Market Insights Report

May 2026



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Canberra Market Data

Canberra Market Summary

May 2026

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New supply rose over the month and it is the highest May result on record.

Total supply is at its highest since November 2024 and for the month of May, it is the highest on record.

Auction clearance rates decreased to their lowest since December 2024 and it is the weakest May outcome since 2019. Auction volumes are at a 6-month high and at their strongest May on record. The proportion of withdrawn auctions surged to 16.2%, its highest since 2013.

Days on market (DOM) for houses is at a 5-month low and for this time of the year, it is the lowest since 2022. For units, DOM rose to its highest since its record high in August 2020.

Discounting for houses increased over the month and when comparing this time of the year only, it is at its highest since 2024. For units, discounting rose to its highest since 2008 and is at the highest on record for this time of the year.

Distressed listings fell to their lowest since May 2022.

Canberra house prices rose 1.4% ($14,848) in the March quarter to a record $1.084 million – the first-time prices have reached a new peak since mid-2022. This marks the fourth consecutive quarter of growth, the longest uninterrupted stretch since 2020–22.

Canberra unit prices fell 2.9% ($14,827) in the March quarter to $489,304, marking the third consecutive quarterly decline.

Canberra house rents held at a record $700 per week over the March 2026 quarter, following a modest lift in the December quarter.

Canberra unit rents also remained unchanged at a record $580 per week over the quarter, after a stronger result at the end of 2025.

The vacancy rate is steady at 1.1% but on par with last year as the lowest May outcome since 2022.

Clearance Rate
50.8%

Days on Market
Houses – 64
Units – 141

Sale Discounting
Houses – 5.7%
Units – 6.3%

Median Sale Price (Mar-26 Quarter)
Houses – $1,083,769
Units – $489,304

Median Weekly Asking Rent (Mar-26 Quarter)
Houses – $700
Units – $580

Vacancy Rate
1.1%



Domain Market Insights Report: Auctions, May 2026. The Domain auction clearance rate is the percentage of properties successfully sold prior to, or at, an auction. The clearance rate is calculated by dividing auction sales by the number of reported auctions, including those withdrawn or postponed. Geographies are ABS GCCSA. Days on Market, May 2026. Private Treaty Sales Only, based on ABS SA3. Rolling 6-months aggregation of data, at least 50 private treaty transactions. Sale Discounting, May 2026. Private Treaty Sales Only, based on ABS SA3. Rolling 6-months aggregation of data, at least 50 private treaty transactions. Vacancy Rate, May 2026. The Domain Vacancy Rate is a percentage that indicates the proportion of estimated rental stock that is vacant over a month. This is derived by dividing the number of estimated vacant rental properties by the total number of estimated rental properties. An estimate of the rental stock across the geographical areas has been derived from census data and a forecast calculated to bring volume to current levels to provide an estimate of current rental stock. A vacant rental property is defined as a property on the market for longer than 21 days. Domain's vacancy rate time series began in 2017. Australian Capital City Populations via ABS found at https://www.abs.gov.au/statistics/people/population/regional-population/latest-release

Listing trends

ACT New Supply

New supply rose over the month and it is the highest May result on record.



Canberra (GCCSA)

Month	Monthly change	Annual change
All property types	3.0%	7.6%
Houses	-3.3%	4.4%
Units	15.3%	13.6%

ACT districts (SA3)

Month	Monthly change	Annual change
Belconnen	2.7%	10.5%
Gungahlin	-4.7%	4.5%
North Canberra	10.2%	28.8%
South Canberra	11.7%	-3.4%
Tuggeranong	-29.3%	-17.5%
Weston Creek	-	-
Woden Valley	42.5%	30.5%
Molonglo	-2.9%	-6.8%

Listing trends

ACT Total Supply

Total supply is at its highest since November 2024 and for the month of May, it is the highest on record.



Canberra (GCCSA)

Month	Monthly change	Annual change
All property types	8.7%	11.7%
Houses	9.8%	15.9%
Units	7.2%	6.9%

ACT districts (SA3)

Month	Monthly change	Annual change
Belconnen	6.4%	7.6%
Gungahlin	7.3%	2.1%
North Canberra	11.3%	25.1%
South Canberra	7.8%	10.9%
Tuggeranong	3.0%	1.8%
Weston Creek	6.9%	14.8%
Woden Valley	15.7%	29.6%
Molonglo	7.0%	0.0%

Auction clearance rate

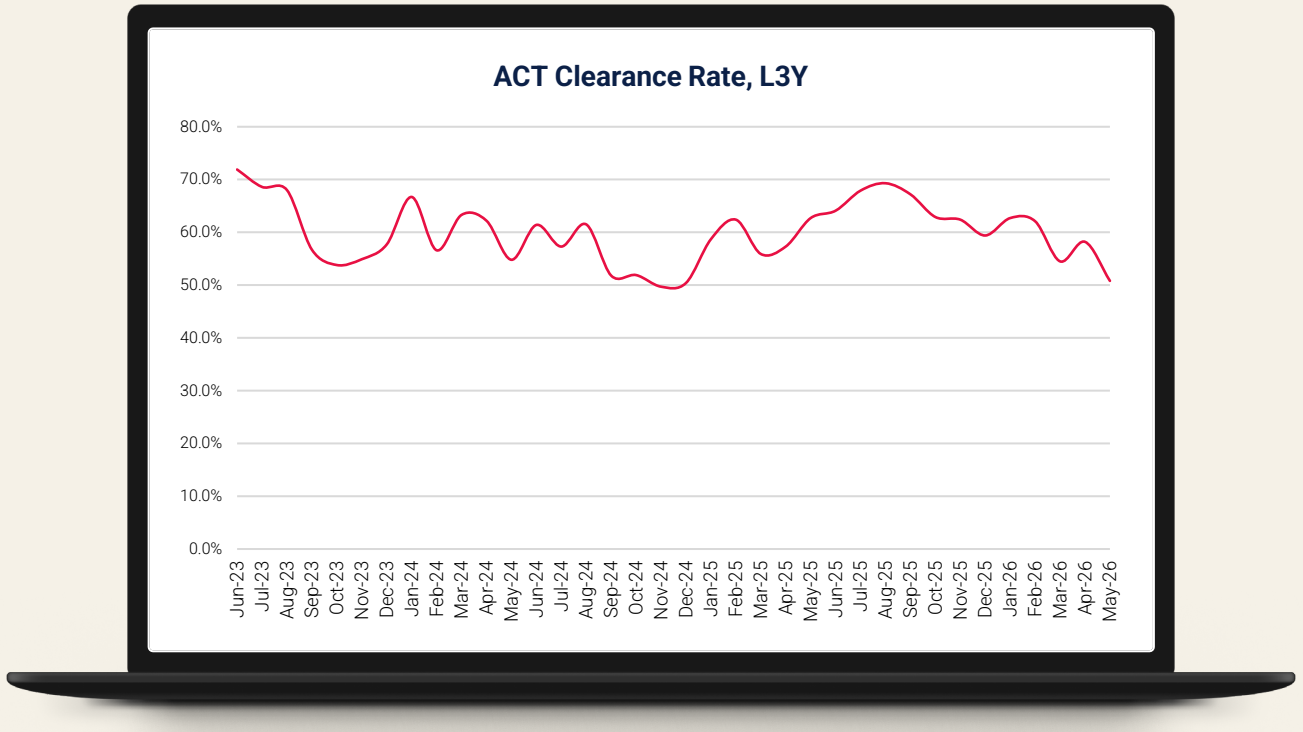
Canberra (GCCSA)

Auction clearance rates decreased to their lowest since December 2024 and it is the weakest May outcome since 2019.

Auction volumes are at a 6-month high and at their strongest May on record. The proportion of withdrawn auctions surged to 16.2%, its highest since 2013.

Clearance rate

Month	Clearance Rate	Change (ppt)
May 2026	50.8%	N/A
April 2026	58.2%	-7.4%
May 2025	62.7%	-11.9%
May 2024	54.8%	-4.0%



Domain Market Insights Report, Auctions, May 2026. The Domain auction clearance rate is the percentage of properties successfully sold prior to, or at, an auction. The clearance rate is calculated by dividing auction sales by the number of reported auctions, including those withdrawn or postponed. Geographies are ABS GCCSA.

Auction clearance rate

Canberra (GCCSA)

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Combined Capitals

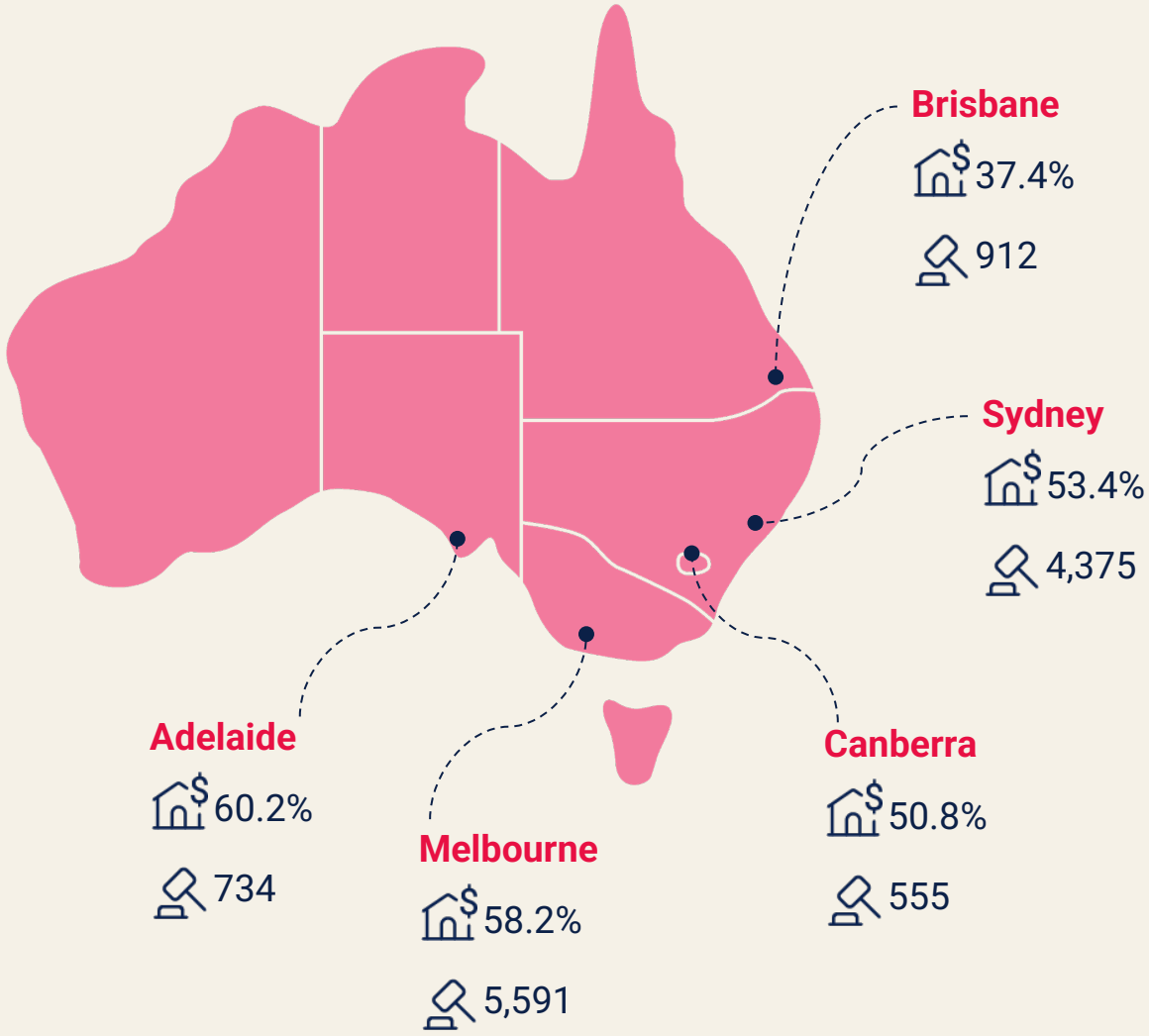
54.7%
Clearance rate

12,251
Auction volume

Combined Regionals

43.0%
Clearance rate

1,376
Auction volume



Domain Market Insights Report, Auctions, May 2026. The Domain auction clearance rate is the percentage of properties successfully sold prior to, or at, an auction. The clearance rate is calculated by dividing auction sales by the number of reported auctions, including those withdrawn or postponed. Geographies are ABS GCCSA.

