PropTrack REA Group

Home Price Index

1 July 2026

Australian home prices fall in June, as all but one capital city record a decline

Key findings:

- National home prices have fallen for the third month running, declining by 0.3% in June. Despite the monthly drop, they remain 5.8% higher year-on-year.
- Capital cities drove the decline, dipping by 0.4% over the month. Regional areas, in contrast, continued to outperform, holding steady over June.
- Sydney (-0.5%) and Perth (-0.5%) saw the strongest declines in home prices over June, followed by Melbourne (-0.4%) and Canberra (-0.4%). Compared to a year ago, however, Melbourne is the only capital city where the median home price is lower.
- Darwin (+0.2%) was the only capital city to see home prices rise in June and is the second strongest performer behind Perth year-on-year.
- Monthly price falls were also seen in Brisbane (-0.2%), Adelaide (-0.2%), and Hobart (-0.2%), though declines were more modest.
- Home values remained at record highs in every regional area bar Queensland in June, with the combined regional median sitting 9.5% higher compared to a year ago.

“Home prices softened across every capital city in June, bar Darwin, as higher interest rates and cost of living pressures continue to weigh on purchasing power. The Budget may have also contributed to more cautious decision making among both owner occupying buyers and investors.

“The strongest performing parts of the market continue to be those offering the greatest affordability. Regional markets outperformed capitals over both the month and the year. Similarly, units have recorded smaller declines over the month compared to houses, and have seen stronger growth over the year.

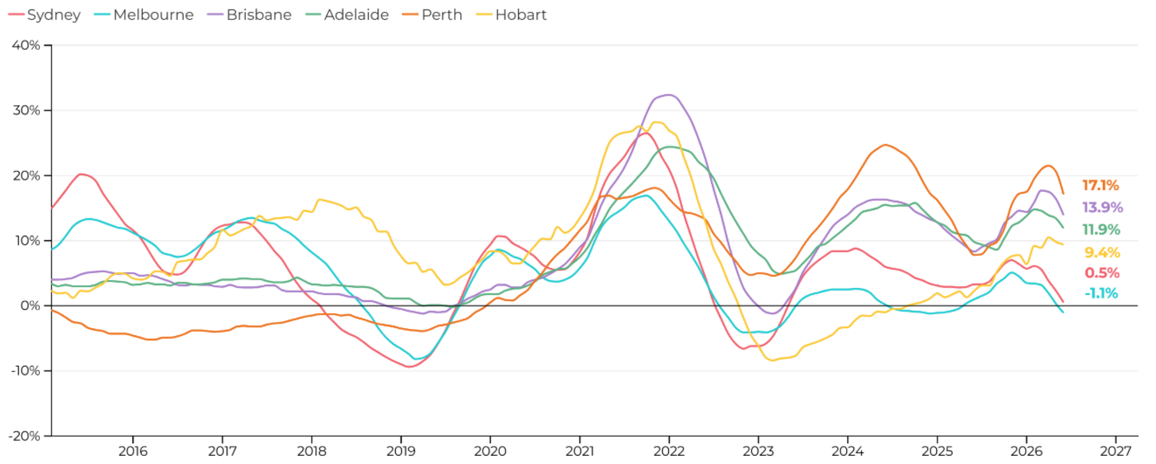
“Looking ahead, affordability is likely to remain a key driver of market performance, with the share of buyers looking to purchase in more affordable areas, such as regional markets, expected to increase. As yet, the full impact of the Budget on investor demand remains to be seen. Overall, conditions appear to have improved for first-home buyers, who will benefit from lower home prices and less investor competition in 2026.”

PropTrack Home Price Index June 2026

All dwellings	Monthly growth	Annual growth (%)	Change from Peak	5-year growth	Median value
Sydney	-0.5%	0.5%	-2.5%	17.9%	$1,225,000
Melbourne	-0.4%	-1.1%	-3.1%	4.5%	$839,000
Brisbane	-0.2%	13.9%	-0.4%	84.6%	$1,073,000
Adelaide	-0.2%	11.9%	-0.2%	81.2%	$942,000
Perth	-0.5%	17.1%	-1.2%	96.2%	$1,010,000
Hobart	-0.2%	9.4%	-0.2%	16.5%	$732,000
Darwin	0.2%	16.7%	At peak	35.1%	$635,000
Canberra	-0.4%	0.8%	-1.9%	11.7%	$858,000
Capital cities	**-0.4%**	**4.5%**	**-1.3%**	**30.0%**	**$1,005,000**
Regional NSW	0.1%	7.3%	At peak	32.0%	$787,000
Regional Vic	0.0%	6.0%	At peak	21.3%	$606,000
Regional Qld	-0.1%	11.5%	-0.1%	77.9%	$831,000
Regional SA	0.3%	12.7%	At peak	94.4%	$522,000
Regional WA	0.0%	16.9%	At peak	98.7%	$671,000
Regional Tas	0.3%	13.6%	At peak	44.8%	$589,000
Regional NT	0.0%	2.7%	At peak	6.2%	$360,000
Regional areas	**0.0%**	**9.5%**	**At peak**	**49.4%**	**$723,000**
National	**-0.3%**	**5.8%**	**-0.9%**	**34.6%**	**$903,000**

Annual change in home prices

By capital city, all dwellings



Source: PropTrack

Methodology

The PropTrack HPI model measures changes in residential dwelling values across Australia, aiming to provide an up-to-date and accurate assessment of housing market performance and trends. The PropTrack HPI is calculated daily and reported monthly. It includes all properties that are defines as residential and are grouped as residential units, houses and all dwellings.

Measuring the change in the value of homes can be challenging because the size and quality of dwellings that transact over time are no representative of the broader stock of dwellings. The PropTrack HPI model overcomes this by implementing an adjacent period hedonic imputation methodology. This method captures the rate of change of home values by adjusting for the compositional differences in property attributes. The model leverages hedonic regression by measuring the relationship between observed prices and property features, including information about each property's location and time of sale.

The PropTrack HPI is a revisionary index. The full history is recalculated each month, and index values for the latest three years are revised. This is an important feature because it compensates for the delay in the receipt of comprehensive official records of sales transactions after settlement occurs. The revisionary nature of the PropTrack HPI mitigates significant revisions when new data are received.

PropTrack aligns to the Australian Statistical Geography Standard (ASGS) as defined by the Australian Bureau of Statistics.

For more detailed information on the PropTrack HPI, please visit our website to download the full methodology. This template was updated on 1st July 2025.