



## Market Update

May 2026



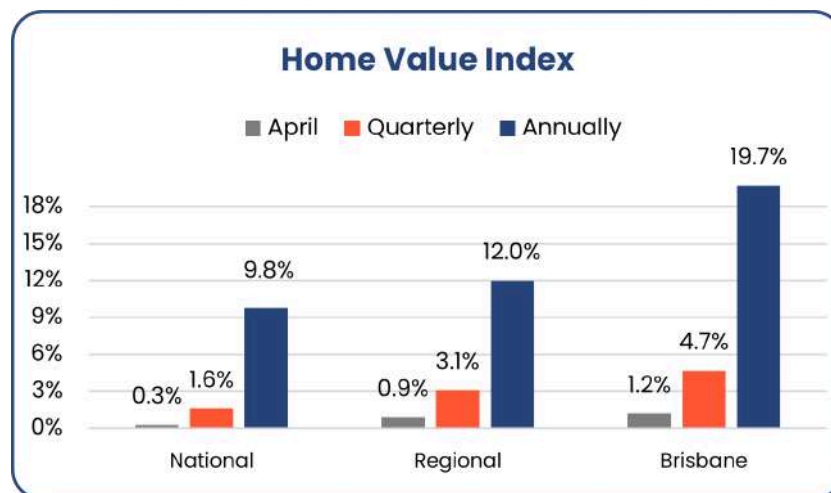
## SUMMARY: April 2026

### Market Momentum is Cooling

Brisbane's property market remains strong, with home values still rising by more than **1%** in April despite growth slowing slightly from previous highs. While Sydney and Melbourne saw declines, Brisbane continues to outperform due to strong demand and limited housing supply.

### PROPERTY PRICES >>

Brisbane recorded a **1.2%** increase in home values in April, pushing the median dwelling value to **\$1,116,180**.

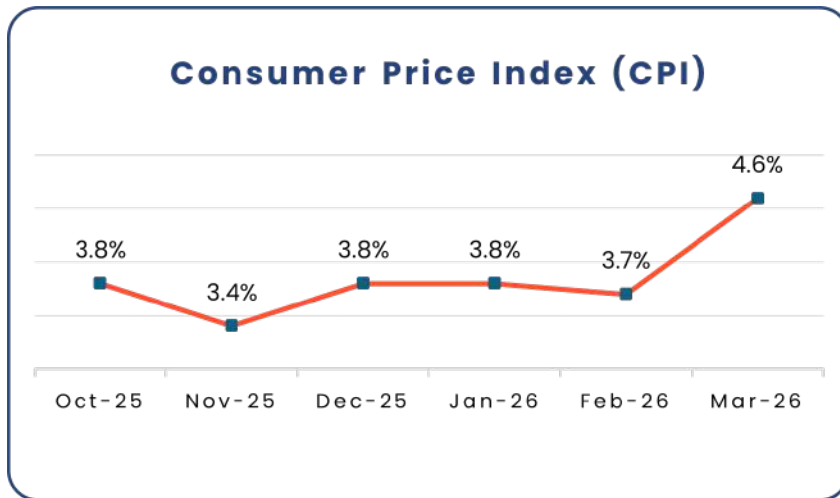


### HIGHLIGHTS >>

- Every capital city recorded a slower pace of growth in April, but conditions remain highly diverse.
- Growth is increasingly concentrated in lower-priced segments, a trend that is becoming more evident—and more widespread geographically.
- Regional markets have been more resilient amid the broader slowdown, supported by relatively lower values and above-average internal migration.

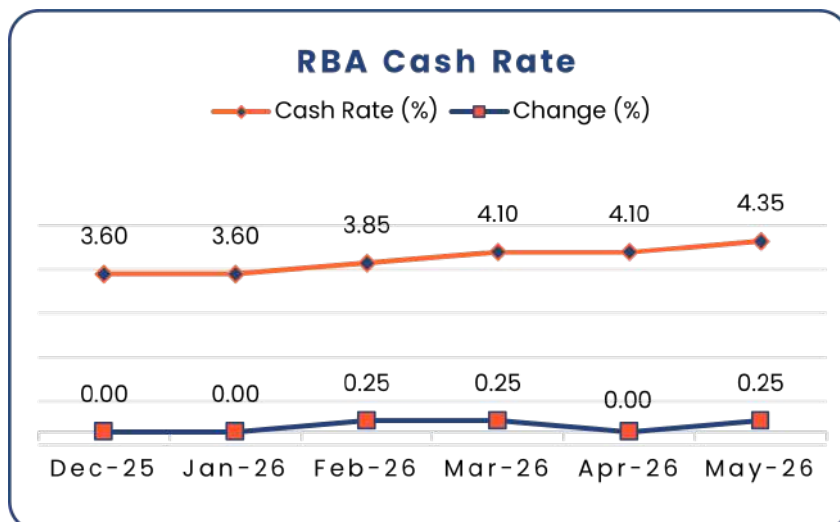
## INFLATION >>

The CPI indicator in March increased to **4.6%** from 3.7% in February, a big jump from a slight decrease in January to February.



## INTEREST RATES >>

The RBA cash rate was increased by **0.25** percentage points to **4.35%** on 5th May 2026, following a rise to 3.85% in February. The next rate update is scheduled for 16th June 2026.



