

Regional Market Update

AUSTRALIA | RELEASED NOVEMBER 2023



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Regional Market Performance

The latest quarterly regional report analyses Australia’s largest 50 non-capital city Significant Urban Areas (SUAs), examining performance across dwelling values and rents.

Values

BEST PERFORMERS 		WORST PERFORMERS 	
Highest quarterly growth:	4.6% Bunbury (WA)	Lowest quarterly growth:	-1.6% Warrnambool (VIC)
Highest annual growth:	10.8% Bundaberg (Qld)	Lowest annual growth:	-6.9% Batemans Bay (NSW)
Shortest days on market:	18 days Albany (WA)	Longest days on market:	71 days Bowral – Mittagong (NSW)
Lowest vendor discounts:	-1.6% Busselton (WA)	Highest vendor discounts:	-6.9% St Georges Basin–Sanctuary Point (NSW)
Highest change in annual sales vols:	16.5% Lismore (NSW)	Lowest change in annual sales vols:	-30.8% Nelson Bay (NSW)

After recording stronger growth and milder declines through the recent cycles, housing values across Australia’s regional areas have generally lagged the capital city markets in 2023. Since bottoming out in January, values across the combined capitals have risen to new record highs, while the combined regional market remains -2.5% below the peak recorded in May 2022. Results across Australia’s largest 50 non-capital Significant Urban Areas (SUAs) are more varied, with 12 (8 in QLD, 2 in NSW and 2 in WA) recording new peaks in October, with an additional four sitting within 1% of their previous record highs.

Looking at quarterly value growth, WA’s Bunbury recorded the strongest rise, up 4.6% over the three months to October, followed by Lismore (NSW), up 4.3% and St Georges Basin – Sanctuary Point (NSW) up 3.9%. Despite not taking out the top spot, New South Wales and Queensland were undeniably the best-performing states, each making up four of the top 10 positions in terms of quarterly value growth. Queensland also made up half of the top 10 for annual value growth, with Queensland’s Bundaberg (10.8%) recording the highest annual change, followed by South Australia’s Mount Gambier (10.6%).

In contrast, Regional Victoria (down -0.2%) saw some of the largest quarterly declines, with dwelling values across Warrnambool and Ballarat falling -1.6% and -1.5%, respectively, while the coastal town of Batemans Bay in NSW (-6.9%) recorded the largest annual decrease. These markets are now seeing weaker growth conditions after strong gains during the pandemic upswing.



While three in four of the largest SUAs recorded a rise in

dwelling values over the year, only one market saw a lift in sales activity. The flood-ravaged town of Lismore (NSW) saw the number of home sales rise from a flood affected low base, lifting 16.5% over the year to August compared to the previous 12-month period. The smallest decline in sales volume was recorded across Gladstone (QLD), falling just -1.2% from the strong volumes recorded the year prior, while Kalgoorlie–Boulder and Geraldton, both in WA, recorded mild declines of -3.1% and -6.1%. The remaining markets all recorded double-digit drops in sales activity, although Nelson Bay (-30.8%) in New South Wales was the only market to see a decrease in excess of 30%.

Properties in WA’s Albany, Bunbury, and Busselton regions recorded the fastest selling times over the past three months, with a median time on the market of 18, 19, and 20 days, respectively. Busselton (1.6%) and Albany (2.3%) were also offering the smallest discounts to secure a sale, reflecting some of the strongest selling conditions across the country. At the other end of the scale, markets in the Southern Highlands and Shoalhaven region of NSW had some of the worst selling conditions, with St Georges Basin – Sanctuary Point offering the highest vendor discounts at -6.9% and the Bowral – Mittagong area recording the highest median time on market at 71 days.

Regional Market Performance

Rents

BEST PERFORMERS 		WORST PERFORMERS 	
Highest quarterly rental growth:	4.6% Victor Harbor - Goolwa (SA)	Lowest quarterly rental growth:	-5.4% Batemans Bay (NSW)
Highest yearly rental growth:	11.2% Kalgoorlie - Boulder (WA)	Lowest yearly rental growth:	-9.3% Batemans Bay (NSW)
Highest gross rental yield:	9.3% Kalgoorlie - Boulder (WA)	Lowest gross rental yield:	3.1% Bowral - Mittagong (NSW)
Lowest vacancy rate:	0.4% Mount Gambier (SA) & Bunbury (WA)	Highest vacancy rate:	3.2% Bowral - Mittagong (NSW)

Similar to values, growth in regional rents has lagged the capitals. Fuelled by strong net overseas migration, smaller household sizes and limited stock, the combined capitals have seen rents rise 1.8% over the past three months. In contrast, normalising migration patterns have seen regional rents record a milder 0.8% rise.

Across the largest 50 non-capital markets, 38 saw rents rise over the three months to October, with eight recording a rise of 3.0% or more. Approximately an hour south of Adelaide, the coastal region of Victor Harbor – Goolwa (SA) recorded the highest quarterly increase in rents, rising 4.6%. This was followed by Bunbury (3.9%) in WA, and Bundaberg (3.5%) and Maryborough (3.5%) in Queensland.

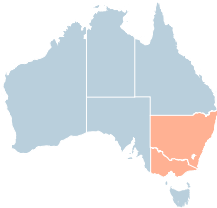
Three markets in WA (Kalgoorlie – Boulder, Bunbury and Busselton) and one market in Victoria (Shepparton – Mooroopna) saw rents rise by 10.0% or more over the year to October, adding between \$40 and \$60 per week to the median weekly rental value. With the exception of Kalgoorlie – Boulder (1.2%), each of these markets recorded a vacancy rate below 1.0% in October. Bunbury tied with Mount Gambier in SA to record the lowest vacancy rate among the regions at 0.4%.

At the other end of the spectrum, NSWs’ Bateman’s Bay recorded some of the weakest rental growth, with rents dropping -5.4% over the quarter – the largest decrease across the regional markets. Bateman’s Bay also recorded the highest annual decline in rental values, falling -9.3% over the year.

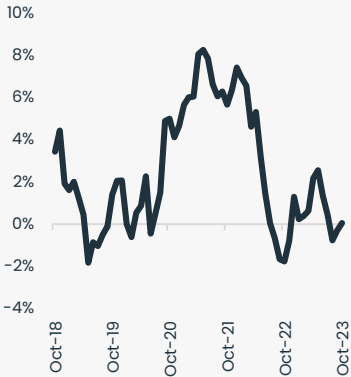
Mining and port regions were well represented in the top 10 list for the highest gross rental yields. With a median value of \$331,166 and a median weekly rental value of \$590 per week, WA’s Kalgoorlie – Boulder region offered investors the highest gross rental yields in October at 9.3%. This was followed by Geraldton (WA) at 6.7%, Mackay (Qld) at 6.5% and Gladstone (Qld) at 6.4%. At the other end of the scale, the most expensive regional market among the top 50, Bowral-Mittagong (\$1,102,628) in NSW, returned both the lowest yields and the highest vacancy rate, at 3.1% and 3.2% respectively.

Albury – Wodonga | NSW & VIC

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERY CHANGE IN VALUES



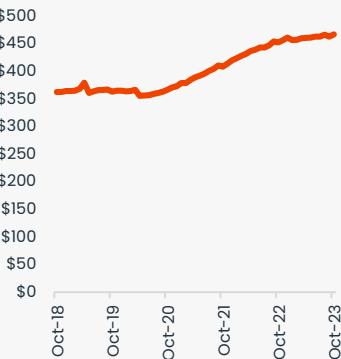
VALUES

Median value	\$524,038
Quarterly change	0.0%
Annual change	2.9%
5 year change	59.6%

RENTS

Median value	\$467
Quarterly change	0.8%
Annual change	3.2%
5 year change	28.7%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.3%	47 days
1 Year Ago	-2.8%	30 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.0%	4.5%
1 Year Ago	0.6%	4.5%

TOTAL FOR SALE LISTINGS

649

36.6% higher than one year ago, and -3.1% below the previous five year average.

TOTAL FOR RENT LISTINGS

441

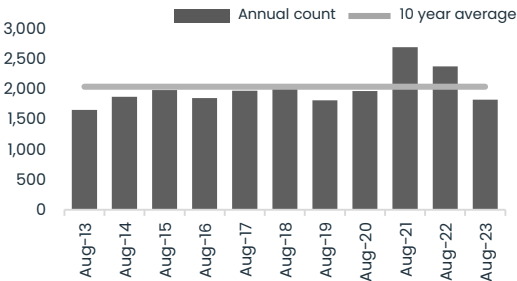
6.3% higher than one year ago, and -8.2% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

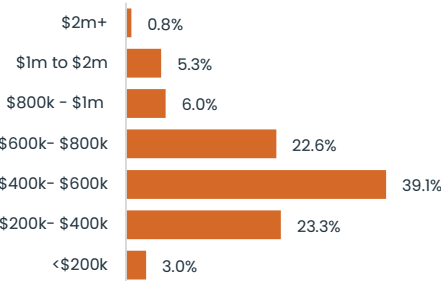
1,832

-23.2% lower than one year ago, and -16.3% below the five year average for the region.

sales by year

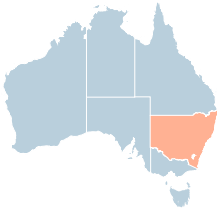


% of sales by bracket

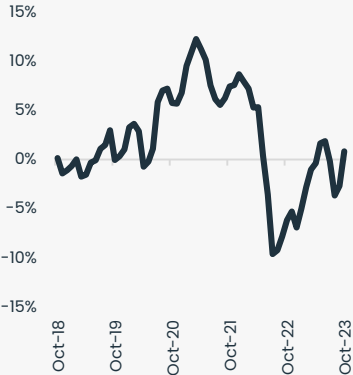


Ballina | NSW

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERY CHANGE IN VALUES



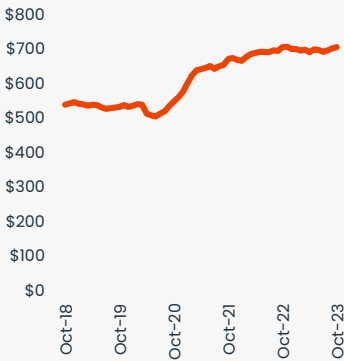
VALUES

Median value	\$933,462
Quarterly change	0.8%
Annual change	-4.7%
5 year change	44.6%

RENTS

Median value	\$707 (pw)
Quarterly change	2.0%
Annual change	0.0%
5 year change	31.0%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-5.5%	52 days
1 Year Ago	-7.3%	55 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.0%	3.8%
1 Year Ago	1.4%	3.7%

TOTAL FOR SALE LISTINGS

320

16.4% higher than one year ago, and 17.5% above the previous five year average.

