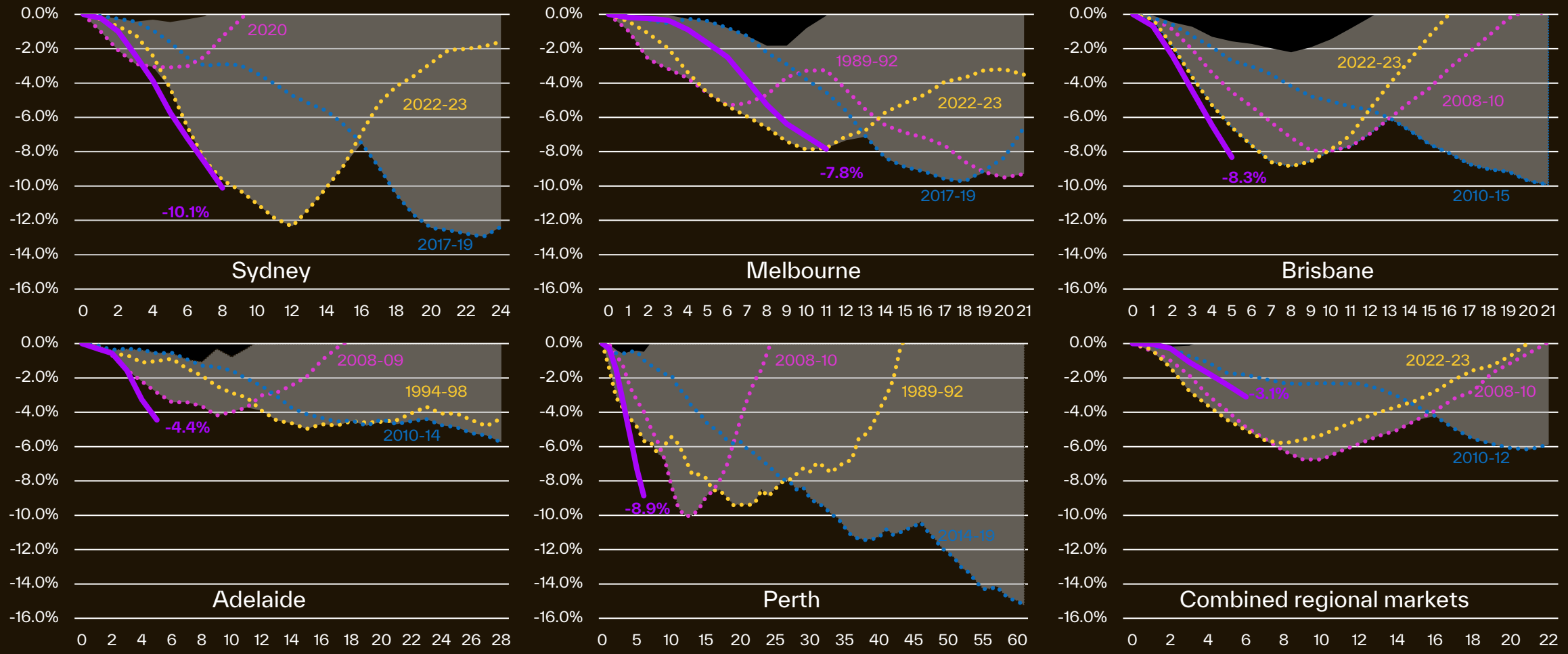
cotality™

Monthly Housing Chart Pack

November 2026

The current housing downturn is unfolding at a historically rapid pace

Across the combined capital cities, home values have fallen 8.1% in just seven months, the largest decline over a comparable period in at least forty years. Sydney has led the downturn, with values falling 10.1% over eight months, marginally outpacing the decline recorded at the same stage of the 2022-23 downturn. The current downturn is also tracking more sharply across Brisbane, Perth and Adelaide than in previous episodes. In contrast, Melbourne, Canberra and the regional markets have recorded a more gradual decline, while falls in Hobart and Darwin remain relatively mild to date.



Grey shaded areas represent the range of downturns in each market over the past forty years, with the dotted lines representing the largest previous downturn for each individual month following a cycle peak. Source: Cotality

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Residential real estate underpins Australia's wealth

Residential real estate
$11.9 Trillion

Australian superannuation
$4.8 Trillion

Australian listed stocks
$3.6 Trillion

Number of dwellings
11.5 Million

Outstanding mortgage debt
$2.6 Trillion

Household wealth held in housing
55.8%

Total sales P.A.
492,132

Gross value of sales P.A.
$550.4 Billion



Source: Cotality, RBA, APRA, ASX

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OVERVIEW

Australian housing values

3 months

-3.9%

National dwelling values fell 3.9% over the three months to October. Values were 4.5% lower across the combined capitals, with Brisbane (-6.1%) and Perth (-5.7%) recording the steepest quarterly declines.

12 months

-2.8%

Over the 12 months to October, national dwelling values declined 2.8%. Annual changes in dwelling values varied significantly across the capitals, ranging from a 9.4% decline in Sydney to a 9.7% increase in Darwin.

Regionals ahead

3.4%

Regional markets continue to outperform, rising 3.4% over the year against a 4.8% fall across the capitals. Every regional market recorded positive growth annually, led by regional WA (11.0%). Regional markets have eased over the quarter (-2.0%) but at less than half the pace of decline recorded across the capitals (-4.5%).

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AUSTRALIAN DWELLING VALUES

3 month changes

Change in dwelling values, three months to October 2026

Australia

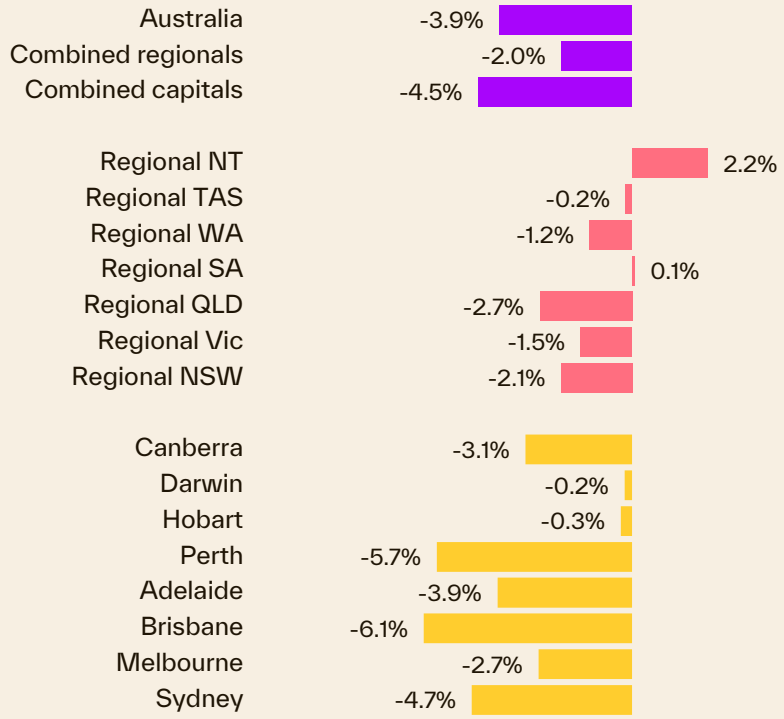
-3.9%

Combined Capitals

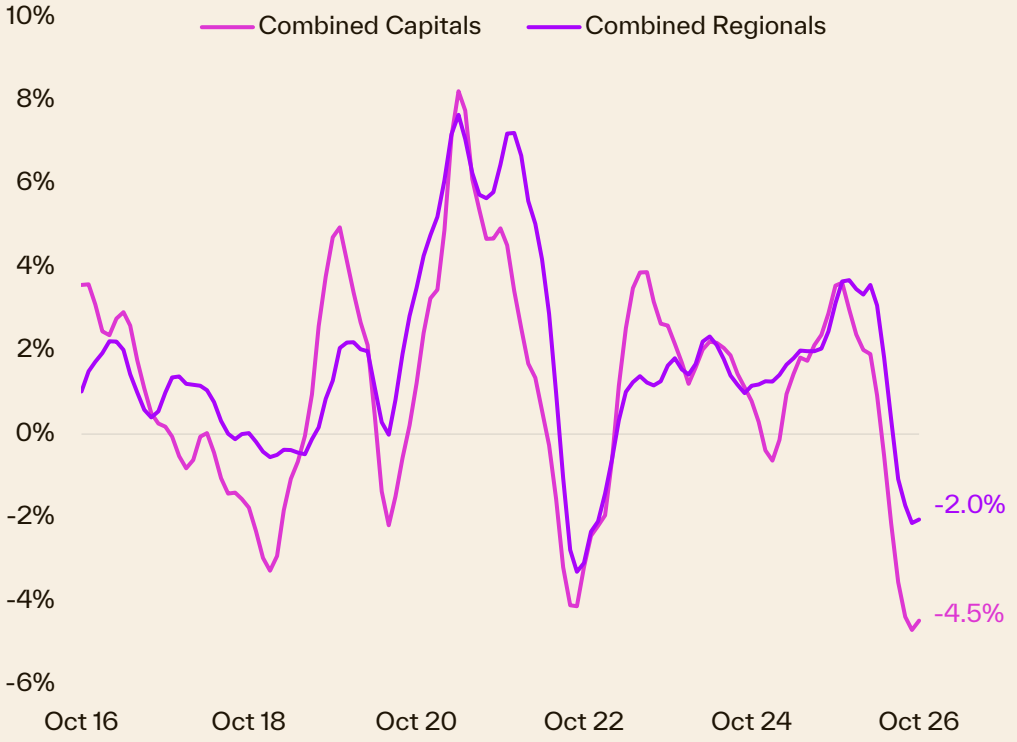
-4.5%

Combined Regionals

-2.0%



Rolling quarterly change in dwelling values



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AUSTRALIAN DWELLING VALUES

12 month changes

Change in dwelling values, twelve months to October 2026

Australia

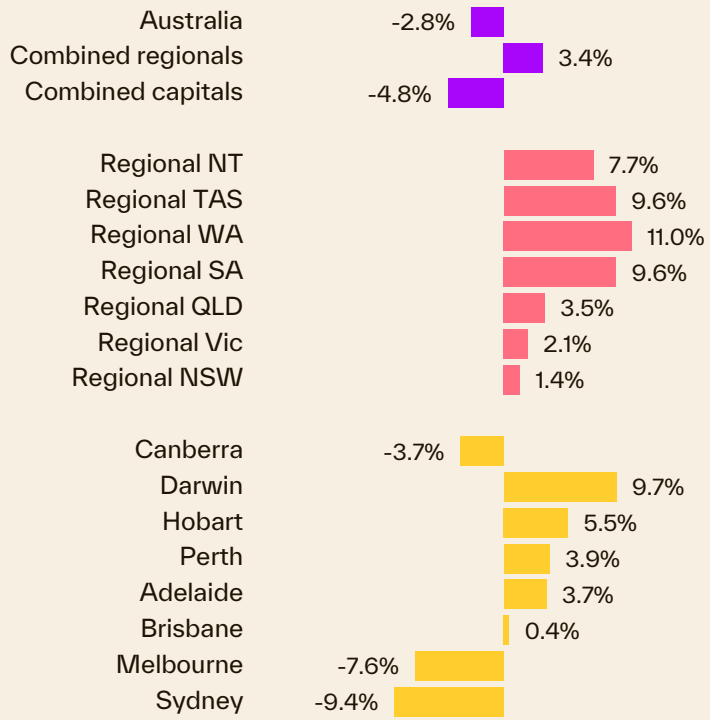
-2.8%

Combined Capitals

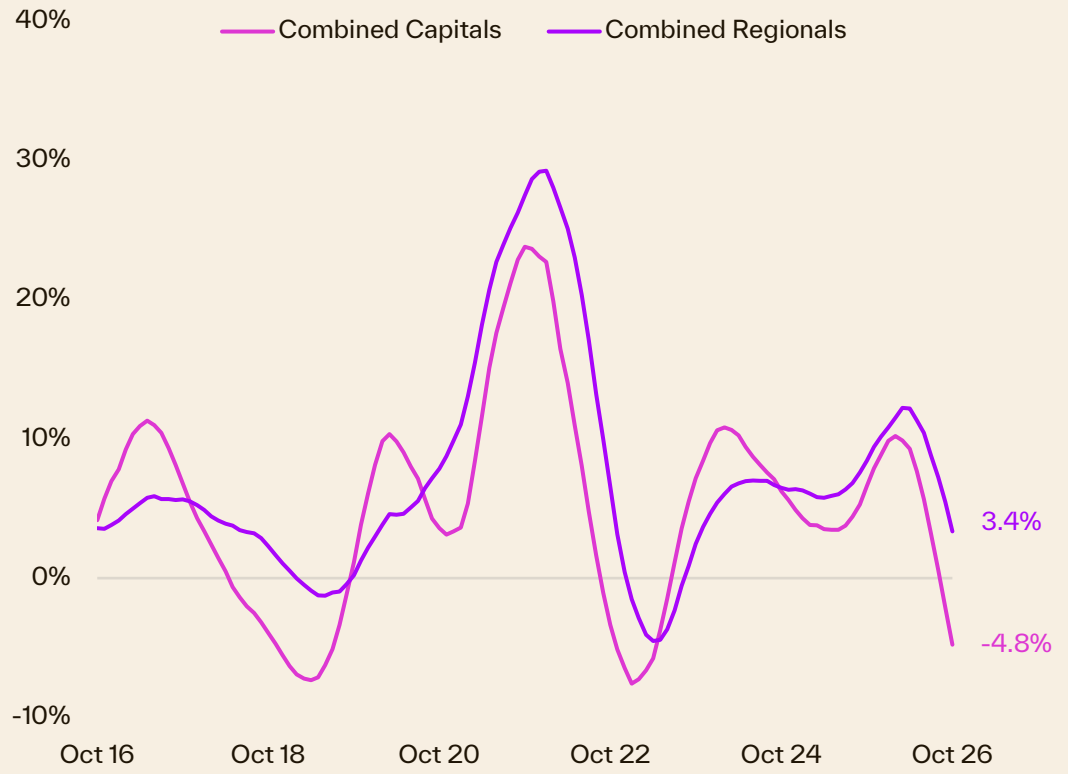
-4.8%

Combined Regionals

3.4%



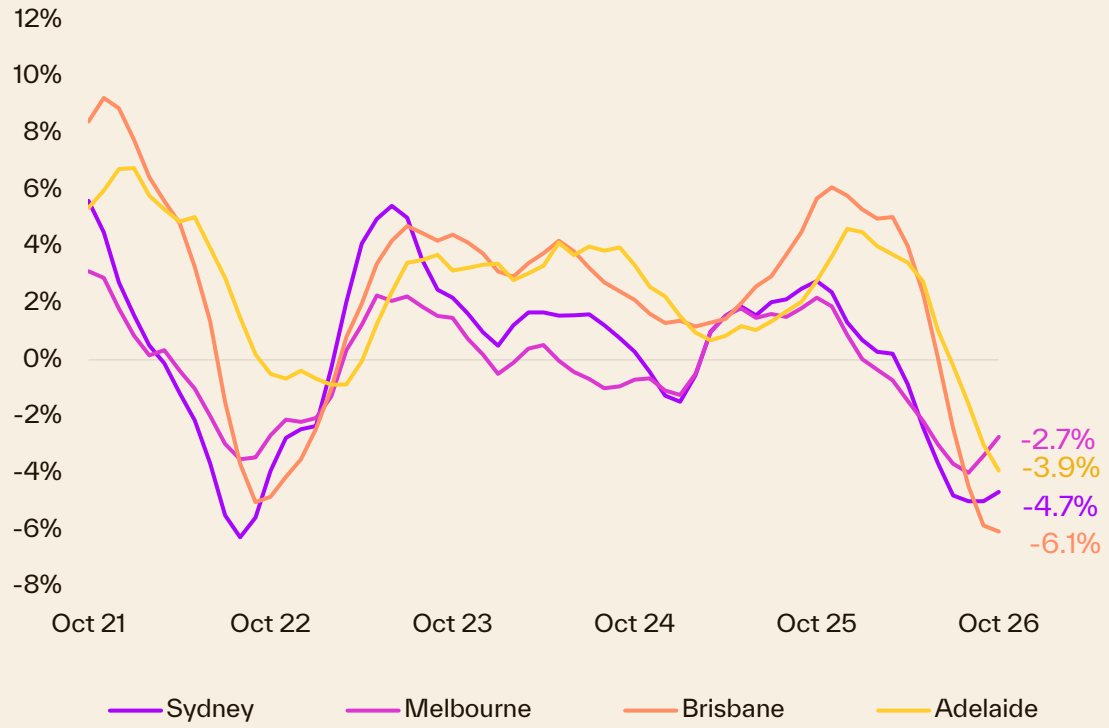
Rolling annual change in dwelling values



