

Regional Market Update

AUSTRALIA | RELEASED MAY 2026



Contents

Regional Market Performance	3	Warragul - Drouin VIC	32
Albury - Wodonga NSW & VIC	5	Warrnambool VIC	33
Ballina NSW	6	Bundaberg QLD	34
Batemans Bay NSW	7	Cairns QLD	35
Bathurst NSW	8	Gladstone QLD	36
Bowral - Mittagong NSW	9	Gold Coast - Tweed Heads QLD & NSW	37
Coffs Harbour NSW	10	Hervey Bay QLD	38
Dubbo NSW	11	Mackay QLD	39
Forster - Tuncurry NSW	12	Maryborough QLD	40
Goulburn NSW	13	Rockhampton QLD	41
Lismore NSW	14	Sunshine Coast QLD	42
Morisset - Cooranbong NSW	15	Toowoomba QLD	43
Nelson Bay NSW	16	Townsville QLD	44
Newcastle - Maitland NSW	17	Mount Gambier SA	45
Nowra - Bomaderry NSW	18	Victor Harbor - Goolwa SA	46
Orange NSW	19	Albany WA	47
Port Macquarie NSW	20	Bunbury WA	48
St Georges Basin - Sanctuary Point NSW	21	Busselton WA	49
Tamworth NSW	22	Geraldton WA	50
Taree NSW	23	Kalgoorlie - Boulder WA	51
Wagga Wagga NSW	24	Burnie - Somerset TAS	52
Wollongong NSW	25	Devonport TAS	53
Ballarat VIC	26	Launceston TAS	54
Bendigo VIC	27	Summary of all SUAs dwellings - Values	55
Geelong VIC	28	Summary of all SUAs dwellings - Rents	58
Mildura - Buronga VIC & NSW	29		
Shepparton - Mooroopna VIC	30		
Traralgon - Morwell VIC	31		

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:	7.5% Busselton (WA)	Lowest quarterly growth:	-1.2% Bowral – Mittagong (NSW)
Highest annual growth:	23.1% Kalgoorlie – Boulder (WA)	Lowest annual growth:	0.0% Bowral - Mittagong (NSW)
Shortest days on market:	10 days Albany (WA)	Longest days on market:	67 days Batemans Bay (NSW)
Lowest vendor discounts:	1.5% Albany (WA)	Highest vendor discounts:	4.9% Bowral – Mittagong (NSW)
Highest change in annual sales vols:	47.4% Traralgon – Morwell (VIC)	Lowest change in annual sales vols:	-17.5% Geraldton (WA)

Growth in regional Australian dwelling values has outpaced the capitals since November 2025. Regional dwelling values increased by 3.3% in the three months to April, compared with a 1.1% increase in the combined capitals over the same period.

At the national level, there has been a clear loss of momentum in dwelling value growth in recent months, and this trend has also become evident in regional markets. Three in five of the 50 largest regional Significant Urban Areas (SUAs) saw weaker growth in the three months to April (compared with the previous quarter). However, the easing in regional growth has been less severe than the capitals, in part reflecting affordability and continued above average [internal migration](#) that has favoured regional Australia.

Regional WA continued to record the strongest growth, increasing by 5.9% in the three months to April (up from 5.6% previously). Busselton was the strongest growing SUA nationally (up 7.5%), despite having the fifth highest median dwelling value of any regional SUA, and a higher median value than Greater Perth, suggesting that this strength goes beyond the broader affordability narrative alone. Other parts of southwest WA also saw robust growth, with Albany and Bunbury up by 7.2% and 5.8% respectively. This was consistent with strong demand in Perth spilling over into the nearby regional markets. Similarly, dwelling values in Geraldton (to Perth’s north) rose by 6.8%.

Relatively stronger growth was also evident in QLD (led by Townsville, Maryborough and Toowoomba) and TAS (driven by Burnie-Somerset and Launceston). In contrast,

NSW and VIC saw the largest declines in dwelling values, with Bowral-Mittagong down by 1.2%, while Albury-Wodonga (the only other major SUA to record a decline) eased 0.2%.

WA also dominated annual growth, with dwelling values in Kalgoorlie-Boulder rising by 23.1%, followed by Bunbury (22.3%) and Busselton (22.0%). Values in Bowral-Mittagong were unchanged over the twelve months to April.

Across the regional markets, the strongest selling conditions remain in WA and QLD, where the median time on market was 17 and 24 days respectively. Albany had the shortest time on market, with a median of just 10 days, followed by Busselton at 12 days. In total, there were 11 markets across these two states where time on market was below 20 days.

NSW had some of the weakest selling conditions, with Batemans Bay (66.5 days), Bowral-Mittagong (65 days), Nelson Bay (60 days) and St Georges Basin-Sanctuary Point (59.5 days) having the longest median time on market. NSW had eight out of the 10 slowest selling markets, with the other two being in VIC.

Trends in regional sales have remained mixed. Regional VIC and NT recorded the strongest growth over the past 12 months, up by 27.6% and 24.3% respectively, with Traralgon-Morwell in VIC up by 47.4%. In contrast, sales in regional QLD were down by 5.7%, and regional WA fell by 4.8%, albeit this likely reflects low supply (with total listings well down in many of these markets) rather than a lack of demand.

Regional Market Performance

Rents

BEST PERFORMERS



Highest quarterly rental growth:	4.1% Albany (WA)
Highest yearly rental growth:	15.2% Albany (WA)
Highest gross rental yield:	8.1% Kalgoorlie – Boulder (WA)
Lowest vacancy rate:	0.4% Lismore (NSW)

WORST PERFORMERS



Lowest quarterly rental growth:	-0.5% Bowral – Mittagong (NSW)
Lowest yearly rental growth:	0.1% Nowra – Bomaderry (NSW)
Lowest gross rental yield:	3.4% Bowral – Mittagong (NSW), Sunshine Coast (QLD) and Busselton (WA)
Highest vacancy rate:	3.5% Gladstone (QLD)

Rental growth in regional markets marginally lagged that of the capital cities in the three months to April (with regionals having had stronger growth in the three months to January). Regional markets recorded an increase of 1.8% over this period, up from 1.6% previously, but the combined capitals rose by 2.1%.

Among the 50 largest regional Significant Urban Areas (SUAs), only one saw the median rent decline in the three months to April, with Bowral-Mittagong down by 0.5%. Albany recorded the strongest increase in rents, up by 4.1% (consistent with the broader strength of demand in southwest WA), while rents also climbed strongly in Burnie-Somerset and Launceston (both 3.9%), along with Orange (3.8%).

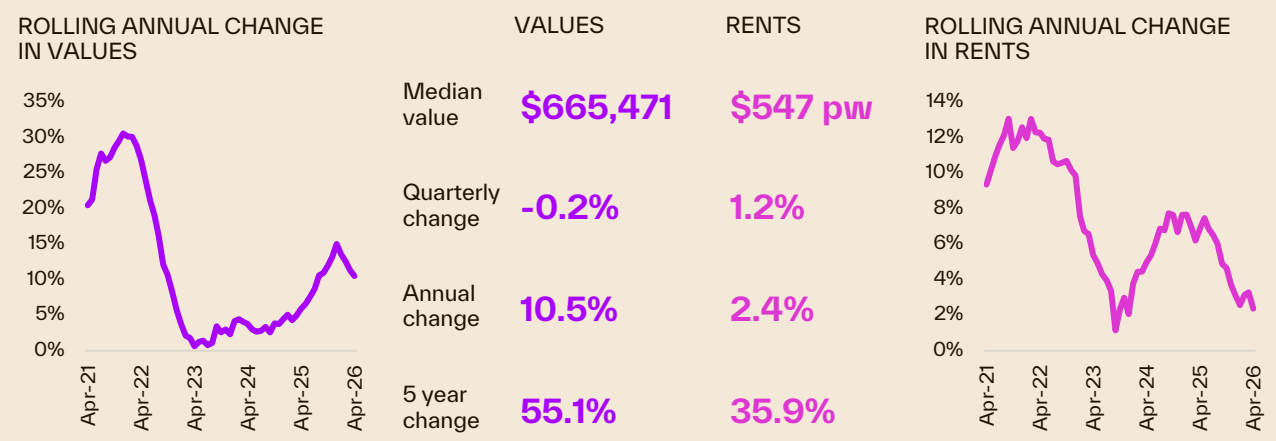
On an annual basis, every major regional market recorded rental growth, with Albany (15.2%), Launceston (12.1%) and Devonport (11.5%) being the fastest growing SUAs.

The regional rental vacancy rate was marginally looser in April, at 1.9% (compared with 1.8% in January). The tightest market was Lismore, where the vacancy rate was just 0.4% in April (down from 0.8% in January). Five other markets had vacancy rates at 1.0% (namely Geraldton, Forster-Tuncurry, Albany, Warrnambool and Ballina). In contrast, the highest vacancy rates were in Gladstone (3.5%), Hervey Bay (3.1%), Tamworth (2.9%) and Mildura-Buronga (2.8%).

Gross rental yields remained relatively stable in recent months, unchanged between January and April at 4.2%. The longer-term trend has seen yields decline, as growth in home values has typically outpaced growth in rents, however regional yields have been consistently higher than those of the capital cities, which sat at 3.6% in April. Among the major regional SUAs, the highest yields were in Kalgoorlie-Boulder (8.1%), Lismore (5.3%), Mackay (5.2%), Geraldton (5.1%) and Taree (5.0%).



Home Value Index and Rental Value Index – April 2026

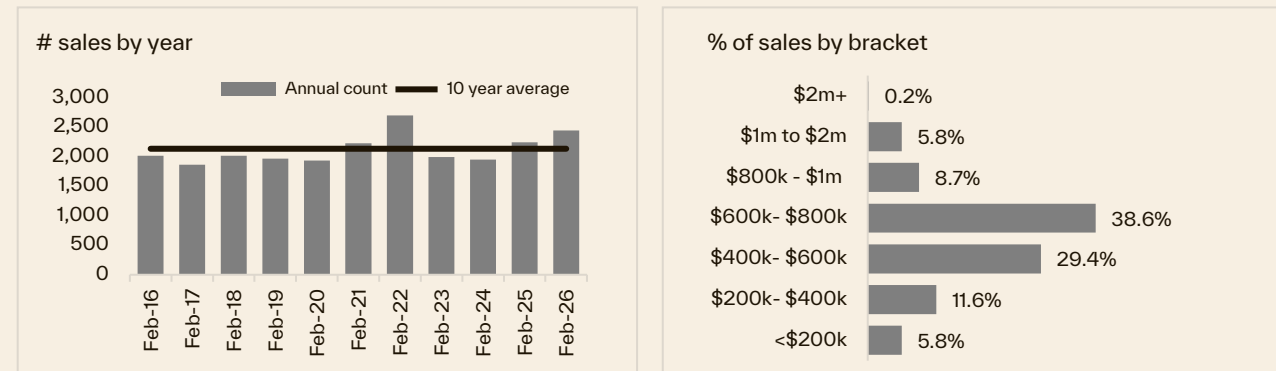


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.2%	29 days	Current	2.1%	4.3%
Last year	2.7%	40 days	Last year	1.7%	4.7%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
363	-6.0% lower than one year ago, and -23.0% below the previous five year average.	563	-1.6% lower than one year ago, and 21.4% above the previous five year average.

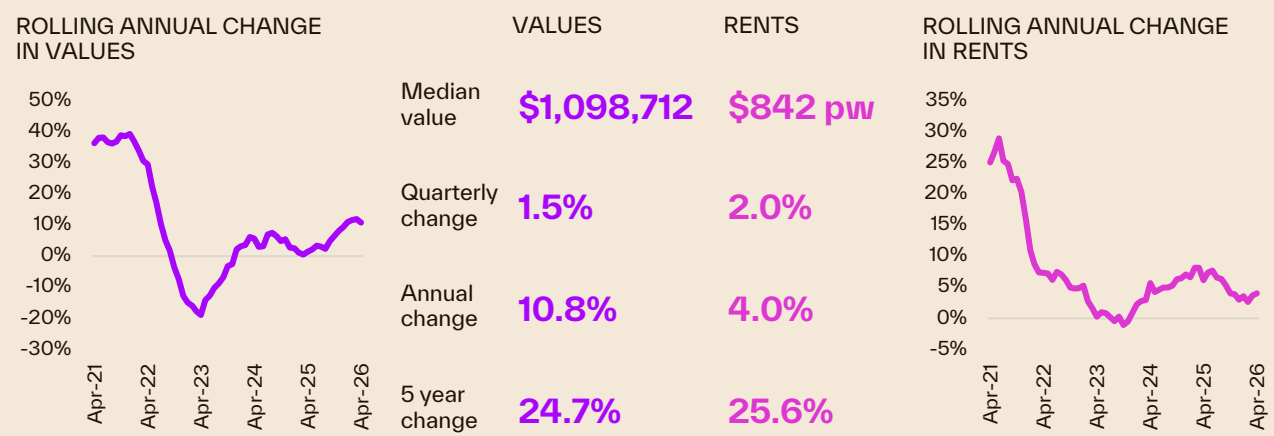
Annual Dwellings Sales – February 2026

2,447 8.9% higher than one year ago, and 10.0% above the five year average for the region.





Home Value Index and Rental Value Index – April 2026

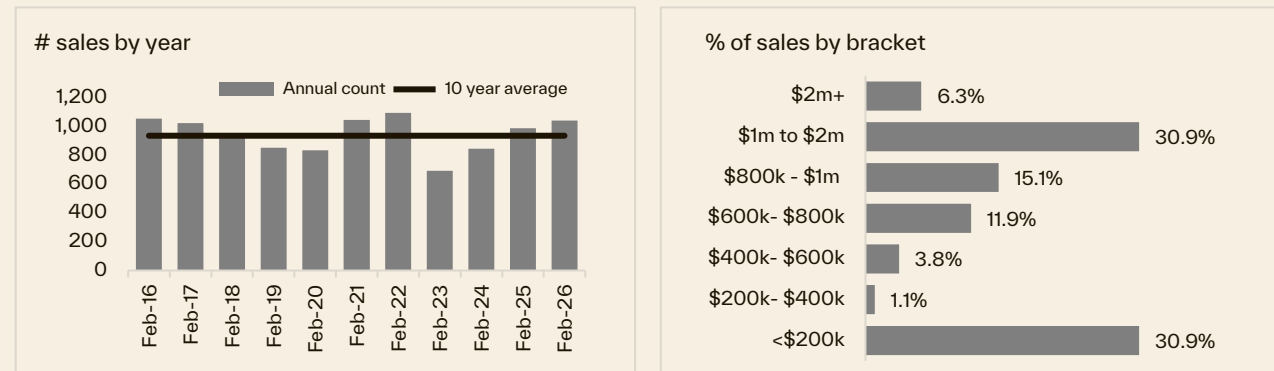


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.5%	42 days	Current	1.0%	3.8%
Last year	3.6%	55 days	Last year	0.8%	4.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
322	13.0% higher than one year ago, and 21.9% above the previous five year average.	82	-18.8% lower than one year ago, and -40.7% below the previous five year average.

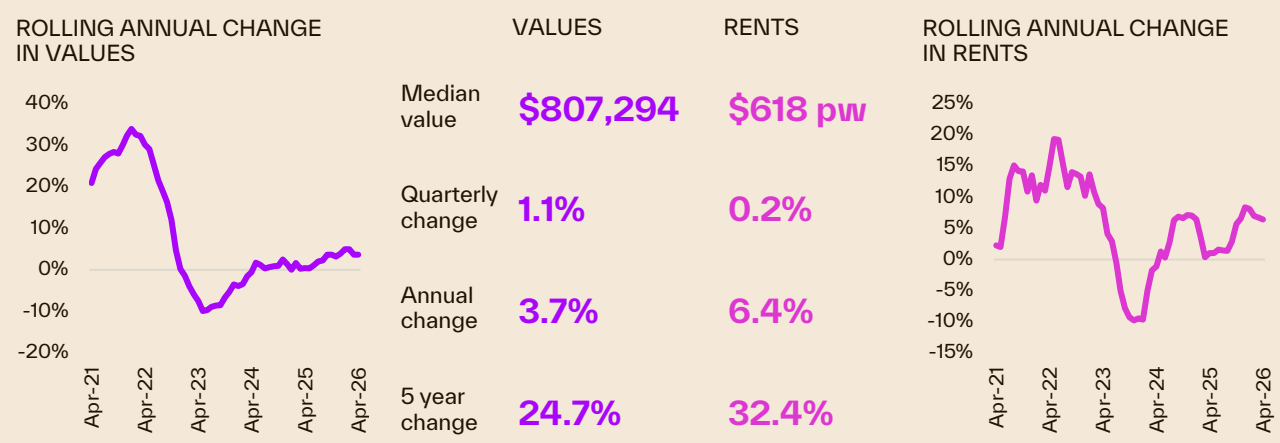
Annual Dwellings Sales – February 2026

1,042 5.4% higher than one year ago, and 11.5% above the five year average for the region.





Home Value Index and Rental Value Index – April 2026

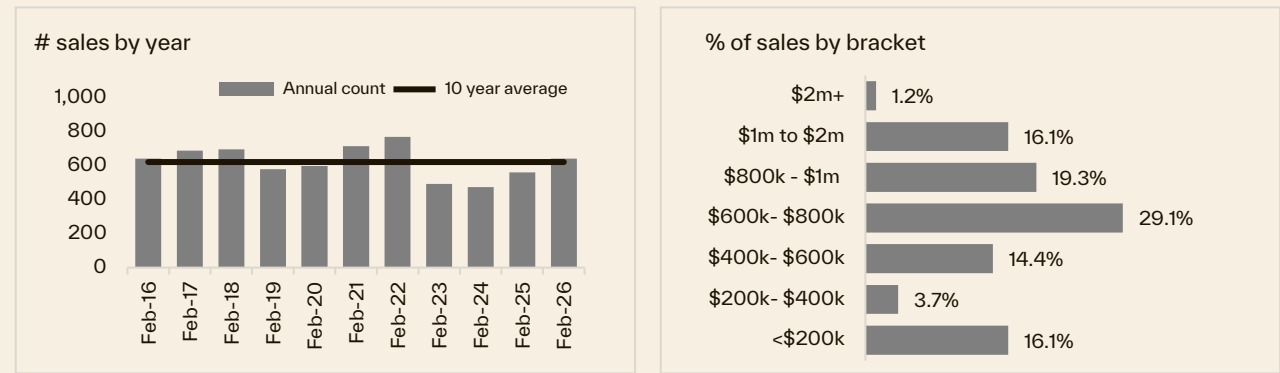


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	4.3%	67 days	Current	1.5%	4.0%
Last year	4.7%	72 days	Last year	3.4%	4.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
278	6.1% higher than one year ago, and 20.9% above the previous five year average.	260	-40.8% lower than one year ago, and -52.7% below the previous five year average.

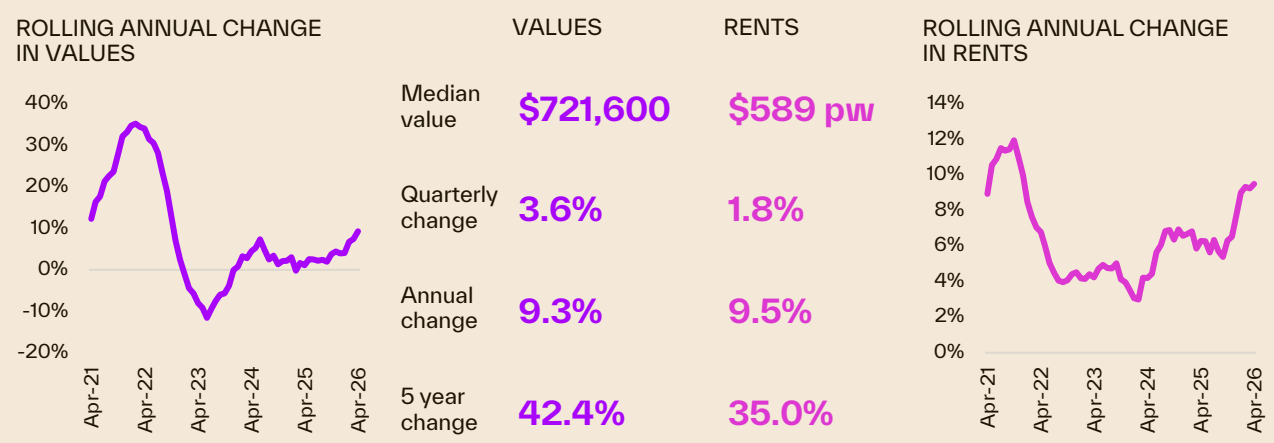
Annual Dwellings Sales – February 2026

641	14.7% 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 – April 2026

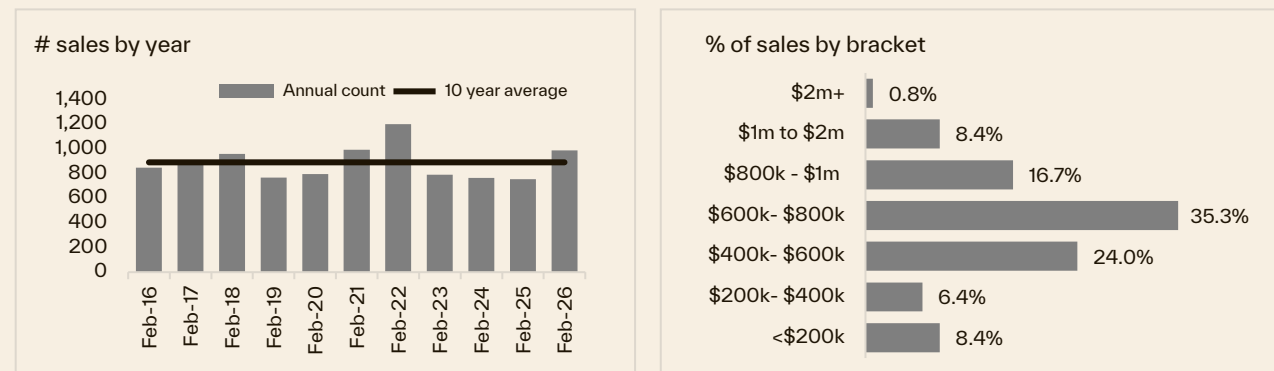


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.5%	43 days	Current	2.4%	4.4%
Last year	2.8%	60 days	Last year	2.4%	4.4%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
260	-15.6% lower than one year ago, and -1.3% below the previous five year average.	208	-1.0% lower than one year ago, and -13.5% below the previous five year average.

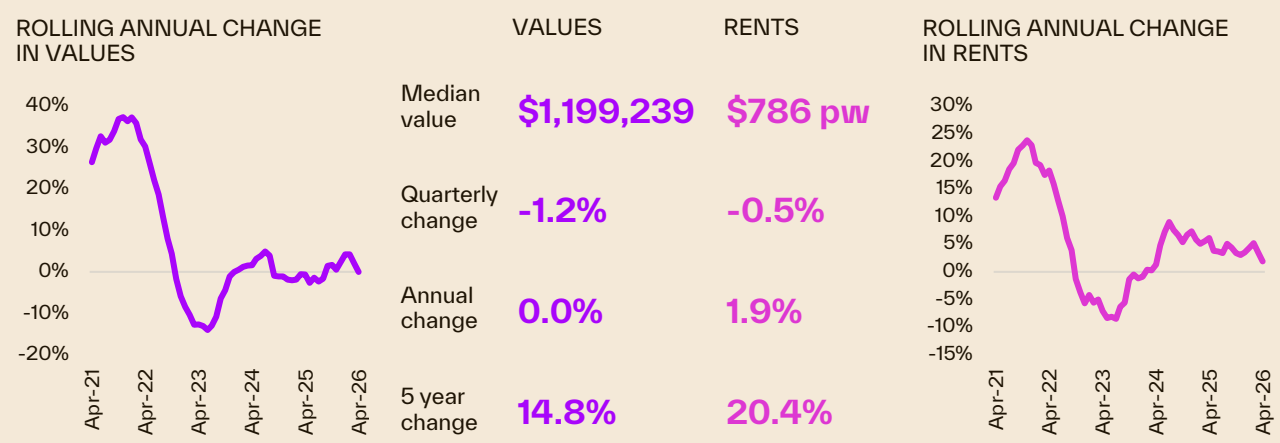
Annual Dwellings Sales – February 2026

988 31.2% higher than one year ago, and 9.8% above the five year average for the region.





Home Value Index and Rental Value Index – April 2026



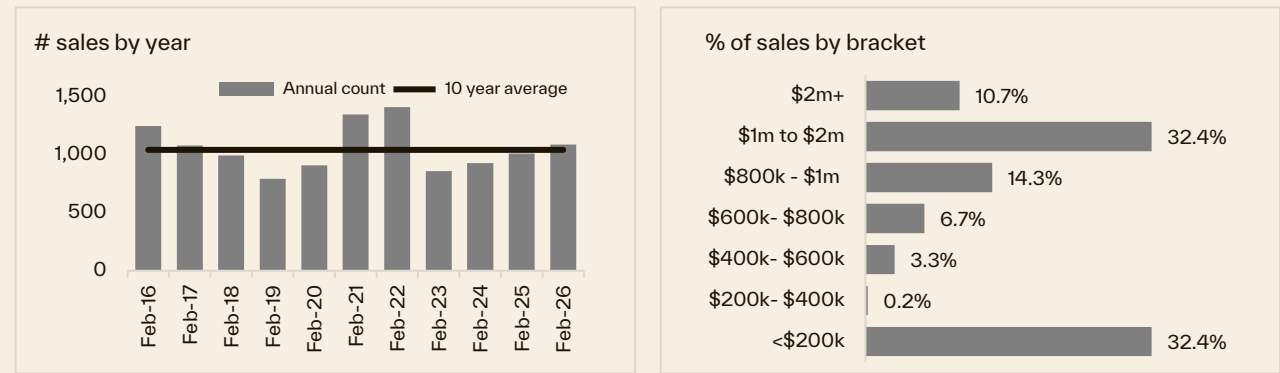
SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	4.9%	65 days	Current	1.9%	3.4%
Last year	5.3%	77 days	Last year	2.2%	3.4%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
492	11.6% higher than one year ago, and 32.0% above the previous five year average.	134	3.1% higher than one year ago, and -17.0% below the previous five year average.