TOTAL FOR RENT LISTINGS

168

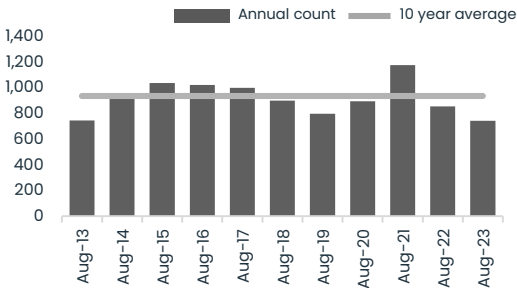
-7.7% lower than one year ago, and -6.6% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

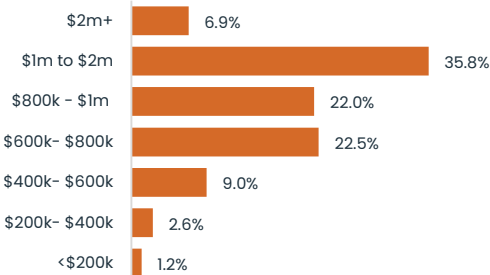
742

-13.1% lower than one year ago, and -19.6% below the five year average for the region.

sales by year

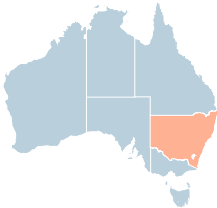


% of sales by bracket

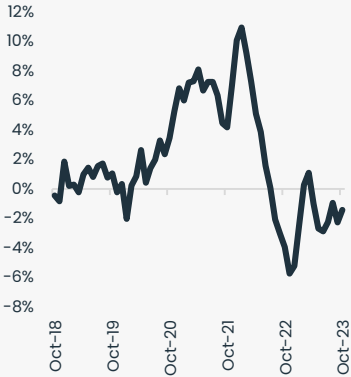


Batemans Bay | NSW

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



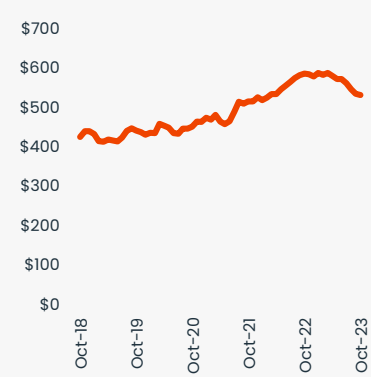
VALUES

Median value	\$736,718
Quarterly change	-1.4%
Annual change	-6.9%
5 year change	47.3%

RENTS

Median value	\$532
Quarterly change (pw)	-5.4%
Annual change	-9.3%
5 year change	24.9%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-5.0%	56 days
1 Year Ago	-6.1%	63 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	2.0%	3.7%
1 Year Ago	2.6%	3.9%

TOTAL FOR SALE LISTINGS

288

23.6% higher than one year ago, and 14.0% above the previous five year average.

TOTAL FOR RENT LISTINGS

97

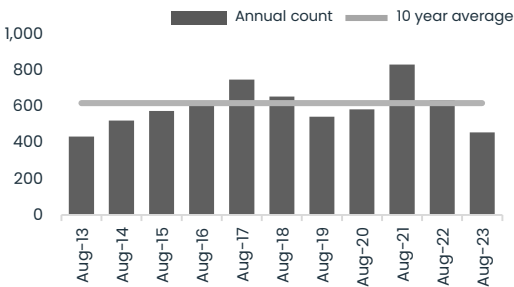
-23.0% lower than one year ago, and -25.2% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

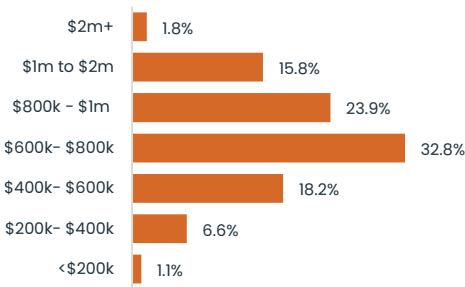
457

-28.3% lower than one year ago, and -29.8% below the five year average for the region.

sales by year

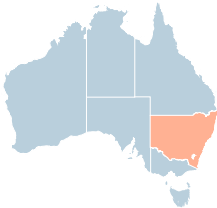


% of sales by bracket

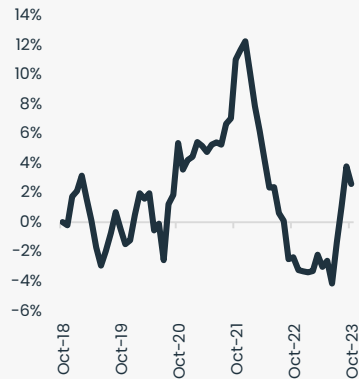


Bathurst | NSW

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



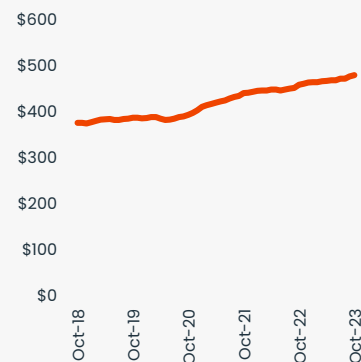
VALUES

Median value	\$618,125
Quarterly change	2.6%
Annual change	-5.2%
5 year change	43.6%

RENTS

Median value	\$481
(pw)	
Quarterly change	1.7%
Annual change	4.7%
5 year change	27.6%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.3%	49 days
1 Year Ago	-3.1%	38 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.4%	4.2%
1 Year Ago	1.3%	3.9%

TOTAL FOR SALE LISTINGS

280

19.7% higher than one year ago, and -10.8% below the previous five year average.

TOTAL FOR RENT LISTINGS

168

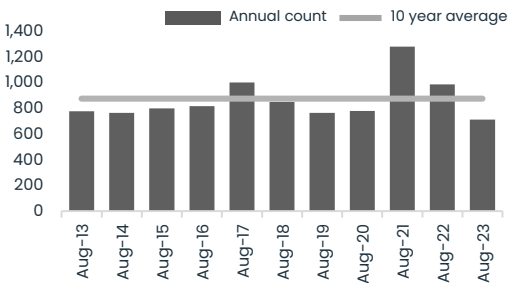
-25.7% lower than one year ago, and -31.7% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

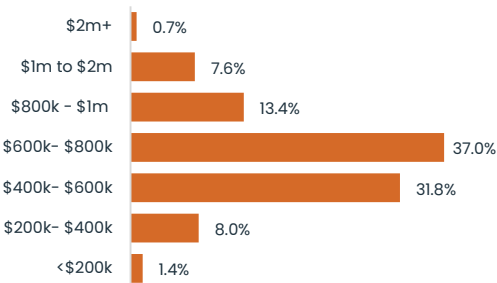
711

-27.7% lower than one year ago, and -23.6% below the five year average for the region.

sales by year

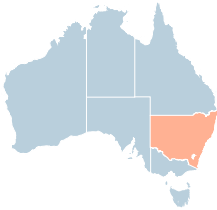


% of sales by bracket

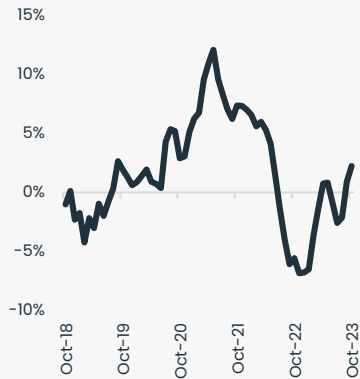


Bowral – Mittagong | NSW

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERY CHANGE IN VALUES



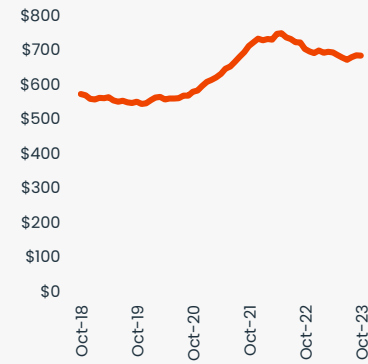
VALUES

Median value	\$1,102,628
Quarterly change	2.2%
Annual change	-6.2%
5 year change	41.0%

RENTS

Median value	\$686
(pw)	
Quarterly change	1.7%
Annual change	-2.8%
5 year change	19.4%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-5.0%	71 days
1 Year Ago	-6.1%	48 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	3.2%	3.1%
1 Year Ago	3.1%	3.0%

TOTAL FOR SALE LISTINGS

484

15.2% higher than one year ago, and 9.2% above the previous five year average.

TOTAL FOR RENT LISTINGS

215

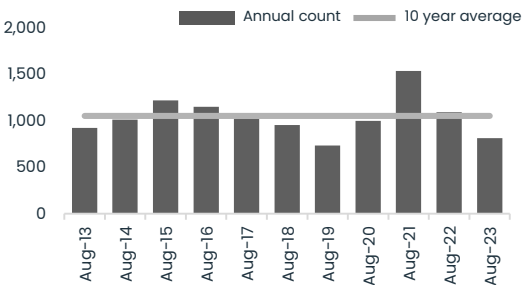
9.7% higher than one year ago, and 33.5% above the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

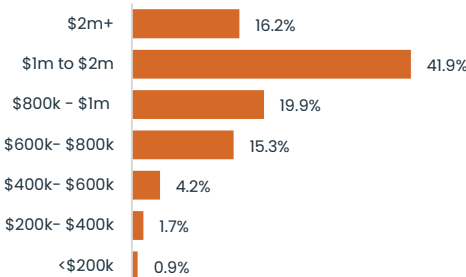
815

-25.6% lower than one year ago, and -23.6% below the five year average for the region.

sales by year

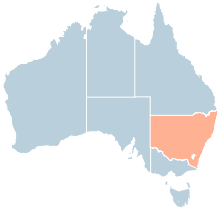


% of sales by bracket

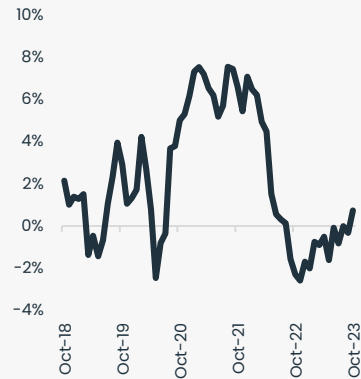


Coffs Harbour | NSW

Home Value Index and Rental Value Index October 2023



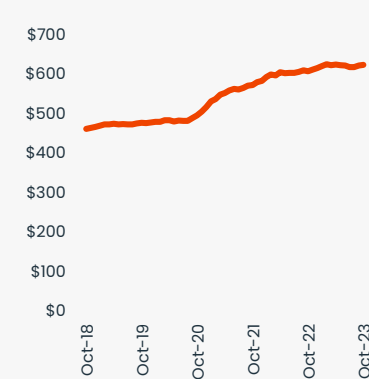
ROLLING QUARTERLY CHANGE IN VALUES



VALUES	
Median value	\$774,526
Quarterly change	0.7%
Annual change	-2.6%
5 year change	53.8%

RENTS	
\$625 (pw)	
1.0%	
2.7%	
35.2%	

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

	Vendor Discounting (3m)	Time On Market (3m)
Current	-4.1%	61 days
1 Year Ago	-4.3%	49 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.5%	4.1%
1 Year Ago	3.5%	3.9%

TOTAL FOR SALE LISTINGS

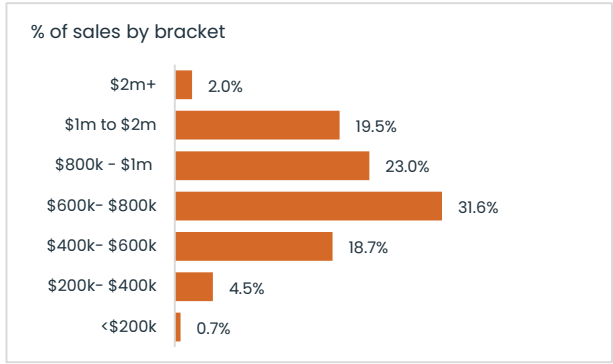
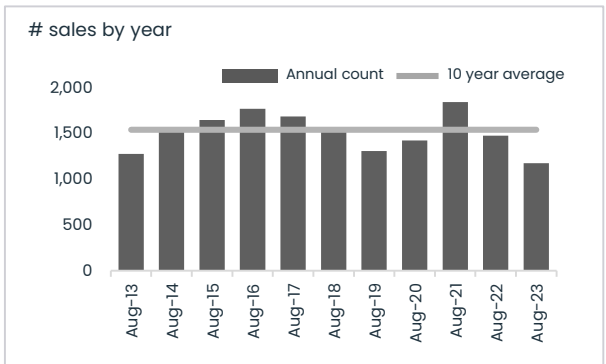
534 -1.8% lower than one year ago, and -3.9% below the previous five year average.

