

Home Value Index

October 2026

EMBARGOED: 0:01am, Thursday 1ST October 2026

Australian housing values down for sixth straight month in September

National dwelling values fell 1.1% in September, taking the cumulative decline since the March peak to 5.2% nationally.

Cotality's national Home Value Index fell 1.1% in September, the sixth straight month of falling values. On a national basis, dwelling values are now 5.2% below their record highs from March 2026.

Every capital city except Darwin recorded a fall in home values through the first month of spring, along with 71% of the regional SA3 sub-markets recording a decline in values over the month.

Tim Lawless, Cotality's research director notes almost every capital city suburb was down in value over the past three months. "97% of capital city suburbs were down in value over the three months to end of September, highlighting the broad-based scope of this negative housing cycle."

The housing downturn reflects a combination of affordability constraints, higher interest rates, elevated living costs, and weaker consumer sentiment, all of which have reduced purchasing capacity and dampened buyer demand.

Brisbane recorded the sharpest monthly decline among the capitals in September, with values down 1.5%, edging past Sydney's 1.4% fall. The result highlights how sharply conditions have shifted in what had previously been one of the strongest performing housing markets. Melbourne is now showing a milder rate of decline, at -0.7%, than each of the mid-sized capitals where values were down more than 1% in September.

Sydney continues to lead the housing correction, with values now 8.6% below their February peak. The decline is marginally deeper than the equivalent stage of the 2022-23 downturn, highlighting how rapid demand has weakened across the nation's largest housing market.

Melbourne values are 7.2% below their *cyclical* high in November last year and 7.5% below the *record* high from March 2022.

On an annual basis, the national outcome has been flat (0.0% change in values), but some markets are still showing strong

annual gains, reflecting the period of growth through 2024 and early 2026. Perth (10.1%) and Darwin (11.9%) have recorded the highest annual gains, while Sydney (-7.0%) and Melbourne (-6.2%) are well into negative annual change and Canberra home values are also lower over the year, down a more modest 1.6%.

Regional markets continue to prove more resilient than the capitals, with regional dwelling values up 5.6% annually compared with a 1.8% annual decline across the combined capitals.

Housing turnover has also eased, with estimates of the number of home sales over the past three months tracking 19.1% lower than a year ago nationally and 13.3% below the previous five-year average. The volume of home sales relative to a year ago was down most sharply in Brisbane (-27.2%), with Sydney (-26.5%) and Perth (-24.2%) also recording an annual decline in sales of more than 20%.

"The sharp drop in sales has implications for the broader economy, with lower sales likely to hit some retail segments as well as stamp duty revenues for state governments," Mr Lawless said.

As housing demand continues to ease, advertised supply levels have accumulated, despite a reduced flow of fresh listings coming to market. Across the combined capitals, the flow of new listings added to the market was 9.2% lower than a year ago, but total inventory was tracking 23.1% higher.

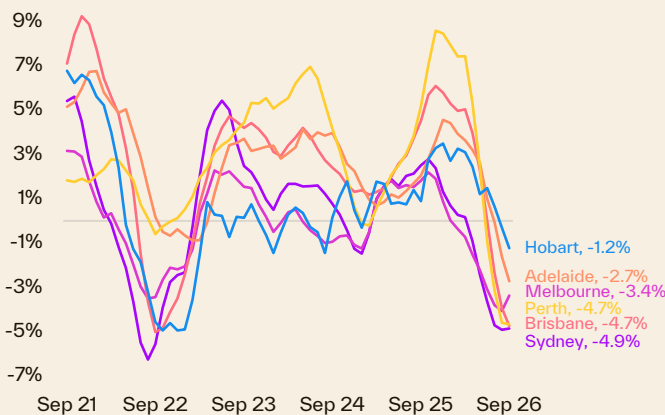
"Despite fewer new listings entering the market, inventory levels have risen sharply because the rate of sale has fallen even faster. Capital city homes are now taking a median of 39 days to sell compared with 23 days a year ago, resulting in an accumulation of advertised supply," Mr Lawless said.

"The lift in available stock is improving choice for buyers, but ironically, many prospective buyers don't have the confidence or financial capacity to buy at the moment."