Annual Dwellings Sales – February 2026

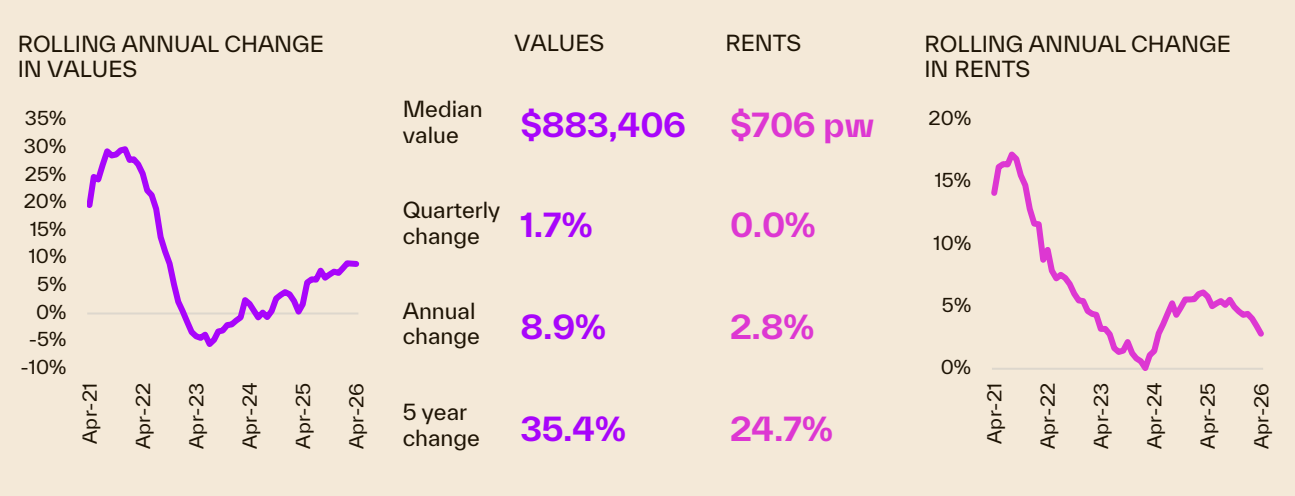
1,089

7.7% higher than one year ago, and -2.1% below the five year average for the region.





Home Value Index and Rental Value Index – April 2026

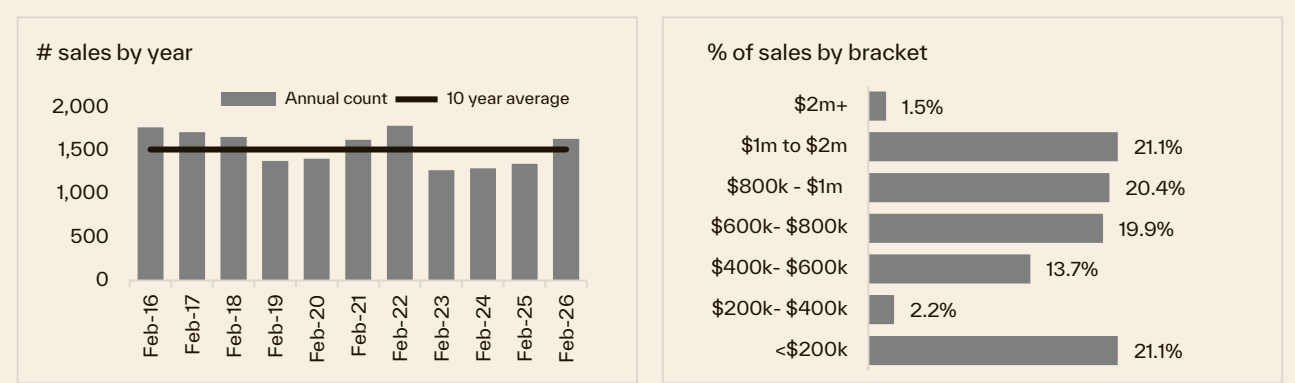


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.7%	44 days	Current	2.2%	4.0%
Last year	3.5%	63 days	Last year	4.9%	4.3%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
473	-13.8% lower than one year ago, and 0.6% above the previous five year average.	354	-48.3% lower than one year ago, and -48.5% below the previous five year average.

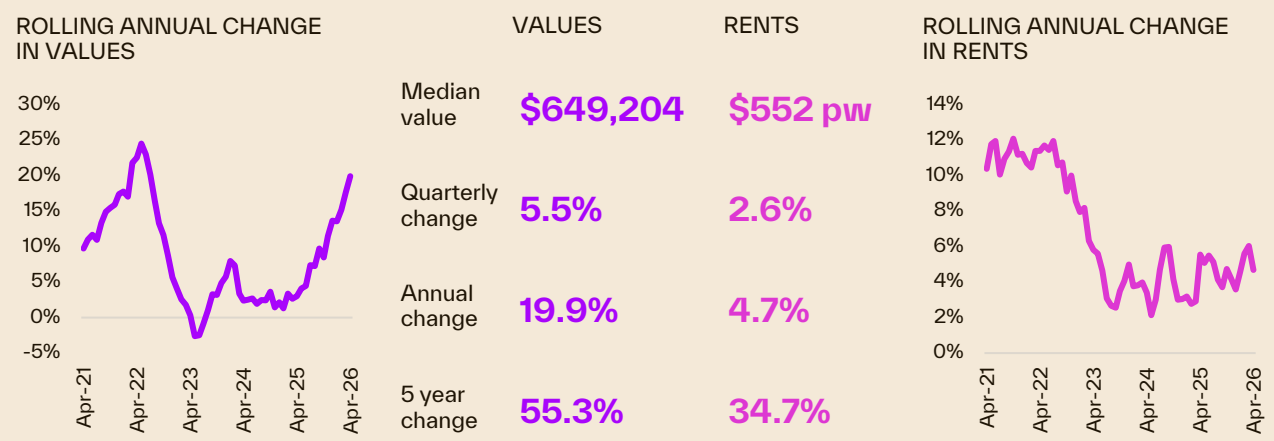
Annual Dwellings Sales – February 2026

1,641	21.3% higher than one year ago, and 11.6% above the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

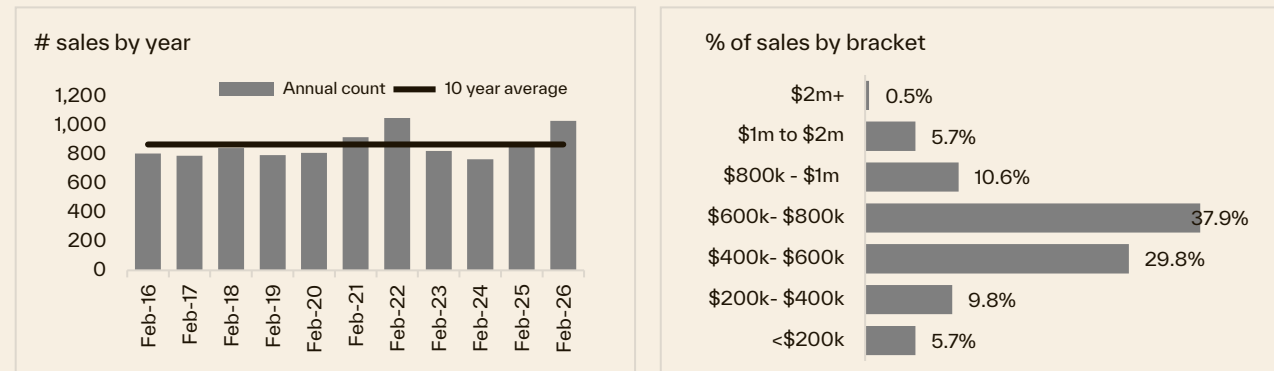


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.5%	29 days	Current	2.7%	4.6%
Last year	3.1%	40 days	Last year	2.5%	5.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
105	-35.6% lower than one year ago, and -37.7% below the previous five year average.	242	-9.0% lower than one year ago, and -3.3% below the previous five year average.

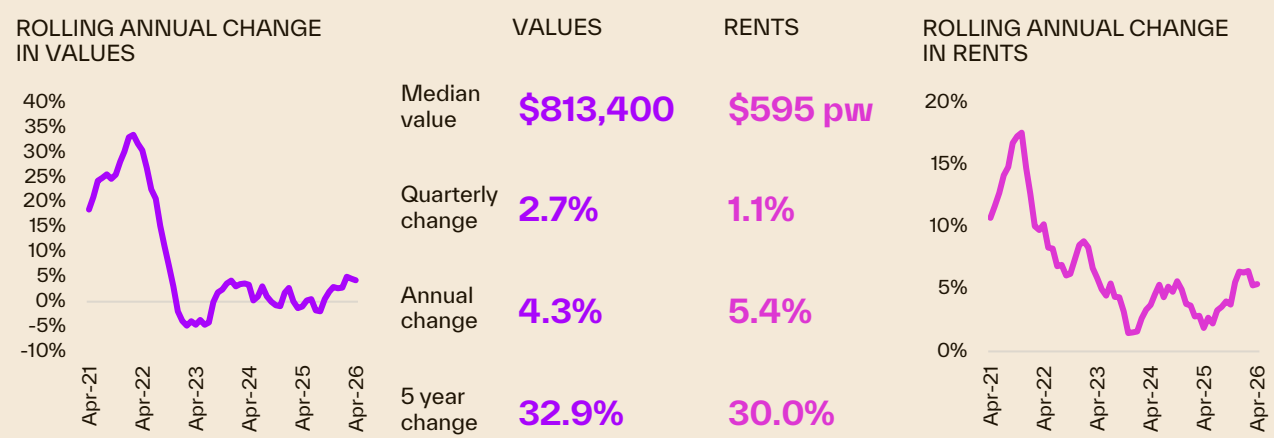
Annual Dwellings Sales – February 2026

1,035 20.8% higher than one year ago, and 16.8% above the five year average for the region.





Home Value Index and Rental Value Index – April 2026

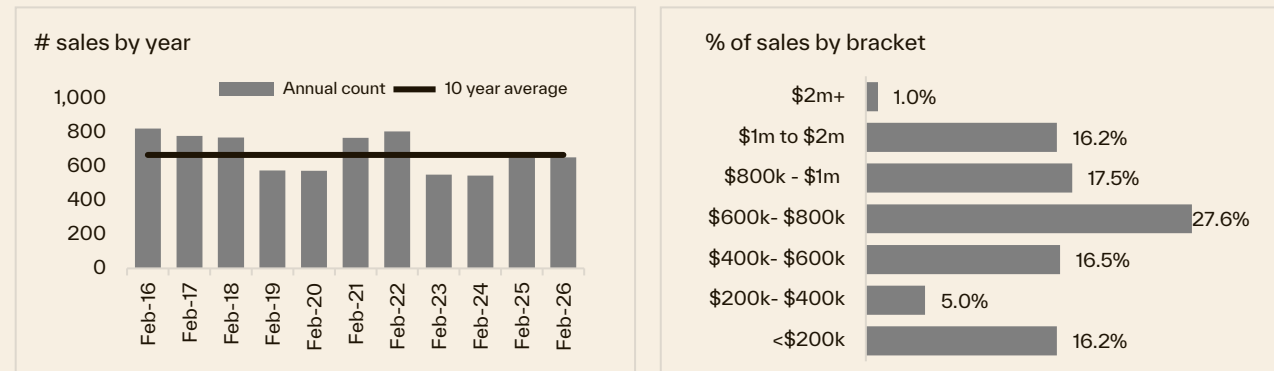


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.2%	49 days	Current	1.0%	4.0%
Last year	3.8%	64 days	Last year	1.2%	4.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
181	-15.4% lower than one year ago, and 2.5% above the previous five year average.	62	-21.5% lower than one year ago, and -37.4% below the previous five year average.

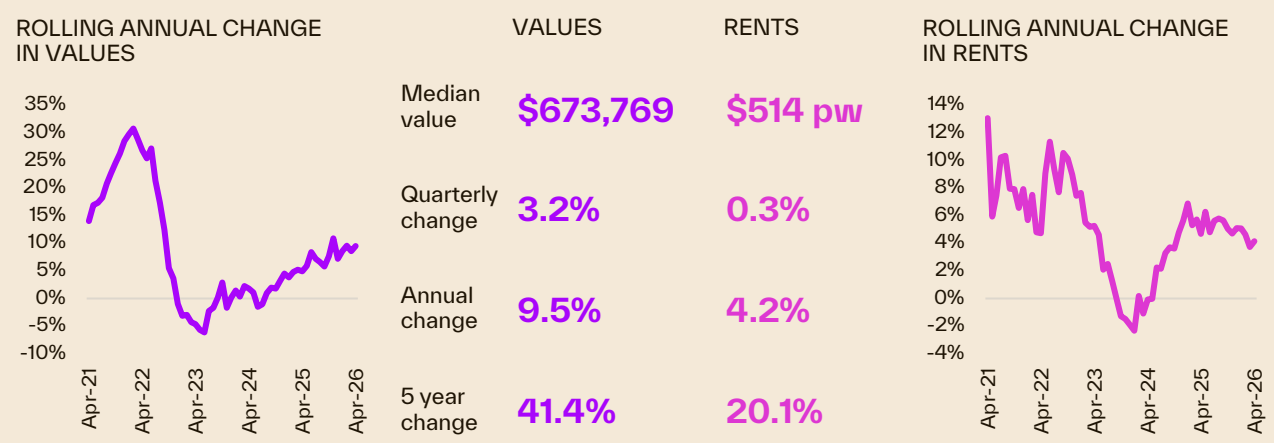
Annual Dwellings Sales – February 2026

653	0.3% higher 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 – April 2026

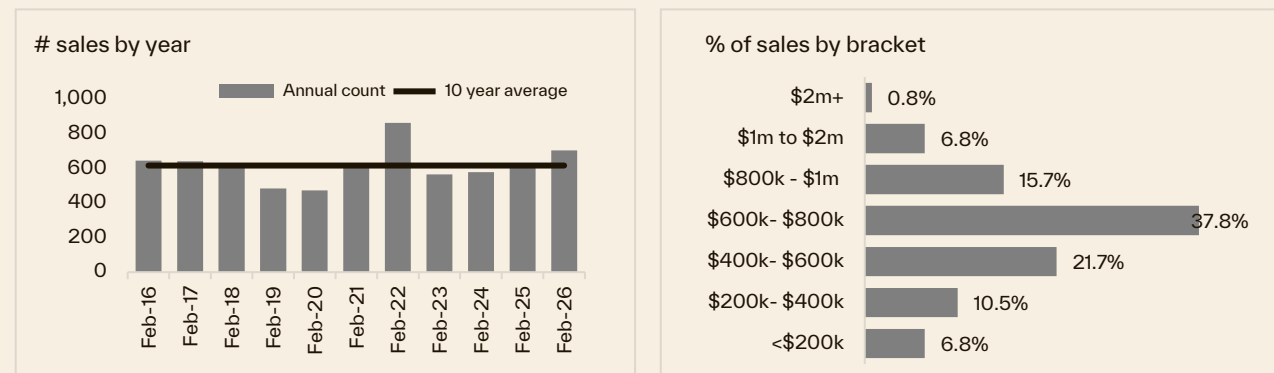


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.8%	39 days	Current	2.0%	3.9%
Last year	3.0%	58 days	Last year	2.6%	4.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
161	-6.9% lower than one year ago, and -6.0% below the previous five year average.	100	-20.6% lower than one year ago, and -27.7% below the previous five year average.

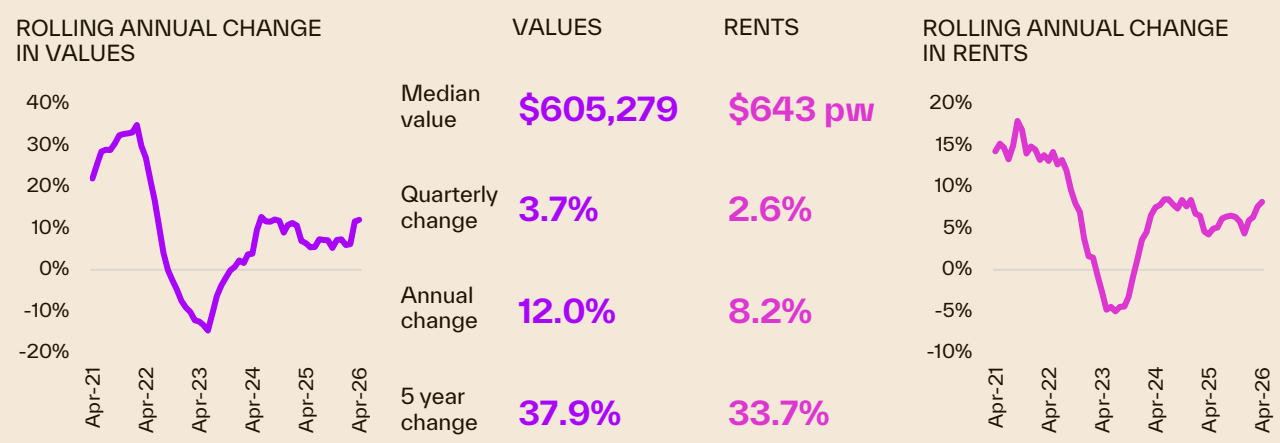
Annual Dwellings Sales – February 2026

704 13.9% higher than one year ago, and 8.5% above the five year average for the region.





Home Value Index and Rental Value Index – April 2026

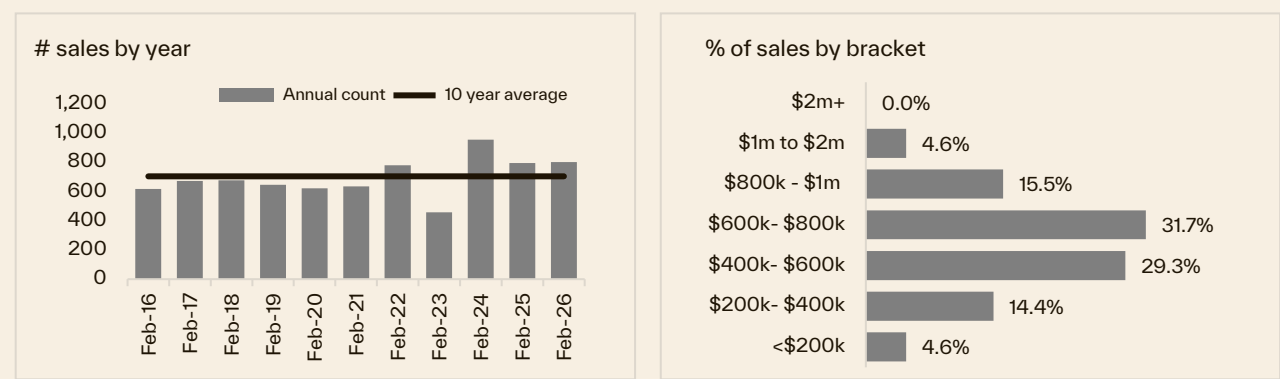


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.2%	42 days	Current	0.4%	5.3%
Last year	4.1%	56 days	Last year	0.8%	5.4%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
143	-23.1% lower than one year ago, and -19.2% below the previous five year average.	33	-48.4% lower than one year ago, and -66.0% below the previous five year average.

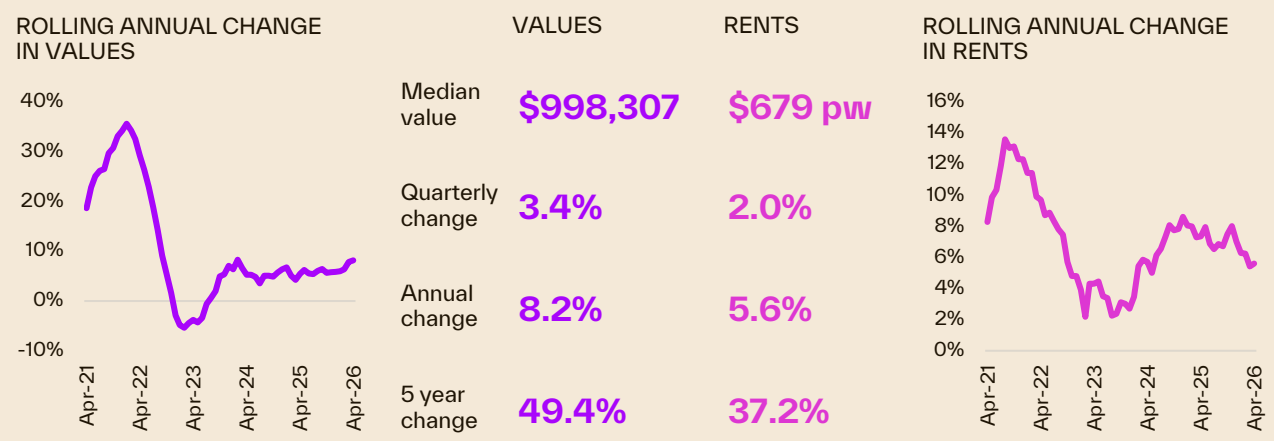
Annual Dwellings Sales – February 2026

802	1.0% higher than one year ago, and 10.8% above the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

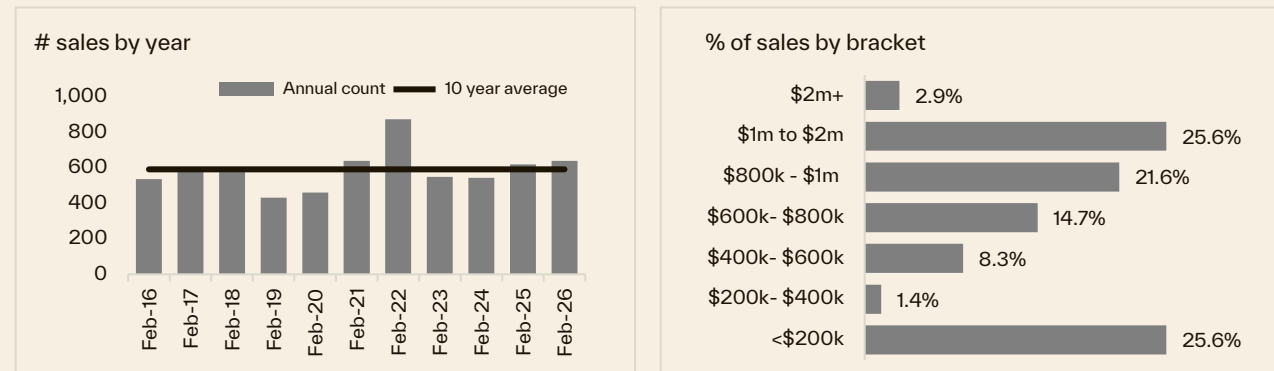


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.0%	32 days	Current	2.6%	3.8%
Last year	3.0%	40 days	Last year	2.0%	3.8%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
180	2.9% higher than one year ago, and 13.4% above the previous five year average.	137	6.2% higher than one year ago, and 20.4% above the previous five year average.

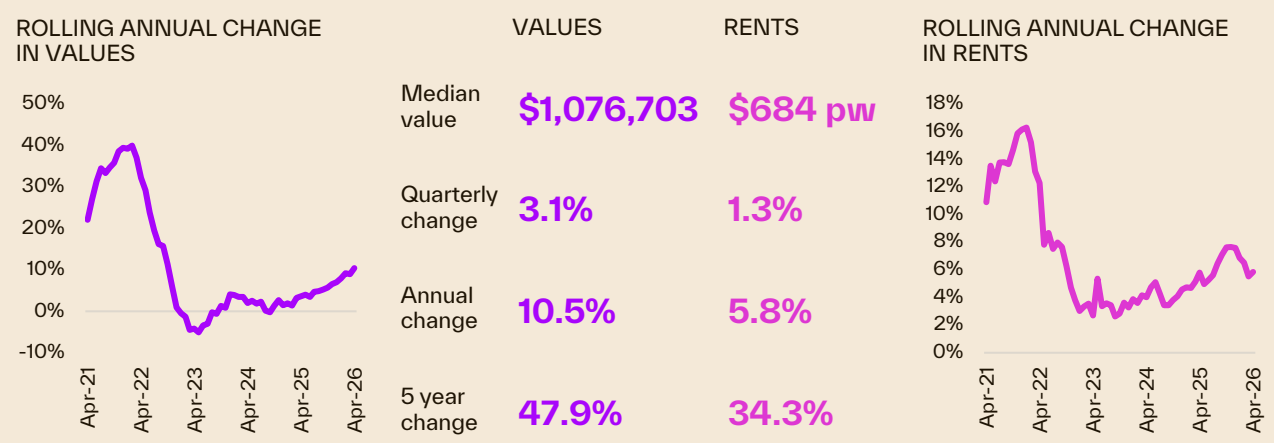
Annual Dwellings Sales – February 2026

641	3.4% higher 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 – April 2026



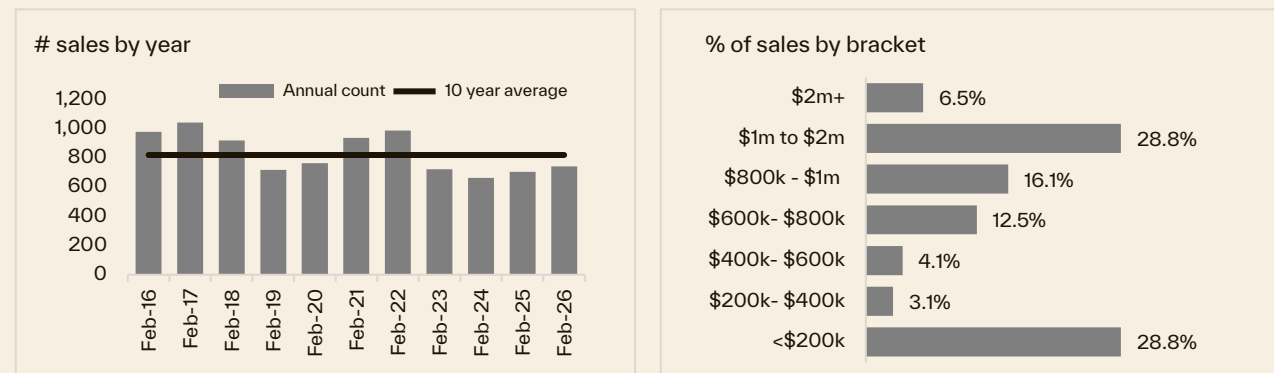
SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.4%	60 days	Current	2.1%	3.5%
Last year	3.8%	70 days	Last year	2.2%	3.5%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
280	2.6% higher than one year ago, and 18.6% above the previous five year average.	125	-3.1% lower than one year ago, and -23.8% below the previous five year average.

Annual Dwellings Sales – February 2026

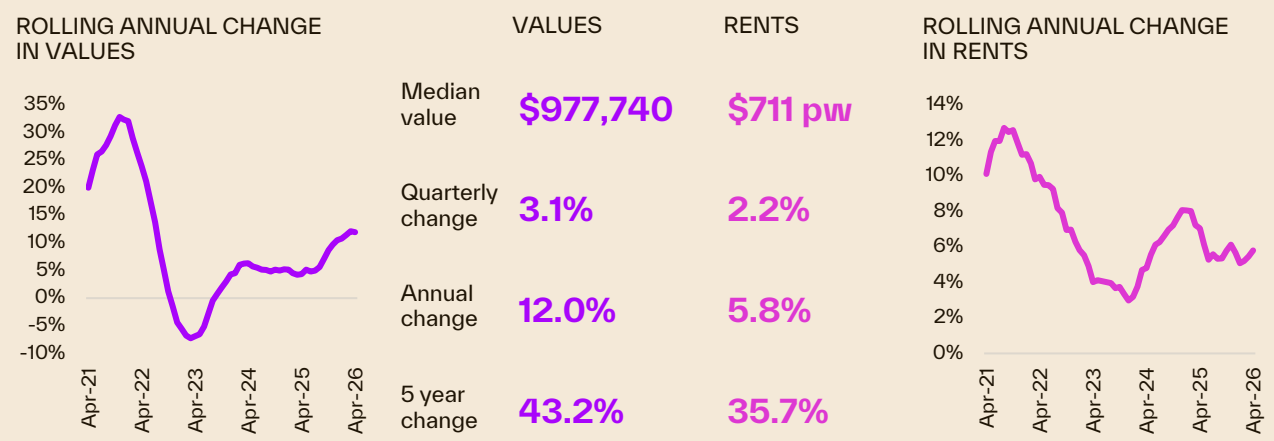
742

5.2% higher than one year ago, and -7.5% below the five year average for the region.