Auction clearance rate

Capital Cities

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Clearance rates

Location	May-26	Monthly change	Annual change	Auction volume	Withdrawn Proportion
Combined Capitals	54.7%	-1.1ppt	-10.9ppt	12,251	16.5%
Combined Regionals	43.0%	-1.2ppt	-6.3ppt	1,376	20.9%
Sydney	53.4%	0.3ppt	-11.6ppt	4,375	25.5%
Melbourne	58.2%	-0.1ppt	-13.0ppt	5,591	11.4%
Brisbane	37.4%	-16.2ppt	-18.3ppt	912	12.3%
Adelaide	60.2%	1.4ppt	18.0ppt	734	6.1%
Canberra	50.8%	-7.4ppt	-11.9ppt	555	16.2%
Perth	–	–	–	–	–
Hobart	–	–	–	–	–
Darwin	–	–	–	–	–

Domain Market Insights Report, Auctions, May 2026. The Domain auction clearance rate is the percentage of properties successfully sold prior to, or at, an auction. The clearance rate is calculated by dividing auction sales by the number of reported auctions, including those withdrawn or postponed. Geographies are ABS GCCSA.

Auction clearance rate

ACT districts (SA3)

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ACT districts (SA3)		
SA3	May-26	Annual change
Belconnen	61.2%	-9.2 ppt
Gungahlin	44.9%	-7.4 ppt
North Canberra	40.3%	-25.6 ppt
South Canberra	26.0%	-13.0 ppt
Tuggeranong	58.9%	-14.4 ppt
Weston Creek	65.0%	-18.3 ppt
Woden Valley	58.9%	1.8 ppt



Domain Market Insights Report, Auctions, May 2026. The Domain auction clearance rate is the percentage of properties successfully sold prior to, or at, an auction. The clearance rate is calculated by dividing auction sales by the number of reported auctions, including those withdrawn or postponed. Geographies are ABS GCCSA.

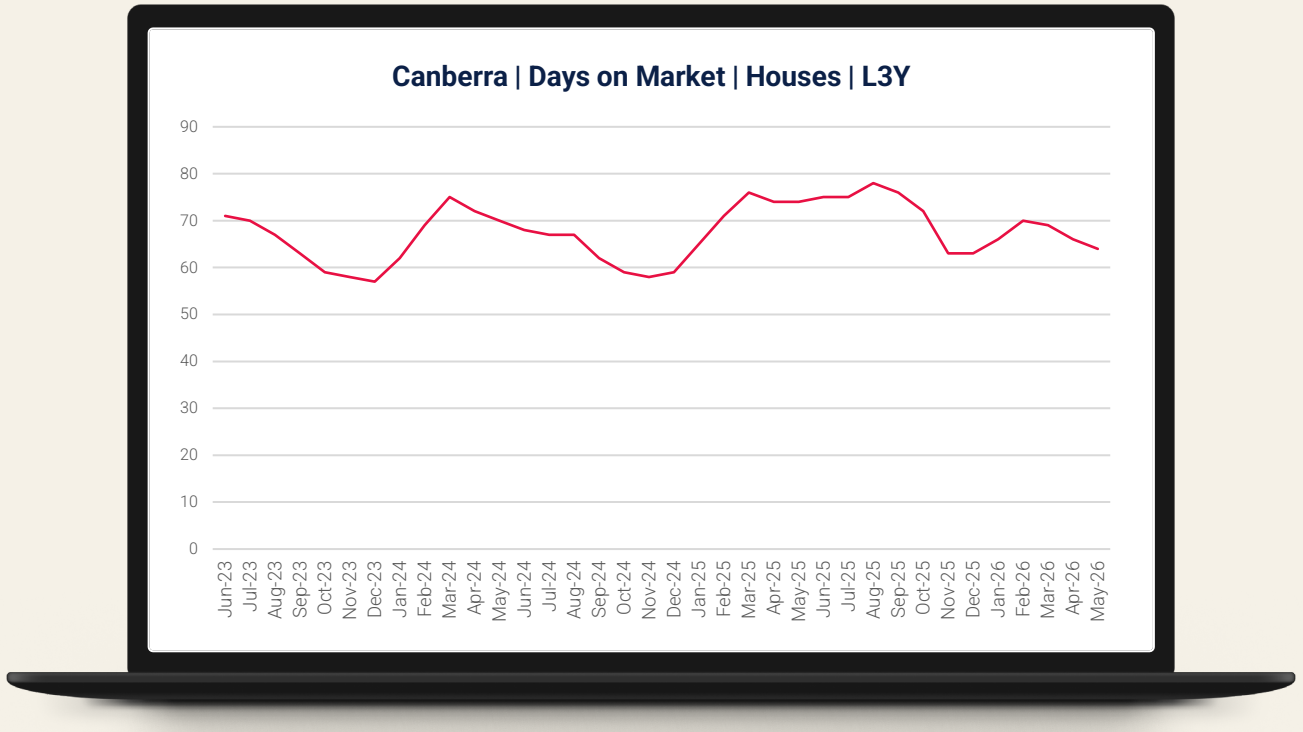
Days on market

Canberra (GCCSA)

DOM is at a 5-month low and for this time of the year, it is the lowest since 2022.

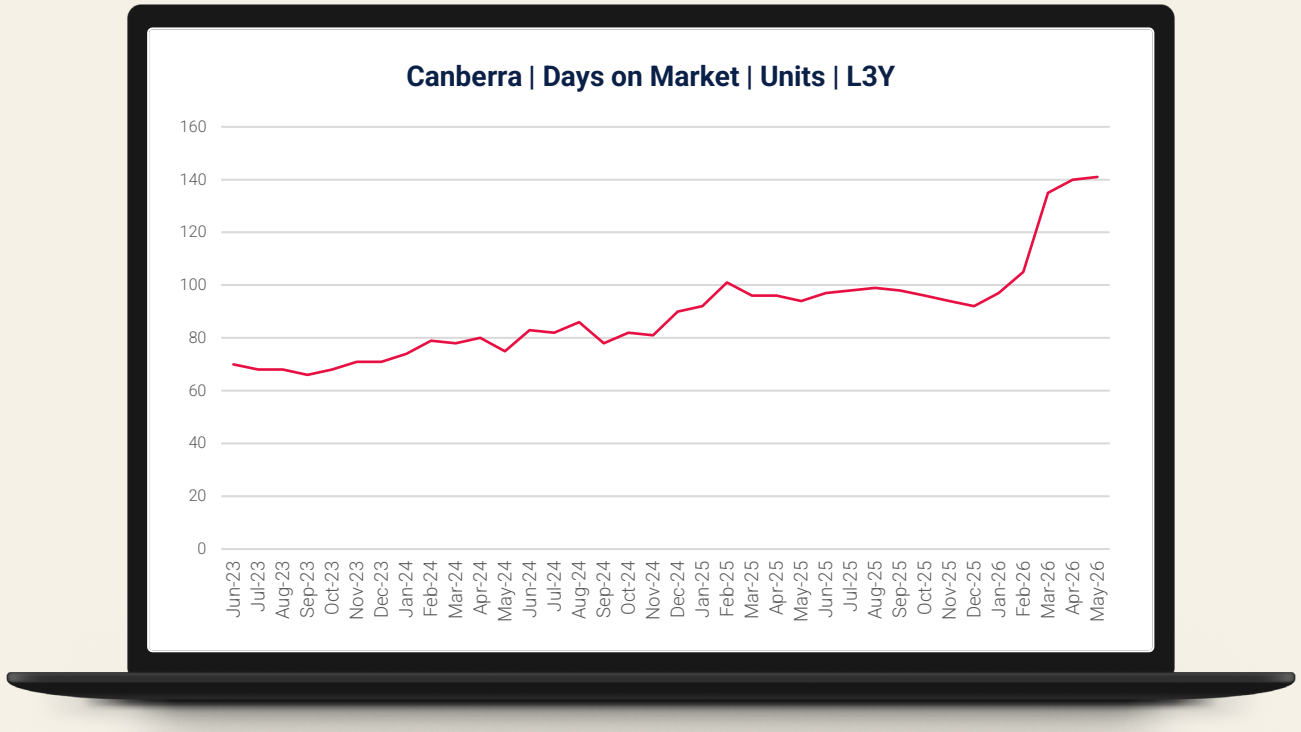
Houses

Month	DOM	Change (%)
May 2026	64	NA
April 2026	66	-3.0%
May 2025	74	-13.5%
vs highest point (August 2019)	98	-34.7%
vs lowest point (November 2021)	43	48.8%



Days on market

Canberra (GCCSA)



DOM rose to its highest since its record high in August 2020.

Units

Month	DOM	Change (%)
May 2026	141	NA
April 2026	140	0.7%
May 2025	94	50.0%
vs highest point (August 2020)	149	-5.4%
vs lowest point (July 2022)	56	151.8%

Days on market

ACT districts (SA3)

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Houses

SA3 Name	May-26	May-25	YoY (%)
Belconnen	58	59	-2.5%
Gungahlin	61	73	-16.6%
Molonglo	106	94	12.3%
North Canberra	74	76	-1.8%
South Canberra	123	111	11.2%
Tuggeranong	43	63	-31.4%
Weston Creek	76	71	7.6%
Woden Valley	78	94	-17.1%

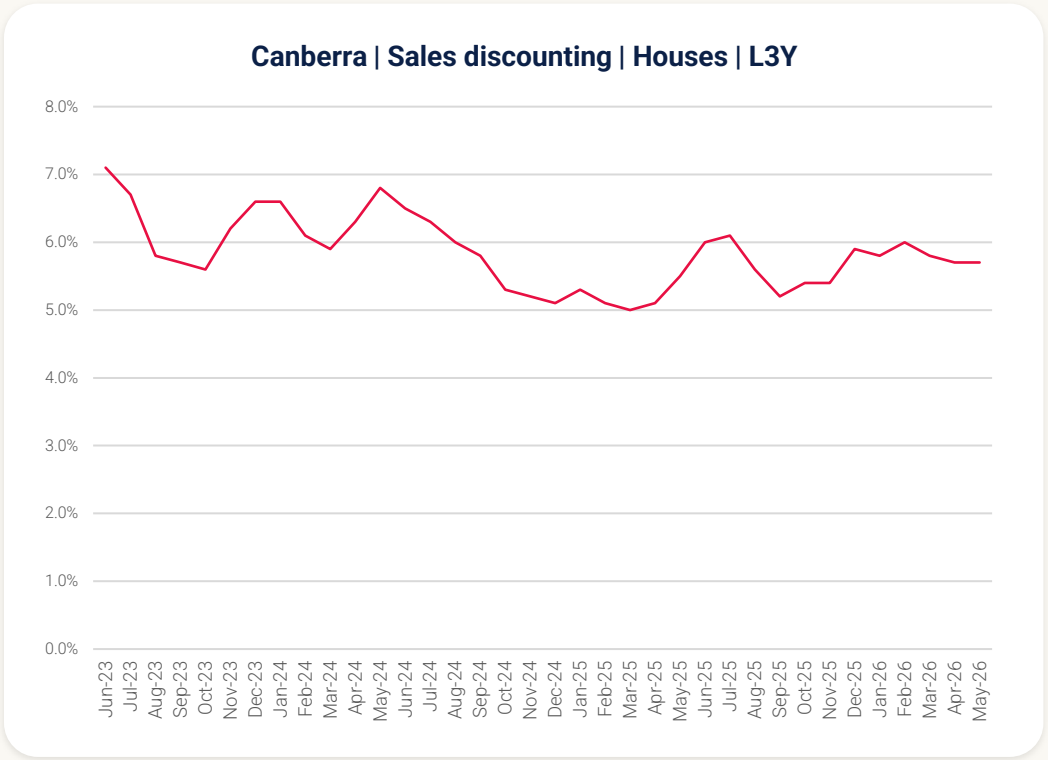
Units

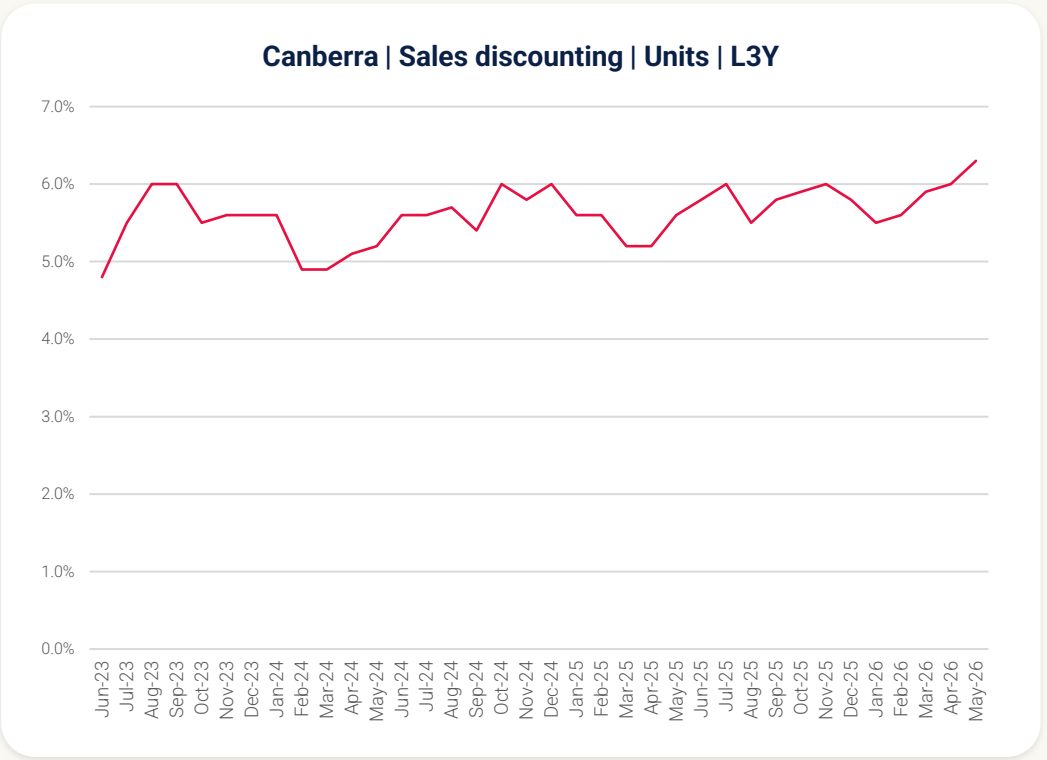
SA3 Name	May-26	May-25	YoY (%)
Belconnen	108	100	8.2%
Gungahlin	111	109	2.1%
Molonglo	112	117	-3.9%
North Canberra	155	86	81.1%
South Canberra	93	102	-8.7%
Tuggeranong	102	97	5.80%
Woden Valley	144	98	47.5%

Domain Market Insights Report, Days on Market, May 2026. Private Treaty Sales Only, based on ABS SA3. Rolling 6-months aggregation of data, at least 50 private treaty transactions

Sale discounting

Canberra (GCCSA)





Domain Market Insights Report, Sale Discounting, May 2026. Private Treaty Sales Only, based on GCCSA. Rolling 3-months aggregation of data, at least 50 private treaty transactions

Sale discounting

ACT districts (SA3)

Houses: Discounting increased over the month and when comparing this time of the year only, it is at its highest since 2024.

