



## Market Update

March 2026



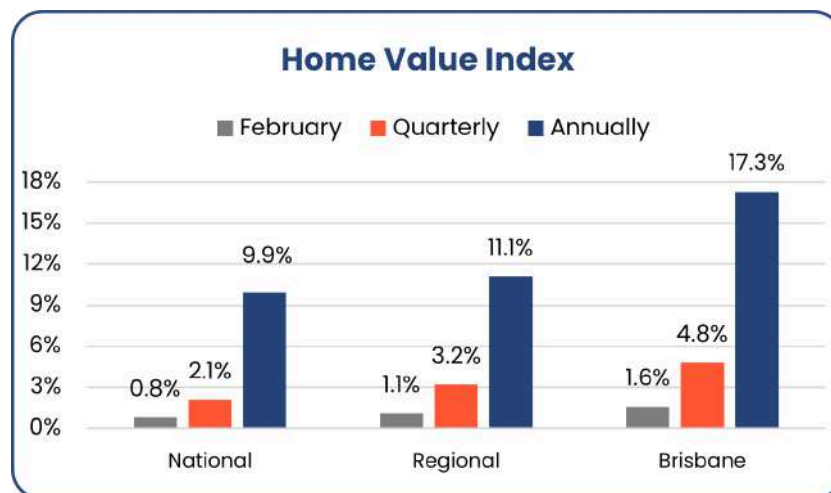
## SUMMARY: March 2026

### Brisbane Property Market Continues to Climb

Two months into 2026, while Sydney and Melbourne remain flat, Brisbane continues to record solid growth of over 1% month on month. Brisbane stands out as one of the stronger-performing capital cities, showing steady momentum early this year.

### PROPERTY PRICES >>

Brisbane, Adelaide and Hobart recorded a rise of more than **1%** in February. In the same month, Brisbane achieved a **1.6%** home value increase with a median value of **\$1,080,538**.

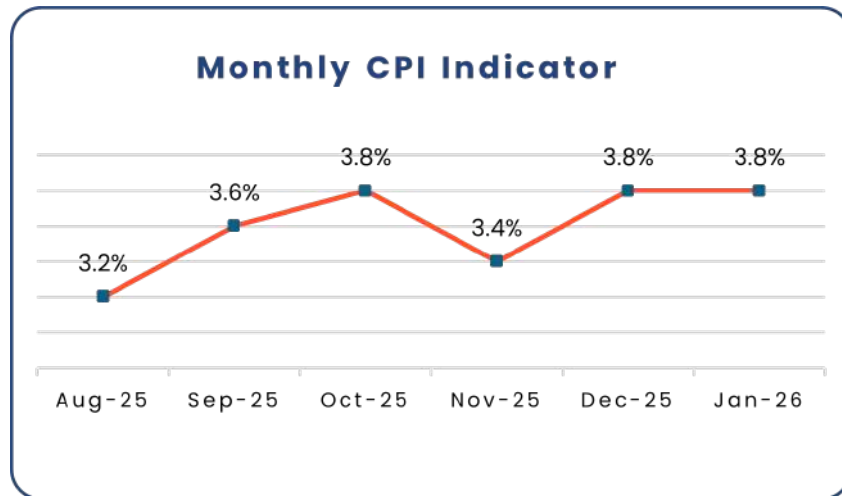


### HIGHLIGHTS >>

- Listing levels in Brisbane are 31% below the five-year average, keeping competition strong and putting upward pressure on home values.
- Lower-priced properties are seeing stronger competition, with first-home buyers, investors, and upgraders actively competing in this segment.
- Regional markets are performing strongly, supported by more affordable prices and growing internal migration.

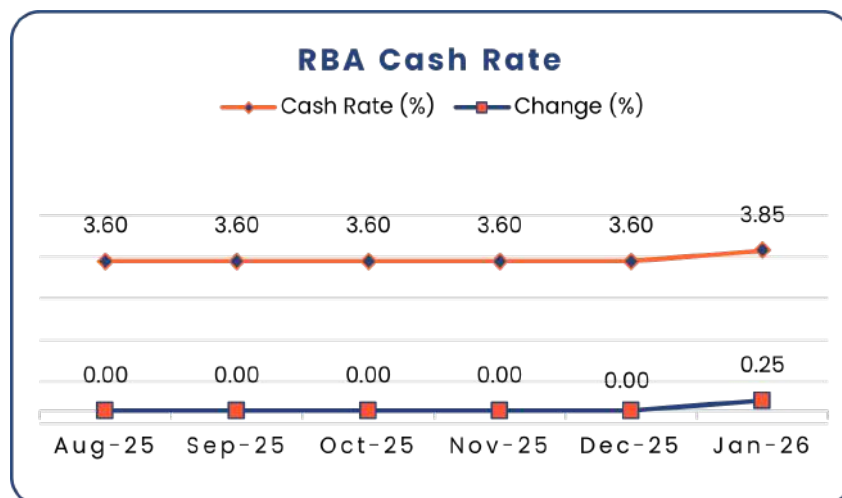
## INFLATION >>

In January 2026, Australia's inflation rate remained at **3.8%**, providing a measure of stability in the economy.



## INTEREST RATES >>

The RBA cash rate has risen by **0.25** percentage points to **3.85%** after staying steady for months. The next cash rate update is on 17 March 2026.