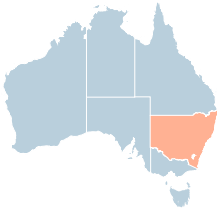
TOTAL FOR RENT LISTINGS

353 -35.2% lower than one year ago, and -32.0% below the previous five year average.

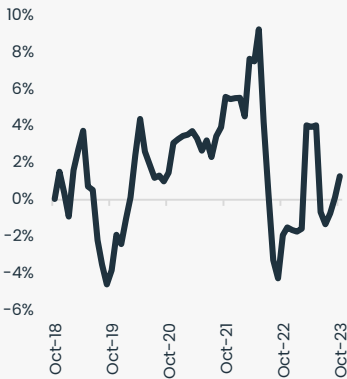
ANNUAL DWELLING SALES AUGUST 2023

1,175 -20.4% lower than one year ago, and -22.9% below the five year average for the region.





ROLLING QUARTERY
CHANGE IN VALUES



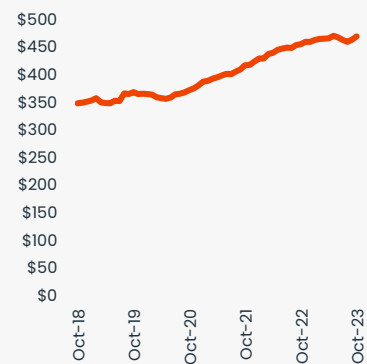
VALUES

Median value	\$478,842
Quarterly change	1.3%
Annual change	2.0%
5 year change	34.8%

RENTS

Median value	\$471 (pw)
Quarterly change	1.5%
Annual change	3.1%
5 year change	34.7%

INDEX ADJUSTED
MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-4.3%	45 days
1 Year Ago	-4.4%	39 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.5%	4.9%
1 Year Ago	1.7%	4.7%

TOTAL FOR SALE LISTINGS

195

18.2% higher than one year ago, and -11.4% below the previous five year average.

TOTAL FOR RENT LISTINGS

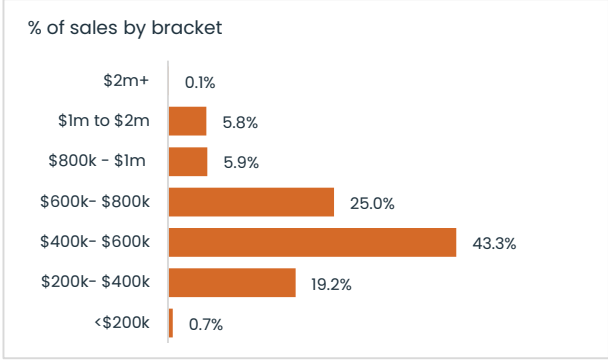
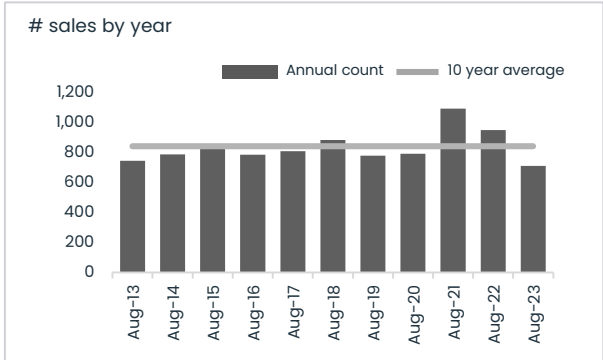
197

-18.3% lower than one year ago, and -8.7% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

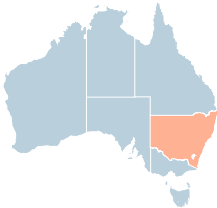
709

-25.2% lower than one year ago, and -21.0% below the five year average for the region.

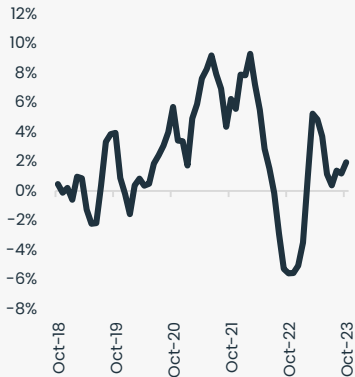


Forster - Tuncurry | NSW

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



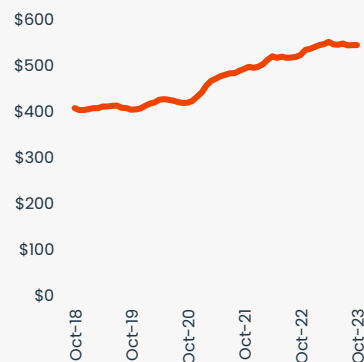
VALUES

Median value	\$752,203
Quarterly change	1.9%
Annual change	3.6%
5 year change	52.8%

RENTS

Median value	\$546
Quarterly change (pw)	-0.6%
Annual change	4.1%
5 year change	33.6%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.1%	52 days
1 Year Ago	-6.1%	62 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.7%	3.7%
1 Year Ago	1.1%	3.7%

TOTAL FOR SALE LISTINGS

193

-1.5% lower than one year ago, and -14.5% below the previous five year average.

TOTAL FOR RENT LISTINGS

98

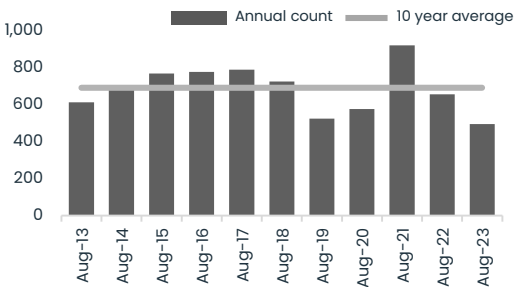
40.0% higher than one year ago, and -6.3% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

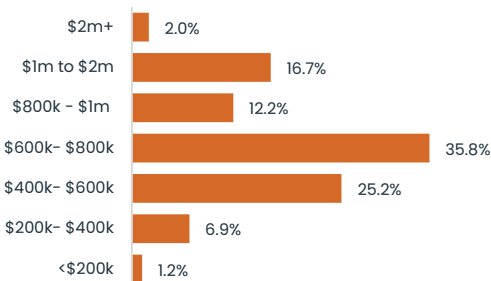
493

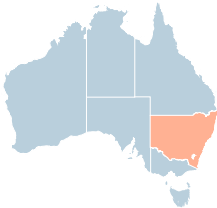
-24.5% lower than one year ago, and -27.2% below the five year average for the region.

sales by year

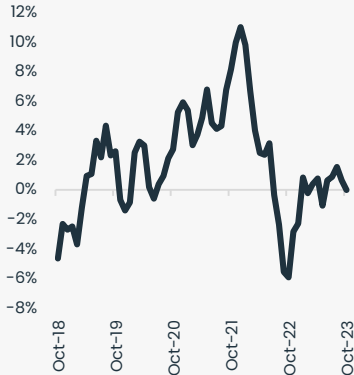


% of sales by bracket





ROLLING QUARTERY
CHANGE IN VALUES



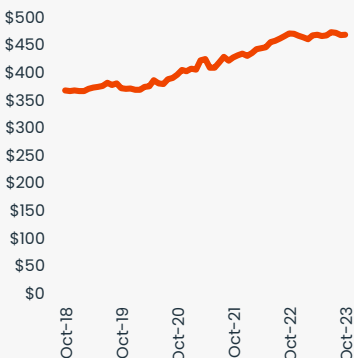
VALUES

Median value	\$561,296
Quarterly change	0.0%
Annual change	2.5%
5 year change	46.3%

RENTS

Median value	\$470
Quarterly change (pw)	-1.0%
Annual change	-0.6%
5 year change	27.2%

INDEX ADJUSTED
MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-6.4%	56 days
1 Year Ago	-3.9%	37 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	2.0%	4.2%
1 Year Ago	2.1%	4.4%

TOTAL FOR SALE LISTINGS

224

34.9% higher than one year ago, and 8.9% above the previous five year average.

TOTAL FOR RENT LISTINGS

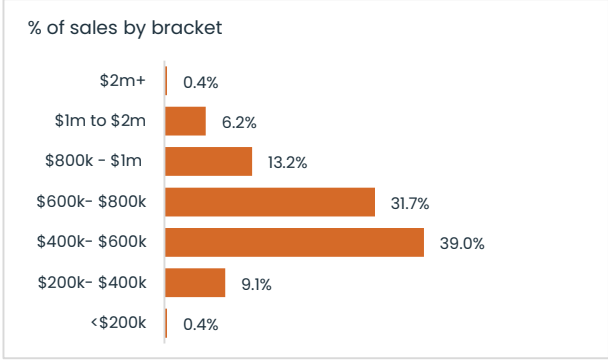
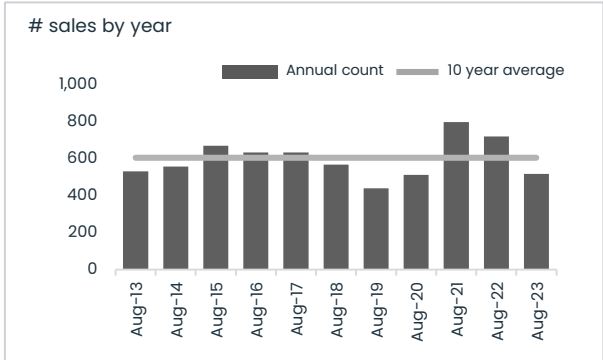
136

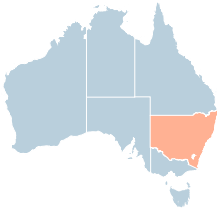
6.3% higher than one year ago, and 32.6% above the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

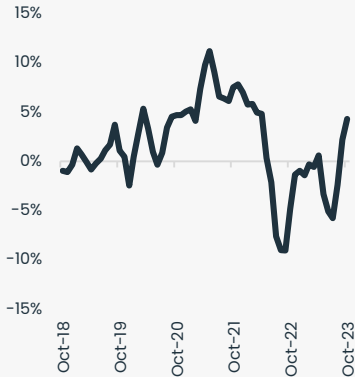
515

-28.2% lower than one year ago, and -14.9% below the five year average for the region.





