

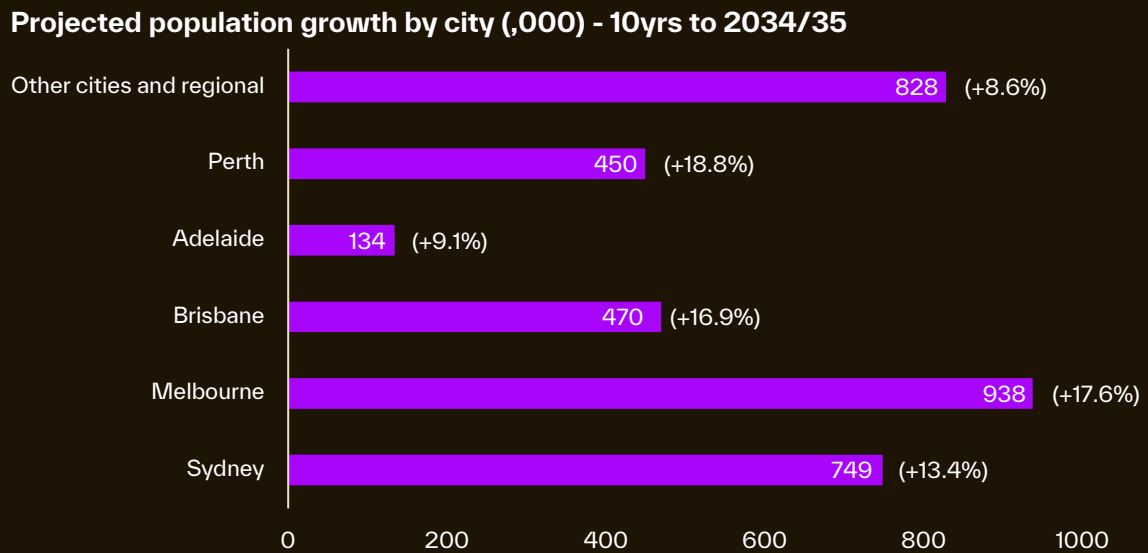
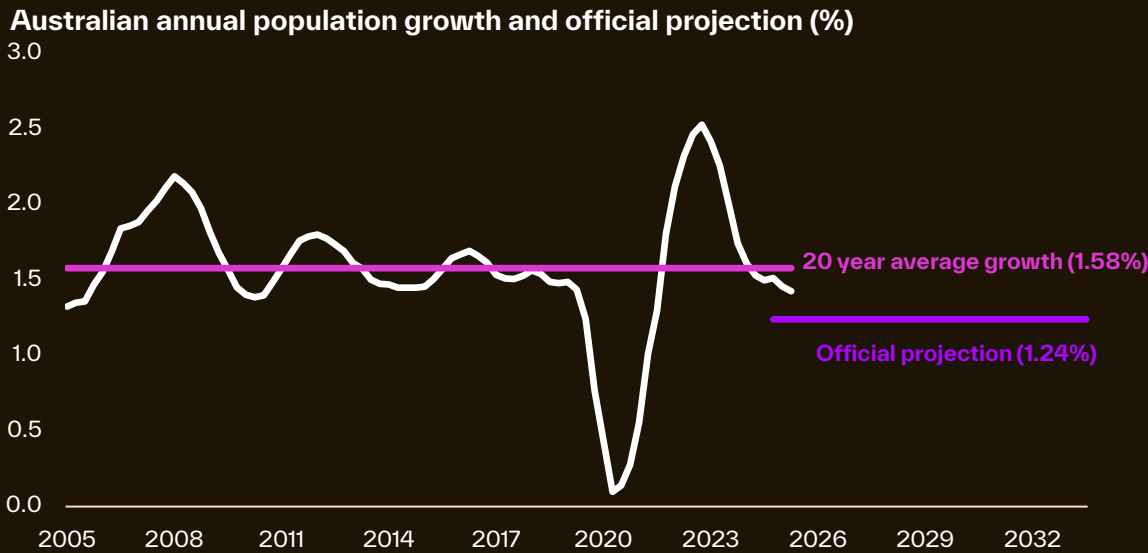
Monthly Housing Chart Pack

October 2026



CHART OF THE MONTH

Current housing supply constraints present risks around meeting future housing demand



Long-run population growth will continue to underpin the demand for housing across Australia. The Federal Government’s Centre for Population forecasts Australia’s population to grow by an annual average rate of 1.24% in the ten years to 2034-35, well below the average over the 20 years ending December 2025. While political pressures could see a lower immigration intake in coming years, the gap between the projected growth rate and historical trends may indicate some upside risk.

If these projections prove to be correct, this would be equivalent to adding 3.6 million residents over these ten years.

The number of additional dwellings necessary to meet this population increase will depend on the composition of households. Experimental ABS estimates suggest that the average household size has trended lower from around 2.6 persons in 2011 to 2.48 in June 2025. At 2.6 people per home, this would require 1.37 million dwellings by June 2035. Lowering household size to 2.45 would require 1.45 million dwellings. Neither of these estimates account for any existing shortage of housing in Australia.

The projections see Melbourne as recording the most significant population growth over this period, adding almost 940,000 residents, expanding the city’s population by 17.6%. Sydney is forecast to add almost 750,000, followed by Brisbane and Perth (around 450,000).

Adding significantly to Melbourne’s housing stock is challenging in the short term. The lack of growth in Melbourne’s home values in recent years (particularly compared with the mid-sized capitals) has strained project feasibility given elevated construction costs. Approvals in Victoria have lagged behind the longer-term average, and approvals are just the first link in the chain to the delivery of new housing stock. Constrained supply in the face of stronger demand could lead to a re-ordering of relative home values across different cities.

Residential real estate underpins Australia's wealth



Residential real estate

\$12.1 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.

510,443

Gross value of sales P.A.

\$561.1 Billion



Source: Cotality, RBA, APRA, ASX

Australian housing values

3 months

-3.7%

The rolling quarterly trend for national dwelling values was down 3.7% over the three months to September.

12 months

0.0%

National home values were unchanged over the 12 months to September.

Sydney's lower quartile vs other city medians

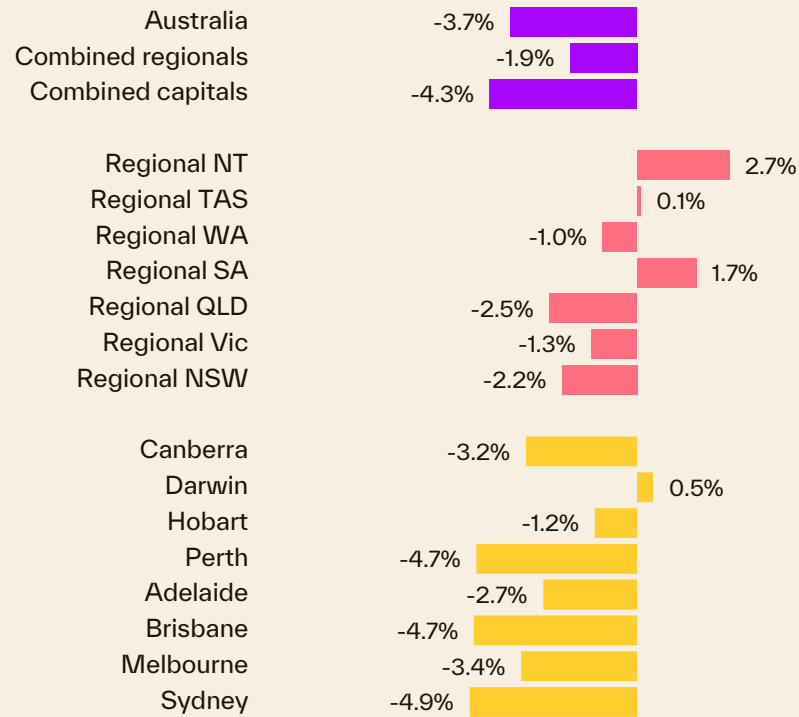
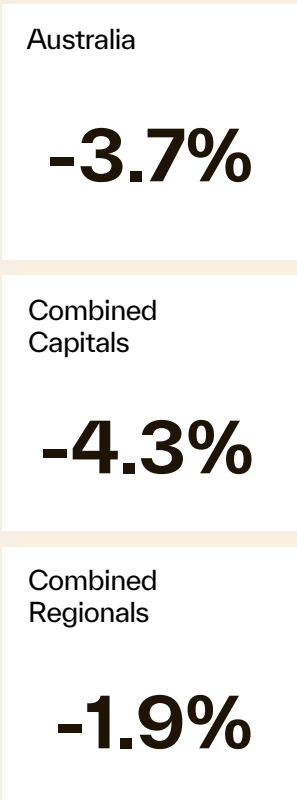
\$887K

Even the lower-priced quarter of Sydney housing is worth more than the median dwelling in Melbourne, Hobart, Darwin and the ACT.

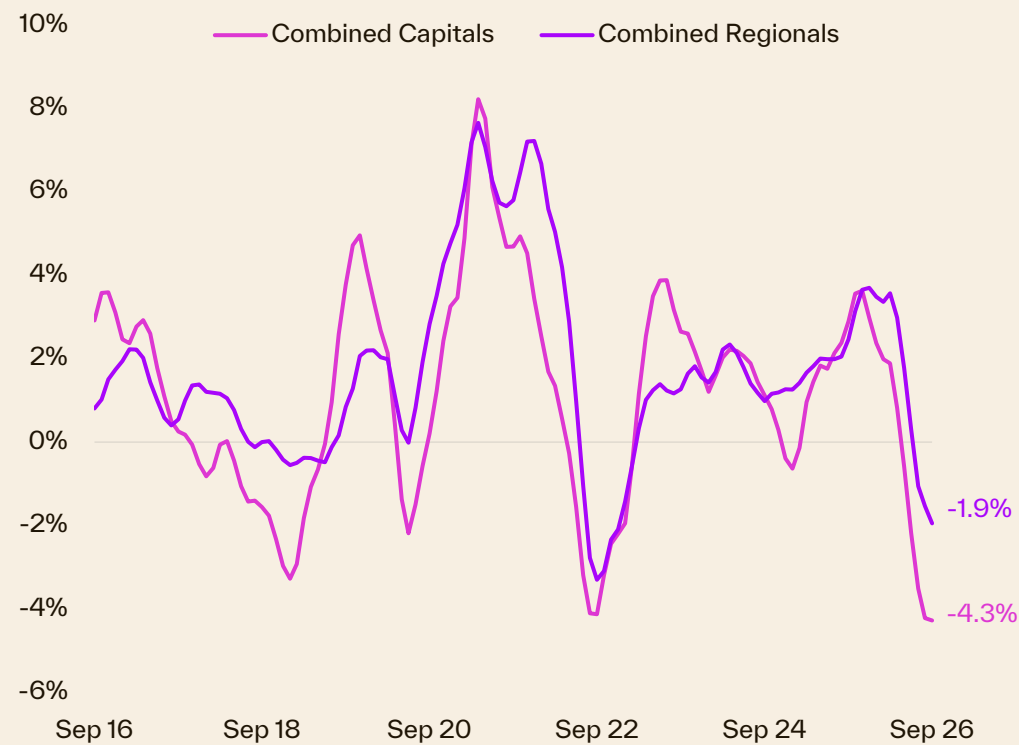
AUSTRALIAN DWELLING VALUES

3 month changes

Change in dwelling values, three months to September 2026



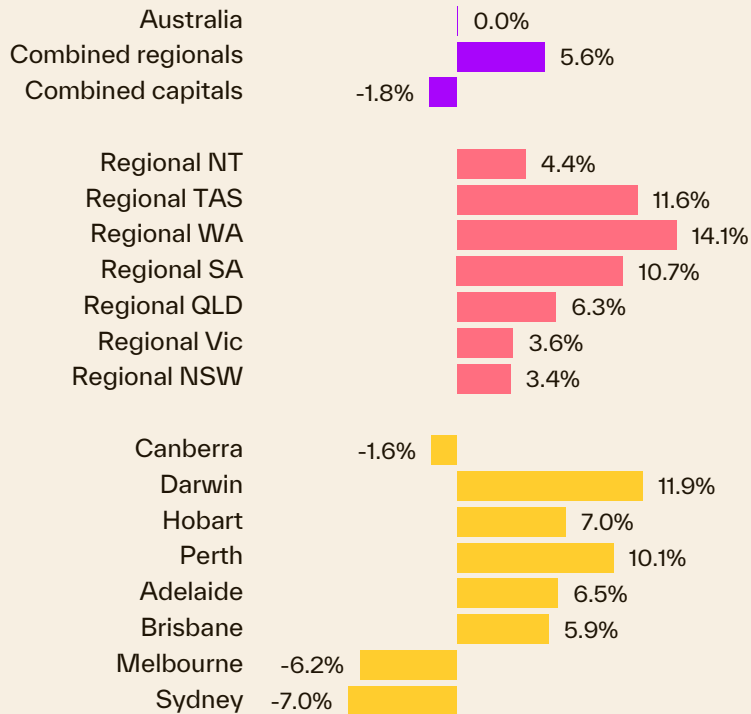
Rolling quarterly change in dwelling values