## CHANGE IN DWELLING VALUES >>

Regional areas are booming. As buyers hunt for better value outside the major hubs, the 'Big Move' to Queensland is keeping our market stronger than Sydney or Melbourne. Brisbane's median value rose from \$1,054,555 in January 2026 to **\$1,080,538** in February 2026.

	Month	Quarter	Annual	Median Value
Brisbane	1.6%	4.8%	17.3%	\$1,080,538
Sydney	0.0%	-0.1%	6.0%	\$1,296,039
Melbourne	0.0%	-0.4%	4.7%	\$826,132
Adelaide	1.3%	4.3%	10.9%	\$922,991
Perth	2.3%	6.8%	22.0%	\$989,211
Hobart	1.2%	2.6%	7.7%	\$728,815
Darwin	0.2%	3.6%	19.4%	\$602,284
Canberra	0.8%	1.3%	6.2%	\$903,374
Combined Capitals	0.6%	1.8%	9.6%	\$1,014,401
Combined Regional	1.1%	3.2%	11.1%	\$751,327
National	0.8%	2.1%	9.9%	\$922,838

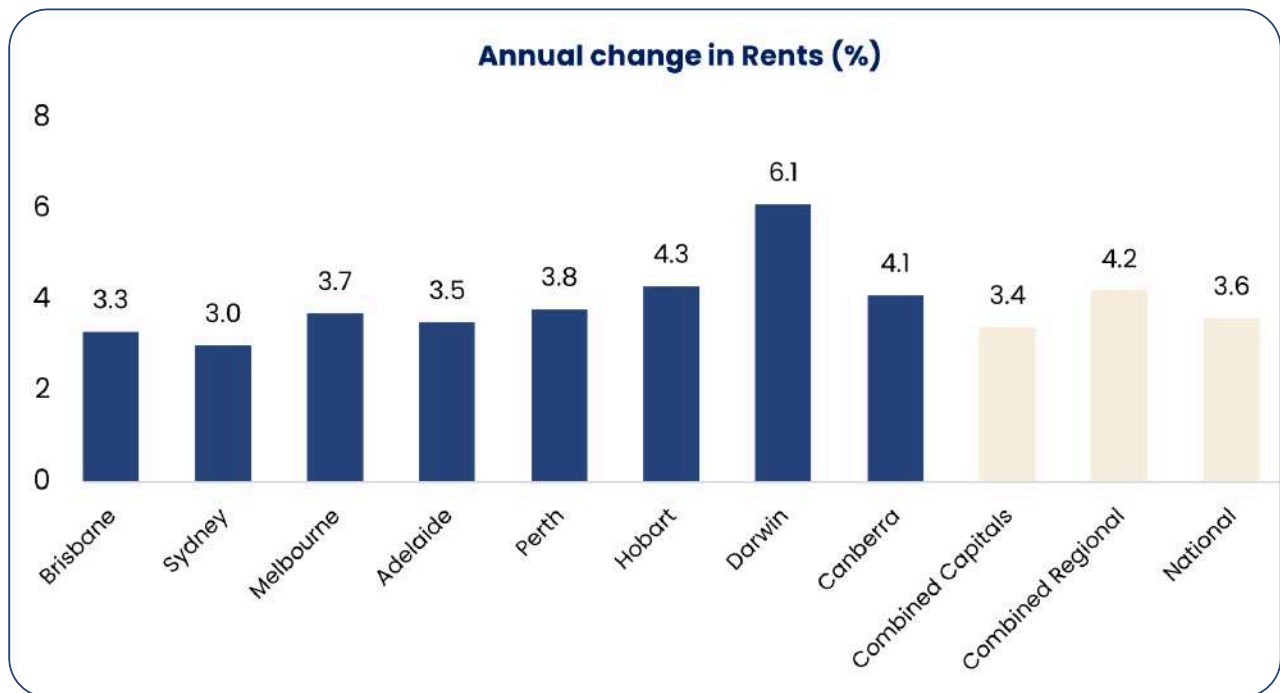
## BRISBANE WEEKLY AUCTION RESULT >>

The Brisbane market is picking up the pace. For the month of February 2026, the auction market recorded a strong clearance rate of **70.40%**.



## CHANGE IN RENTS (ALL DWELLINGS)

Rental markets are also seeing the emergence of Gross rental yields, dwellings multi-speed conditions. Cotality's national Rental Value Index rose another **0.7%** in February, continuing an accelerating trend in rental growth evident since October last year.



## PROPERTY 2026 | BRIDGING THE GENERATIONAL DIVIDE

- Property ownership increases with age. Three-quarters of Baby Boomers own the home they live in, either outright or with a mortgage, compared with just 35% of Gen Z.
- For those who have purchased property, the key influences were financial stability (40%), stable living arrangements (39%), family considerations (34%) and a preference not to rent (27%).
- Two-in-five Gen Z women say they are not ready or looking to buy - higher than Gen Z men.
- Only 1% of Gen Z women said they had never encountered issues when buying, compared with two-in-five Baby Boomer women.

Sources: [cotality.com/au](https://cotality.com/au) - AU-Women-and-Property-Report-2026



*Please contact us to discuss your real estate goals*



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