ROLLING QUARTERLY
CHANGE IN VALUES



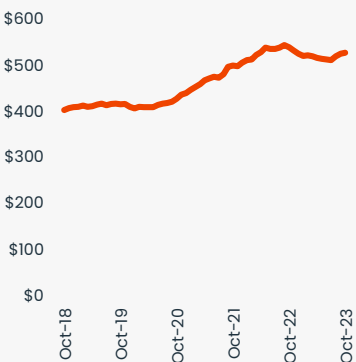
VALUES

Median value	\$463,043
Quarterly change	4.3%
Annual change	-2.6%
5 year change	41.6%

RENTS

Median value	\$528 (pw)
Quarterly change	3.0%
Annual change	-2.2%
5 year change	30.7%

INDEX ADJUSTED
MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-5.3%	57 days
1 Year Ago	-5.7%	52 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.3%	5.3%
1 Year Ago	1.5%	5.2%

TOTAL FOR SALE LISTINGS

218

-7.2% lower than one year ago, and 6.3% above the previous five year average.

TOTAL FOR RENT LISTINGS

96

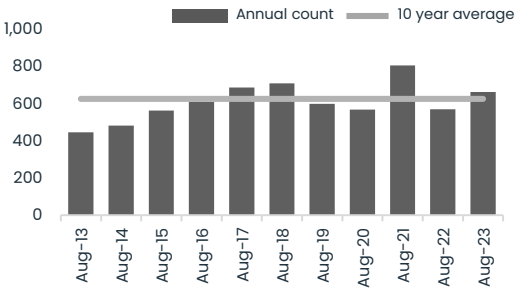
-25.6% lower than one year ago, and -20.0% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

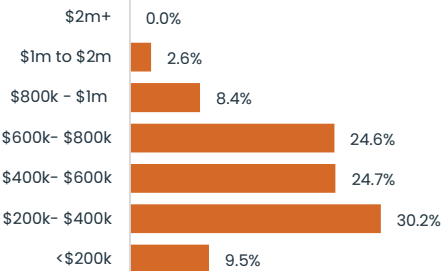
664

16.5% higher than one year ago, and 2.0% above the five year average for the region.

sales by year

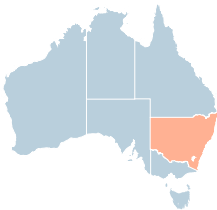


% of sales by bracket

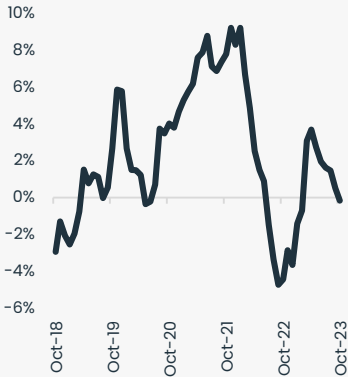


Morisset – Cooranbong | NSW

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERY CHANGE IN VALUES



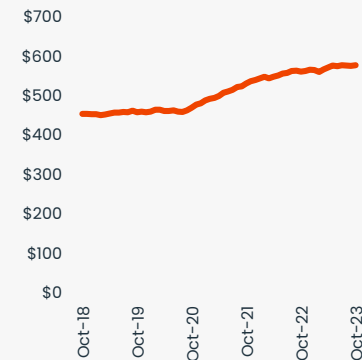
VALUES

Median value	\$835,608
Quarterly change	-0.2%
Annual change	3.7%
5 year change	59.9%

RENTS

Median value	\$579 (pw)
Quarterly change	0.0%
Annual change	2.8%
5 year change	27.0%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.6%	51 days
1 Year Ago	-3.9%	36 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.9%	3.6%
1 Year Ago	1.9%	3.5%

TOTAL FOR SALE LISTINGS

166

-4.0% lower than one year ago, and -15.4% below the previous five year average.

TOTAL FOR RENT LISTINGS

103

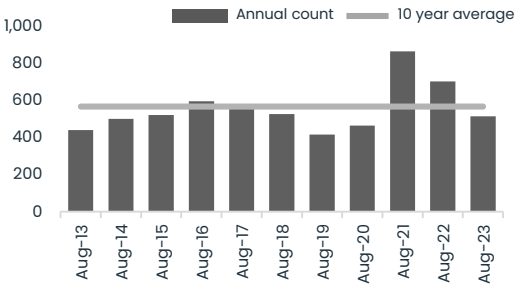
7.3% higher than one year ago, and -5.9% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

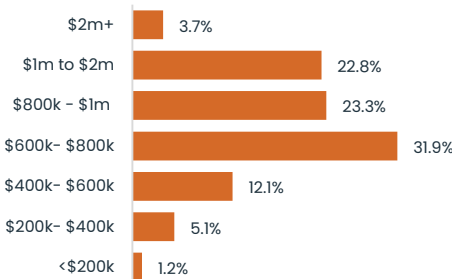
515

-26.6% lower than one year ago, and -13.4% below the five year average for the region.

sales by year

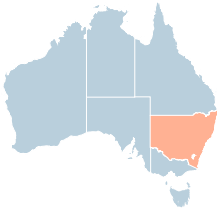


% of sales by bracket

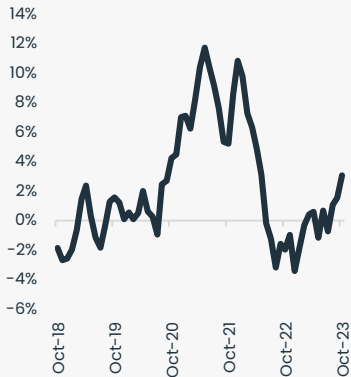


Nelson Bay | NSW

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



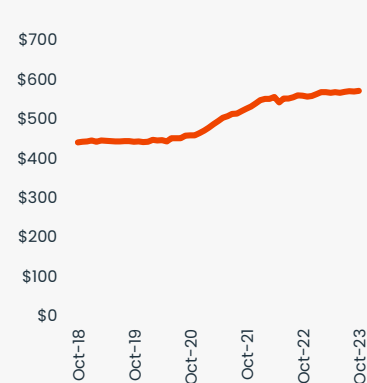
VALUES

Median value	\$986,475
Quarterly change	3.1%
Annual change	1.0%
5 year change	61.9%

RENTS

Median value	\$573 (pw)
Quarterly change	0.5%
Annual change	2.2%
5 year change	29.4%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-2.8%	46 days
1 Year Ago	-3.6%	43 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.1%	3.3%
1 Year Ago	0.9%	3.3%

TOTAL FOR SALE LISTINGS

237

11.8% higher than one year ago, and -24.1% below the previous five year average.

TOTAL FOR RENT LISTINGS

87

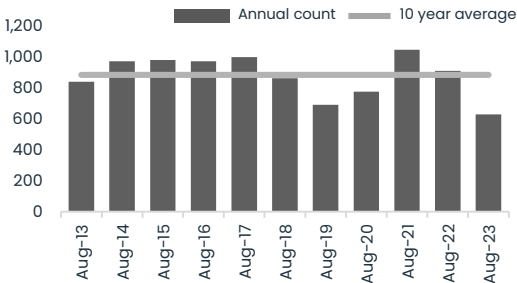
-34.1% lower than one year ago, and -41.0% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

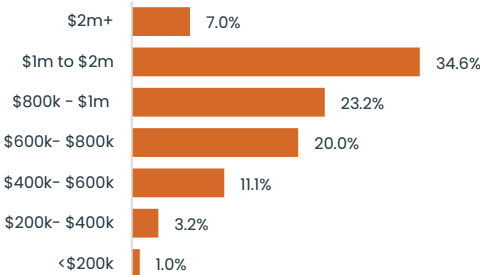
630

-30.8% lower than one year ago, and -26.6% below the five year average for the region.

sales by year

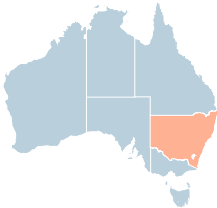


% of sales by bracket

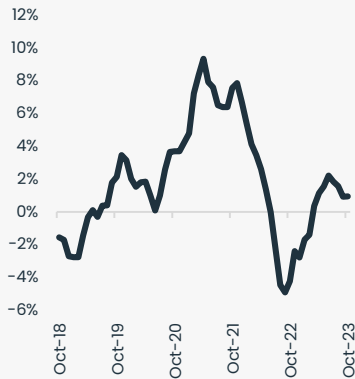


Newcastle – Maitland | NSW

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



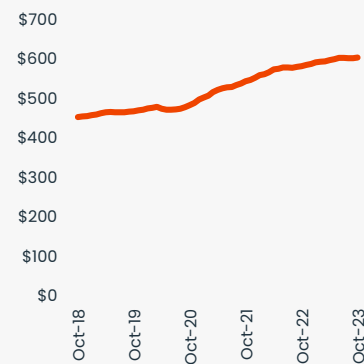
VALUES

Median value	\$773,820
Quarterly change	1.0%
Annual change	2.2%
5 year change	47.0%

RENTS

Median value	\$605
Quarterly change	0.1%
Annual change	3.8%
5 year change	33.1%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.2%	36 days
1 Year Ago	-4.6%	36 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.0%	3.8%
1 Year Ago	1.1%	3.7%

TOTAL FOR SALE LISTINGS

2,557

1.8% higher than one year ago, and -9.2% below the previous five year average.

TOTAL FOR RENT LISTINGS

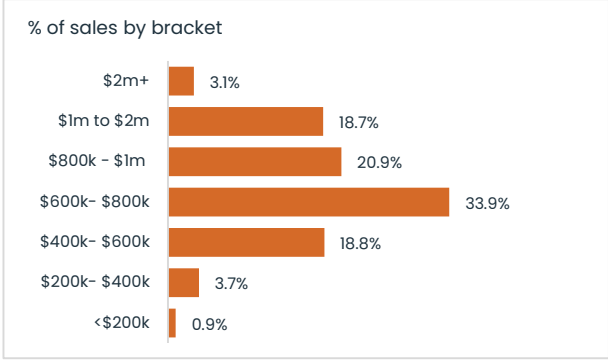
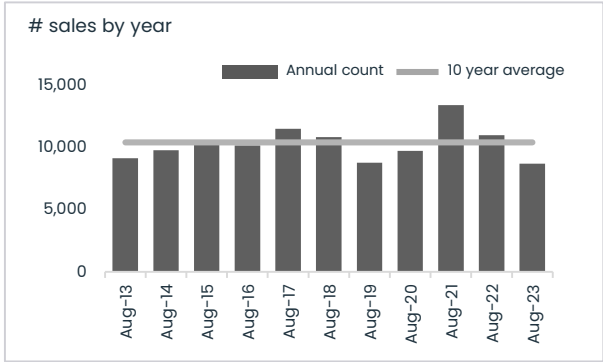
1,873

-8.2% lower than one year ago, and -21.4% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

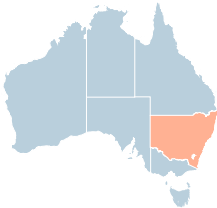
8,702

-20.8% lower than one year ago, and -19.1% below the five year average for the region.

