.5%	22.1%	11	1.9%
Broome	WA	469	-2.3%	\$660,514	-0.3%	9.1%	15	2.7%
Bunbury	WA	1,748	-8.0%	\$826,322	1.2%	18.1%	14	3.1%
Busselton	WA	947	-6.9%	\$1,176,895	1.5%	17.3%	12	4.0%
Esperance	WA	258	-8.2%	n.a.	n.a.	n.a.	n.a.	n.a.
Geraldton	WA	1,196	-22.7%	\$626,262	3.8%	20.7%	14	3.0%
Kalgoorlie - Boulder	WA	1,050	6.4%	\$502,702	6.4%	32.7%	10	2.5%
Karratha	WA	671	29.5%	\$771,028	3.0%	23.3%	12	0.1%
Perth	WA	44,358	-11.1%	\$1,028,511	-0.3%	20.5%	10	3.2%
Port Hedland	WA	458	19.9%	\$559,819	3.8%	15.0%	16	1.6%
Burnie - Somerset	TAS	578	-16.1%	\$546,740	3.8%	16.7%	30	2.5%
Devonport	TAS	665	2.3%	\$586,770	1.4%	14.3%	24	2.8%
Hobart	TAS	4,015	3.3%	\$763,225	1.3%	9.0%	20	3.2%
Launceston	TAS	2,031	11.5%	\$676,469	2.0%	15.1%	17	3.2%
Ulverstone	TAS	267	-1.5%	\$627,175	2.6%	14.7%	40	2.5%
Alice Springs	NT	548	24.0%	\$427,416	1.8%	4.4%	93	3.6%
Darwin	NT	4,130	21.7%	\$629,393	2.2%	16.1%	36	2.6%
Canberra - Queanbeyan	ACT	10,578	6.7%	\$873,915	-1.9%	1.3%	45	3.2%



Summary of all SUAs dwellings - Rents

Data to July 2026

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (Jul 26)	Current gross rental yield (Jul 26)
Albury - Wodonga	NSW	\$545	0.1%	0.9%	1.9%	4.2%
Armidale	NSW	\$513	-0.3%	7.6%	3.0%	4.3%
Ballina	NSW	\$846	2.3%	6.9%	1.4%	4.0%
Batemans Bay	NSW	\$639	1.5%	6.2%	2.5%	4.1%
Bathurst	NSW	\$599	1.4%	8.3%	2.1%	4.6%
Bowral - Mittagong	NSW	\$807	1.7%	2.9%	2.3%	3.5%
Byron Bay	NSW	\$1,174	4.0%	4.7%	1.4%	3.4%
Camden Haven	NSW	\$658	0.9%	4.8%	0.6%	4.0%
Central Coast	NSW	\$737	1.4%	5.4%	2.1%	3.7%
Coffs Harbour	NSW	\$716	0.6%	2.6%	2.0%	4.2%
Dubbo	NSW	\$560	1.8%	6.0%	3.1%	4.4%
Forster - Tuncurry	NSW	\$606	1.6%	6.0%	0.8%	4.2%
Goulburn	NSW	\$529	2.4%	2.9%	2.2%	4.2%
Grafton	NSW	\$572	2.8%	6.1%	0.5%	5.6%
Griffith	NSW	\$533	2.9%	4.3%	2.8%	4.7%
Kempsey	NSW	\$524	4.8%	9.8%	0.9%	5.7%
Lismore	NSW	\$651	1.6%	8.3%	0.8%	5.3%
Lithgow	NSW	\$503	-1.4%	6.3%	1.0%	4.6%
Medowie	NSW	\$711	1.4%	6.3%	0.2%	4.1%
Morisset - Cooranbong	NSW	\$709	1.5%	6.3%	3.0%	4.0%
Mudgee	NSW	\$650	-0.6%	7.5%	2.8%	4.8%
Muswellbrook	NSW	\$554	2.3%	4.3%	3.2%	5.1%
Nelson Bay	NSW	\$693	1.2%	6.9%	2.2%	3.7%
Newcastle - Maitland	NSW	\$722	0.7%	5.6%	1.6%	3.9%
Nowra - Bomaderry	NSW	\$599	1.6%	1.0%	2.8%	4.2%
Orange	NSW	\$607	1.3%	7.8%	1.4%	4.4%
Port Macquarie	NSW	\$669	-0.2%	3.5%	1.4%	4.1%
Singleton	NSW	\$640	0.7%	2.4%	0.6%	4.6%
St Georges Basin - Sanctuary Point	NSW	\$608	2.7%	5.5%	2.5%	3.6%
Sydney	NSW	\$856	0.7%	5.5%	2.1%	3.3%
Tamworth	NSW	\$529	0.2%	4.5%	3.1%	4.5%
Taree	NSW	\$525	0.5%	4.9%	2.0%	5.2%
Ulladulla	NSW	\$642	2.5%	4.9%	2.6%	3.4%
Wagga Wagga	NSW	\$551	0.5%	4.8%	2.2%	4.2%
Wollongong	NSW	\$780	1.1%	7.0%	1.5%	3.8%
Bacchus Marsh	VIC	\$510	1.0%	3.2%	1.5%	4.2%
Bairnsdale	VIC	\$497	2.5%	4.6%	1.8%	4.7%
Ballarat	VIC	\$470	2.1%	5.1%	1.2%	3.9%

