



Market Update

June 2026



Transient Market with Opportunities for Buyers

We normally provide this market update every month based on the data from Cotality (formerly known as Core Logic). This month, when we read the report from Cotality saying the Brisbane market has grown by 0.9% in the month of May, it did not sync with what we have felt on the ground in the month of May. We are getting in touch with Cotality to understand how they look at results.

The results for sales in the month of May, specifically those that are still under contract but not yet settled, may not be public yet (except for successful auctions). Hence, we may not have a clear picture of the market in May. Maybe we have delayed data from April being declared as data for May.

What do we feel about the market?

We have realised that the market is transient now because of the three continuous interest rate hikes and an impactful budget delivered in May. It is confusing for a lot of buyers and sellers to what strategy they should follow.

How are buyers thinking?

Most of the buyers are playing safe while keeping their seat belts on. Though buyers are still there, the enquiry level has reduced. There are primarily three categories of buyers in the current market...

1. Those who would like to wait in hope for the prices to go down, and hence keep tight and not make any offers on any properties.
2. Those who are making low offers on the properties to get bargains, but they are too low to crack the deal, as the sellers are not dropping to such offer levels.
3. Those who are playing smartly and picking up the deals at the right values while the buyer competition is at low levels.

In our opinion, the third category buyers are the winners who are taking advantage of the suitable buying conditions.

How are sellers thinking?

Because of the transient nature of the market now, sellers are pondering over a few points...

1. What is the right price we should target for our property? Are we over-asking?
2. Should we sell it now to avoid selling at a low price 6 months later?
3. Should we hold and wait for the buyer sentiments to recover before going to the market?

We believe that there is no one solution for all. Every seller has a different situation. Let us look at some of these situations.

1. If a seller's circumstances are forcing the sale, there is not much that can be done.
2. If you are selling and buying in the same market, then the impact depends on the price of your sale and the price of your purchase.
 - a. If you are buying or selling in the same price bracket, then it makes no difference.
 - b. If you are upgrading to higher price bracket, then it is a good time to do that.
 - c. If you are downsizing or just disposing of your asset, then it may not be a good time to sell.

In general, we always advise our sellers not to sell a property if they can hold, irrespective of the property market conditions. We have probably advised 6 families this year so far to not sell as we believe that will be the right thing to do for them.

In a nutshell, we advise sellers to hold on if they can and we advise buyers to take advantage of the current market conditions which are suitable for buying.

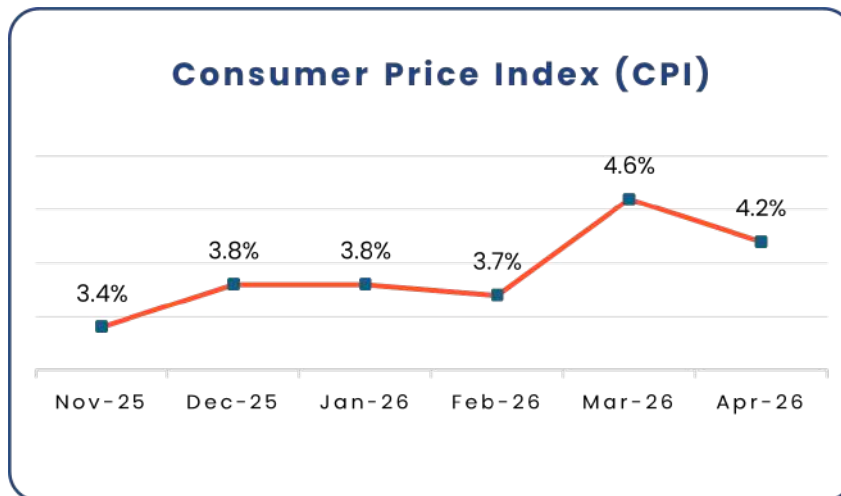
If you would like to discuss your situation with us, feel free to contact us for a genuine discussion.

Regards,

Navdeep Singh & Harjeet Chandi

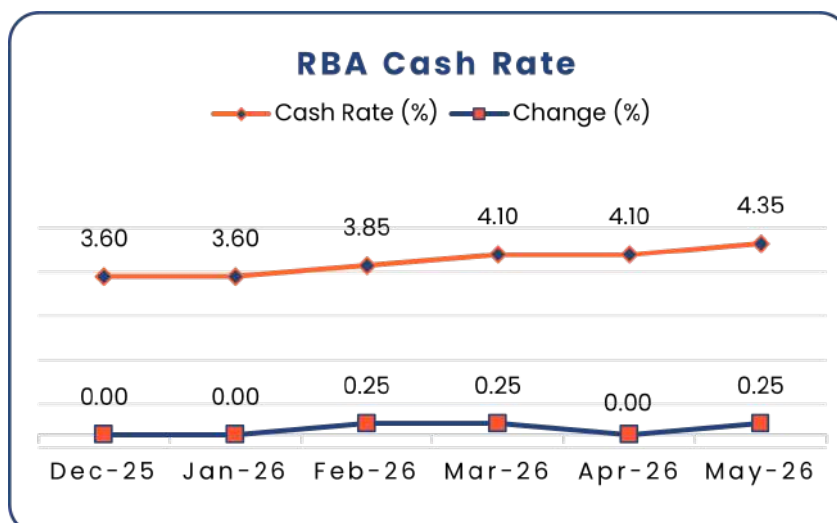
INFLATION >>

Inflation eased slightly in April, with the CPI indicator falling from 4.6% to **4.2%**. The next update is scheduled for 24 June 2026.