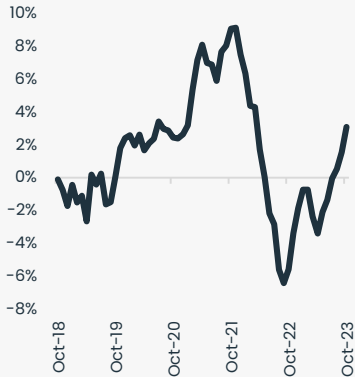


Nowra – Bomaderry | NSW

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



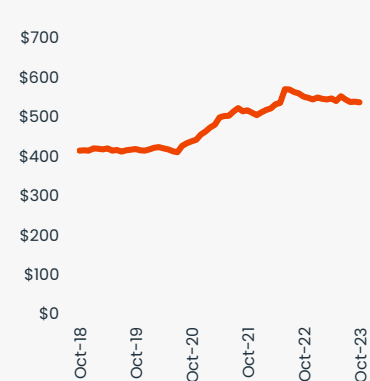
VALUES

Median value	\$677,773
Quarterly change	3.1%
Annual change	-1.2%
5 year change	35.8%

RENTS

Median value	\$539 (pw)
Quarterly change	-1.2%
Annual change	-2.6%
5 year change	29.6%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.2%	51 days
1 Year Ago	-4.4%	50 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.3%	3.9%
1 Year Ago	2.2%	4.0%

TOTAL FOR SALE LISTINGS

291

27.6% higher than one year ago, and 7.6% above the previous five year average.

TOTAL FOR RENT LISTINGS

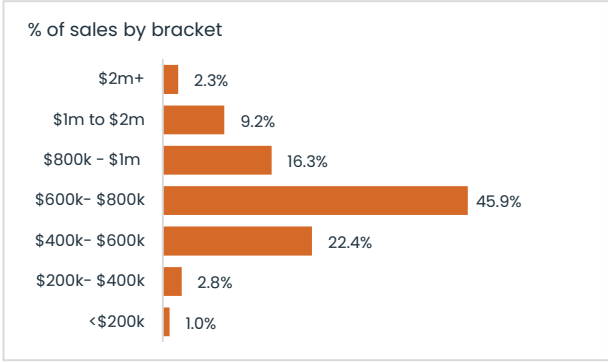
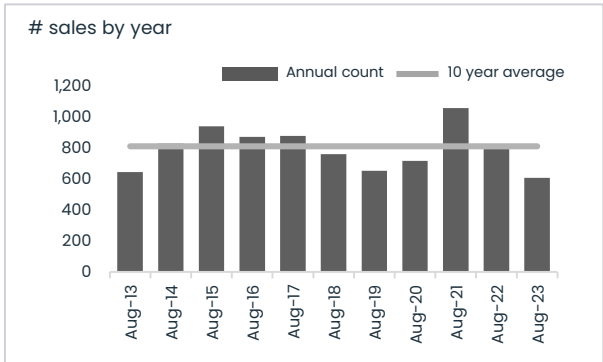
115

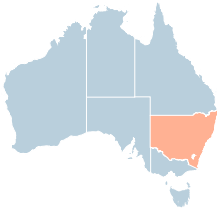
-15.4% lower than one year ago, and -30.1% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

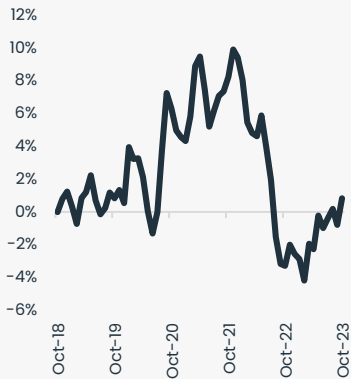
607

-23.5% lower than one year ago, and -23.8% below the five year average for the region.





ROLLING QUARTERLY
CHANGE IN VALUES



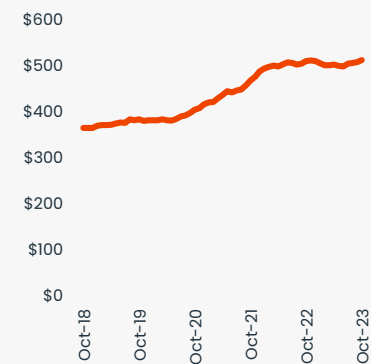
VALUES

Median value	\$632,489
Quarterly change	0.8%
Annual change	-4.6%
5 year change	60.9%

RENTS

Median value	\$513
(pw)	1.5%
Annual change	0.3%
5 year change	40.3%

INDEX ADJUSTED
MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.6%	55 days
1 Year Ago	-3.6%	44 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	2.2%	4.3%
1 Year Ago	2.2%	4.1%

TOTAL FOR SALE LISTINGS

323

31.8% higher than one year ago,
and 22.2% above the previous five
year average.

TOTAL FOR RENT LISTINGS

260

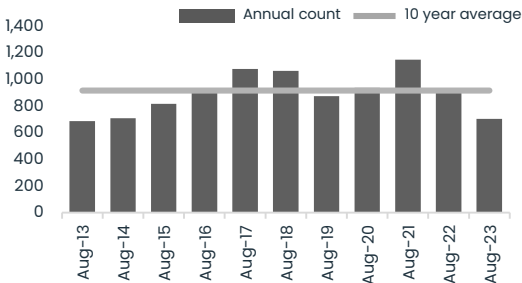
-15.0% lower than one year ago,
and -9.8% below the previous five
year average.

ANNUAL DWELLING SALES AUGUST 2023

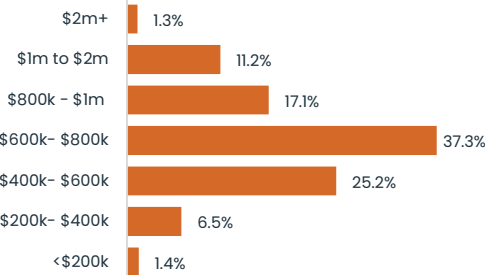
703

-22.6% lower than one year ago, and -28.7% below the five year average for the region.

sales by year

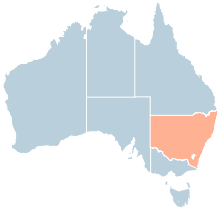


% of sales by bracket

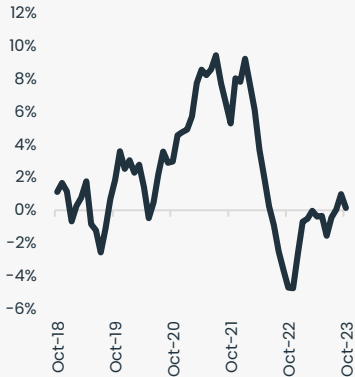


Port Macquarie | NSW

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



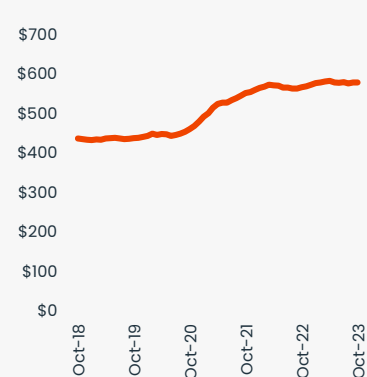
VALUES

Median value	\$813,844
Quarterly change	0.2%
Annual change	-1.3%
5 year change	53.1%

RENTS

Median value	\$580
Quarterly change (pw)	-0.1%
Annual change	2.1%
5 year change	32.3%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.2%	38 days
1 Year Ago	-4.6%	36 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	0.9%	3.9%
1 Year Ago	0.8%	3.8%

TOTAL FOR SALE LISTINGS

331

19.5% higher than one year ago, and -2.4% below the previous five year average.

TOTAL FOR RENT LISTINGS

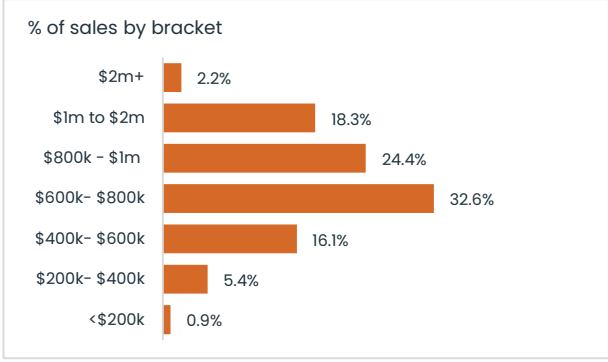
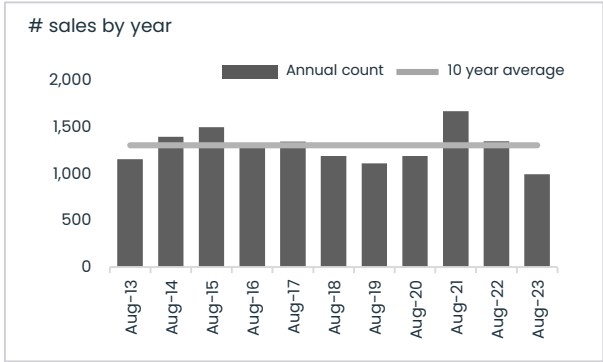
229

-2.1% lower than one year ago, and -24.5% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

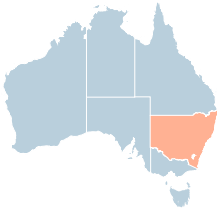
994

-26.4% lower than one year ago, and -23.7% below the five year average for the region.

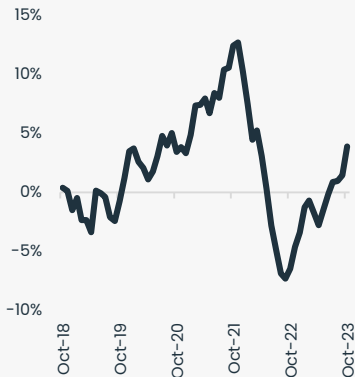


St Georges Basin – Sanctuary Point | NSW

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



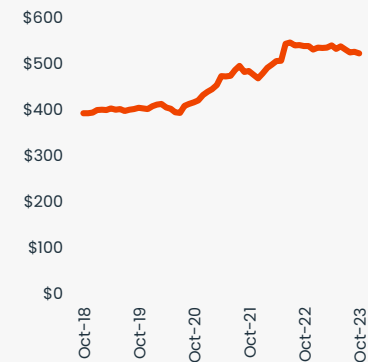
VALUES

Median value	\$763,684
Quarterly change	3.9%
Annual change	0.6%
5 year change	47.0%

RENTS

Median value	\$525
Quarterly change (pw)	-1.6%
Annual change	-2.9%
5 year change	32.9%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-6.9%	70 days
1 Year Ago	-6.4%	56 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.8%	3.2%
1 Year Ago	0.8%	3.3%

TOTAL FOR SALE LISTINGS

220

14.6% higher than one year ago, and 11.4% above the previous five year average.