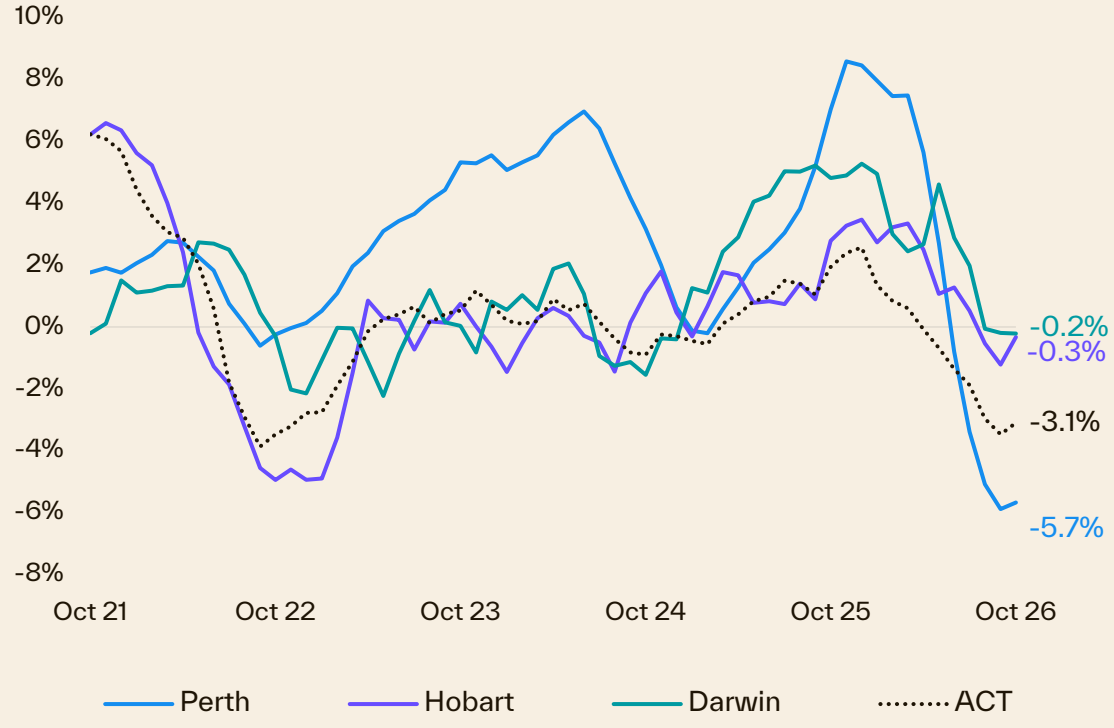
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Capital cities

Rolling quarterly change in values, dwellings



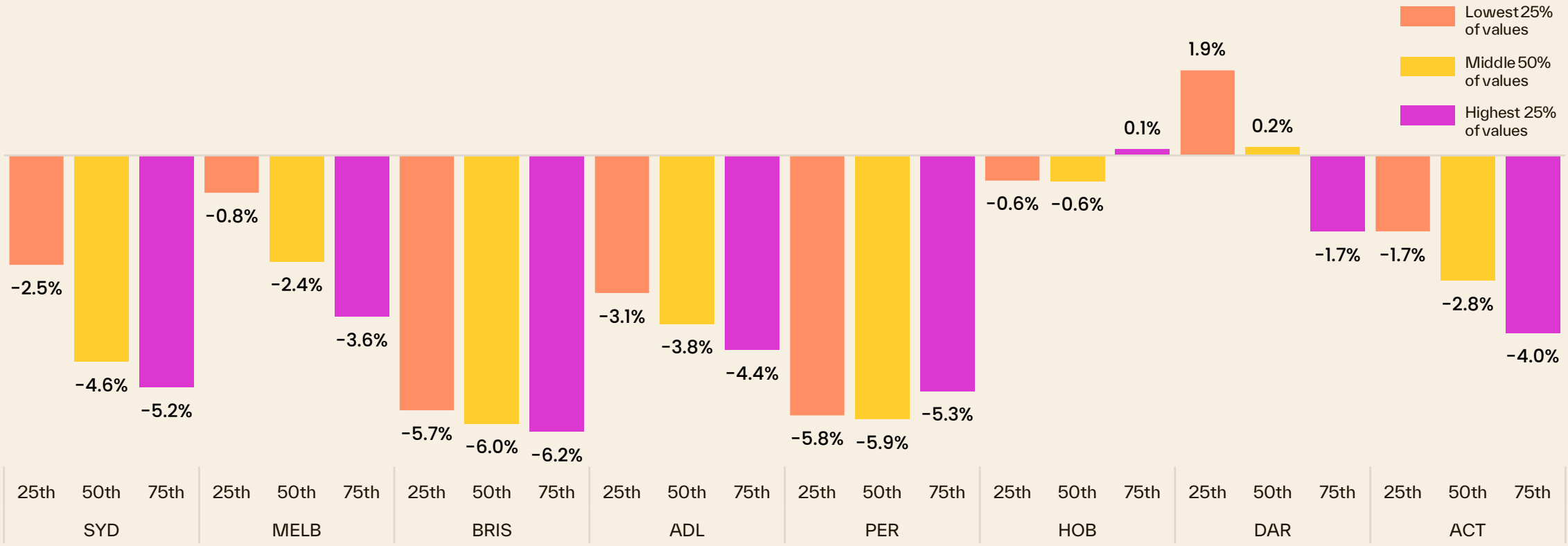
Rolling quarterly change in values, dwellings



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Capital cities by value segment

Quarterly change in stratified hedonic dwellings index (3 months to October)



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Housing cycles



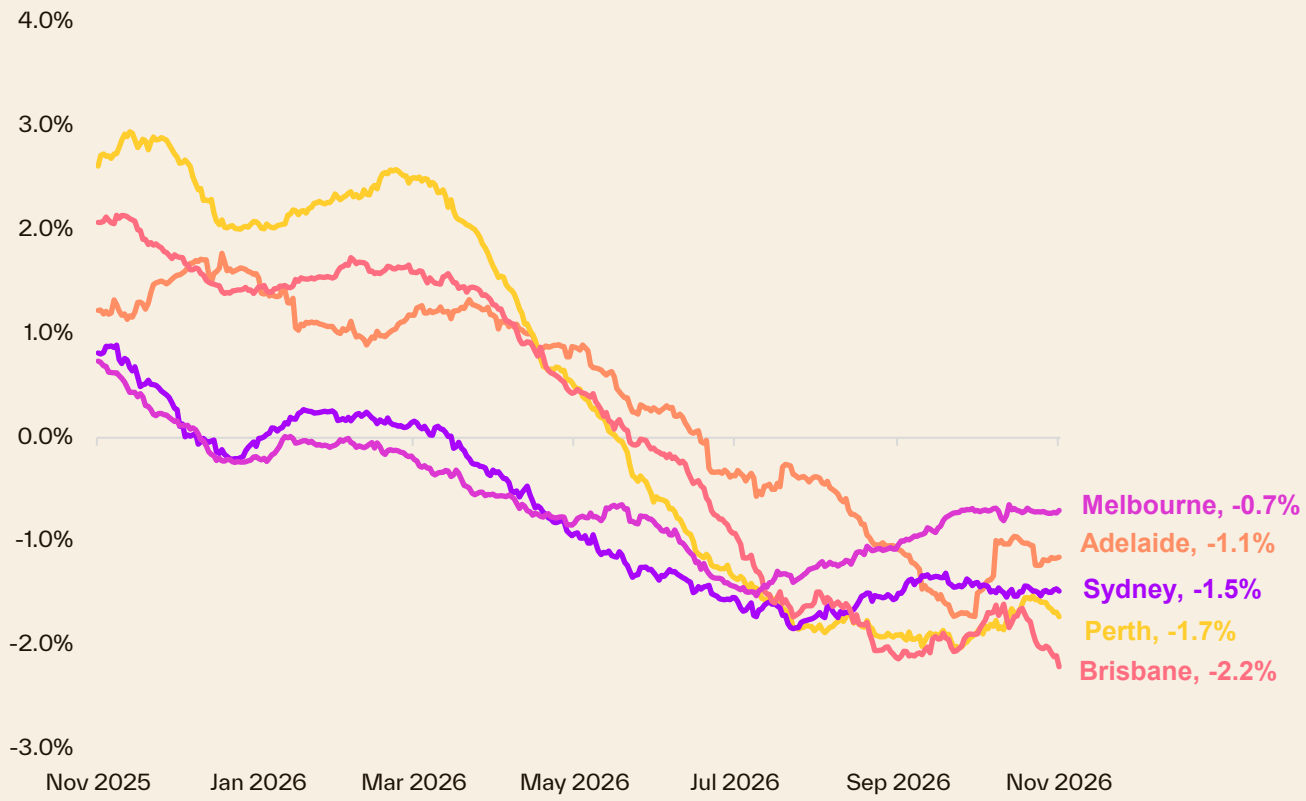
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Rolling 28-day growth rate in Cotality Daily Home Value Index

All five major capital cities experienced a fall in dwelling values over the 28 days to 9 November 2026. Brisbane had the sharpest decline (-2.2%), ahead of Perth (-1.7%), Sydney (-1.5%) and Adelaide (-1.1%), while Melbourne remained the most resilient at -0.7%.

The current cycle has unfolded in two phases: Sydney and Melbourne entered the downturn first, peaking in November ’25 and February ‘26, while the mid-sized capitals peaked in April/May. More recently, Brisbane and Perth have taken over Sydney’s lead to record the fastest pace of decline. In terms of decline from the market peak to end of October, Sydney has recorded the largest drop, down 10.1%, followed by Perth with values down 8.9%.

Rolling 28-day change in dwelling values, as at November 9, 2026

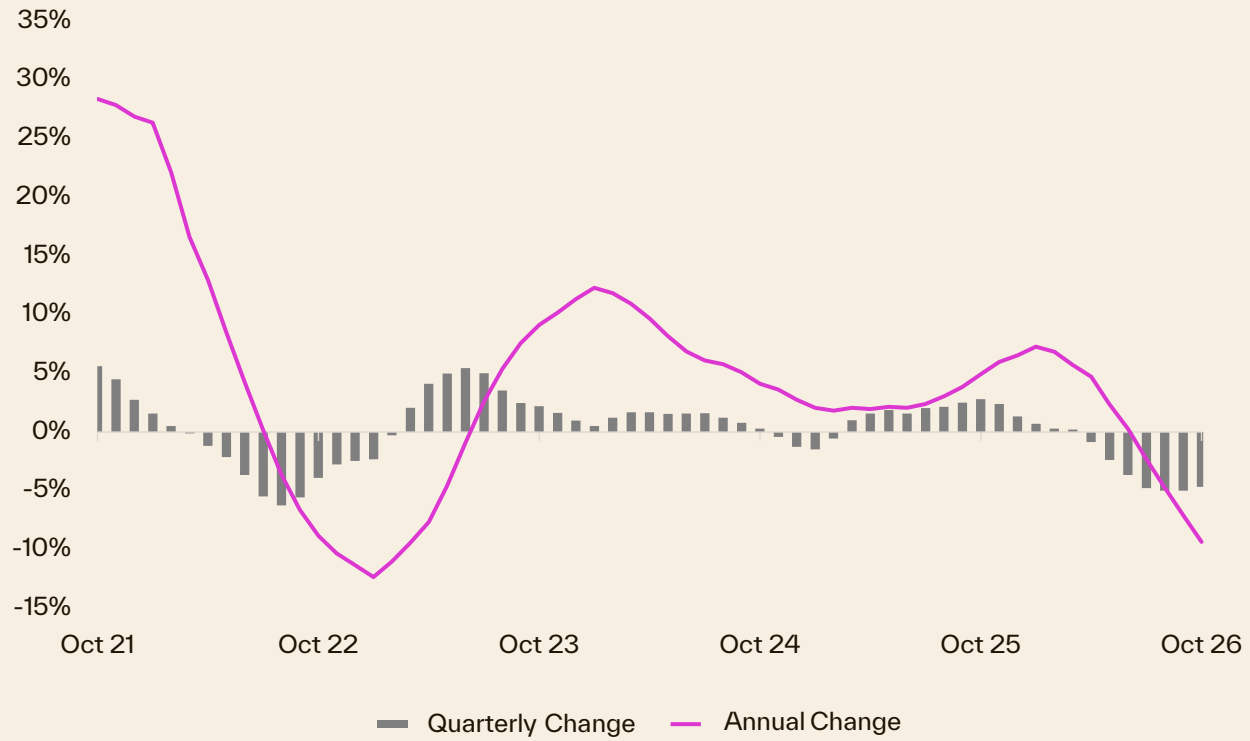


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Sydney

In October, Sydney's dwelling values were down by	**-1.6%**
Over the quarter dwelling values decreased by	**-4.7%**
Over the year dwelling values declined by	**-9.4%**

Sydney dwelling values are now -10.1% below the record high seen in February 2026.

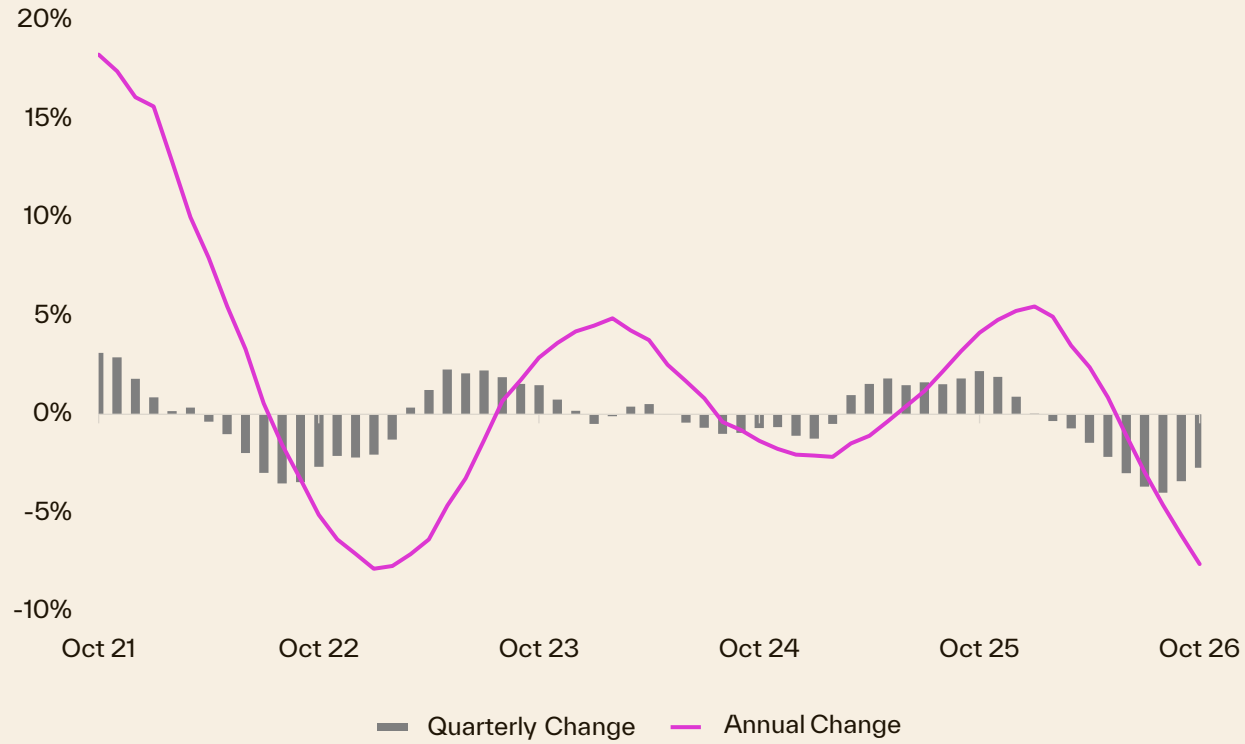


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Melbourne

In October, Melbourne's dwelling values were down by	-0.8%
Over the quarter dwelling values decreased by	-2.7%
Over the year dwelling values declined by	-7.6%

Melbourne dwelling values are now -8.2% below the record high seen in March 2022.