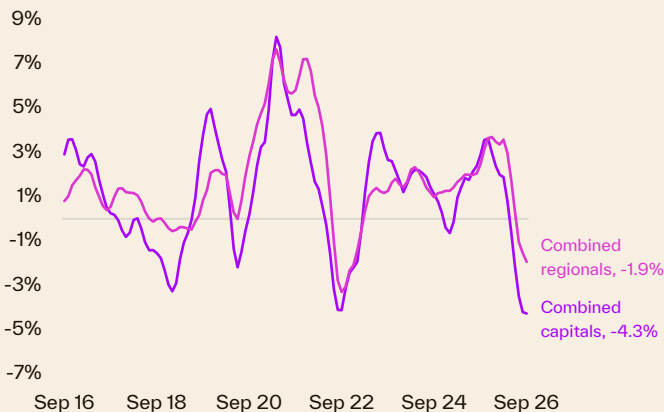
Index results as at 30 September 2026	Change in dwelling values				
	Month	Quarter	Annual	Total return	Median value
Sydney	-1.4%	-4.9%	-7.0%	-4.1%	\$1,198,596
Melbourne	-0.7%	-3.4%	-6.2%	-2.7%	\$780,550
Brisbane	-1.5%	-4.7%	5.9%	9.6%	\$1,048,880
Adelaide	-1.3%	-2.7%	6.5%	10.2%	\$928,560
Perth	-1.2%	-4.7%	10.1%	14.3%	\$975,022
Hobart	-0.5%	-1.2%	7.0%	12.0%	\$741,496
Darwin	0.4%	0.5%	11.9%	19.0%	\$633,431
Canberra	-1.1%	-3.2%	-1.6%	2.5%	\$861,744
Combined capitals	-1.2%	-4.3%	-1.8%	1.5%	\$973,525
Combined regional	-0.7%	-1.9%	5.6%	10.0%	\$758,931
National	-1.1%	-3.7%	0.0%	3.5%	\$899,236

Home Value Index

Rolling three-month change in dwelling values State capitals



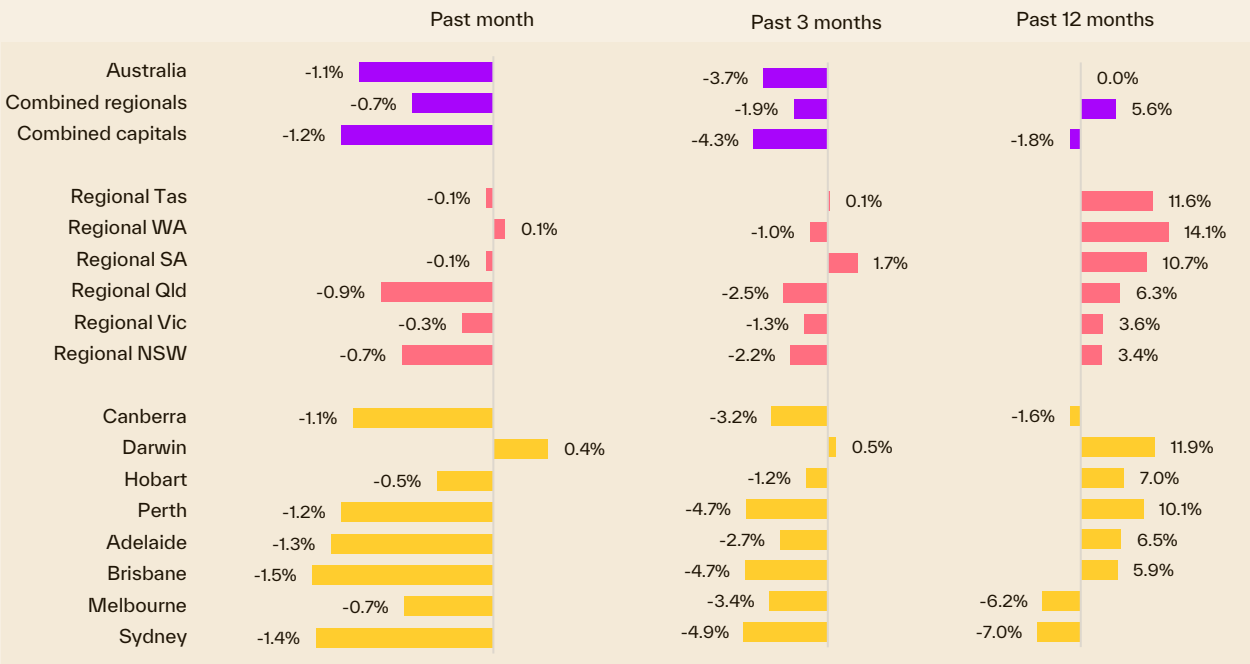
Rolling three-month change in dwelling values Combined capitals v Combined regionals



