

Residential Pulse Check | January 2026



National dwelling values climbed 2.9% in FY26 Q2 (Dec qtr), with momentum propelled by scarce listings and earlier rate cuts that kept buyer demand firm.

Standout markets included Perth, Brisbane and Adelaide (again), where strong demand and ultra-tight stock continued to amplify quarterly gains, while Sydney and Melbourne delivered softer

advances as higher price points (Sydney) met serviceability limits, and higher supply and higher taxes (Melbourne) continue to subdue price growth.

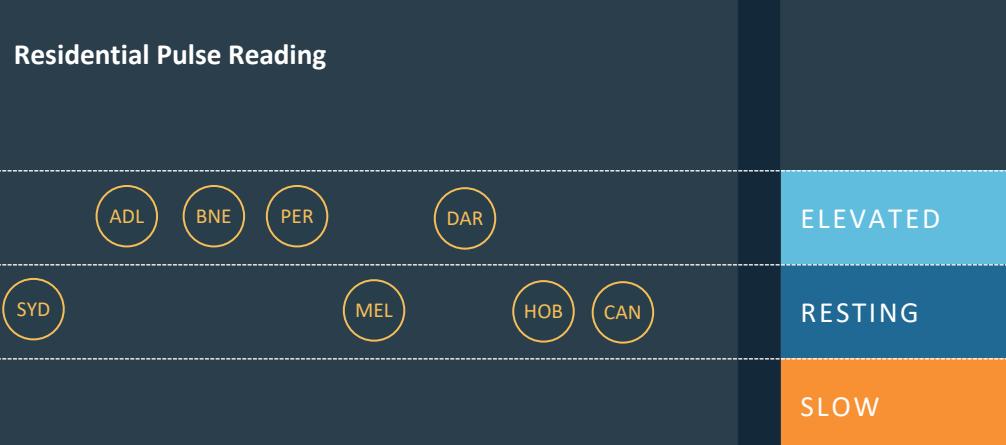
Lower-priced segments led activity across several capitals and regional areas, reflecting buyers pivoting toward affordability and constrained supply at the entry level.

December's +0.7% month-on-month print did signal some cooling into year-end, mainly due to affordability ceilings and the increased probability of multiple interest rate rises in early 2026 and a 'higher for longer' rate path.

Michael McNulty

National Director, Residential Valuation Operations

Residential Pulse Reading



Capital	Quarterly Value Change	Supply	Demand	Commentary
Sydney	▲	▲	▲	NSW values grew steadily, with Sydney near peak levels. Tight supply supports prices despite softer momentum, affordability pressures, and gradual outlook as borrowing capacity remains constrained.
Adelaide	▲	▼	▲	Adelaide's residential market maintained momentum through December 2025, with median house prices around \$925,000, annual growth of 11–13%, tight listings, strong demand, and ongoing buyer competition entering 2026.
Brisbane	▲	▼	▼	Brisbane leads SEQ with double-digit growth, driven by tight supply, lifestyle demand and migration. Time on market remains steady, auction clearances strong, and rental vacancies below 1%.
Perth	▲	▼	▼	Perth values reached record highs amid extremely tight supply and strong demand. Rapid sales, strong annual growth, and rising rents are also evident across regional WA markets.
Melbourne	▲	▲	▲	Victoria's residential market strengthened through Q4 2025, with Melbourne and regional prices rising for houses and units, faster sales and heightened competition, and unit growth highlighting demand shifting toward more affordable housing.
Darwin	▲	▼	▲	Darwin values rose sharply, supported by affordability, rising rents, strong yields and infrastructure sentiment. Regional NT growth is modest, with longer selling times than other jurisdictions.
Hobart	▲	▲	▲	Hobart values continue a measured recovery, supported by tight supply and rentals. Affordability limits momentum, with growth strongest in lower-priced segments and gains expected to remain gradual.
Canberra	▲	▲	▲	ACT values improved modestly, led by houses. Tight supply and rentals support the market, though affordability and borrowing constraints point to a gradual, contained recovery.

* Oct-Dec 2025, information sourced from Cotality and Opteon internal data