Home Value Index and Rental Value Index – April 2026

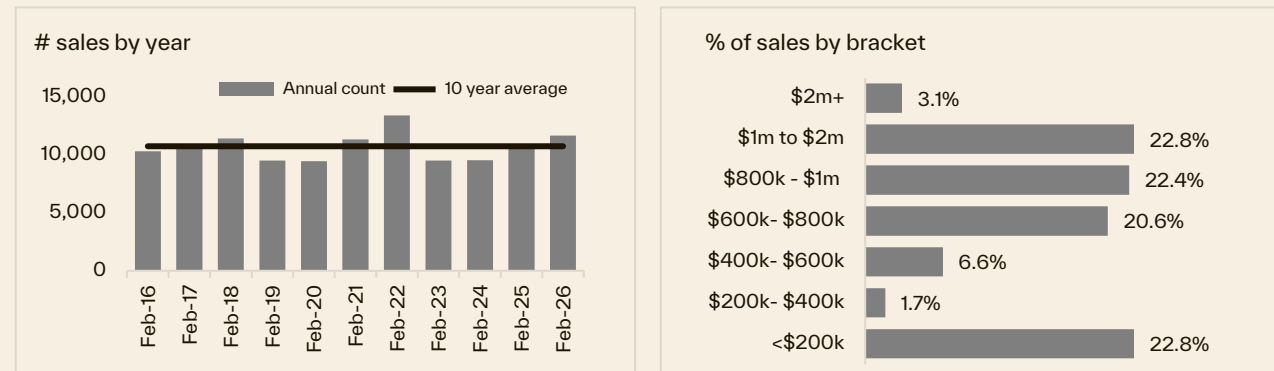


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.7%	23 days	Current	1.5%	3.8%
Last year	2.9%	31 days	Last year	1.4%	4.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
2,155	-6.1% lower than one year ago, and -4.1% below the previous five year average.	1,949	-5.3% lower than one year ago, and -7.9% below the previous five year average.

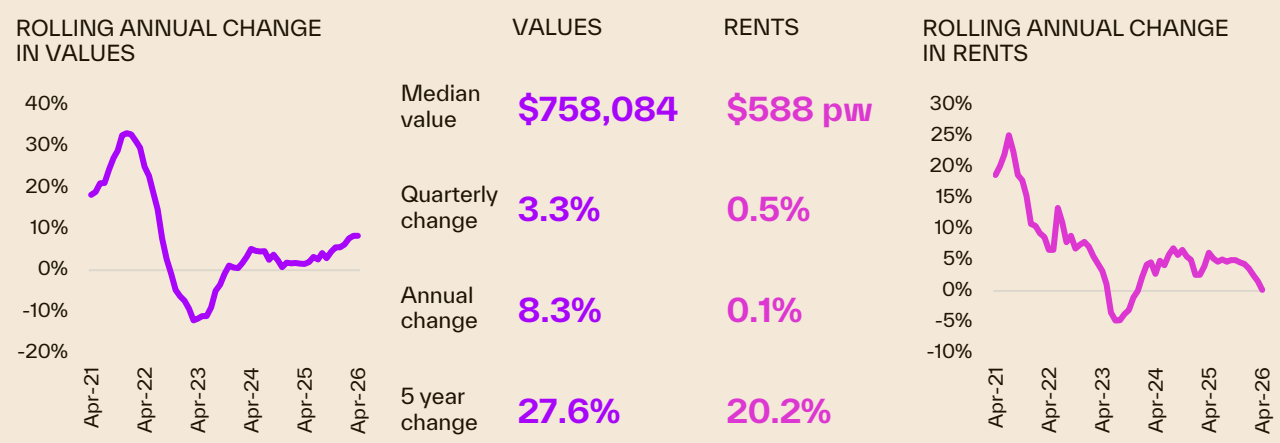
Annual Dwellings Sales – February 2026

11,687 8.4% higher than one year ago, and 6.9% above the five year average for the region.





Home Value Index and Rental Value Index – April 2026

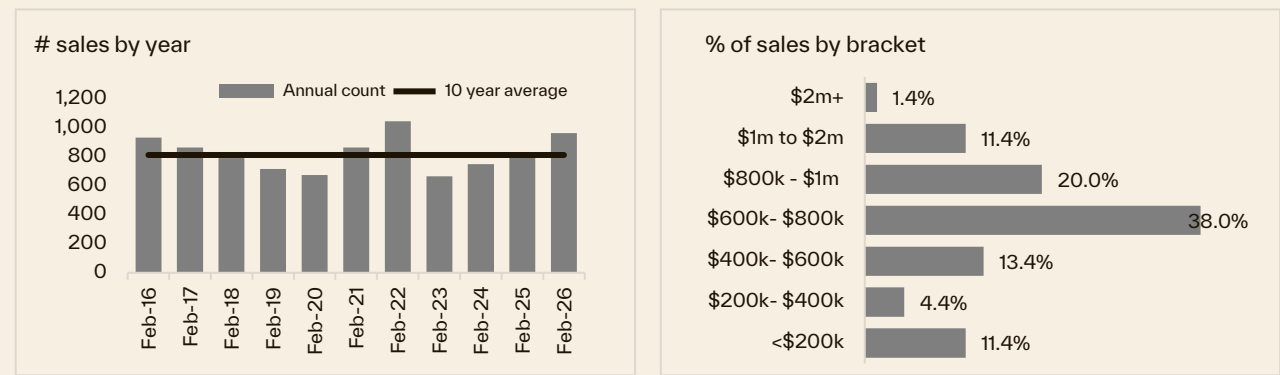


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.5%	41 days	Current	2.7%	4.1%
Last year	3.4%	52 days	Last year	3.3%	4.4%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
224	-26.6% lower than one year ago, and -6.3% below the previous five year average.	198	-21.1% lower than one year ago, and -10.6% below the previous five year average.

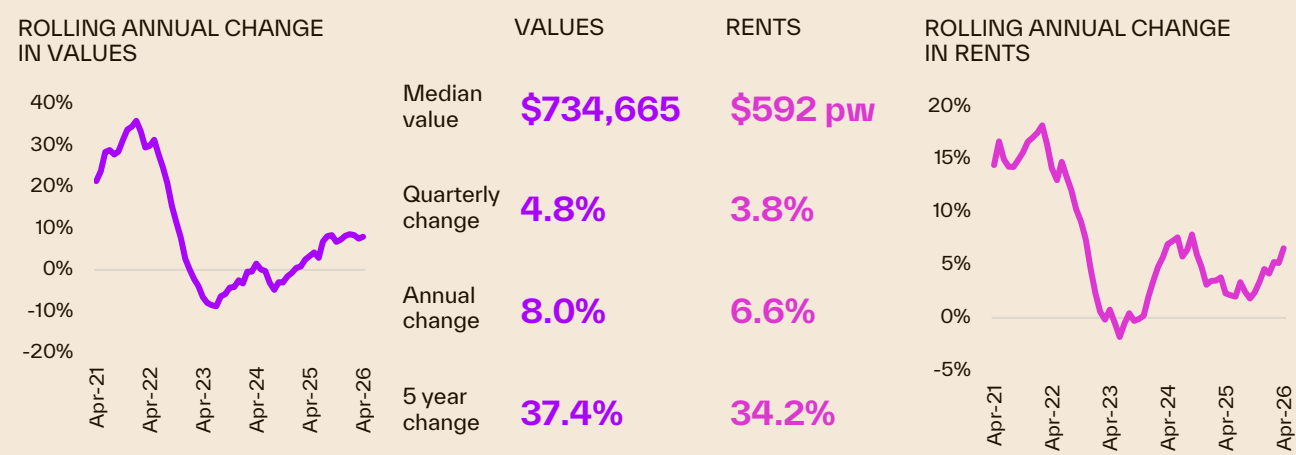
Annual Dwellings Sales – February 2026

965 21.4% higher than one year ago, and 17.0% above the five year average for the region.





Home Value Index and Rental Value Index – April 2026

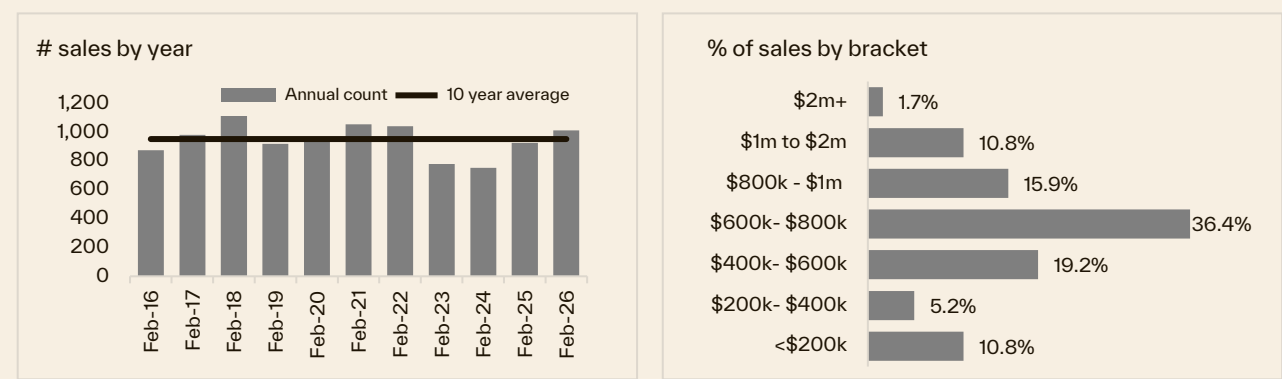


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.5%	37 days	Current	2.1%	4.3%
Last year	3.7%	58 days	Last year	2.4%	4.5%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
209	-21.1% lower than one year ago, and -15.7% below the previous five year average.	246	-7.5% lower than one year ago, and -14.6% below the previous five year average.

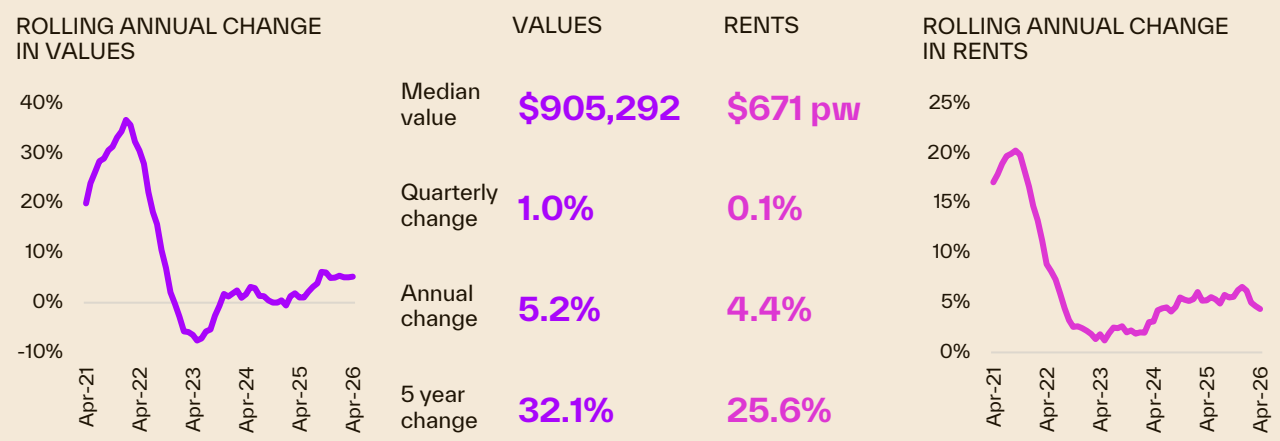
Annual Dwellings Sales – February 2026

1,014	9.5% higher than one year ago, and 11.2% above the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

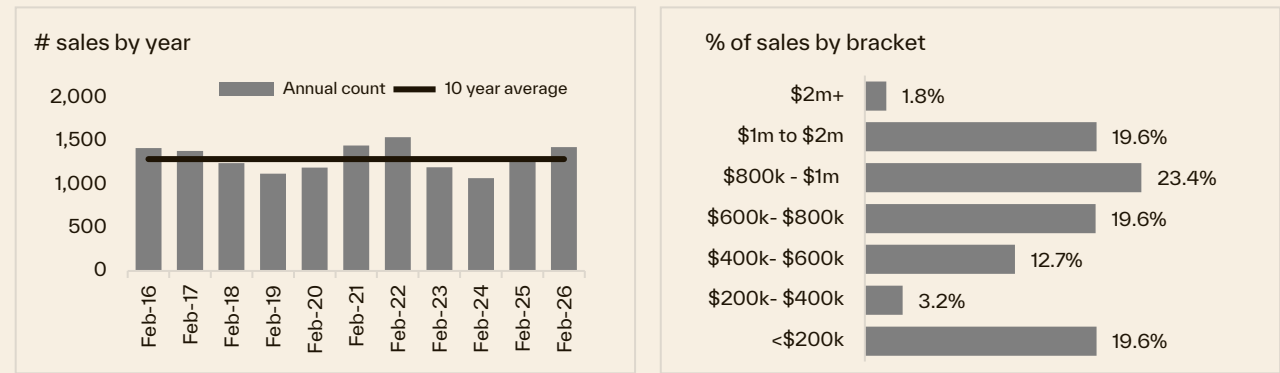


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.8%	31 days	Current	1.1%	4.0%
Last year	2.9%	41 days	Last year	0.7%	4.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
319	-14.9% lower than one year ago, and 9.2% above the previous five year average.	207	26.2% higher than one year ago, and -8.4% below the previous five year average.

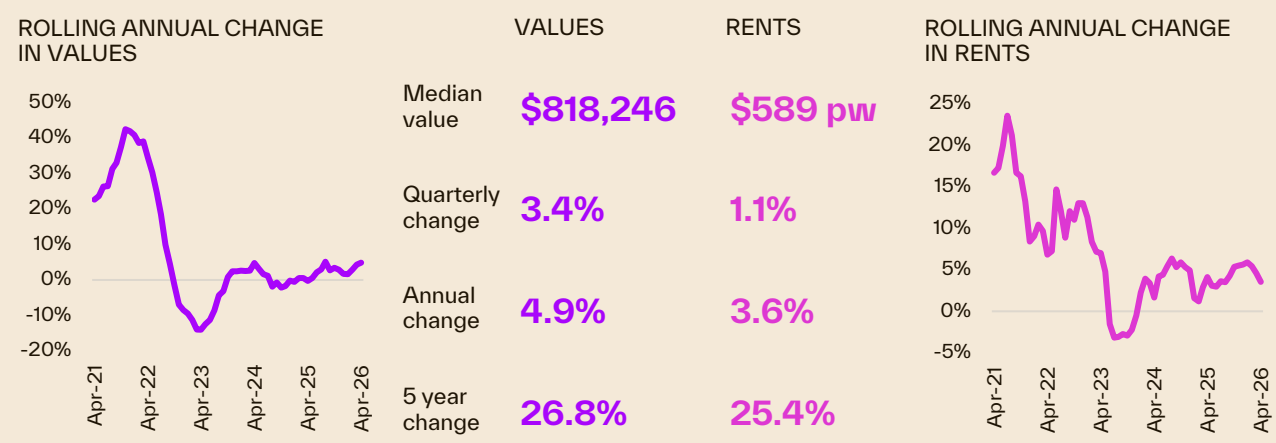
Annual Dwellings Sales – February 2026

1,430 12.0% higher than one year ago, and 9.4% above the five year average for the region.





Home Value Index and Rental Value Index – April 2026

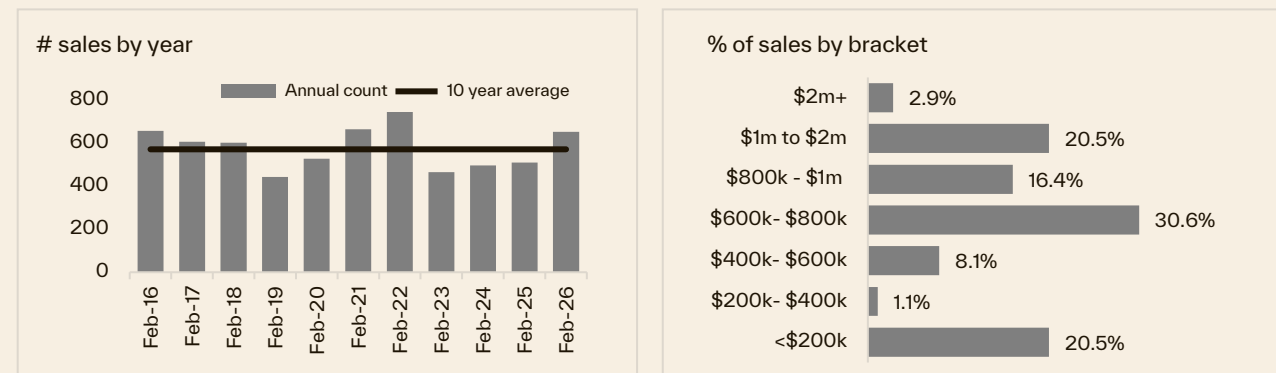


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	4.2%	60 days	Current	1.7%	3.5%
Last year	3.8%	65 days	Last year	2.1%	3.5%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
165	-38.4% lower than one year ago, and -10.3% below the previous five year average.	80	-23.1% lower than one year ago, and -0.5% below the previous five year average.

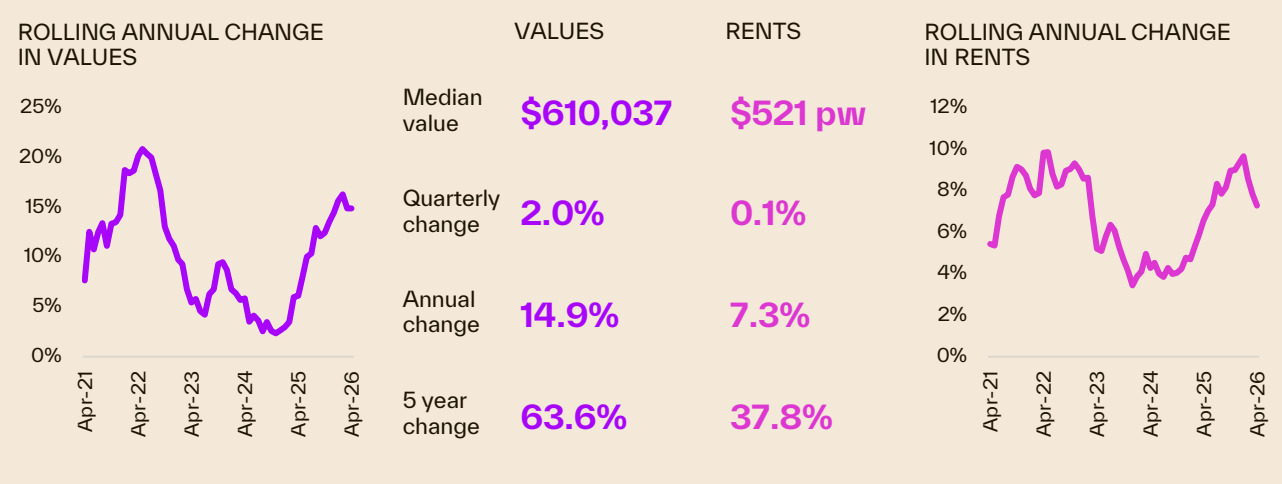
Annual Dwellings Sales – February 2026

651	28.1% 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 – April 2026

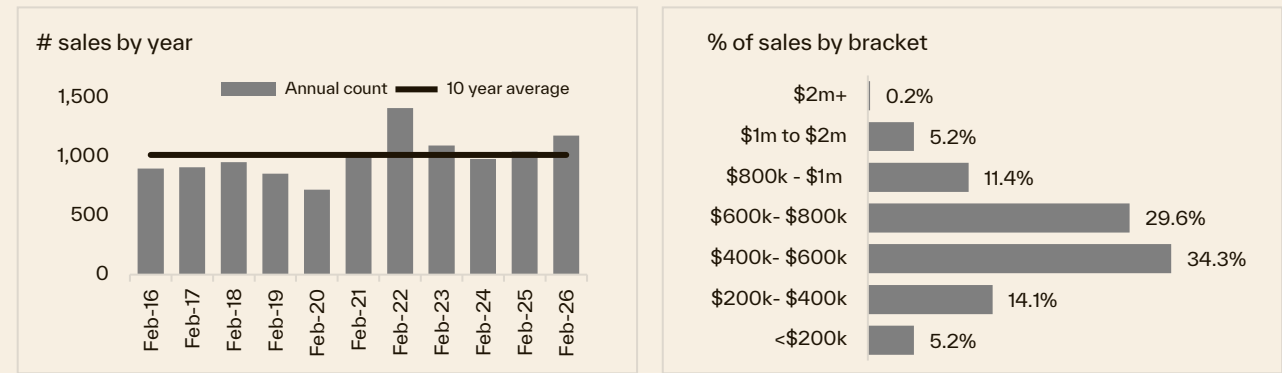


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	37 days	Current	2.9%	4.6%
Last year	3.6%	52 days	Last year	2.5%	4.8%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
222	-11.6% lower than one year ago, and -16.4% below the previous five year average.	333	14.0% higher than one year ago, and 13.0% above the previous five year average.

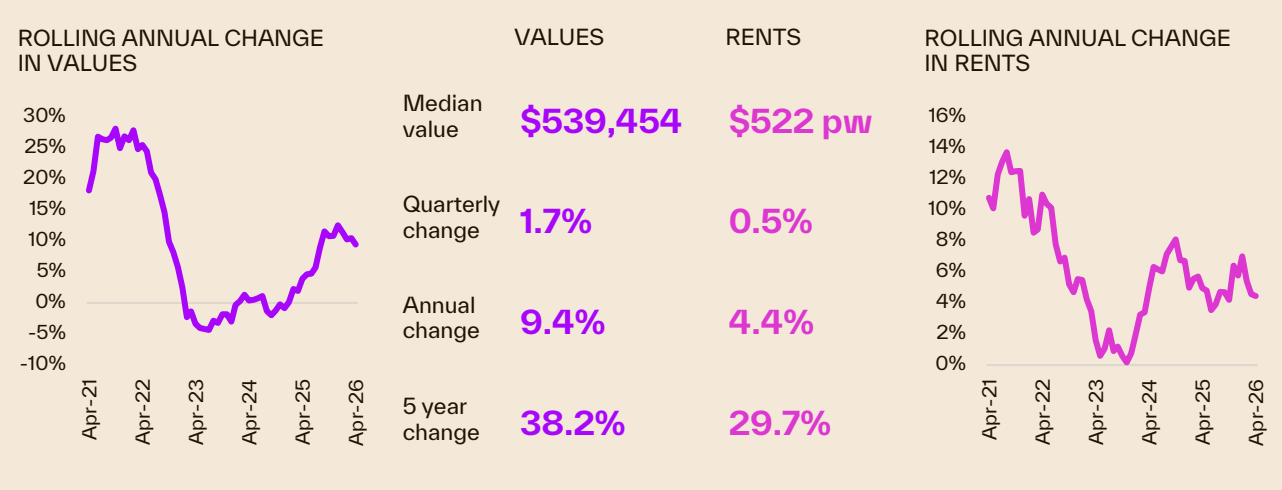
Annual Dwellings Sales – February 2026

1,179	13.3% higher than one year ago, and 6.7% above the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

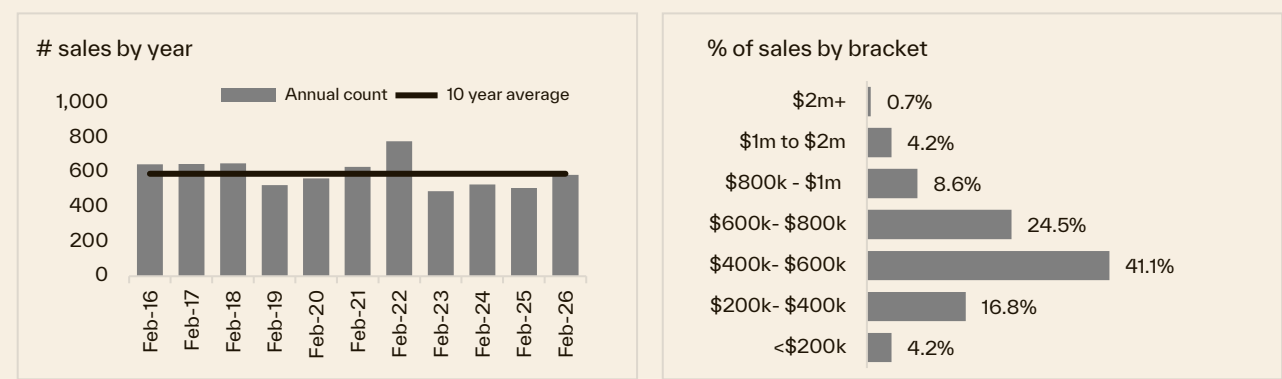


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.0%	45 days	Current	2.6%	5.0%
Last year	3.7%	50 days	Last year	2.3%	5.3%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
117	-24.0% lower than one year ago, and -18.3% below the previous five year average.	100	-9.9% lower than one year ago, and -8.4% below the previous five year average.

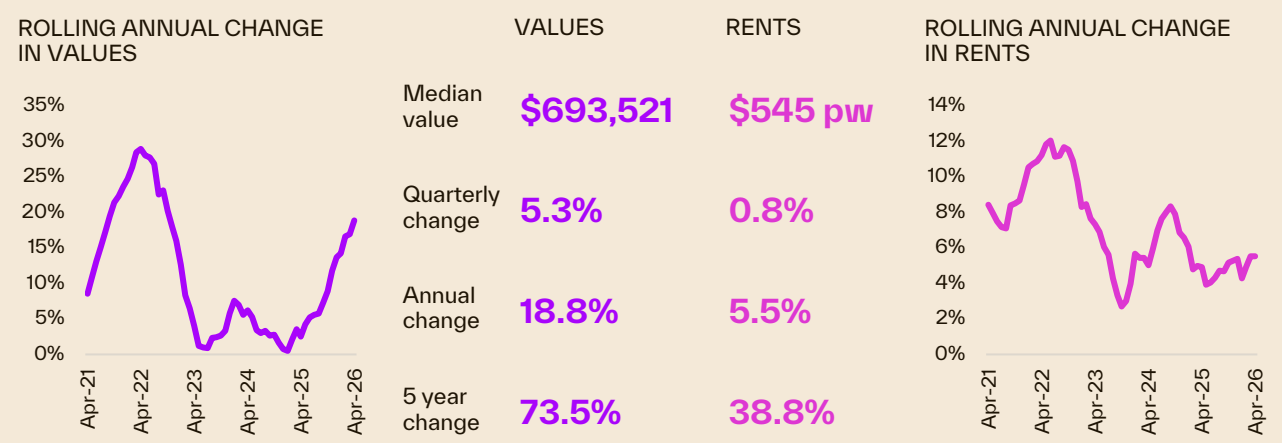
Annual Dwellings Sales – February 2026

584 14.7% higher than one year ago, and -0.5% below the five year average for the region.





