

Media Release

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Housing prices record steady growth in September quarter, while rental pressures persist, says REIA report

Australia's residential property market recorded steady growth in the September quarter, with national house prices increasing 3.1 per cent over the quarter and 7.4 per cent over the year to \$1,130,518, according to the latest Real Estate Market Facts from the Real Estate Institute of Australia (REIA).

REIA President Jacob Caine said the September quarter data highlights a market that is no longer accelerating rapidly but continues to be underpinned by broad-based demand and constrained rental supply.

"The September quarter results point to a more sustained phase of growth rather than rapid acceleration, providing greater certainty for buyers," Mr Caine said.

"One notable exception has been Darwin, where price growth over recent quarters has been stronger, reflecting increased investor activity and comparatively affordable entry points when compared with other capital cities."

Sydney remains the most expensive capital city with a median house price of \$1.75 million, while Darwin, despite recording the lowest median price at \$645,000, has emerged as one of the strongest-performing capital markets in recent quarters.

Rental conditions remain challenging, with the national median rent for three-bedroom houses rising to \$639 per week, while the weighted national vacancy rate edged up slightly to 1.9 per cent.

"While vacancy rates have lifted marginally, rental markets remain tight in most capitals, underscoring the ongoing need to address housing supply," Mr Caine said.

Looking ahead, REIA expects interest rates to remain on hold for much of 2026, with demand side policy measures aimed at supporting first-home buyers likely to influence price movements in the coming quarters.

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Median sale price (\$'000)