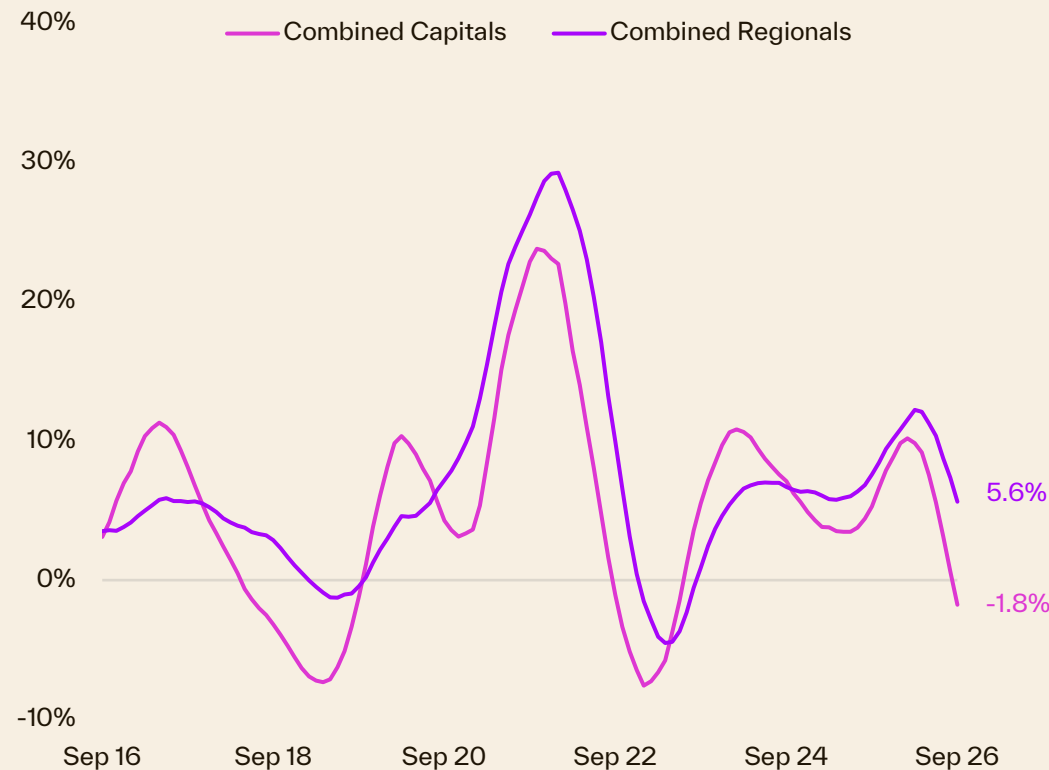
AUSTRALIAN DWELLING VALUES

12 month changes

Change in dwelling values, twelve months to September 2026

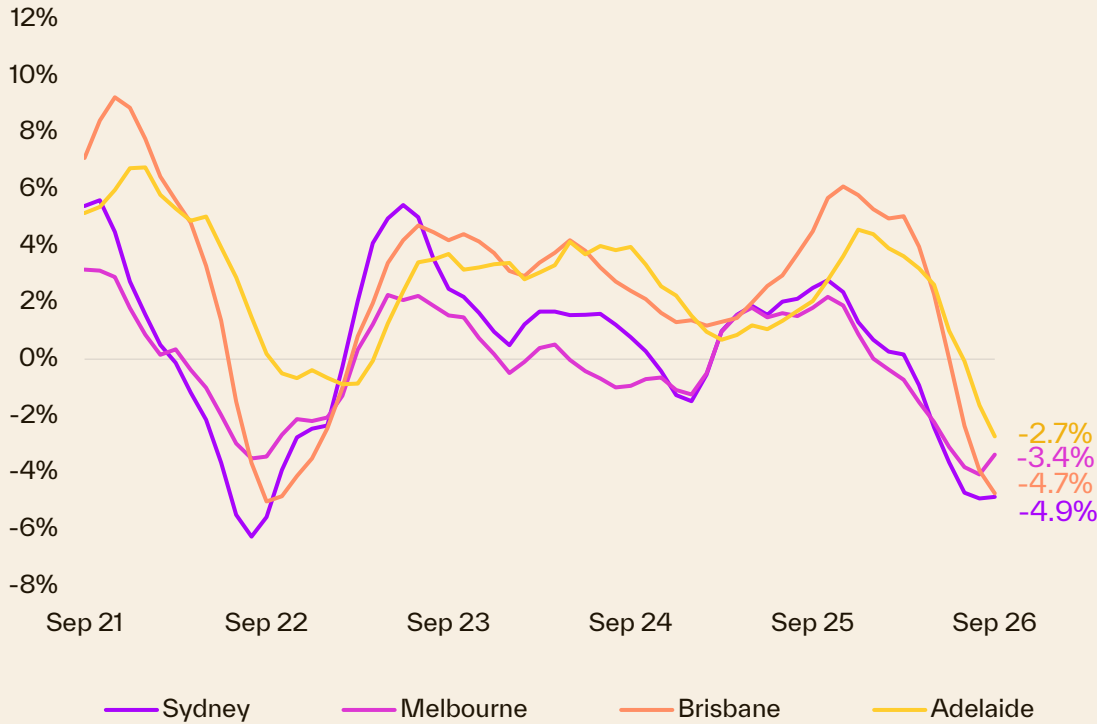


Rolling annual change in dwelling values

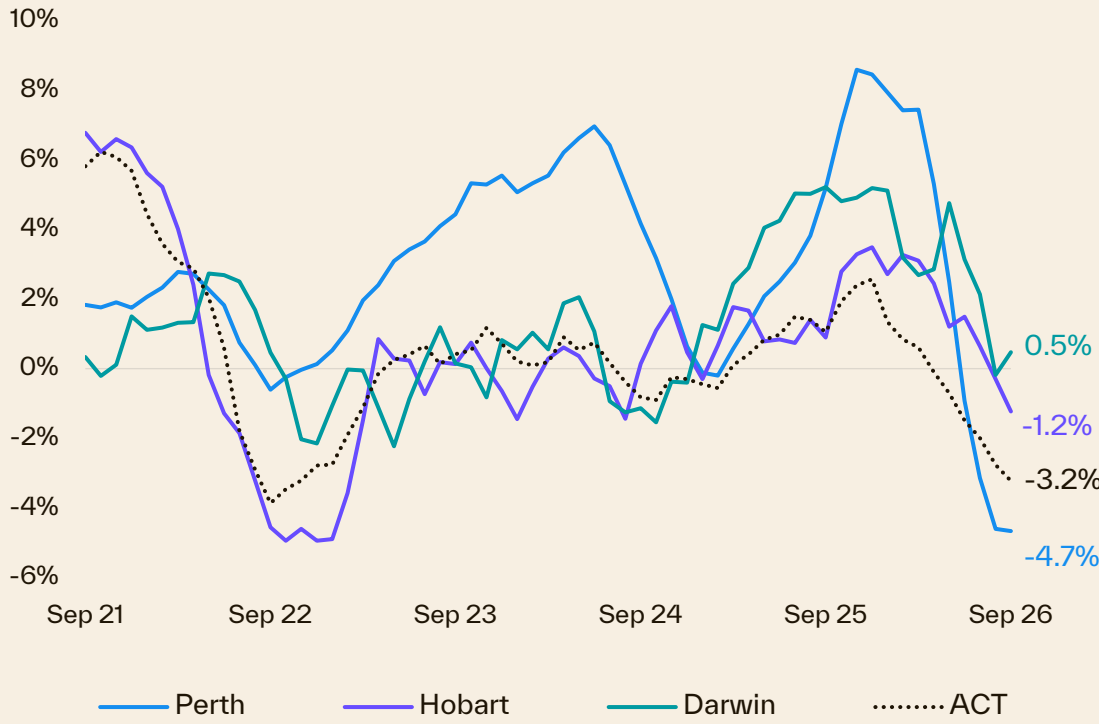


Capital cities

Rolling quarterly change in values, dwellings

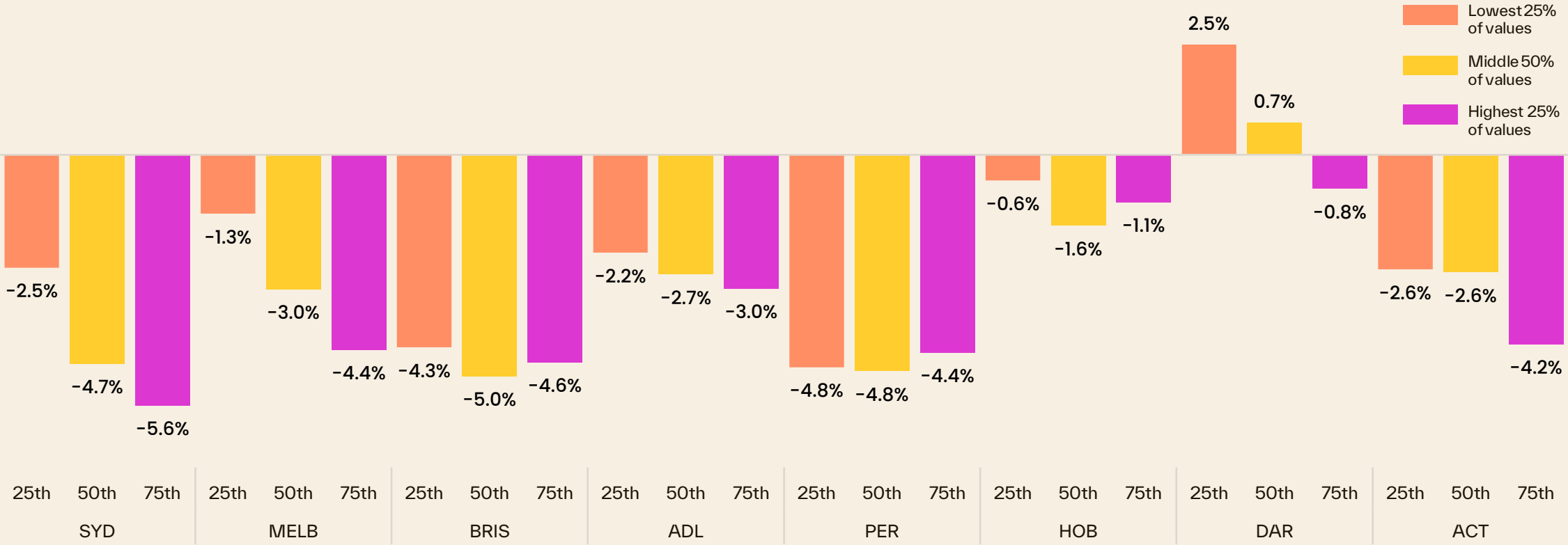


Rolling quarterly change in values, dwellings



Capital cities by value segment

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



Housing cycles

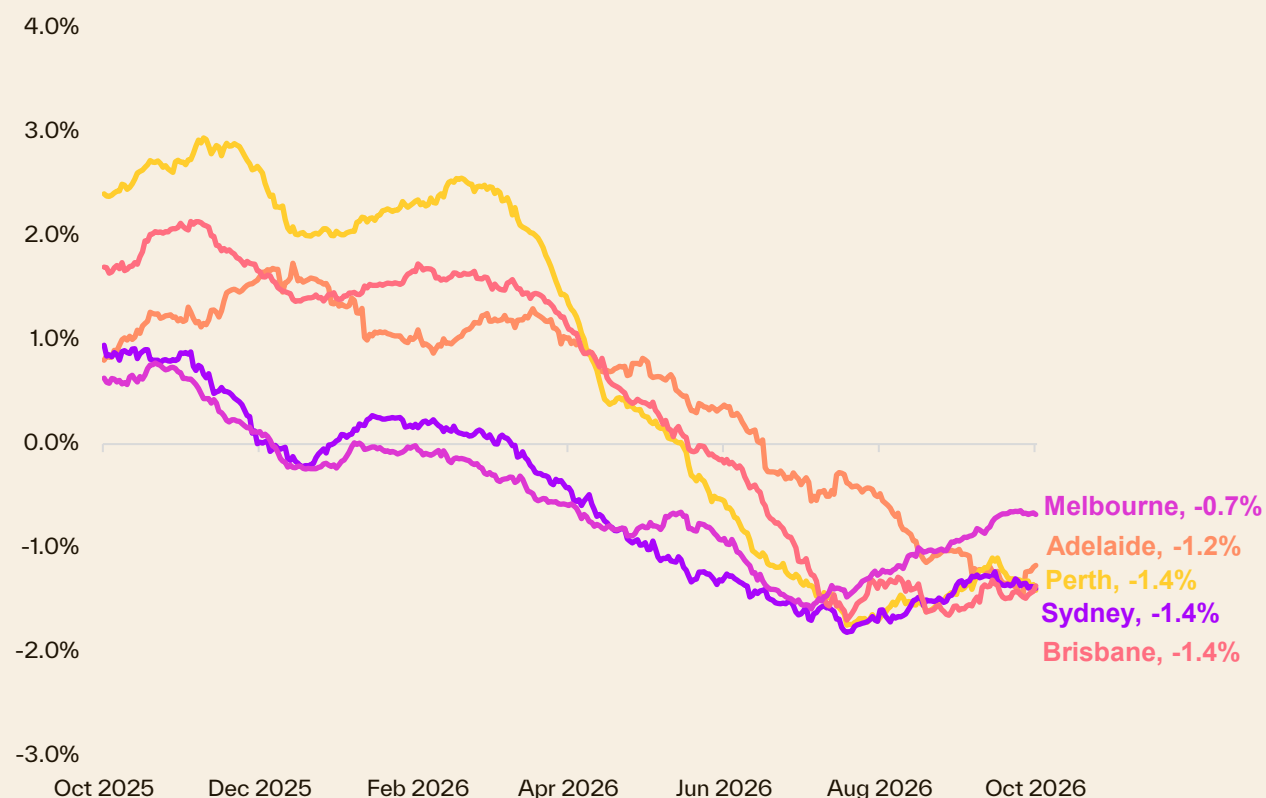


Rolling 28-day growth rate in Cotality Daily Home Value Index

Dwelling values fell across all five major capitals over the 28 days to 13 October 2026. Brisbane, Perth and Sydney had the largest declines at 1.4%, followed by Adelaide at 1.2%, while Melbourne had the smallest fall, 0.7%.

The current downturn began in Sydney and Melbourne, where values had stopped rising by early 2026, while Perth, Brisbane and Adelaide continued to grow. The mid-sized capitals have since shifted from growth to some of the sharpest declines, while the pace of decline has eased since August in Sydney and, to a greater extent, Melbourne. Melbourne's 28-day decline is now approximately half that of Sydney, Brisbane and Perth.

Rolling 28-day change in dwelling values, as at October 13, 2026



HOUSING CYCLES

Sydney

In September, Sydney's dwelling values were down by

-1.4%

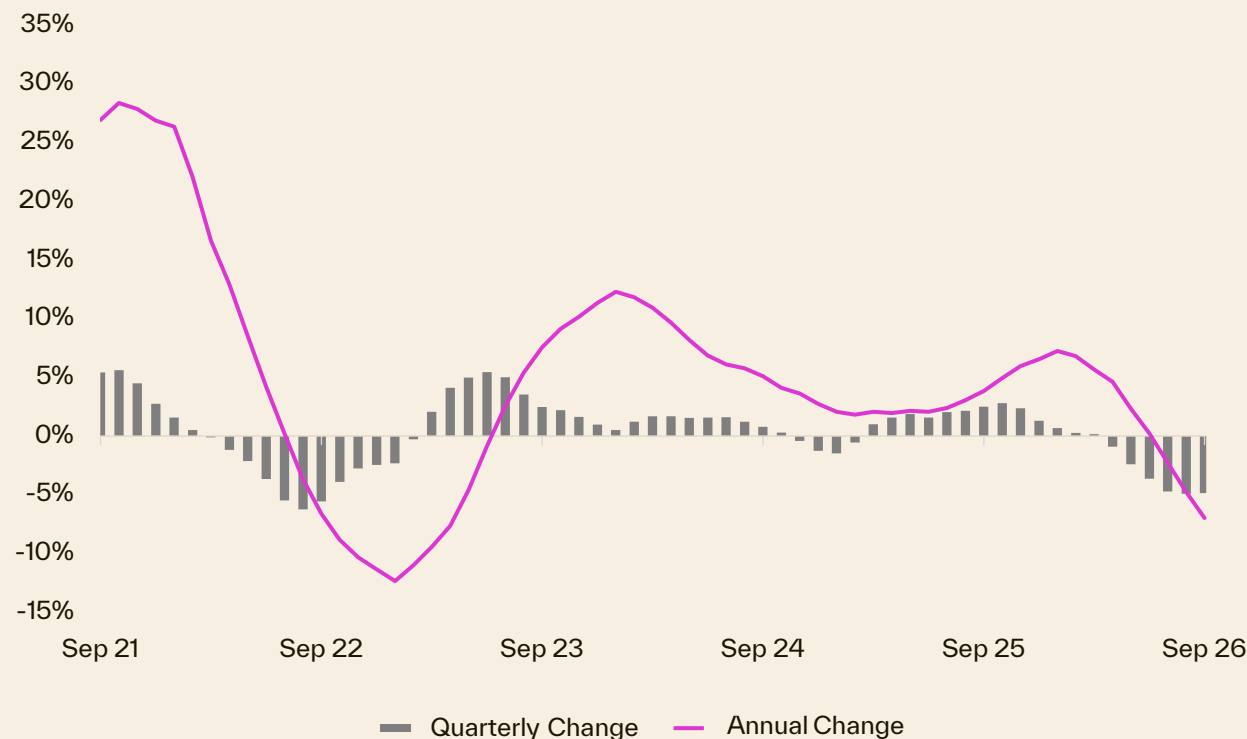
Over the quarter dwelling values decreased by

-4.9%

Over the year dwelling values declined by

-7.0%

Sydney dwelling values are now -8.6% below the record high seen in February 2026.



Melbourne

In September, Melbourne's dwelling values were down by

-0.7%

Over the quarter dwelling values decreased by

-3.4%

Over the year dwelling values declined by

-6.2%

Melbourne dwelling values are now -7.5% below the record high seen in March 2022.



Brisbane

In September, Brisbane's dwelling values were down by

-1.5%

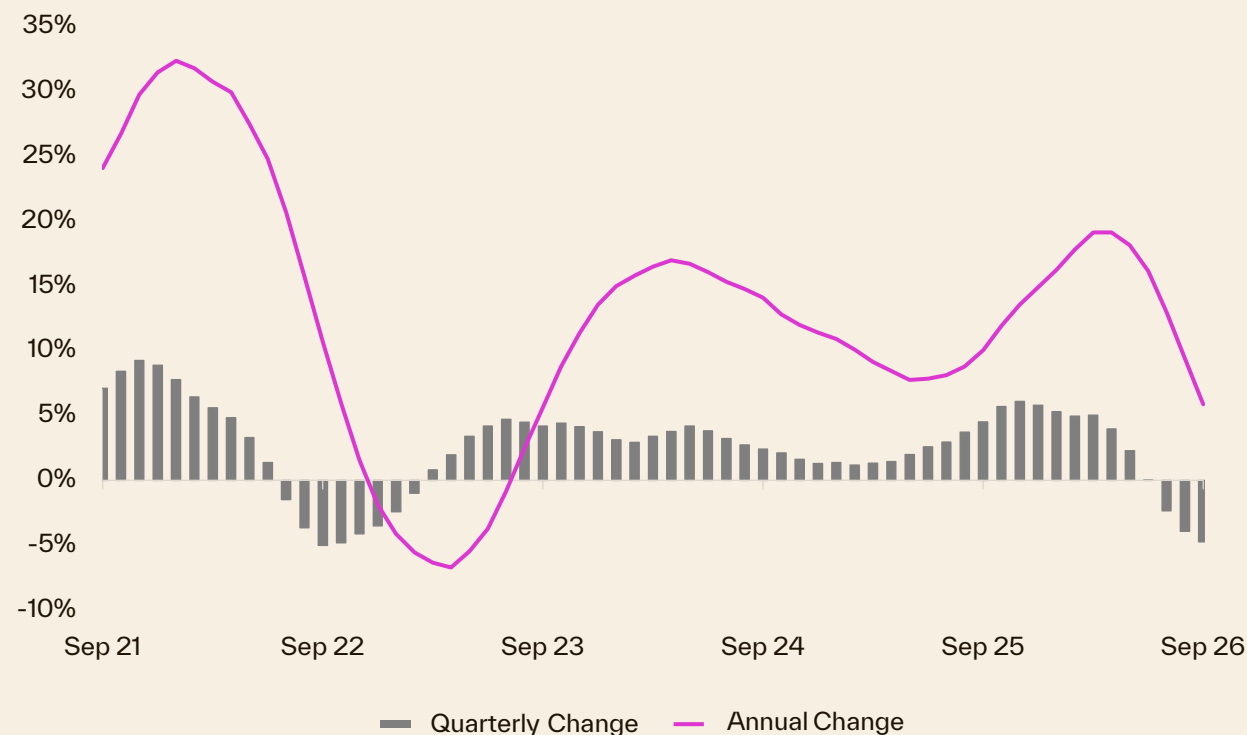
Over the quarter dwelling values decreased by

-4.7%

Over the year dwelling values rose by

5.9%

Brisbane dwelling values are now -5.4% below the record high seen in May 2026.