Home Value Index and Rental Value Index – April 2026

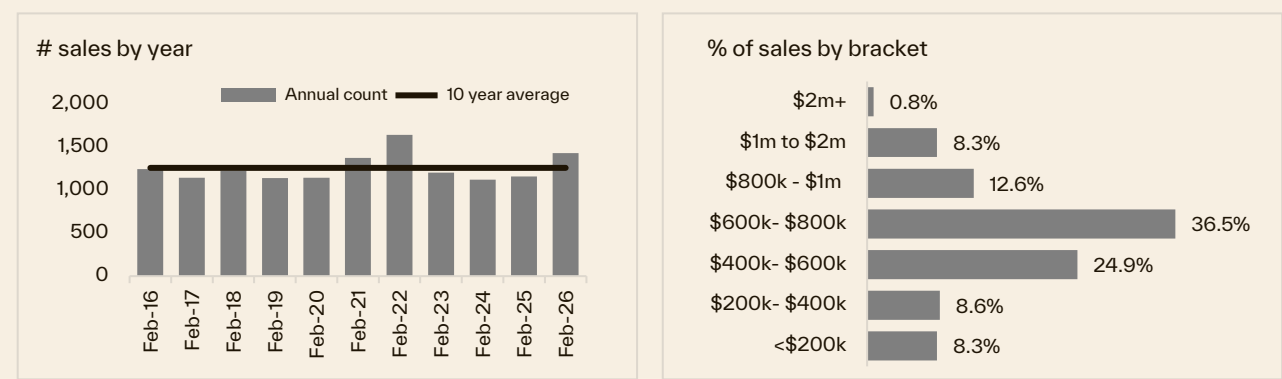


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.4%	36 days	Current	2.6%	4.3%
Last year	2.7%	52 days	Last year	1.9%	4.8%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
291	-17.1% lower than one year ago, and -9.3% below the previous five year average.	354	18.8% higher than one year ago, and 9.6% above the previous five year average.

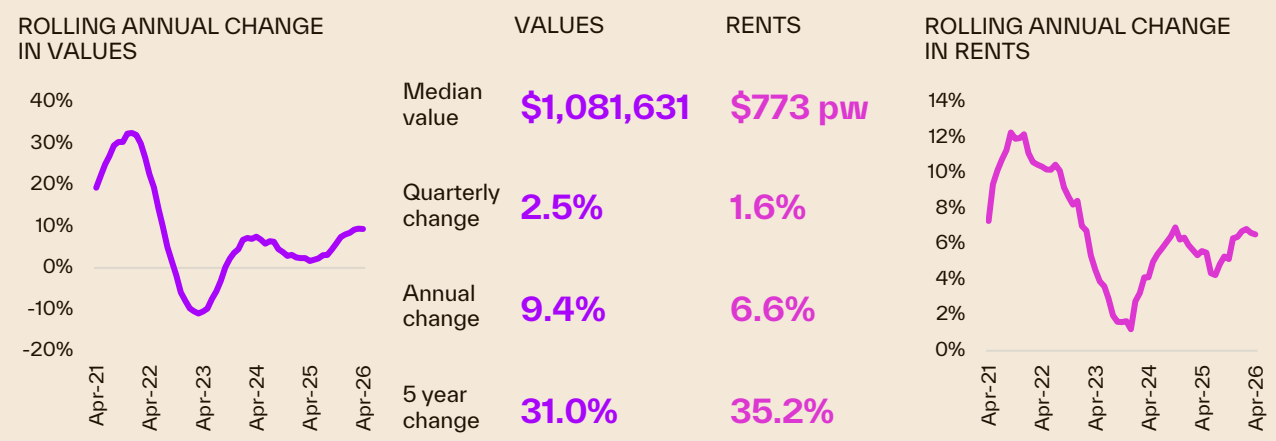
Annual Dwellings Sales – February 2026

1,427 23.4% higher than one year ago, and 10.0% above the five year average for the region.





Home Value Index and Rental Value Index – April 2026



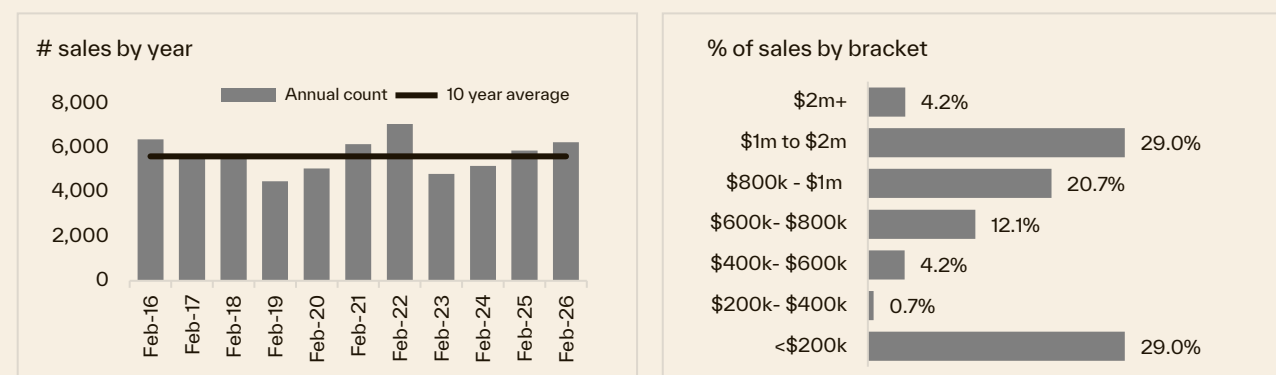
SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.9%	29 days	Current	1.3%	3.7%
Last year	3.3%	35 days	Last year	1.5%	3.7%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
1,367	-3.9% lower than one year ago, and 17.5% above the previous five year average.	996	-16.6% lower than one year ago, and -16.5% below the previous five year average.

Annual Dwellings Sales – February 2026

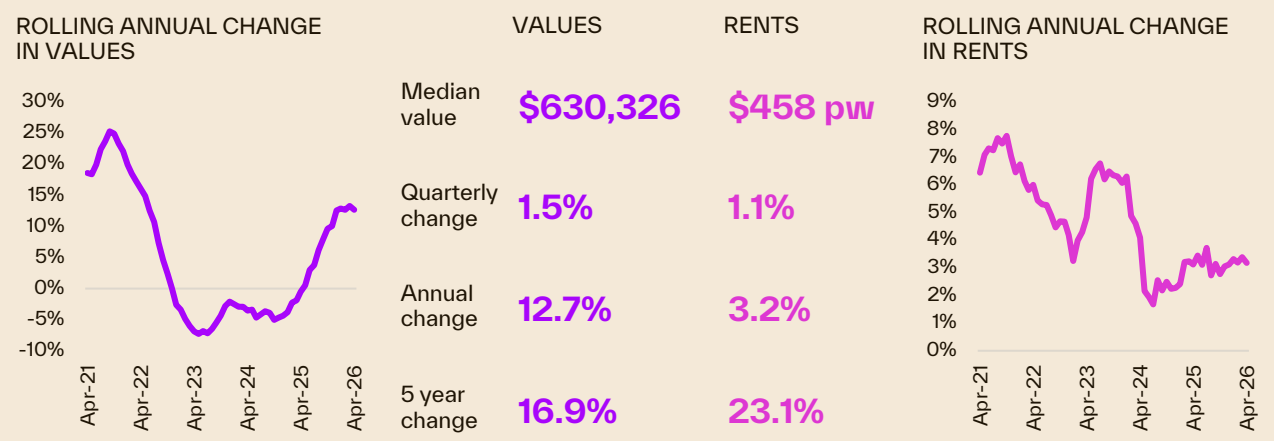
6,268

6.4% higher than one year ago, and 7.4% above the five year average for the region.





Home Value Index and Rental Value Index – April 2026

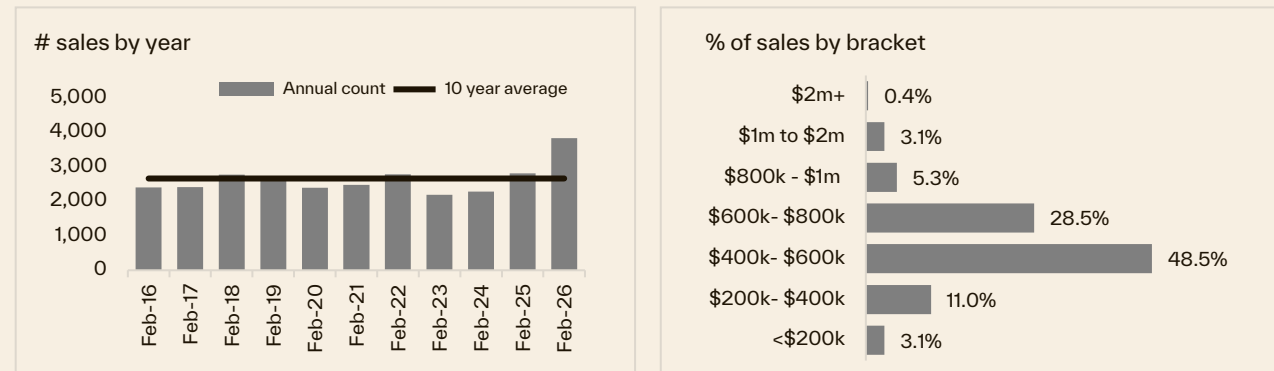


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.8%	30 days	Current	1.6%	3.8%
Last year	3.8%	50 days	Last year	1.6%	4.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
808	-24.9% lower than one year ago, and -17.0% below the previous five year average.	594	-8.3% lower than one year ago, and -13.2% below the previous five year average.

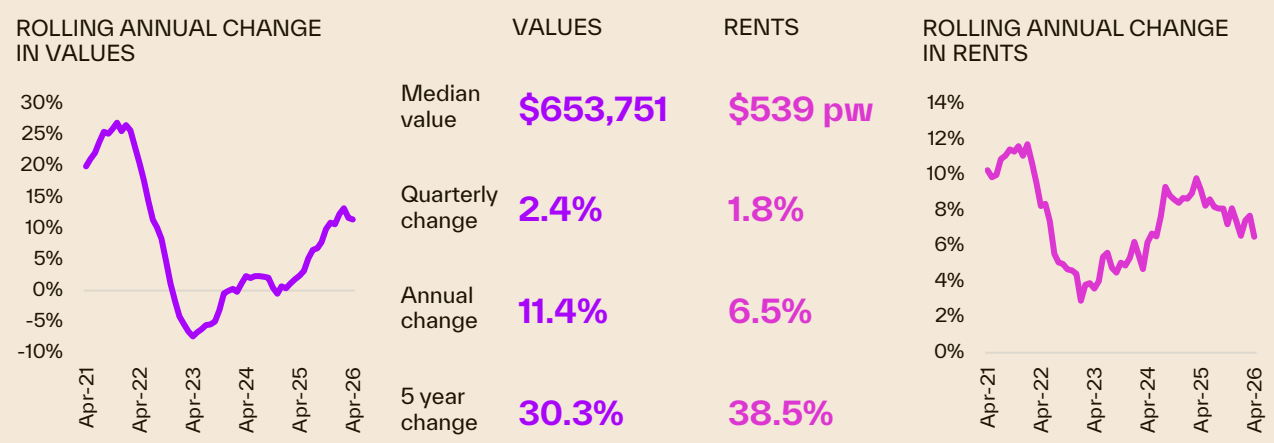
Annual Dwellings Sales – February 2026

3,824 36.2% higher than one year ago, and 52.7% above the five year average for the region.





Home Value Index and Rental Value Index – April 2026

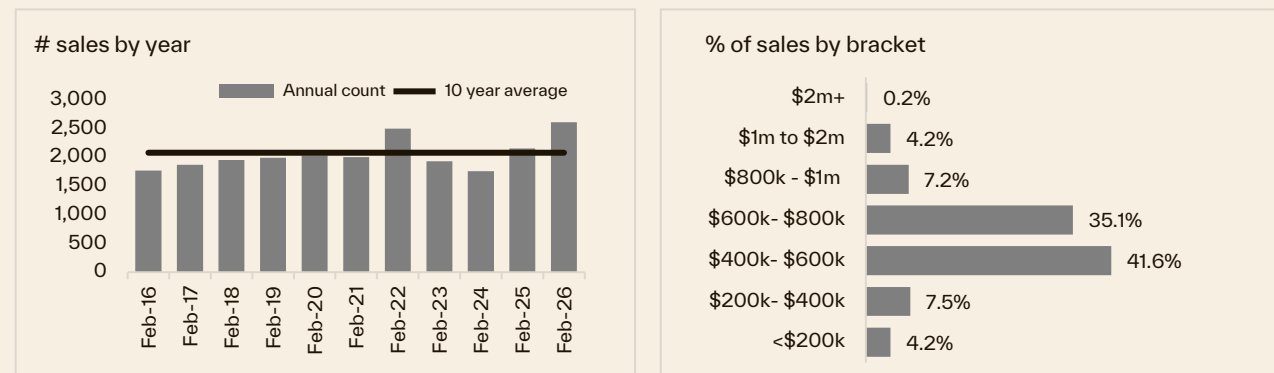


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.4%	26 days	Current	1.7%	4.3%
Last year	3.1%	36 days	Last year	1.9%	4.5%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
376	-37.4% lower than one year ago, and -38.6% below the previous five year average.	405	-20.1% lower than one year ago, and -30.6% below the previous five year average.

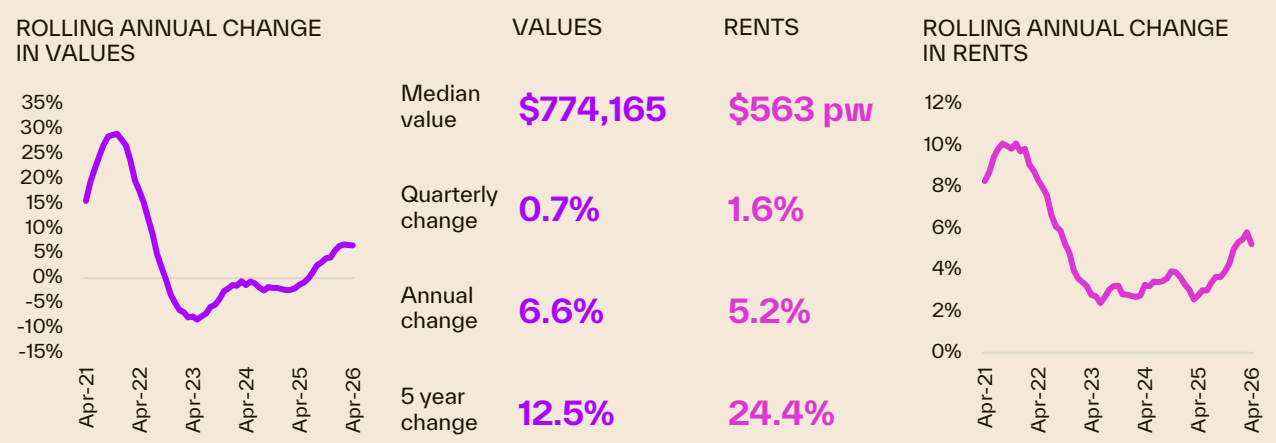
Annual Dwellings Sales – February 2026

2,604 21.2% higher than one year ago, and 26.1% above the five year average for the region.





Home Value Index and Rental Value Index – April 2026



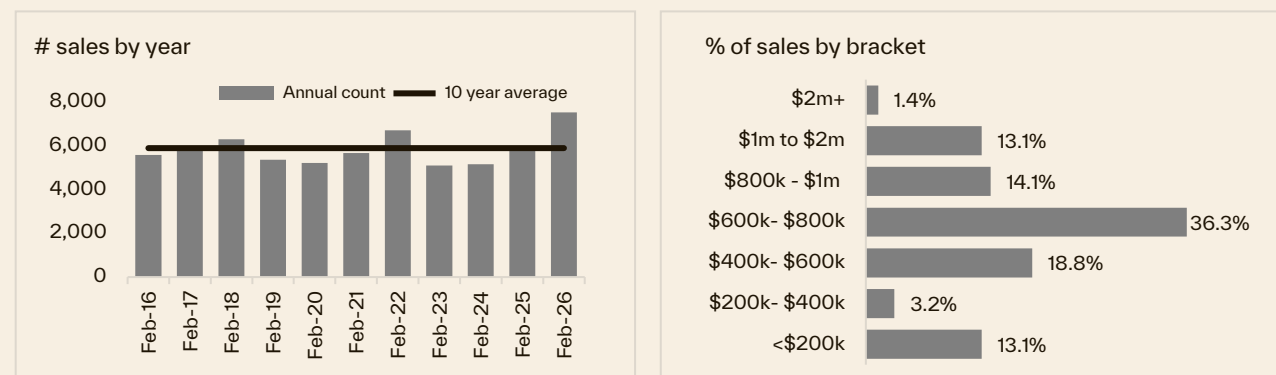
SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	32 days	Current	1.3%	3.7%
Last year	3.9%	46 days	Last year	1.2%	3.6%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
1,787	-4.3% lower than one year ago, and 0.5% above the previous five year average.	1,268	-3.3% lower than one year ago, and -1.5% below the previous five year average.

Annual Dwellings Sales – February 2026

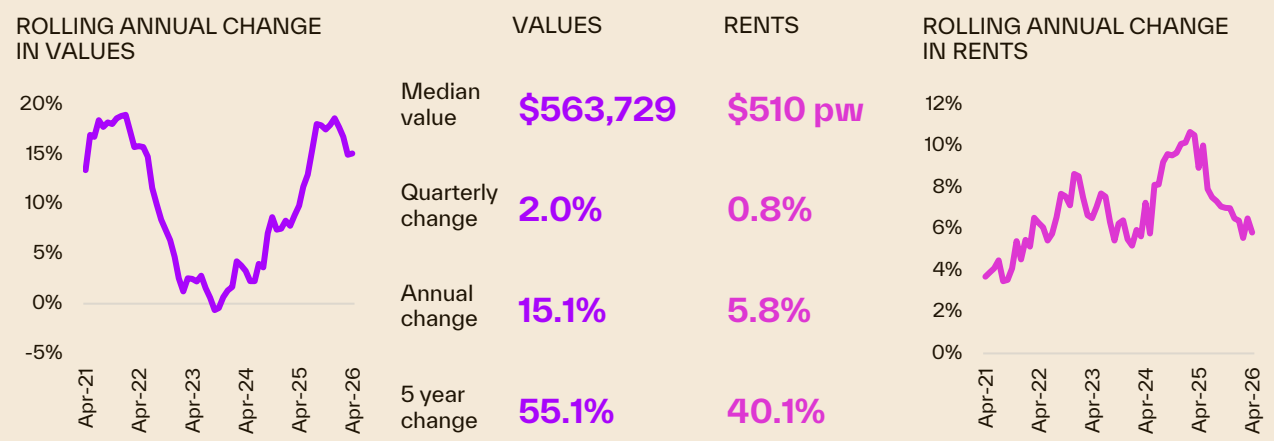
7,516

26.4% higher than one year ago, and 31.6% above the five year average for the region.





Home Value Index and Rental Value Index – April 2026

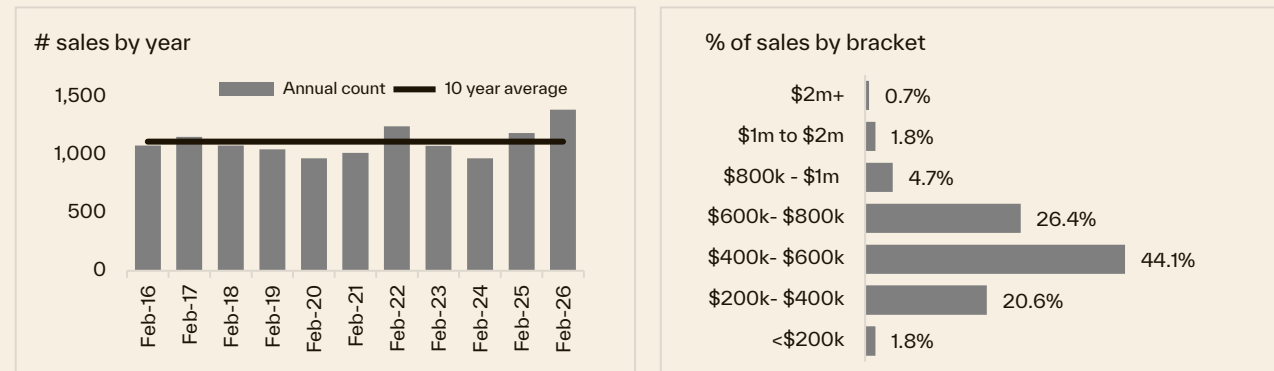


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.8%	20 days	Current	2.8%	4.8%
Last year	2.8%	25 days	Last year	2.0%	5.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
257	-14.6% lower than one year ago, and -16.7% below the previous five year average.	301	28.6% higher than one year ago, and 67.6% above the previous five year average.

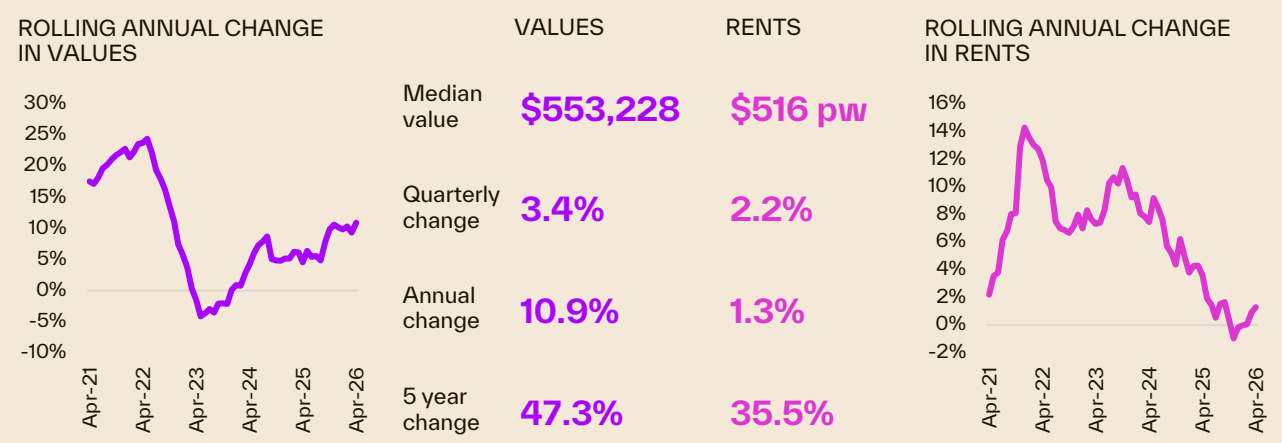
Annual Dwellings Sales – February 2026

1,391 17.0% higher than one year ago, and 26.2% above the five year average for the region.





Home Value Index and Rental Value Index – April 2026

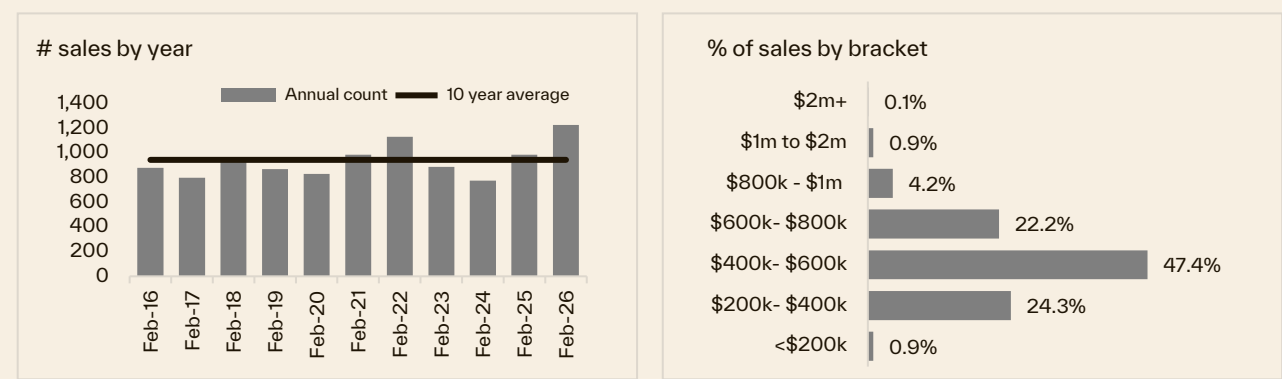


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.6%	45 days	Current	1.5%	4.8%
Last year	3.6%	51 days	Last year	1.4%	5.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
182	-38.3% lower than one year ago, and -38.8% below the previous five year average.	149	-22.8% lower than one year ago, and -16.9% below the previous five year average.

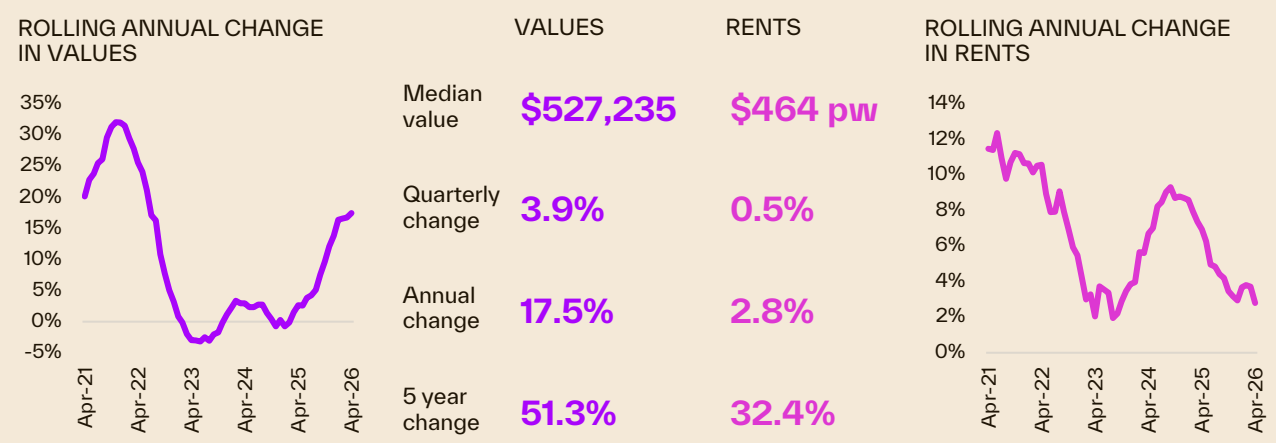
Annual Dwellings Sales – February 2026

1,226 24.5% higher than one year ago, and 28.6% above the five year average for the region.