Units: Discounting rose to its highest since 2008 and is at the highest on record for this time of the year.

Houses

SA3 Name	May-26	May-25	YoY (%)
Belconnen	5.3%	4.9%	6.7%
Gungahlin	4.6%	4.6%	0.2%
Molonglo	5.9%	5.8%	0.6%
North Canberra	7.0%	6.5%	8.0%
South Canberra	10.3%	7.8%	32.9%
Tuggeranong	3.8%	4.9%	-21.3%
Weston Creek	4.5%	5.7%	-20.5%
Woden Valley	7.6%	6.3%	20.4%

Units

SA3 Name	May-26	May-25	YoY (%)
Belconnen	6.0%	5.6%	7.5%
Gungahlin	6.5%	5.7%	13.6%
Molonglo	4.9%	6.1%	-19.6%
North Canberra	6.0%	5.2%	14.1%
South Canberra	6.6%	5.7%	16.2%
Tuggeranong	4.5%	5.2%	-13.3%
Woden Valley	5.7%	6.0%	-5.7%

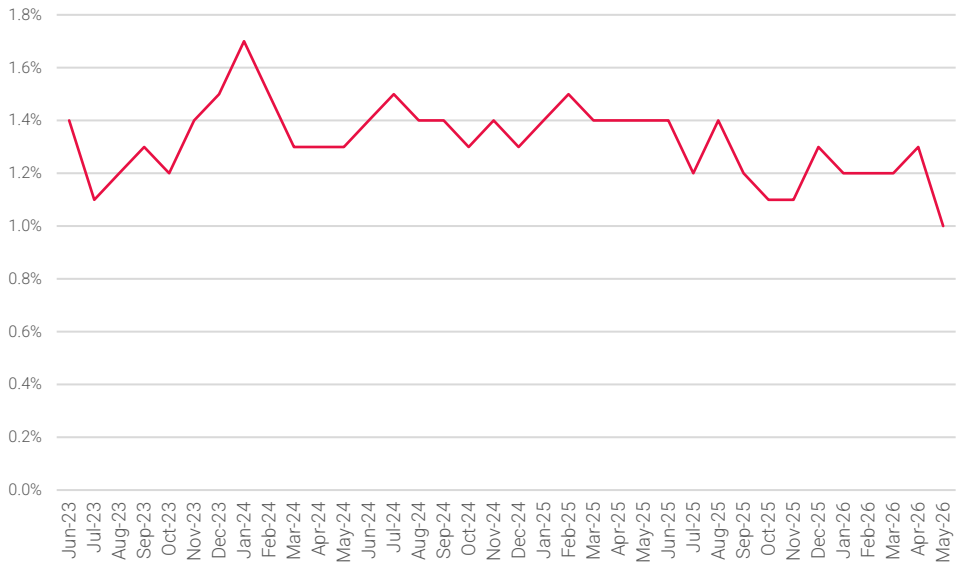
Distressed listings
(% of total listings)

Distressed listings fell to their lowest since May 2022.

ACT SA3

SA3 Name	May-26	May-25	YoY (%)
Belconnen	1.3%	2.5%	-1.2 ppt
Gungahlin	0.5%	0.9%	-0.5 ppt
Molonglo	0.8%	-	-
North Canberra	1.3%	1.7%	-0.4 ppt
South Canberra	0.5%	1.4%	-0.9 ppt
Tuggeranong	1.0%	1.7%	-0.7 ppt
Weston Creek	1.4%	-	-
Woden Valley	1.5%	1.2%	0.3 ppt

The proportion of ACT sale listings that are considered to be urgent/distressed, expressed as a percentage of total listings (L3Y)



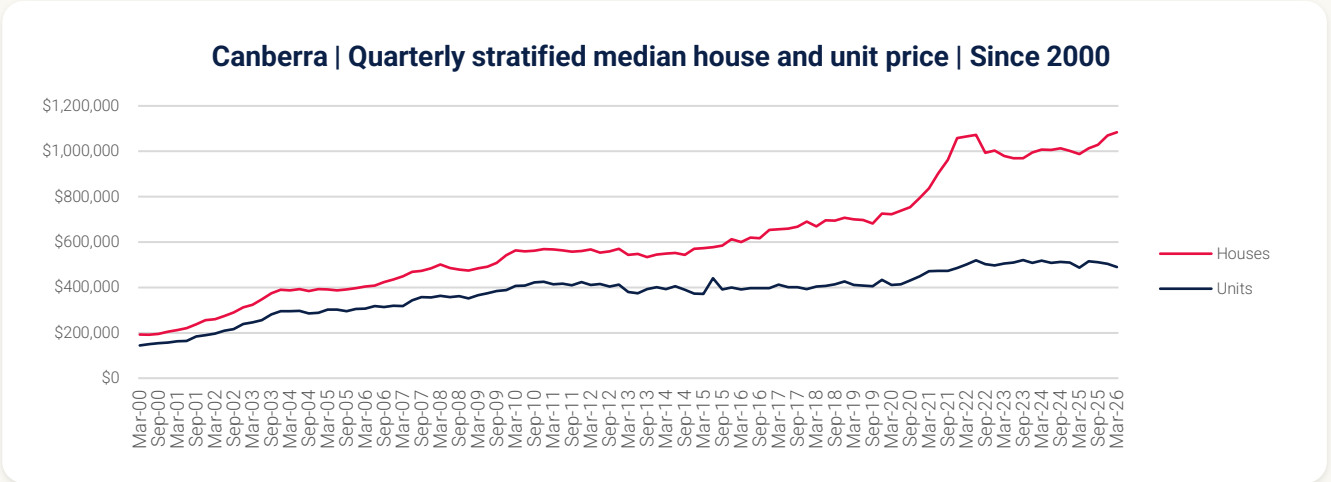
Domain Market Insights Report, Distressed Listings, May 2026. The proportion of Domain sale listings that are considered to be urgent/distressed, expressed as a percentage of total listings. Houses and Units Combined

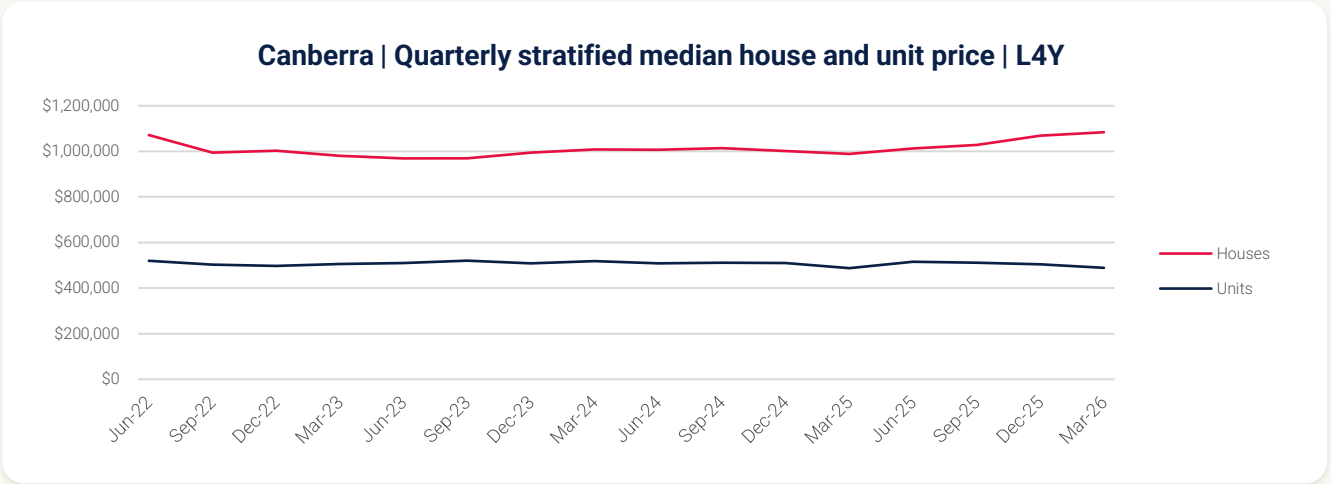
House and Unit prices

Canberra (GCCSA)

Canberra house prices rose 1.4% ($14,848) in the March quarter to a record $1.084 million – the first time prices have reached a new peak since mid-2022. This marks the fourth consecutive quarter of growth, the longest uninterrupted stretch since 2020–22.

Canberra unit prices fell 2.9% ($14,827) in the March quarter to $489,304, marking the third consecutive quarterly decline.





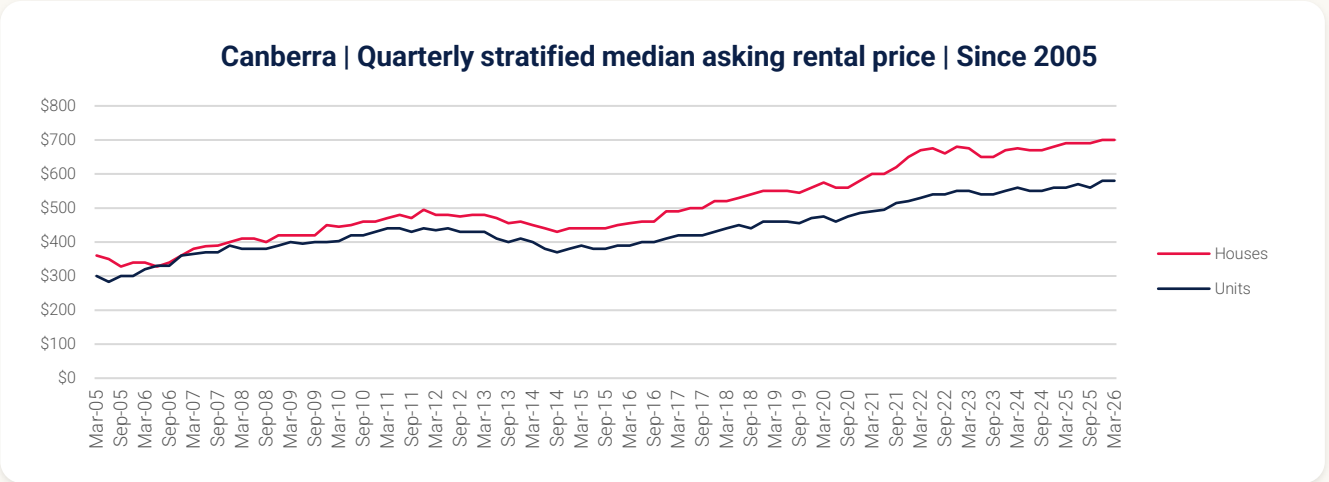
Domain House Price Report: March 2026

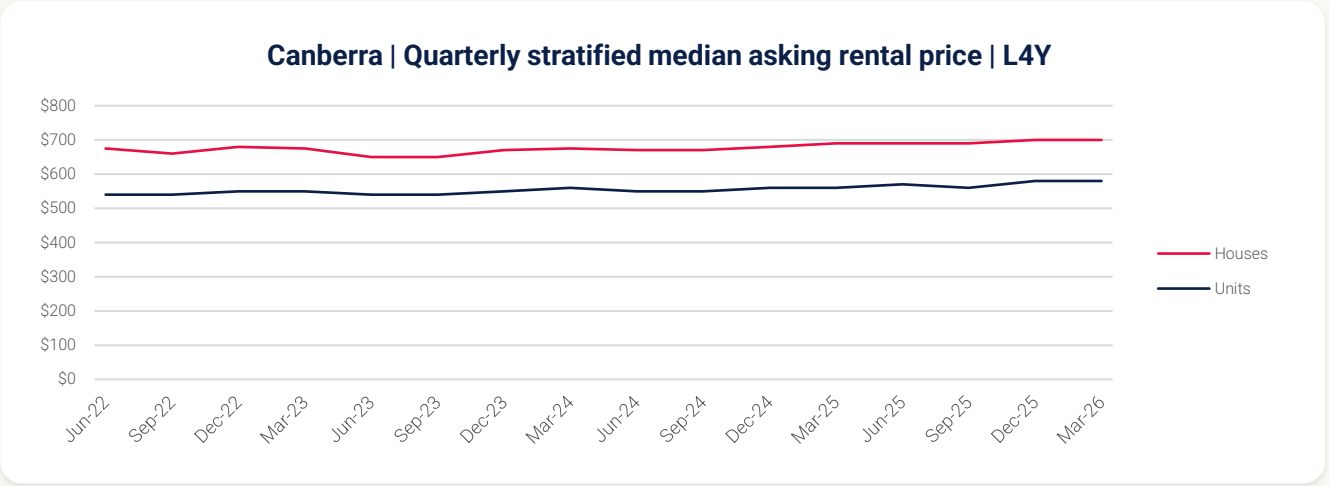
Rental prices

Canberra (GCCSA)

Canberra house rents held at a record $700 per week over the March 2026 quarter, following a modest lift in the December quarter. The lack of further growth suggests the earlier increase has not translated into sustained momentum, with rental conditions remaining subdued despite signs of tightening supply.