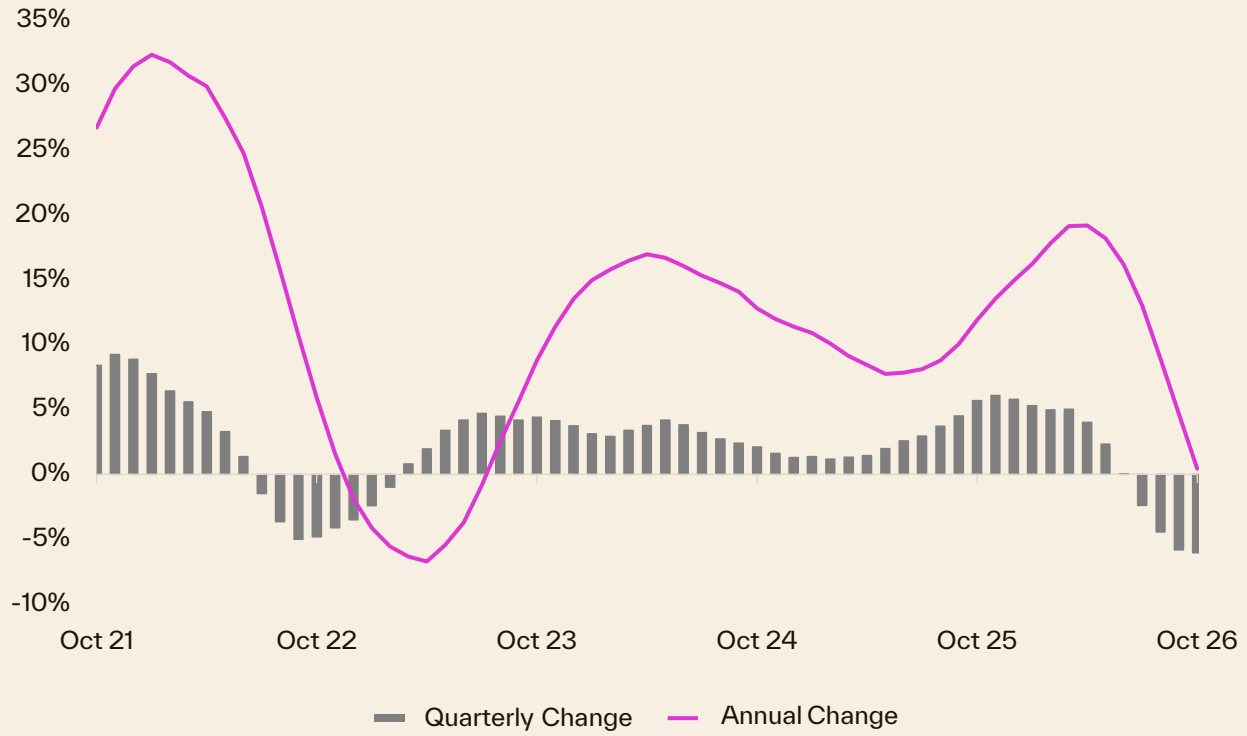


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Brisbane

In October, Brisbane's dwelling values were down by	**-2.0%**
Over the quarter dwelling values decreased by	**-6.1%**
Over the year dwelling values rose by	**0.4%**

Brisbane dwelling values are now -8.3% below the record high seen in May 2026.

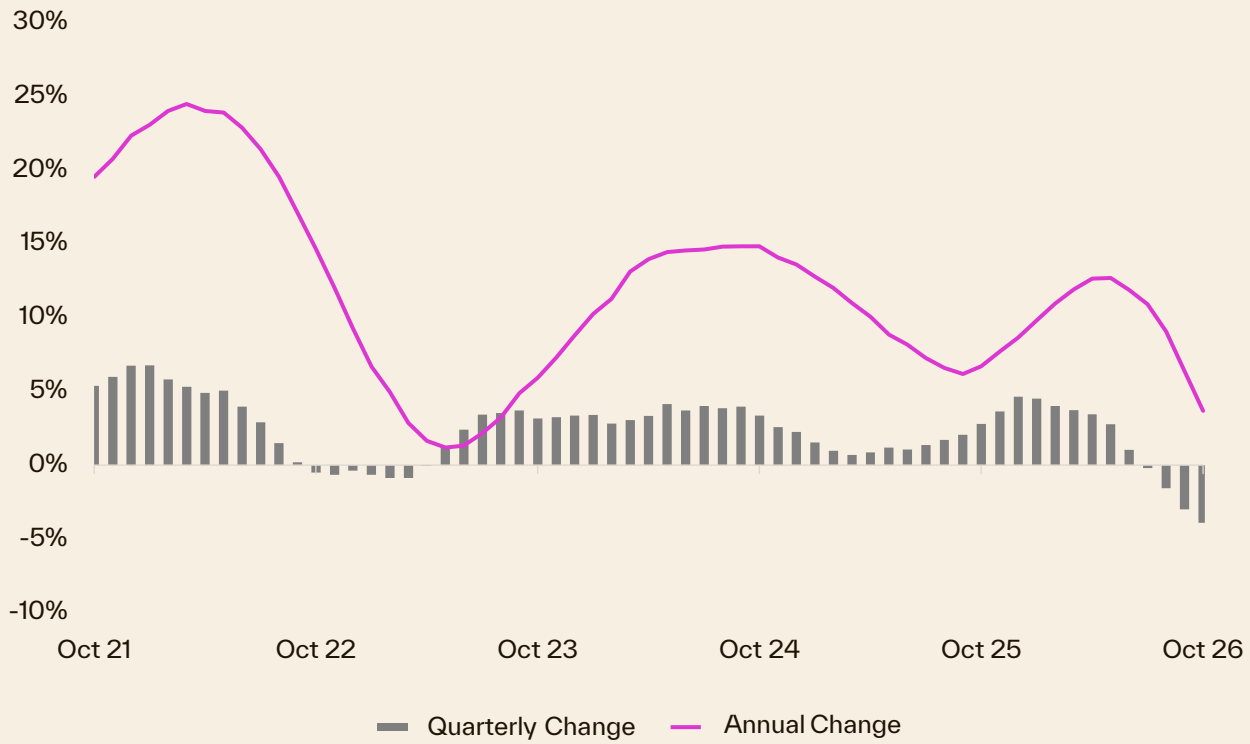


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Adelaide

In October, Adelaide's dwelling values were down by	**-1.2%**
Over the quarter dwelling values decreased by	**-3.9%**
Over the year dwelling values rose by	**3.7%**

Adelaide dwelling values are now -4.4% below the record high seen in May 2026.

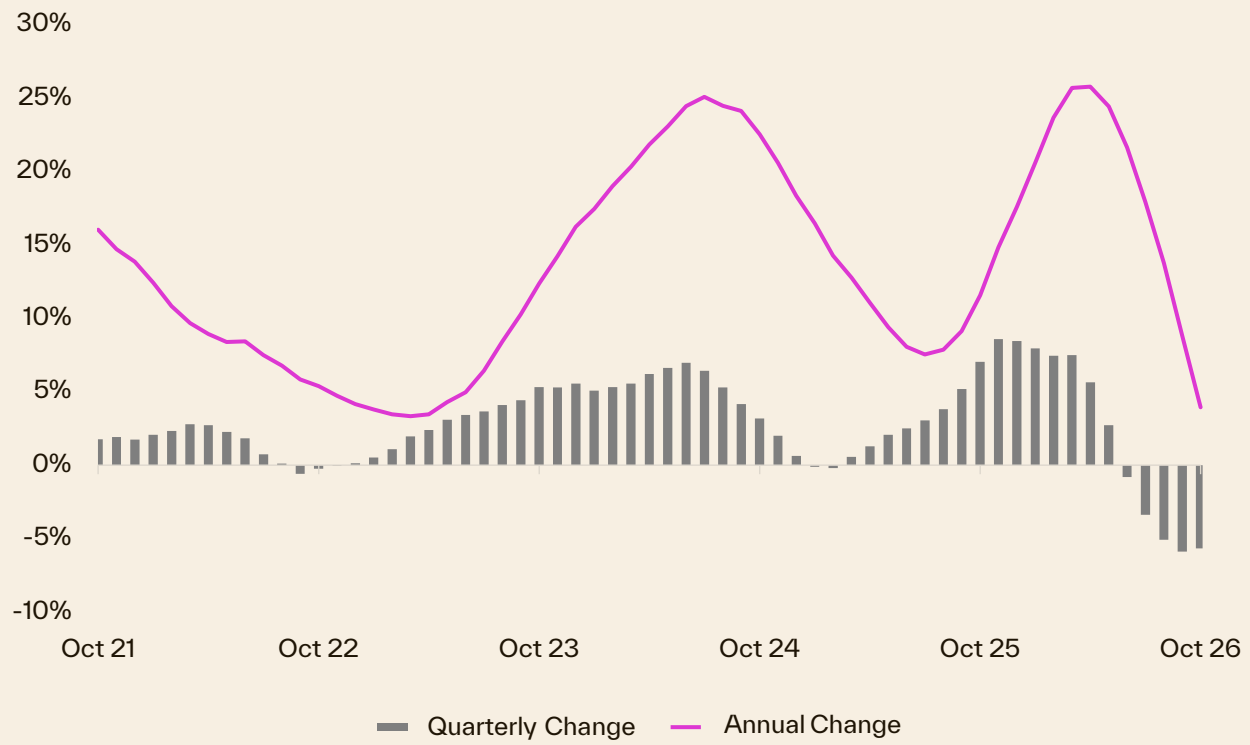


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Perth

In October, Perth's dwelling values were down by	**-1.7%**
Over the quarter dwelling values decreased by	**-5.7%**
Over the year dwelling values rose by	**3.9%**

Perth dwelling values are now -8.9% below the record high seen in April 2026.

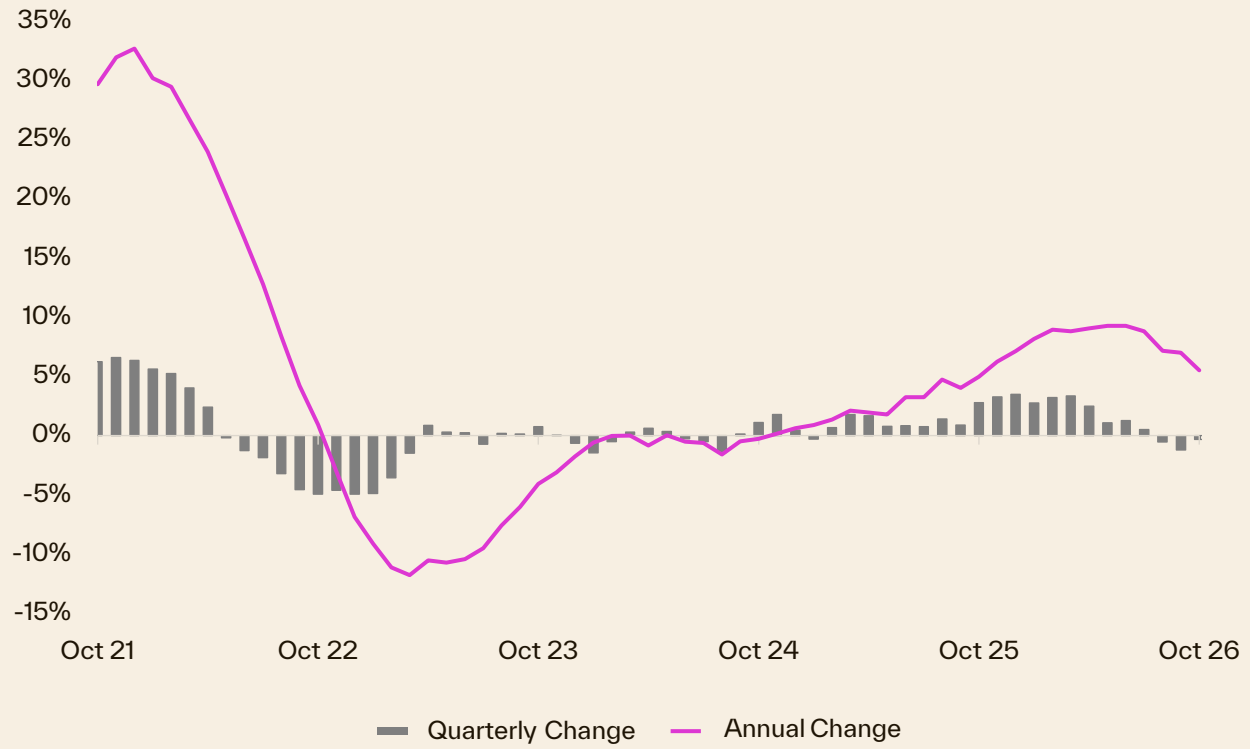


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Hobart

In October, Hobart's dwelling values were up by	**0.5%**
Over the quarter dwelling values decreased by	**-0.3%**
Over the year dwelling values rose by	**5.5%**

Hobart dwelling values are now -1.5% below the record high seen in March 2022.

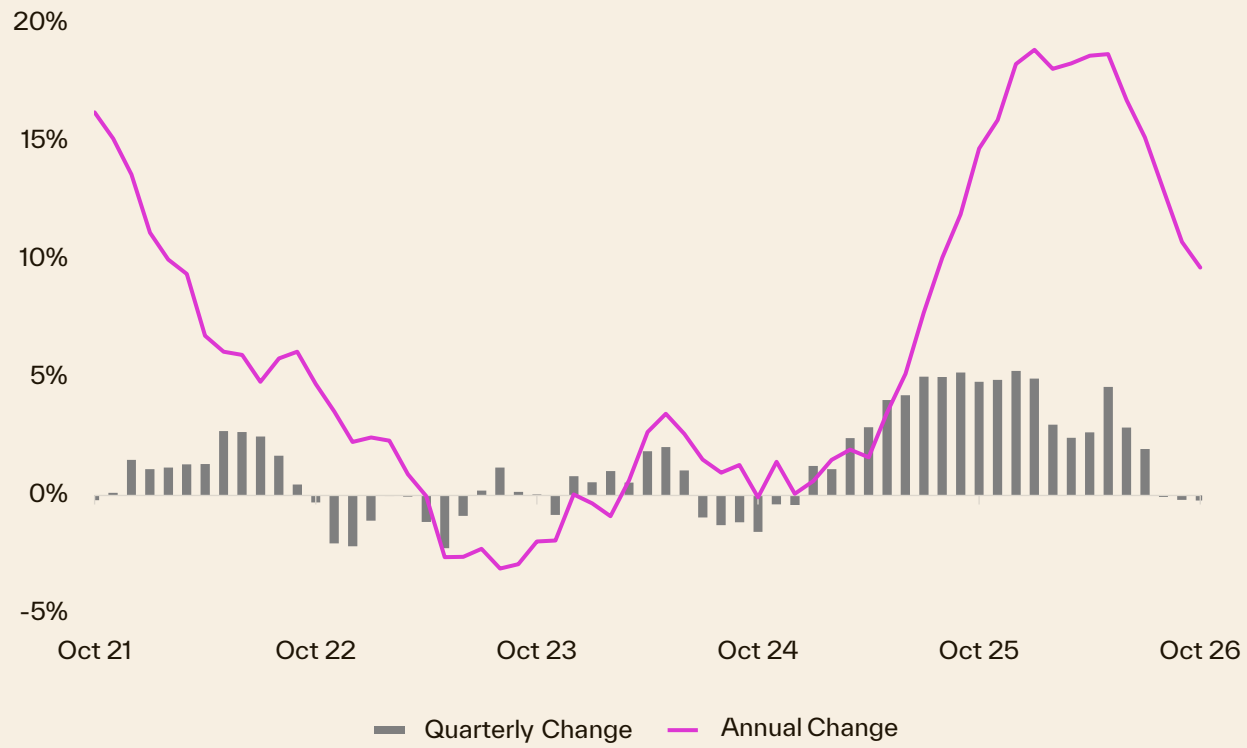


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Darwin

In October, Darwin's dwelling values were up by	**0.6%**
Over the quarter dwelling values decreased by	**-0.2%**
Over the year dwelling values rose by	**9.7%**

Darwin dwelling values are now -0.2% below the record high seen in July 2026.