Adelaide

In September, Adelaide's dwelling values were down by

-1.3%

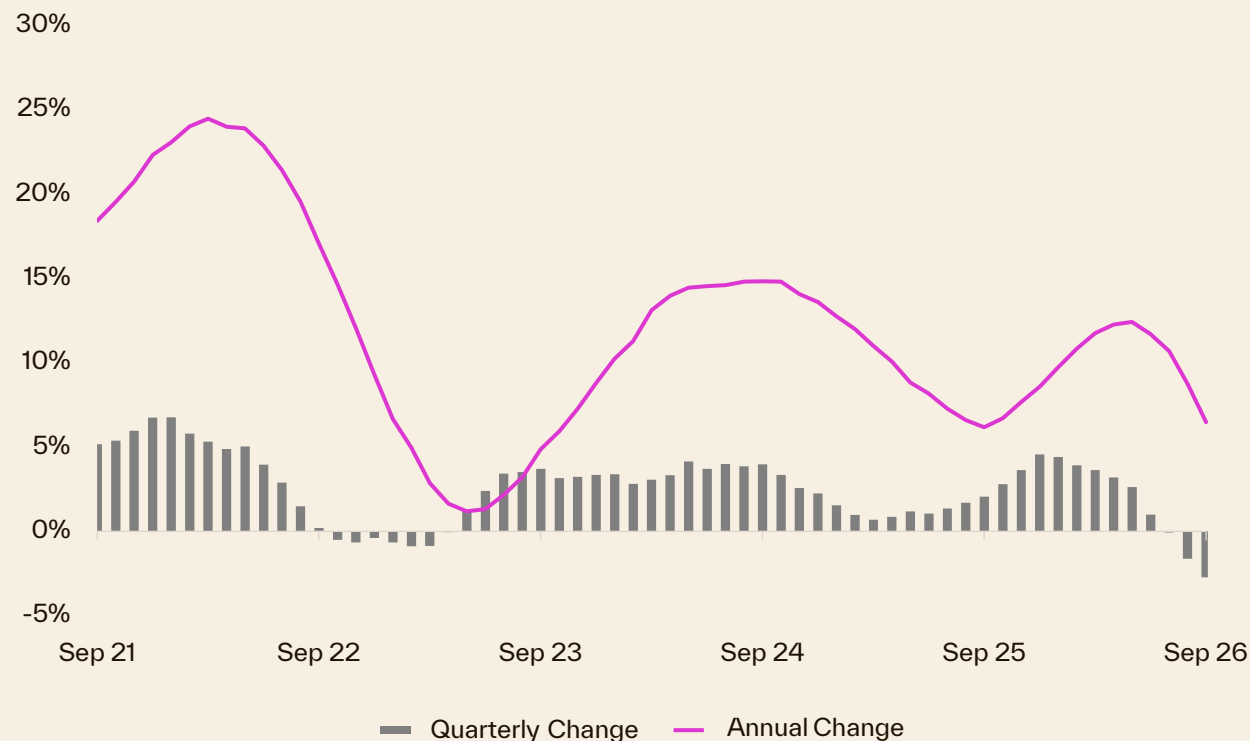
Over the quarter dwelling values decreased by

-2.7%

Over the year dwelling values rose by

6.5%

Adelaide dwelling values are now -2.9% below the record high seen in May 2026.



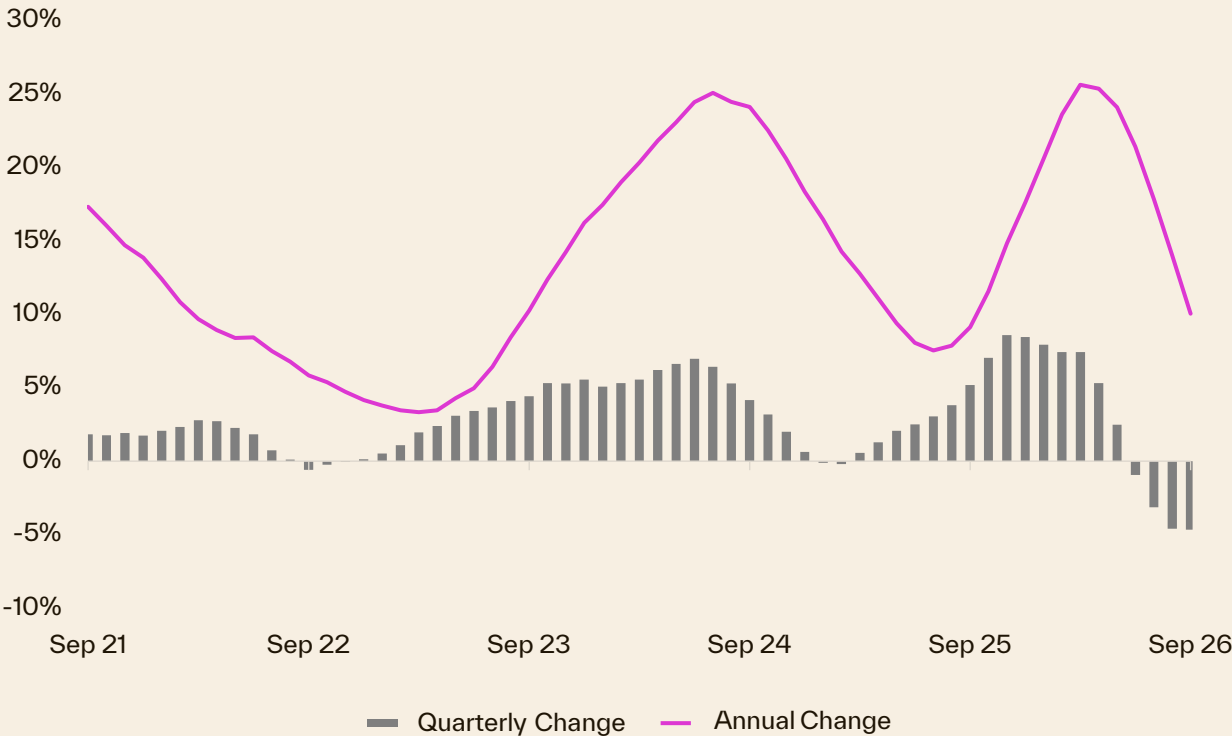
Perth

In September, Perth's dwelling values were down by **-1.2%**

Over the quarter dwelling values decreased by **-4.7%**

Over the year dwelling values rose by **10.1%**

Perth dwelling values are now -6.0% below the record high seen in April 2026.



Hobart

In September, Hobart's dwelling values were down by

-0.5%

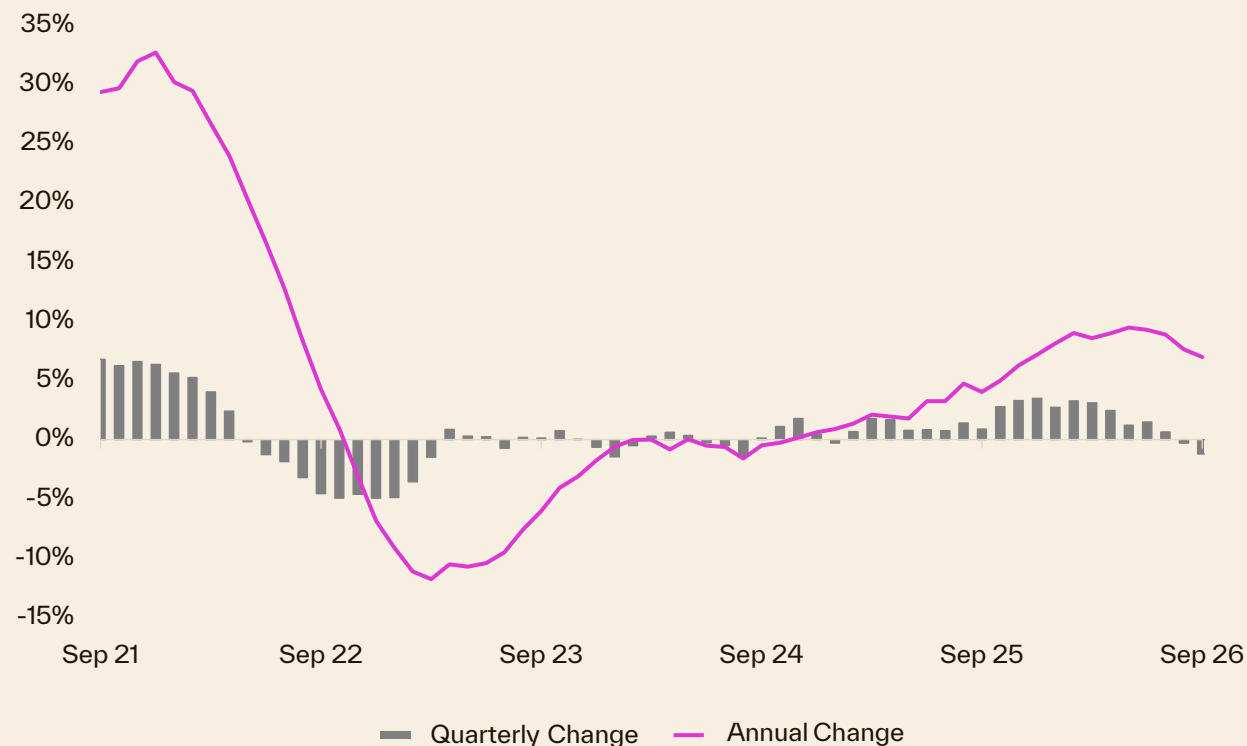
Over the quarter dwelling values decreased by

-1.2%

Over the year dwelling values rose by

7.0%

Hobart dwelling values are now -2.0% below the record high seen in March 2022.



Darwin

In September, Darwin's dwelling values were up by

0.4%

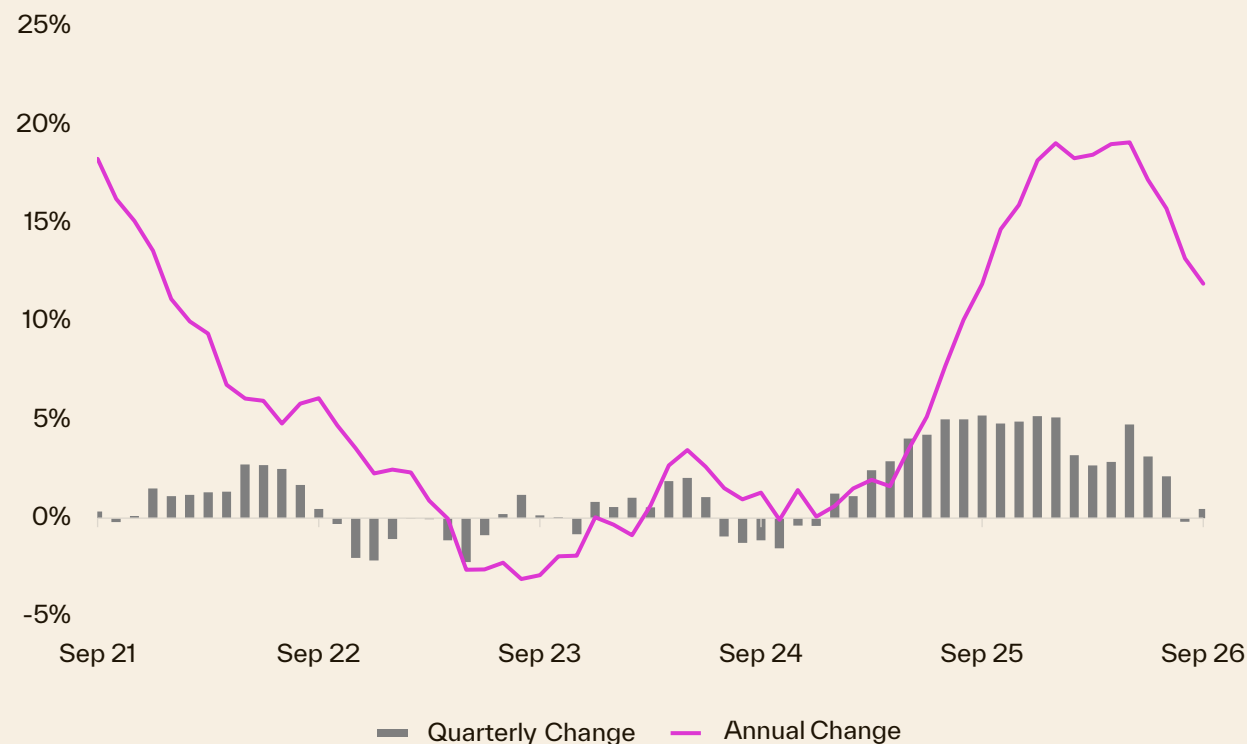
Over the quarter dwelling values increased by

0.5%

Over the year dwelling values rose by

11.9%

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



Canberra

In September, Canberra's dwelling values were down by

-1.1%

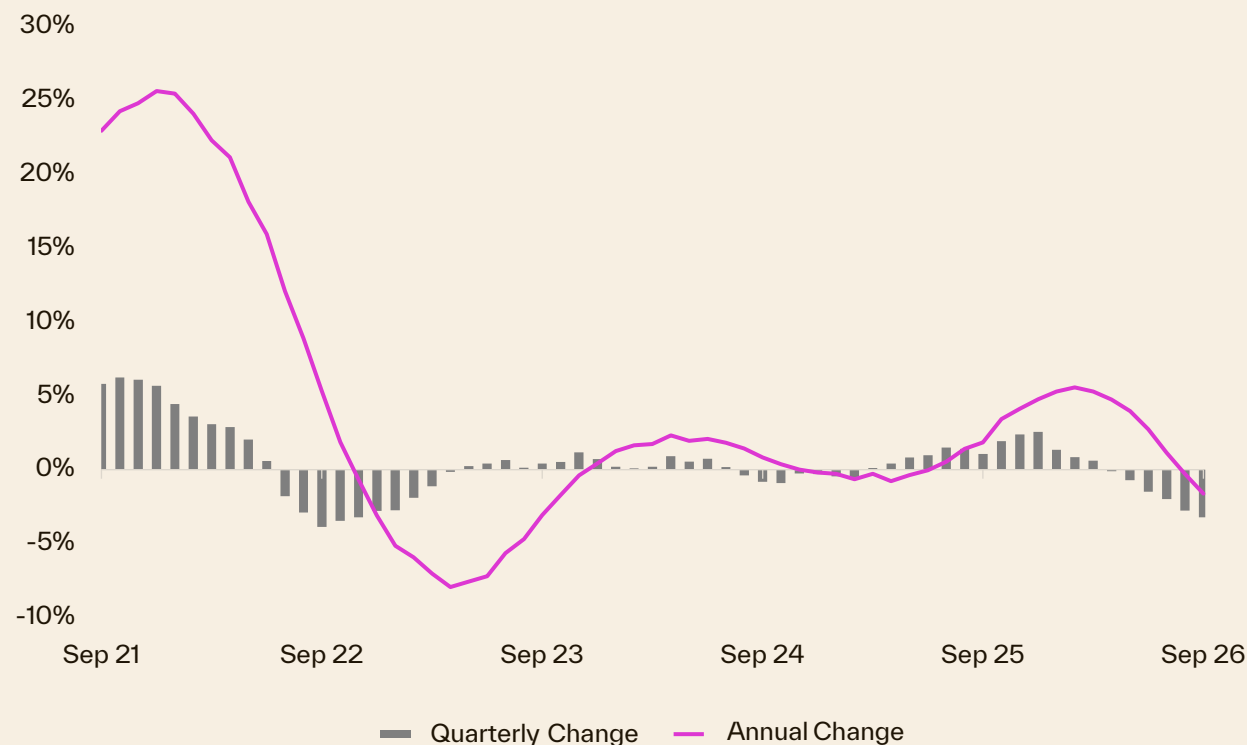
Over the quarter dwelling values decreased by

-3.2%

Over the year dwelling values declined by

-1.6%

Canberra dwelling values are now -6.2% below the record high seen in May 2022.