Home Value Index and Rental Value Index – April 2026

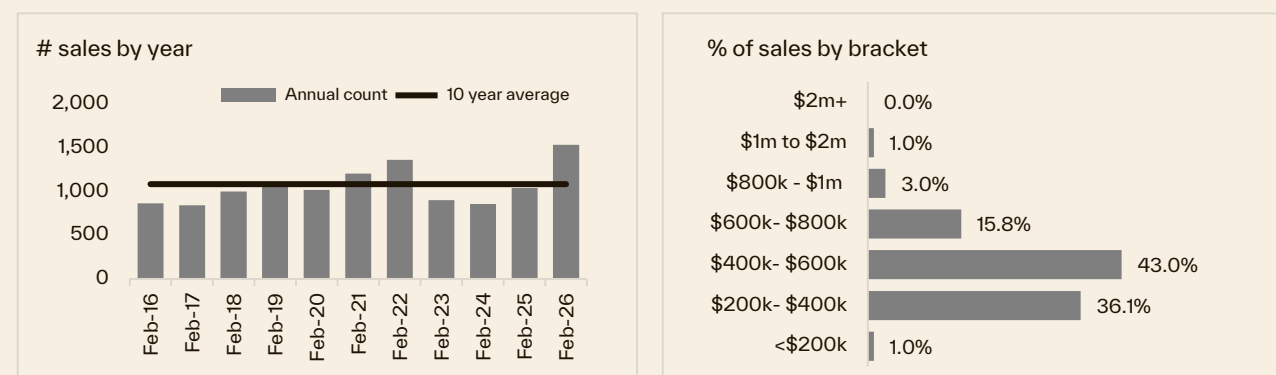


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	50 days	Current	2.3%	4.6%
Last year	4.5%	70 days	Last year	1.5%	5.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
84	-50.1% lower than one year ago, and -43.9% below the previous five year average.	68	38.5% higher than one year ago, and 30.4% above the previous five year average.

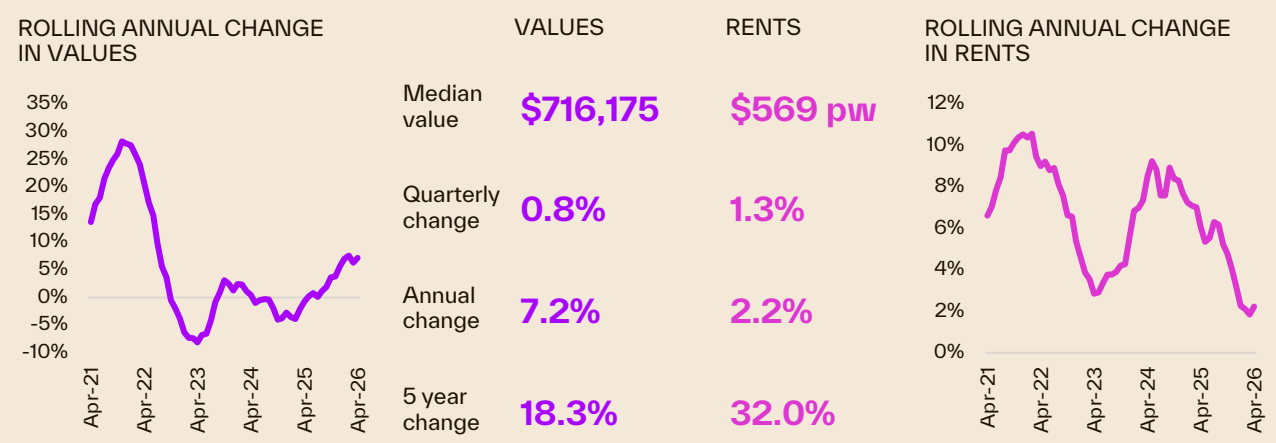
Annual Dwellings Sales – February 2026

1,531	47.4% higher than one year ago, and 43.1% above the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

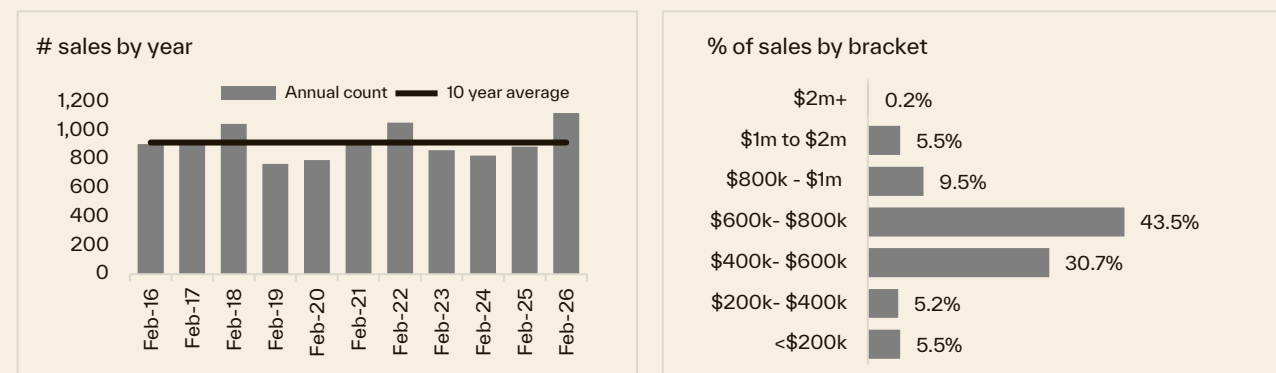


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.6%	40 days	Current	2.1%	4.1%
Last year	3.4%	46 days	Last year	1.8%	4.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
350	-26.2% lower than one year ago, and -17.1% below the previous five year average.	263	15.2% higher than one year ago, and 22.8% above the previous five year average.

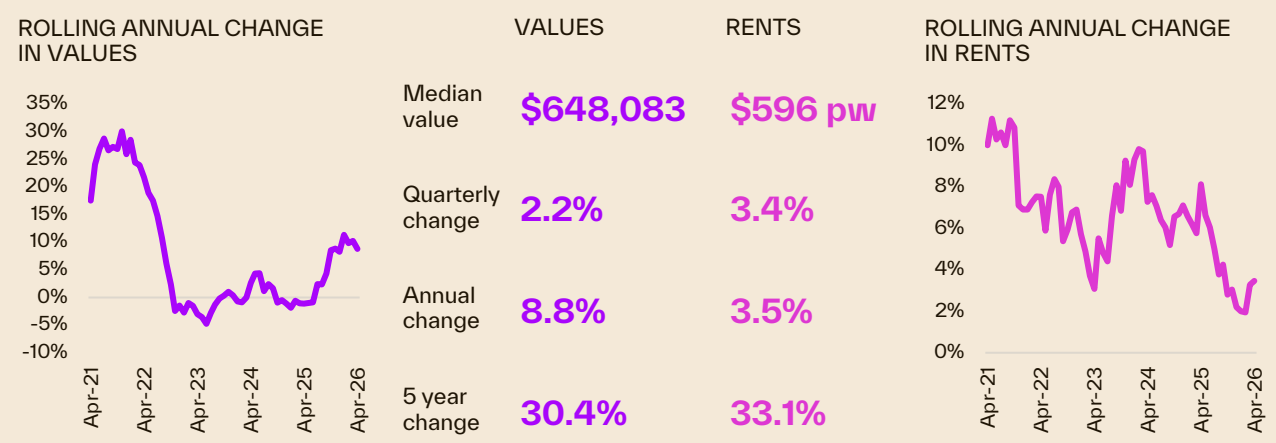
Annual Dwellings Sales – February 2026

1,121 26.4% higher than one year ago, and 23.7% above the five year average for the region.





Home Value Index and Rental Value Index – April 2026

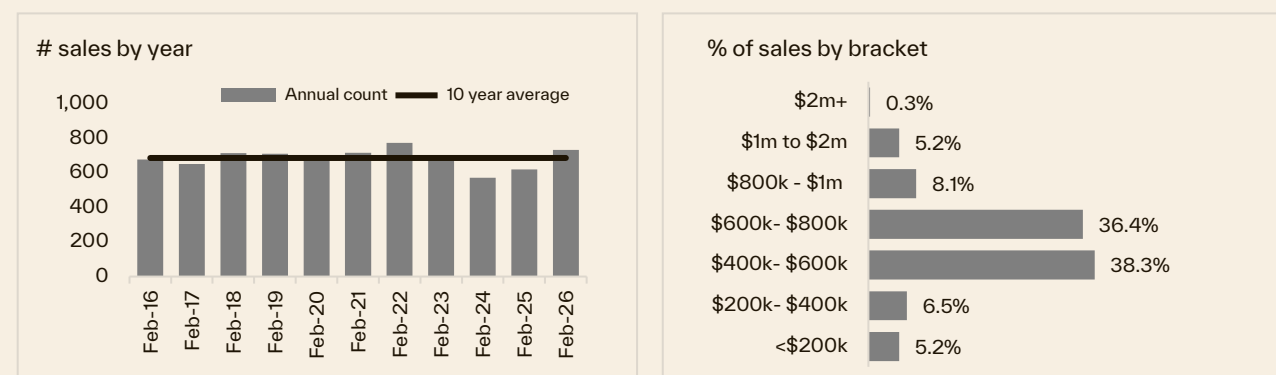


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	31 days	Current	1.0%	4.9%
Last year	3.1%	37 days	Last year	1.0%	5.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
819	-7.3% lower than one year ago, and -0.9% below the previous five year average.	10,048	5.0% higher than one year ago, and 10.8% above the previous five year average.

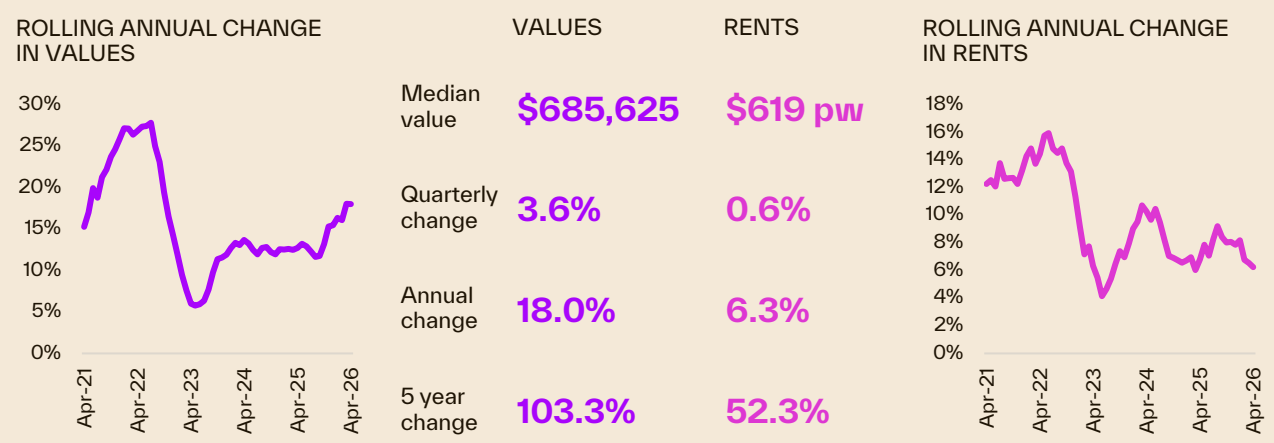
Annual Dwellings Sales – February 2026

734 18.2% higher than one year ago, and 9.3% above the five year average for the region.





Home Value Index and Rental Value Index – April 2026

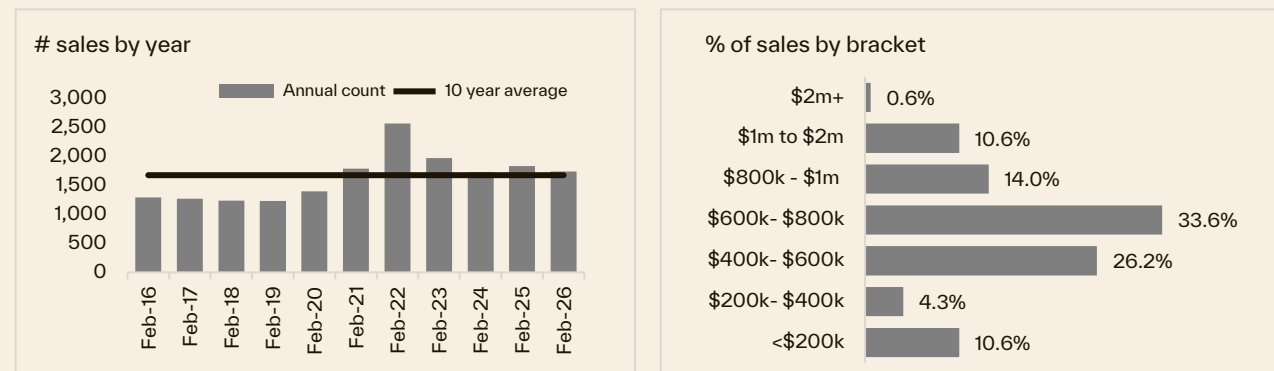


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.6%	19 days	Current	2.2%	4.6%
Last year	2.7%	17 days	Last year	1.5%	5.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
350	-14.8% lower than one year ago, and -31.0% below the previous five year average.	263	15.4% higher than one year ago, and 37.4% above the previous five year average.

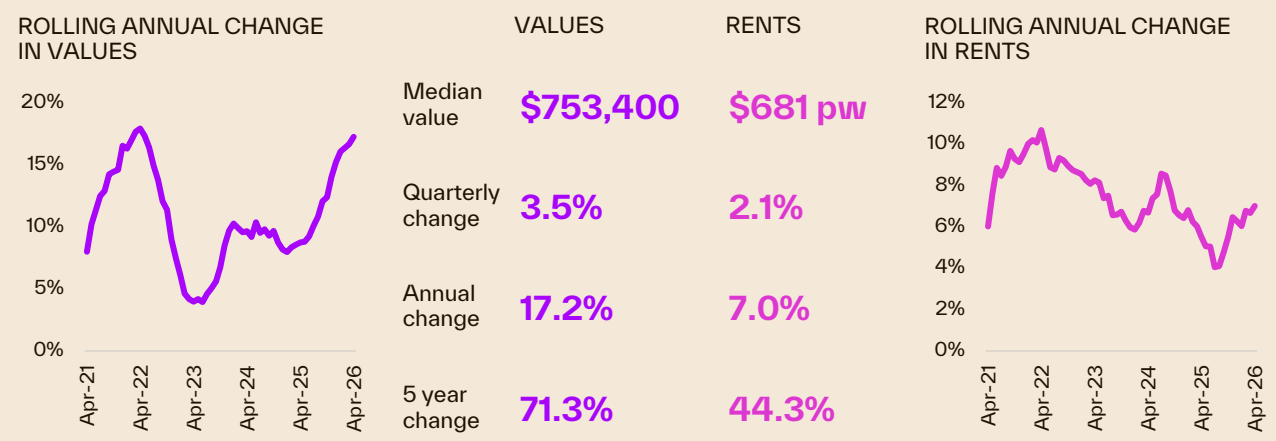
Annual Dwellings Sales – February 2026

1,747 -5.1% lower than one year ago, and -12.0% below the five year average for the region.





Home Value Index and Rental Value Index – April 2026

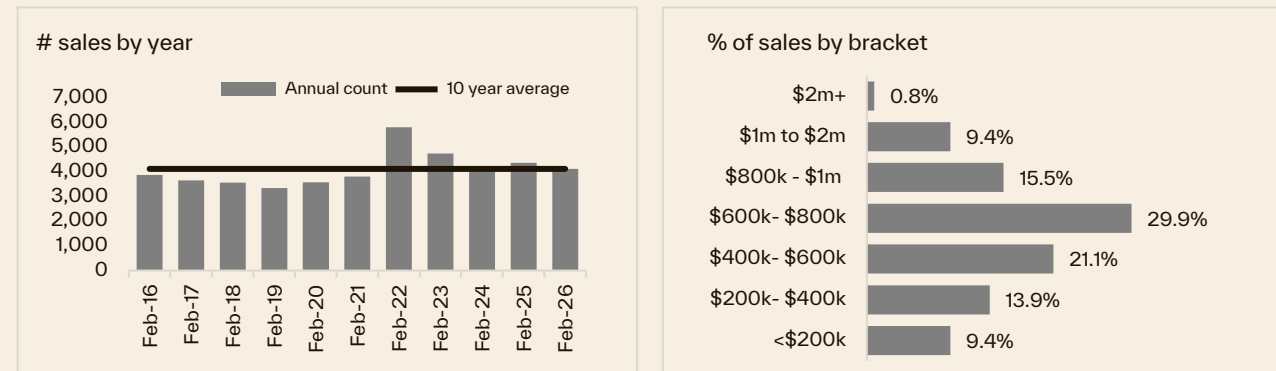


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.0%	19 days	Current	1.6%	4.9%
Last year	2.9%	18 days	Last year	1.8%	5.4%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
819	3.7% higher than one year ago, and -21.1% below the previous five year average.	600	-2.1% lower than one year ago, and -3.6% below the previous five year average.

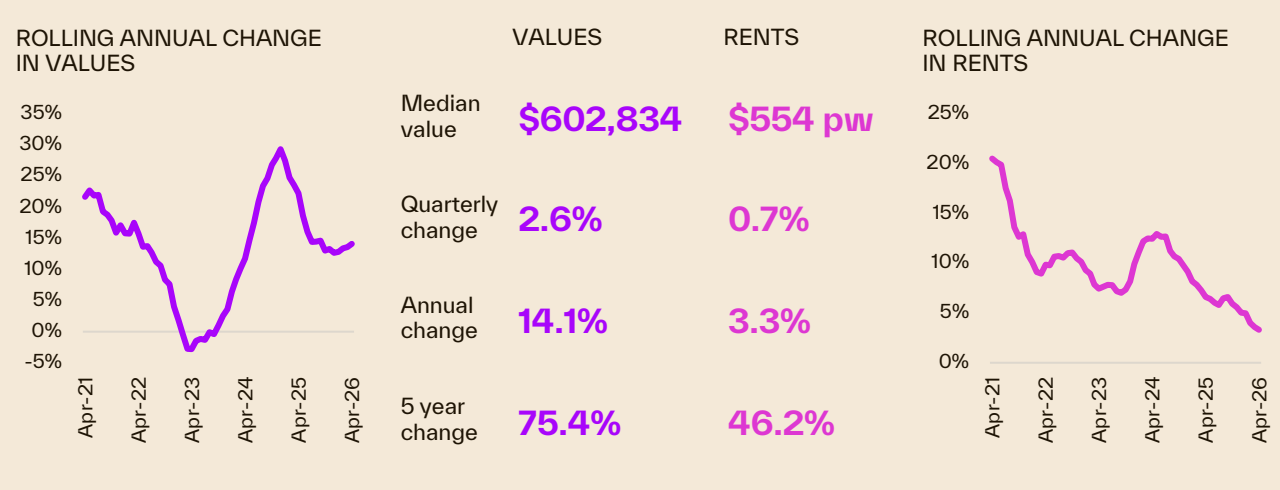
Annual Dwellings Sales – February 2026

4,111	-5.7% 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 – April 2026

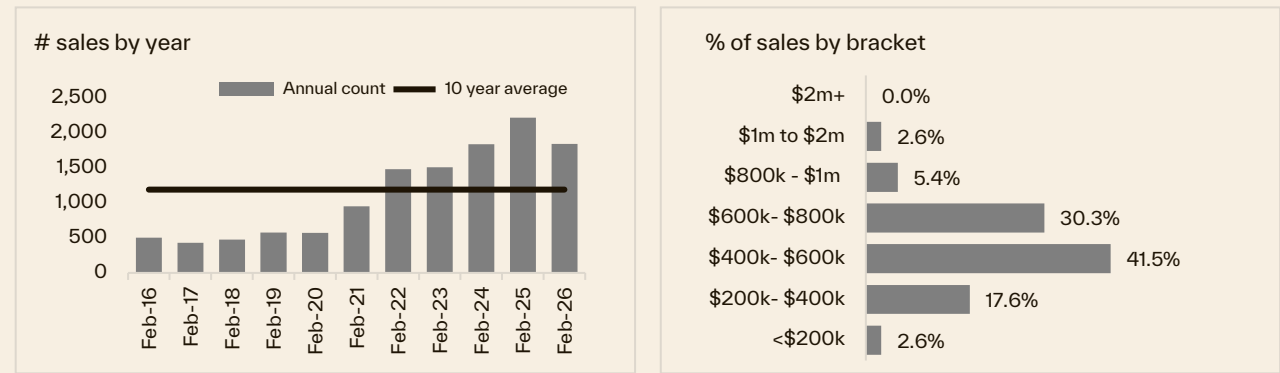


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.4%	22 days	Current	3.5%	4.8%
Last year	2.6%	12 days	Last year	2.6%	5.4%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
340	-17.1% lower than one year ago, and -37.1% below the previous five year average.	350	4.8% higher than one year ago, and -10.0% below the previous five year average.

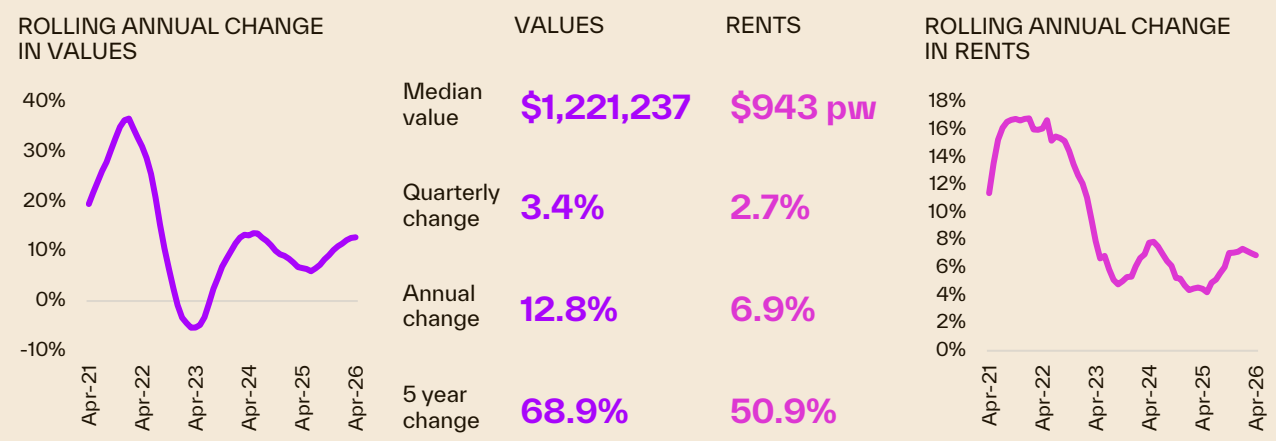
Annual Dwellings Sales – February 2026

1,837	-17.1% lower 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 – April 2026

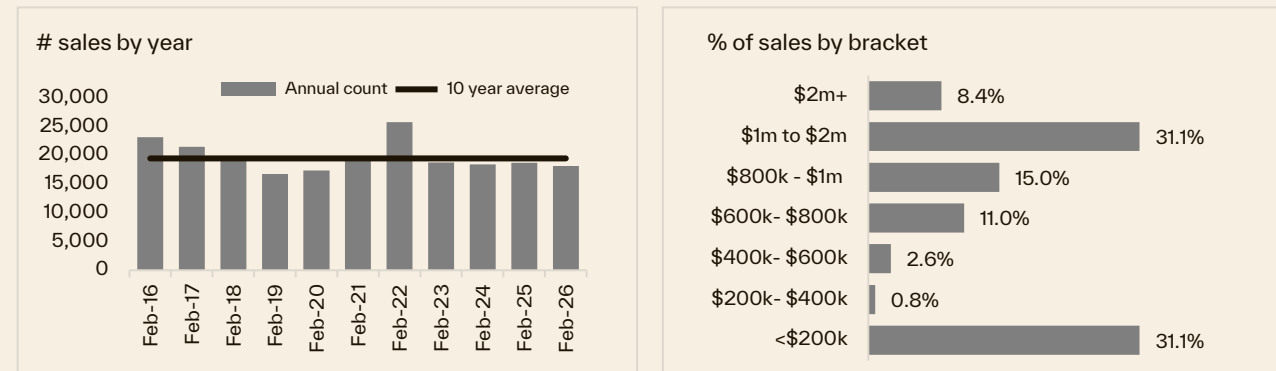


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.3%	24 days	Current	2.2%	4.0%
Last year	3.4%	25 days	Last year	2.2%	4.2%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
4,476	0.2% higher than one year ago, and -5.5% below the previous five year average.	3,130	-6.4% lower than one year ago, and 5.0% above the previous five year average.

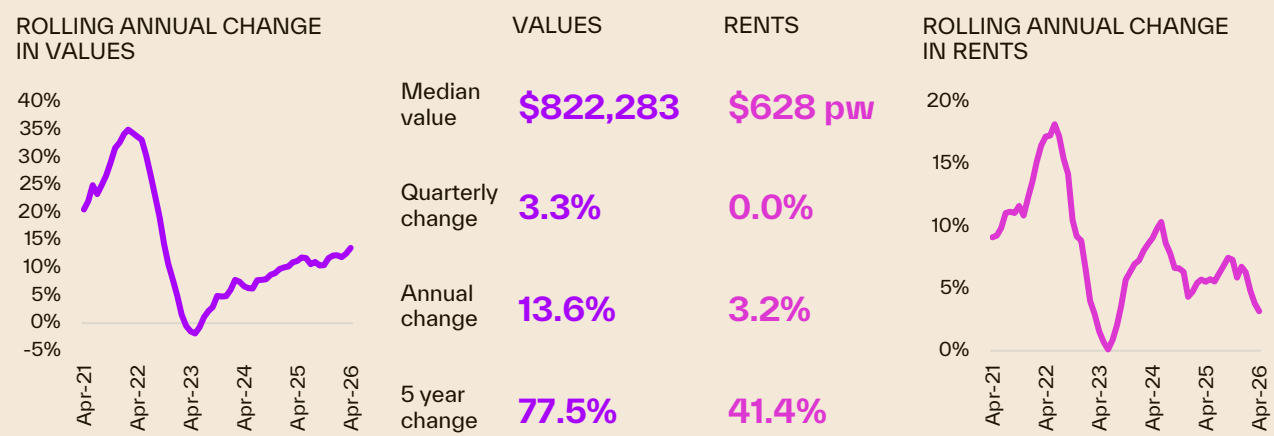
Annual Dwellings Sales – February 2026

18,094 -3.2% lower than one year ago, and -10.5% below the five year average for the region.