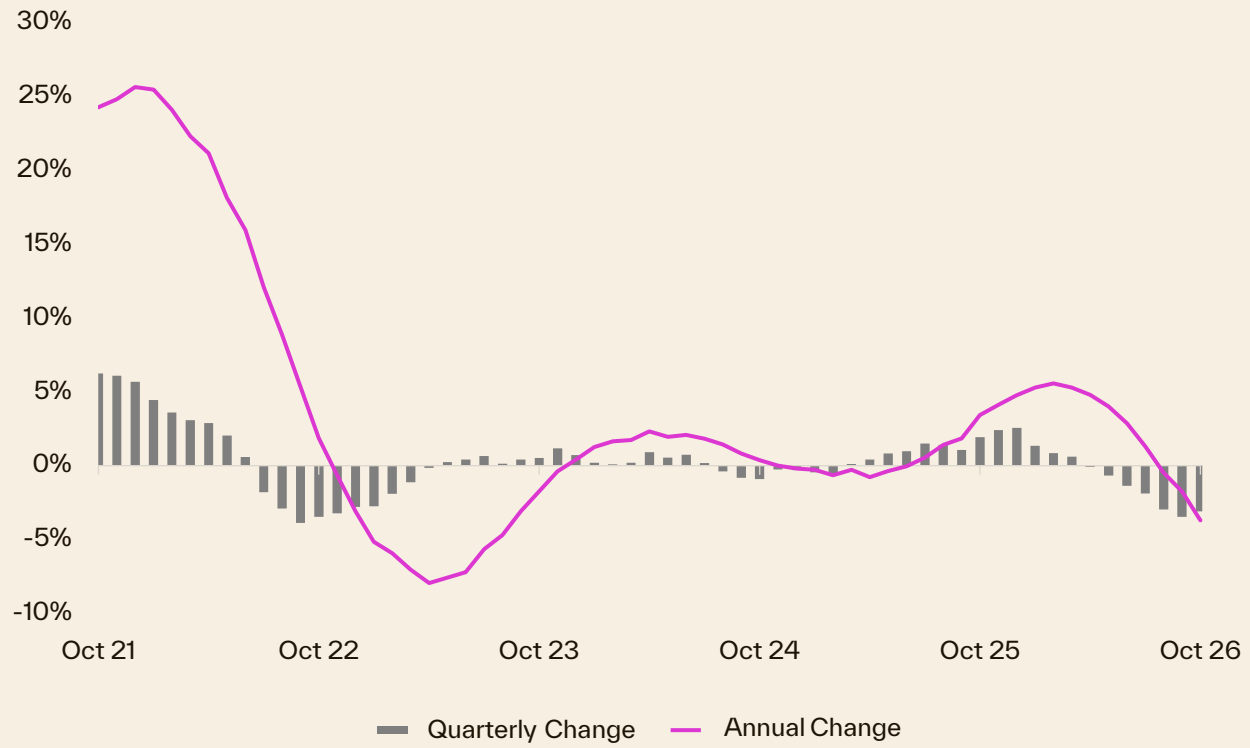


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Canberra

In October, Canberra's dwelling values were down by	**-0.7%**
Over the quarter dwelling values decreased by	**-3.1%**
Over the year dwelling values declined by	**-3.7%**

Canberra dwelling values are now -6.9% below the record high seen in May 2022.



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Sales and listings



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NATIONAL SALES

National sales have now fallen on an annual basis for ten consecutive months as demand continues to weaken, with the seasonal spring uplift failing to materialise. Approximately 116,000 homes transacted over the three months to October 2026, roughly 18% below the 5-year average. Year on year, the decline in annual home sales has been more pronounced in the capitals (-13.7%) than in the regional areas (-6.7%), led by Perth (-21.4%) and Brisbane (-17.8%), while Canberra (8.9%) and Hobart (0.8%) remain the only capitals where sales volumes rose.

Change in sales volumes, twelve months to October 2026

Australia

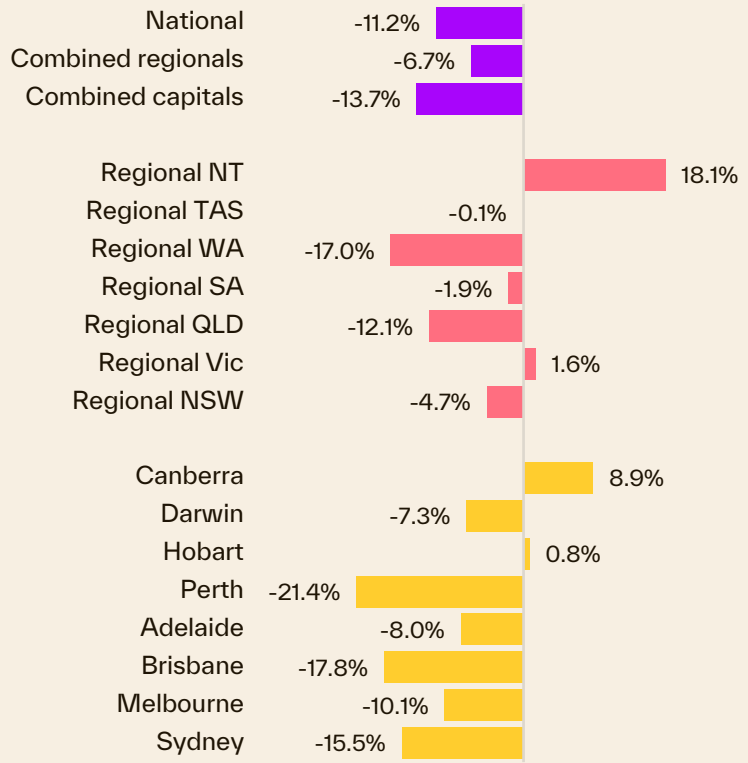
-11.2%

Combined Capitals

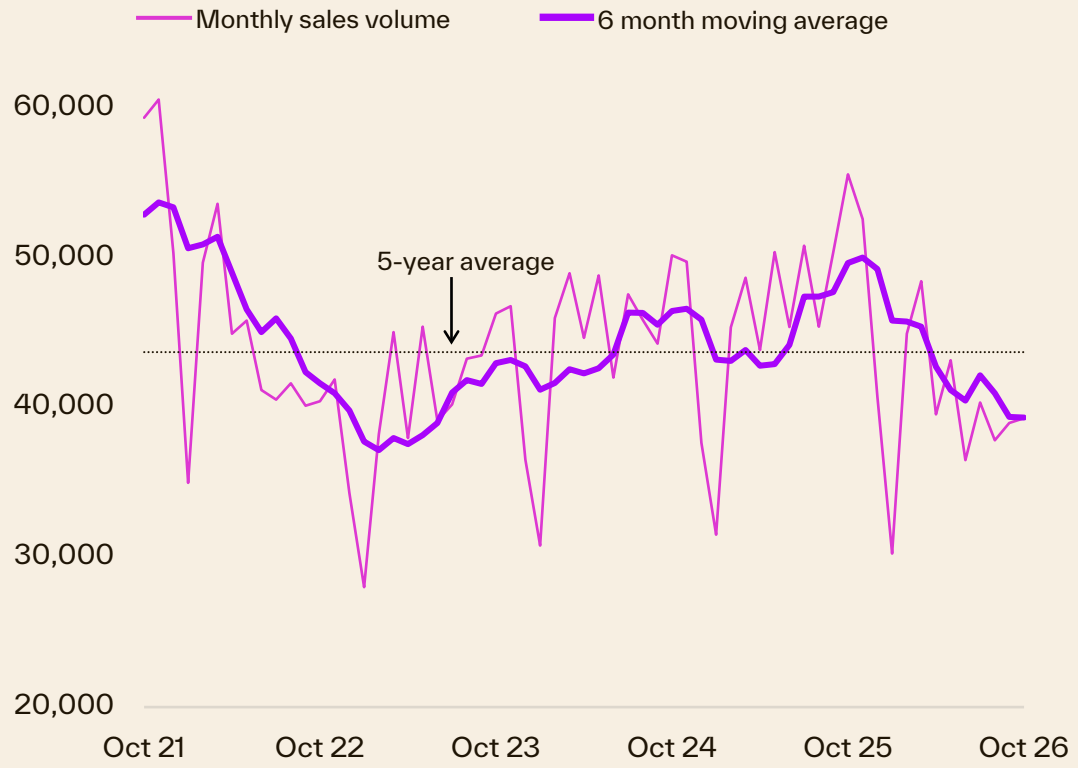
-13.7%

Combined Regionals

-6.7%



Monthly sales with six month moving average - National



Note: recent months of sales volumes are modelled estimates, and are subject to revision

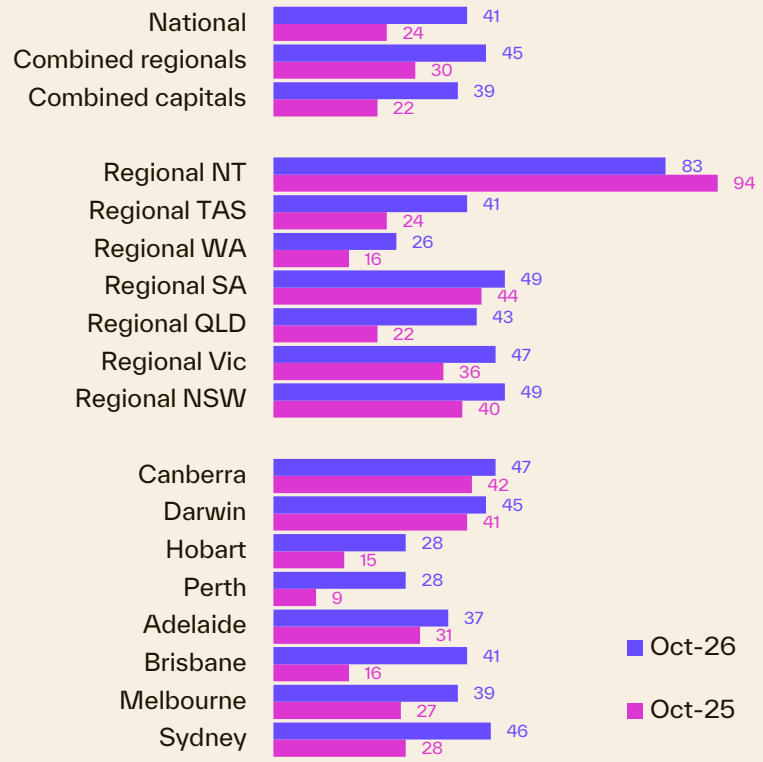
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MEDIAN DAYS ON MARKET

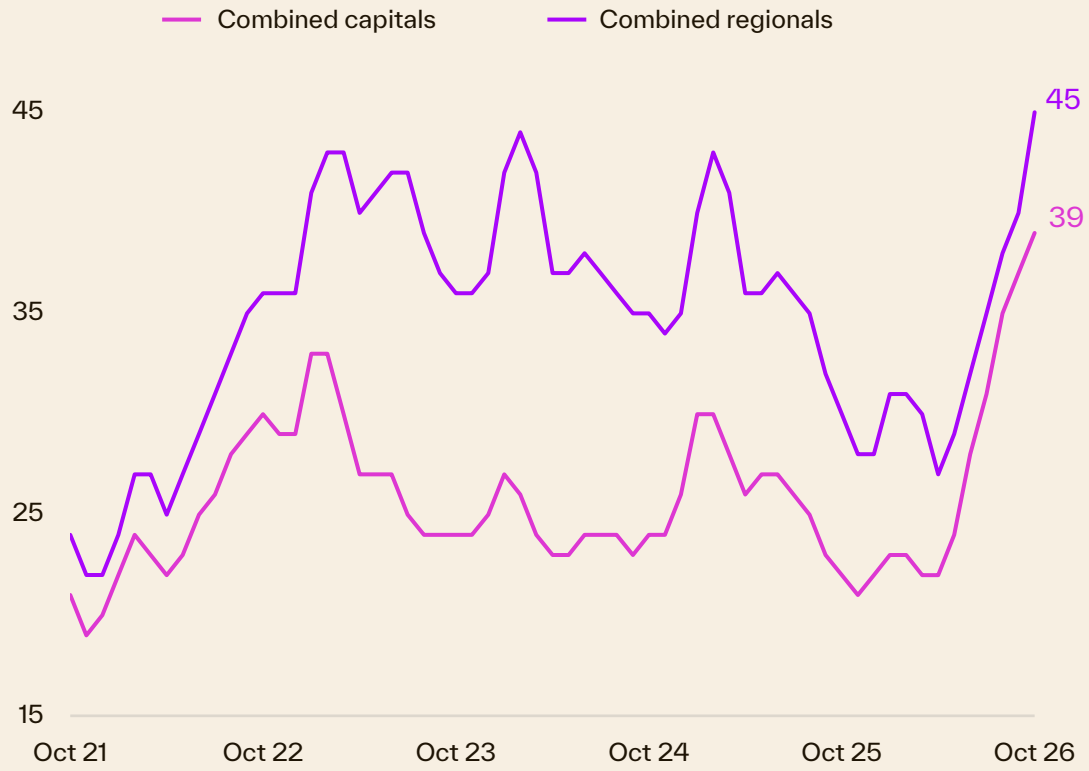
Selling conditions have softened further with the national median time on market increasing to 41 days over the three months to October 2026, up from 24 days a year earlier. The combined capitals (39 days) and combined regionals (45 days) both reached their highest levels since 2020. Canberra remains the slowest selling capital at 47 days, while Hobart and Perth are the quickest at 28 days, despite Perth's median days on market more than tripling over the year.

Median days on market – three months to October 2026

	Oct-26	Oct-25
Australia	41	24
Combined Capitals	39	22
Combined Regionals	45	30



Median days on market



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VENDOR DISCOUNT

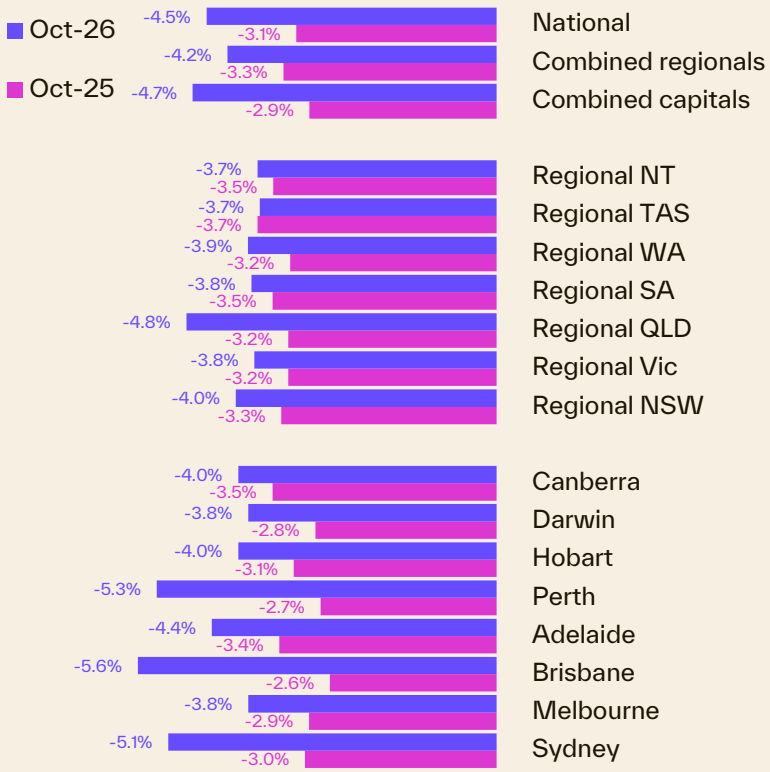
Buyers are gaining more negotiation power, with the national median vendor discount widening to 4.5% over the three months to October 2026, from 3.1% a year earlier. This is the largest discount since mid-2019 and the eighth consecutive month of widening, with the capital cities (4.7%) now exceeding the regional areas (4.2%). Brisbane (5.6%) and Perth (5.3%) have the largest discounts and have more than doubled and almost doubled respectively over the year.

