



Market Update

April 2026



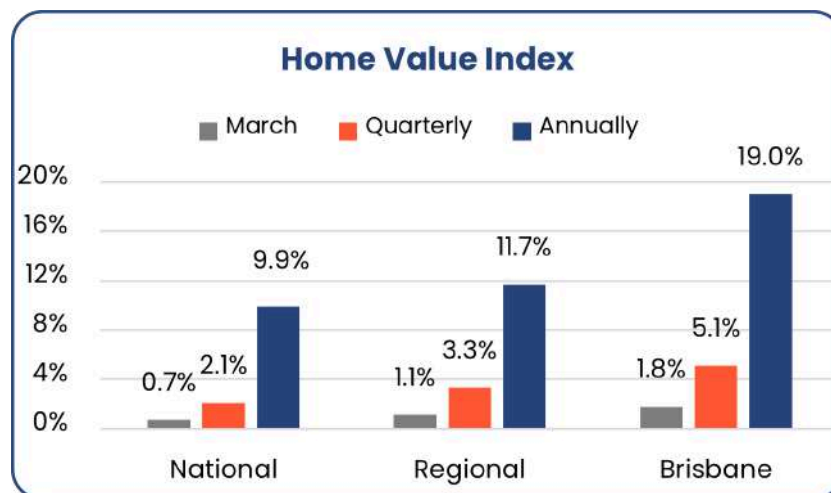
SUMMARY: April 2026

Brisbane Reaches Record Highs in Growing Market

Cotality's national Home Value Index rose **0.7%** in March, bringing quarterly growth to 2.1%. While Sydney and Melbourne have shown a slight decline since December, **Brisbane** and other mid-sized capitals recorded monthly growth of **1.2%** or more.

PROPERTY PRICES >>

Brisbane recorded a **1.8%** increase in home values, reaching a median of **\$1,101,151**, reflecting strong monthly growth of nearly **2%** and rising demand.

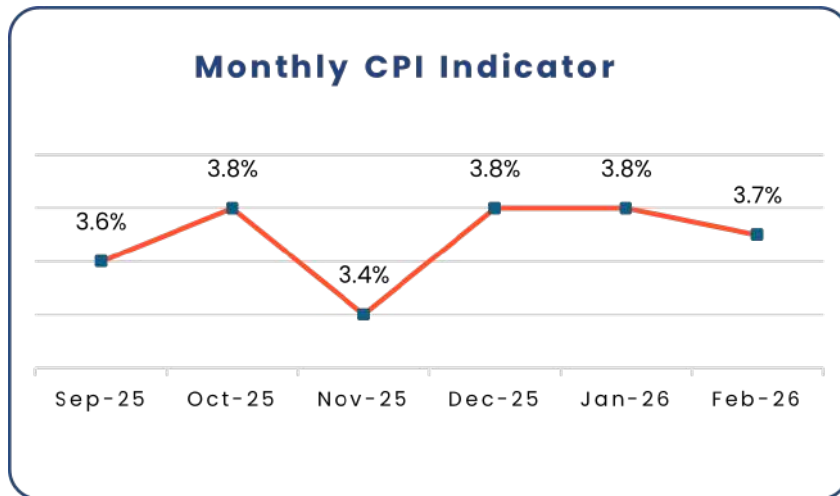


HIGHLIGHTS >>

- Lower-priced properties are outperforming as buyers face borrowing constraints, increasing competition in more affordable areas, which supports cities like Brisbane.
- Regional areas are outperforming capitals, with stronger quarterly and monthly growth.
- There are some early signs of an easing in purchasing demand, with Cotality's estimate of quarterly home sales tracking 1.9% lower than a year ago.