Change in dwelling values over key time periods

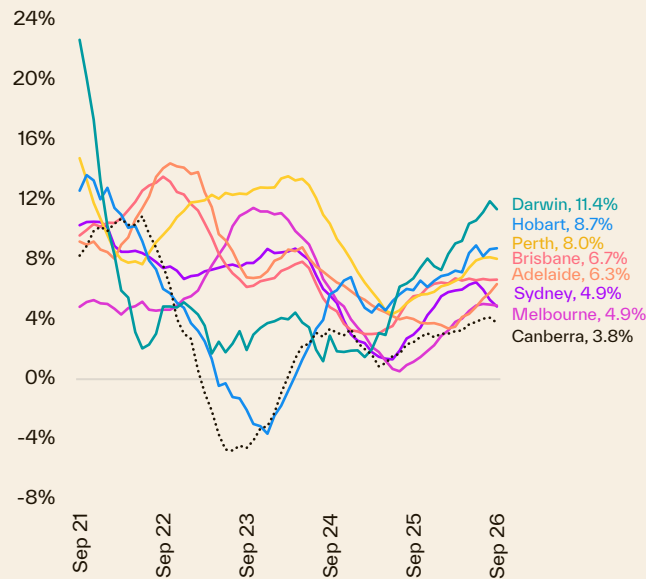
Geography	From peak	Peak date	Past 5 years	Past 10 years
Sydney	-8.6%	Feb-26	1.9%	39.5%
Melbourne	-7.5%	Mar-22	-5.5%	24.3%
Brisbane	-5.4%	May-26	55.4%	105.3%
Adelaide	-2.9%	May-26	59.3%	104.3%
Perth	-6.0%	Apr-26	74.0%	97.6%
Hobart	-2.0%	Mar-22	8.4%	90.2%
Darwin	-0.2%	Jul-26	30.7%	33.8%
Canberra	-6.2%	May-22	3.1%	55.8%
Regional NSW	-2.8%	Apr-26	20.9%	88.9%
Regional Vic	-1.6%	May-26	11.0%	78.1%
Regional Qld	-2.8%	May-26	52.0%	109.5%
Regional SA	-0.1%	Aug-26	75.5%	106.6%
Regional WA	-1.2%	May-26	82.0%	111.8%
Regional Tas	-0.1%	Aug-26	30.3%	118.8%
Combined capitals	-6.4%	Mar-26	15.6%	53.3%
Combined regionals	-2.2%	May-26	34.5%	96.8%
National	-5.2%	Mar-26	19.9%	62.4%

Change in dwelling values to end of September 2026



Home Value Index

Annual change in rents, Houses



Rental trends have evolved over recent months, with the vacancy rate moving higher, rental growth easing and gross rental yields lifting.

The national vacancy rate reached 2.0% in September, up from a record low of just 1.5% in February 2026. This is the highest national vacancy rate since January 2025, but still well below the pre-COVID decade average of 3.3%.

Hobart is recording the highest vacancy rate, at 3.0%, followed by Sydney at 2.3%, Brisbane and Perth at 2.1%. The tightest capital city rental market is Adelaide with a vacancy rate of just 1.4%.

The rise in rental vacancy comes despite a sharp pullback in investment but may be attributable to structural changes in rental demand, where renters are progressively forming larger households in an effort to combat stretched rental affordability.

“Weekly rents have risen by about \$200 over the past five years across the country,” said Mr Lawless. “This has been a period of unprecedented rental growth that has stretched rental affordability to the worst levels on record.”

“Anecdotally, renters are likely to be looking for any way possible to minimise their rental costs, such as larger households, multi-generational housing options or looking for smaller or further afield rental options.”

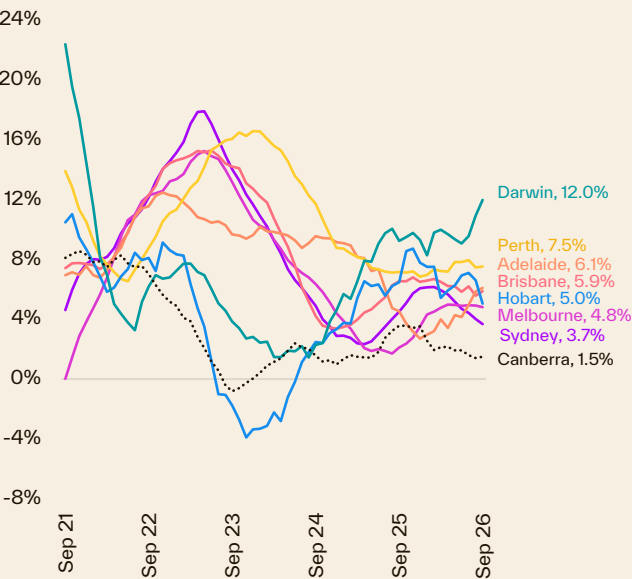
The monthly pace of rental growth eased to 0.3% in seasonally adjusted terms, the smallest monthly rise since May 2025, taking the annual change in national rents to 5.5%.

Although rental growth looks to be slowing a little, gross rental yields are continuing to repair, rising to 3.85% nationally, the highest since August 2019. Across the capitals, gross rental yields range from just 3.4% in Sydney to 6.5% in Darwin.