Canberra unit rents also remained unchanged at a record $580 per week over the quarter, after a stronger result at the end of 2025. While units had led a modest rebound, the flat outcome indicates that momentum has eased, with recent gains yet to carry through into early 2026.





Vacancy rate

The vacancy rate is steady at 1.1% but on par with last year as the lowest May outcome since 2022.

Capital Cities

SA3 Name	May-26	Apr-26	May-25	MoM (%)	YoY (%)
Sydney	0.9%	0.8%	0.9%	↑	–
Melbourne	1.0%	1.1%	1.3%	↓	↓
Brisbane	0.6%	0.6%	0.6%	–	–
Perth	0.4%	0.4%	0.5%	–	↓
Adelaide	0.4%	0.4%	0.5%	–	↓
Hobart	0.3%	0.3%	0.3%	–	–
Canberra	1.1%	1.1%	1.1%	–	–
Darwin	0.1%	0.2%	0.3%	↓	↓
National	0.8%	0.8%	0.8%	–	–

ACT SA3

SA3 Name	May-26	Apr-26	May-25	MoM (%)	YoY (%)
Belconnen	0.6%	0.8%	0.9%	-0.2	-0.3
Gungahlin	0.7%	0.7%	0.7%	0.0	0.1
Molonglo	1.2%	1.6%	1.3%	-0.4	-0.1
North Canberra	1.7%	1.6%	1.6%	0.1	0.1
South Canberra	1.6%	1.4%	1.1%	0.2	0.5
Tuggeranong	0.4%	0.2%	0.3%	0.2	0.1
Weston Creek	0.6%	0.4%	0.4%	0.2	0.2
Woden Valley	1.2%	1.1%	1.1%	0.1	0.1

Domain Market Insights Report, Vacancy Rate, May 2026. The Domain Vacancy Rate is a percentage that indicates the proportion of estimated rental stock that is vacant over a month. This is derived by dividing the number of estimated vacant rental properties by the total number of estimated rental properties. An estimate of the rental stock across the geographical areas has been derived from census data and a forecast calculated to bring volume to current levels to provide an estimate of current rental stock. A vacant rental property is defined as a property on the market for longer than 21 days. Domain's vacancy rate time series began in 2017. Australian Capital City Populations via ABS found at https://www.abs.gov.au/statistics/people/population/regional-population/latest-release

Queanbeyan Market Data

Queanbeyan
(SA3)

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Sale

	Median Sale Price (Mar-26)	QoQ	YoY
Houses	$930,000	0.5%	3.4%
Units	$371,500	1.8%	0.0%

Rental

	Median Weekly Rent (Mar-26)	QoQ	YoY
House	$700	1.4%	4.5%
Unit	$430	0.0%	2.4%

Clearance rate

	May-26	YoY (ppt)
Clearance Rate	40.0%	-6.4 ppt

Days on market

	May-26	May-25	YoY
Houses	96	96	-0.3%
Units	76	93	-19.1%

Vacancy rate

	May-26	May-25	YoY (ppt)
Vacancy Rate	0.8%	0.8%	0.1

Auction: Domain Market Insights Report, Auctions, May 2026. The Domain auction clearance rate is the percentage of properties successfully sold prior to, or at, an auction. The clearance rate is calculated by dividing auction sales by the number of reported auctions, including those withdrawn or postponed. Days on Market, May 2026. Private Treaty Sales Only, based on ABS SA3. Rolling 6-months aggregation of data, at least 50 private treaty transactions. Vacancy Rate: Domain Market Insights Report, Vacancy Rate, May 2026. The Domain Vacancy Rate is a percentage that indicates the proportion of estimated rental stock that is vacant over a month. This is derived by dividing the number of estimated vacant rental properties by the total number of estimated rental properties. An estimate of the rental stock across the geographical areas has been derived from census data and a forecast calculated to bring volume to current levels to provide an estimate of current rental stock. A vacant rental property is defined as a property on the market for longer than 21 days. Domain's vacancy rate time series began in 2017. Australian Capital City Populations via ABS found at https://www.abs.gov.au/statistics/people/population/regional-population/latest-release. Sale Prices: Domain House Price Report: March 2026. Rental Prices: Domain Rent Report: March 2026

Regional NSW

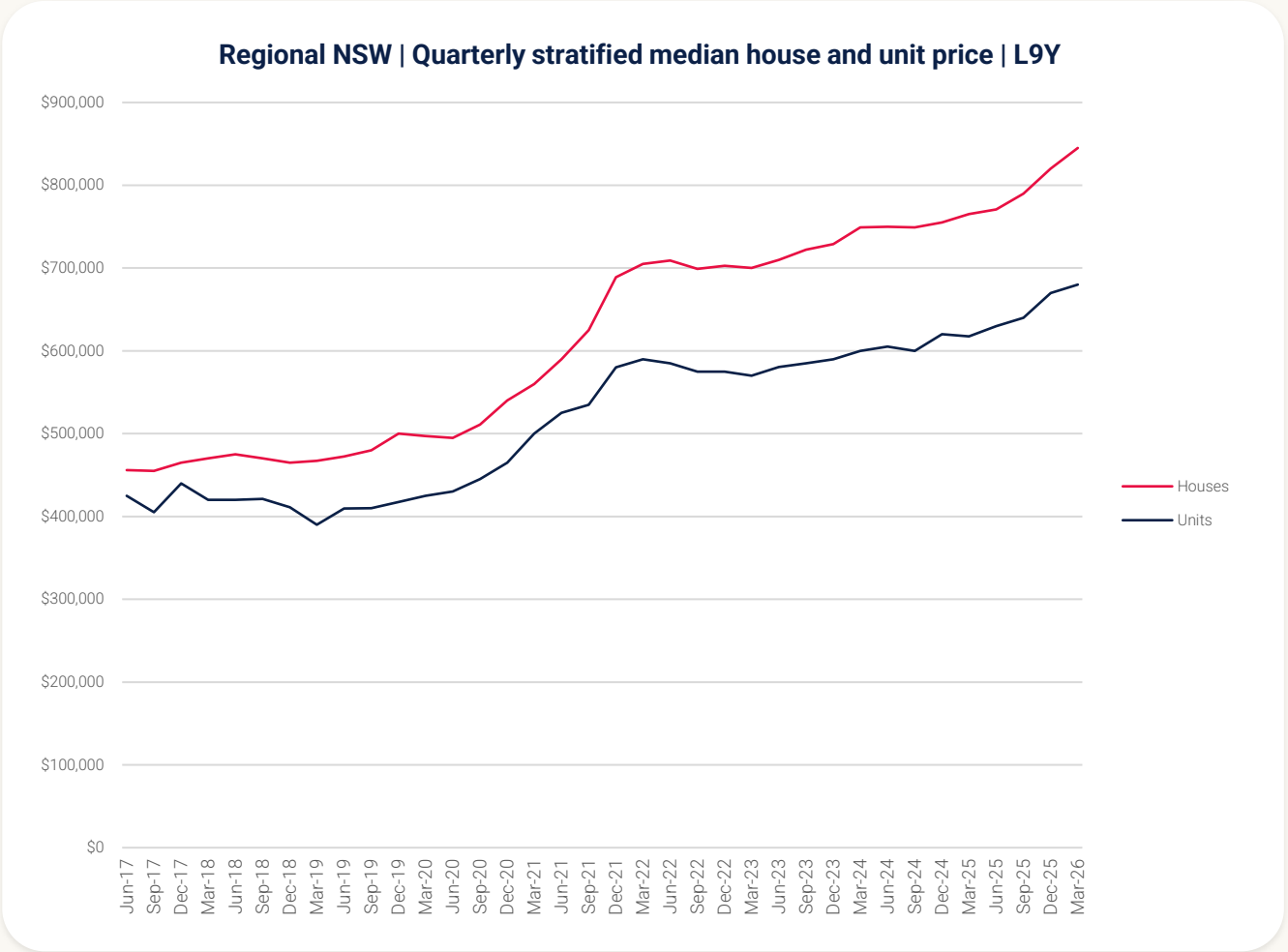
March 2026 House Price Report

Regional NSW house prices have increased over the March quarter, by $25,010 or 3.1%, likewise, they remain increased year-on-year, up $80,000.

The median house price now stands at $845,000.

Regional NSW unit prices also increased over the quarter and annually, up 1.5% and 10.1% respectively.

The median unit price for units now stands at $680,000.



Domain House Price Report: March 2026

Domain House Price Report

March 2026

House prices reach a new peak, but growth is slowing

Canberra house prices rose 1.4% ($14,848) in the March quarter to a record $1.084 million – the first time prices have reached a new peak since mid-2022. This marks the fourth consecutive quarter of growth, the longest uninterrupted stretch since 2020–22. However, the pace of gains has slowed significantly, to around a third of the previous quarter's pace, indicating that momentum is now easing. Annual growth strengthened to 9.7% ($95,521), the fastest rate since mid-2022, reflecting stronger conditions through late 2025. This suggests the market remains in a growth phase, but the current economic backdrop is now constraining demand and slowing the pace of gains.

Canberra unit prices fell 2.9% ($14,827) in the March quarter to $489,304, marking the third consecutive quarterly decline. The downturn has become steeper, with this the weakest quarterly result in a year. Annual growth is effectively flat at 0.3% ($1,666), with prices still 6.0% ($31,208) below their September 2023 peak, underscoring weak momentum in the unit market. Houses have outperformed units for the third consecutive quarter, pushing the price gap to a record high, with houses now 121% more expensive than units. This widening gap highlights a clear two-speed market, with detached housing proving more resilient while unit values continue to lag.

