



Market Update

January 2026



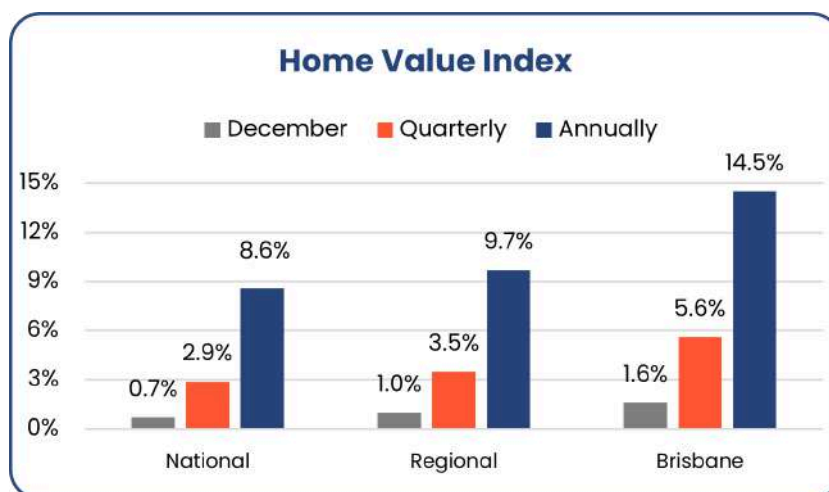
SUMMARY: JANUARY 2026

2025 Delivers Solid Housing Growth, Supporting Confidence Into 2026

The National Home Value Index recorded in December is the smallest gain in five months, with value rising **0.7%**. Despite this, Brisbane's median value shows a notable growth at **\$1,036,323**.

PROPERTY PRICES >>

Brisbane remains one of the strongest-performing capital city markets, with home values rising by **5.6%** over the quarter. In January 2026, Brisbane achieved a **1.6%** home value increase.

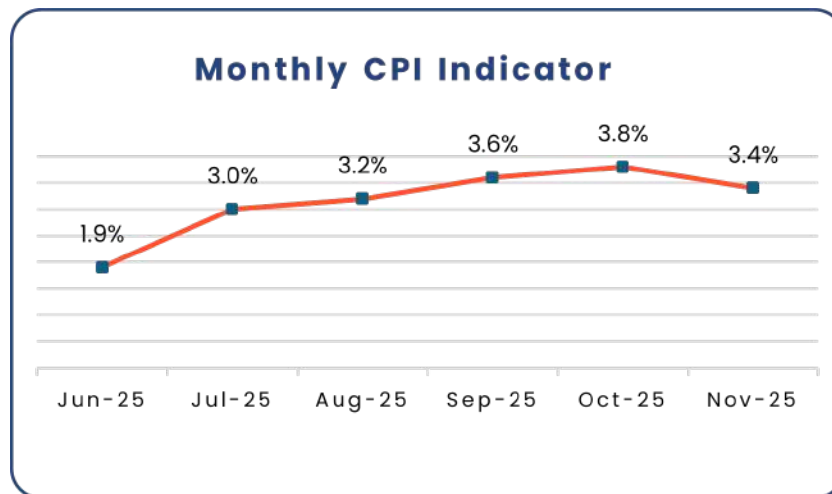


HIGHLIGHTS >>

- Over the calendar year, regional dwelling values rose by 9.7%, outpacing the 8.2% rise recorded across the combined capital cities.
- Every capital city and rest-of-state region recorded an increase in dwelling values over the year, bookended by Darwin, up 18.9%, and Melbourne with a milder 4.8% gain.
- While the pace of growth across regional markets slowed, capital cities, including Brisbane, continued to see positive monthly gains, with values rising by 0.5% in December.
- Looking ahead to 2026, housing may face some challenges, but with few new homes coming onto the market, Brisbane property values are likely to remain stable.