TOTAL FOR RENT LISTINGS

77

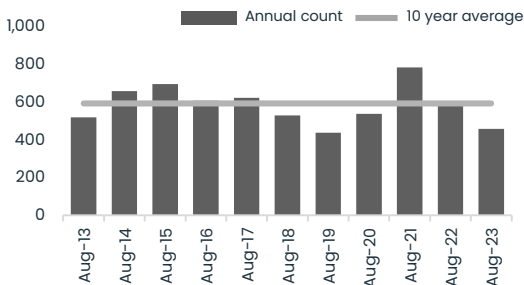
67.4% higher than one year ago, and 11.0% above the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

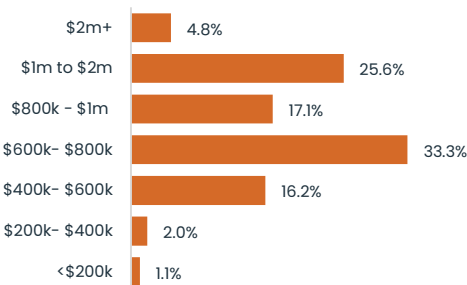
458

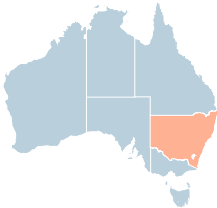
-22.9% lower than one year ago, and -20.5% below the five year average for the region.

sales by year

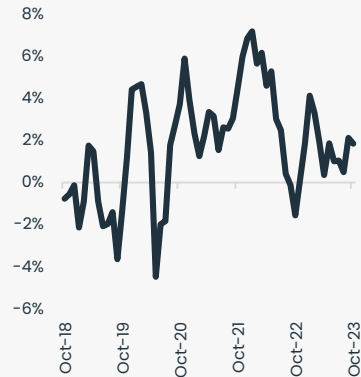


% of sales by bracket





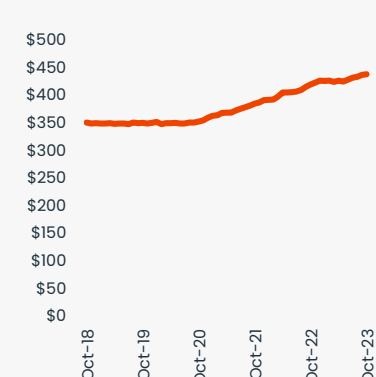
ROLLING QUARTERLY
CHANGE IN VALUES



	VALUES
Median value	\$469,873
Quarterly change	1.9%
Annual change	7.5%
5 year change	43.0%

	RENTS
Median value	\$439 (pw)
Quarterly change	1.4%
Annual change	4.4%
5 year change	24.8%

INDEX ADJUSTED
MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m)

Time On Market (3m)

Current	-3.4%	47 days
1 Year Ago	-2.2%	37 days

RENTAL CONDITIONS

Vacancy Rate (1m)

Gross Rental Yield

Current	2.0%	4.8%
1 Year Ago	0.9%	5.0%

TOTAL FOR SALE LISTINGS

296

16.1% higher than one year ago, and -26.9% below the previous five year average.

TOTAL FOR RENT LISTINGS

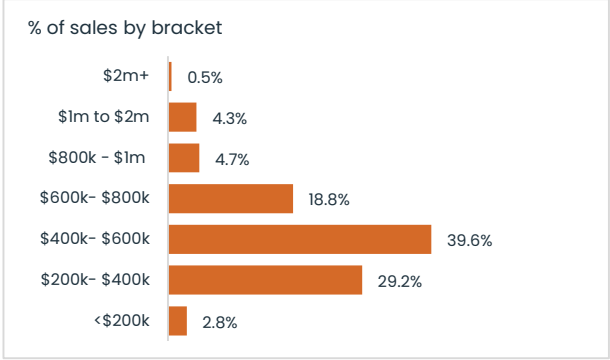
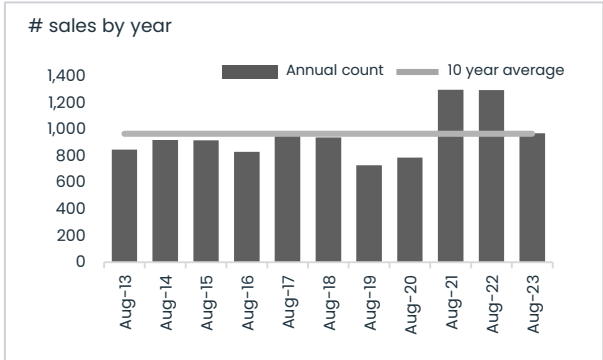
258

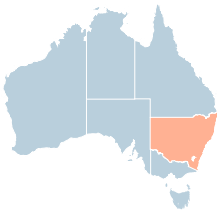
19.4% higher than one year ago, and -23.7% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

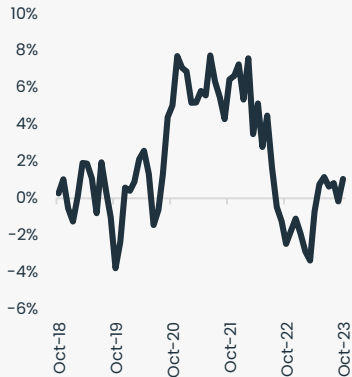
972

-25.1% lower than one year ago, and -3.9% below the five year average for the region.





ROLLING QUARTERLY
CHANGE IN VALUES



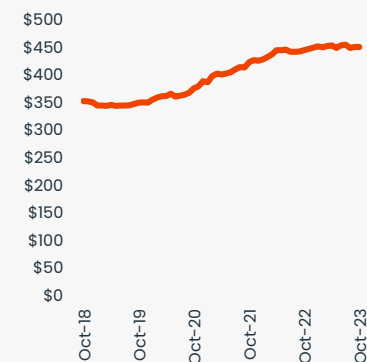
VALUES

Median value	\$463,369
Quarterly change	1.0%
Annual change	-0.9%
5 year change	47.9%

RENTS

Median value	\$452 (pw)
Quarterly change	-0.9%
Annual change	1.3%
5 year change	27.8%

INDEX ADJUSTED
MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.7%	53 days
1 Year Ago	-4.4%	32 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.6%	4.9%
1 Year Ago	2.3%	4.8%

TOTAL FOR SALE LISTINGS

143

2.1% higher than one year ago, and -27.9% below the previous five year average.

TOTAL FOR RENT LISTINGS

104

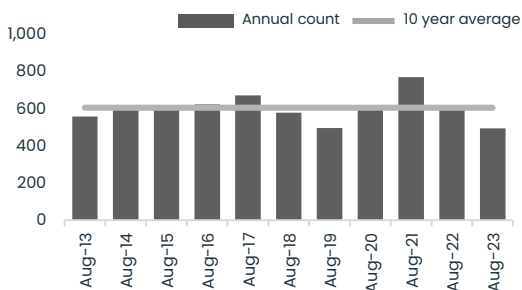
-14.0% lower than one year ago, and -27.6% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

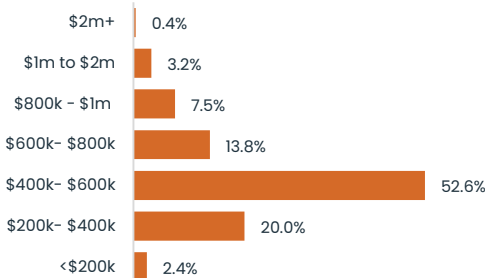
494

-17.7% lower than one year ago, and -19.1% below the five year average for the region.

sales by year

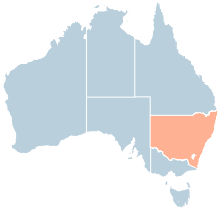


% of sales by bracket

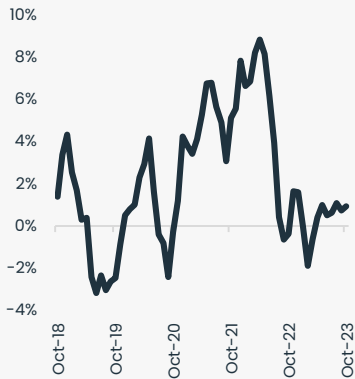


Wagga Wagga | NSW

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



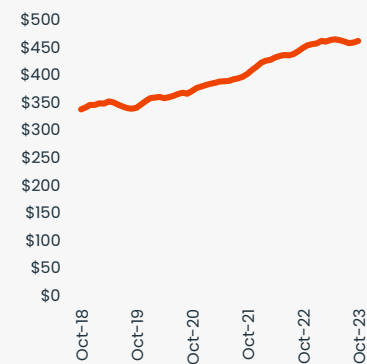
VALUES

Median value	\$498,549
Quarterly change	0.9%
Annual change	2.0%
5 year change	50.3%

RENTS

Median value	\$463 (pw)
Quarterly change	0.2%
Annual change	2.9%
5 year change	36.7%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.1%	49 days
1 Year Ago	-2.7%	35 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.0%	4.6%
1 Year Ago	1.2%	4.5%

TOTAL FOR SALE LISTINGS

398

22.8% higher than one year ago, and -19.8% below the previous five year average.

TOTAL FOR RENT LISTINGS

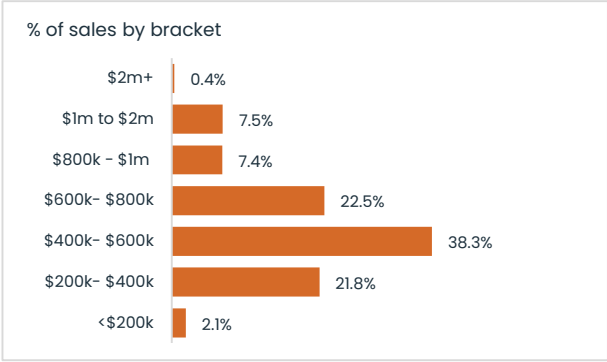
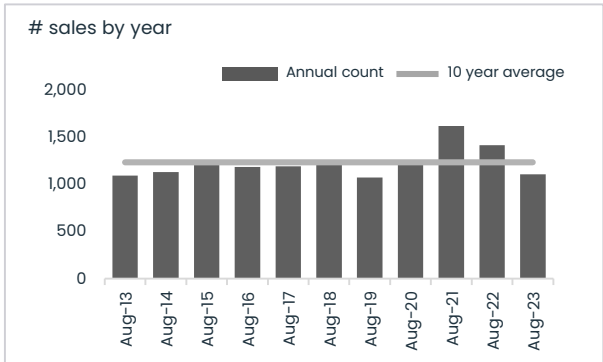
238

-28.1% lower than one year ago, and -37.6% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

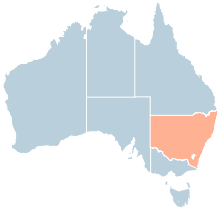
1,106

-21.7% lower than one year ago, and -15.2% below the five year average for the region.