Home Value Index and Rental Value Index – April 2026

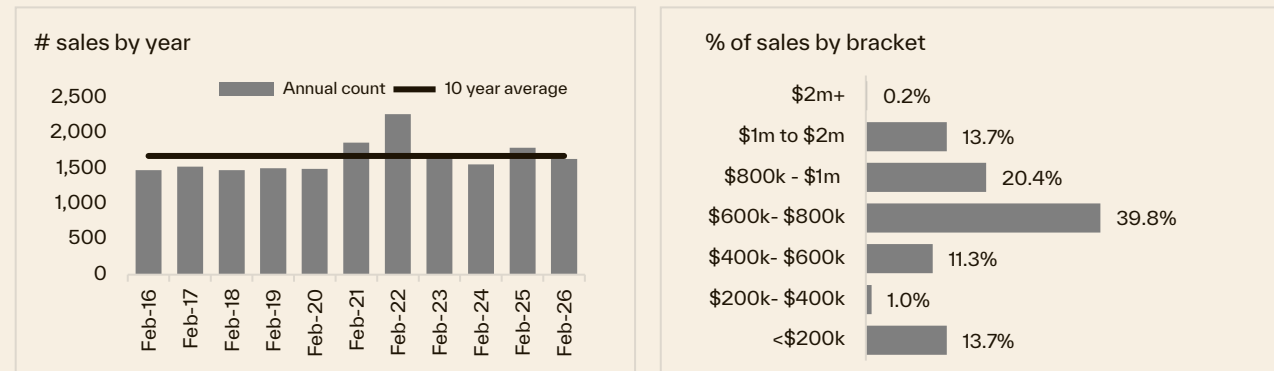


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.7%	26 days	Current	3.1%	4.1%
Last year	2.8%	26 days	Last year	2.1%	4.5%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
466	7.9% higher than one year ago, and -16.5% below the previous five year average.	324	36.7% higher than one year ago, and 24.1% above the previous five year average.

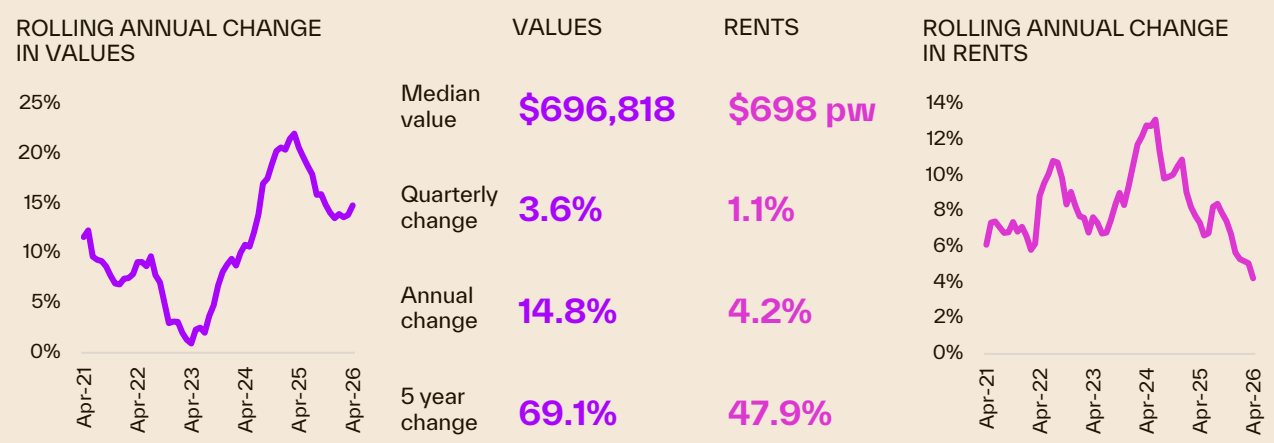
Annual Dwellings Sales – February 2026

1,635 -8.8% lower than one year ago, and -10.4% below the five year average for the region.





Home Value Index and Rental Value Index – April 2026

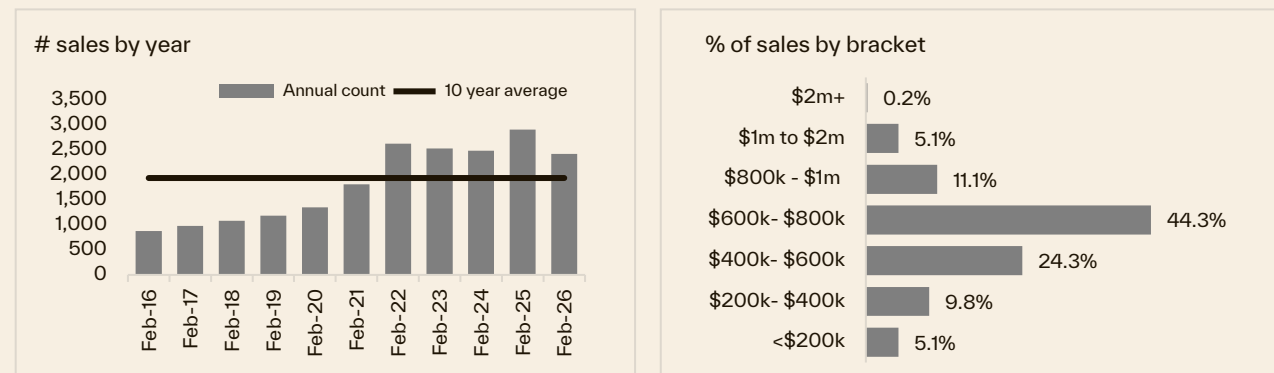


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.7%	17 days	Current	2.1%	5.2%
Last year	3.0%	12 days	Last year	1.9%	5.8%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
444	15.9% higher than one year ago, and -35.6% below the previous five year average.	387	-3.7% lower than one year ago, and -5.4% below the previous five year average.

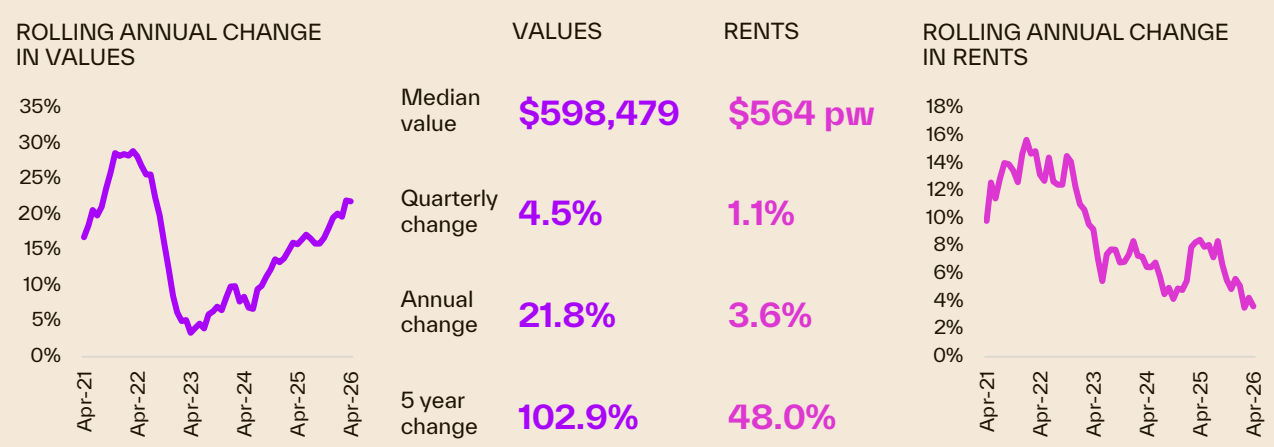
Annual Dwellings Sales – February 2026

2,417	-16.7% lower than one year ago, and -2.0% below the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

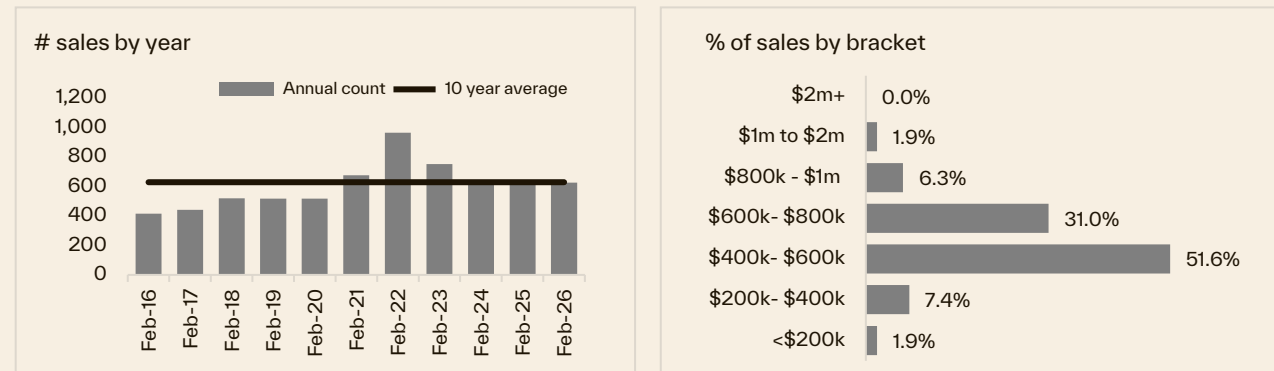


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.7%	20 days	Current	2.7%	4.8%
Last year	2.9%	20 days	Last year	1.4%	5.5%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
140	-18.6% lower than one year ago, and -35.7% below the previous five year average.	77	67.4% higher than one year ago, and 70.4% above the previous five year average.

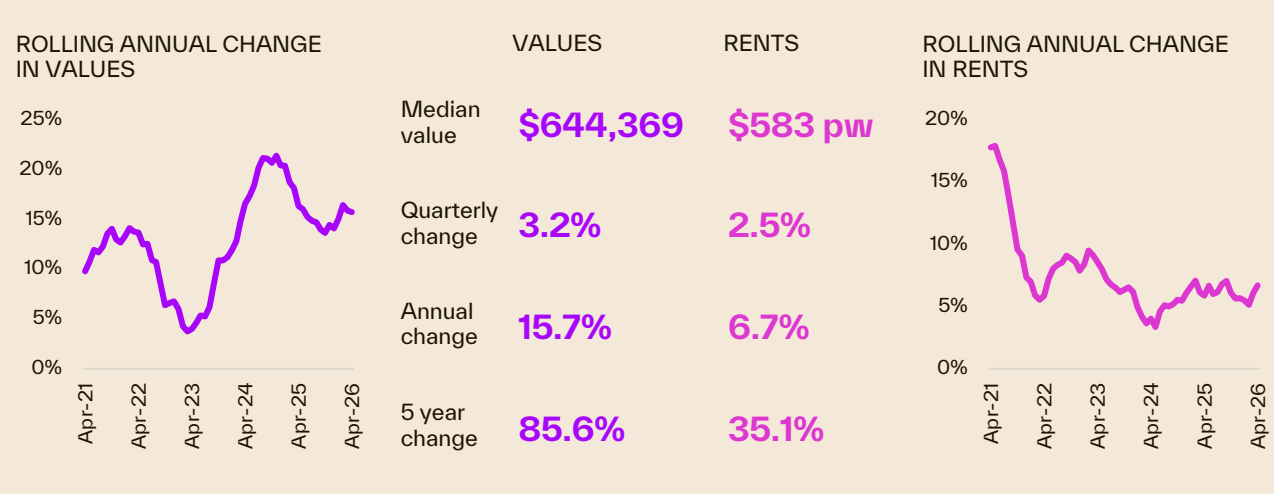
Annual Dwellings Sales – February 2026

625	-2.6% lower than one year ago, and -14.7% below the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

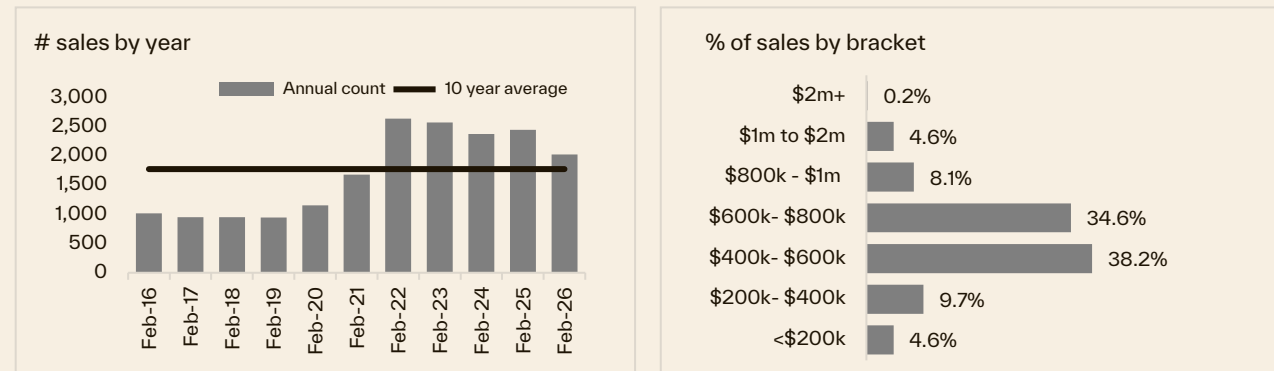


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.3%	15 days	Current	1.9%	4.7%
Last year	3.4%	11 days	Last year	1.5%	5.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
404	21.3% higher than one year ago, and -30.7% below the previous five year average.	302	1.3% higher than one year ago, and -0.4% below the previous five year average.

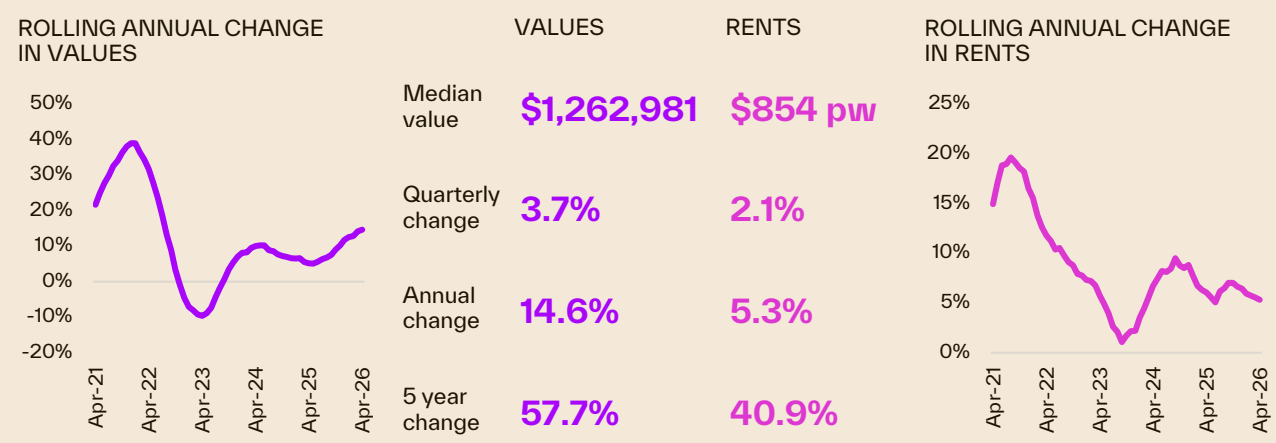
Annual Dwellings Sales – February 2026

2,025	-17.2% lower than one year ago, and -13.6% below the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

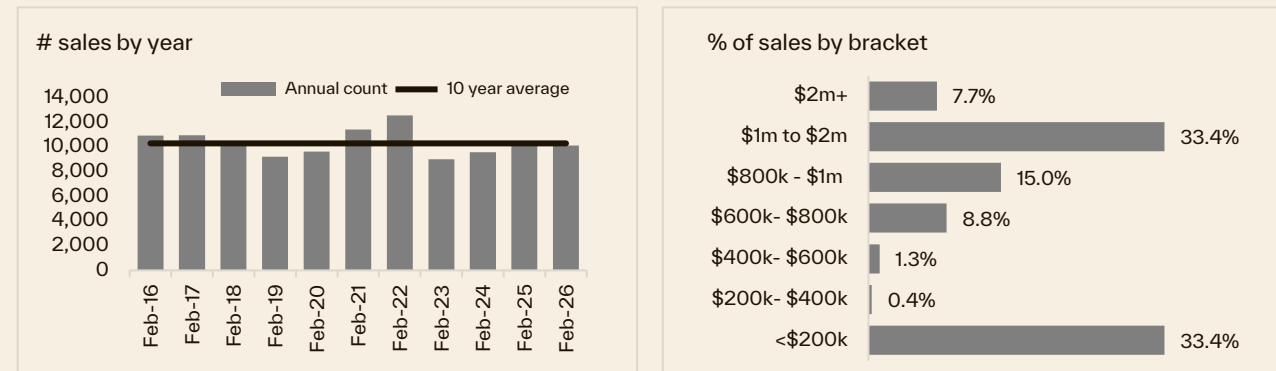


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.3%	27 days	Current	1.7%	3.4%
Last year	3.5%	30 days	Last year	1.9%	3.7%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
2,351	-7.9% lower than one year ago, and -9.3% below the previous five year average.	1,388	-13.4% lower than one year ago, and -9.0% below the previous five year average.

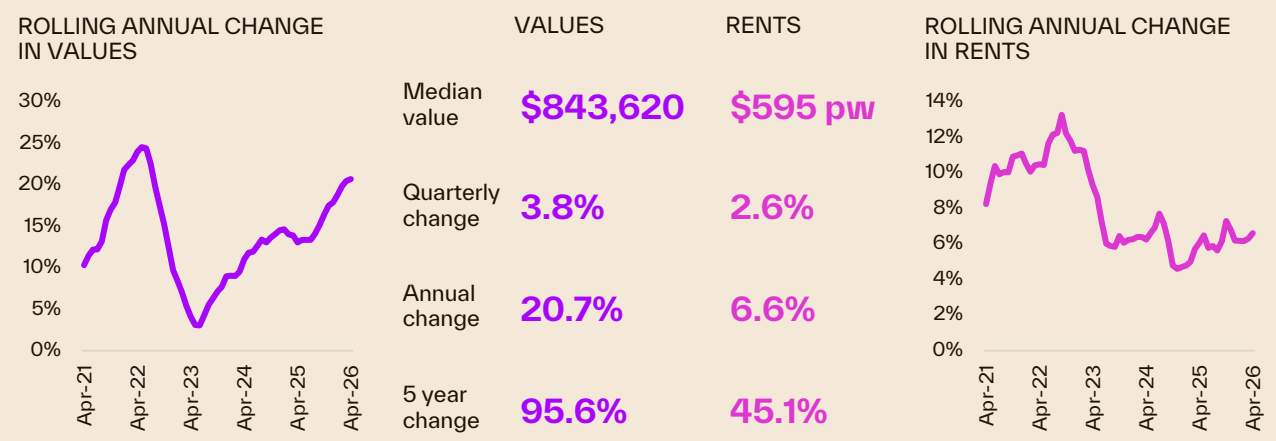
Annual Dwellings Sales – February 2026

10,113	-0.2% lower than one year ago, and -4.0% below the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

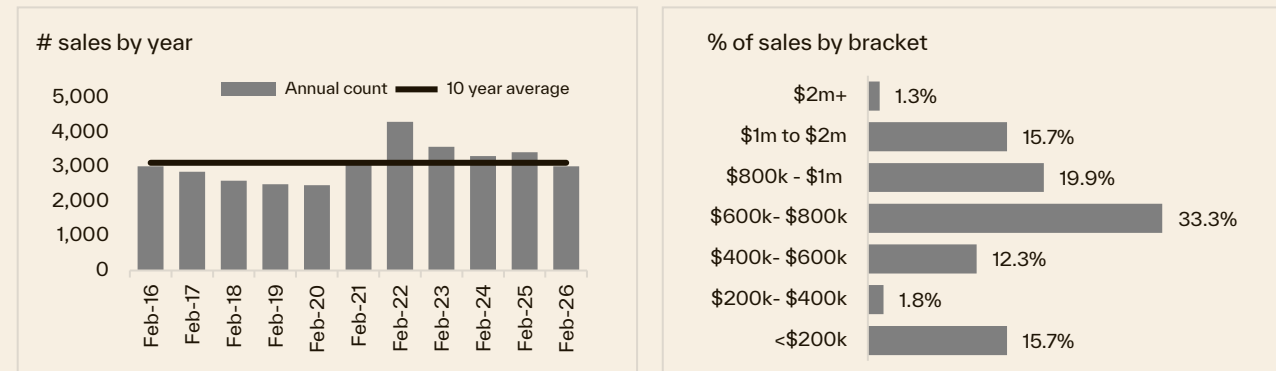


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.9%	14 days	Current	1.4%	3.6%
Last year	2.8%	14 days	Last year	1.6%	4.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
584	3.7% higher than one year ago, and -22.4% below the previous five year average.	530	-6.2% lower than one year ago, and -7.1% below the previous five year average.

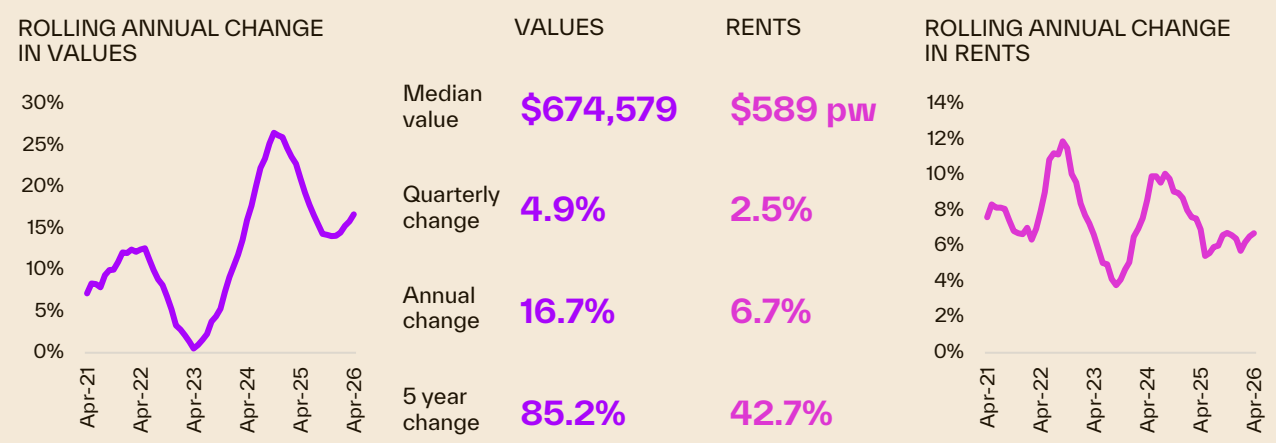
Annual Dwellings Sales – February 2026

3,012	-12.0% lower than one year ago, and -15.1% below the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

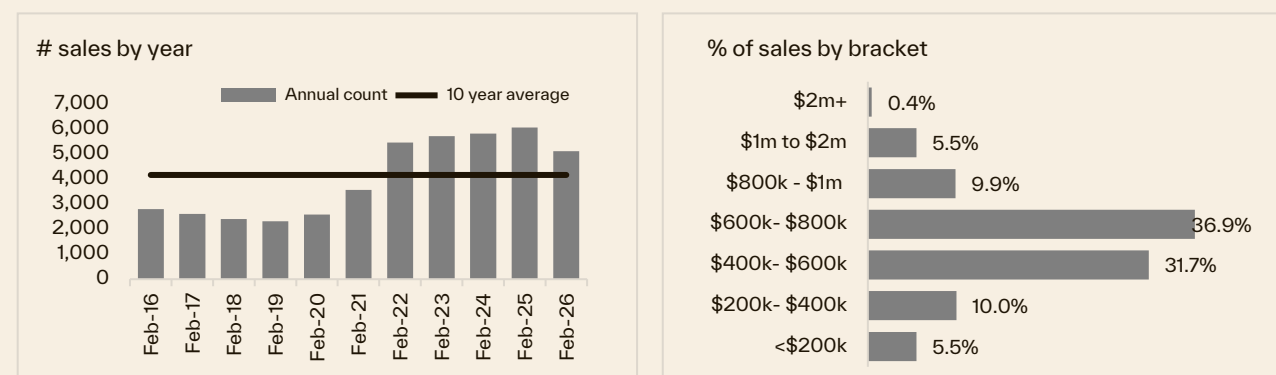


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.3%	17 days	Current	2.2%	4.6%
Last year	3.1%	13 days	Last year	2.1%	5.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
761	8.4% higher than one year ago, and -36.8% below the previous five year average.	909	-6.8% lower than one year ago, and 4.7% above the previous five year average.

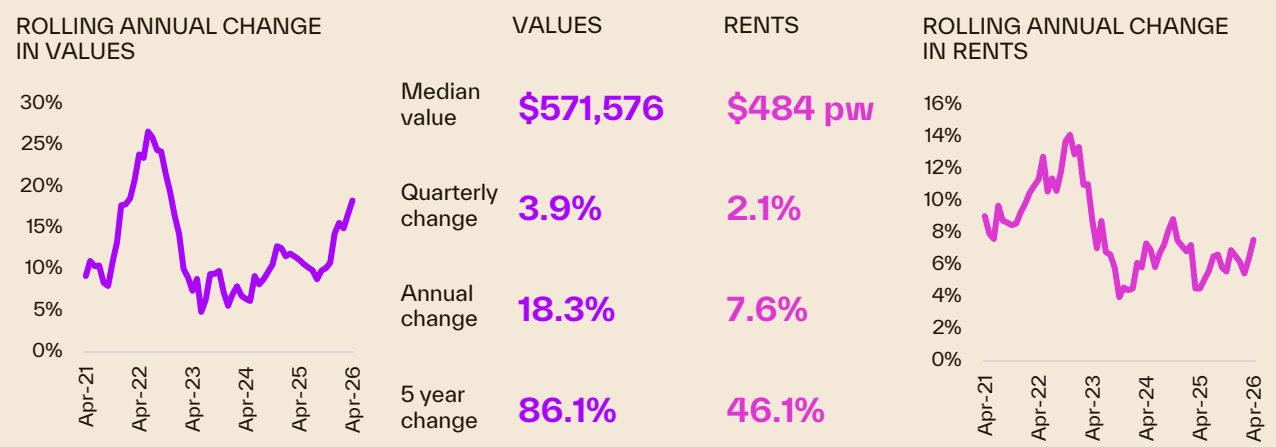
Annual Dwellings Sales – February 2026

5,107	-15.6% lower than one year ago, and -4.0% below the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

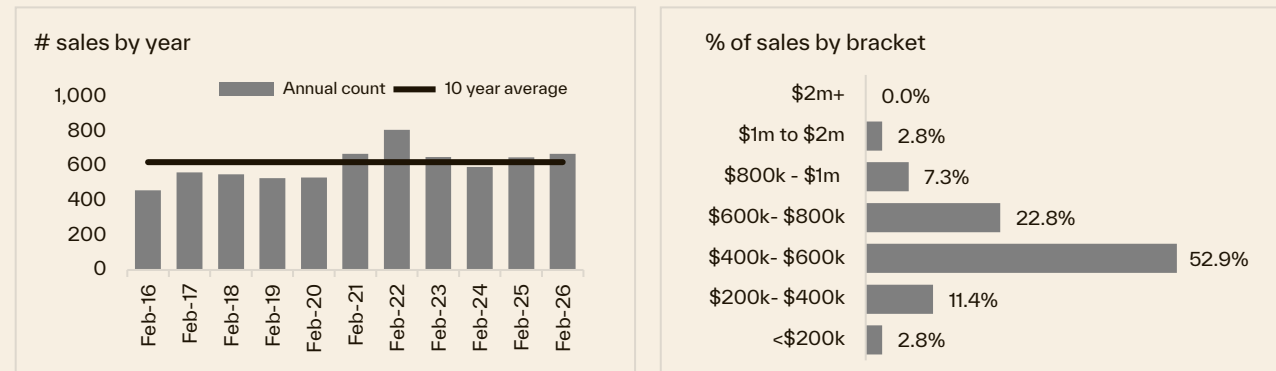


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.1%	40 days	Current	1.4%	4.2%
Last year	2.9%	40 days	Last year	0.7%	4.7%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
116	-10.1% lower than one year ago, and -21.4% below the previous five year average.	103	25.6% higher than one year ago, and 51.9% above the previous five year average.