Dr Nicola Powell
Chief of Research & Economics, Domain

Domain House Price Report

March 2026

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Stratified median house prices

Capital City	Mar-26	Dec-25	Mar-25	QoQ	YoY
Sydney	$1,791,643	$1,792,415	$1,681,183	0.0%	6.6%
Melbourne	$1,082,728	$1,089,085	$1,037,453	-0.6%	4.4%
Brisbane	$1,212,195	$1,162,884	$1,007,166	4.2%	20.4%
Adelaide	$1,099,293	$1,045,371	$944,599	5.2%	16.4%
Canberra	$1,083,769	$1,068,921	$988,248	1.4%	9.7%
Perth	$1,178,522	$1,114,907	$945,726	5.7%	24.6%
Hobart	$817,251	$780,916	$716,664	4.7%	14.0%
Darwin	$734,710	$677,892	$613,863	8.4%	19.7%
Combined capitals	$1,301,306	$1,278,795	$1,170,601	1.8%	11.2%

Stratified median unit prices

Capital City	Mar-26	Dec-25	Mar-25	QoQ	YoY
Sydney	$848,227	$843,076	$819,663	0.6%	3.5%
Melbourne	$611,182	$613,856	$579,440	-0.4%	5.5%
Brisbane	$800,500	$762,830	$650,704	4.9%	23.0%
Adelaide	$651,699	$633,737	$548,930	2.8%	18.7%
Canberra	$489,304	$504,131	$487,638	-2.9%	0.3%
Perth	$700,351	$660,494	$547,843	6.0%	27.8%
Hobart	$587,716	$564,892	$591,280	4.0%	-0.6%
Darwin	$416,031	$412,949	$358,527	0.7%	16.0%
Combined capitals	$736,055	$725,660	$677,290	1.4%	8.7%

Domain House Price Report

March 2026

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Median house prices by SA3

SA3	Mar-26	Dec-25	Mar-25	QoQ	YoY
Belconnen	$890,000	$875,000	$850,000	1.7%	4.7%
Gungahlin	$905,000	$874,500	$875,000	3.5%	3.4%
Molonglo	$859,850	$872,500	$817,500	-1.4%	5.2%
North Canberra	$1,254,000	$1,226,250	$1,200,000	2.3%	4.5%
South Canberra	$1,810,000	$1,810,500	$1,805,000	0.0%	0.3%
Tuggeranong	$900,000	$877,170	$841,500	2.6%	7.0%
Weston Creek	$975,000	$967,325	$921,000	0.8%	5.9%
Woden Valley	$1,200,000	$1,200,000	$1,170,000	0.0%	2.6%

Median unit prices by SA3

SA3	Mar-26	Dec-25	Mar-25	QoQ	YoY
Belconnen	$454,000	$455,000	$450,500	-0.2%	0.8%
Gungahlin	$450,000	$470,000	$455,000	-4.3%	-1.1%
Molonglo	$510,000	$499,000	$489,000	2.2%	4.3%
North Canberra	$560,000	$562,000	$550,000	-0.4%	1.8%
South Canberra	$660,000	$667,500	$640,000	-1.1%	3.1%
Tuggeranong	$480,000	$450,000	$470,000	6.7%	2.1%
Weston Creek	-	-	-	-	-
Woden Valley	$465,000	$485,000	$460,000	-4.1%	1.1%

Domain House Price Report

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Stratified median house prices

SA3	Mar-26	Dec-25	Mar-25	QoQ	YoY
Goulburn - Mulwaree	$700,000	$683,000	$649,000	2.5%	7.9%
Queanbeyan	$930,000	$925,000	$899,000	0.5%	3.4%
Snowy Mountains	$640,000	$634,500	$650,000	0.9%	-1.5%
South Coast	$842,000	$830,000	$825,000	1.4%	2.1%
Young - Yass	$640,000	$626,000	$620,000	2.2%	3.2%

Stratified median unit prices

SA3	Mar-26	Dec-25	Mar-25	QoQ	YoY
Queanbeyan	$371,500	$365,000	$371,500	1.8%	0%
South Coast	$517,000	$520,000	$487,500	-0.6%	6.1%

Domain House Price Report

March 2026

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ACT Property Prices by bedroom

Houses

$652,000

2 bedroom

QoQ: 0.3%
YoY: 4.3%

$853,000

3 bedroom

QoQ: 0.4%
YoY: 5.3%

$1,170,000

4 bedroom

QoQ: 1.7%
YoY: 8.8%

Units

$415,000

1 bedroom

QoQ: 1.2%
YoY: -0.5%

$570,000

2 bedroom

QoQ: -3.9%
YoY: 1.7%

$785,000

3 bedroom

QoQ: -4.3%
YoY: 2.1%

Domain House Price Report

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Median house sale price by suburb (min 50 sales)

Suburb	Postcode	Volume	Median	YoY	5-year change
Ainslie	2602	78	$1,410,000	-3.7%	13.7%
Amaroo	2914	125	$975,000	7.6%	36.1%
Banks	2906	94	$851,000	18.2%	44.9%
Belconnen	2617	55	$635,000	-	-
Bonner	2914	115	$956,000	7.4%	36.1%
Bonython	2905	76	$824,500	-0.8%	33.5%
Bruce	2617	93	$830,000	-2.9%	22.5%
Calwell	2905	105	$850,000	4.3%	32.4%
Casey	2913	175	$815,000	-4.2%	40.5%

Median house sale price by suburb (min 50 sales)

Suburb	Postcode	Volume	Median	YoY	5-year change
Chifley	2606	55	$1,045,000	-9.5%	22.2%
Chisholm	2905	84	$885,500	8.0%	36.2%
Conder	2906	72	$889,000	3.3%	42.8%
Cook	2614	66	$980,000	-	32.0%
Coombs	2611	137	$750,000	1.6%	47.1%
Crace	2911	78	$1,005,000	-12.3%	24.4%
Curtin	2605	93	$1,470,000	5.6%	36.4%
Deakin	2600	63	$2,200,000	29.4%	62.1%
Denman Prospect	2611	203	$840,000	3.6%	60%

Domain House Price Report

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Median house sale price by suburb (min 50 sales)

Suburb	Postcode	Volume	Median	YoY	5-year change
Dickson	2602	54	$1,028,500	0.3%	18.4%
Downer	2602	67	$1,205,000	2.1%	34.6%
Duffy	2611	56	$960,000	-2.2%	20.0%
Dunlop	2615	109	$905,000	7.1%	39.3%
Evatt	2617	86	$870,000	-3.1%	24.3%
Farrer	2607	58	$1,252,500	-3.7%	38.4%
Fisher	2611	57	$930,000	-5.8%	24.0%
Florey	2615	64	$907,500	14.2%	33.3%
Flynn	2615	64	$942,000	5.8%	39.9%

Median house sale price by suburb (min 50 sales)

Suburb	Postcode	Volume	Median	YoY	5-year change
Forde	2914	82	$1,027,500	0.7%	33.3%
Franklin	2913	111	$950,000	9.8%	26.7%
Giralang	2617	52	$899,000	-	23.9%
Gordon	2906	156	$810,000	5.30%	39.7%
Gowrie	2904	56	$1,000,000	-	46.0%
Greenway	2900	81	$760,000	10.1%	39.4%
Griffith	2603	57	$2,062,000	-	74.0%
Gungahlin	2912	79	$915,000	-0.50%	27.1%
Hackett	2602	52	$1,274,000	-	-

Domain House Price Report

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Median house sale price by suburb (min 50 sales)

Suburb	Postcode	Volume	Median	YoY	5-year change
Harrison	2914	123	$930,000	-1.3%	27.0%
Higgins	2615	62	$840,500	0.1%	30.8%
Holt	2615	121	$765,000	-0.6%	34.2%
Isabella Plains	2905	83	$800,000	5.3%	34.5%
Kaleen	2617	95	$1,000,000	2%	22.0%
Kambah	2902	237	$875,000	4.2%	30.6%
Latham	2615	65	$873,000	8.3%	38.5%
Lawson	2617	72	$703,000	3.4%	30.2%
Lyneham	2602	71	$1,185,000	4.7%	39.4%

Median house sale price by suburb (min 50 sales)

Suburb	Postcode	Volume	Median	YoY	5-year change
Macgregor	2615	153	$822,000	6.8%	37.0%
Macquarie	2614	62	$960,000	-	28.0%
Mawson	2607	78	$1,112,500	-3.3%	30.1%
Melba	2615	56	$916,500	-	36.8%
Monash	2904	75	$900,000	2.3%	33.8%
Moncrieff	2914	112	$752,500	3.4%	18.2%
Narrabundah	2604	105	$1,391,000	12.0%	32.5%
Ngunnawal	2913	228	$780,000	4.7%	34.5%
Nicholls	2913	113	$1,140,000	3.6%	36.6%

Domain House Price Report

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Median house sale price by suburb (min 50 sales)

Suburb	Postcode	Volume	Median	YoY	5-year change
O'Connor	2602	132	$1,423,750	10.8%	27.1%
Palmerston	2913	117	$850,000	8.3%	49.8%
Pearce	2607	61	$1,200,000	15.4%	30.4%
Phillip	2606	59	$665,000	-11.3%	33.8%
Red Hill	2603	57	$2,120,000	14.0%	52.0%
Rivett	2611	58	$900,000	2.9%	33.3%
Spence	2615	57	$850,000	-	27.3%
Strathnairn	2615	82	$887,500	12.3%	99.2%
Taylor	2913	204	$826,000	-18.2%	65.5%

Median house sale price by suburb (min 50 sales)

Suburb	Postcode	Volume	Median	YoY	5-year change
Theodore	2905	82	$885,000	7.4%	48.1%
Throsby	2914	83	$880,000	-2.3%	57.2%
Wanniassa	2903	135	$900,000	5.9%	36.4%
Waramanga	2611	50	$915,500	-	27.2%
Watson	2602	168	$961,000	-0.4%	50.2%
Weetangera	2614	60	$1,250,500	-	27.0%
Weston	2611	69	$920,000	-5.7%	21.1%
Wright	2611	55	$850,000	-	36.0%
Yarralumla	2600	73	$1,910,000	-5.4%	25.7%

Domain House Price Report

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Median unit sale price by suburb (min 50 sales)

Suburb	Postcode	Volume	Median	YoY	5-year change
Barton	2600	79	$755,000	13.5%	22.8%
Belconnen	2617	306	$480,000	3.7%	19.3%
Braddon	2612	297	$550,000	2.8%	12.9%
Bruce	2617	119	$415,000	-2.4%	15.3%
Campbell	2612	117	$655,000	-5.7%	2.3%
City	2601	187	$575,000	12.7%	14.5%
Coombs	2611	66	$497,500	-	14.4%
Denman Prospect	2611	88	$480,950	-11.8%	-3.8%
Dickson	2602	140	$570,000	1.4%	14.8%

Median unit sale price by suburb (min 50 sales)

Suburb	Postcode	Volume	Median	YoY	5-year change
Franklin	2913	106	$440,000	-2.8%	22.2%
Greenway	2900	173	$448,000	-0.9%	-7.9%
Griffith	2603	230	$650,000	1.6%	30.0%
Gungahlin	2912	180	$430,000	-2.3%	1.2%
Kingston	2604	350	$660,000	-	6.6%
Lyneham	2602	105	$490,000	-4.9%	18.4%
Narrabundah	2604	50	$563,750	-	-
Phillip	2606	298	$510,000	-1.0%	14.6%
Reid	2612	56	$527,500	-	-

Domain House Price Report

March 2026

Median unit sale price by suburb (min 50 sales)

Suburb	Postcode	Volume	Median	YoY	5-year change
Turner	2612	154	$630,000	0.2%	26.0%
Watson	2602	82	$468,500	-2.1%	26.6%
Wright	2611	99	$520,000	5.6%	35.1%

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Domain Rental Report

March 2026

Canberra conditions are tightening, but rent growth hasn’t followed

Canberra house rents held at a record $700 per week over the March 2026 quarter, following a modest lift in the December quarter. The lack of further growth suggests the earlier increase has not translated into sustained momentum, with rental conditions remaining subdued despite signs of tightening supply.

Canberra unit rents also remained unchanged at a record $580 per week over the quarter, after a stronger result at the end of 2025. While units had led a modest rebound, the flat outcome indicates that momentum has eased, with recent gains yet to carry through into early 2026.

Dr Nicola Powell
Chief of Research & Economics, Domain

Domain Rental Report

March 2026

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Median weekly house rental asking price

Capital City	Mar-26	Dec-25	Mar-25	QoQ	YoY
Sydney	$800	$800	$780	0.0%	2.6%
Melbourne	$590	$580	$590	1.7%	0.0%
Brisbane	$680	$670	$650	1.5%	4.6%
Adelaide	$640	$625	$615	2.4%	4.1%
Perth	$740	$700	$690	5.7%	7.2%
Canberra	$700	$700	$690	0.0%	1.4%
Darwin	$720	$700	$700	2.9%	2.9%
Hobart	$620	$600	$575	3.3%	7.8%
Combined Capitals	$680	$665	$650	2.3%	4.6%

Median weekly unit rental asking price

Capital City	Mar-26	Dec-25	Mar-25	QoQ	YoY
Sydney	$750	$750	$720	0.0%	4.2%
Melbourne	$600	$575	$575	4.3%	4.3%
Brisbane	$660	$650	$620	1.5%	6.5%
Adelaide	$550	$530	$500	3.8%	10.0%
Perth	$695	$660	$650	5.3%	6.9%
Canberra	$580	$580	$560	0.0%	3.6%
Darwin	$600	$600	$550	0.0%	9.1%
Hobart	$500	$480	$480	4.2%	4.2%
Combined Capitals	$675	$650	$650	3.8%	3.8%

Domain Rental Report

March 2026

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Median weekly house rental asking price by SA3

SA3	Mar-26	Dec-25	Mar-25	QoQ	YoY
Belconnen	$670	$650	$650	3.1%	3.1%
Gungahlin	$700	$695	$680	0.7%	2.9%
Molonglo	$730	$730	$700	0.0%	4.3%
North Canberra	$750	$748	$740	0.3%	1.4%
South Canberra	$875	$890	$890	-1.7%	-1.7%
Tuggeranong	$660	$660	$650	0.0%	1.5%
Weston Creek	$700	$695	$700	0.7%	0.0%
Woden Valley	$730	$730	$700	0.0%	4.3%