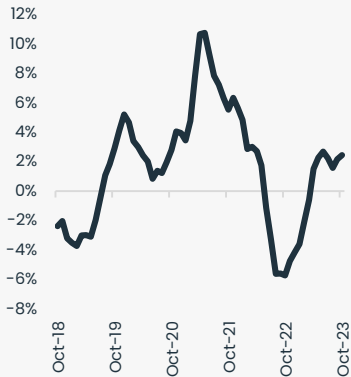


Wollongong | NSW

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERY CHANGE IN VALUES



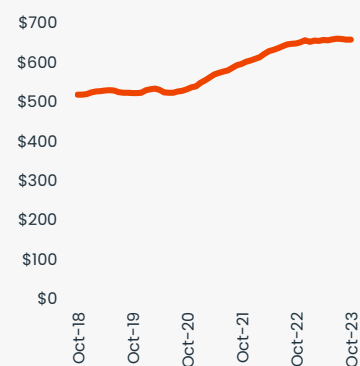
VALUES

Median value	\$906,907
Quarterly change	2.5%
Annual change	2.5%
5 year change	40.7%

RENTS

Median value	\$660 (pw)
Quarterly change	-0.3%
Annual change	1.6%
5 year change	26.8%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.1%	33 days
1 Year Ago	-5.5%	41 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	0.9%	3.6%
1 Year Ago	1.1%	3.5%

TOTAL FOR SALE LISTINGS

1,335

0.1% higher than one year ago, and -4.2% below the previous five year average.

TOTAL FOR RENT LISTINGS

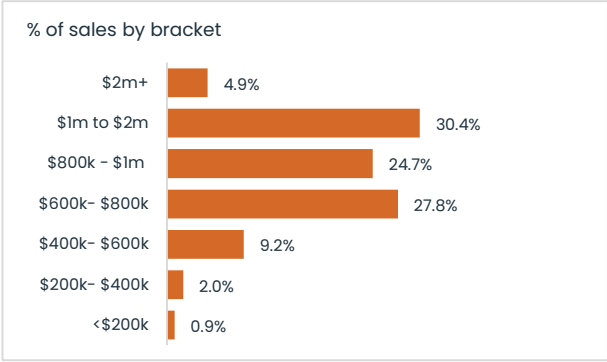
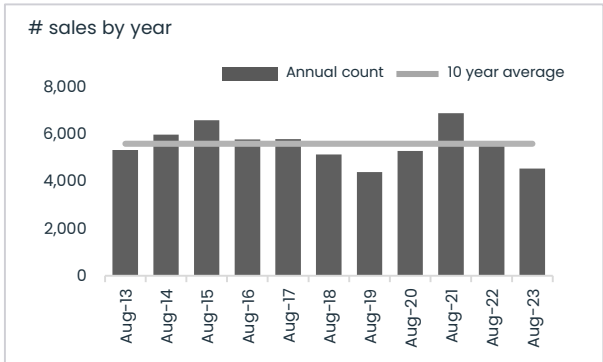
986

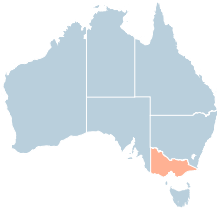
-12.6% lower than one year ago, and -25.5% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

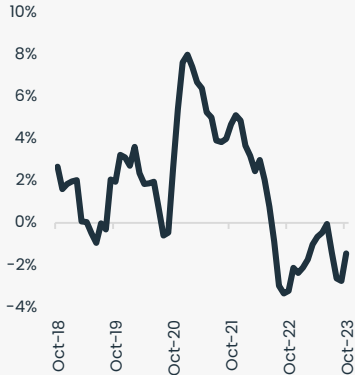
4,550

-18.8% lower than one year ago, and -16.9% below the five year average for the region.





ROLLING QUARTERY
CHANGE IN VALUES



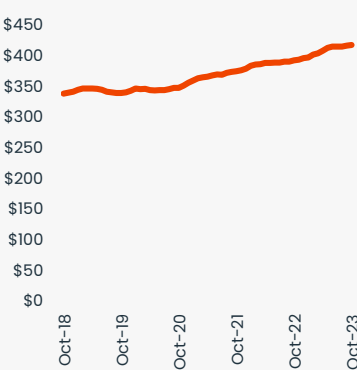
VALUES

Median value	\$552,392
Quarterly change	-1.5%
Annual change	-5.5%
5 year change	35.6%

RENTS

Median value	\$418
Quarterly change (pw)	0.6%
Annual change	6.3%
5 year change	23.3%

INDEX ADJUSTED
MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-4.3%	52 days
1 Year Ago	-4.6%	33 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	0.8%	3.9%
1 Year Ago	1.2%	3.5%

TOTAL FOR SALE LISTINGS

1,385

42.2% higher than one year ago, and 68.7% above the previous five year average.

TOTAL FOR RENT LISTINGS

557

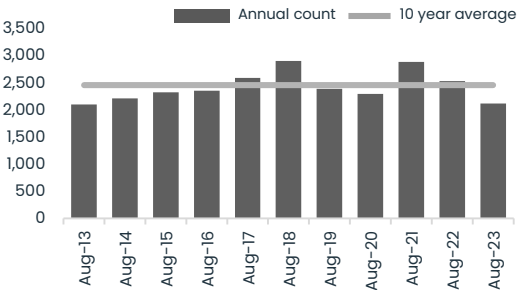
-9.6% lower than one year ago, and -9.9% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

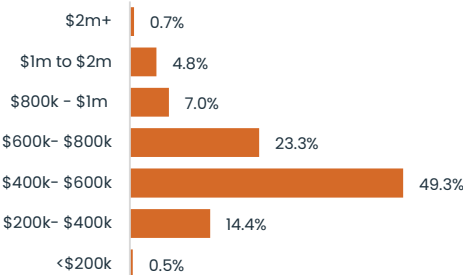
2,115

-16.3% lower than one year ago, and -18.6% below the five year average for the region.

sales by year

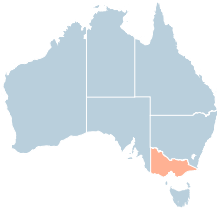


% of sales by bracket

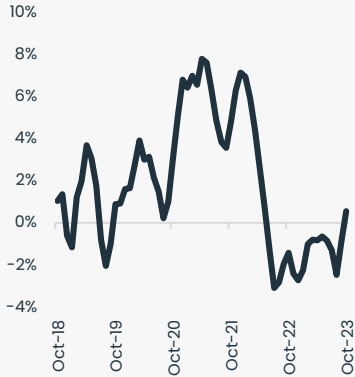


Bendigo | VIC

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



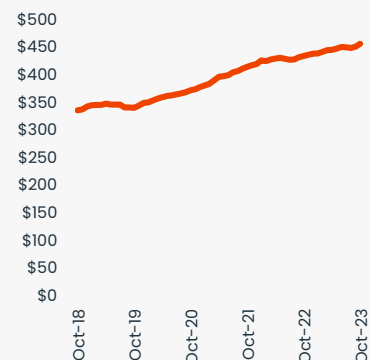
VALUES

Median value	\$542,277
Quarterly change	0.5%
Annual change	-3.8%
5 year change	42.6%

RENTS

Median value	\$457
(pw)	1.4%
Annual change	5.1%
5 year change	35.7%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.9%	37 days
1 Year Ago	-3.8%	30 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.0%	4.3%
1 Year Ago	1.7%	4.0%

TOTAL FOR SALE LISTINGS

737

13.0% higher than one year ago, and -5.3% below the previous five year average.

TOTAL FOR RENT LISTINGS

385

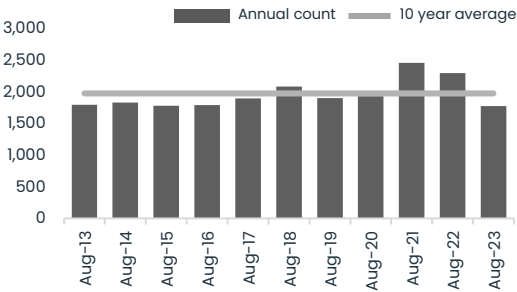
-29.5% lower than one year ago, and -34.0% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

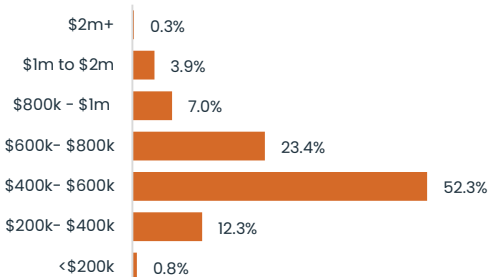
1,774

-22.6% lower than one year ago, and -16.8% below the five year average for the region.

sales by year

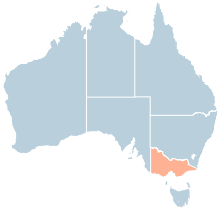


% of sales by bracket

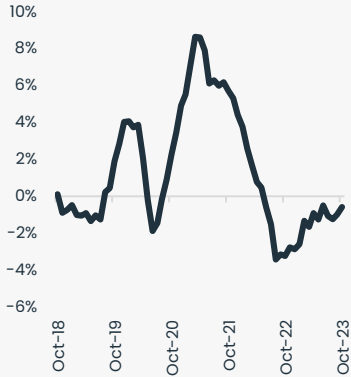


Geelong | VIC

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



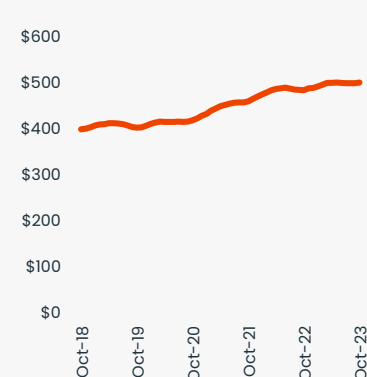
VALUES

Median value	\$728,476
Quarterly change	-0.6%
Annual change	-5.0%
5 year change	29.5%

RENTS

Median value	\$501
(pw)	0.2%
Annual change	3.4%
5 year change	25.4%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-4.0%	39 days
1 Year Ago	-4.1%	34 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.3%	3.4%
1 Year Ago	1.3%	3.1%

TOTAL FOR SALE LISTINGS

2,352

20.5% higher than one year ago, and 27.0% above the previous five year average.