Median vendor discount – three months to October 2026

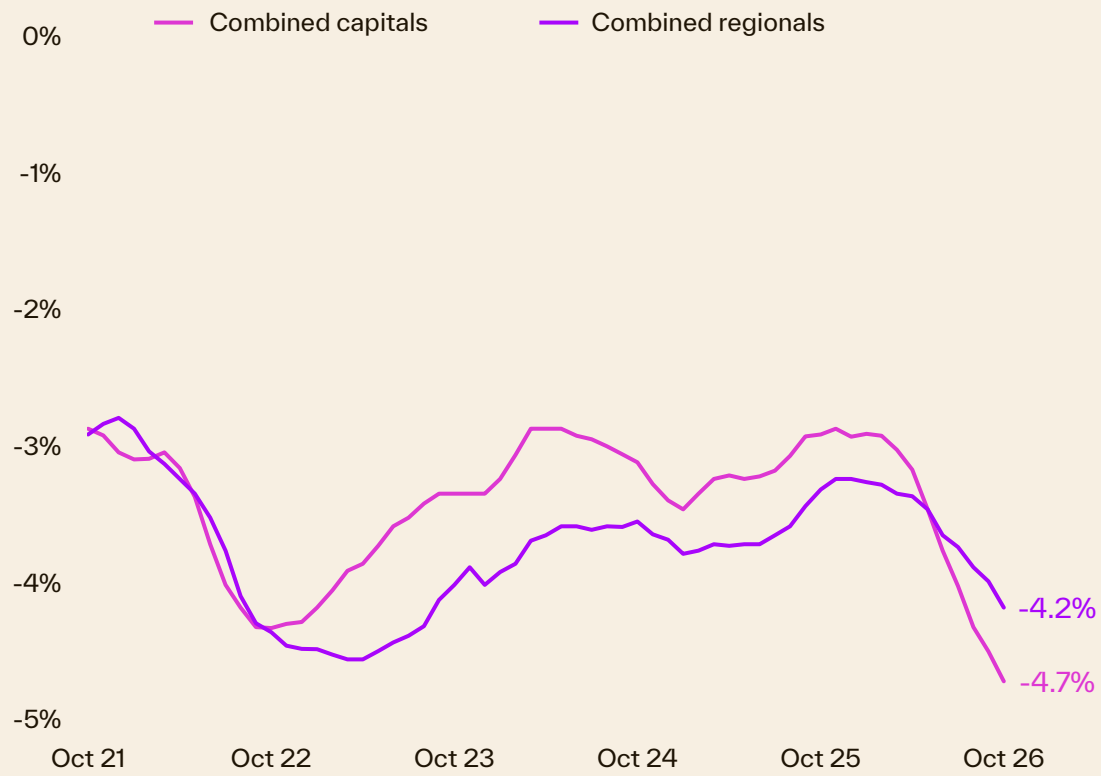
Australia
-4.5%
-3.1%

Combined Capitals
-4.7%
-2.9%

Combined Regionals
-4.2%
-3.3%



Median vendor discount



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FLOW OF NEW LISTINGS

New listing activity has remained subdued through spring, with the seasonal increase in freshly advertised supply considerably weaker than in earlier years. Over the four weeks ending 8 November 2026, 38,207 new listings came to market, 13.9% fewer than the year prior and 15.7% below the 5-year average with volumes continuing to track below average since June.

Number of new listings, National dwellings

New listings over the 4 weeks ending November 08

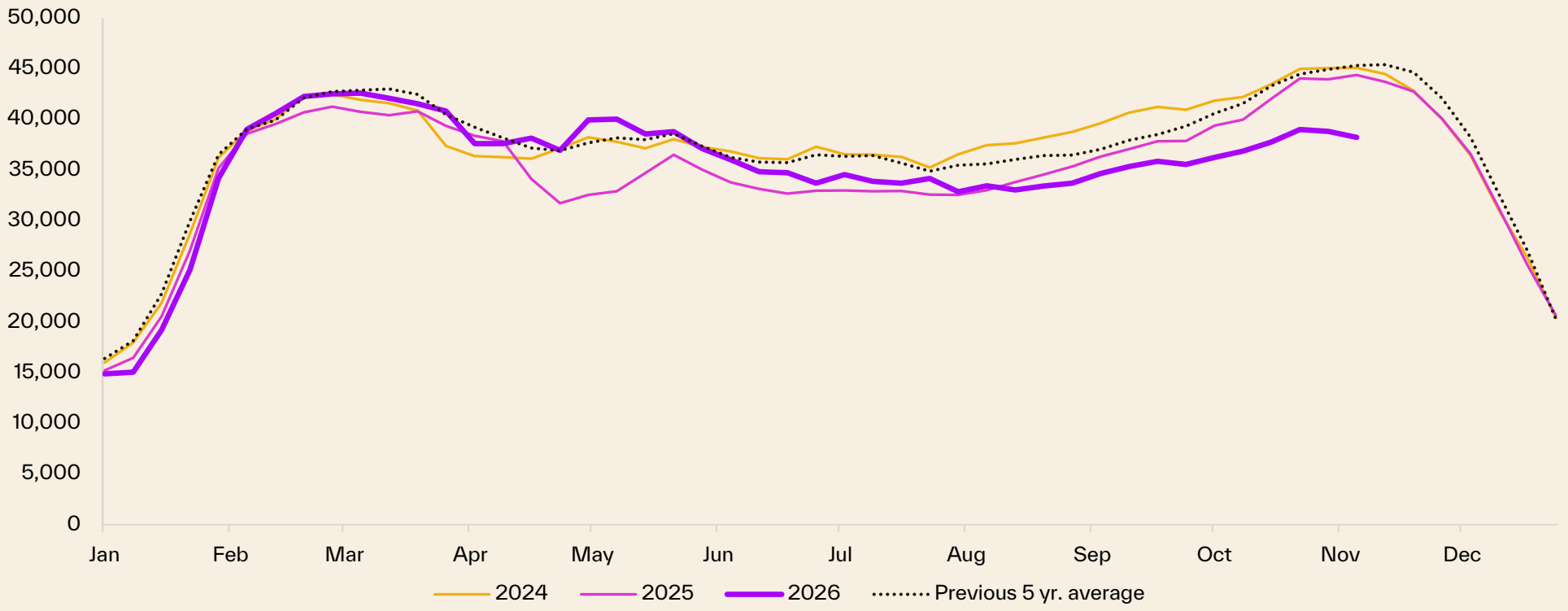
38,207

Compared to same time last year

-13.9%

Compared to 5-year average

-15.7%



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TOTAL LISTINGS

Although fewer properties are being brought onto the market, total listings continue to rise, reaching 155,055 over the four weeks ending 8 November 2026, 18.6% higher than a year ago. The divergence between new and total listings is evident in Brisbane, where new listings declined 12.4% over the year while the number of properties for sale increased 59.5%.

Number of total listings, National dwellings

Total listings over the 4 weeks ending November 08

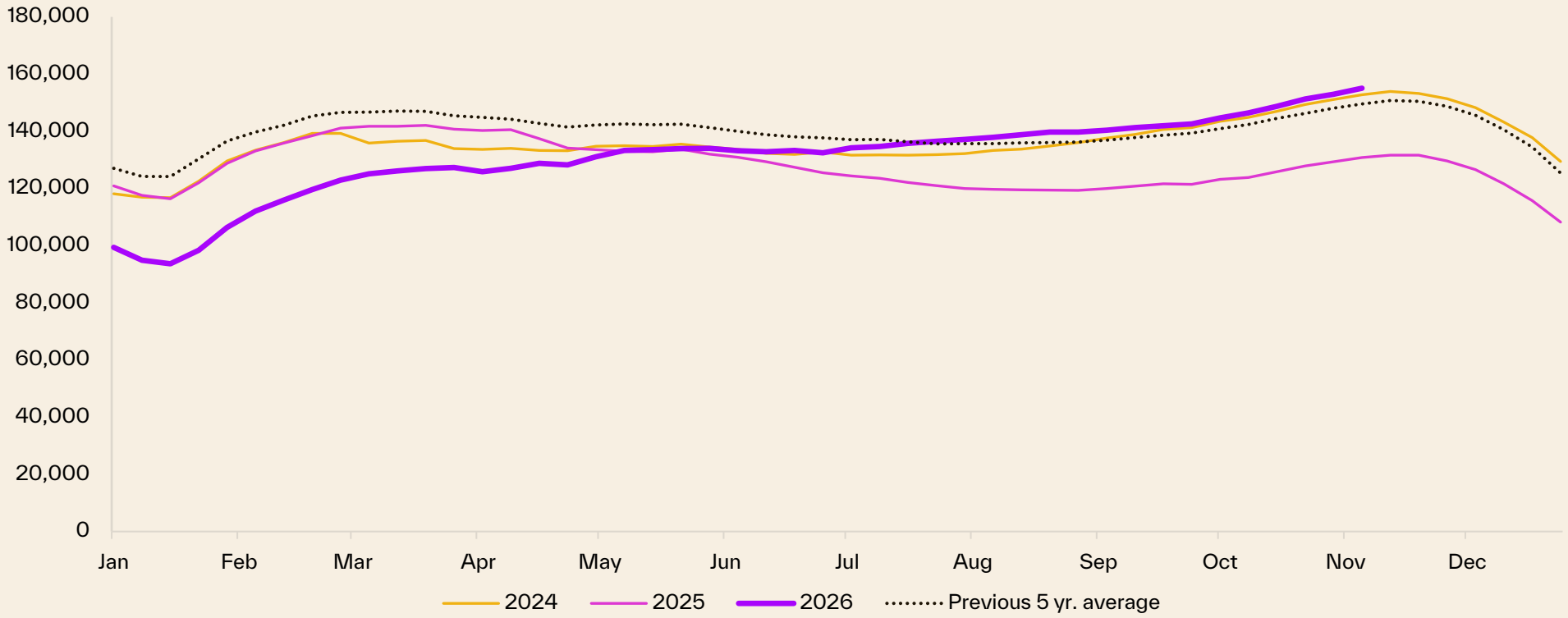
155,055

Compared to same time last year

18.6%

Compared to 5-year average

3.7%



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LISTINGS BY REGION

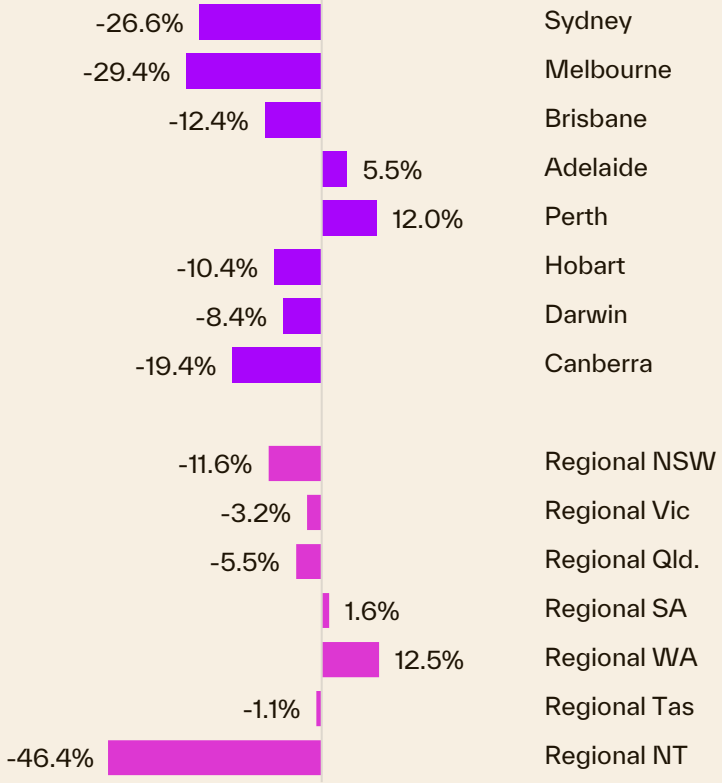
While new listings fell 13.9% nationally over the year, total listings rose 18.6%. Among the capital cities, Melbourne (-29.4%) and Sydney (-26.6%) had the steepest declines in new listings. Across the regional markets new listings eased 5.7% and total listings rose 16.4%.

New listings, change from equivalent period last year

Australia **-13.9%**

Combined Capitals **-18.1%**

Combined Regionals **-5.7%**

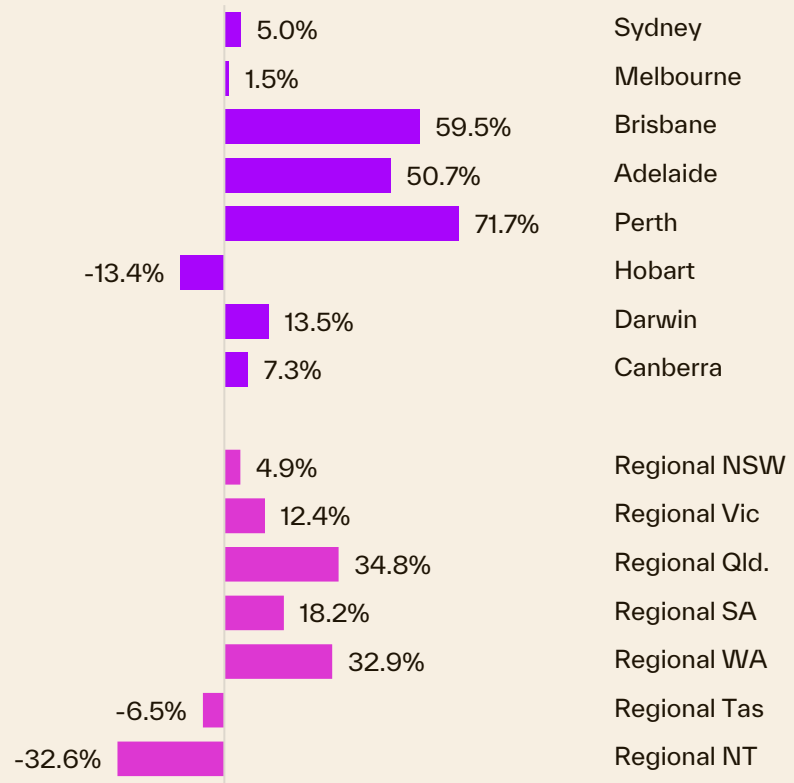


Total listings, change from equivalent period last year

Australia **18.6%**

Combined Capitals **20.1%**

Combined Regionals **16.4%**



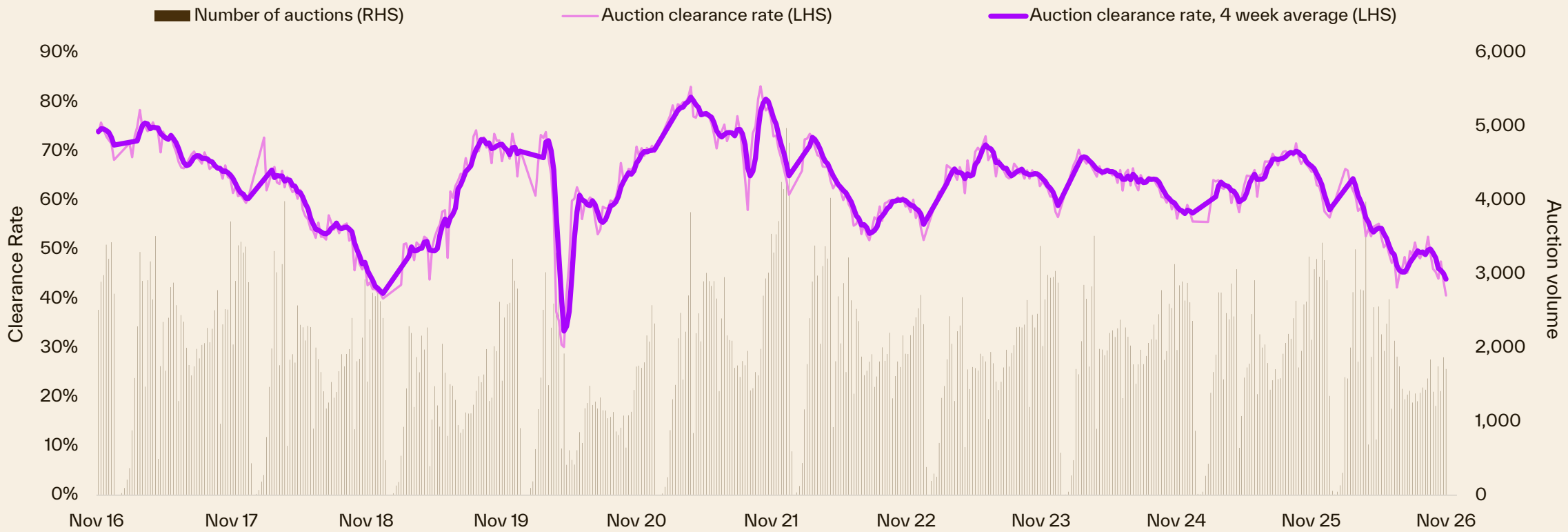
Data is for the four weeks ending November 08 2026

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WEEKLY CLEARANCE RATES

The four-week average clearance rate across the combined capitals was 44.0% at the start of November, well below the cyclical peak clearance rate (64.4%) in late February. As at November 1st, the four-week average clearance rate was at its lowest level since May 2020. The combined capital cities' weighted average clearance rate fell to 40.7% in the week ending 1 November 2026, its lowest level since mid-April 2020.