Median weekly unit rental asking price by SA3

SA3	Mar-26	Dec-25	Mar-25	QoQ	YoY
Belconnen	$550	$550	$520	0.0%	5.8%
Gungahlin	$550	$540	$515	1.9%	6.8%
Molonglo	$550	$550	$550	0.0%	0.0%
North Canberra	$610	$600	$600	1.7%	1.7%
South Canberra	$620	$615	$613	0.8%	1.2%
Tuggeranong	$520	$510	$520	2.0%	0.0%
Weston Creek	-	-	-	-	-
Woden Valley	$550	$530	$530	3.8%	3.8%

Domain Rental Report

March 2026

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Median weekly house rental asking price by SA3

SA3	Mar-26	Dec-25	Mar-25	QoQ	YoY
Goulburn - Mulwaree	$500	$500	$490	0.0%	2.0%
Queanbeyan	$700	$690	$670	1.4%	4.5%
Snowy Mountains	$550	$550	$600	0.0%	-8.3%
South Coast	$600	$580	$580	3.4%	3.4%
Young - Yass	$528	$497	$460	6.1%	14.7%

Median weekly unit rental asking price by SA3

SA3	Mar-26	Dec-25	Mar-25	QoQ	YoY
Goulburn - Mulwaree	$400	$380	$370	5.3%	8.1%
Queanbeyan	$430	$430	$420	0.0%	2.4%
Snowy Mountains	$500	$470	$480	6.4%	4.2%
South Coast	$450	$440	$440	2.3%	2.3%
Young - Yass	$425	-	$320	-	32.8%

Domain Rental Report

March 2026

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Gross house rental yield

Capital City	Mar-26	Dec-25	Mar-25	QoQ	YoY
Sydney	3.08%	3.12%	3.22%	-1.0%	-4.2%
Melbourne	3.84%	3.85%	4.01%	-0.5%	-4.4%
Brisbane	3.53%	3.66%	3.93%	-3.5%	-10.2%
Adelaide	3.79%	3.86%	4.13%	-1.8%	-8.2%
Perth	4.15%	4.38%	4.62%	-5.2%	-10.2%
Canberra	4.09%	4.06%	4.12%	0.8%	-0.8%
Darwin	5.59%	5.72%	6.43%	-2.3%	-13.0%
Hobart	4.57%	4.54%	4.64%	0.6%	-1.7%
Combined Capitals	3.64%	3.70%	3.90%	-1.6%	-6.7%

Gross unit rental yield

Capital City	Mar-26	Dec-25	Mar-25	QoQ	YoY
Sydney	4.83%	4.79%	4.67%	0.8%	3.4%
Melbourne	5.94%	5.71%	5.69%	4.1%	4.4%
Brisbane	4.26%	4.35%	4.73%	-2.1%	-10.0%
Adelaide	4.54%	4.60%	4.87%	-1.4%	-6.8%
Perth	5.31%	5.57%	6.14%	-4.8%	-13.6%
Canberra	6.04%	5.92%	5.70%	2.1%	6.0%
Darwin	7.45%	7.54%	7.52%	-1.2%	-0.9%
Hobart	4.72%	4.66%	4.93%	1.4%	-4.1%
Combined Capitals	5.08%	5.06%	5.06%	0.5%	0.4%

Domain Rental Report

March 2026

ACT Median Weekly Rents by Bedroom

Houses



$600

2 bedroom

QoQ: 0.8%
YoY: 3.4%



$680

3 bedroom

QoQ: 0.0%
YoY: 1.5%



$850

4 bedroom

QoQ: 3.7%
YoY: 6.3%

Units



$520

1 bedroom

QoQ: 0.5%
YoY: 2.0%



$630

2 bedroom

QoQ: 1.6%
YoY: 3.3%



$760

3 bedroom

QoQ: 1.3%
YoY: 1.7%

Domain Rental Report

March 2026

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Median house rental asking price by suburb

Suburb	Postcode	Volume	Asking rent	YoY	5-year change	Rental yield
Ainslie	2602	78	$810	5.2%	15.7%	2.99%
Amaroo	2914	81	$690	1.5%	25.5%	4.09%
Aranda	2614	37	$800	-3.0%	-	3.40%
Banks	2906	33	$650	4.8%	-	4.27%
Belconnen	2617	80	$600	3.4%	27.7%	5.04%
Bonner	2914	104	$690	4.5%	25.5%	4.15%
Bonython	2905	44	$640	3.2%	21.9%	4.17%
Braddon	2612	67	$750	0.0%	15.4%	4.34%
Bruce	2617	131	$715	3.6%	21.2%	4.42%

Median house rental asking price by suburb

Suburb	Postcode	Volume	Asking rent	YoY	5-year change	Rental yield
Calwell	2905	39	$650	-1.5%	22.6%	4.22%
Campbell	2612	68	$923	0.3%	21.4%	3.21%
Casey	2913	130	$660	1.5%	20.0%	4.34%
Charnwood	2615	37	$600	5.3%	30.4%	4.35%
Chifley	2606	52	$680	-2.2%	7.1%	3.58%
Conder	2906	34	$680	-	-	4.21%
Cook	2614	44	$638	-1.9%	25.0%	3.56%
Coombs	2611	144	$700	3.3%	17.6%	5.02%
Crace	2911	93	$700	-0.7%	20.7%	3.86%

Domain Rental Report

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Median house rental asking price by suburb

Suburb	Postcode	Volume	Asking rent	YoY	5-year change	Rental yield
Curtin	2605	81	$790	9.7%	29.5%	3.11%
Deakin	2600	47	$1,000	8.1%	15.3%	2.93%
Denman Prospect	2611	141	$730	0.0%	0.00%	4.92%
Dickson	2602	96	$750	3.4%	19.0%	3.93%
Downer	2602	83	$700	1.4%	17.2%	3.29%
Dunlop	2615	51	$695	6.9%	23.0%	4.22%
Evatt	2617	51	$660	3.1%	24.5%	3.96%
Farrer	2607	32	$745	6.4%	4.9%	3.45%
Fisher	2611	30	$630	-3.1%	-	3.95%

Median house rental asking price by suburb

Suburb	Postcode	Volume	Asking rent	YoY	5-year change	Rental yield
Florey	2615	53	$650	4.8%	32.7%	3.96%
Forde	2914	67	$780	6.8%	30.0%	3.85%
Franklin	2913	144	$693	3.4%	18.4%	4.06%
Garran	2605	55	$820	7.9%	26.2%	3.02%
Giralang	2617	43	$650	-3.7%	20.4%	3.84%
Gordon	2906	60	$615	-0.8%	23.0%	4.45%
Greenway	2900	54	$680	4.6%	15.3%	4.91%
Griffith	2603	49	$795	0.0%	15.2%	2.85%
Gungahlin	2912	124	$723	3.2%	24.6%	4.30%

Domain Rental Report

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Median house rental asking price by suburb

Suburb	Postcode	Volume	Asking rent	YoY	5-year change	Rental yield
Hackett	2602	40	$720	2.9%	10.8%	3.22%
Harrison	2914	151	$730	7.4%	24.8%	4.04%
Hawker	2614	31	$580	-4.9%	5.5%	3.75%
Higgins	2615	48	$635	0.8%	17.6%	3.86%
Holder	2611	40	$700	4.5%	27.3%	4.03%
Holt	2615	81	$640	1.6%	19.6%	4.32%
Hughes	2605	40	$725	-2.0%	11.5%	2.92%
Isaacs	2607	34	$750	-5.1%	15.4%	3.79%
Isabella Plains	2905	32	$645	0.8%	25.2%	4.22%

Median house rental asking price by suburb

Suburb	Postcode	Volume	Asking rent	YoY	5-year change	Rental yield
Kaleen	2617	75	$700	0.0%	25.6%	3.82%
Kambah	2902	137	$680	6.3%	24.8%	4.05%
Kingston	2604	45	$870	2.4%	20.8%	3.87%
Latham	2615	37	$660	1.5%	30.7%	4.12%
Lawson	2617	114	$680	0.7%	17.2%	5.22%
Lyneham	2602	90	$680	3.0%	15.3%	3.91%
Lyons	2606	61	$730	9.8%	14.1%	3.37%
Macgregor	2615	102	$650	6.6%	30.0%	4.37%
Macquarie	2614	46	$650	0.0%	22.6%	3.85%

Domain Rental Report

March 2026

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Median house rental asking price by suburb

Suburb	Postcode	Volume	Asking rent	YoY	5-year change	Rental yield
Mawson	2607	61	$720	2.9%	22.0%	3.76%
Monash	2904	39	$670	3.1%	21.8%	4.11%
Moncrieff	2914	94	$685	3.0%	23.4%	4.72%
Narrabundah	2604	128	$780	13.0%	22.8%	3.04%
Ngunnawal	2913	181	$630	5.0%	28.6%	4.40%
Nicholls	2913	56	$750	1.4%	28.2%	3.90%
O'Connor	2602	92	$710	-1.4%	10.5%	3.10%
Page	2614	60	$620	2.5%	29.2%	4.03%
Palmerston	2913	92	$640	3.6%	23.1%	4.22%

Median house rental asking price by suburb

Suburb	Postcode	Volume	Asking rent	YoY	5-year change	Rental yield
Pearce	2607	40	$720	5.1%	34.6%	3.70%
Phillip	2606	73	$650	4.8%	25.0%	4.72%
Red Hill	2603	52	$1,148	3.1%	27.5%	3.02%
Rivett	2611	43	$650	0.0%	25.0%	4.11%
Scullin	2614	50	$595	2.6%	11.7%	3.75%
Strathnairn	2615	45	$680	-4.2%	-	4.30%
Taylor	2913	124	$700	1.1%	-	4.81%
Throsby	2914	62	$750	1.4%	10.3%	4.32%
Turner	2612	63	$850	3.7%	21.4%	3.66%

Domain Rental Report

March 2026

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Median house rental asking price by suburb

Suburb	Postcode	Volume	Asking rent	YoY	5-year change	Rental yield
Wanniassa	2903	60	$673	3.5%	21.2%	4.04%
Waramanga	2611	43	$640	-	23.1%	3.81%
Watson	2602	135	$690	0.0%	19.0%	4.25%
Weston	2611	46	$740	6.9%	25.4%	4.04%
Wright	2611	51	$730	-1.4%	18.2%	4.82%
Yarralumla	2600	53	$1,000	11.1%	25.0%	2.95%

Domain Rental Report

March 2026

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Median unit rental asking price by suburb

Suburb	Postcode	Volume	Asking rent	YoY	5-year change	Rental yield
Barton	2600	184	$605	-2.4%	10.0%	5.09%
Belconnen	2617	694	$560	1.8%	24.4%	6.54%
Braddon	2612	759	$600	3.4%	20.0%	5.78%
Bruce	2617	229	$525	5.0%	28.0%	6.42%
Campbell	2612	220	$638	6.3%	20.3%	5.41%
City	2601	545	$650	0.0%	12.1%	5.98%
Coombs	2611	150	$560	1.8%	25.8%	5.99%
Curtin	2605	42	$493	2.6%	36.8%	6.59%
Denman Prospect	2611	211	$540	3.8%	-	5.68%

Median unit rental asking price by suburb

Suburb	Postcode	Volume	Asking rent	YoY	5-year change	Rental yield
Dickson	2602	342	$650	4.8%	38.30%	5.83%
Downer	2602	45	$495	-	-	5.39%
Forrest	2603	69	$675	8.4%	18.40%	4.94%
Franklin	2913	144	$550	5.8%	26.4%	6.33%
Garran	2605	35	$730	4.3%	30.4%	5.36%
Greenway	2900	346	$520	2.0%	15.6%	6.11%
Griffith	2603	327	$600	1.7%	22.4%	5.39%
Gungahlin	2912	422	$533	2.4%	18.3%	6.21%
Harrison	2914	92	$525	5.0%	22.1%	6.71%

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Median unit rental asking price by suburb

Suburb	Postcode	Volume	Asking rent	YoY	5-year change	Rental yield
Kingston	2604	623	$630	0.8%	21.20%	5.15%
Lyneham	2602	274	$550	5.8%	22.2%	5.99%
Lyons	2606	73	$470	11.9%	23.7%	6.77%
Macquarie	2614	36	$525	-	31.3%	5.94%
Mawson	2607	53	$480	4.30%	26.3%	6.63%
Narrabundah	2604	73	$575	0.9%	22.3%	5.54%
O'Connor	2602	77	$525	1.0%	18.0%	5.43%
Phillip	2606	753	$570	7.5%	18.8%	5.98%
Red Hill	2603	46	$520	-1.0%	-	5.00%

Median unit rental asking price by suburb

Suburb	Postcode	Volume	Asking rent	YoY	5-year change	Rental yield
Reid	2612	167	$600	1.70%	20.00%	6.02%
Turner	2612	336	$588	-0.4%	18.7%	5.59%
Watson	2602	87	$510	2.0%	21.4%	6.26%
Wright	2611	136	$560	1.8%	23.80%	5.96%

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Domain First Home Buyers Report

February 2026

Time to save

Domain First-Home Buyer Report | February 2026

Entry-level prices sit at the centre of the first-home buyer experience. They directly influence the size of the deposit required, the duration of saving, and the scale of the mortgage taken on at purchase.