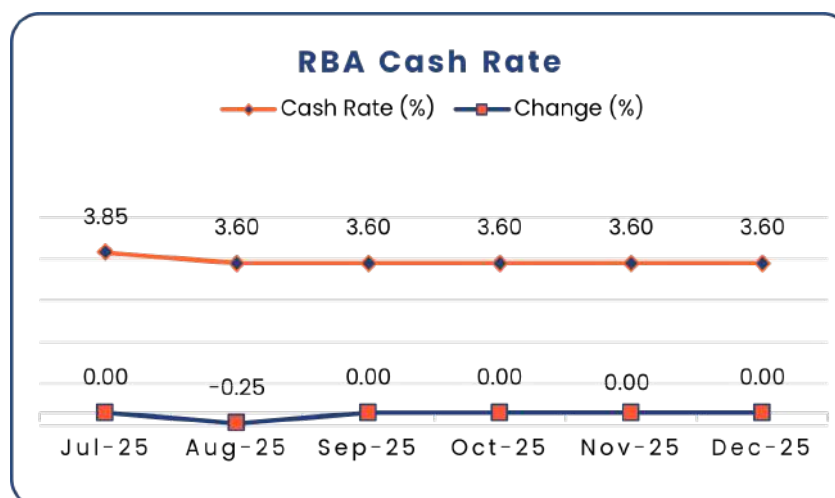
INFLATION >>

In November 2025, Australia's inflation rate eased down to **3.4%** from **3.8%** in October 2025. While inflation is still present, the recent easing is a positive sign for the property market, helping create a more balanced and stable environment for buyers and sellers.



INTEREST RATES >>

As of December 2025, the Reserve Bank of Australia's cash rate remains steady at **3.60%**, holding firm since September 2025. The next update will be on 3 February 2026.



CHANGE IN DWELLING VALUES >>

Despite the softer December outcome, the Home Value Index surged **8.6%** higher in 2025, adding approximately **\$71,400** to the national median dwelling value. This marks the strongest calendar year gain in home values since 2021, when the market rose a stunning **24.5%** amid emergency low interest rates and record high levels of purchasing activity.

	Month	Quarter	Annual	Median Value
Brisbane	1.6%	5.6%	14.5%	\$1,036,323
Sydney	-0.1%	0.8%	5.8%	\$1,280,613
Melbourne	-0.1%	0.8%	4.8%	\$827,117
Adelaide	1.9%	5.1%	8.8%	\$902,249
Perth	1.9%	7.6%	15.9%	\$940,635
Hobart	0.9%	3.6%	6.8%	\$720,341
Darwin	1.6%	5.4%	18.9%	\$586,912
Canberra	0.2%	2.2%	4.9%	\$893,907
Combined Capitals	0.5%	2.7%	8.2%	\$991,331
Combined Regional	1.0%	3.5%	9.7%	\$734,351
National	0.7%	2.9%	8.6%	\$901,257

BRISBANE WEEKLY AUCTION RESULT >>

In December 2025, the auction market recorded a slight slowdown in clearance rates. Despite this, the average remains strong at **54.7%**.



CHANGE IN RENTS (ALL DWELLINGS)

Regional areas of Australia are outpacing the capital cities for rental growth, with the combined regional areas recording a **6.2%** increase in rents through the year compared with a **4.8%** lift in rents across the combined capitals. Rental vacancy rates were also lower across regional Australia, at **1.7%** while the combined capitals recorded a **1.8%** vacancy rate.

	Month	Quarter	Annual	Median Rent
Brisbane	0.2%	1.0%	6.2%	\$708
Sydney	0.1%	1.4%	5.3%	\$817
Melbourne	0.2%	0.8%	2.9%	\$624
Adelaide	0.3%	0.7%	3.4%	\$635
Perth	0.5%	1.6%	5.9%	\$738
Hobart	1.1%	2.5%	7.2%	\$601
Darwin	-0.4%	0.3%	8.2%	\$688
Canberra	0.3%	0.8%	3.0%	\$683
Combined Capitals	0.3%	1.2%	4.8%	\$711
Combined Regional	0.4%	1.4%	6.2%	\$601
National	0.3%	1.3%	5.2%	\$681

INNER BRISBANE TO WELCOME NEW A-GRADE OFFICE TOWER BY 2028

- **Approved Development:** A \$300 million, 16-storey A-Grade office tower has been approved at 88 Robertson Street, James Street precinct.
- **Modern Design:** Designed by Cox Architecture, the building will include office space, wellness floors, and a rooftop restaurant with city views.
- **Great Location:** The site is close to Valley Metro Station, Howard Smith Wharves, and only 2km from the Brisbane CBD.
- **Eco-Friendly Building:** The tower will target a 5-Star Green Star rating and a 5.5-Star NABERS Energy rating, with EV charging facilities included.
- **Delivery Timeline:** Construction is scheduled to start in mid-2026, with completion expected in mid-2028. This project will be the only new A-Grade office tower in inner Brisbane before 2028.

source: theurbandeveloper.com



Whether you're an investor or a potential buyer, our concise snapshots will guide your decisions. Stay informed and make smarter choices with our straight forward analyses.

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