

Home Price Report

1 October 2026



Powered by
PropTrack



AUTHOR

Eleanor Creagh
Senior Economist

realestate.com.au

Home Price Report - under embargo until
12:01 am AEST 1 October 2026

Media enquires: sophie.lever@rea-group.com

Slow start to spring as home prices decline for sixth consecutive month



Key takeaways

- National home prices fell 0.2% in September, marking the sixth consecutive month of declines.
- Prices are now 3.3% below their March peak, while annual growth has slowed to just 0.1%.
- Capital city markets continue to lead the downturn. Prices across the combined capitals fell 0.3% in September and are now 4.3% below their peak and 1.6% lower than a year ago.
- Adelaide recorded the largest monthly decline among the capitals, with prices falling 0.6% in September. Sydney (-0.3%), Perth (-0.3%), Brisbane (-0.2%), Melbourne (-0.2%) and Canberra (-0.1%) also recorded falls.
- Regional markets remain considerably more resilient. Prices were unchanged in September and remain 5.1% higher than a year ago, compared to a 1.6% annual decline across the combined capitals.



National home prices fell 0.2% in September, extending the current downturn into a sixth consecutive month. Higher interest rates are weighing on borrowing capacity and buyer demand. Sydney and Melbourne remain the deepest corrections, but downward momentum has strengthened in Adelaide, Brisbane and Perth, where conditions had previously been more resilient.

The spring selling season has not delivered the usual lift in momentum. Auction clearance rates remain soft, homes are taking longer to sell, and sales volumes remain below last year's levels. Together, these indicators point to weaker buyer demand and a widening gap between buyer and seller price expectations.

Conditions remain uneven. Regional markets continue to outperform the capitals, while units are proving more resilient than houses as affordability shapes buyer demand.

Further price falls are likely over the coming months as this week's interest rate rise, tax changes and the cumulative impact of higher borrowing costs weigh on demand. However, resilient employment, limited forced selling and homeowner equity buffers should contain the severity of the adjustment. Reduced buyer purchasing power remains the dominant pressure on prices, rather than large numbers of owners being forced to sell. ”

Home price snapshot

All dwellings August 2026



National
monthly
growth

-0.2%



National
annual
growth

0.1%



National
change
from peak

-3.3%



National
median
value

\$881,000



Capital cities

-0.3% MoM -1.6% YoY



Regional areas

+0.0% MoM +5.1% YoY



Home Price Index

September 2026

All dwellings	Monthly growth	Annual growth	Change from Peak	5-year growth	10-year growth	Median value
Sydney	-0.3%	-5.0%	-5.5%	8.0%	45.7%	\$1,187,000
Melbourne	-0.2%	-5.2%	-5.7%	-1.8%	31.2%	\$819,000
Brisbane	-0.2%	4.1%	-3.9%	63.1%	124.4%	\$1,033,000
Adelaide	-0.6%	5.6%	-2.5%	66.5%	124.0%	\$915,000
Perth	-0.3%	6.7%	-4.2%	80.8%	109.8%	\$968,000
Hobart	0.0%	5.3%	-1.0%	9.3%	106.0%	\$729,000
Darwin	0.1%	12.0%	0.0%	32.4%	36.7%	\$638,000
Canberra	-0.1%	-3.3%	-4.1%	2.9%	56.1%	\$854,000
Capital cities	-0.3%	-1.6%	-4.3%	19.7%	60.0%	\$973,000
Regional NSW	0.0%	3.3%	-1.1%	22.5%	91.5%	\$779,000
Regional Vic	0.1%	2.7%	-0.8%	12.4%	94.7%	\$601,000
Regional Qld	0.0%	6.0%	-1.0%	62.7%	135.6%	\$821,000
Regional SA	0.0%	10.9%	0.0%	88.6%	136.8%	\$531,000
Regional WA	-0.1%	10.6%	-0.2%	88.1%	133.8%	\$674,000
Regional Tas	0.0%	10.0%	0.0%	35.3%	147.1%	\$594,000
Regional NT	0.0%	2.8%	0.0%	6.3%	19.3%	\$367,000
Regional areas	0.0%	5.1%	-0.7%	38.3%	111.2%	\$718,000
National	-0.2%	0.1%	-3.3%	24.2%	71.2%	\$886,000