All capital cities recorded annual growth in entry-level house prices, though the magnitude of growth varied substantially. Perth, Darwin, Brisbane and Adelaide recorded the strongest annual increases, each exceeding 20%. Sydney also recorded strong double-digit growth and remains the only capital city where an entry-priced house exceeds $1 million. Melbourne and Canberra experienced more moderate increases, allowing income growth to partially offset rising prices.

Entry-level unit prices increased across all capital cities except Canberra, where prices declined over the year. Price growth remained relatively modest in Melbourne, Sydney and Hobart, but accelerated sharply in Perth, Brisbane, Darwin and Adelaide.

How much is an entry-priced home?

	Entry houses			Entry units		
Area	Entry price	Annual change	5-year change	Entry price	Annual change	5-year change
Sydney	$1,150,000	15.0% ($150,000)	64.3% ($450,000)	$645,000	4.0% ($25,000)	9.7% ($57,000)
Melbourne	$720,000	6.7% ($45,000)	20.0% ($120,000)	$441,250	1.3% ($5,875)	-2.4% (-$10,750)
Brisbane	$856,000	20.6% ($146,000)	106.3% ($441,000)	$660,000	24.0% ($127,875)	80.8% ($295,000)
Adelaide	$720,000	20.0% ($120,000)	159.2% ($442,250)	$508,000	12.9% ($58,000)	84.7% ($233,000)
Perth	$780,000	22.1% ($141,000)	105.8% ($401,000)	$550,000	25.0% ($110,000)	83.9% ($251,000)
Hobart	$623,894	5.7% ($33,894)	38.6% ($173,894)	$470,000	4.4% ($20,000)	34.1% ($119,500)
Darwin	$565,000	21.5% ($100,000)	61.4% ($215,000)	$355,000	21.4% ($62,625)	42.0% ($105,000)
Canberra	$780,000	4.0% ($30,000)	47.7% ($251,876)	$420,472	-3.5% (-$15,278)	12.1% ($45,472)
Australia	$685,000	12.3% ($75,000)	67.9% ($277,000)	$515,099	7.3% ($35,099)	30.4% ($120,099)

Includes only areas with at least 50 transactions. y = year, m = month.

Domain First-Home Buyer Report, February 2026

Time to save

Domain First-Home Buyer Report | February 2026

The time required to save a 20% deposit varies significantly across Australia, reflecting differences in both entry-level prices and income growth. Sydney continues to record the longest saving time for entry-priced houses. However, affordability pressures are no longer confined to Sydney.

Brisbane has the second-longest saving time for houses, followed by Adelaide and Perth – both for the first time on record – as rapid entry-level price growth in these markets has outpaced wage gains. This shift means Adelaide and Perth now have longer saving times than Melbourne, Canberra and Hobart, marking a significant change in the national affordability rankings.

For entry-priced units, the reshuffle is even more pronounced. Brisbane has now recorded the longest saving time for the first time, overtaking Sydney, while Adelaide has moved into third place, overtaking Hobart. Hobart and Perth share fourth place, with Perth overtaking Melbourne.

These shifts reflect accelerating price growth at the lower end of the market, particularly in Brisbane, Adelaide and Perth, rather than changes in interest rates or wages alone. In contrast, Melbourne and Sydney have recorded the most subdued unit price growth, while Canberra's higher average wages, combined with a decline in entry-level unit prices, have helped first-home buyers better manage entry-level costs.

Canberra's outcomes illustrate the growing importance of income. Weak house price growth, declining unit prices and the highest average wages have resulted in comparatively shorter saving timelines, despite high absolute price levels.

The time to save for a 20% deposit on an entry-priced home for a couple aged 25-34.

Area	Entry house	Entry unit	Time saved when purchasing a unit
Sydney	7y 7m	4y 5m	-3y 2m
Melbourne	5y 3m	3y 4m	-1y 11m
Brisbane	6y 3m	4y 11m	-1y 4m
Adelaide	5y 7m	4y	-1y 7m
Perth	5y 4m	3y 10m	-1y 6m
Hobart	5y	3y 10m	-1y 2m
Darwin	4y	2y 7m	-1y 5m
Canberra	5y 1m	2y 10m	-2y 3m
Australia	4y 10m	3y 4m	-1y 6m

Includes only areas with at least 50 transactions. y = year, m = month.

Domain First-Home Buyer Report, February 2026

Time to save

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The areas with the shortest time to save for a 20% deposit on an entry-priced house for a couple aged 25-34, by city.

Sydney	Melbourne	Brisbane	Perth	Adelaide	Canberra	Darwin	Hobart
Wollondilly 6y 1m	Melton - Bacchus Marsh 4y 5m	Ipswich Hinterland 5y 5m	Mandurah 4y 6m	Playford 3y 1m	Molonglo 4y 5m	Darwin Suburbs 3y 9m	Brighton 4y 3m
Wyong 6y 2m	Sunbury 4y 6m	Ipswich Inner 5y 7m	Kwinana 4y 9m	Gawler - Two Wells 3y 9m	Gungahlin 5y	Palmerston 3y 11m	Hobart - North West 4y 8m
Blue Mountains 6y 5m	Whittlesea - Wallan 4y 10m	Beenleigh 5y 10m	Rockingham 4y 9m	Adelaide City 5y	Belconnen 5y 2m	Litchfield 4y 9m	Sorell - Dodges Ferry 4y 10m
Hawkesbury 6y 7m	Wyndham 4y 10m	Beaudesert 5y 11m	Armadale 4y 11m	Adelaide Hills 5y 4m	Tuggeranong 5y 2m	Darwin City 4y 10m	Hobart - North East 5y 3m
Penrith 6y 7m	Moreland - North 5y	Springwood - Kingston 5y 11m	Serpentine - Jarrahdale 4y 11m	Port Adelaide - West 5y 8m	Weston Creek 5y 6m		Hobart - South and West 5y 6m
Richmond - Windsor 6y 7m	Tullamarine - Broadmeadows 5y						

Includes only areas with at least 50 transactions. y = year, m = month.

Domain First-Home Buyer Report, February 2026

Time to save

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The areas with the shortest time to save for a 20% deposit on an entry-priced unit for a couple aged 25-34, by city.

Sydney	Melbourne	Brisbane	Perth	Adelaide	Canberra
Mount Druitt 3y 4m	Essendon 2y 9m	Caboolture 3y 10m	Mandurah 2y 6m	Campbelltown 2y 9m	Woden Valley 2y 6m
Fairfield 3y 4m	Stonnington - West 2y 9m	Springwood - Kingston 4y	Rockingham 3y 3m	Port Adelaide - West 3y 8m	Gungahlin 2y 7m
Liverpool 3y 4m	Darebin - South 2y 10m	Chermside 4y 8m	Cockburn 3y 5m	West Torrens 3y 10m	Belconnen 2y 8m
Blacktown 3y 7m	Yarra 2y 10m	Brisbane Inner - North 4y 9m	Bayswater - Bassendean 3y 6m	Salisbury 4y 1m	Molonglo 2y 9m
Penrith 3y 7m	Maribyrnong 2y 10m	Nundah 4y 10m	Perth City 3y 10m	Charles Sturt 4y 3m	North Canberra 3y 1m
			Belmont - Victoria Park 3y 10m		

Includes only areas with at least 50 transactions. y = year, m = month.

Domain First-Home Buyer Report, February 2026

Mortgage serviceability

Domain First-Home Buyer Report | February 2026

Mortgage serviceability remains stretched

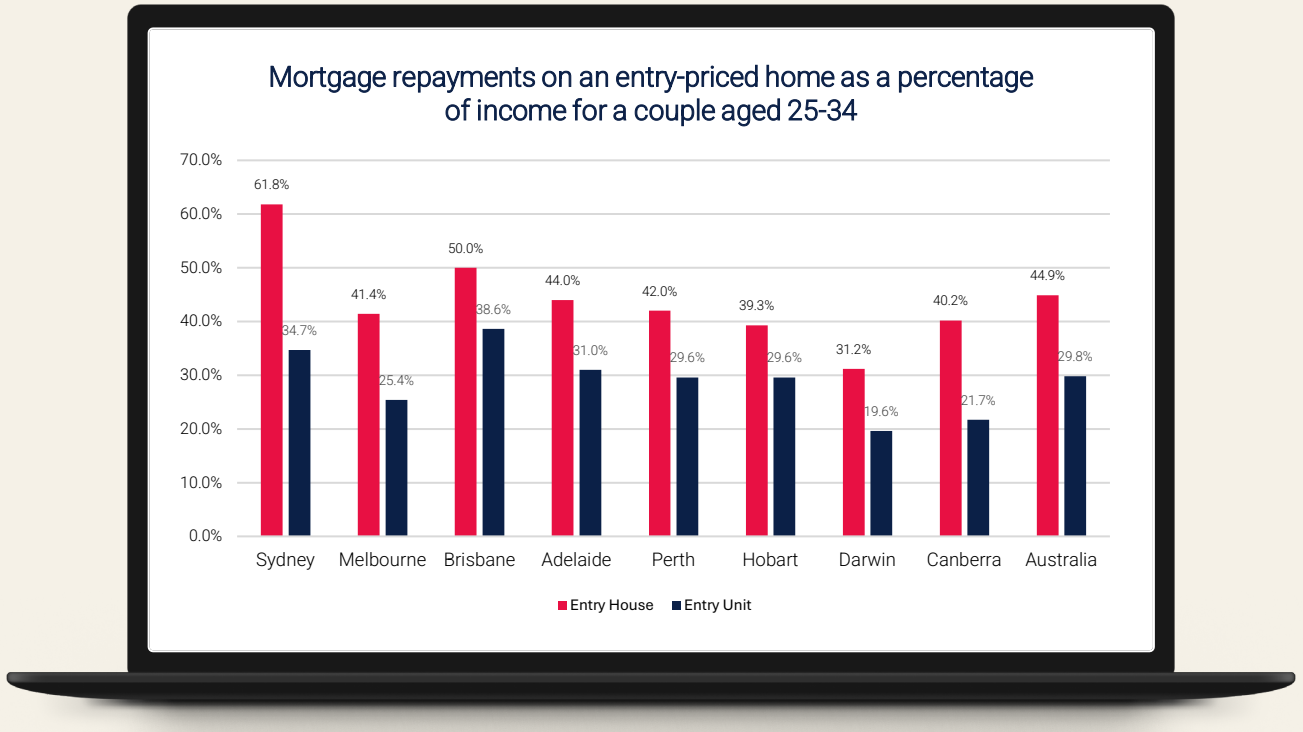
Mortgage serviceability varies widely by location, highlighting the critical role geography plays in first-home buyer affordability.

All capital cities now sit above the mortgage stress threshold for entry-priced houses. Darwin records the lightest mortgage burden, with house repayments accounting for 31.2% of income, though this still exceeds the recommended benchmark. It is followed by Hobart (39.3%), Canberra (40.2%) and Melbourne (41.4%) – the only capitals to record an annual improvement in serviceability.

At the other end of the spectrum, Sydney imposes the heaviest repayment burden, with entry-priced house repayments consuming 61.8% of household income. Brisbane follows at 50%, with Adelaide at 44% and Perth at 42%. These outcomes reflect a combination of elevated prices and higher borrowing requirements, leaving first-home buyers exposed even after recent rate relief.

Mortgage serviceability outcomes are more favourable for entry-priced units, though the picture varies markedly by city. In Darwin, Canberra, Melbourne, Hobart and Perth, unit repayments remain below the 30% threshold, ranging from 19.6% in Darwin to 29.6% in Perth and Hobart.

However, Sydney (34.7%), Brisbane (38.6%) and Adelaide (31.0%) are in mortgage stress for entry-priced units. This shift signals that unit markets in some capitals are no longer reliably shielding first-home buyers from repayment pressure, particularly where unit prices have risen rapidly.



Domain, mortgage serviceability is calculated for a hypothetical first home buyer as the initial mortgage repayments on an entry-priced property (a house or unit at the 25th price percentile) for a buyer with a 20% deposit, on a fixed rate home loan and expressed as a percentage of household income for a couple aged between 25 and 34. Hobart units are excluded due to low volumes of sales to calculate an accurate median.