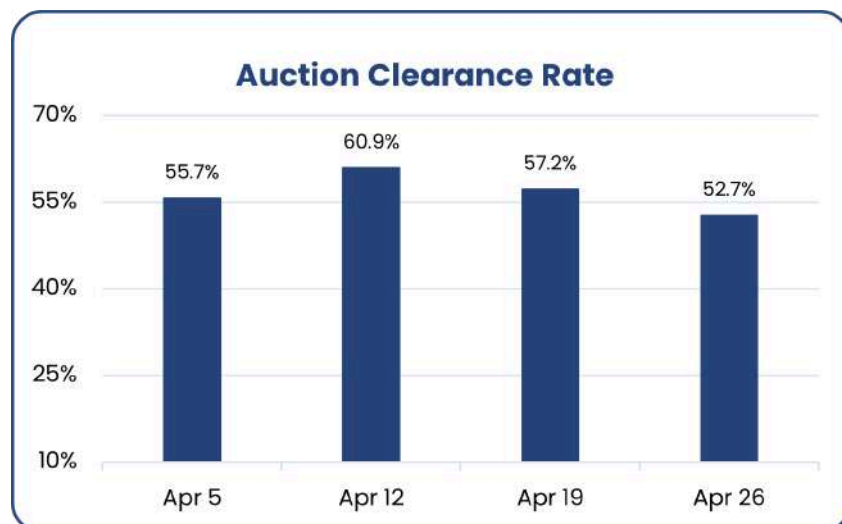
## CHANGE IN DWELLING VALUES >>

Over the first four months of the year, the combined regionals index rose 4.2% versus a 1.8% lift across the combined capitals. Even so, momentum is easing, with the 0.9% monthly rise in April being the smallest increase in nine months. Brisbane's median value rose from \$1,101,151 in March 2026 to **\$1,116,180** in April 2026.

	Month	Quarter	Annual	Median Value
Brisbane	1.2%	4.7%	19.7%	\$1,116,180
Sydney	-0.6%	-0.9%	4.2%	\$1,292,157
Melbourne	-0.6%	-1.5%	2.0%	\$822,969
Adelaide	1.1%	3.5%	12.2%	\$944,673
Perth	2.1%	6.8%	26.0%	\$1,039,949
Hobart	0.2%	2.6%	8.5%	\$744,296
Darwin	1.3%	3.0%	19.6%	\$619,351
Canberra	0.0%	0.4%	5.6%	\$898,242
Combined Capitals	0.2%	1.1%	9.1%	\$1,031,838
Combined Regional	0.9%	3.1%	12.0%	\$765,769
National	0.3%	1.6%	9.8%	\$940,048

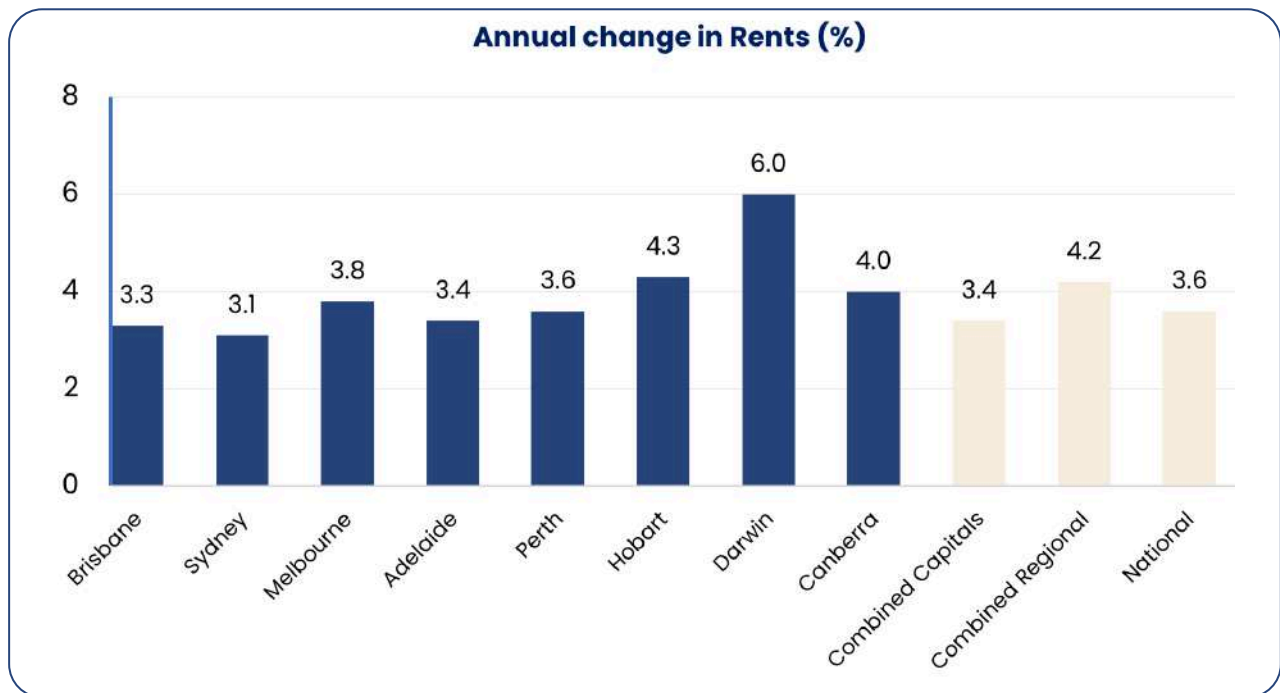
## BRISBANE WEEKLY AUCTION RESULT >>

The auction clearance rate showed a solid upward trend early in the month, rising from **55.7%** on April 5 to a peak of **60.9%** on April 12. Throughout the rest of April, the market maintained a steady baseline with an average clearance rate of **56.6%**.



## CHANGE IN RENTS (ALL DWELLINGS)

There is no evidence that the rental market is starting to loosen, with the rental vacancy rate holding at **1.6%** across Australia in April, lower in the unit sector (1.5%) and higher for houses (1.7%).



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## 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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