Weekly clearance rates, combined capital cities



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Rental market



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RENTAL RATES

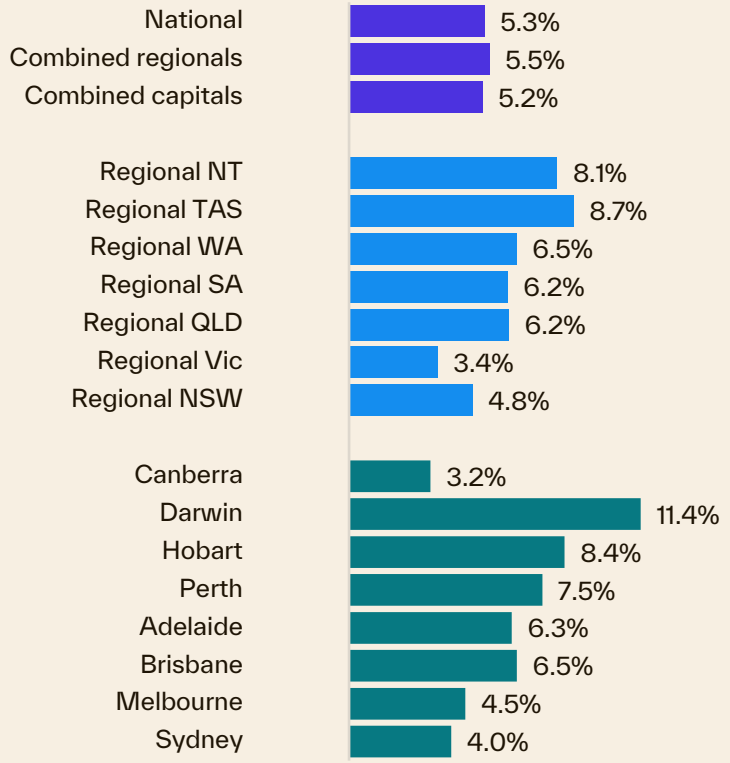
Rental growth continues to moderate, with rents rising 5.3% nationally over the year to October 2026, the slowest annual pace since December 2025 and down from 6.0% annual growth between May and July. Over the past three months, rents have risen just 0.4%, the smallest quarterly change since late 2024. Regional rents are outpacing the capital cities, rising 5.5% over the year compared with 5.2% across the capitals.

Annual change in rental rates to October 2026

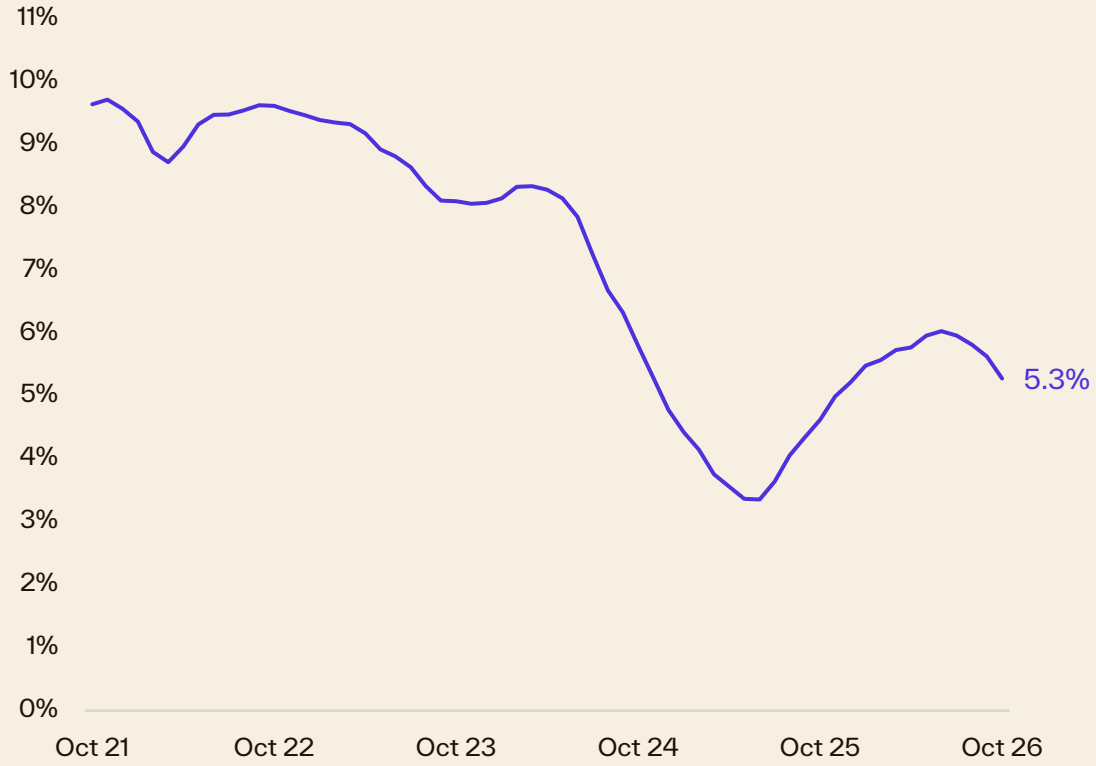
Australia
5.3%

Combined Capitals
5.2%

Combined Regionals
5.5%



Annual change in rental rates - National



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RENTAL YIELDS

Gross rental yields continue to rise as home values decline and rents edge higher. The national yield reached 3.92% in October 2026, the highest level in more than seven years and up from 3.38% a year earlier. This is also the eighth consecutive increase since yields reached a cyclical low of 3.53% in early 2026. Yields are now the highest they have been in at least four years in Melbourne (4.1%) and Sydney (3.5%). Despite a solid rise from 2.97% a year ago to 3.45% in October, Sydney continues to record the lowest gross yield of any capital city. Darwin remains the highest at 6.4%. Regional areas offer stronger rental returns than the capital cities (4.4% compared with 3.8%).

Gross rental yields, October 2026

Australia

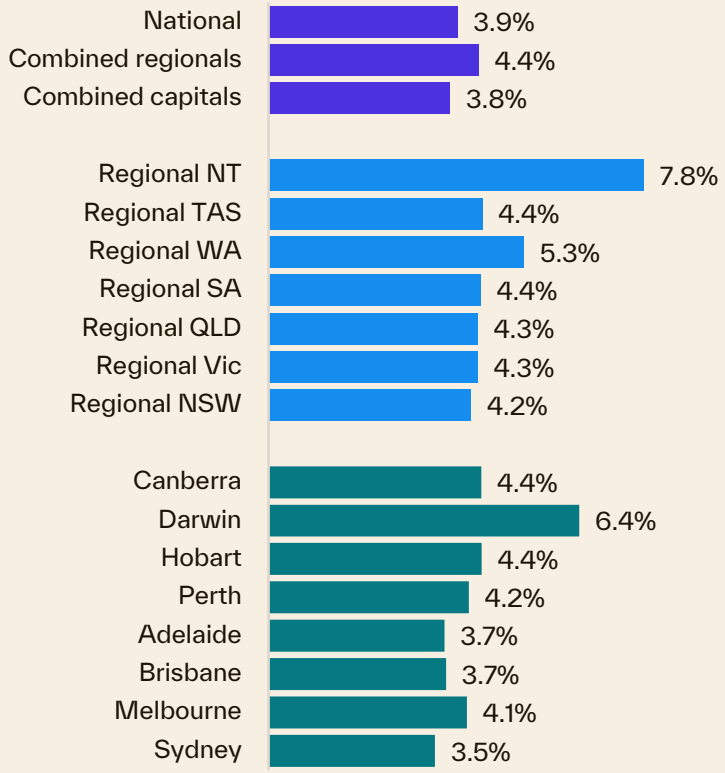
3.9%

Combined Capitals

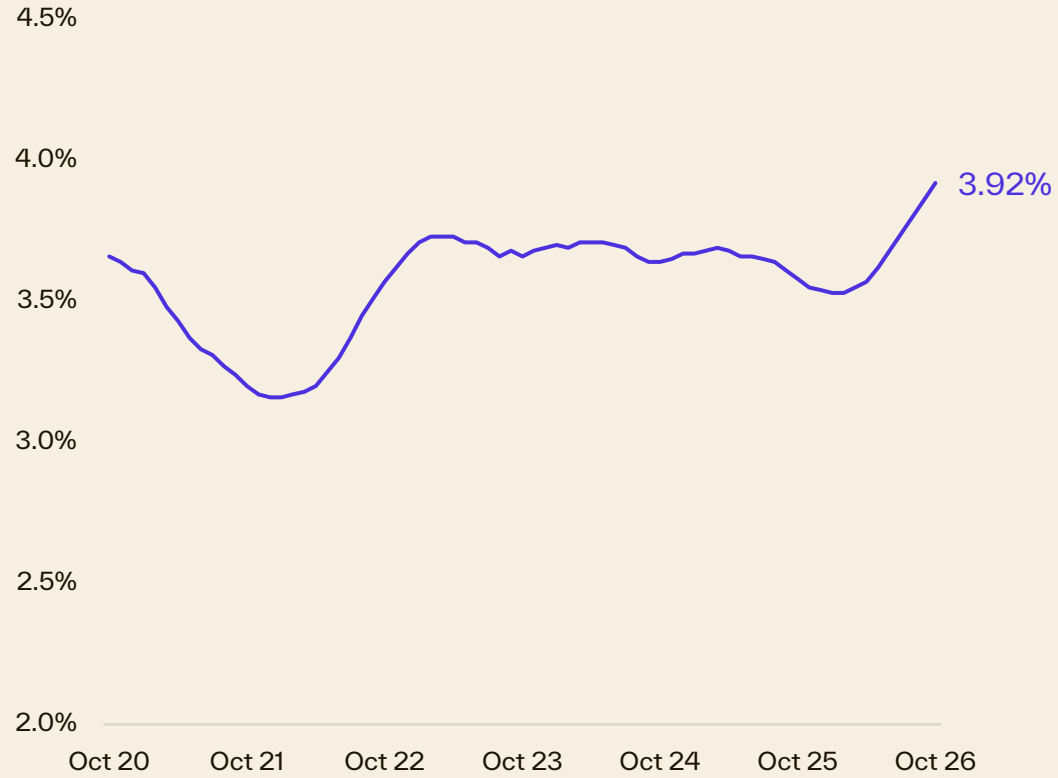
3.8%

Combined Regionals

4.4%



Gross rental yields - national



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Dwelling approvals & housing credit

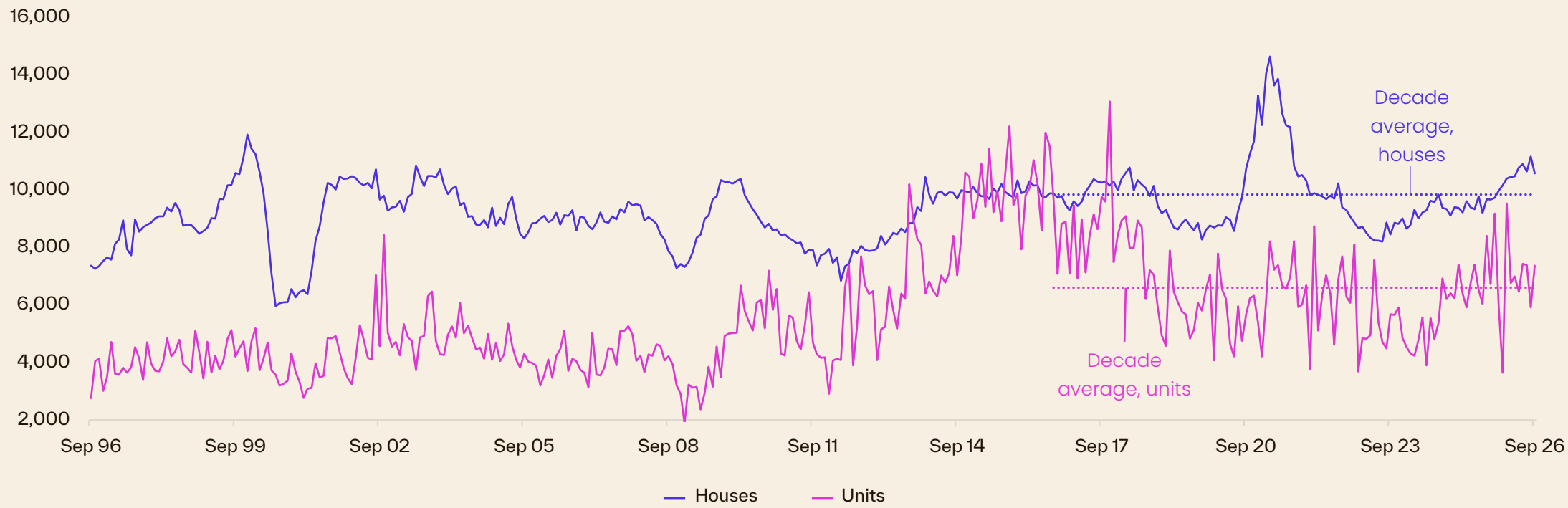


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DWELLING APPROVALS

Dwelling approvals rose 5.1% to 17,948 in September, leaving them 9.2% above the decade average but 0.8% lower than a year earlier. The more volatile unit sector accounted for much of the monthly increase, rising 24.6% to 7,371 following a soft August, with public-sector approvals making a notable contribution. House approvals declined 5.3% to 10,577 but remained 7.5% above the decade average and 9.2% higher than in September last year.

Monthly house v unit approvals, National

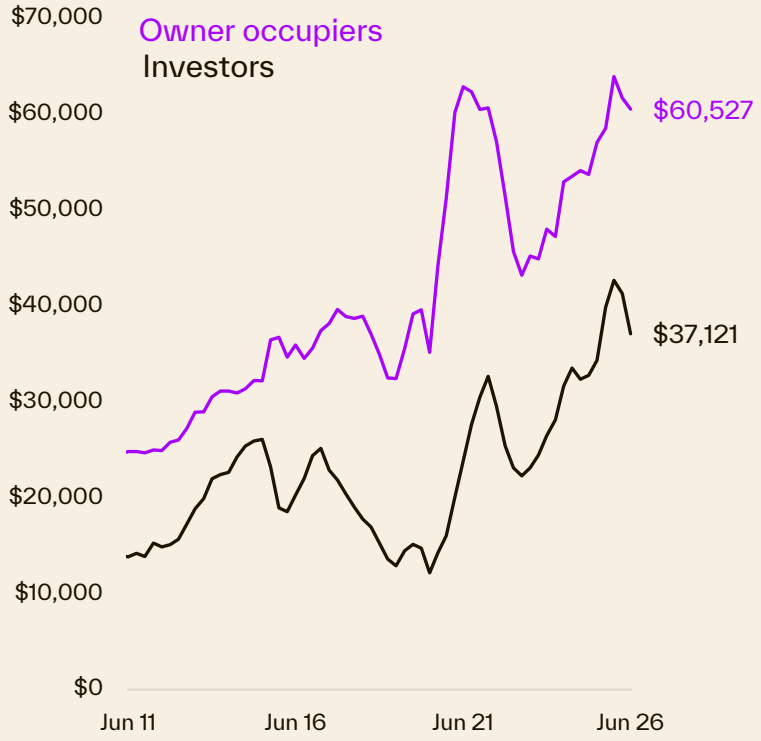


Source: ABS

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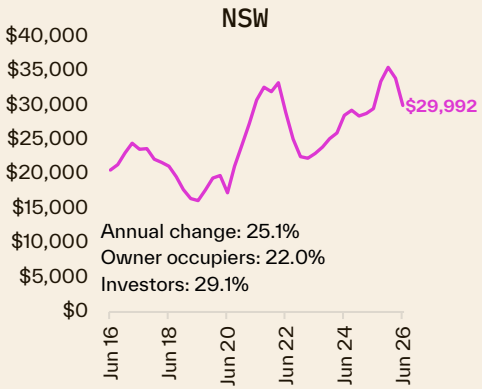
The value of housing finance commitments (excluding refi) amounted to over $60 billion for owner occupiers and over $37 billion for investors during the June 2026 quarter, though both segments declined from their recent peaks. Most states are now recording an easing in the value of lending, with Tasmania the exception, where home lending has continued to trend higher. Home lending to investors fell sharply in the June quarter, down 10.2%.