Domain First-Home Buyer Report, February 2026

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Domain Profit and Loss Report

August 2025

Profit and Loss Report

August 2025

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Profit and loss outcomes for house resales (H1 2025)

	Profit			Loss		
Location	% sales	Median gain ($)	Median gain (YoY%)	% sales	Median loss ($)	Median loss (YoY%)
Australia	96.8%	$365,000	9.6%	3.2%	-$55,000	0.0%
Sydney	97.9%	$700,500	6.9%	2.1%	-$110,000	-13.4%
Melbourne	94.8%	$376,000	-3.1%	5.2%	-$50,000	11.1%
Brisbane	99.5%	$480,000	12.9%	0.5%	-$150,000	150.0%
Adelaide	97.3%	$430,000	19.6%	2.7%	-$200,000	15.3%
Perth	99.0%	$339,000	22.4%	1.0%	-$62,000	-4.6%
Canberra	92.9%	$420,000	0.0%	7.1%	-$79,000	21.5%
Hobart	91.6%	$282,978	4.0%	8.4%	-$50,000	0.0%
Darwin	84.2%	$157,250	-25.8%	15.8%	-$34,000	43.3%

Profit and Loss Report

August 2025

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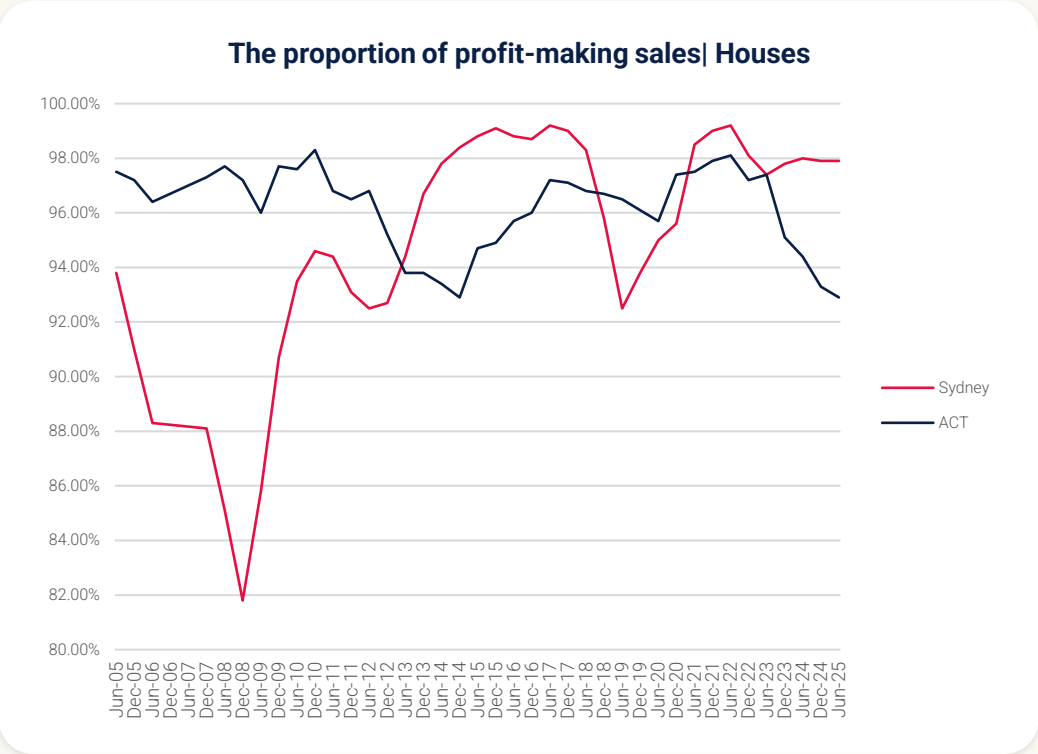
Profit and loss outcomes for unit resales (H1 2025)

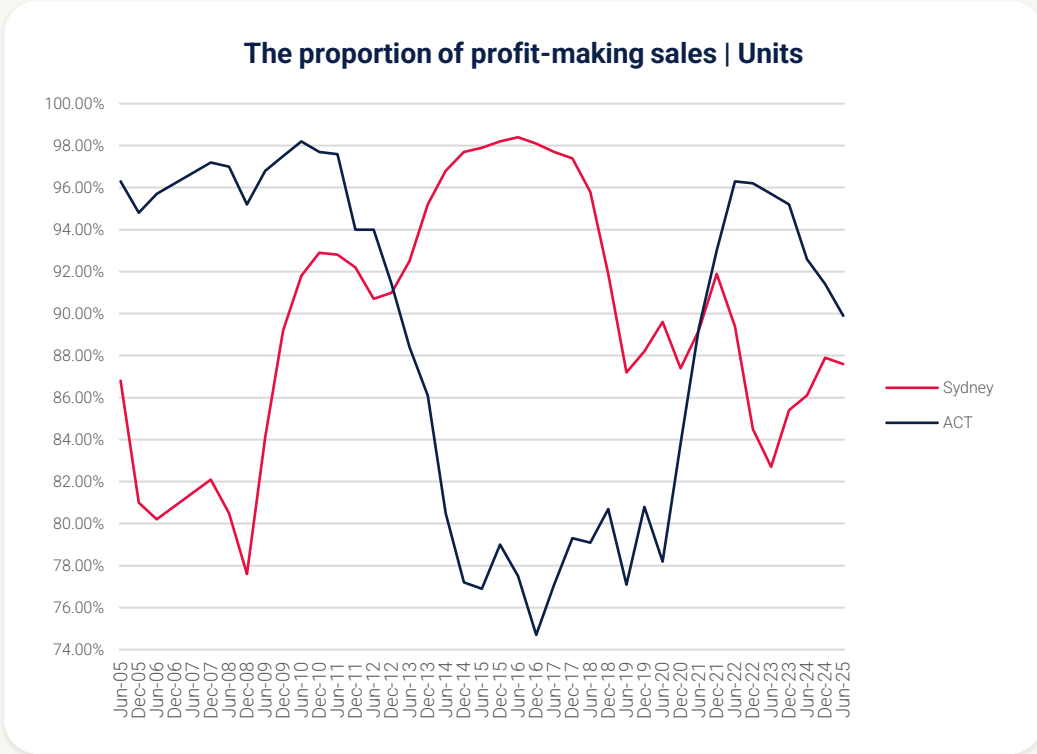
	Profit			Loss		
Location	% sales	Median gain ($)	Median gain (YoY%)	% sales	Median loss ($)	Median loss (YoY%)
Australia	87.8%	$202,000	15.4%	12.2%	-$46,039	2.3%
Sydney	87.6%	$190,000	0.0%	12.4%	-$45,000	0.0%
Melbourne	73.0%	$120,000	-5.9%	27.0%	-$45,000	7.1%
Brisbane	99.0%	$255,000	40.4%	1.0%	-$253,000	729.5%
Adelaide	97.3%	$253,100	37.4%	2.7%	-$197,500	295.0%
Perth	97.8%	$180,000	55.5%	2.2%	-$50,000	66.7%
Canberra	89.9%	$130,000	-10.1%	10.1%	-$28,000	-21.5%
Hobart	88.9%	$201,000	0.5%	11.1%	-$40,000	-41.2%
Darwin	53.4%	$55,000	-31.3%	46.6%	-$59,500	-27.3%

Sale discounting

Canberra (GCCSA)

The historical proportion of profit-making resales

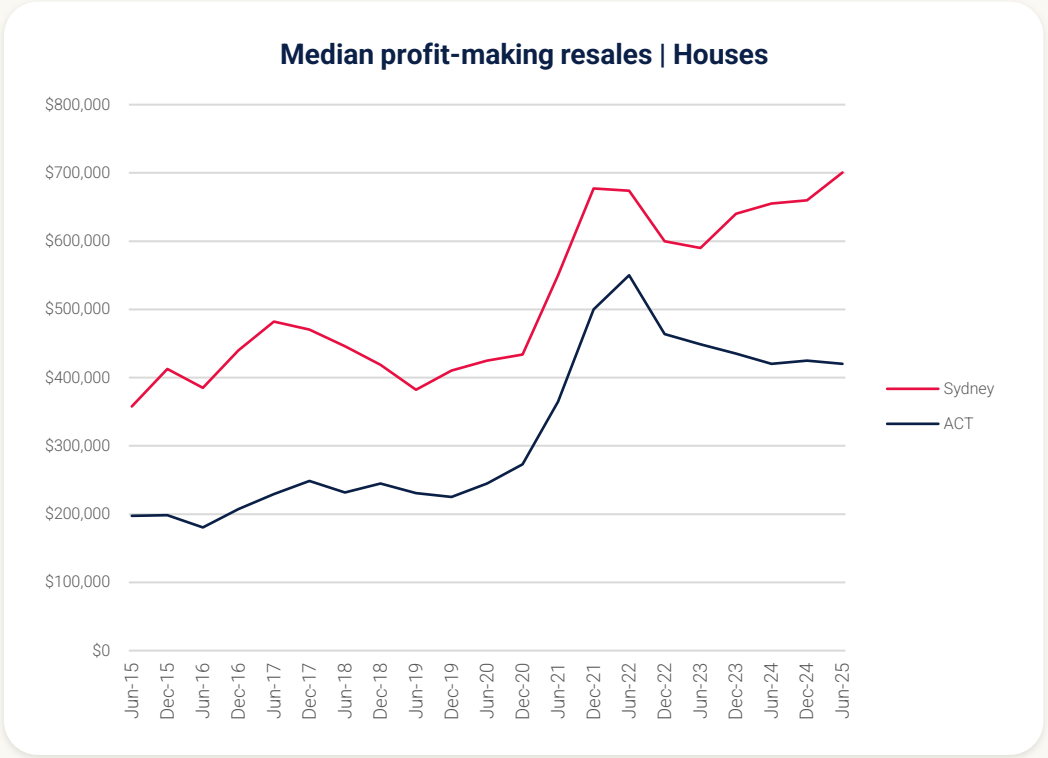


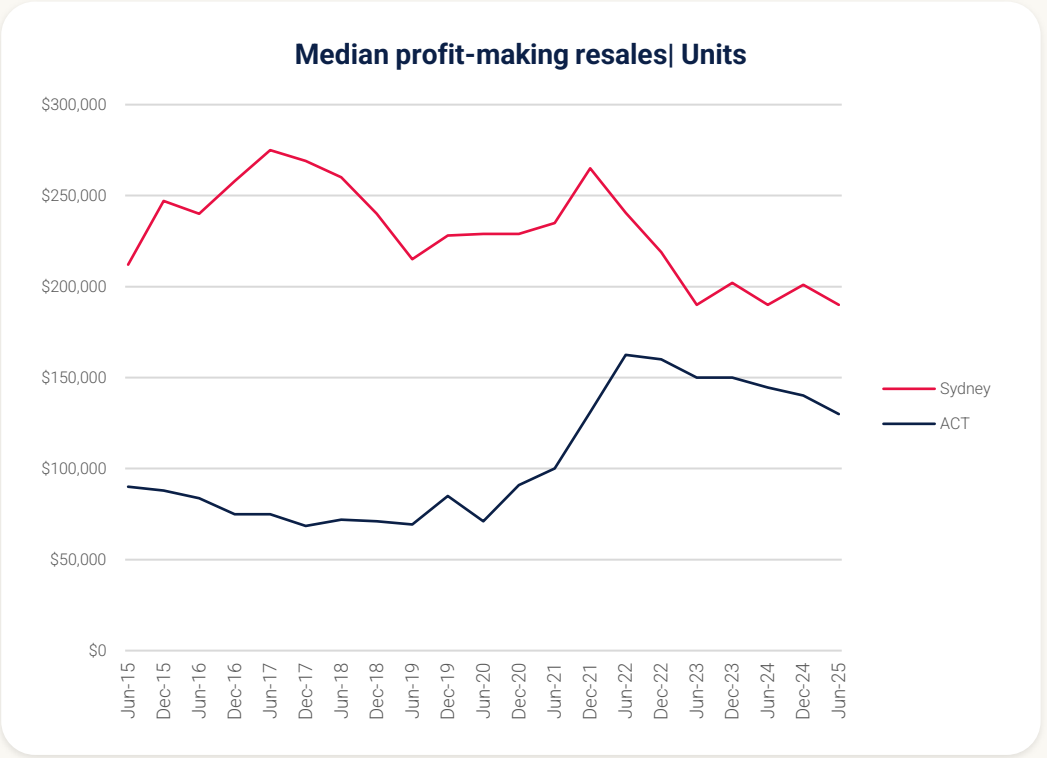


Sale discounting

Canberra (GCCSA)

The value of profit-making resales





Profit and Loss Report

August 2025

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Profit and loss outcomes for unit resales (H1 2025)

	Profit			Loss		
SA3	Jun-25	Jun-24	Annual change	Jun-25	Jun-24	Annual change
Belconnen	$380,775	$401,000	-5.0%	-$56,500	-$145,000	-61.0%
Gungahlin	$370,000	$377,500	-2.0%	-$65,000	-$63,000	3.2%
Molonglo	$310,000	$255,000	21.6%	-	-	-
North Canberra	$677,500	$733,000	-7.6%	-$57,500	-$107,500	-46.5%
South Canberra	$894,000	$1,007,500	-11.3%	-$140,000	-$10,000	1300.0%
Tuggeranong	$397,500	$379,000	4.9%	-$78,250	-	-
Weston Creek	$449,900	$451,000	-0.2%	-$200,000	-$28,000	614.3%
Woden Valley	$605,000	$519,000	16.6%	-$136,000	-$54,000	151.9%