



## Market Update

February 2026



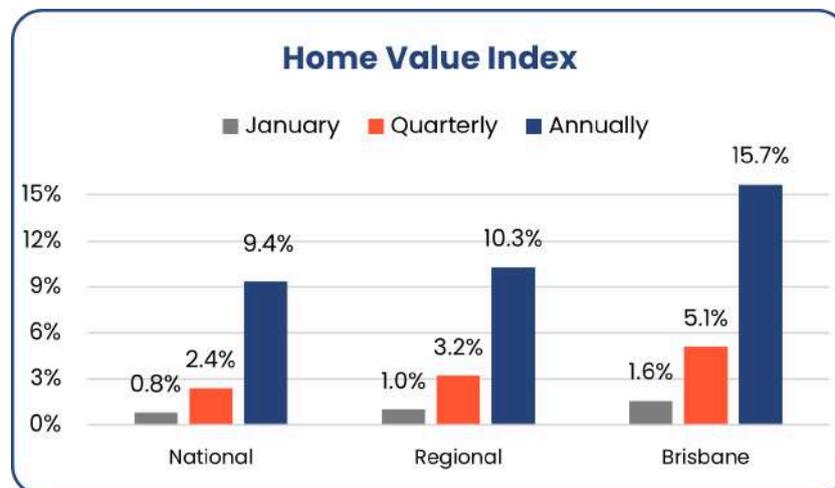
## SUMMARY: February 2026

### Housing values up in January despite affordability strain

Australian home values rose by **0.8%** in January, up from **0.6%** in December, according to Cotality's Home Value Index. All capital cities and regional markets recorded growth, although performance differed across regions.

### PROPERTY PRICES >>

Brisbane remains one of the strongest-performing capital city markets, with home values rising by **15.7%** in the past 12 months. In January 2026, Brisbane achieved a **1.6%** home value increase with a median value of **\$1,054,555**.

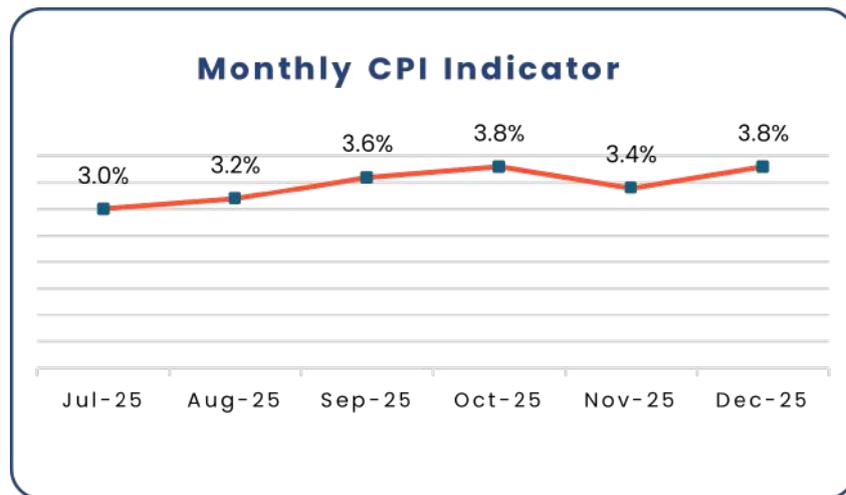


### HIGHLIGHTS >>

- Homes for sale are 19% lower than last year, while sales are 2.7% higher. Fewer listings are helping keep prices supported.
- Brisbane's monthly gain has slowed from 2.0% in October last year to 1.6% in January because of the holiday season.
- While momentum has eased in some mid-sized capital cities, these markets have continued to record solid growth.

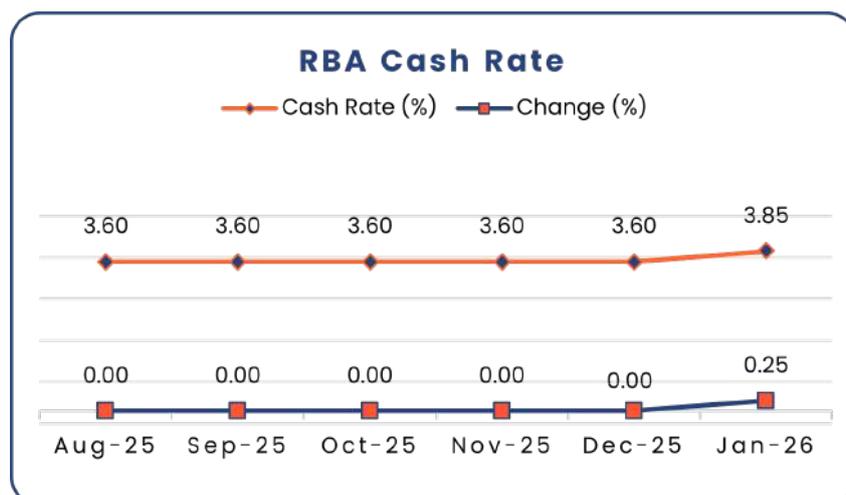
## INFLATION >>

In December 2025, Australia's inflation rate rose from **3.4%** to **3.8%**. Interest rate has risen keeping buyers cautious, prices selective, and strategy more important than timing.



## INTEREST RATES >>

The RBA cash rate has risen by **0.25** percentage points to **3.85%** after staying steady for months, indicating that financing is becoming a bit tighter.



## CHANGE IN DWELLING VALUES >>

Regional markets have delivered a stronger growth outcome, with the combined regionals index up **1.0%** in January compared with a **0.7%** rise across the combined capitals. Brisbane continues to rise in median value of \$1,036,323 in December 2025 to **\$1,054,555** this month.

	Month	Quarter	Annual	Median Value
Brisbane	1.6%	5.1%	15.7%	\$1,054,555
Sydney	0.2%	0.2%	6.4%	\$1,290,537
Melbourne	0.1%	0.1%	5.4%	\$830,371
Adelaide	1.2%	4.7%	9.7%	\$914,203
Perth	2.0%	7.0%	18.5%	\$961,898
Hobart	0.5%	2.6%	7.0%	\$722,339
Darwin	1.5%	5.4%	19.7%	\$602,870
Canberra	0.3%	1.3%	5.5%	\$884,844
Combined Capitals	0.7%	2.1%	9.2%	\$1,002,520
Combined Regional	1.0%	3.2%	10.3%	\$743,672
National	0.8%	2.4%	9.4%	\$912,465

## BRISBANE WEEKLY AUCTION RESULT >>

Despite the slow market activity in January 2026, the auction market recorded a strong clearance rate of **81.0%** at the end of the month.



## 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

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## GOVERNMENT RELEASES LAND TO BOOST HOUSING SUPPLY

- **Public land released to boost supply:** The Queensland Government's Land Activation Program is selling under-utilised public land (including a six-hectare site in Banyo) to fast-track new housing delivery.
- **Meaningful housing capacity:** Early sites under the program could deliver up to 400 new homes, signaling tangible near-term supply rather than policy intent alone.
- **Market-priced focus:** The program does not mandate social or affordable housing, meaning most new stock will be market-driven, with limited direct relief for lower-income buyers or renters.

source: [statements.qld.gov.au/statements/104420](https://statements.qld.gov.au/statements/104420)



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