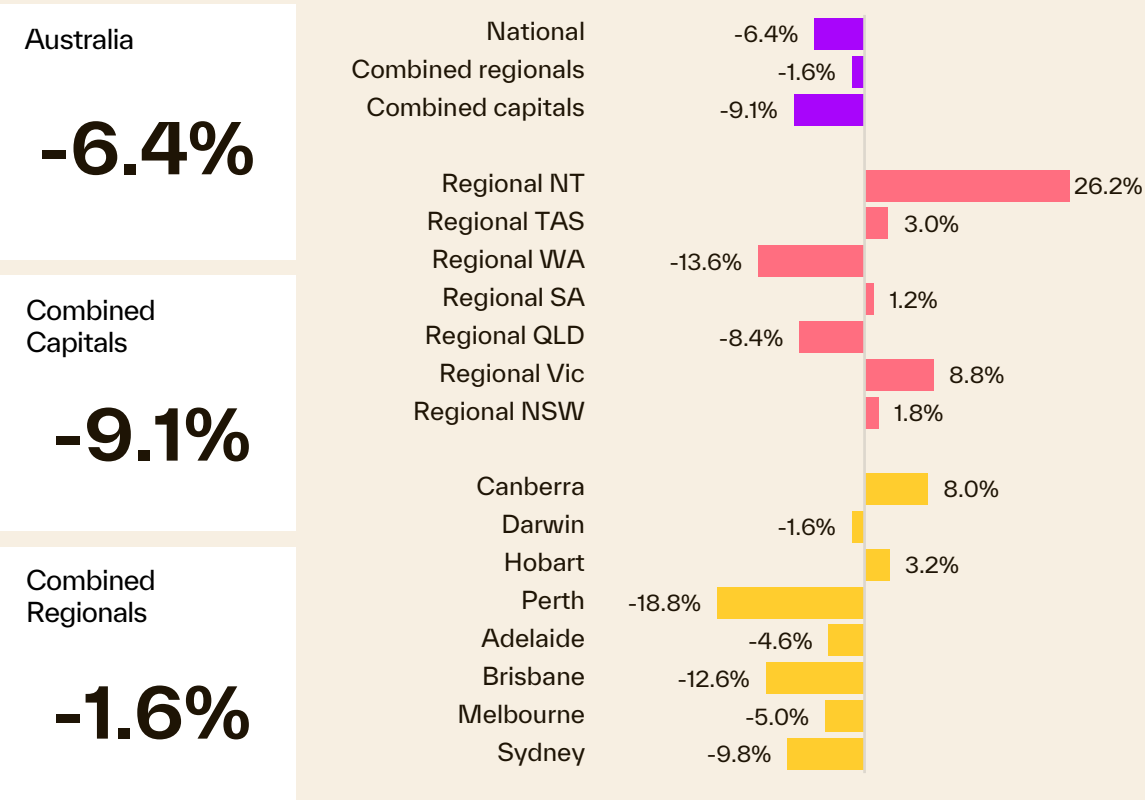


Sales and listings

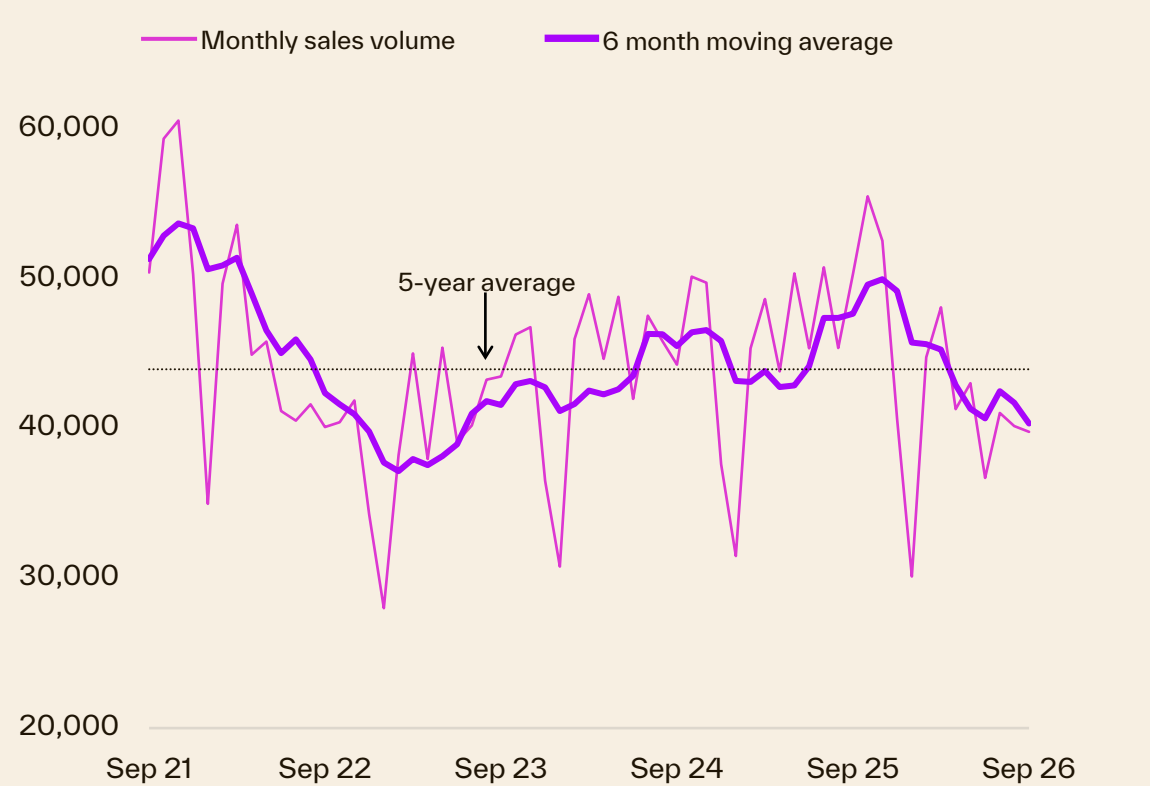
NATIONAL SALES

Cotality estimates that 39,747 homes were sold nationally in September 2026, 20.9% fewer than in September 2025. Monthly sales have now been lower than a year earlier for nine consecutive months. On an annual basis, most of the decline has come from the capital cities, where sales volumes fell 9.1% over the year, compared with a 1.6% fall in regional areas. Among the capitals, Perth (-18.8%) and Brisbane (-12.6%) recorded the largest annual falls, while Canberra (8.0%) and Hobart (3.2%) were the only capitals to record increases.

Change in sales volumes, twelve months to September 2026



Monthly sales with six month moving average - National

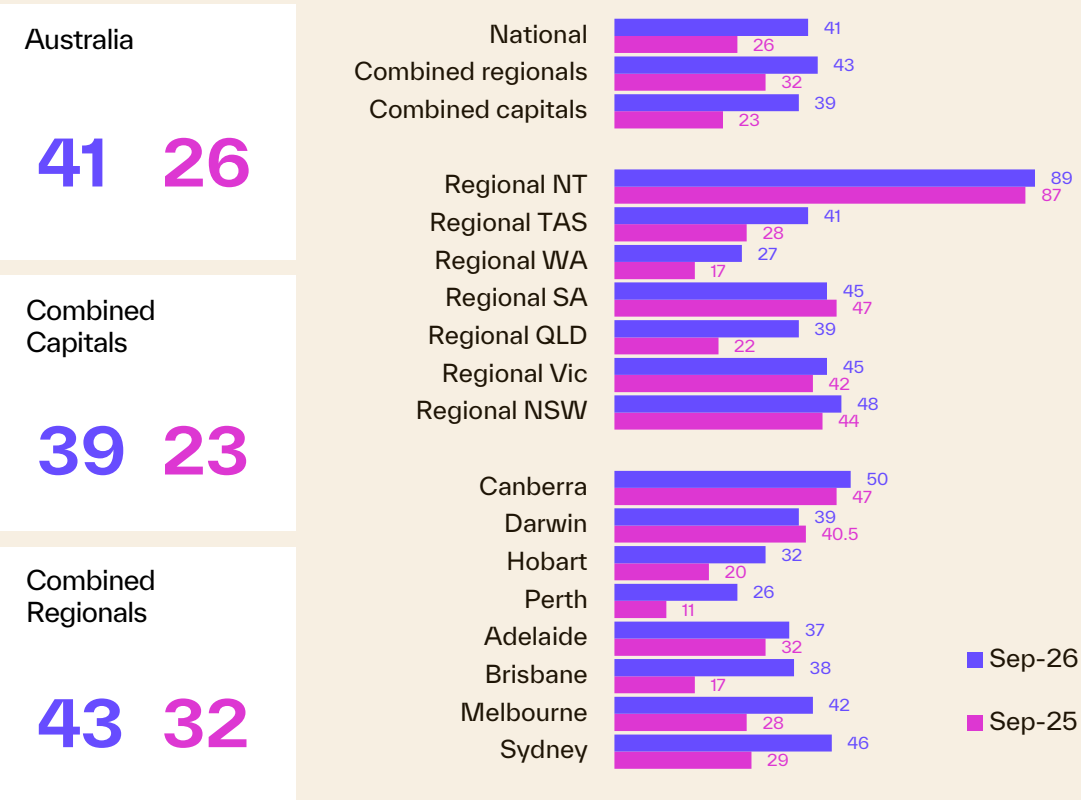


Note: recent months of sales volumes are modelled estimates, and are subject to revision

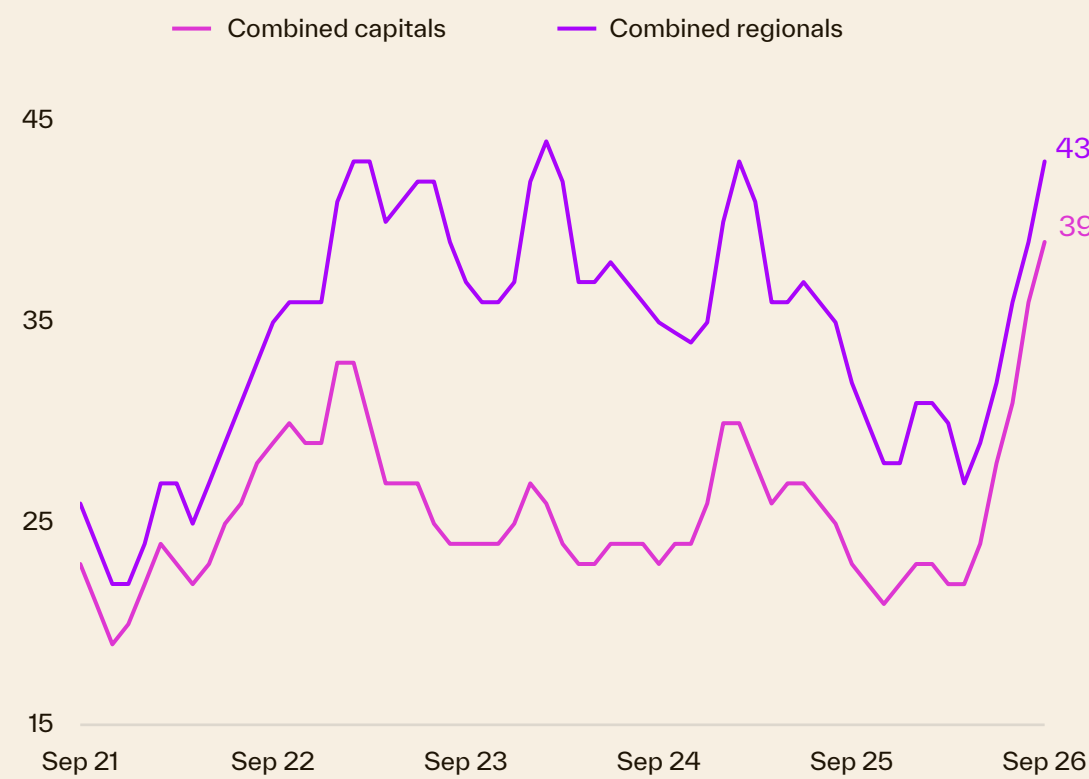
MEDIAN DAYS ON MARKET

Homes are taking noticeably longer to sell, with the national median time on market extending to 41 days over the three months to September 2026, up from 26 days a year earlier. The slowdown has been sharpest across the combined capitals, where the median of 39 days is the longest in the five-year series. Canberra is the slowest-selling capital at 50 days. Perth is the fastest-selling capital at 26 days, though its selling time has more than doubled over the year. Regional markets have also softened, with selling times lengthening to 43 days from 32, just short of the February 2024 high.

Median days on market – three months to September 2026



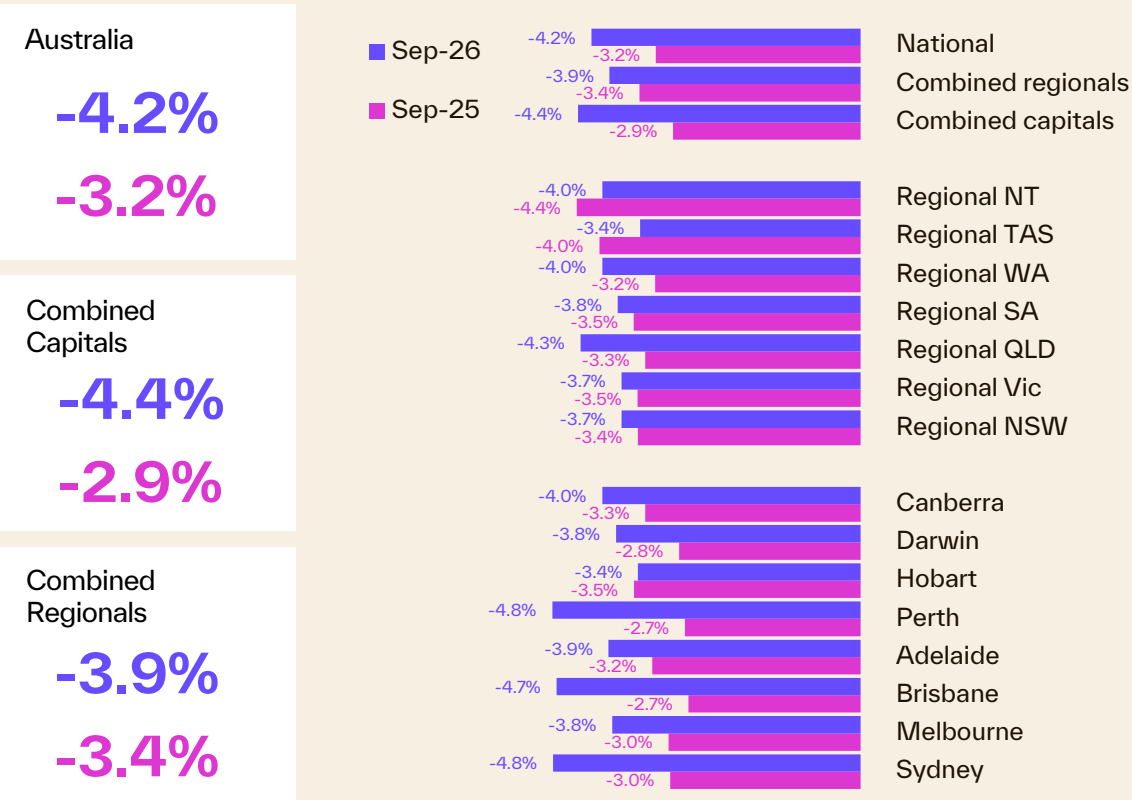
Median days on market



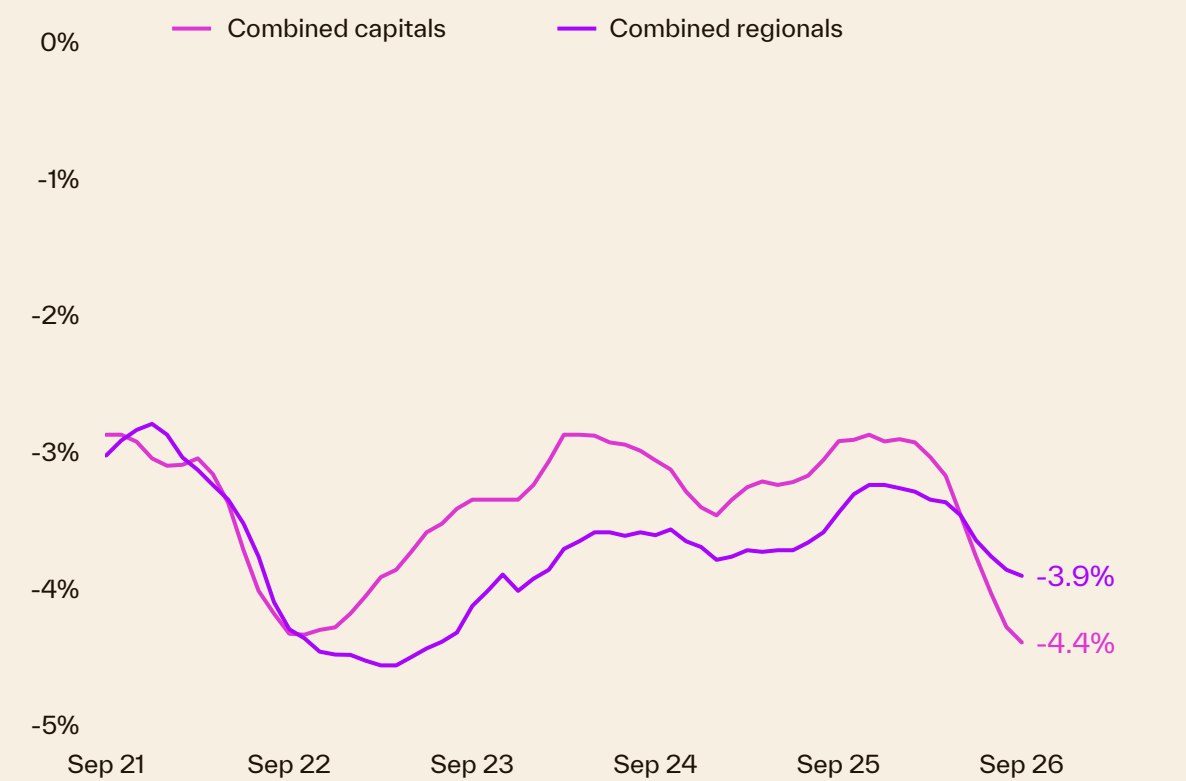
VENDOR DISCOUNT

Vendors are offering larger discounts as selling conditions soften, with the median vendor discount across the combined capitals widening to 4.4% over the three months to September 2026, the largest in the five-year series. Since June, capital city discounts have exceeded those in regional areas, reversing a pattern that had held from late 2022. The regional median discount also widened, reaching 3.9%, its widest since January 2024, while the national figure rose to 4.2% from 3.2% a year earlier.