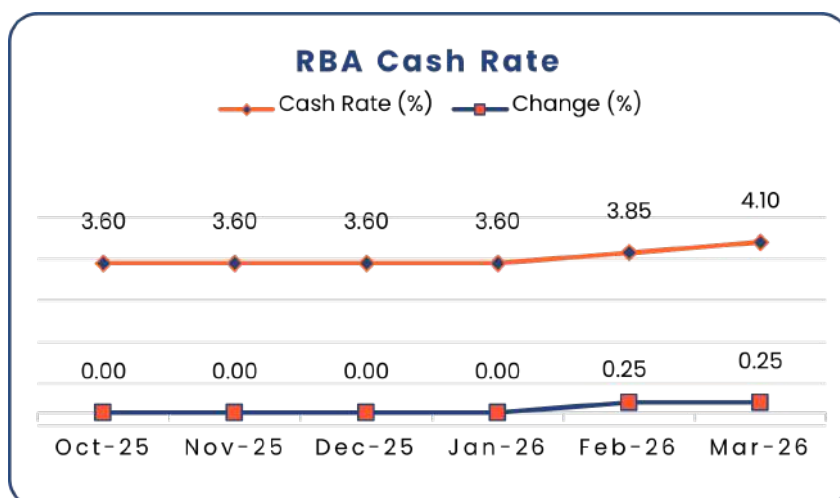
INFLATION >>

In February 2026, Australia's inflation rate eased slightly to **3.7%**, down from 3.8% in January.



INTEREST RATES >>

The RBA cash rate was increased by **0.25** percentage points to **4.10%** on 17th March 2026, following a rise to 3.85% in February. The next rate update is scheduled for 5th May 2026.



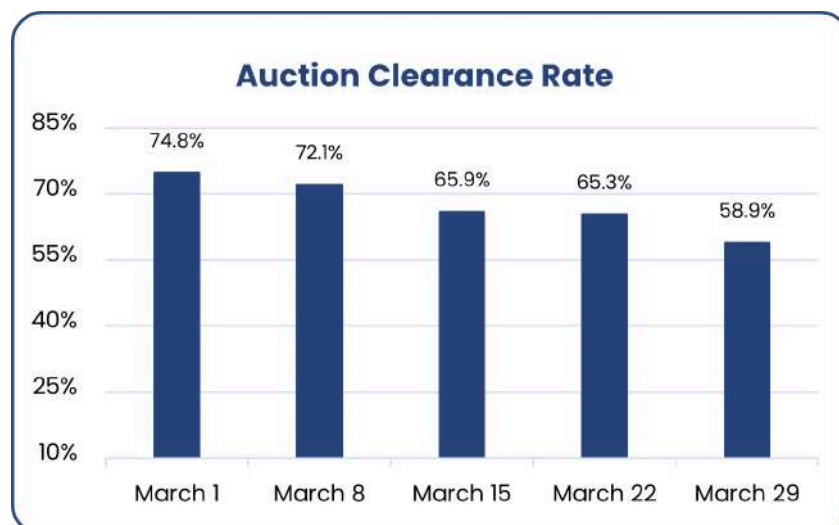
CHANGE IN DWELLING VALUES >>

While the high-value markets of Sydney and Melbourne are flattening under the weight of back-to-back rate hikes, Brisbane and Perth are in a "scarcity surge." Reflecting this trend, Brisbane's median value rose from \$1,080,538 in February 2026 to **\$1,101,151** in March 2026.

	Month	Quarter	Annual	Median Value
Brisbane	1.8%	5.1%	19.0%	\$1,101,151
Sydney	-0.1%	-0.2%	4.8%	\$1,295,387
Melbourne	-0.2%	-0.6%	3.4%	\$828,249
Adelaide	1.2%	3.6%	11.4%	\$937,021
Perth	2.5%	7.3%	24.3%	\$1,017,698
Hobart	0.8%	2.5%	7.8%	\$737,742
Darwin	1.6%	3.4%	19.7%	\$618,596
Canberra	0.4%	1.4%	6.1%	\$892,800
Combined Capitals	0.6%	1.8%	9.3%	\$1,025,365
Combined Regional	1.1%	3.3%	11.7%	\$758,788
National	0.7%	2.1%	9.9%	\$933,137