Summary of all SUAs dwellings - Rents

Data to July 2026

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (Jul 26)	Current gross rental yield (Jul 26)
Bendigo	VIC	\$541	0.4%	5.0%	1.1%	4.3%
Castlemaine	VIC	\$552	2.1%	6.6%	1.4%	3.9%
Colac	VIC	\$523	1.2%	7.4%	0.8%	5.1%
Echuca - Moama	VIC	\$804	-4.5%	-8.5%	0.8%	6.2%
Geelong	VIC	\$570	0.4%	4.9%	1.4%	3.7%
Gisborne	VIC	\$680	2.5%	7.2%	1.8%	3.9%
Horsham	VIC	\$454	1.9%	10.2%	0.4%	5.1%
Melbourne	VIC	\$647	1.2%	5.1%	1.5%	4.0%
Mildura - Buronga	VIC	\$509	-0.7%	3.5%	2.6%	4.8%
Moe - Newborough	VIC	\$447	-0.1%	3.1%	2.8%	4.7%
Portland	VIC	\$514	4.1%	8.1%	0.6%	5.5%
Sale	VIC	\$501	-0.2%	4.8%	0.9%	5.2%
Shepparton - Mooroopna	VIC	\$517	0.0%	1.3%	1.3%	4.7%
Swan Hill	VIC	\$477	-1.0%	3.3%	1.7%	5.1%
Traralgon - Morwell	VIC	\$469	0.2%	2.1%	2.6%	4.4%
Wangaratta	VIC	\$487	0.4%	-0.7%	0.7%	4.6%
Warragul - Drouin	VIC	\$579	1.3%	2.1%	1.4%	4.3%
Warrnambool	VIC	\$606	0.9%	4.6%	0.9%	4.9%
Airlie Beach - Cannonvale	QLD	\$723	1.3%	4.3%	2.3%	4.7%
Brisbane	QLD	\$743	1.7%	6.6%	1.9%	3.4%
Bundaberg	QLD	\$621	-0.2%	3.8%	2.5%	4.5%
Cairns	QLD	\$691	1.6%	7.5%	1.5%	4.9%
Emerald	QLD	\$602	1.9%	5.9%	2.3%	5.7%
Gladstone	QLD	\$570	2.0%	3.9%	2.8%	4.8%
Gold Coast - Tweed Heads	QLD	\$958	1.4%	7.4%	2.5%	4.1%
Gympie	QLD	\$595	0.4%	2.9%	2.0%	4.1%
Hervey Bay	QLD	\$624	-1.1%	0.6%	2.8%	4.0%
Kingaroy	QLD	\$563	0.2%	5.3%	2.8%	4.9%
Mackay	QLD	\$700	0.3%	2.7%	2.0%	5.3%
Maryborough	QLD	\$561	-0.5%	3.3%	2.8%	4.7%
Rockhampton	QLD	\$602	2.0%	7.3%	2.2%	4.7%
Sunshine Coast	QLD	\$871	1.4%	6.4%	1.6%	3.5%
Toowoomba	QLD	\$613	2.9%	7.9%	1.4%	3.7%
Townsville	QLD	\$599	1.4%	6.3%	2.0%	4.6%
Warwick	QLD	\$599	2.1%	10.3%	0.9%	4.6%
Yeppoon	QLD	\$746	1.7%	7.0%	4.6%	4.3%
Adelaide	SA	\$666	1.6%	5.3%	1.2%	3.5%
Mount Gambier	SA	\$488	-0.5%	4.3%	1.2%	4.2%

Summary of all SUAs dwellings - Rents

Data to July 2026

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (Jul 26)	Current gross rental yield (Jul 26)
Murray Bridge	SA	\$526	1.9%	6.2%	1.4%	4.2%
Port Augusta	SA	n.a.	n.a.	n.a.	n.a.	n.a.
Port Lincoln	SA	\$536	2.5%	10.1%	2.5%	4.8%
Port Pirie	SA	\$420	1.2%	7.5%	0.3%	5.9%
Victor Harbor - Goolwa	SA	\$590	0.9%	2.5%	2.4%	3.7%
Whyalla	SA	\$372	1.1%	8.7%	1.9%	5.6%
Albany	WA	\$712	3.0%	13.4%	1.1%	4.4%
Broome	WA	\$1,055	1.4%	5.4%	2.3%	8.3%
Bunbury	WA	\$696	0.4%	5.5%	1.3%	4.4%
Busselton	WA	\$824	-0.4%	4.3%	3.5%	3.5%
Esperance	WA	n.a.	n.a.	n.a.	n.a.	n.a.
Geraldton	WA	\$592	1.3%	8.2%	2.4%	5.0%
Kalgoorlie - Boulder	WA	\$735	2.8%	9.3%	1.3%	7.7%
Karratha	WA	\$1,502	4.0%	15.7%	1.6%	10.6%
Perth	WA	\$786	1.8%	8.1%	1.5%	3.8%
Port Hedland	WA	\$1,115	4.4%	11.6%	2.9%	10.9%
Burnie - Somerset	TAS	\$475	1.3%	7.2%	2.1%	4.5%
Devonport	TAS	\$531	0.8%	10.2%	2.7%	4.8%
Hobart	TAS	\$635	1.5%	8.0%	2.2%	4.3%
Launceston	TAS	\$586	0.0%	13.1%	2.0%	4.4%
Ulverstone	TAS	\$504	2.3%	7.4%	2.1%	4.3%
Alice Springs	NT	\$614	0.8%	4.0%	1.3%	7.4%
Darwin	NT	\$738	4.3%	10.4%	1.3%	6.3%
Canberra - Queanbeyan	ACT	\$702	0.7%	3.3%	2.0%	4.2%



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