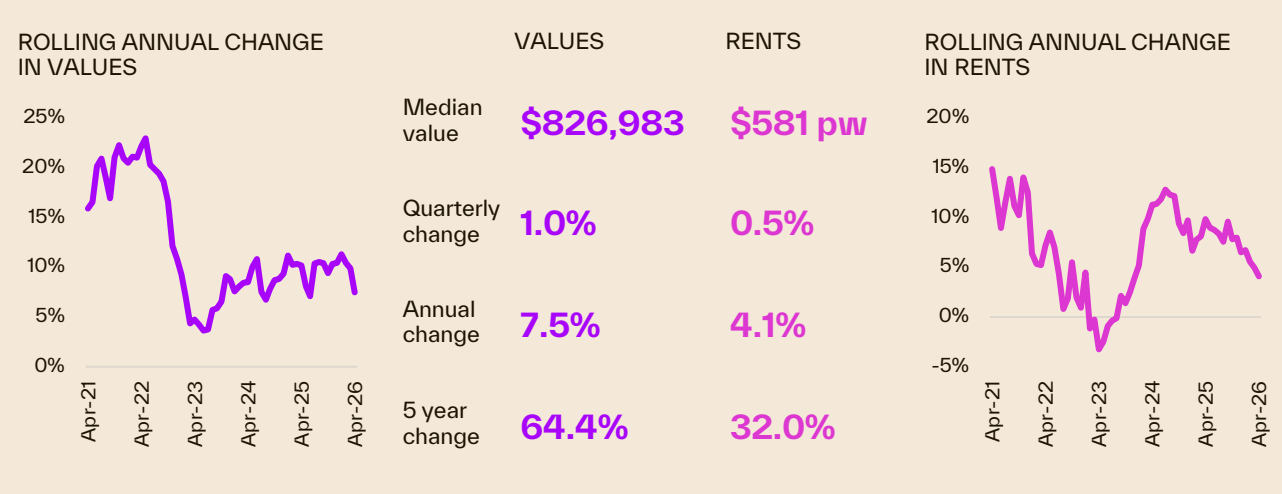
Annual Dwellings Sales – February 2026

671	3.1% higher than one year ago, and -0.7% below the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

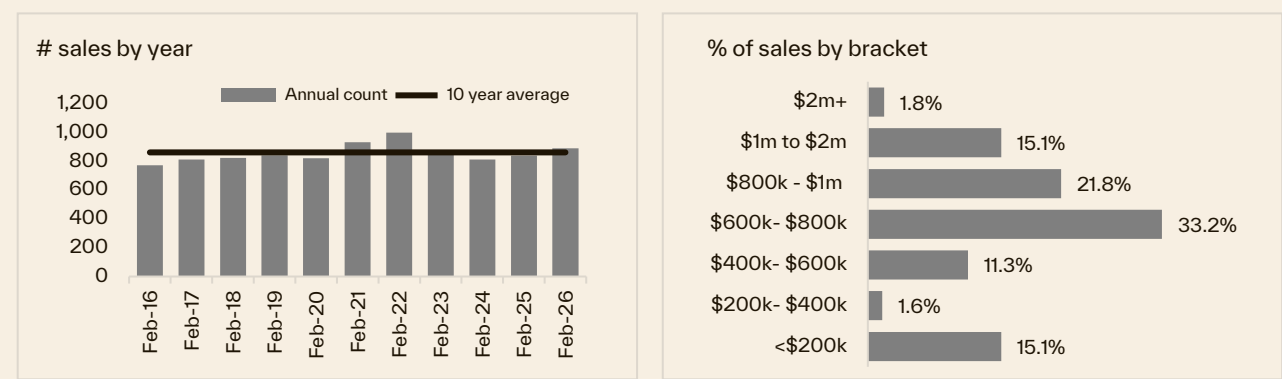


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	43 days	Current	2.1%	3.7%
Last year	2.9%	44 days	Last year	0.7%	3.8%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
195	-13.7% lower than one year ago, and -5.3% below the previous five year average.	106	125.5% higher than one year ago, and -8.5% below the previous five year average.

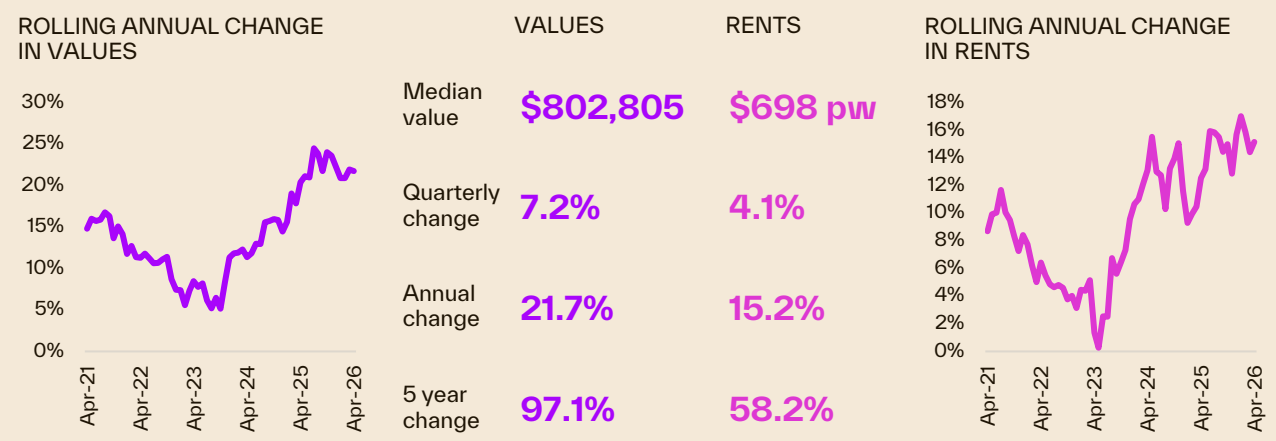
Annual Dwellings Sales – February 2026

892	6.2% higher than one year ago, and 0.6% above the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

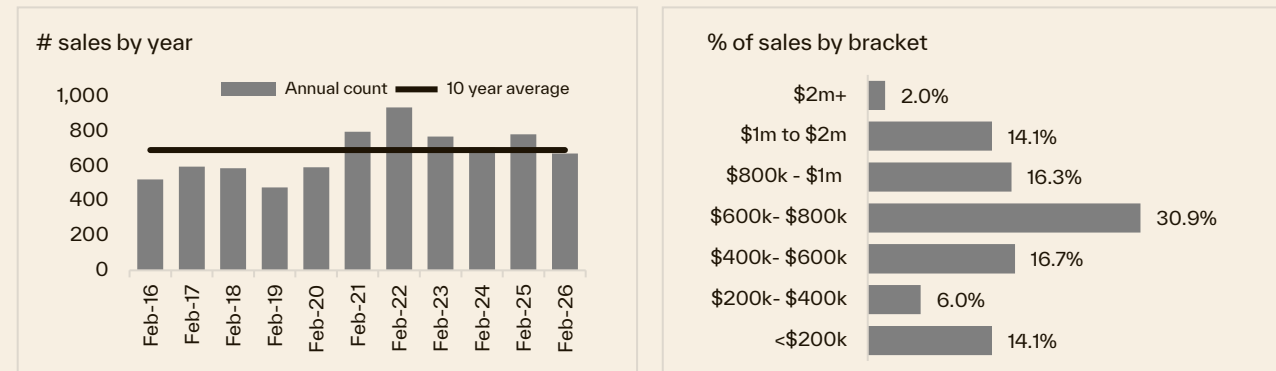


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	1.5%	10 days	Current	1.0%	4.4%
Last year	2.4%	13 days	Last year	1.4%	4.6%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
121	-30.9% lower than one year ago, and -59.0% below the previous five year average.	44	-33.3% lower than one year ago, and -34.7% below the previous five year average.

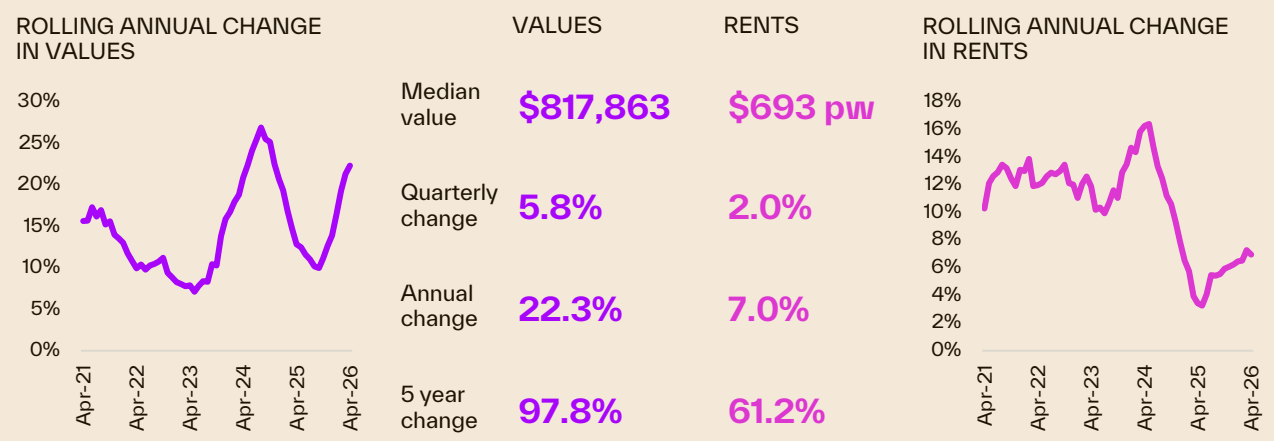
Annual Dwellings Sales – February 2026

674	-14.2% lower than one year ago, and -15.9% below the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

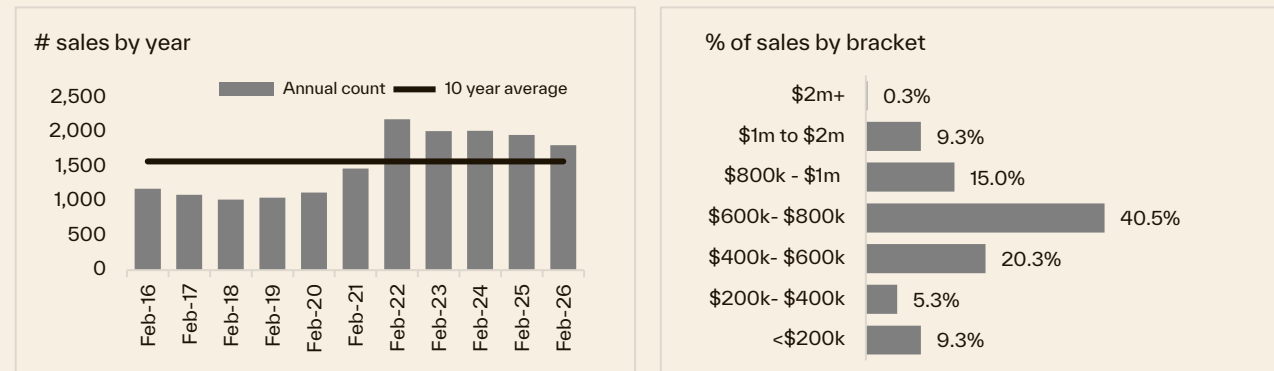


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.5%	13 days	Current	1.7%	4.4%
Last year	2.8%	16 days	Last year	1.7%	5.1%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
359	-18.8% lower than one year ago, and -49.1% below the previous five year average.	221	-7.5% lower than one year ago, and 1.7% above the previous five year average.

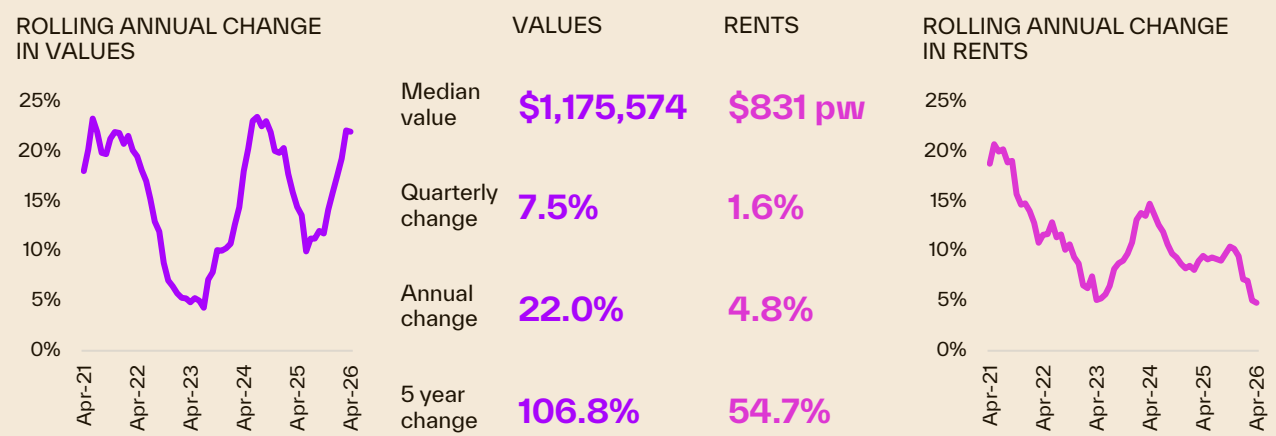
Annual Dwellings Sales – February 2026

1,809	-7.7% lower than one year ago, and -6.2% below the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

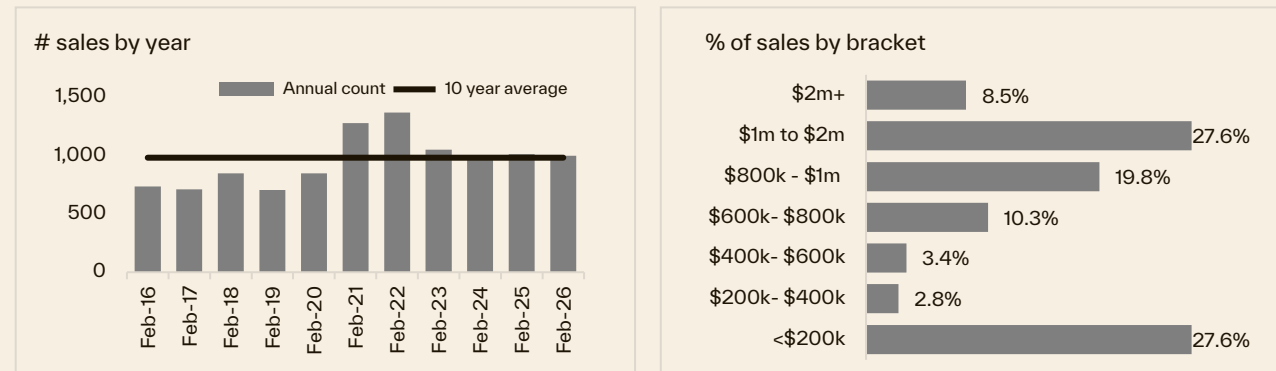


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	12 days	Current	2.7%	3.4%
Last year	2.7%	13 days	Last year	1.5%	4.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
228	-8.8% lower than one year ago, and -33.2% below the previous five year average.	138	13.1% higher than one year ago, and 40.5% above the previous five year average.

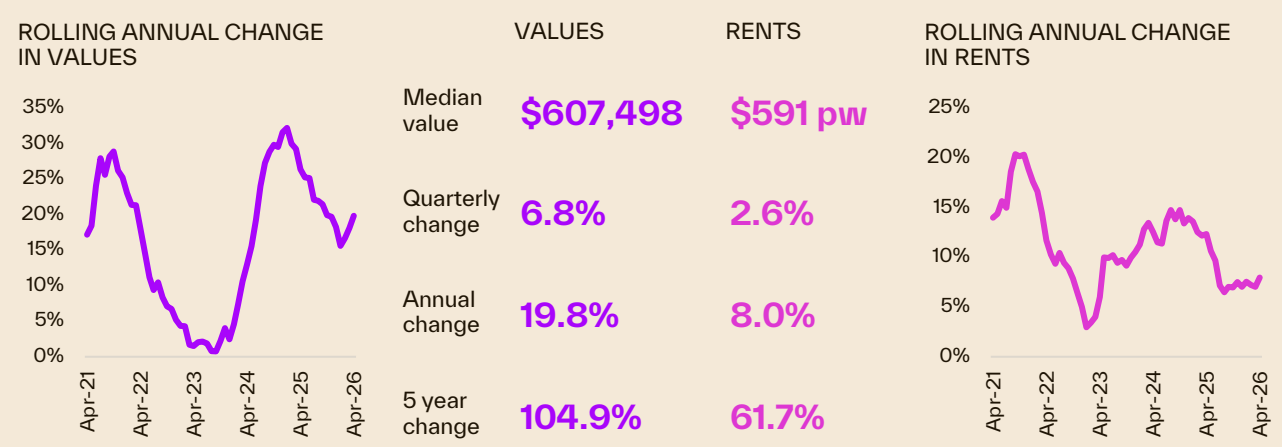
Annual Dwellings Sales – February 2026

996	-1.5% lower than one year ago, and -12.6% below the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

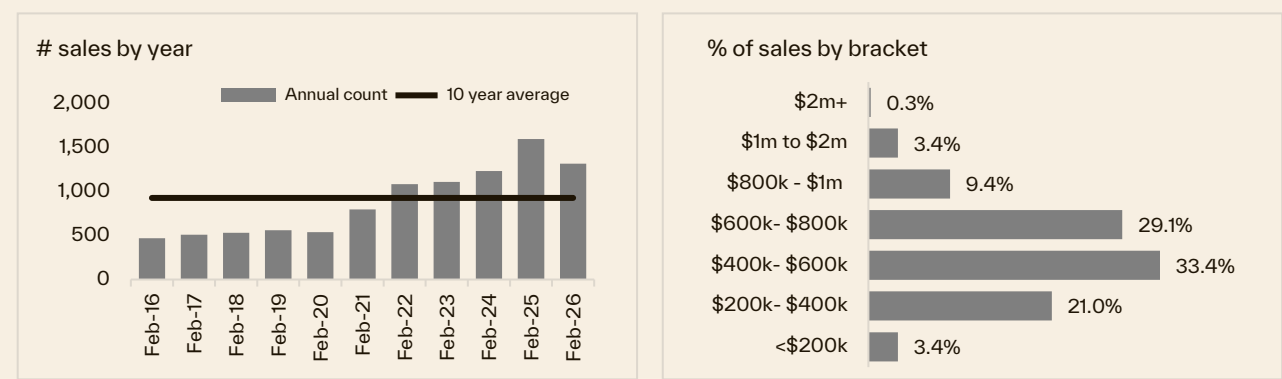


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.5%	15 days	Current	1.0%	5.1%
Last year	3.5%	21 days	Last year	3.8%	5.6%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
2,351	-44.9% lower than one year ago, and -61.4% below the previous five year average.	1,388	-51.0% lower than one year ago, and -26.3% below the previous five year average.

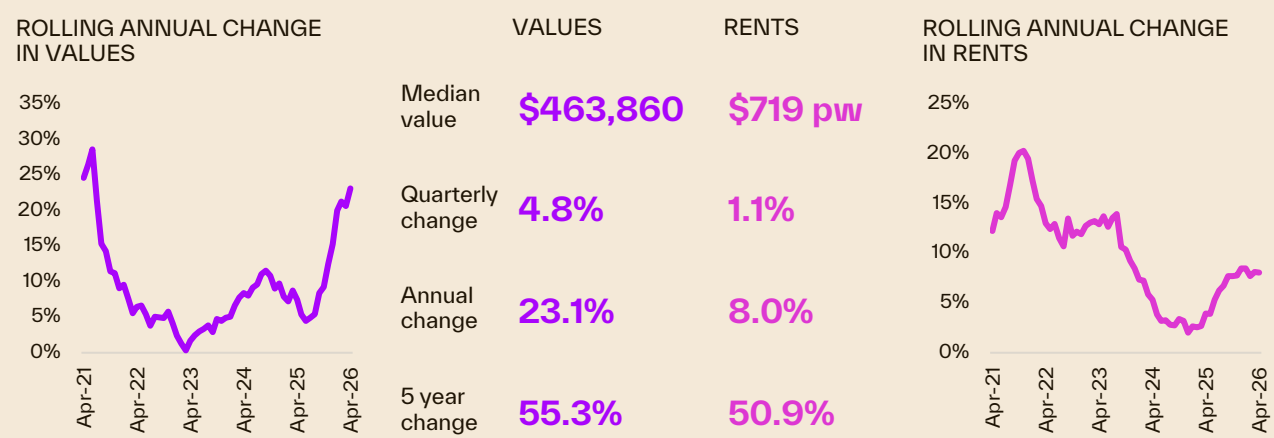
Annual Dwellings Sales – February 2026

1,323	-17.5% lower than one year ago, and 13.3% above the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

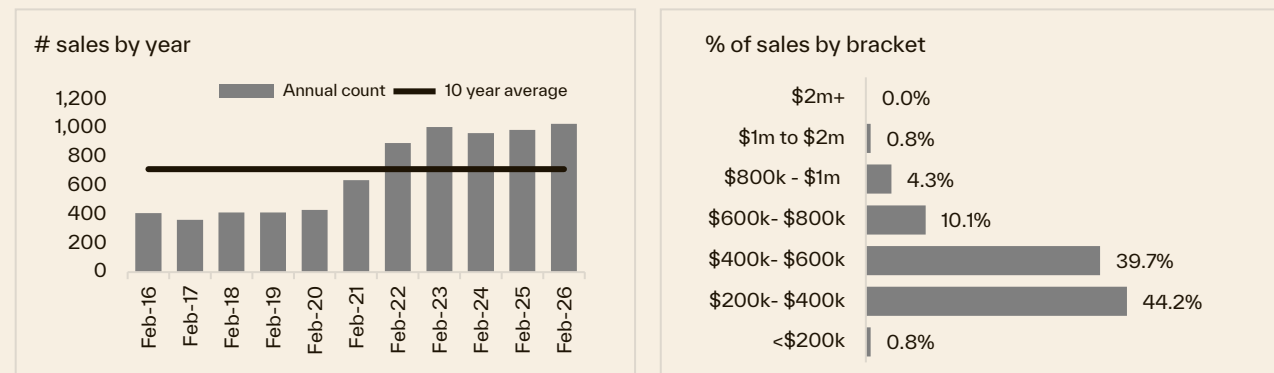


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.8%	15 days	Current	2.0%	8.1%
Last year	3.1%	27 days	Last year	2.0%	9.3%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
584	-33.2% lower than one year ago, and -46.5% below the previous five year average.	530	-7.3% lower than one year ago, and -21.3% below the previous five year average.

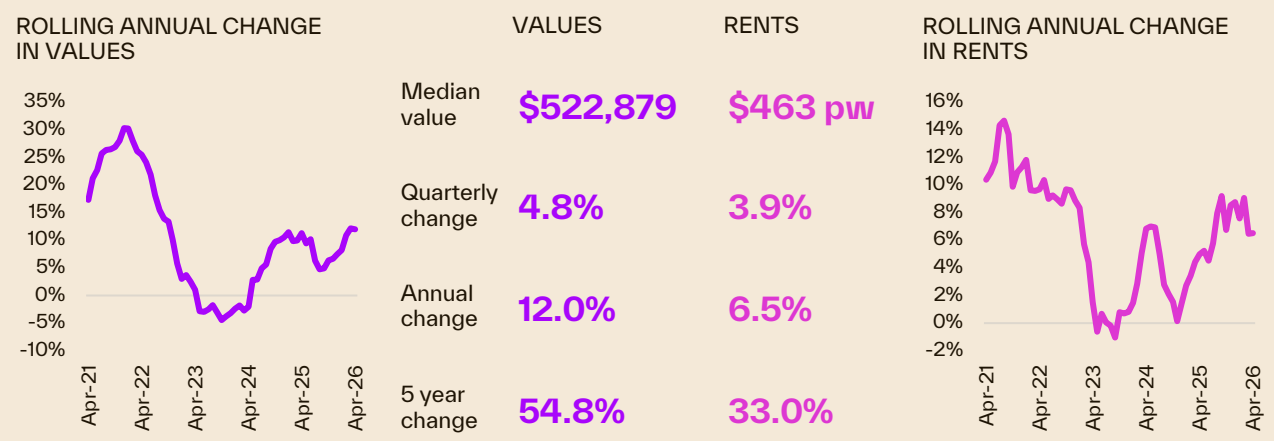
Annual Dwellings Sales – February 2026

1,031	4.4% higher than one year ago, and 14.6% above the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

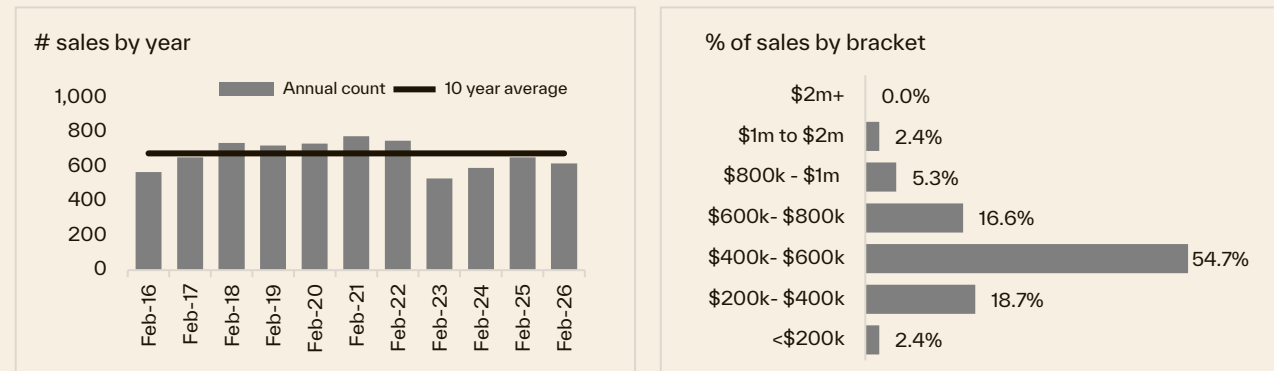


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.9%	33 days	Current	1.4%	4.6%
Last year	2.5%	39 days	Last year	1.8%	4.9%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
146	-17.0% lower than one year ago, and -26.1% below the previous five year average.	64	-22.9% lower than one year ago, and -25.2% below the previous five year average.