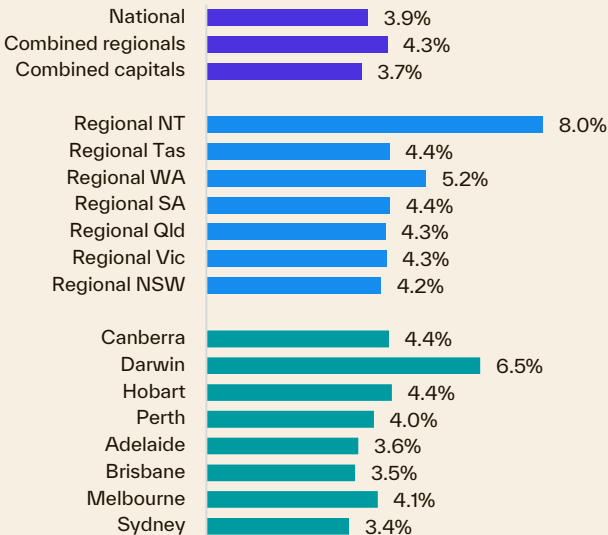
However, even with yields rising, opportunities for neutral to positive cash flow remain low, given the high holding costs including interest rates but also insurances, maintenance and strata fees.

Gross yields are likely to rise further as rents continue to push higher and housing values trend lower.

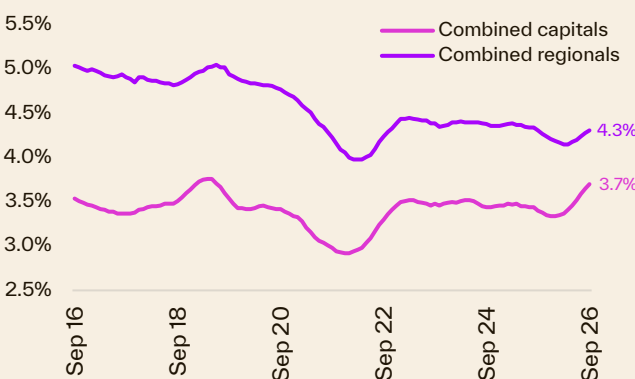
Annual change in rents, Units



Gross rental yields, dwellings



Gross rental yields, dwellings



Home Value Index

Housing market conditions are likely to remain under downward pressure over the coming months, with the latest interest rate increase adding to a formidable set of demand-side headwinds.

The RBA’s decision to lift the cash rate to the highest level in fifteen years will weigh on housing demand through several channels. Higher mortgage rates will reduce borrowing capacity, making it harder for some prospective buyers to satisfy loan serviceability assessments and add to repayment pressures for existing mortgage holders.

“With household debt at high levels, borrowers are far more sensitive to interest rates compared with almost fifteen years ago when interest rates were previously this high,” Mr Lawless said.

“Borrowers are not only facing higher mortgage costs, but also an extended period of elevated living expenses and negative real income growth. Together, these pressures are narrowing the pool of buyers able to qualify for a mortgage and reducing the amount they can afford to pay.”

Affordability remains a significant barrier to housing demand. Although values have moved lower across most markets, the improvement in purchasing affordability has been modest relative to the earlier rise in home values and higher mortgage rates. Dwelling values remain high relative to household incomes across most capital cities, while the deposit hurdle continues to be substantial, particularly for first home buyers.

Persistently weak consumer confidence is likely to remain a constraining factor on housing market activity. Household confidence remains deeply pessimistic, and the recent rate increase, along with the possibility of another in November, is likely to reinforce concerns regarding family finances, inflation, and the broader economic outlook. Historically, periods of weak sentiment have been associated with lower housing turnover, as households delay high-commitment decisions such as purchasing a home.

Changes to taxation policies announced in the Federal Budget have added another layer of downside risk. Less favourable negative gearing and capital gains tax arrangements have already seen a sharp reduction in investor demand, as well as decreased activity from other sectors of the market as confidence remains glum. Although these policy changes are intended to redirect investment towards newly built dwellings, the near-term impact has been a decline in both investor and, to a lesser extent, owner occupier participation. This has resulted in a more pronounced reduction in

aggregate housing demand than would otherwise have occurred.

The weaker demand environment is becoming increasingly visible in selling conditions. Homes are taking longer to sell, auction clearance rates have held below average and advertised stock levels have risen across many markets. Buyers generally have more choice, reduced urgency, and greater scope to negotiate, while vendors are having to become more realistic about their price expectations.

Despite the challenging outlook, there are several factors that should help to contain the downturn.

The labour market remains reasonably tight, although conditions are gradually loosening. Relatively low unemployment continues to support household income security and should limit the risk of a material rise in mortgage arrears or forced selling. However, a more pronounced deterioration in labour market conditions would add to the downside risks by weighing on income growth, confidence, and housing demand.

Persistently low levels of newly built housing supply also remain an important offset. Elevated construction costs, capacity constraints, and project feasibility challenges continue to limit the flow of new homes into the market. Even where approvals and commencements improve, lengthy development and construction timelines mean it will take time for this uplift to translate into completed dwellings.

More broadly, the barriers to achieving a material increase in housing supply remain substantial. High development and infrastructure costs, limited construction capacity and challenging project economics are likely to constrain the delivery of new housing for some time. These factors should provide some support for housing values, particularly in markets where advertised supply remains relatively low.