Median vendor discount – three months to September 2026



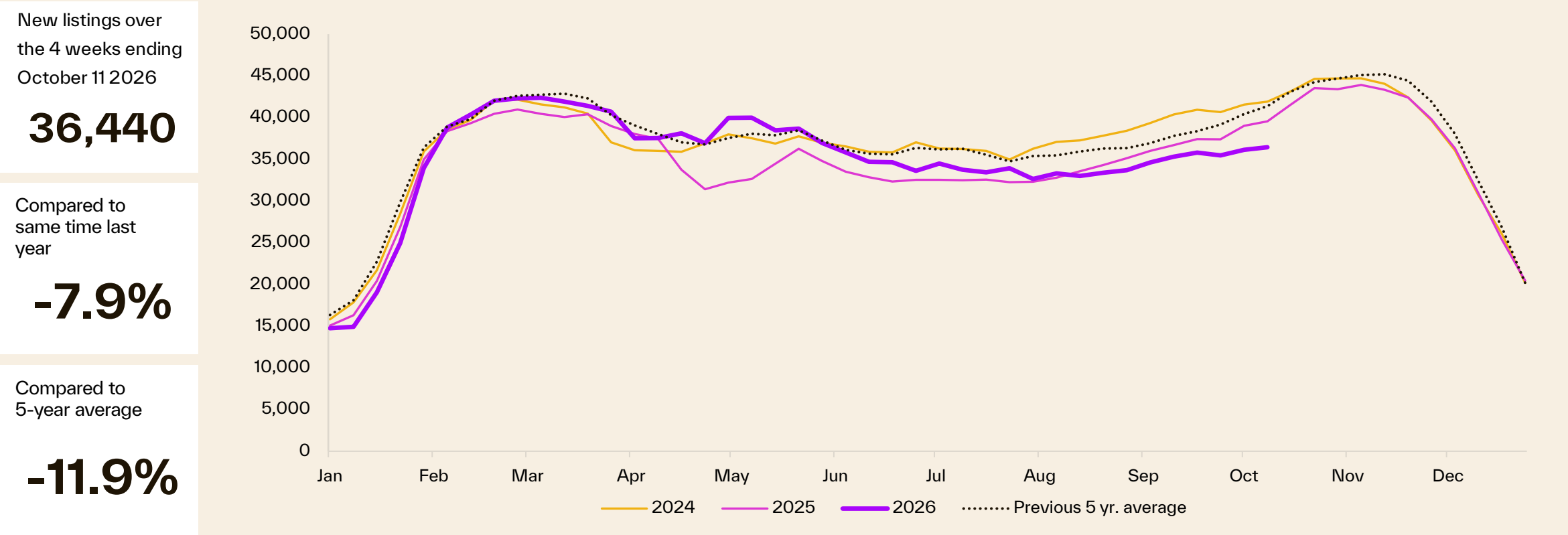
Median vendor discount



FLOW OF NEW LISTINGS

The spring listing season has started slowly. Over the four weeks ending 11 October 2026, 36,440 new listings came to market, 7.9% fewer than a year earlier and 11.9% below the previous five-year average. New listings remained close to the five-year average from February to May but have been below it since June and rose only slightly through September, when volumes typically increase.

Number of new listings, National dwellings



TOTAL LISTINGS

Over the four weeks ending 11 October, total listings reached 145,573, a 19.1% increase on the same period last year and 2.7% above the previous five-year average. This is a considerable shift from the start of the year, when advertised stock was well below both 2025 levels and the five-year average.

Number of total listings, National dwellings

Total listings over the 4 weeks ending October 11 2026

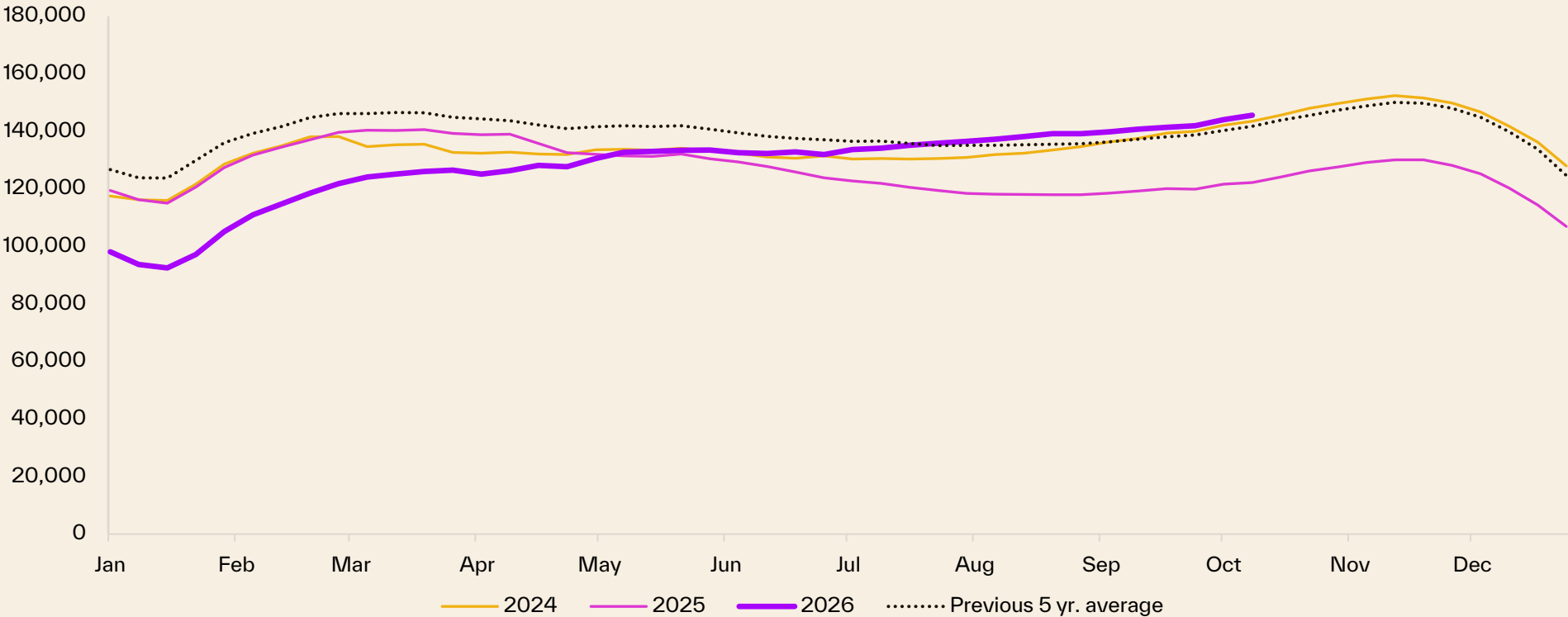
145,573

Compared to same time last year

19.1%

Compared to 5-year average

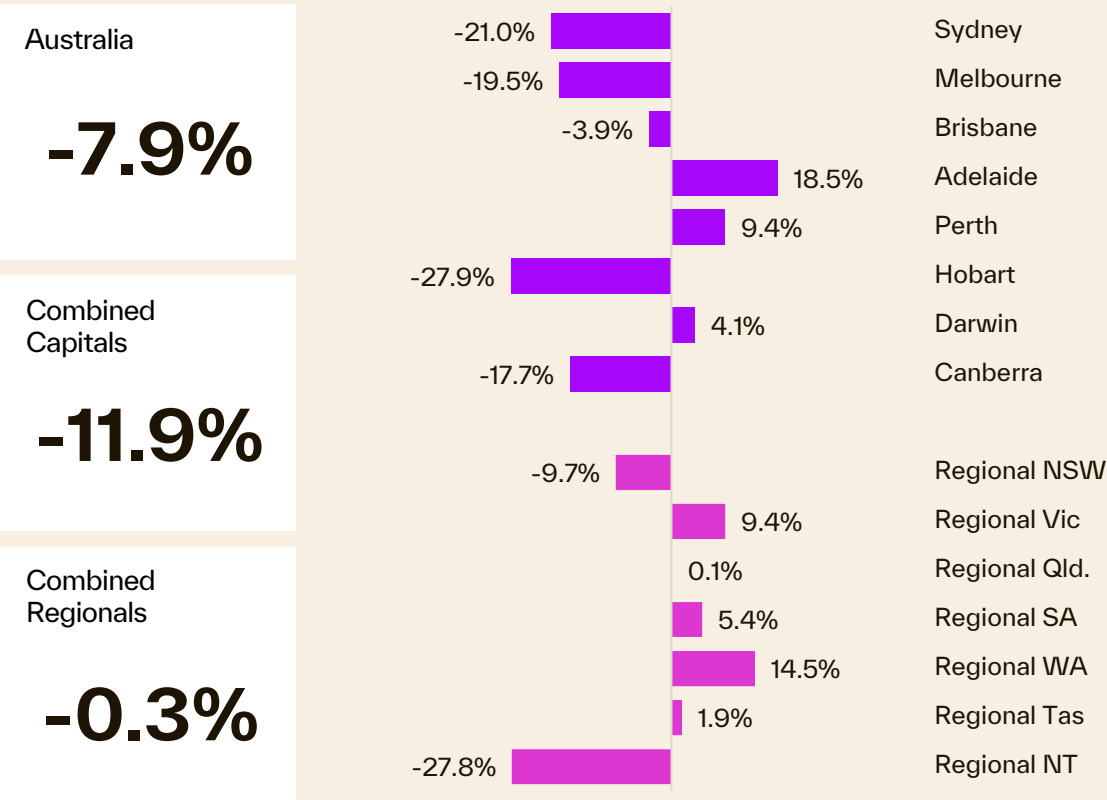
2.7%



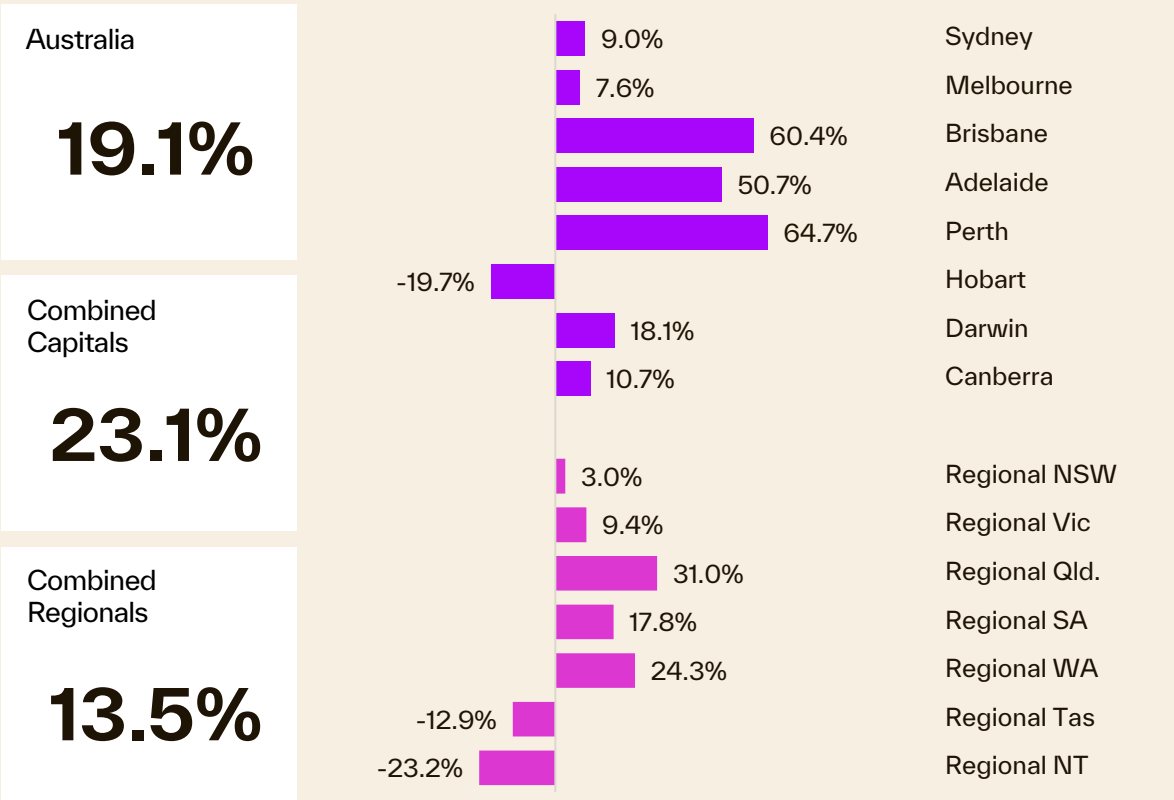
LISTINGS BY REGION

Nationally, new listings were 7.9% lower than a year earlier, while total listings were 19.1% higher. The fall in new listings was led by Hobart (-27.9%), Regional NT (-27.8%) and Sydney (-21.0%). Across the combined capital cities, Perth (64.7%) and Brisbane (60.4%) had the largest increases in total listings, while Hobart was the only capital that declined (-19.7%). Regional markets saw smaller changes, with new listings down 0.3% and total listings up 13.5%.

New listings, change from equivalent period last year



Total listings, change from equivalent period last year

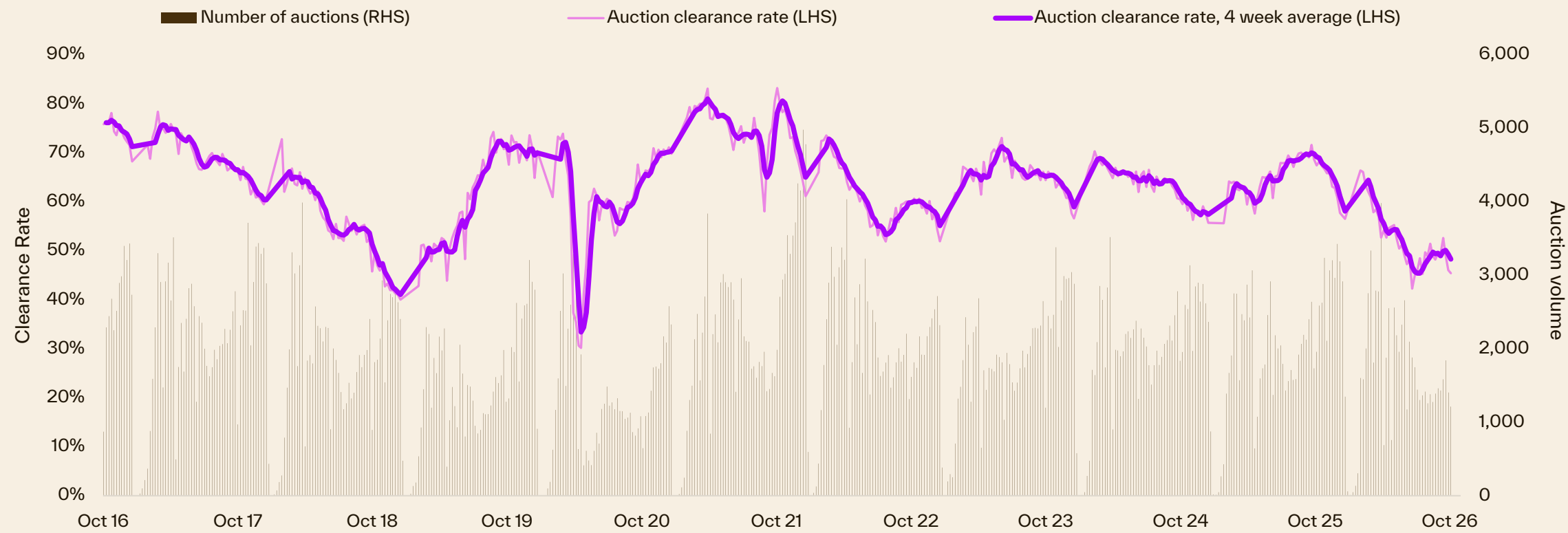


Data is for the four weeks ending October 11 2026

WEEKLY CLEARANCE RATES

The four-week average clearance rate across the combined capitals was 48.3% at the start of October, well below the 64.4% clearance rate in late February. The clearance rate fell to a low of 45.4% in early July and has since held close to 50%. Weekly results remain soft, with a clearance rate of 45.4% across 1,212 auctions recorded last week. With clearance rates remaining subdued and listings elevated, more vendors appear to be favouring private treaty sales over auctions.