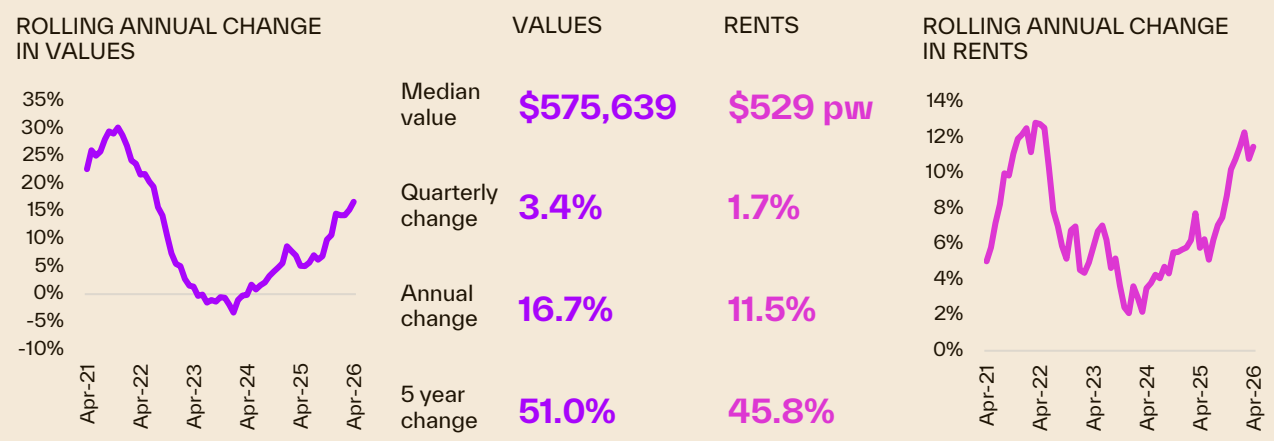
Annual Dwellings Sales – February 2026

618	-5.4% lower than one year ago, and -6.3% below the five year average for the region.
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Home Value Index and Rental Value Index – April 2026

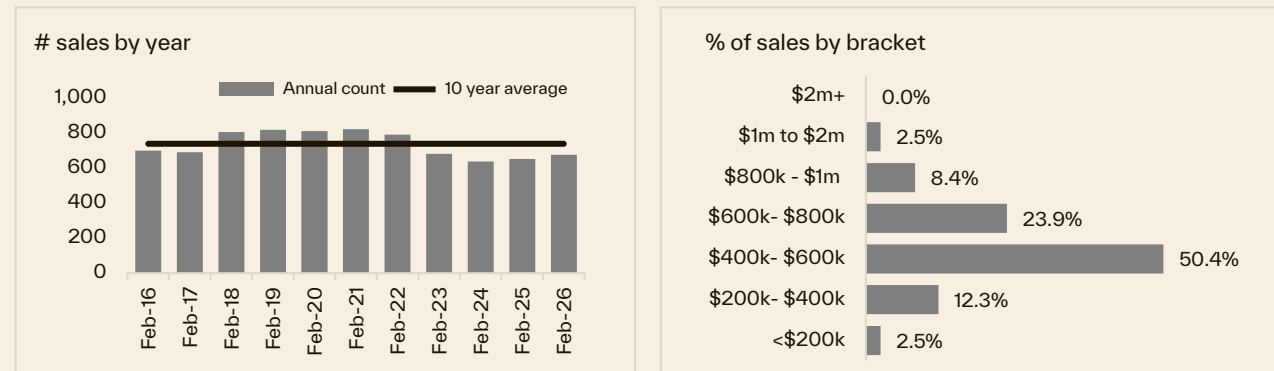


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	2.8%	28 days	Current	1.7%	4.7%
Last year	2.8%	29 days	Last year	1.6%	5.0%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
97	-45.8% lower than one year ago, and -49.3% below the previous five year average.	68	13.3% higher than one year ago, and 1.8% above the previous five year average.

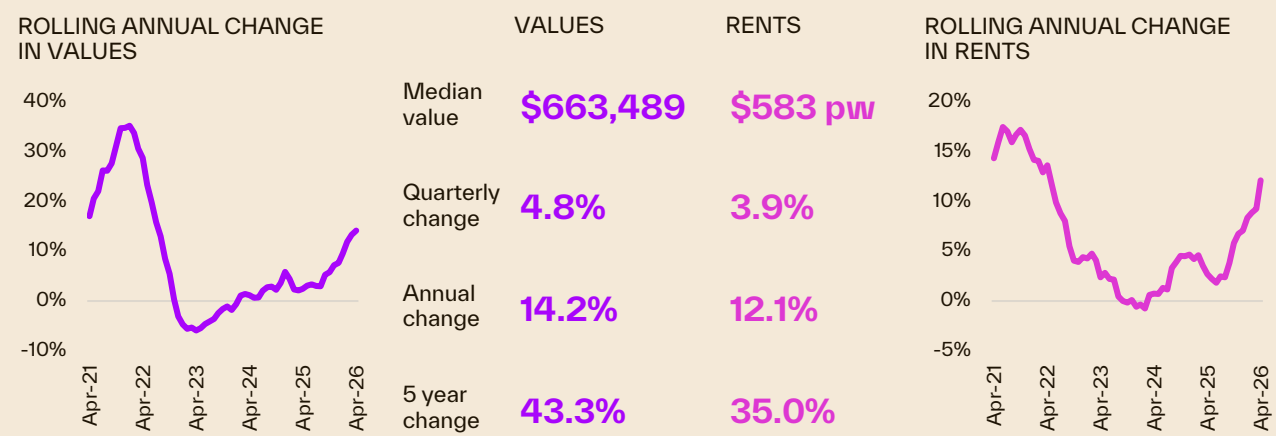
Annual Dwellings Sales – February 2026

676 3.8% higher than one year ago, and -5.6% below the five year average for the region.





Home Value Index and Rental Value Index – April 2026

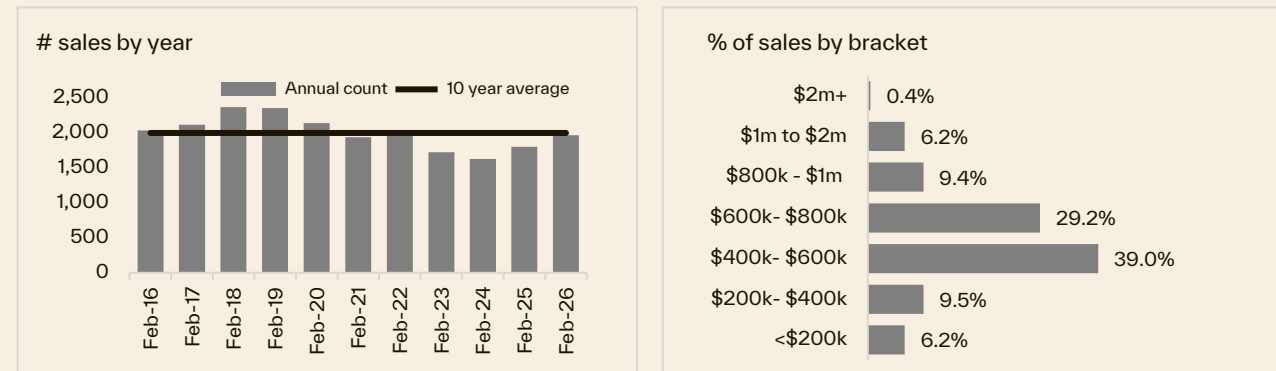


SELLING CONDITIONS			RENTAL CONDITIONS		
	Vendor Discounting (12m)	Time On Market (12m)		Vacancy Rate (1m)	Gross Rental Yield
Current	3.5%	21 days	Current	1.9%	4.5%
Last year	3.5%	28 days	Last year	2.2%	4.6%

TOTAL FOR SALE LISTINGS		TOTAL FOR RENT LISTINGS	
297	-37.9% lower than one year ago, and -37.2% below the previous five year average.	322	-14.4% lower than one year ago, and -27.4% below the previous five year average.

Annual Dwellings Sales – February 2026

1,961 9.3% higher than one year ago, and 8.7% above the five year average for the region.



Summary of all SUAs dwellings - Values

Data to April 2026 (*data to February 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	2,447	8.9%	\$665,471	-0.2%	10.5%	29	2.2%
Armidale	NSW	747	28.1%	\$591,347	4.2%	19.5%	47	2.9%
Ballina	NSW	1,042	5.4%	\$1,098,712	1.5%	10.8%	42	3.5%
Batemans Bay	NSW	641	14.7%	\$807,294	1.1%	3.7%	67	4.3%
Bathurst	NSW	988	31.2%	\$721,600	3.6%	9.3%	43	2.5%
Bowral - Mittagong	NSW	1,089	7.7%	\$1,199,239	-1.2%	0.0%	65	4.9%
Byron Bay	NSW	276	-7.7%	\$2,046,432	1.9%	9.5%	71	4.8%
Camden Haven	NSW	465	13.1%	\$911,960	1.5%	5.1%	60	3.3%
Central Coast	NSW	7,681	7.3%	\$1,050,137	1.2%	8.6%	29	3.3%
Coffs Harbour	NSW	1,641	21.3%	\$883,406	1.7%	8.9%	44	2.7%
Dubbo	NSW	1,035	20.8%	\$649,204	5.5%	19.9%	29	2.5%
Forster - Tuncurry	NSW	653	0.3%	\$813,400	2.7%	4.3%	49	3.2%
Goulburn	NSW	704	13.9%	\$673,769	3.2%	9.5%	39	2.8%
Grafton	NSW	481	4.1%	\$500,855	0.6%	8.9%	37	3.7%
Griffith	NSW	366	23.2%	\$594,804	5.4%	10.4%	36	2.7%
Kempsey	NSW	371	32.0%	\$465,503	1.1%	1.5%	65	4.3%
Lismore	NSW	802	1.0%	\$605,279	3.7%	12.0%	42	3.2%
Lithgow	NSW	318	15.6%	\$540,856	0.3%	4.8%	43	2.6%
Medowie	NSW	335	10.6%	\$965,279	2.9%	13.7%	30	2.6%
Morisset - Cooranbong	NSW	641	3.4%	\$998,307	3.4%	8.2%	32	3.0%
Mudgee	NSW	477	34.4%	\$720,885	-0.3%	1.8%	70	2.8%
Muswellbrook	NSW	406	9.7%	\$542,754	3.6%	9.8%	36	2.0%
Nelson Bay	NSW	742	5.2%	\$1,076,703	3.1%	10.5%	60	2.4%
Newcastle - Maitland	NSW	11,687	8.4%	\$977,740	3.1%	12.0%	23	2.7%
Nowra - Bomaderry	NSW	965	21.4%	\$758,084	3.3%	8.3%	41	2.5%
Orange	NSW	1,014	9.5%	\$734,665	4.8%	8.0%	37	2.5%
Port Macquarie	NSW	1,430	12.0%	\$905,292	1.0%	5.2%	31	2.8%
Singleton	NSW	425	32.8%	\$768,223	2.7%	12.9%	37	2.3%
St Georges Basin - Sanctuary Point	NSW	651	28.1%	\$818,246	3.4%	4.9%	60	4.2%
Sydney	NSW	93,793	1.0%	\$1,323,387	-1.1%	3.9%	30	3.1%
Tamworth	NSW	1,179	13.3%	\$610,037	2.0%	14.9%	37	3.1%
Taree	NSW	584	14.7%	\$539,454	1.7%	9.4%	45	3.0%
Ulladulla	NSW	487	9.7%	\$1,029,497	1.8%	3.4%	76	3.7%
Wagga Wagga	NSW	1,427	23.4%	\$693,521	5.3%	18.8%	36	2.4%
Wollongong	NSW	6,268	6.4%	\$1,081,631	2.5%	9.4%	29	2.9%
Bacchus Marsh	VIC	575	17.8%	\$671,039	-0.1%	4.0%	29	3.7%
Bairnsdale	VIC	389	50.8%	\$526,966	5.3%	8.6%	60	2.3%
Ballarat	VIC	3,824	36.2%	\$630,326	1.5%	12.7%	30	2.8%

Summary of all SUAs dwellings - Values

Data to April 2026 (*data to February 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	2,604	21.2%	\$653,751	2.4%	11.4%	26	2.4%
Castlemaine	VIC	230	21.1%	\$733,595	-1.1%	-0.3%	74	4.7%
Colac	VIC	277	14.0%	\$514,781	1.1%	5.8%	35	2.9%
Echuca - Moama	VIC	548	27.4%	\$634,774	1.4%	4.7%	47	2.9%
Geelong	VIC	7,516	26.4%	\$774,165	0.7%	6.6%	32	3.1%
Gisborne	VIC	330	25.0%	\$986,146	0.0%	4.1%	50	3.5%
Horsham	VIC	428	13.2%	\$454,386	6.1%	16.5%	28	3.0%
Melbourne	VIC	102,566	11.6%	\$823,290	-1.5%	2.0%	30	2.9%
Mildura - Buronga	VIC	1,391	17.0%	\$563,729	2.0%	15.1%	20	2.8%
Moe - Newborough	VIC	571	29.2%	\$468,466	3.4%	15.2%	34	2.4%
Portland	VIC	264	14.8%	\$474,497	1.2%	15.0%	63	3.6%
Sale	VIC	461	60.1%	\$504,974	4.0%	16.0%	56	3.4%
Shepparton - Mooroopna	VIC	1,226	24.5%	\$553,228	3.4%	10.9%	45	2.6%
Swan Hill	VIC	202	-7.3%	\$467,837	1.9%	5.0%	36	3.2%
Traralgon - Morwell	VIC	1,531	47.4%	\$527,235	3.9%	17.5%	50	3.1%
Wangaratta	VIC	467	12.5%	\$532,631	1.4%	6.4%	25	2.7%
Warragul - Drouin	VIC	1,121	26.4%	\$716,175	0.8%	7.2%	40	2.6%
Warrnambool	VIC	734	18.2%	\$648,083	2.2%	8.8%	31	3.1%
Airlie Beach - Cannonvale	QLD	597	-2.1%	\$788,657	3.9%	15.2%	28	3.0%
Brisbane	QLD	52,404	-5.4%	\$1,126,475	4.7%	19.7%	17	2.7%
Bundaberg	QLD	1,747	-5.1%	\$685,625	3.6%	18.0%	19	2.6%
Cairns	QLD	4,111	-5.7%	\$753,400	3.5%	17.2%	19	3.0%
Emerald	QLD	638	8.3%	\$543,721	5.1%	21.7%	18	2.7%
Gladstone	QLD	1,837	-17.1%	\$602,834	2.6%	14.1%	22	2.4%
Gold Coast - Tweed Heads	QLD	18,094	-3.2%	\$1,221,237	3.4%	12.8%	24	3.3%
Gympie	QLD	603	-12.7%	\$752,478	5.7%	15.8%	16	2.2%
Hervey Bay	QLD	1,635	-8.8%	\$822,283	3.3%	13.6%	26	2.7%
Kingaroy	QLD	286	9.2%	\$562,039	5.3%	19.6%	25	2.1%
Mackay	QLD	2,417	-16.7%	\$696,818	3.6%	14.8%	17	2.7%
Maryborough	QLD	625	-2.6%	\$598,479	4.5%	21.8%	20	2.7%
Rockhampton	QLD	2,025	-17.2%	\$644,369	3.2%	15.7%	15	3.3%
Sunshine Coast	QLD	10,113	-0.2%	\$1,262,981	3.7%	14.6%	27	3.3%
Toowoomba	QLD	3,012	-12.0%	\$843,620	3.8%	20.7%	14	2.9%
Townsville	QLD	5,107	-15.6%	\$674,579	4.9%	16.7%	17	3.3%
Warwick	QLD	377	-10.7%	\$618,082	3.4%	21.1%	27	2.8%
Yeppoon	QLD	651	-1.1%	\$892,541	2.8%	12.6%	22	3.7%
Adelaide	SA	27,314	4.7%	\$943,424	3.5%	12.2%	30	3.5%
Mount Gambier	SA	671	3.1%	\$571,576	3.9%	18.3%	40	2.1%

Summary of all SUAs dwellings - Values

Data to April 2026 (*data to February 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	378	-4.1%	\$597,563	4.8%	16.8%	36	2.1%
Port Augusta	SA	292	-12.0%	\$336,328	4.9%	18.8%	38	2.5%
Port Lincoln	SA	283	-9.3%	\$573,228	5.1%	13.8%	38	3.4%
Port Pirie	SA	338	-0.6%	\$337,516	-0.1%	11.0%	42	3.7%
Victor Harbor - Goolwa	SA	892	6.2%	\$826,983	1.0%	7.5%	43	3.1%
Whyalla	SA	549	-6.5%	\$342,872	6.2%	12.5%	30	4.2%
Albany	WA	674	-14.2%	\$802,805	7.2%	21.7%	10	1.5%
Broome	WA	465	-7.2%	\$670,520	0.9%	11.7%	18	2.9%
Bunbury	WA	1,809	-7.7%	\$817,863	5.8%	22.3%	13	2.5%
Busselton	WA	996	-1.5%	\$1,175,574	7.5%	22.0%	12	3.1%
Esperance	WA	266	-8.6%	\$645,843	3.3%	18.8%	15	3.2%
Geraldton	WA	1,323	-17.5%	\$607,498	6.8%	19.8%	15	3.5%
Kalgoorlie - Boulder	WA	1,031	4.4%	\$463,860	4.8%	23.1%	15	2.8%
Karratha	WA	632	20.8%	\$765,275	5.8%	26.4%	13	0.0%
Perth	WA	46,622	-8.1%	\$1,038,344	6.8%	26.0%	10	2.8%
Port Hedland	WA	473	21.3%	\$547,846	6.9%	17.4%	19	1.8%
Burnie - Somerset	TAS	618	-5.4%	\$522,879	4.8%	12.0%	33	2.9%
Devonport	TAS	676	3.8%	\$575,639	3.4%	16.7%	28	2.8%
Hobart	TAS	3,938	5.7%	\$749,701	2.3%	8.3%	22	3.3%
Launceston	TAS	1,961	9.3%	\$663,489	4.8%	14.2%	21	3.5%
Ulverstone	TAS	260	-3.7%	\$608,912	5.3%	11.6%	37	3.2%
Alice Springs	NT	527	22.3%	\$420,058	4.5%	7.5%	85	3.9%
Darwin	NT	4,182	35.2%	\$613,162	2.9%	19.6%	39	2.7%
Canberra - Queanbeyan	ACT	10,434	6.1%	\$888,163	0.5%	5.4%	47	3.2%



Summary of all SUAs dwellings - Rents

Data to April 2026

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (Apr 26)	Current gross rental yield (Apr 26)
Albury - Wodonga	NSW	\$547	1.2%	2.4%	2.1%	4.3%
Armidale	NSW	\$515	1.7%	11.8%	2.5%	4.6%
Ballina	NSW	\$842	2.0%	4.0%	1.0%	3.8%
Batemans Bay	NSW	\$618	0.2%	6.4%	1.5%	4.0%
Bathurst	NSW	\$589	1.8%	9.5%	2.4%	4.4%
Bowral - Mittagong	NSW	\$786	-0.5%	1.9%	1.9%	3.4%
Byron Bay	NSW	\$1,122	0.7%	1.1%	2.0%	3.1%
Camden Haven	NSW	\$652	0.2%	5.1%	0.6%	3.9%
Central Coast	NSW	\$727	0.9%	5.4%	1.8%	3.5%
Coffs Harbour	NSW	\$706	0.0%	2.8%	2.2%	4.0%
Dubbo	NSW	\$552	2.6%	4.7%	2.7%	4.6%
Forster - Tuncurry	NSW	\$595	1.1%	5.4%	1.0%	4.0%
Goulburn	NSW	\$514	0.3%	4.2%	2.0%	3.9%
Grafton	NSW	\$561	1.9%	5.0%	0.3%	5.4%
Griffith	NSW	\$518	1.2%	4.2%	1.9%	4.6%
Kempsey	NSW	\$498	0.0%	4.8%	0.6%	5.5%
Lismore	NSW	\$643	2.6%	8.2%	0.4%	5.3%
Lithgow	NSW	\$515	3.4%	12.7%	2.1%	4.9%
Medowie	NSW	\$698	1.1%	3.9%	1.4%	3.8%
Morisset - Cooranbong	NSW	\$679	2.0%	5.6%	2.6%	3.8%
Mudgee	NSW	\$653	4.2%	11.1%	2.5%	5.0%
Muswellbrook	NSW	\$546	0.6%	4.1%	2.2%	5.4%
Nelson Bay	NSW	\$684	1.3%	5.8%	2.1%	3.5%
Newcastle - Maitland	NSW	\$711	2.2%	5.8%	1.5%	3.8%
Nowra - Bomaderry	NSW	\$588	0.5%	0.1%	2.7%	4.1%
Orange	NSW	\$592	3.8%	6.6%	2.1%	4.3%
Port Macquarie	NSW	\$671	0.1%	4.4%	1.1%	4.0%
Singleton	NSW	\$633	-0.2%	2.2%	1.3%	4.6%
St Georges Basin - Sanctuary Point	NSW	\$589	1.1%	3.6%	1.7%	3.5%
Sydney	NSW	\$844	2.0%	5.9%	1.8%	3.1%
Tamworth	NSW	\$521	0.1%	7.3%	2.9%	4.6%
Taree	NSW	\$522	0.5%	4.4%	2.6%	5.0%
Ulladulla	NSW	\$618	1.0%	3.8%	2.1%	3.2%
Wagga Wagga	NSW	\$545	0.8%	5.5%	2.6%	4.3%
Wollongong	NSW	\$773	1.6%	6.6%	1.3%	3.7%
Bacchus Marsh	VIC	\$506	0.4%	2.6%	1.2%	4.0%
Bairnsdale	VIC	\$497	1.8%	2.3%	2.9%	4.8%
Ballarat	VIC	\$458	1.1%	3.2%	1.6%	3.8%

Summary of all SUAs dwellings - Rents

Data to April 2026

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (Apr 26)	Current gross rental yield (Apr 26)
Bendigo	VIC	\$539	1.8%	6.5%	1.7%	4.3%
Castlemaine	VIC	\$543	0.0%	7.9%	1.0%	3.9%
Colac	VIC	\$509	4.0%	6.2%	0.2%	5.0%
Echuca - Moama	VIC	\$852	3.2%	-7.5%	0.8%	7.7%
Geelong	VIC	\$563	1.6%	5.2%	1.3%	3.7%
Gisborne	VIC	\$667	0.6%	3.9%	2.0%	3.7%
Horsham	VIC	\$447	0.7%	10.1%	1.2%	4.9%
Melbourne	VIC	\$639	2.0%	4.5%	1.5%	3.8%
Mildura - Buronga	VIC	\$510	0.8%	5.8%	2.8%	4.8%
Moe - Newborough	VIC	\$443	1.0%	3.9%	1.7%	4.8%
Portland	VIC	\$494	3.7%	1.5%	0.6%	5.3%
Sale	VIC	\$501	2.3%	4.7%	1.6%	5.1%
Shepparton - Mooroopna	VIC	\$516	2.2%	1.3%	1.5%	4.8%
Swan Hill	VIC	\$485	1.2%	7.3%	0.8%	5.1%
Traralgon - Morwell	VIC	\$464	0.5%	2.8%	2.3%	4.6%
Wangaratta	VIC	\$487	-1.5%	1.9%	0.2%	4.6%
Warragul - Drouin	VIC	\$569	1.3%	2.2%	2.1%	4.1%
Warrnambool	VIC	\$596	3.4%	3.5%	1.0%	4.9%
Airlie Beach - Cannonvale	QLD	\$708	1.2%	2.7%	2.3%	4.9%
Brisbane	QLD	\$729	2.1%	6.4%	1.8%	3.3%
Bundaberg	QLD	\$619	0.6%	6.3%	2.2%	4.6%
Cairns	QLD	\$681	2.1%	7.0%	1.6%	4.9%
Emerald	QLD	\$594	-0.2%	4.3%	3.0%	5.8%
Gladstone	QLD	\$554	0.7%	3.3%	3.5%	4.8%
Gold Coast - Tweed Heads	QLD	\$943	2.7%	6.9%	2.2%	4.0%
Gympie	QLD	\$585	1.5%	7.9%	1.7%	4.1%
Hervey Bay	QLD	\$628	0.0%	3.2%	3.1%	4.1%
Kingaroy	QLD	\$558	0.4%	8.0%	2.6%	5.1%
Mackay	QLD	\$698	1.1%	4.2%	2.1%	5.2%
Maryborough	QLD	\$564	1.1%	3.6%	2.7%	4.8%
Rockhampton	QLD	\$583	2.5%	6.7%	1.9%	4.7%
Sunshine Coast	QLD	\$854	2.1%	5.3%	1.7%	3.4%
Toowoomba	QLD	\$595	2.6%	6.6%	1.4%	3.6%
Townsville	QLD	\$589	2.5%	6.7%	2.2%	4.6%
Warwick	QLD	\$584	5.7%	13.5%	1.7%	4.7%
Yeppoon	QLD	\$730	2.6%	6.6%	4.5%	4.3%
Adelaide	SA	\$652	2.0%	4.1%	1.0%	3.4%
Mount Gambier	SA	\$484	2.1%	7.6%	1.4%	4.2%

Summary of all SUAs dwellings - Rents

Data to April 2026

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (Apr 26)	Current gross rental yield (Apr 26)
Murray Bridge	SA	\$505	2.0%	3.5%	1.1%	4.2%
Port Augusta	SA	\$384	1.8%	7.7%	3.0%	5.9%
Port Lincoln	SA	\$509	3.1%	8.3%	1.7%	4.5%
Port Pirie	SA	\$417	-1.4%	6.9%	0.6%	6.2%
Victor Harbor - Goolwa	SA	\$581	0.5%	4.1%	2.1%	3.7%
Whyalla	SA	\$364	2.0%	6.5%	2.3%	5.6%
Albany	WA	\$698	4.1%	15.2%	1.0%	4.4%
Broome	WA	\$1,028	2.9%	8.0%	2.8%	8.2%
Bunbury	WA	\$693	2.0%	7.0%	1.7%	4.4%
Busselton	WA	\$831	1.6%	4.8%	2.7%	3.4%
Esperance	WA	\$573	1.6%	3.8%	1.2%	4.6%
Geraldton	WA	\$591	2.6%	8.0%	1.0%	5.1%
Kalgoorlie - Boulder	WA	\$719	1.1%	8.0%	2.0%	8.1%
Karratha	WA	\$1,420	4.7%	19.7%	1.3%	10.4%
Perth	WA	\$772	2.9%	7.0%	1.2%	3.7%
Port Hedland	WA	\$1,057	0.0%	6.8%	3.0%	10.7%
Burnie - Somerset	TAS	\$463	3.9%	6.5%	1.4%	4.6%
Devonport	TAS	\$529	1.7%	11.5%	1.7%	4.7%
Hobart	TAS	\$622	2.1%	6.7%	1.8%	4.3%
Launceston	TAS	\$583	3.9%	12.1%	1.9%	4.5%
Ulverstone	TAS	\$491	2.4%	7.2%	1.4%	4.2%
Alice Springs	NT	\$604	1.1%	4.1%	1.1%	7.5%
Darwin	NT	\$700	2.6%	9.1%	1.5%	6.1%
Canberra - Queanbeyan	ACT	\$695	0.7%	2.9%	1.7%	4.1%



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