Overall, the balance of risks has shifted more firmly to the downside. Higher interest rates, reduced borrowing capacity, acute serviceability and affordability constraints, weak sentiment, cost-of-living pressures, and less favourable tax settings for investors are all likely to weigh on demand.

However, a still-resilient labour market and persistently low levels of new housing supply should reduce the risk of a sharper correction.

The most likely outcome remains a gradual drift lower in housing values rather than a material downturn, with conditions continuing to vary significantly across regions, price points, and buyer segments.

Cotality Home Value Index tables

Capitals									Rest of state regions							Aggregate indices		
Region	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Regional NSW	Regional Vic	Regional Qld	Regional SA	Regional WA	Regional Tas	Regional NT	Combined capitals	Combined regional	National
Dwellings																		
Month	-1.4%	-0.7%	-1.5%	-1.3%	-1.2%	-0.5%	0.4%	-1.1%	-0.7%	-0.3%	-0.9%	-0.1%	0.1%	-0.1%	na	-1.2%	-0.7%	-1.1%
Quarter	-4.9%	-3.4%	-4.7%	-2.7%	-4.7%	-1.2%	0.5%	-3.2%	-2.2%	-1.3%	-2.5%	1.7%	-1.0%	0.1%	na	-4.3%	-1.9%	-3.7%
YTD	-8.2%	-7.0%	0.1%	1.8%	1.5%	3.4%	6.4%	-4.1%	0.3%	0.6%	2.1%	7.0%	7.7%	7.1%	na	-4.6%	1.9%	-3.0%
Annual	-7.0%	-6.2%	5.9%	6.5%	10.1%	7.0%	11.9%	-1.6%	3.4%	3.6%	6.3%	10.7%	14.1%	11.6%	na	-1.8%	5.6%	0.0%
Total return	-4.1%	-2.7%	9.6%	10.2%	14.3%	12.0%	19.0%	2.5%	7.6%	8.2%	10.5%	15.5%	20.0%	16.9%	n a	1.5%	10.0%	3.5%
Gross yield	3.4%	4.1%	3.5%	3.6%	4.0%	4.4%	6.5%	4.4%	4.2%	4.3%	4.3%	4.4%	5.2%	4.4%	na	3.7%	4.3%	3.9%
Median value	\$1,198,596	\$780,550	\$1,048,880	\$928,560	\$975,022	\$741,496	\$633,431	\$861,744	\$824,912	\$634,360	\$834,425	\$564,017	\$715,643	\$622,460	na	\$973,525	\$758,931	\$899,236
Houses																		
Month	-1.6%	-0.9%	-1.5%	-1.4%	-1.2%	-0.4%	0.3%	-1.1%	-0.8%	-0.3%	-1.0%	-0.1%	0.1%	-0.1%	0.4%	-1.4%	-0.7%	-1.2%
Quarter	-5.6%	-3.9%	-4.9%	-2.7%	-4.6%	-1.2%	-0.4%	-3.5%	-2.3%	-1.4%	-2.8%	1.5%	-1.0%	0.3%	1.5%	-4.7%	-2.0%	-3.9%
YTD	-9.4%	-8.3%	-0.4%	2.0%	1.4%	3.5%	4.8%	-4.5%	0.2%	0.5%	2.0%	7.3%	7.6%	6.8%	5.6%	-5.1%	1.8%	-3.2%
Annual	-8.2%	-7.3%	5.3%	6.5%	10.0%	7.0%	9.6%	-1.5%	3.5%	3.6%	6.6%	10.9%	14.0%	11.2%	3.4%	-2.0%	5.8%	0.0%
Total return	-5.7%	-4.4%	8.7%	10.1%	14.1%	12.1%	15.9%	2.4%	7.6%	8.1%	10.7%	15.8%	19.8%	16.4%	11.4%	0.9%	10.1%	3.2%
Gross yield	3.0%	3.5%	3.4%	3.5%	3.9%	4.3%	6.0%	4.0%	4.1%	4.2%	4.2%	4.4%	5.1%	4.3%	8.2%	3.4%	4.3%	3.6%
Median value	\$1,466,060	\$915,119	\$1,146,078	\$990,531	\$1,017,734	\$790,406	\$747,252	\$1,006,269	\$854,088	\$665,829	\$841,639	\$578,700	\$737,522	\$646,599	\$454,119	\$1,103,201	\$775,024	\$979,193
Units																		
Month	-1.0%	-0.3%	-1.4%	-1.1%	-1.4%	-0.7%	0.8%	-1.3%	-0.6%	-0.1%	-0.8%	1.6%	0.0%	0.6%	na	-0.9%	-0.6%	-0.8%
Quarter	-3.0%	-2.2%	-4.2%	-2.9%	-5.1%	-1.2%	2.3%	-2.4%	-1.5%	-0.7%	-1.7%	5.9%	-1.7%	-1.3%	na	-3.0%	-1.5%	-2.7%
YTD	-5.0%	-4.2%	2.3%	0.9%	2.0%	2.7%	9.8%	-2.7%	0.7%	1.1%	2.3%	0.4%	9.8%	9.8%	na	-3.1%	1.9%	-2.2%
Annual	-3.8%	-3.8%	8.5%	6.2%	10.5%	6.7%	17.0%	-2.1%	2.9%	3.5%	5.5%	6.6%	16.2%	15.2%	na	-1.1%	4.9%	0.0%
Total return	0.3%	1.0%	13.0%	10.8%	16.2%	11.7%	25.7%	3.1%	7.6%	8.8%	10.2%	11.1%	24.7%	22.1%	na	3.4%	9.7%	4.5%
Gross yield	4.4%	5.2%	4.2%	4.5%	5.2%	4.8%	7.5%	5.5%	4.5%	4.9%	4.5%	4.7%	7.8%	4.9%	na	4.7%	4.6%	4.7%
Median value	\$867,597	\$624,740	\$834,627	\$674,188	\$714,265	\$591,795	\$480,748	\$582,245	\$681,547	\$460,245	\$816,214	\$433,183	\$444,348	\$490,897	na	\$738,778	\$669,770	\$727,818