Weekly clearance rates, combined capital cities



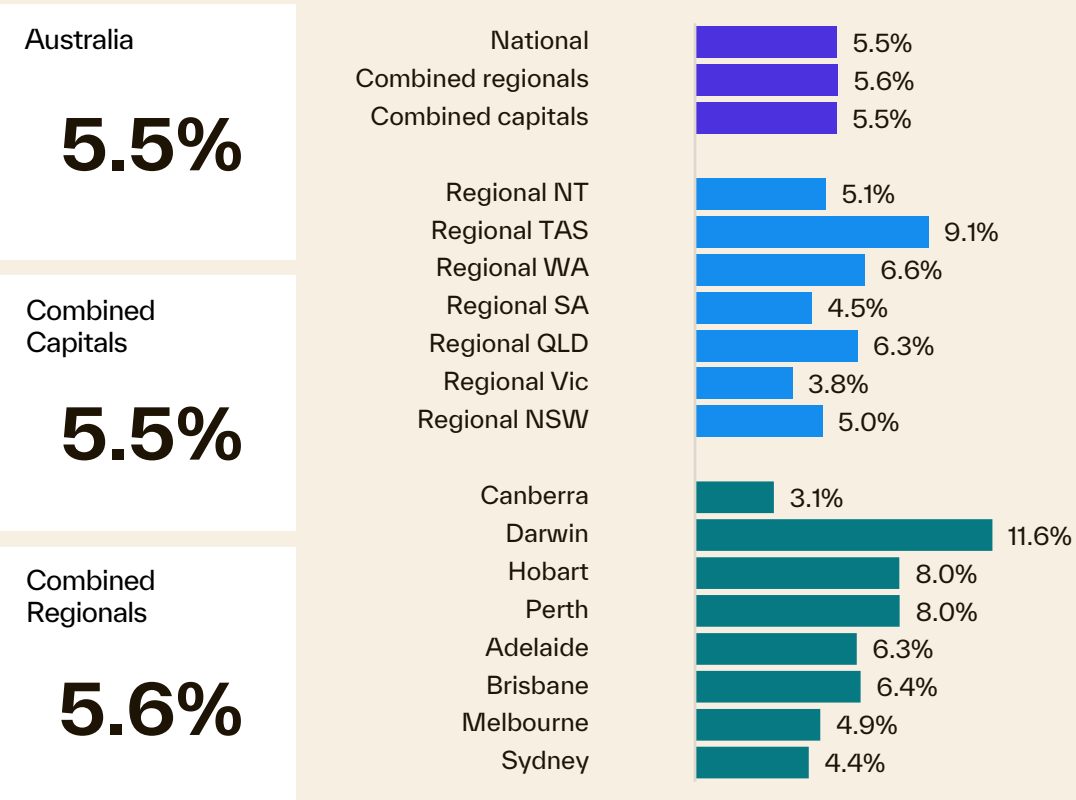
Rental market



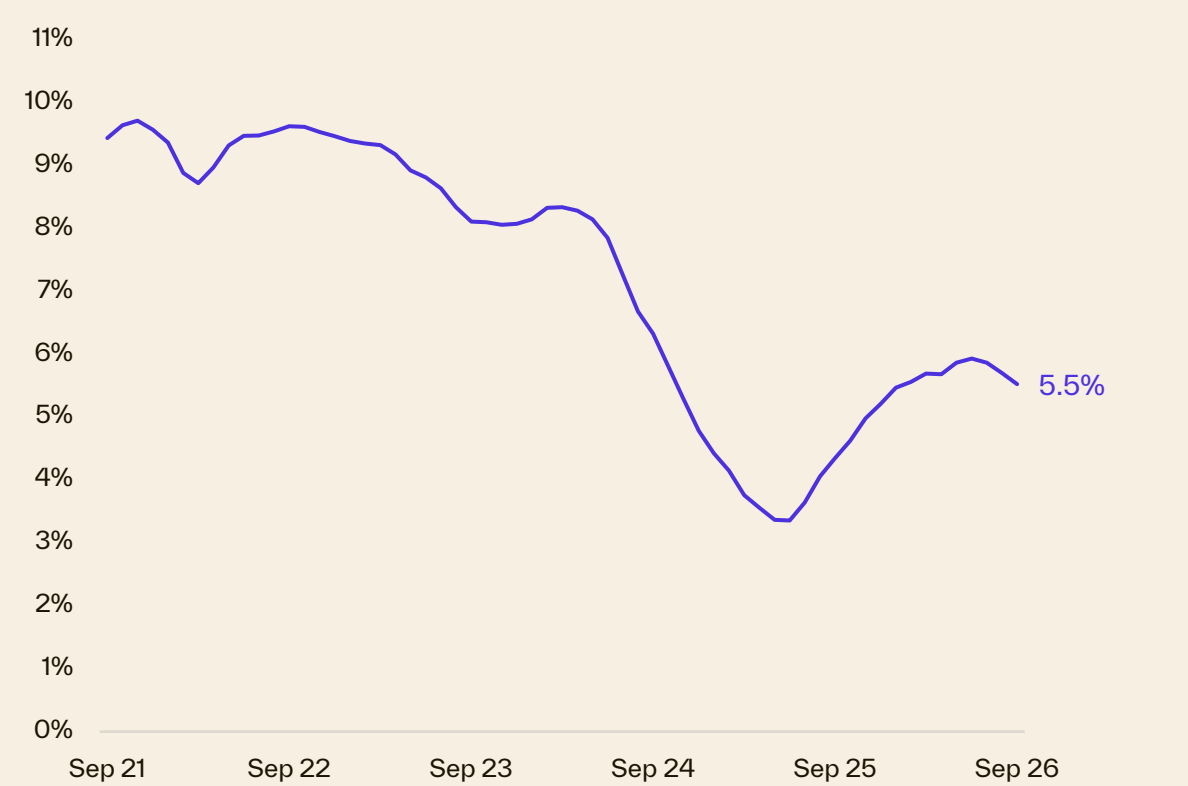
RENTAL RATES

The annual increase in national rental rates eased to 5.5% in September 2026, down from 5.9% between May and July. The deceleration is sharper on a three-month basis, with rental rates rising 0.5% in the September quarter, compared with 1.6% in the June quarter and 0.9% a year earlier. This was the smallest quarterly increase since the December quarter of 2024.

Annual change in rental rates to September 2026



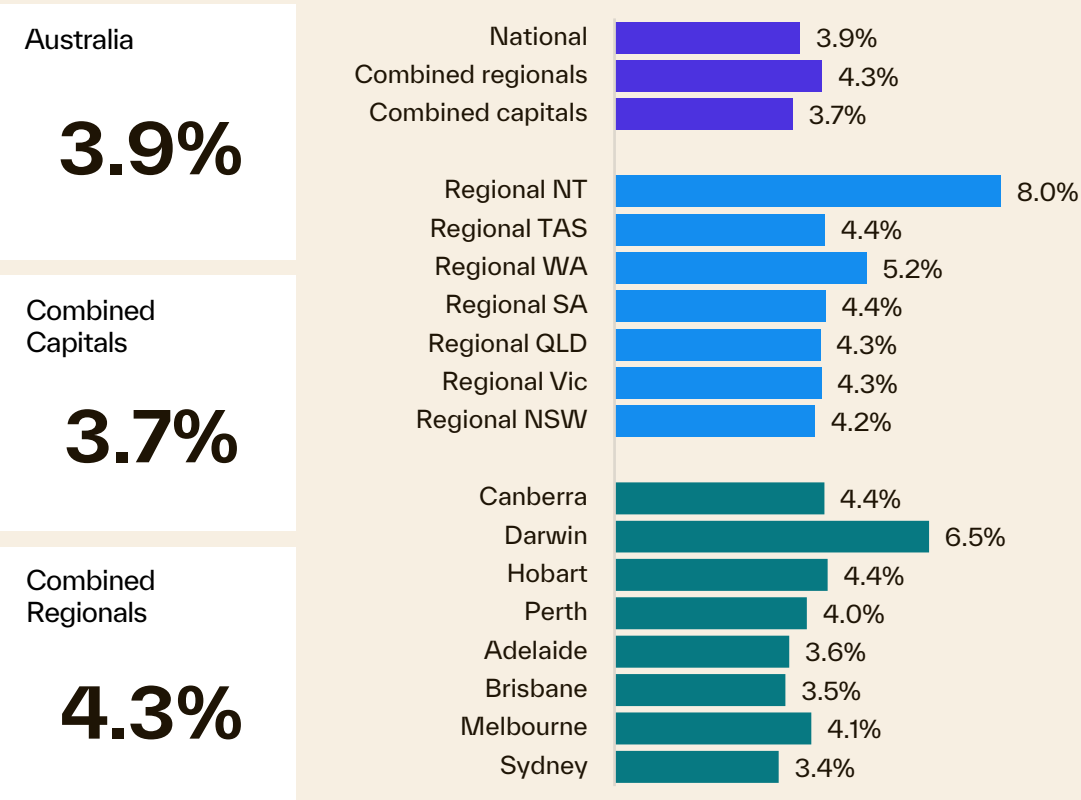
Annual change in rental rates - National



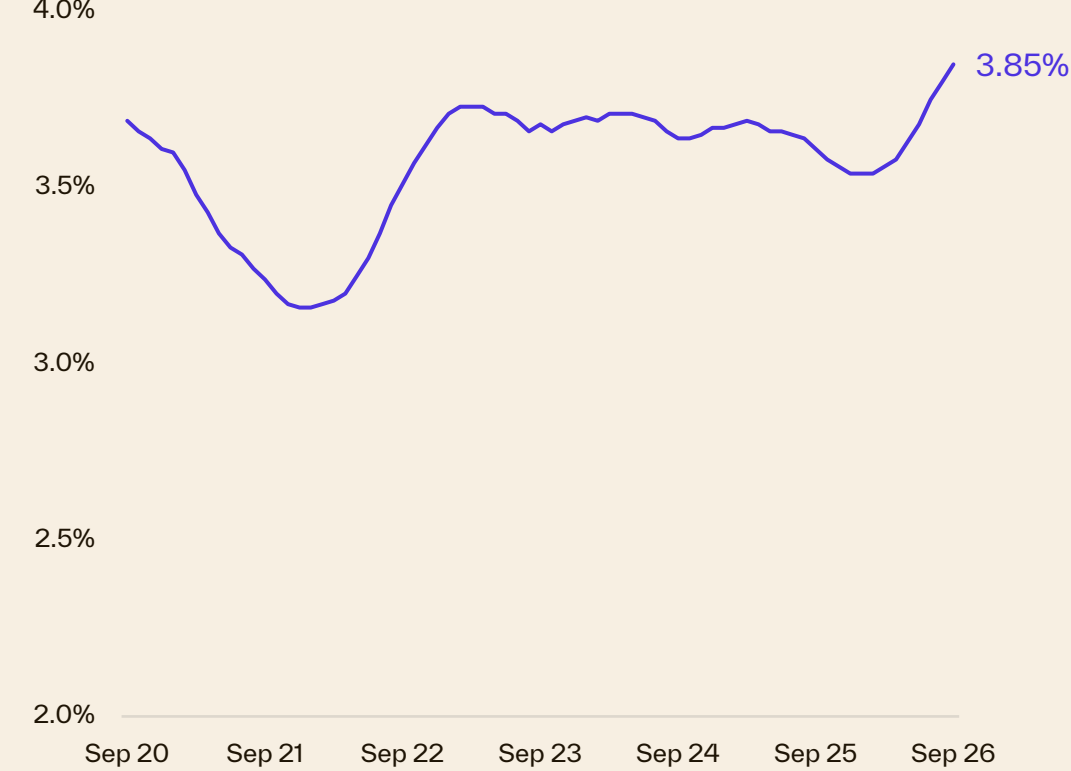
RENTAL YIELDS

The national gross rental yield rose to 3.85%, its highest level since August 2019, with yields holding between 3.6% and 3.7% from late 2022 to late 2025 before easing to 3.5%. The recent rise is associated with falling home values, which have declined for six consecutive months, alongside rental rates that are still rising, up 5.5% over the year. Regional areas have higher returns than the combined capitals, at 4.3% compared with 3.7%. Rental yields were highest in regional Northern Territory (8.0%) while Sydney (3.4%) offered the lowest gross rental returns among the capital cities.

Gross rental yields, September 2026



Gross rental yields - national



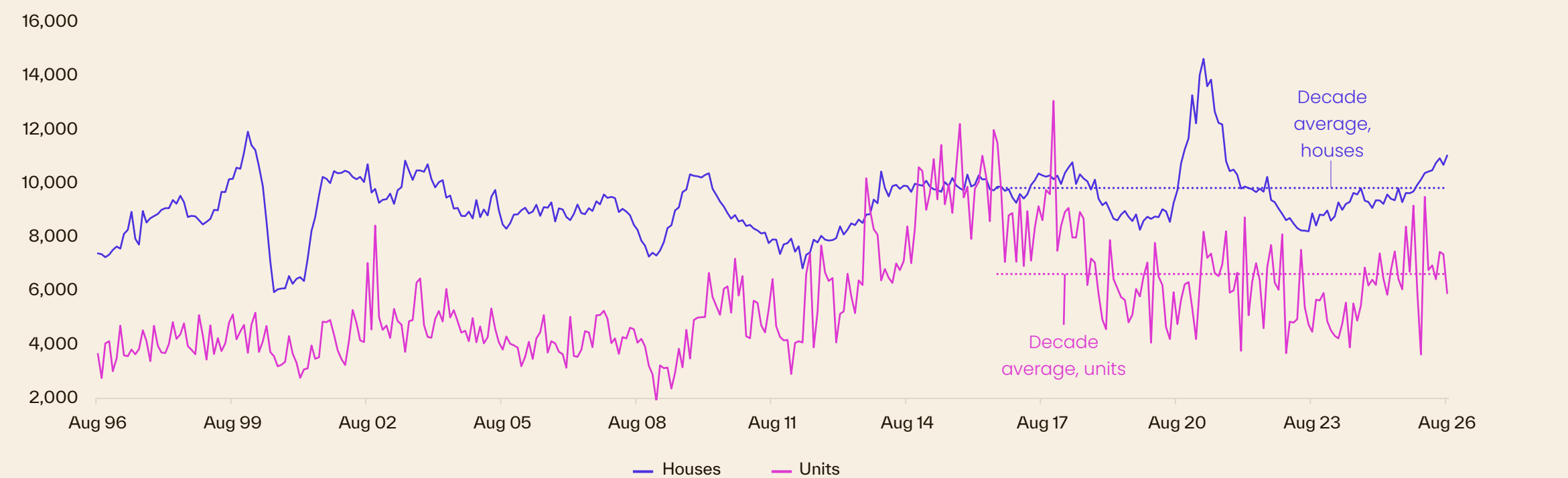
Dwelling approvals & housing credit



DWELLING APPROVALS

Dwelling approvals fell 6.1% to 16,953 in August, as a drop in unit approvals outweighed a rise in houses. House approvals rose 3.3% to 11,041, the highest monthly result since August 2021 and 12.3% above the decade average. Unit approvals declined 19.7% to 5,912, which is 10.8% below their decade average. Year to date, growth has come mainly from houses. Across the first eight months of 2026, house approvals were 12.4% higher than the same period in 2025, compared with a 2.6% rise for units.