INTEREST RATES >>

The RBA cash rate rose by 0.25 percentage points to **4.35%** on 5th May 2026, marking the third rate increase since February. The next rate update is scheduled for 16 June 2026



CHANGE IN DWELLING VALUES >>

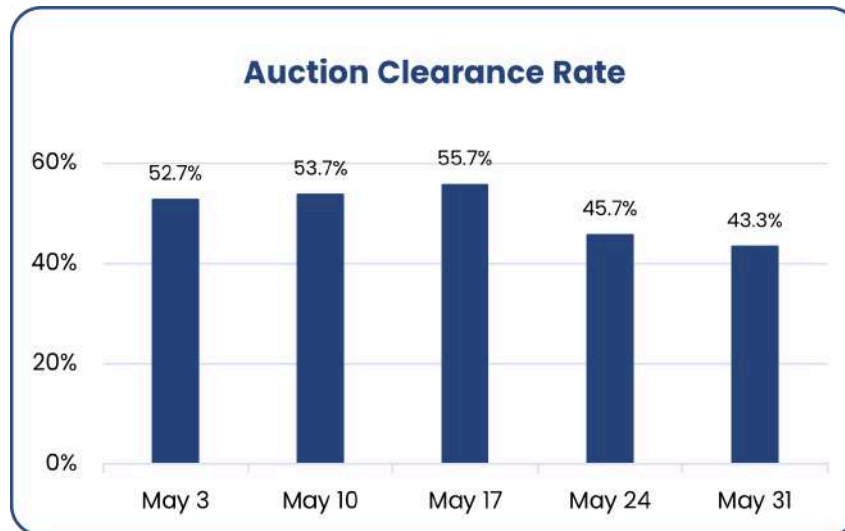
While Sydney and Melbourne led the declines in dwelling values, Brisbane continued to show resilience, recording a 0.9% increase in May and remaining one of the stronger-performing capital city markets.

	Month	Quarter	Annual	Median Value
Brisbane	0.9%	3.4%	19.1%	\$1,126,149
Sydney	-0.9%	-2.1%	2.3%	\$1,282,020
Melbourne	-0.8%	-2.3%	0.5%	\$812,621
Adelaide	0.5%	2.8%	12.3%	\$950,703
Perth	1.5%	4.8%	25.8%	\$1,050,354
Hobart	0.9%	2.4%	9.3%	\$752,398
Darwin	1.5%	5.2%	20.3%	\$634,368
Canberra	-0.2%	-0.5%	4.3%	\$890,555
Combined Capitals	-0.1%	0.0%	7.8%	\$1,030,973
Combined Regional	0.6%	2.4%	11.8%	\$771,365
National	0.0%	0.6%	8.8%	\$941,864

Source: cotality.com/au

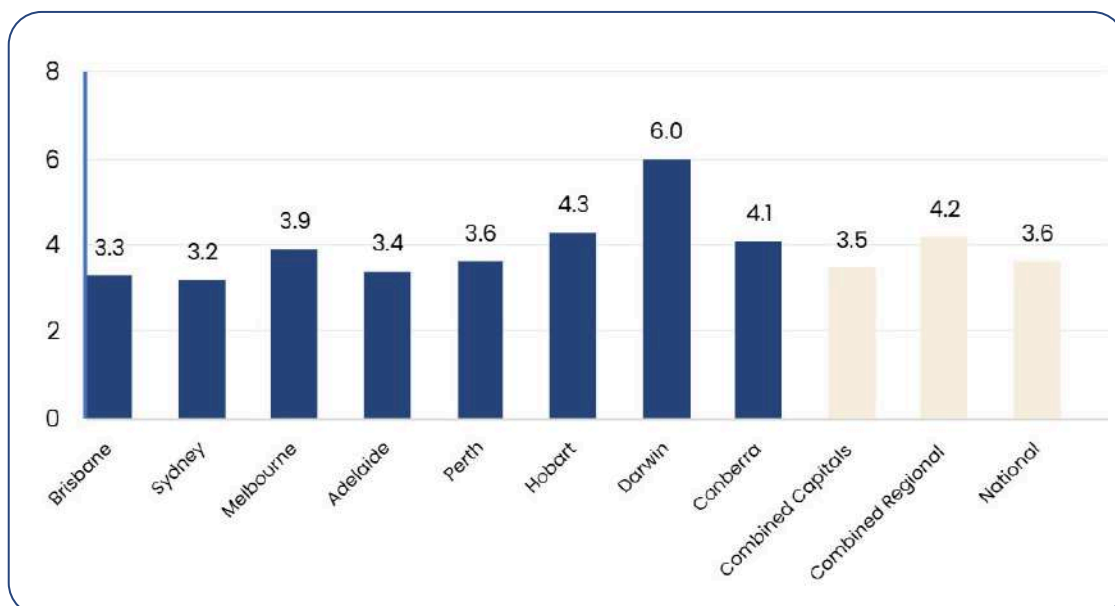
BRISBANE WEEKLY AUCTION RESULT >>

Auction clearance rates improved through most of May, peaking at 55.7% on 17 May before easing to 43.3% in the final week. The average clearance rate for the month was **50.2%**.



GROSS RENTAL YIELDS (ALL DWELLINGS)

Rents rose **0.6%** in May, matching the increase Gross rental yields, dwellings recorded in April, but easing from the **0.7%** monthly gains seen through the first three months of 2026.



Source: cotality.com/au



Please contact us to discuss your real estate goals



Navdeep Singh

Real Estate Consultant

0455 670 069

navdeepsingh@realcrats.com



Harjeet Chandi

Real Estate Consultant

0450 050 013

harjeetchandi@realcrats.com

www.realcrats.com

[f](#) [@](#) [in](#) @realcrats

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