Home Value Index

Top 10 Capital city SA3's with highest 12-month value growth - Dwellings

Rank	SA3 Name	SA4 Name	Median Value	Annual change	Rank	SA3 Name	SA4 Name	Median Value	Annual change
Greater Sydney					Greater Perth				
1	Wollondilly	Outer South West	\$1,145,585	2.0%	1	Serpentine - Jarrahdale	South East	\$909,667	15.3%
2	Wyong	Central Coast	\$915,725	1.3%	2	Mandurah	Mandurah	\$869,718	14.6%
3	Camden	Outer South West	\$1,169,414	1.2%	3	Rockingham	South West	\$881,719	13.9%
4	Richmond - Windsor	Outer West and Blue Mountains	\$962,730	0.6%	4	Mundaring	North East	\$966,643	13.2%
5	Fairfield	South West	\$1,193,850	-0.3%	5	Wanneroo	North West	\$942,486	12.8%
6	Campbelltown (NSW)	Outer South West	\$955,028	-0.5%	6	Swan	North East	\$904,180	12.7%
7	Blue Mountains	Outer West and Blue Mountains	\$981,137	-0.7%	7	Cockburn	South West	\$1,066,824	11.9%
8	Auburn	Parramatta	\$810,209	-1.5%	8	Armadale	South East	\$849,258	11.7%
9	Penrith	Outer West and Blue Mountains	\$1,021,576	-1.9%	9	Kalamunda	South East	\$1,010,461	11.4%
10	Mount Druitt	Blacktown	\$927,509	-2.8%	10	Stirling	North West	\$1,059,744	10.6%
Greater Melbourne					Greater Hobart				
1	Sunbury	North West	\$728,748	1.3%	1	Hobart - North West	Hobart	\$657,816	12.8%
2	Maribyrnong	West	\$654,455	0.5%	2	Brighton	Hobart	\$659,874	12.6%
3	Brimbank	West	\$701,519	-0.5%	3	Sorell - Dodges Ferry	Hobart	\$697,694	10.0%
4	Melbourne City	Inner	\$504,340	-0.5%	4	Hobart - North East	Hobart	\$782,313	6.6%
5	Casey - South	South East	\$775,773	-0.9%	5	Hobart - South and West	Hobart	\$870,303	6.2%
6	Melton - Bacchus Marsh	West	\$659,988	-0.9%	6	Hobart Inner	Hobart	\$864,033	1.5%
7	Wyndham	West	\$682,867	-2.1%	Greater Darwin				
8	Casey - North	South East	\$808,221	-2.5%	1	Darwin City	Darwin	\$565,609	14.8%
9	Tullamarine - Broadmeadows	North West	\$702,623	-2.5%	2	Palmerston	Darwin	\$657,455	11.0%
10	Cardinia	South East	\$753,846	-2.6%	3	Darwin Suburbs	Darwin	\$633,507	10.3%
Greater Brisbane					ACT				
1	Sherwood - Indooroopilly	West	\$1,124,816	10.7%	1	Weston Creek	ACT	\$964,513	1.3%
2	Ipswich Hinterland	Ipswich	\$896,918	10.1%	2	Tuggeranong	ACT	\$867,271	0.6%
3	Beenleigh	Logan - Beaudesert	\$881,397	9.1%	3	Gungahlin	ACT	\$888,562	-1.0%
4	Caboolture	Moreton Bay - North	\$900,555	8.7%	4	Belconnen	ACT	\$837,042	-1.1%
5	Springfield - Redbank	Ipswich	\$910,838	8.5%	5	Molonglo	ACT	\$728,353	-1.6%
6	Caboolture Hinterland	Moreton Bay - North	\$1,048,850	8.2%	6	South Canberra	ACT	\$802,469	-3.8%
7	Forest Lake - Oxley	Ipswich	\$933,363	8.2%	7	Woden Valley	ACT	\$1,018,637	-3.8%
8	Sandgate	North	\$1,068,749	8.1%	8	North Canberra	ACT	\$698,134	-4.4%
9	Ipswich Inner	Ipswich	\$848,353	8.0%					
10	Redcliffe	Moreton Bay - North	\$1,044,768	7.9%					
Greater Adelaide									
1	Onkaparinga	South	\$905,542	10.1%					
2	Gawler - Two Wells	North	\$816,481	9.6%					
3	Campbelltown (SA)	Central and Hills	\$1,121,801	9.2%					
4	Tea Tree Gully	North	\$937,350	9.0%					
5	Salisbury	North	\$797,770	8.2%					
6	Mitcham	South	\$1,326,598	7.8%					
7	Unley	Central and Hills	\$1,476,255	7.1%					
8	Adelaide City	Central and Hills	\$705,848	7.1%					
9	Port Adelaide - East	North	\$937,898	6.7%					
10	Adelaide Hills	Central and Hills	\$1,007,733	6.7%					