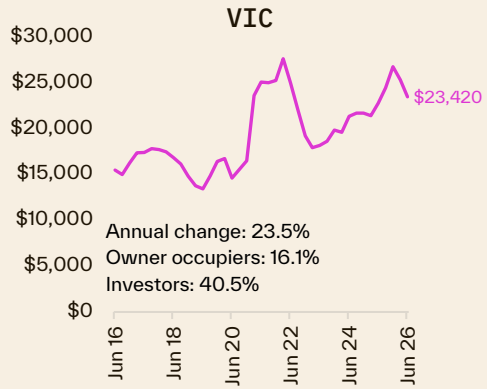
Quarterly value of new finance commitments excluding refinancing, total ($ millions)

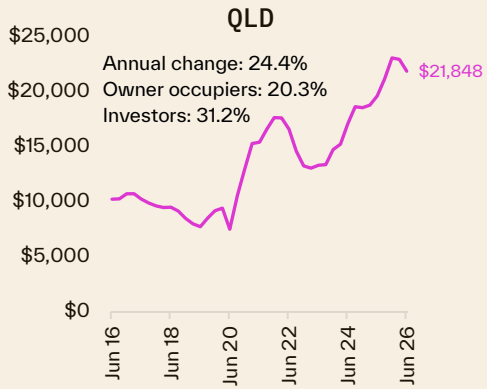


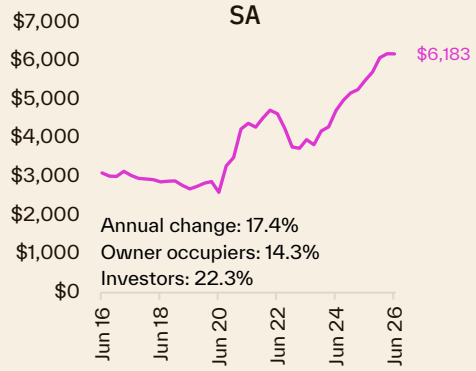
Source: ABS

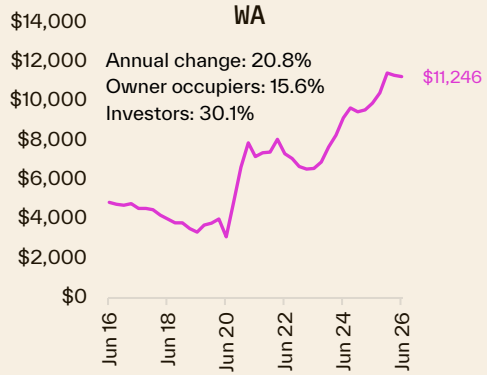
Quarterly value of new finance commitments excluding refinancing, total ($ millions) by state

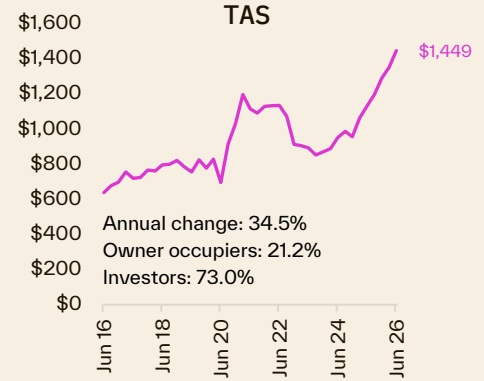








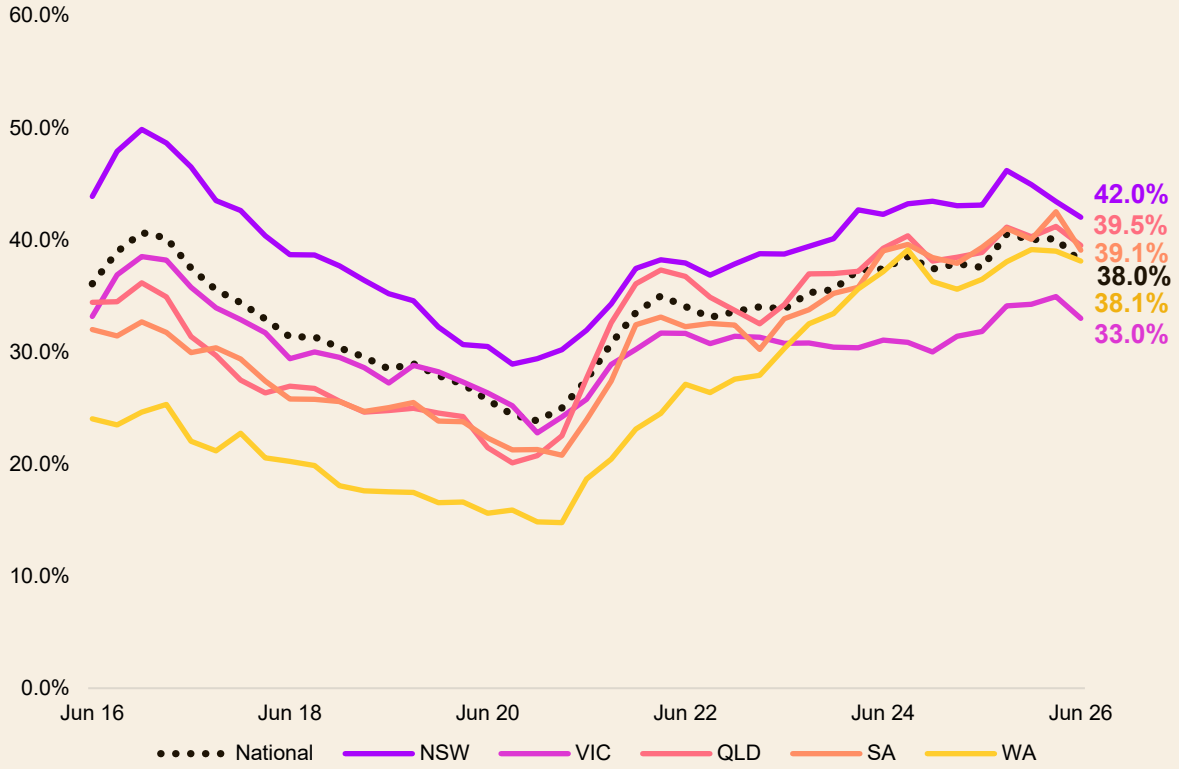




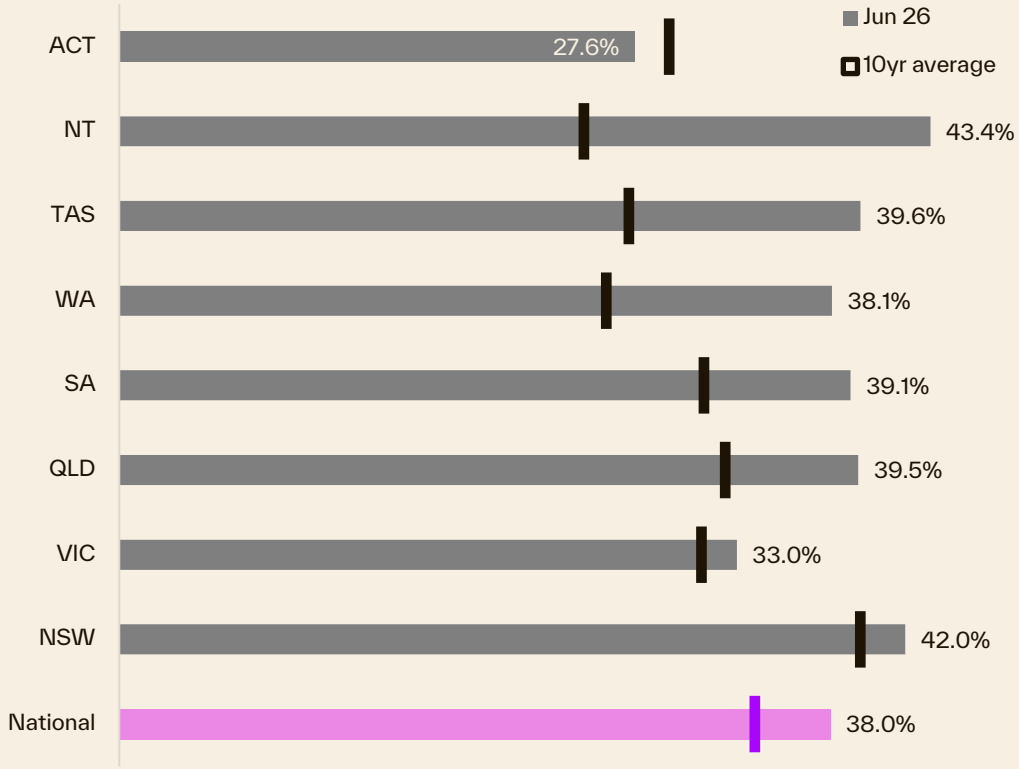
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The investor share of new lending, excluding refinancing, was trending higher between 2022 and early 2026, reaching more than 40% of lending commitments. With a sharp pullback in investment since May, the investor share has reduced to 38.0% nationally in the June 2026 quarter. Despite the decline, most states continue to see investors comprising a larger than average share of home lending, with the NT the highest (43.4%).

Investors as a portion of total lending (based on value, excluding refinancing)



Value of investor lending as a % of total lending



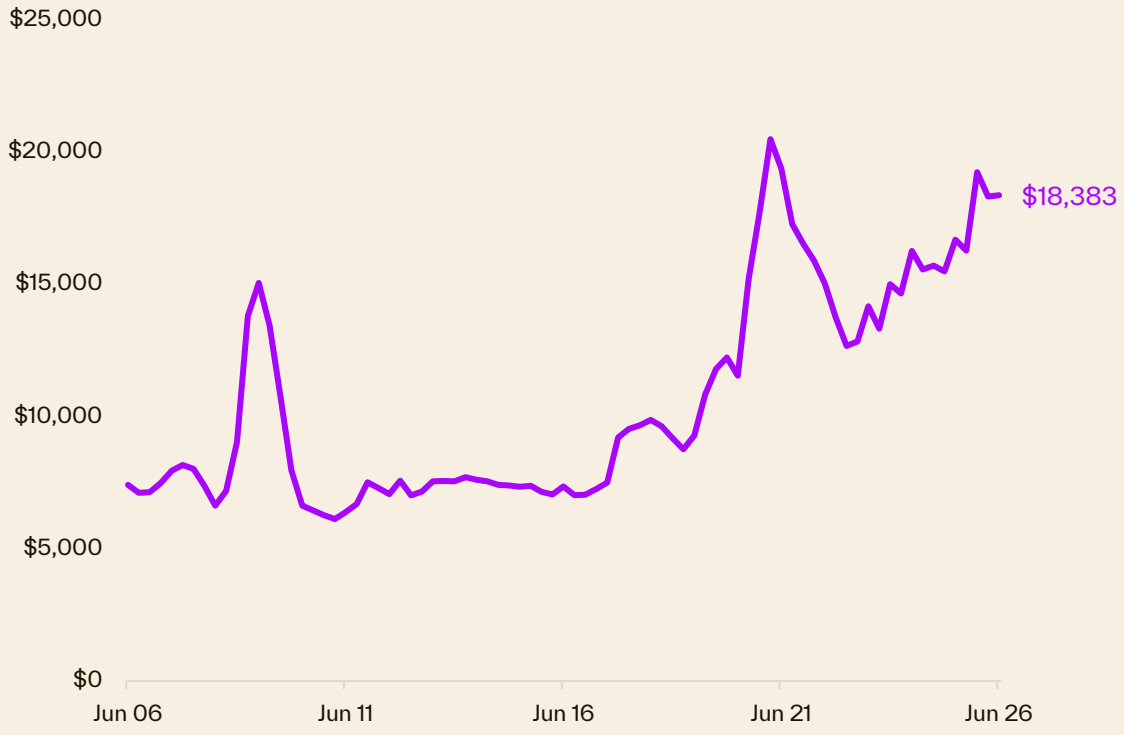
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FIRST HOME BUYERS

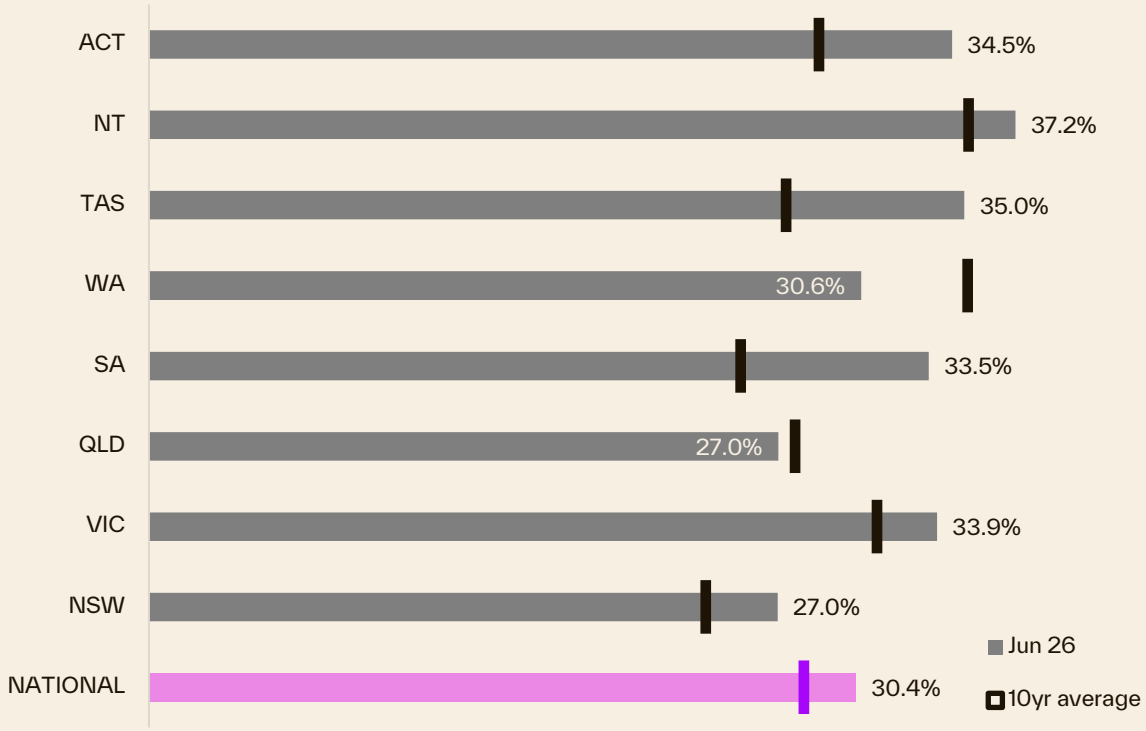
First home buyer lending reached $18.4 billion over the June quarter (30.4% of owner occupier lending). The NT, which is also the most affordable housing market, had the highest share (37.2%) of first home buyer lending, while NSW (27.0%) and Queensland (27.0%) were the lowest with Queensland below its ten-year average.

Quarterly value of owner occupier first home buyer lending ($ millions)



Source: ABS

Value of first home buyer lending as a % of owner occupier lending

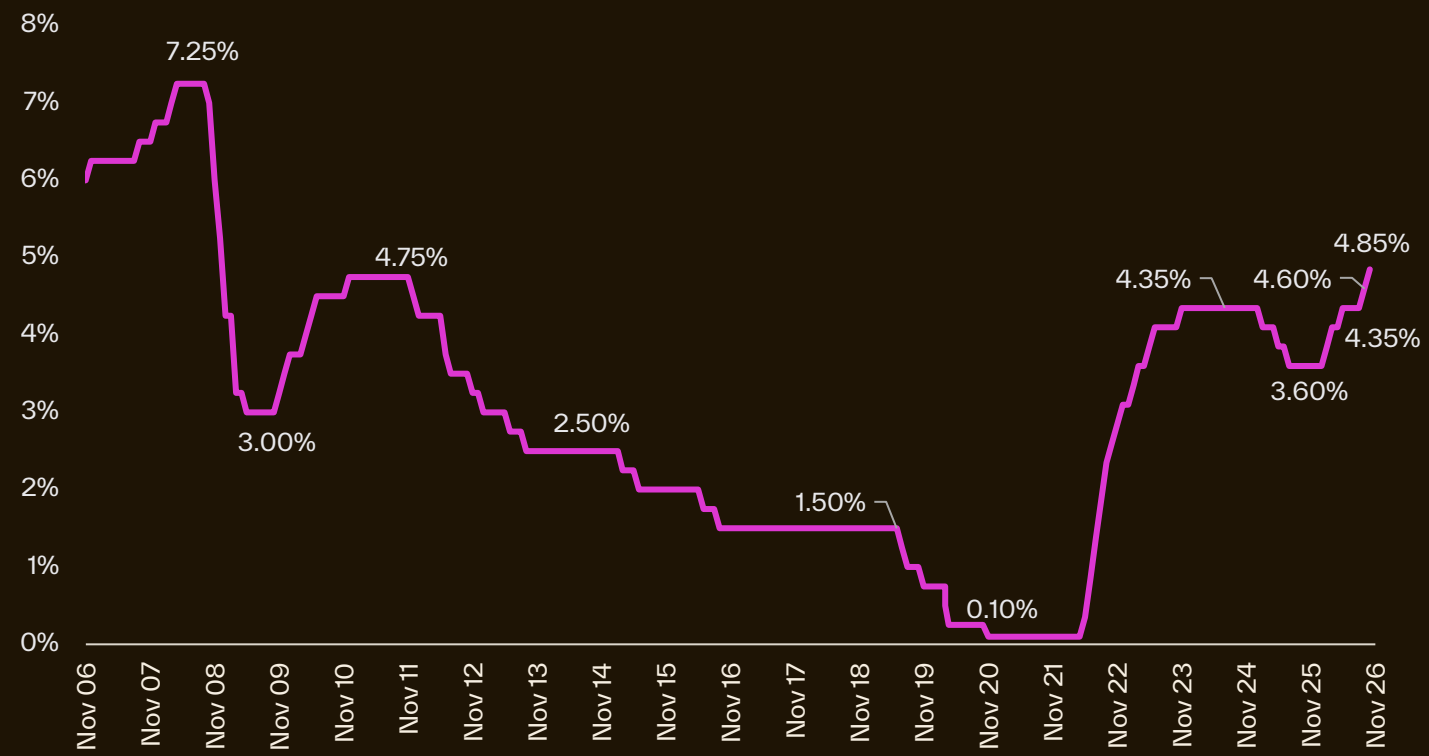


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Persistent inflation keeps monetary policy tight

Cash rate setting: 4.85%

- The RBA lifted rates 25bps in November, the fifth hike of 2026, taking the cash rate to levels last seen in late 2008.
- Inflation remains sticky: Headline CPI accelerated to 4.3% in September, while trimmed mean inflation edged higher, to 3.6%.
- Borrowers squeezed: On the average owner-occupier mortgage of almost $742K, repayments are now around $600/month (+14%) higher than in January, while borrowing capacity for a median-income household has fallen by around $88K (-12%).
- Inflationary pressures and falling home values will continue to weaken consumer confidence.
- Rental inflation remains an upside risk: CPI rents have been stable at 3.6% y/y since May, while Cotality market rents have been growing faster.