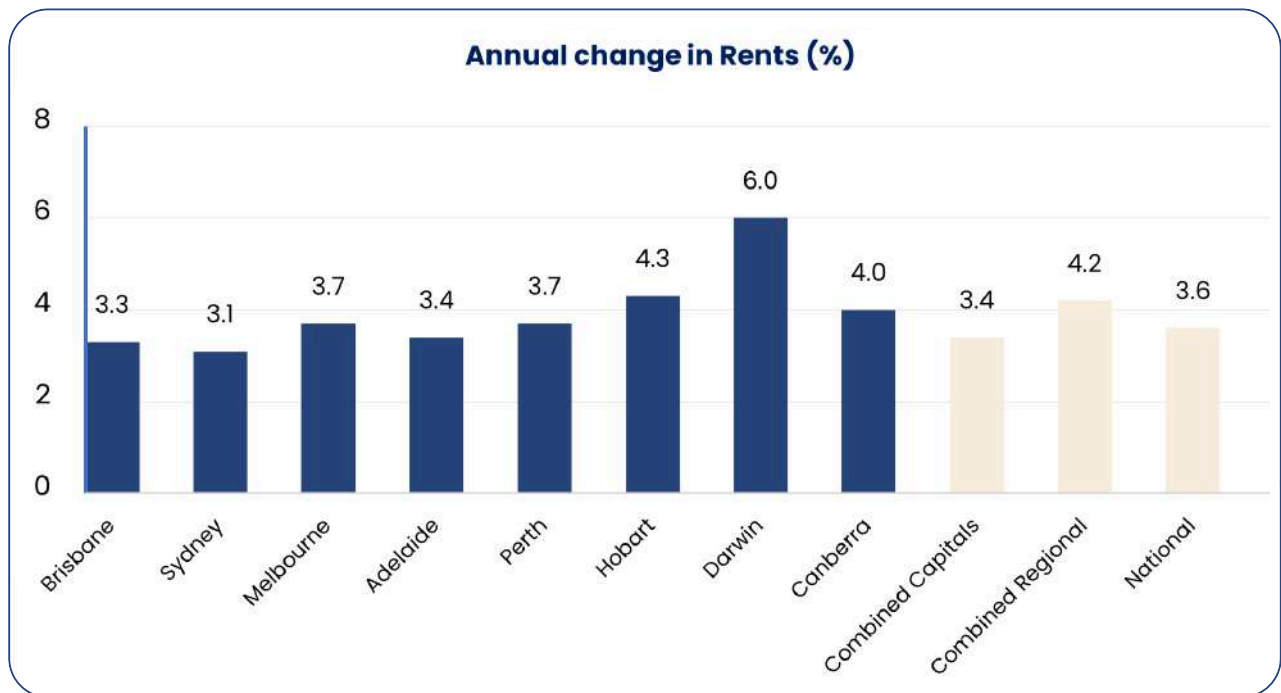
BRISBANE WEEKLY AUCTION RESULT >>

Following February's steady 70.40% average, the Brisbane auction market started the month with a bang but is ending on a much quieter note; the market recorded an overall clearance rate of **67.40%** for March.



CHANGE IN RENTS (ALL DWELLINGS)

The monthly trend in national rental growth has held Gross rental yields, dwellings around **0.7%** over the past three months, taking the quarterly change to 2.1%, the largest three-month change in rents since May 2024.



AML IN REAL ESTATE FROM JULY 2026

From July 1, 2026, the Australian government is extending Anti-Money Laundering (AML) laws to the real estate sector. This means real estate agents will have new legal responsibilities to help protect the integrity of the property market.

- Real estate agents are mandated to verify the identity of both buyers and sellers to ensure that all parties in a transaction are who they claim to be and to prevent the misuse of identities in property deals.
- To keep the market secure, agents may ask for a basic explanation of the source of funds for a purchase. This legal requirement helps ensure that the money entering the housing market is from a legitimate source.

Sources: AUSTRAC Regulatory Update, March 30, 2026.



Please contact us to discuss your real estate goals



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