Data source: Cotality

About the data

- Median values refers to the middle of valuations observed in the region.
- Growth rates are based on changes in the Cotality Home Value index, which take into account value changes across the market.
- Only metrics with a minimum of 20 sales observations and a low standard error on the median valuation have been included.
- Data is at September 2026.

Home Value Index

Top 10 regional SA3's with highest 12-month value growth - Dwellings

Rank	SA3 Name	SA4 Name	Median Value	Annual change	Rank	SA3 Name	SA4 Name	Median Value	Annual change
Regional NSW					Regional WA				
1	Armidale	New England and North West	\$604,473	15.7%	1	Goldfields	Outback (South)	\$462,470	23.8%
2	Wagga Wagga	Riverina	\$631,572	13.4%	2	Mid West	Outback (South)	\$615,306	19.1%
3	Dubbo	Far West and Orana	\$593,580	12.4%	3	Wheat Belt - North	Wheat Belt	\$588,604	18.5%
4	Inverell - Tenterfield	New England and North West	\$441,382	12.4%	4	Gascoyne	Outback (South)	\$502,716	16.0%
5	Griffith - Murrumbidgee (West)	Riverina	\$533,856	11.6%	5	West Pilbara	Outback (North)	\$743,666	15.8%
6	Lower Murray	Murray	\$403,664	11.2%	6	Albany	Wheat Belt	\$784,806	15.4%
7	Lachlan Valley	Central West	\$405,620	9.9%	7	Manjimup	Bunbury	\$709,921	12.8%
8	Tumut - Tumbarumba	Riverina	\$437,462	9.4%	8	Bunbury	Bunbury	\$778,691	12.7%
9	Lower Hunter	Hunter Valley exc Newcastle	\$785,985	9.3%	9	Augusta - Margaret River - Busselton	Bunbury	\$1,133,236	11.4%
10	Upper Hunter	Hunter Valley exc Newcastle	\$585,556	9.0%	10	East Pilbara	Outback (North)	\$522,311	9.3%
Regional VIC					Regional TAS				
1	Latrobe Valley	Latrobe - Gippsland	\$519,743	12.3%	1	Central Highlands (Tas.)	South East	\$492,334	15.4%
2	Grampians	North West	\$394,201	11.7%	2	Burnie - Ulverstone	West and North West	\$580,215	14.0%
3	Glenelg - Southern Grampians	Warrnambool and South West	\$444,635	10.6%	3	Launceston	Launceston and North East	\$676,218	13.5%
4	Loddon - Elmore	Bendigo	\$487,825	10.4%	4	Meander Valley - West Tamar	Launceston and North East	\$636,547	10.8%
5	Wangaratta - Benalla	Hume	\$547,030	6.8%	5	Devonport	West and North West	\$616,739	10.7%
6	Wellington	Latrobe - Gippsland	\$483,943	6.7%	6	North East	Launceston and North East	\$595,405	9.2%
7	Shepparton	Shepparton	\$553,202	6.7%	7	South East Coast	South East	\$637,028	8.2%
8	Bendigo	Bendigo	\$657,872	6.7%	8	Huon - Bruny Island	South East	\$735,298	6.0%
9	Ballarat	Ballarat	\$632,678	6.5%					
10	Mildura	North West	\$550,388	6.0%					
Regional QLD									
1	Darling Downs (West) - Maranoa	Darling Downs - Maranoa	\$456,626	20.0%					
2	Darling Downs - East	Darling Downs - Maranoa	\$608,779	17.2%					
3	Central Highlands (Qld)	Central Queensland	\$415,307	17.0%					
4	Burnett	Wide Bay	\$556,939	14.6%					
5	Innisfail - Cassowary Coast	Cairns	\$498,730	12.2%					
6	Tablelands (East) - Kuranda	Cairns	\$636,548	11.9%					
7	Maryborough	Wide Bay	\$661,625	11.6%					
8	Cairns - North	Cairns	\$877,738	11.3%					
9	Charters Towers - Ayr - Ingham	Townsville	\$381,253	11.2%					
10	Toowoomba	Toowoomba	\$844,257	10.9%					
Regional SA									
1	Eyre Peninsula and South West	Outback	\$459,565	16.8%					
2	Murray and Mallee	South East	\$536,438	12.4%					
3	Yorke Peninsula	Barossa - Yorke - Mid North	\$560,878	11.9%					
4	Limestone Coast	South East	\$538,655	9.8%					
5	Barossa	Barossa - Yorke - Mid North	\$803,229	9.4%					
6	Fleurieu - Kangaroo Island	South East	\$828,765	6.9%					