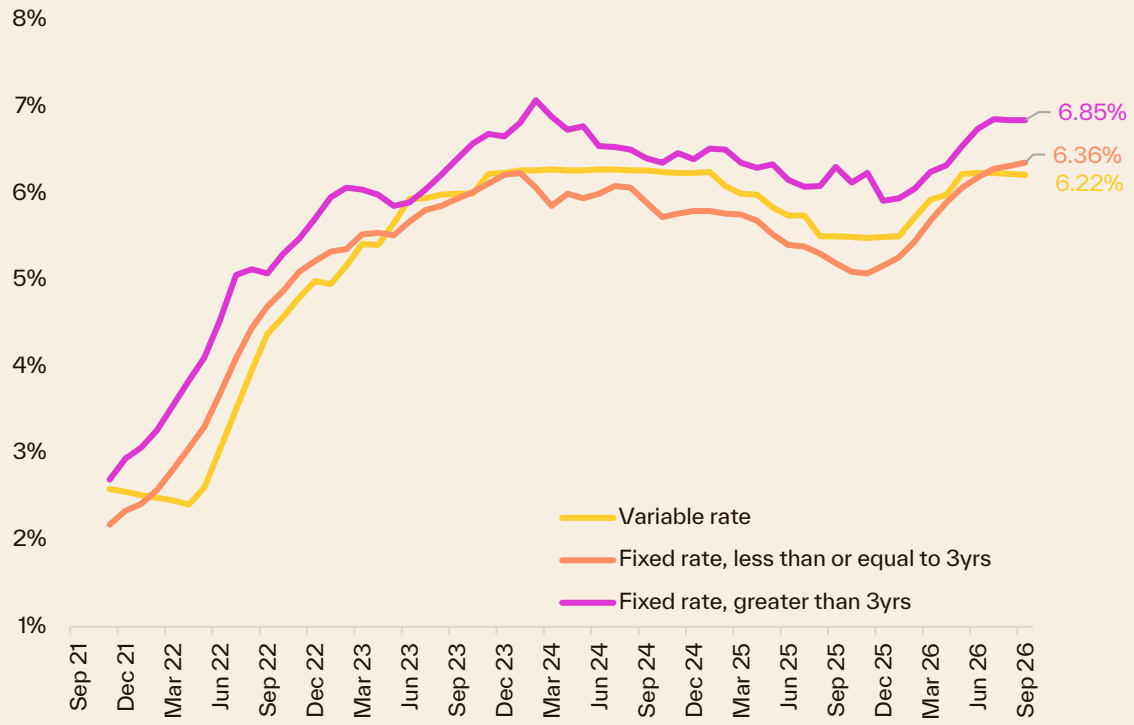


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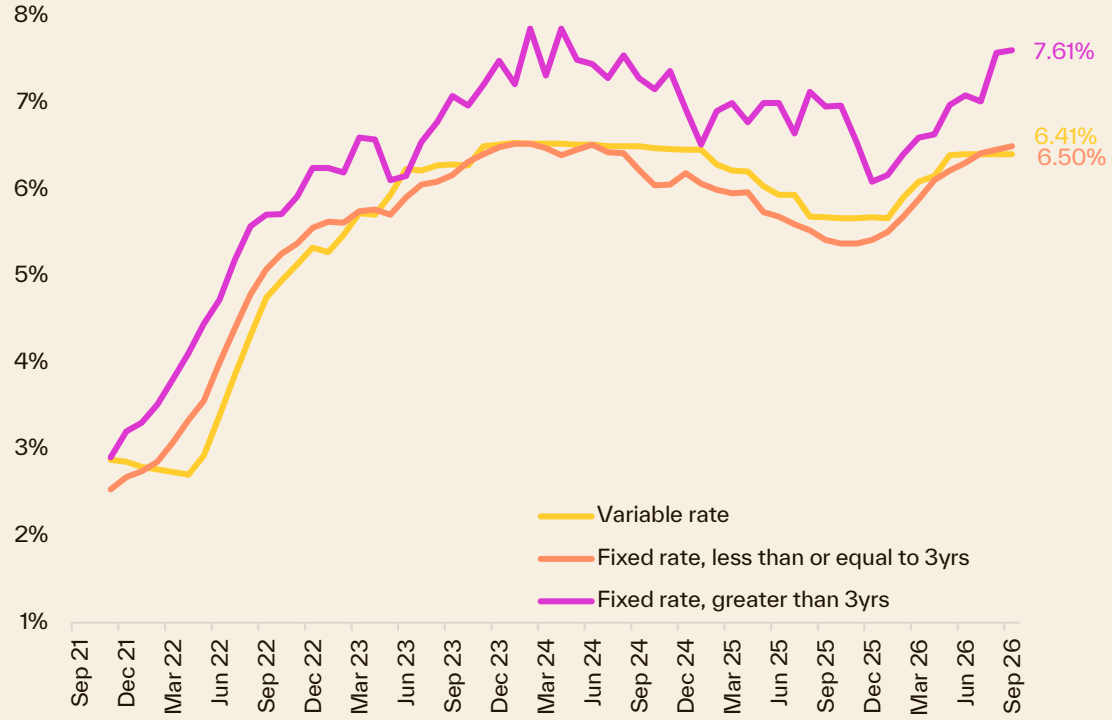
Borrowing costs continued to rise in September, with the average variable rate on new loans at 6.22% for owner-occupiers and 6.41% for investors. Rates are likely to move higher again once the previous cash rate hikes are fully passed on. Shorter-term fixed rates (three years or less) are now above variable rates, at 6.36% for owner-occupiers and 6.50% for investors, a reversal from 2025 when they were below. Longer-term fixed rates are higher still, at 6.85% and 7.61% respectively.

Average borrowing costs by borrower and loan type

Owner occupiers



Investors

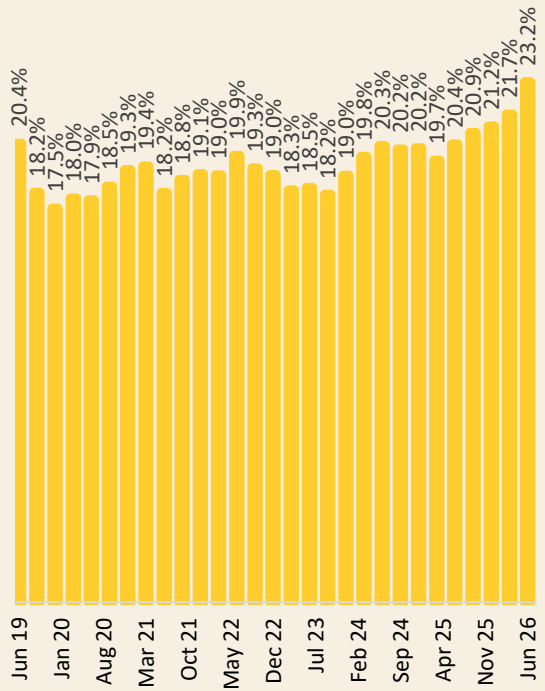


Source: RBA

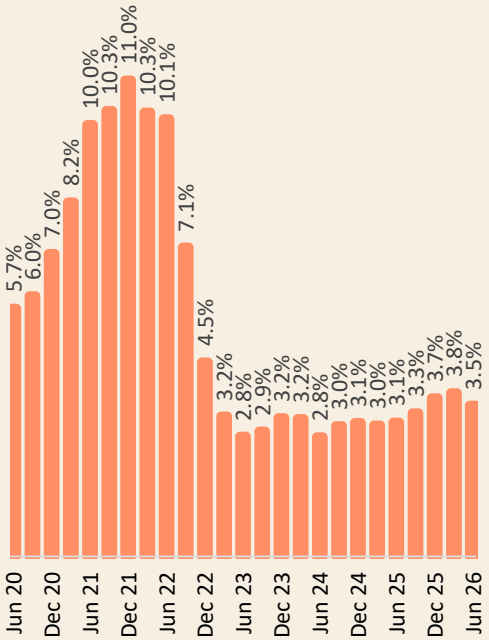
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Interest-only lending continues to rise, accounting for 23.2% of new home loans in the June quarter of 2026, the highest share since at least 2019. Other higher-risk measures were steady or lower over the quarter. High-DTI lending eased to 5.6% and high-LTI lending to 3.5%, both well below their 2021 peaks of 24.3% and 11.0%.

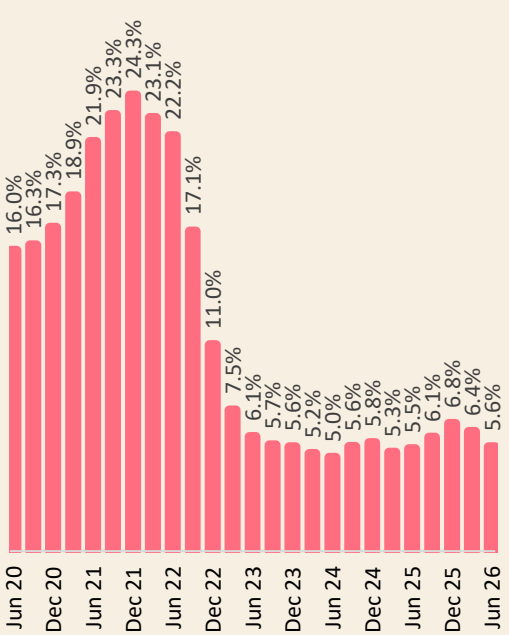
% of loans on interest only terms



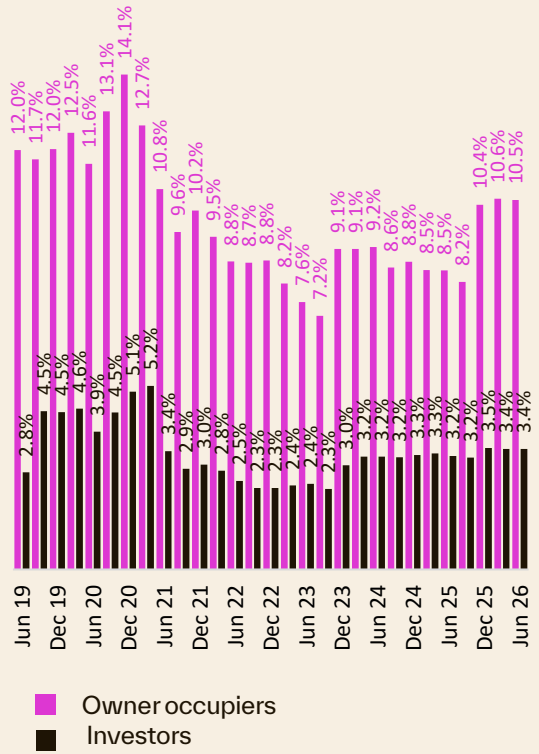
% of loans originated with a loan to income ratio >=6x



% of loans originated with a debt to income ratio >=6x



% of loans originated with an LVR >=90%



Source: APRA

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Guide to Cotality data in the Monthly Housing Chart Pack

For access to the data, contact us.

Page	Chart / insight	Data description
2	Chart of the Month	The current housing downturn is unfolding at a historically rapid pace.
3	Total sales per annum, gross value of sales per annum.	Total value of sales is the national, monthly modelled sales volume. Gross value of sales is the total value of sales in a 12 month period, lagged by three months to account for delays in sales information.
4	Snapshot of national quarterly and annual change in dwelling values	Based on changes to the national Cotality Home Value Index.
5	Rolling quarterly change in dwelling values	Rolling three-month change in Cotality Home Value Index, combined capitals and combined regional market.
5	Change in dwelling values, three months	Snapshot of three-month change in Cotality Home Value Index, Australia wide, combined capital cities, combined regional market and the 15 GCCSA markets.
6	Rolling annual change in dwelling values	Rolling 12-month change in Cotality Home Value Index, combined capitals and combined regional market.
6	Change in dwelling values, 12 months	Snapshot of 12-month change in Cotality Home Value Index, Australia wide, combined capital cities, combined regional market and the 15 GCCSA markets.
7	Rolling quarterly change in dwelling values	Rolling three-month change in Cotality Home Value Index for the eight capital city GCCSA markets.
8	Quarterly change in stratified hedonic dwellings index	Snapshot of three-month change in Cotality Stratified Home Value Index, for the eight capital city GCCSA markets. The stratum measured are the lowest 25%, middle 50% and top 25% of homes across each market.
10	Rolling 28-day growth rate in Cotality Daily Home Value index	Based on the Cotality Daily Home Value Index for the combined capital cities market.
11 to 18	Charts of housing cycles	Columns are the rolling three-month change in the Cotality Home Value Index for each greater capital city market. Line on the chart is the rolling 12-month change in the Cotality Home Value Index for each greater capital city market.
20	Change in sales volumes, twelve months	Snapshot of the change in Cotality modelled sales volumes, measuring sales estimates in the past 12 months against the previous 12 month period.
20	Monthly sales with six month moving average, National	The monthly change in sales volumes nationally, overlayed with a six-month moving average of the monthly growth rate.
21	Median days on market – bar chart	A snapshot of the median time period that a dwelling goes from the initial listing date to the sale date. The median days on market observation is taken over a three-month period for each region. Chart displays the latest three-month period, as well as the same three month period in the previous year.
21	Median days on market – line chart	A rolling three-month view of the median days on market observation across the combined capital city market and combined regional market.
22	Median vendor discount – bar chart	A snapshot of the median discount from an initial listing price to the sale price. The median vendor discount observation is taken over a three-month period for each region. Chart displays the latest three-month period, as well as the same three month period in the previous year.
22	Median vendor discount – line chart	A rolling three-month view of the median vendor discount observation across the combined capital city market and combined regional market.
23	Number of new listings, national dwellings	A rolling count of properties newly added to the market for sale over the past four weeks. Chart overlays the rolling count for the current year, the previous year, and the previous five-year average. New listings exclude recently re-listed properties.
24	Number of total listings, national dwellings	A rolling count of all properties on the market for sale over the past four weeks. Chart overlays the rolling count for the current year, the previous year, and the previous five-year average.
25	New and total listings, change from equivalent period last year	The change in new and total listings in the latest four-week reporting period, compared with the equivalent period 12 months prior.
26	Weekly clearance rates, combined capital cities	The weighted capital city Cotality weekly clearance rate, overlayed with a rolling, four-week average clearance rate. Columns represent weekly number of auctions.
28	Annual change in rental rates - bar chart	Snapshot of 12-month change in Cotality Hedonic Rent Value Index for Australia, combined capital cities, combined regional market and the 15 GCCSA markets.
28	Annual change in rental rates - line chart	Rolling 12-month change in Cotality rent value index, national.
29	Gross rental yields - bar chart	A snapshot of the latest monthly gross rent yields for Australia, combined capital cities, combined regional market and the 15 GCCSA markets. Gross rent yields are the current estimate of annualised rent income against the value of dwellings.
29	Gross rental yields - line chart	Rolling monthly gross rent yields, Australia wide. Gross rent yields are the current estimate of annualised rent income against the value of dwellings.

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