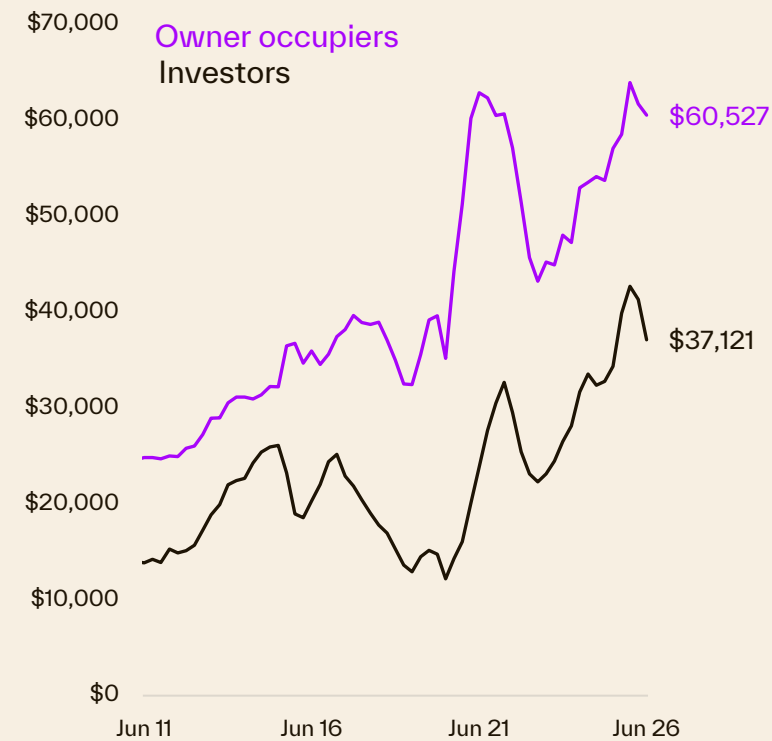
Monthly house v unit approvals, National



Source: ABS

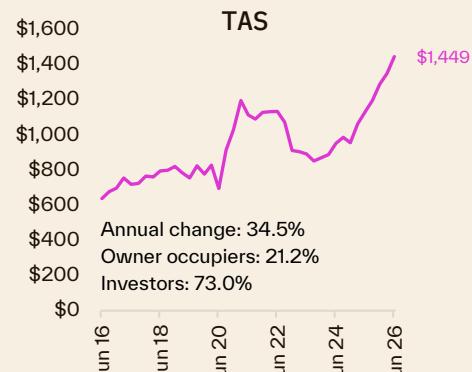
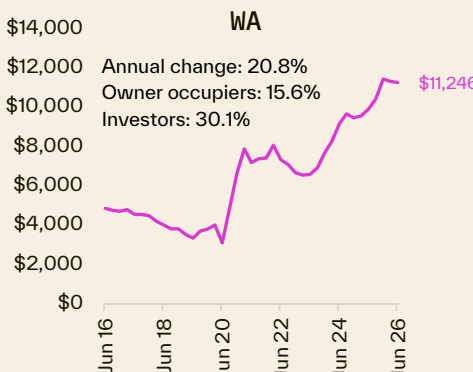
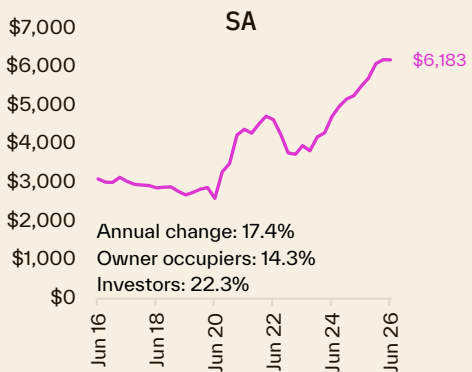
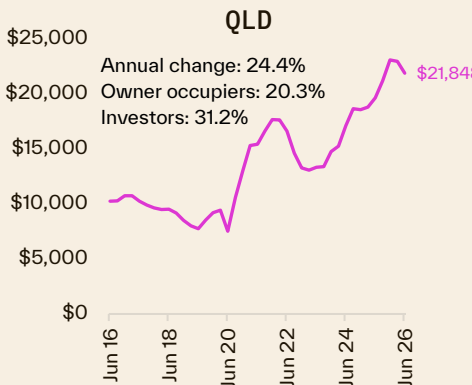
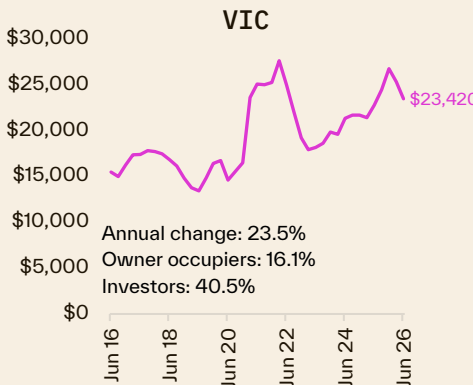
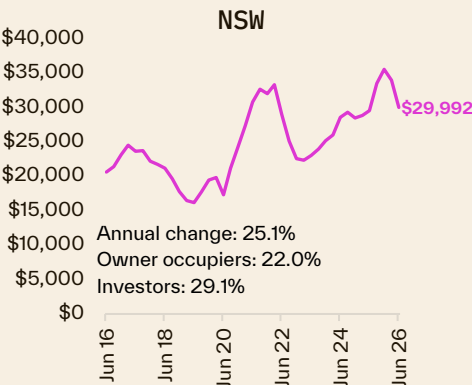
The value of housing finance commitments (excluding refi) amounted to over \$60 billion for owner occupiers and over \$37 billion for investors during the June 2026 quarter, though both segments declined from their recent peaks. Most states are now recording an easing in the value of lending, with Tasmania 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

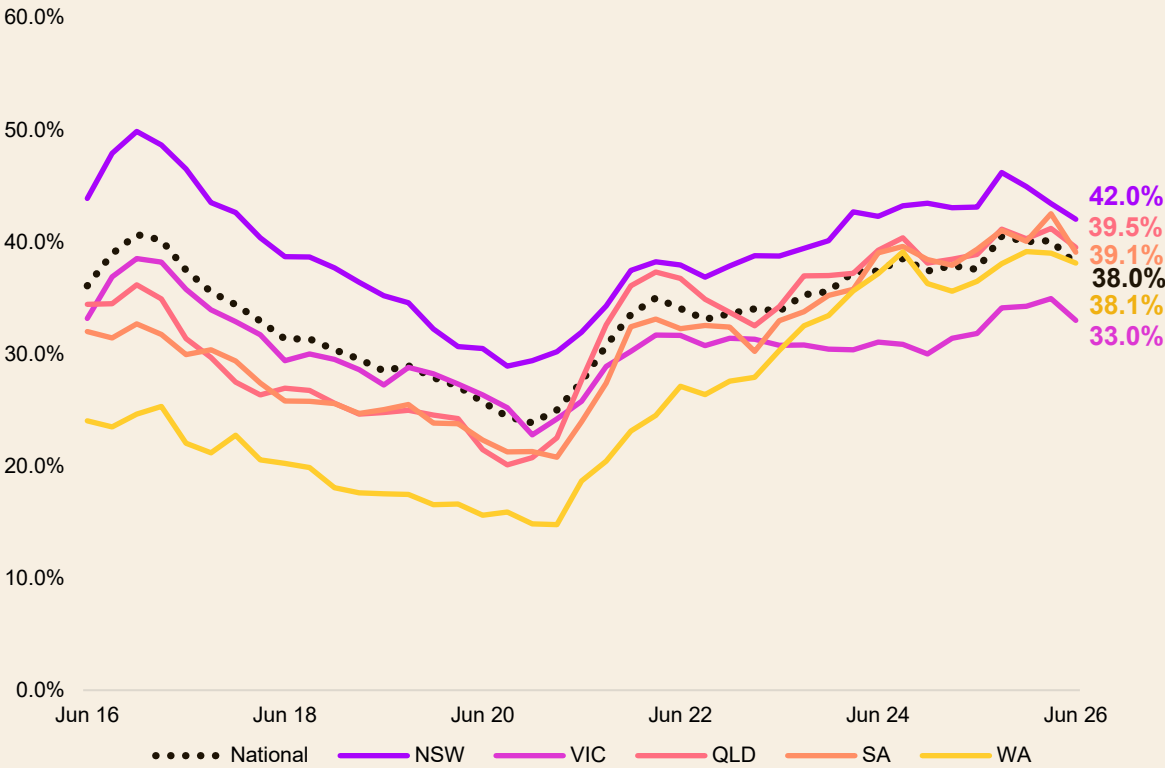
Quarterly value of new finance commitments excluding refinancing, total (\$ millions) by state



INVESTORS & LENDING

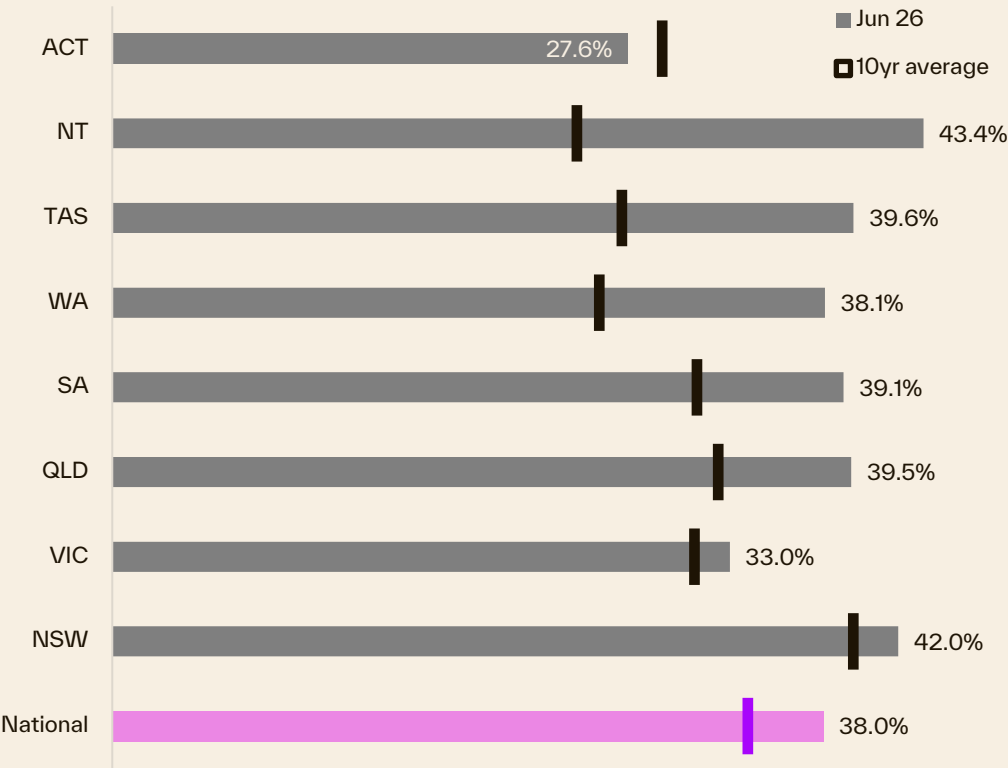
The investor share of new lending, excluding refinancing, was trending higher between 2022 and early 2026, reaching more than 40% of lending commitments. With a sharp pullback in investment since May, the investor share has reduced to 38.0% nationally in the June 2026 quarter. Despite the decline, most 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)



Source: ABS

Value of investor lending as a % of total lending



FIRST HOME BUYERS

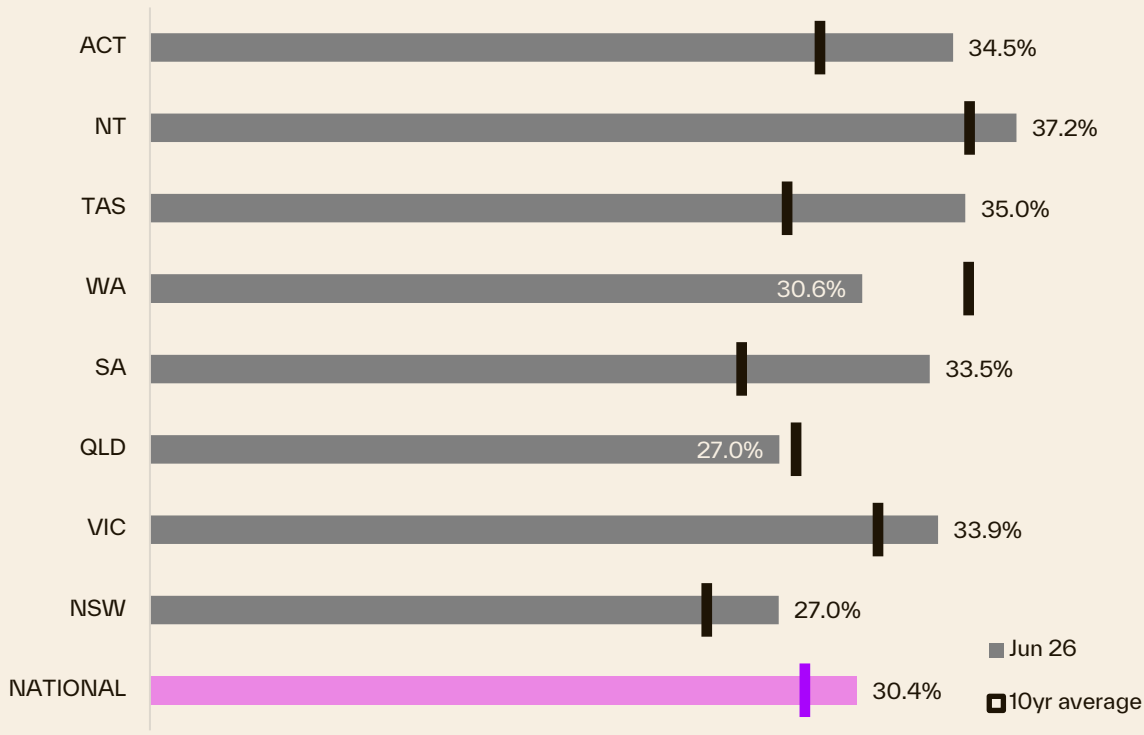
First home buyer lending reached \$18.4 billion over the June quarter (30.4% of owner occupier lending). The NT, which is also the most affordable housing market, had the highest share (37.2%) of first home buyer lending, while NSW (27.0%) and Queensland (27.0%) were the lowest with Queensland below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

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



Source: ABS

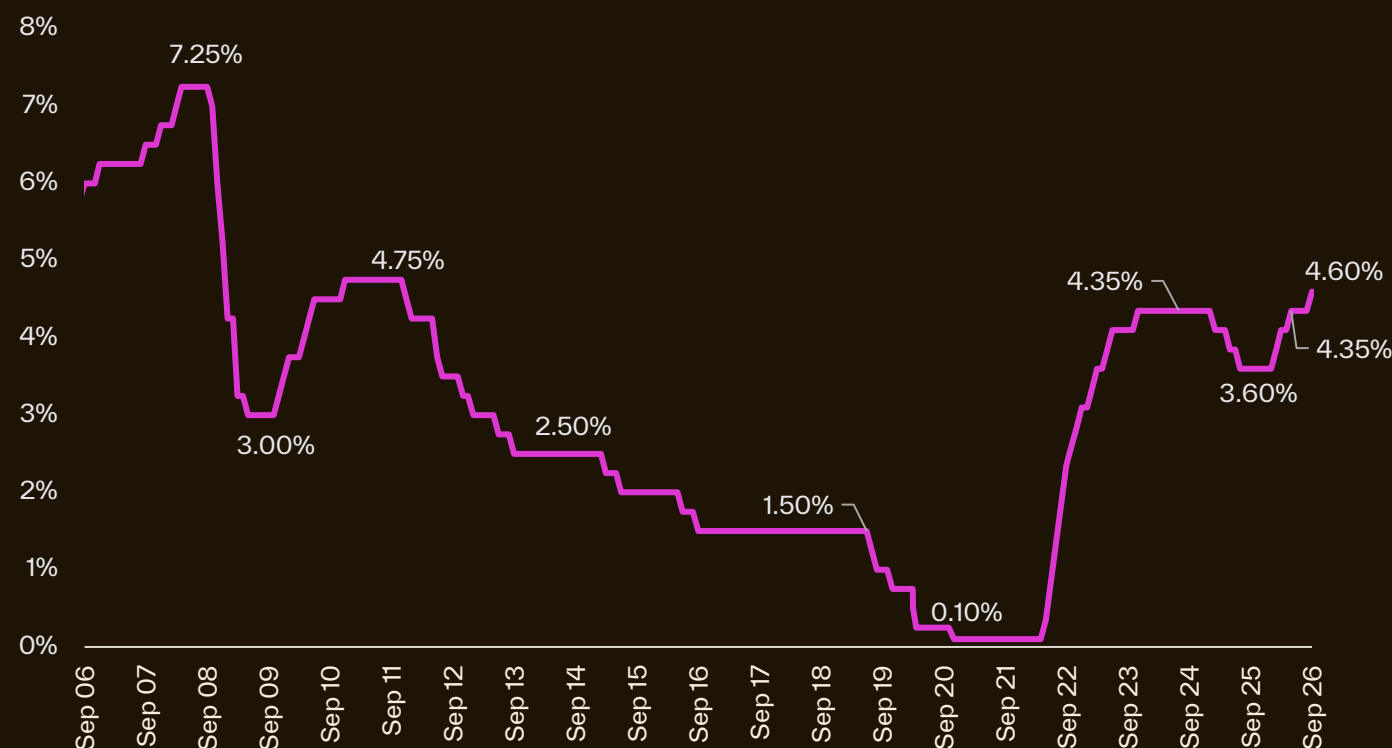
Value of first home buyer lending as a % of owner occupier lending



Cash rate increases for the fourth time this year

Cash rate setting: 4.60%

- The RBA increased the cash rate by 25 basis points in September to 4.60%, the fourth increase this year and the highest setting in almost 15 years.
- Inflation remains persistent and sticky with headline inflation rising to 4.0% in August, while trimmed mean inflation held at 3.6%, above the RBA's 2-3% target range.
- The increase raises the serviceability hurdle for prospective buyers, more than offsetting the positive influence on affordability from lower home values.
- The four rate increases since February have reduced borrowing capacity for a median-income household by almost \$90,000, equivalent to around a 9% decline in purchasing power.