Data source: Cotality

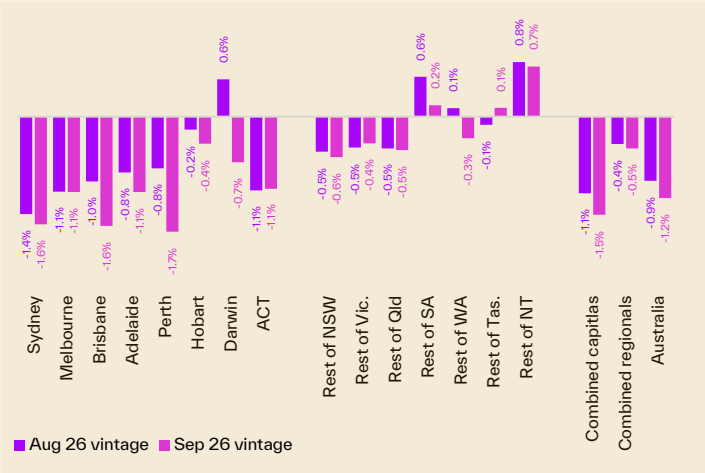
About the data

- Median values refers to the middle of valuations observed in the region.
- Growth rates are based on changes in the Cotality Home Value index, which take into account value changes across the market.
- Only metrics with a minimum of 20 sales observations and a low standard error on the median valuation have been included.
- Data is at September 2026.

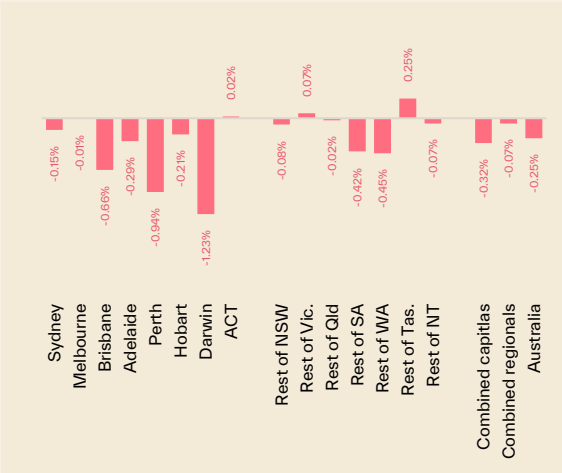
Home Value Index

Prior month level of revision

Monthly change in August 2026



Revision in monthly change for August 2026:
July 26 v August 2026 vintage HVI



Home Value Index

Cotality is the largest independent provider of property information, analytics and property-related risk management services in Australia and New Zealand.

Methodology

The Cotality Hedonic Home Value Index (HVI) is calculated using a hedonic regression methodology that addresses the issue of compositional bias associated with median price and other measures. In simple terms, the index is calculated using recent sales data combined with information about the attributes of individual properties such as the number of bedrooms and bathrooms, land area and geographical context of the dwelling. By separating each property into its various formational and locational attributes, observed sales values for each property can be distinguished between those attributed to the property's attributes and those resulting from changes in the underlying residential property market. Additionally, by understanding the value associated with each attribute of a given property, this methodology can be used to estimate the value of dwellings with known characteristics for which there is no recent sales price by observing the characteristics and sales prices of other dwellings which have recently transacted. It then follows that changes in the market value of the entire residential property stock can be accurately tracked through time. The detailed methodological information can be found at:

cotality.com/au/our-data/indices

The median value is the middle estimated value of all residential properties derived through the hedonic regression methodology that underlies the Cotality Hedonic Home Value Index.

Cotality is able to produce a consistently accurate and robust Hedonic Index due to its extensive property related database, which includes transaction data for every home sale within every state and territory. Cotality augments this data with recent sales advice from real estate industry professionals, listings information and attribute data collected from a variety of sources.



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