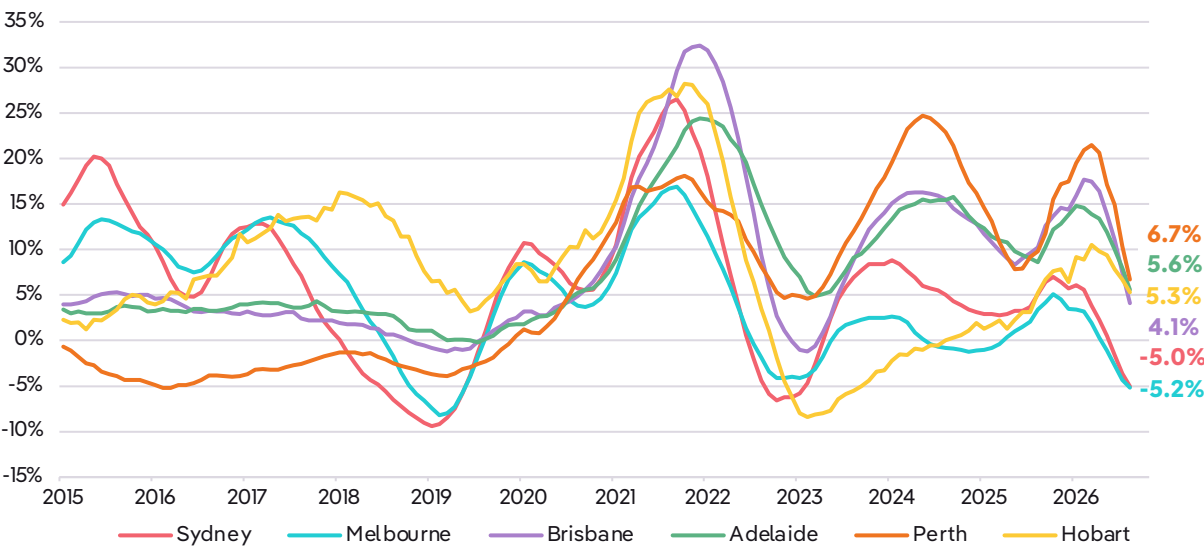


“ Home prices are likely to remain under pressure over the coming months as higher interest rates continue to weigh on borrowing capacity and buyer demand. ”

Annual change in home prices

September 2026

By capital city, all dwellings



Key insights



Downturn broadens

Sydney and Melbourne entered the downturn first and remain the furthest below their peaks, but the momentum is shifting. Some of the sharpest falls are now occurring in Adelaide, Brisbane and Perth - markets that have previously been the strongest performers.



Capital city markets bear brunt of downturn

Over the past three months, Adelaide prices have fallen at an annualised rate of 8.6%, followed by Brisbane at 7.9% and Perth at 7.4%. Sydney's equivalent rate is 6.9% and Melbourne's 4.8%. After strong growth in recent years, stretched affordability and higher borrowing costs are tempering the previously stronger markets.



Units outperform as affordability shapes demand

Higher interest rates have reduced borrowing capacities, increasingly pushing buyers toward more affordable parts of the market. National house prices fell 0.3% in September and are now 0.4% lower than a year ago, while unit prices were unchanged and remain 1.8% higher year-on-year.



Regional markets remain resilient

Relative affordability is generally providing regional markets with a greater degree of resilience as higher interest rates constrain borrowing capacity. Regional home prices were unchanged in September and are 5.1% higher than a year ago, compared with a 1.6% annual decline across the combined capitals.



Price performance increasingly divided across the country

More affordable regional markets continue to record growth, while some of the country's most expensive capital city markets have seen sharp downturns. The divergence reinforces the role of affordability in shaping performance, as higher interest rates constrain borrowing capacity.

Change in median house prices

Region	Median (\$)	Monthly %	Annual %	5 year %	10 year %	From peak %
Sydney	\$1,534,000	-0.5	-6.5	8.5	55.2	-6.9
Melbourne	\$960,000	-0.2	-6.2	-2.6	35.4	-6.6
Brisbane	\$1,173,000	-0.3	3.0	55.3	125.7	-4.3
Adelaide	\$990,000	-0.6	5.4	65.0	129.3	-2.5
Perth	\$1,060,000	-0.3	6.5	82.9	120.8	-4.2
Hobart	\$783,000	0.0	5.5	9.9	109.0	-1.1
Darwin	\$729,000	0.2	12.1	33.4	48.6	0.0
Canberra	\$985,000	-0.1	-3.5	2.1	63.6	-4.6
Regional NSW	\$827,000	-0.1	3.2	21.6	91.2	-1.2
Regional VIC	\$634,000	0.2	2.7	12.4	96.4	-0.8
Regional QLD	\$833,000	0	5.8	60.4	133.8	-1.3
Regional SA	\$539,000	0	10.9	88.2	137.3	0.0
Regional WA	\$701,000	-0.1	10.6	88.4	134.5	-0.2
Regional TAS	\$615,000	-0.1	9.8	35.0	150.5	-0.1
Regional NT	\$382,000	0	2.4	6.9	22.2	0.0
National	\$974,000	-0.3	-0.4	24.4	78.1	-3.6