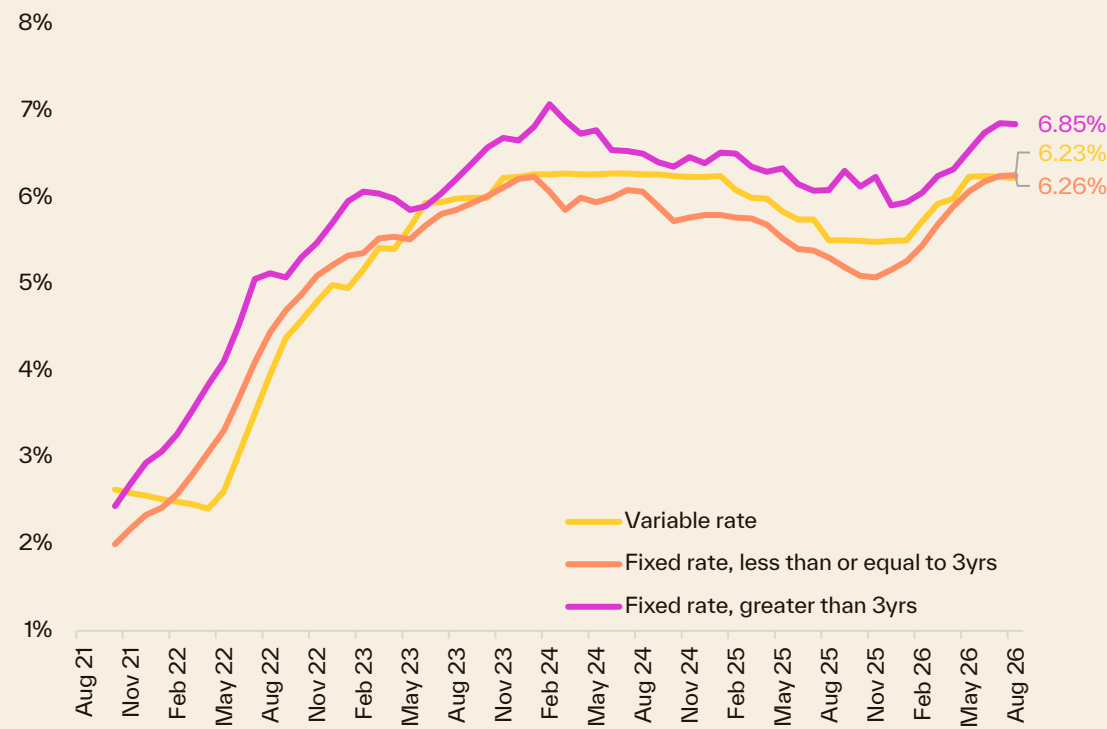


HOUSING CREDIT

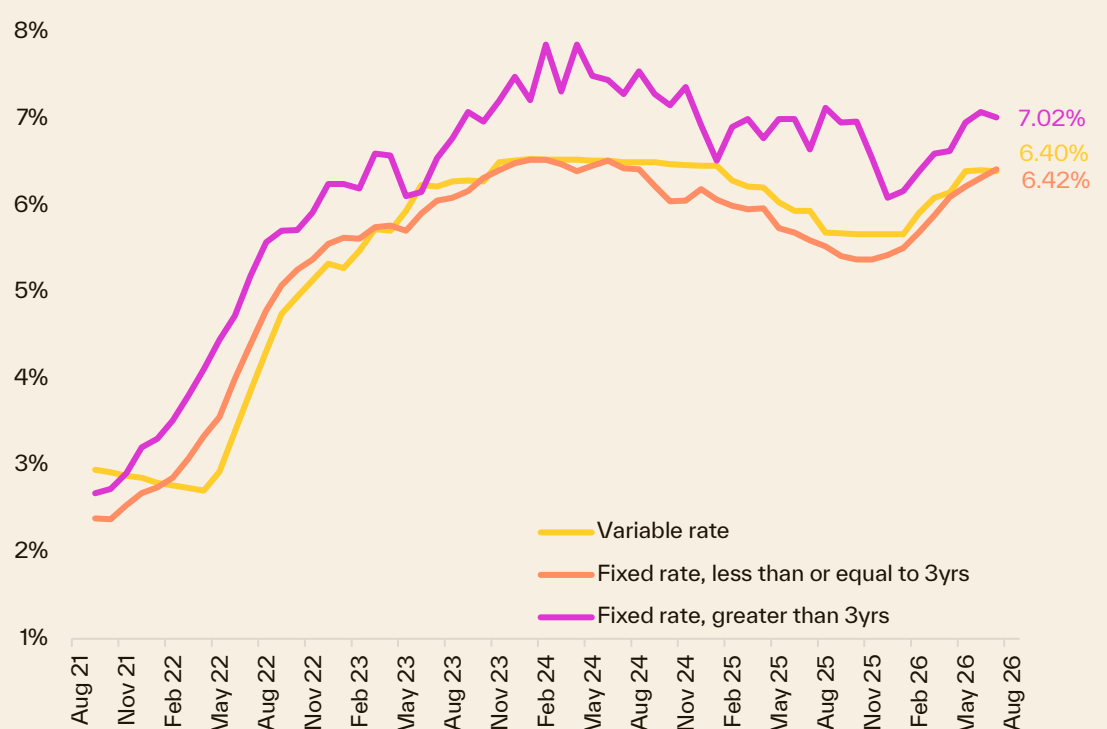
Borrowing costs have risen through 2026, following cash rate increases through the year-to-date. Average variable rates on new loans reached 6.23% for owner-occupiers and 6.40% for investors in August but set to rise further given the September rate hike of 25 basis points. Fixed rates of three years or less have also trended higher, now slightly above variable rates, having been below them through 2025.

Average borrowing costs by borrower and loan type

Owner occupiers



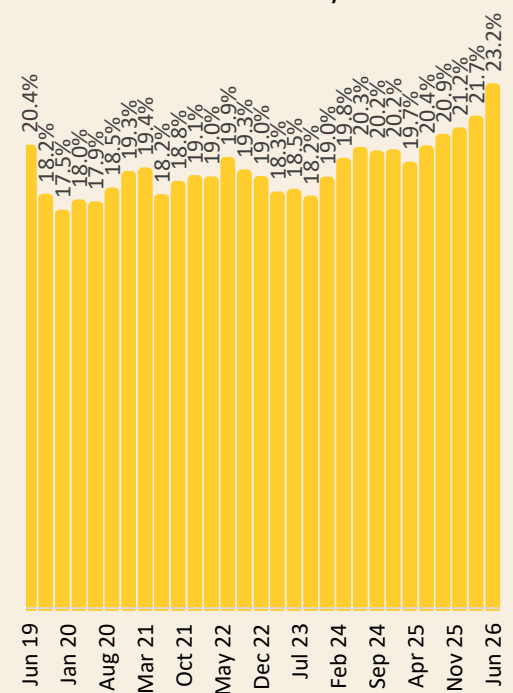
Investors



Source: RBA

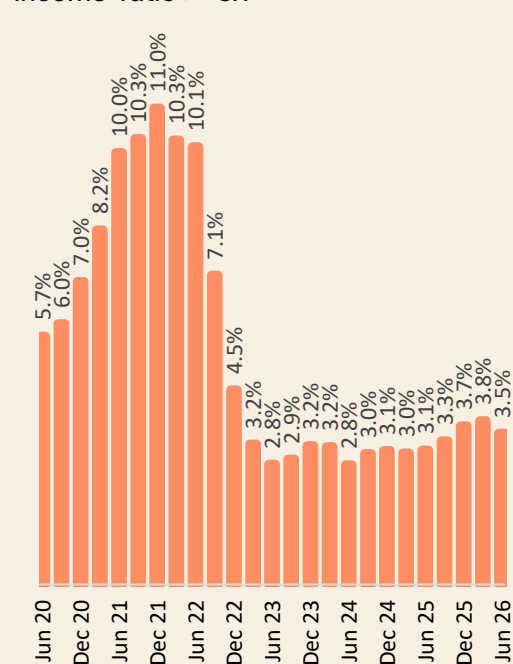
By the June quarter of 2026, the highest

Month	Percentage
Jun 19	18.2%
Jul 19	18.5%
Aug 19	18.3%
Sep 19	18.0%
Oct 19	17.5%
Nov 19	18.2%
Dec 19	18.5%
Jan 20	19.0%
Feb 20	19.3%
Mar 20	19.9%
Apr 20	19.0%
May 20	18.8%
Jun 20	19.1%
Jul 20	19.0%
Aug 20	19.3%
Sep 20	19.0%
Oct 20	19.3%
Nov 20	19.0%
Dec 20	19.3%
Jan 21	19.0%
Feb 21	19.3%
Mar 21	19.0%
Apr 21	19.3%
May 21	19.0%
Jun 21	19.3%
Jul 21	19.0%
Aug 21	19.3%
Sep 21	19.0%
Oct 21	19.3%
Nov 21	19.0%
Dec 21	19.3%
Jan 22	19.0%
Feb 22	19.3%
Mar 22	19.0%
Apr 22	19.3%
May 22	19.0%
Jun 22	19.3%
Jul 22	19.0%
Aug 22	19.3%
Sep 22	19.0%
Oct 22	19.3%
Nov 22	19.0%
Dec 22	19.3%
Jan 23	19.0%
Feb 23	19.3%
Mar 23	19.0%
Apr 23	19.3%
May 23	19.0%
Jun 23	19.3%
Jul 23	19.0%
Aug 23	19.3%
Sep 23	19.0%
Oct 23	19.3%
Nov 23	19.0%
Dec 23	19.3%
Jan 24	19.0%
Feb 24	19.3%
Mar 24	19.0%
Apr 24	19.3%
May 24	19.0%
Jun 24	19.3%
Jul 24	19.0%
Aug 24	19.3%
Sep 24	19.0%
Oct 24	19.3%
Nov 24	19.0%
Dec 24	19.3%
Jan 25	19.0%
Feb 25	19.3%
Mar 25	19.0%
Apr 25	19.3%
May 25	19.0%
Jun 25	19.3%
Jul 25	19.0%
Aug 25	19.3%
Sep 25	19.0%
Oct 25	19.3%
Nov 25	19.0%
Dec 25	19.3%
Jan 26	19.0%
Feb 26	19.3%
Mar 26	19.0%
Apr 26	19.3%
May 26	19.0%
Jun 26	19.3%



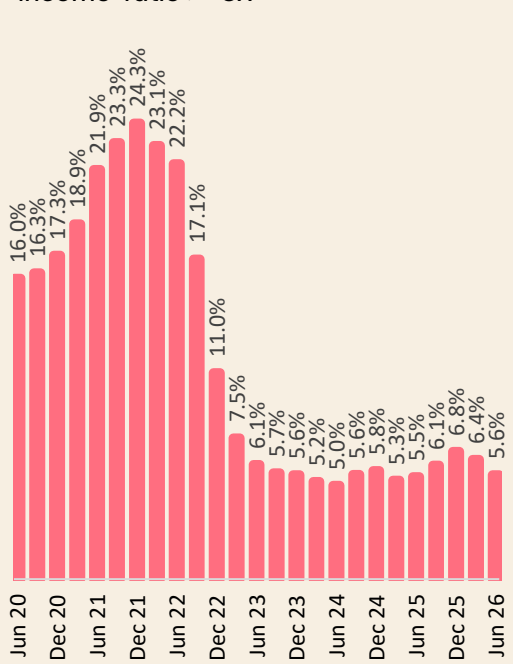
A bar chart titled 'U.S. Will Be a Superpower in 2040' showing the percentage of respondents who believe the U.S. will be a superpower in 2040, broken down by year and gender. The chart features two sets of bars for each year: blue bars for men and pink bars for women. The years are listed on the x-axis: Jun 20, Dec 20, Jun 21, Dec 21, Jun 22, Dec 22, Jun 23, Dec 23, Jun 24, Dec 24, Jun 25, Dec 25, and Jun 26. The y-axis represents the percentage, ranging from 0% to 15%.

Year	Men (%)	Women (%)
Jun 20	5.7%	6.0%
Dec 20	7.0%	8.2%
Jun 21	10.0%	10.3%
Dec 21	11.0%	10.3%
Jun 22	10.1%	7.1%
Dec 22	4.5%	3.2%
Jun 23	2.8%	2.9%
Dec 23	3.2%	3.2%
Jun 24	2.8%	3.0%
Dec 24	3.1%	3.0%
Jun 25	3.1%	3.3%
Dec 25	3.7%	3.8%
Jun 26	3.5%	3.5%



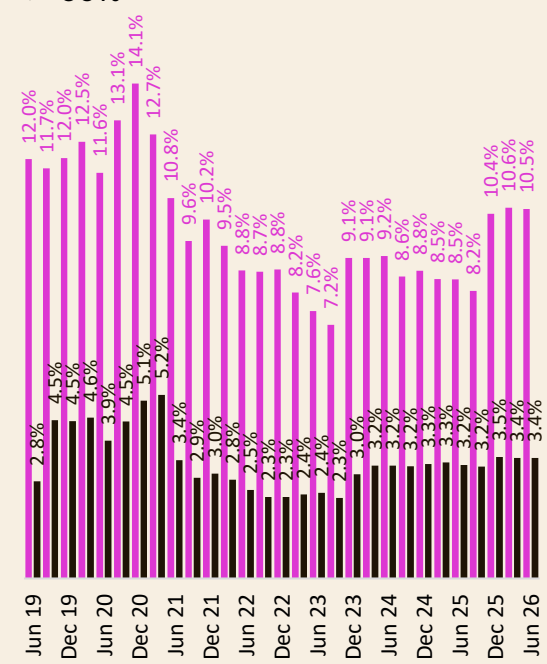
A bar chart titled 'U.S. Will Be a Superpower in 2042' showing the percentage of respondents who believe the U.S. will be a superpower in 2042, broken down by date and gender. The chart features two groups of bars for each date: a light blue bar for 'Men' and a light red bar for 'Women'. The dates are listed on the x-axis, and the percentages are labeled above each bar. The data shows a general upward trend in belief over time, with a notable peak in December 2021 for both genders.

Date	Men (%)	Women (%)
Jun 20	16.0%	16.3%
Dec 20	17.3%	18.9%
Jun 21	21.9%	23.3%
Dec 21	24.3%	23.1%
Jun 22	22.2%	17.1%
Dec 22	11.0%	7.5%
Jun 23	6.1%	5.7%
Dec 23	5.6%	5.2%
Jun 24	5.0%	5.6%
Dec 24	5.8%	5.3%
Jun 25	5.5%	6.1%
Dec 25	6.8%	6.4%
Jun 26	5.6%	5.6%



A bar chart titled 'U.S. Will Be a Superpower in 2035' showing the percentage of respondents who believe the U.S. will be a superpower in 2035, broken down by year and gender. The chart features two series: Men (dark blue) and Women (light blue). The x-axis lists dates from Jun 19 to Jun 26. The y-axis represents the percentage, ranging from 0 to 14. Data labels are provided above each bar.

Date	Men (%)	Women (%)
Jun 19	2.8%	12.0%
Jun 20	4.5%	11.7%
Dec 19	4.5%	12.0%
Jun 20	4.6%	12.5%
Jun 20	3.9%	11.6%
Dec 20	4.5%	13.1%
Dec 20	5.1%	14.1%
Jun 21	5.2%	12.7%
Jun 21	3.4%	10.8%
Jun 21	2.9%	9.6%
Dec 21	3.0%	10.2%
Jun 22	2.8%	9.5%
Jun 22	2.5%	8.9%
Dec 22	2.3%	8.7%
Dec 22	2.3%	8.8%
Jun 23	2.4%	8.2%
Jun 23	2.4%	7.6%
Jun 23	2.3%	7.2%
Dec 23	3.0%	9.1%
Dec 23	3.2%	9.1%
Jun 24	3.2%	9.2%
Jun 24	3.2%	8.6%
Dec 24	3.3%	8.8%
Dec 24	3.3%	8.3%
Jun 25	3.2%	8.5%
Jun 25	3.2%	8.2%
Dec 25	3.5%	10.4%
Jun 26	3.4%	10.6%
Jun 26	3.4%	10.5%



- Owner occupiers
- Investors

Source: APRA

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	Population growth and future housing demand
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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