Change in median unit prices

Region	Median (\$)	Monthly %	Annual %	5 year %	10 year %	From peak %
Sydney	\$862,000	0.0	-1.3	7.4	27.6	-2.9
Melbourne	\$612,000	0.0	-2.1	1.3	19.9	-2.7
Brisbane	\$829,000	-0.2	7.1	92.5	119.9	-3.1
Adelaide	\$681,000	-0.7	7.4	73.6	108.7	-2.8
Perth	\$665,000	-0.3	8.0	73.0	66.1	-4.4
Hobart	\$607,000	-0.4	4.5	7.2	96.5	-0.8
Darwin	\$484,000	-0.1	12.3	30.5	15.4	-0.7
Canberra	\$586,000	-0.2	-2.7	5.5	35.6	-4.1
Regional NSW	\$661,000	0.1	3.6	27.1	93.6	-0.7
Regional VIC	\$447,000	-0.6	2.3	12.1	78.3	-1.5
Regional QLD	\$797,000	0.1	6.5	69.4	141.8	-0.5
Regional SA	\$473,000	0.7	12.4	96.9	128.2	0.0
Regional WA	\$473,000	-0.2	9.5	77.6	116.7	-0.8
Regional TAS	\$505,000	0.4	11.3	36.4	120.0	-0.1
Regional NT	\$339,000	0.0	4.4	4.6	9.8	0.0
National	\$718,000	0.0	1.8	24.0	51.6	-2.2

Copyright and disclaimer notices

This report has been compiled by realestate.com.au Pty Ltd (realestate.com.au), and PropTrack Pty Ltd (PropTrack), using PropTrack data which includes historical and current data supplied to PropTrack by State government agencies.

The information in this report is summary information only and is provided for general information purposes. It is not intended to be, and should not be relied upon as, professional, financial, property or other advice. You should obtain independent professional advice before making any property or other decision based on the information in this report.

realestate.com.au and PropTrack each make no representation or warranty as to the accuracy, currency, completeness, reliability or suitability for any particular purpose of the information in this report. Neither realestate.com.au nor PropTrack undertakes to update or correct the information.

To the extent permitted by law, realestate.com.au and PropTrack each accept no responsibility or liability for any loss or damage arising from or in connection with any omission or error in, or any access to, use of or reliance on, this report.

Australian Capital Territory Data

The Territory Data is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be directed to: Manager, Customer Services Environment, Planning and Sustainable Development Directorate, GPO Box 158 CANBERRA ACT 2601.

Northern Territory Data

Based on information provided under licence by the Department of Lands and Planning, Northern Territory of Australia.

Queensland Data

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

New South Wales Data

Contains property sales information provided under licence from the Valuer General New South Wales. PropTrack Pty Ltd is authorised as a Property Sales Information provider by the Valuer General New South Wales.

South Australian Data

Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for any purpose.

Tasmanian Data

This product incorporates data the copyright ownership of which is vested in the Crown in Right of Tasmania. The data has been used in the product with the permission of the Crown in Right of Tasmania. The Crown in Right of Tasmania and its employees and agents: (a) give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and (b) do not accept liability howsoever arising, including but not limited to negligence, for any loss resulting from the use of or reliance upon the data. Base data with the LIST © Crown in Right of Tasmania <https://www.thelist.tas.gov.au>.

Victorian Data

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State and Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Western Australian Data

Information contained within this product includes location information data licensed from Western Australian Land Information Authority (WALIA) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose.

Methodology

The realestate.com.au Home Price Report leverages the PropTrack Home Price Index (HPI), which measures changes in residential dwelling values across Australia and aims to provide an up-to-date and accurate assessment of housing market performance and trends. The HPI is calculated daily and reported monthly. It includes all properties that are defined 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 not representative of the broader stock of dwellings. The 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 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 HPI mitigates significant revisions when new data is received. PropTrack aligns to the Australian Statistical Geography Standard (ASGS) as defined by the Australian Bureau of Statistics. For more detailed information on the HPI, please visit www.proptrack.com.au/home-price-index to download the full methodology.

Get in touch

For all media and data enquiries please contact:

Sophie Lever

E: sophie.lever@rea-group.com