TOTAL FOR RENT LISTINGS

1,262

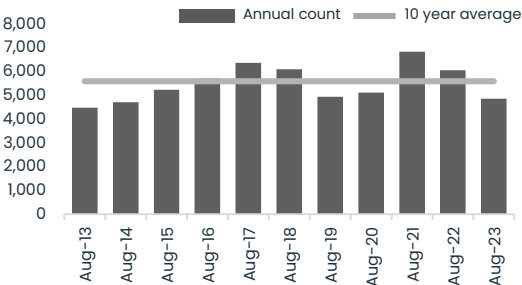
-8.9% lower than one year ago, and 2.1% above the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

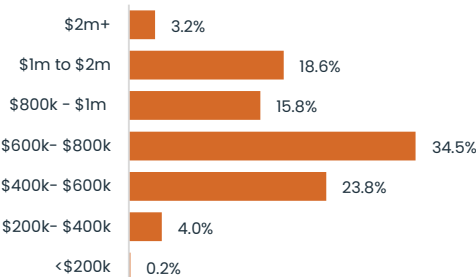
4,848

-19.8% lower than one year ago, and -16.4% below the five year average for the region.

sales by year

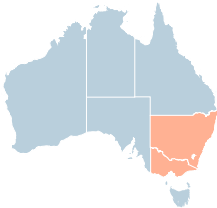


% of sales by bracket

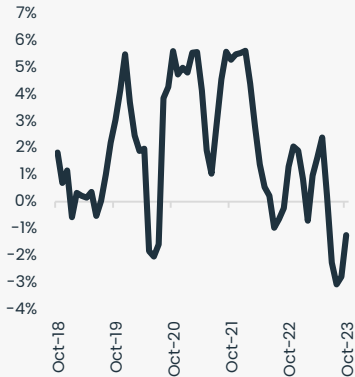


Mildura - Buronga | VIC & NSW

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



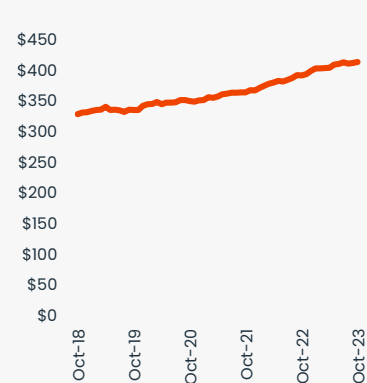
VALUES

Median value	\$400,883
Quarterly change	-1.3%
Annual change	-1.1%
5 year change	41.4%

RENTS

Median value	\$415
Quarterly change	0.2%
Annual change	5.6%
5 year change	25.8%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.2%	37 days
1 Year Ago	-2.5%	22 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.0%	5.2%
1 Year Ago	1.5%	4.9%

TOTAL FOR SALE LISTINGS

329

23.2% higher than one year ago, and 3.3% above the previous five year average.

TOTAL FOR RENT LISTINGS

184

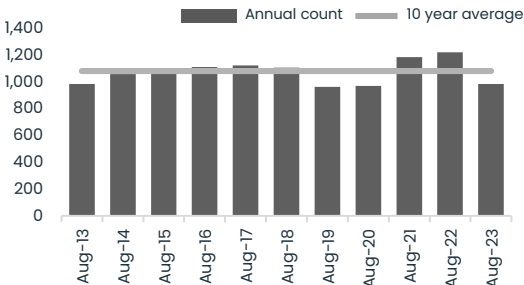
-17.9% lower than one year ago, and -4.1% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

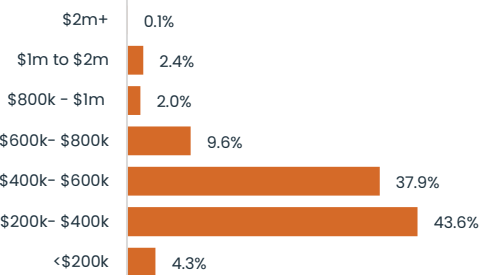
983

-19.4% lower than one year ago, and -9.6% below the five year average for the region.

sales by year

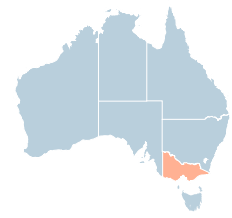


% of sales by bracket

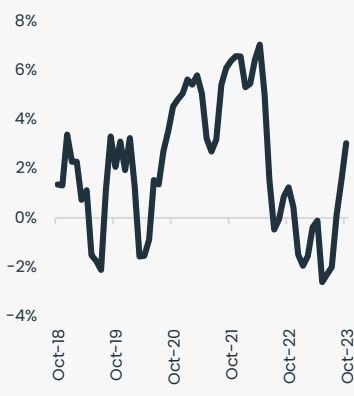


Shepparton - Mooroopna | VIC

Home Value Index and Rental Value Index October 2023



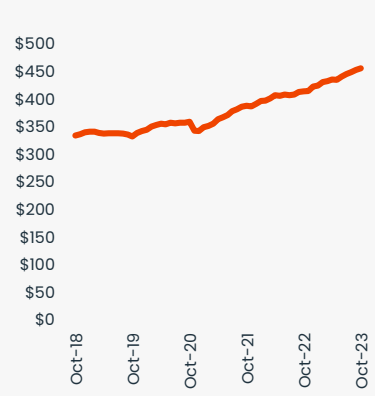
ROLLING QUARTERLY CHANGE IN VALUES



VALUES	
Median value	\$443,515
Quarterly change	3.0%
Annual change	-1.1%
5 year change	52.4%

RENTS	
Median value	\$457 (pw)
Quarterly change	2.3%
Annual change	10.0%
5 year change	36.4%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

	Vendor Discounting (3m)	Time On Market (3m)
Current	-3.1%	52 days
1 Year Ago	-2.7%	42 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	0.6%	5.0%
1 Year Ago	0.9%	4.5%

TOTAL FOR SALE LISTINGS

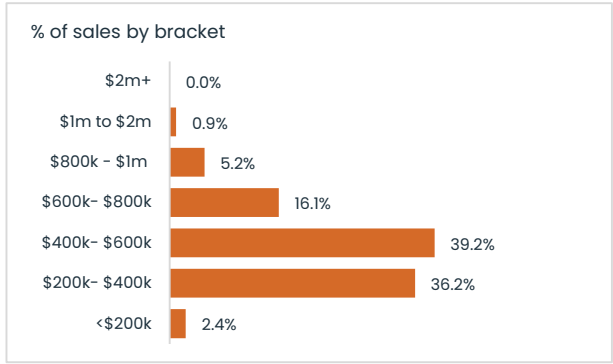
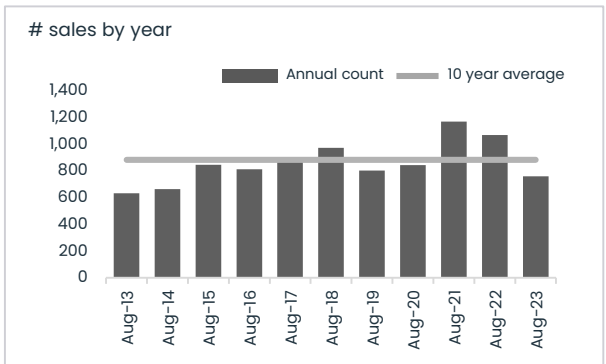
359 30.5% higher than one year ago, and 10.5% above the previous five year average.

TOTAL FOR RENT LISTINGS

169 -7.1% lower than one year ago, and -26.8% below the previous five year average.

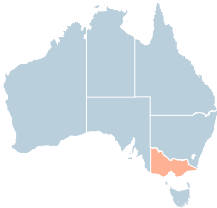
ANNUAL DWELLING SALES AUGUST 2023

757 -29.0% lower than one year ago, and -21.9% below the five year average for the region.

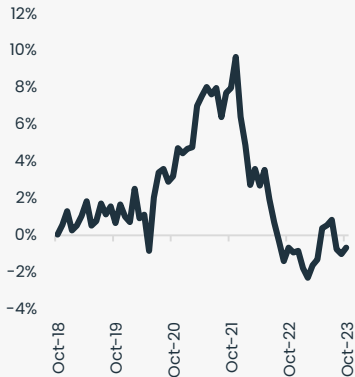


Traralgon - Morwell | VIC

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



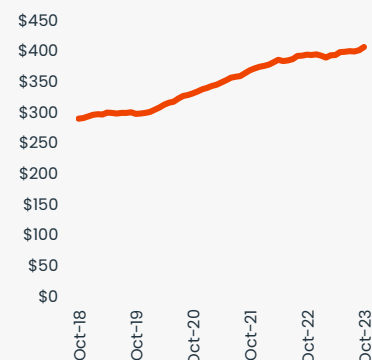
VALUES

Median value	\$399,150
Quarterly change	-0.7%
Annual change	-2.9%
5 year change	56.1%

RENTS

Median value	\$407
(pw)	
Quarterly change	1.6%
Annual change	3.1%
5 year change	40.2%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-4.7%	65 days
1 Year Ago	-3.9%	37 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	2.1%	5.0%
1 Year Ago	1.2%	4.7%

TOTAL FOR SALE LISTINGS

530

30.9% higher than one year ago, and 12.3% above the previous five year average.

TOTAL FOR RENT LISTINGS

255

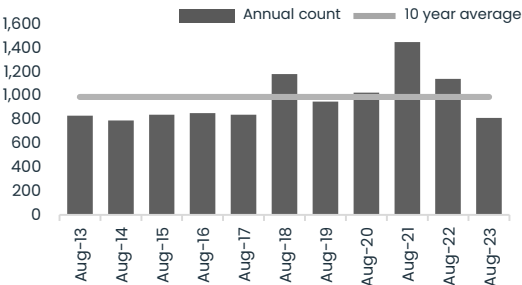
30.8% higher than one year ago, and 26.7% above the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

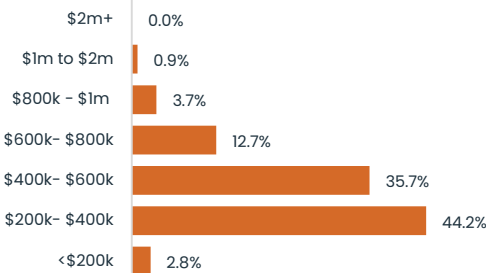
812

-28.8% lower than one year ago, and -29.3% below the five year average for the region.

sales by year

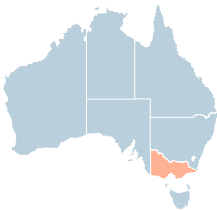


% of sales by bracket

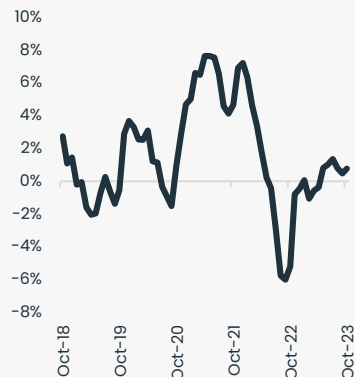


Warragul - Drouin | VIC

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



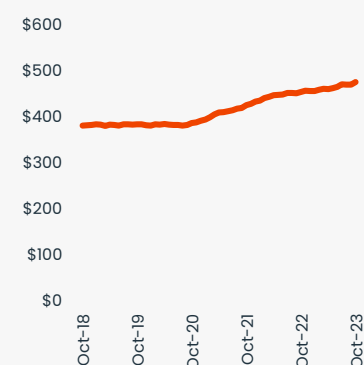
VALUES

Median value	\$653,300
Quarterly change	0.8%
Annual change	1.8%
5 year change	33.2%

RENTS

\$476
(pw)
1.1%
4.8%
24.9%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-4.3%	70 days
1 Year Ago	-3.8%	38 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	0.7%	3.7%
1 Year Ago	1.3%	3.5%

TOTAL FOR SALE LISTINGS

430

6.4% higher than one year ago, and 7.1% above the previous five year average.

TOTAL FOR RENT LISTINGS

140

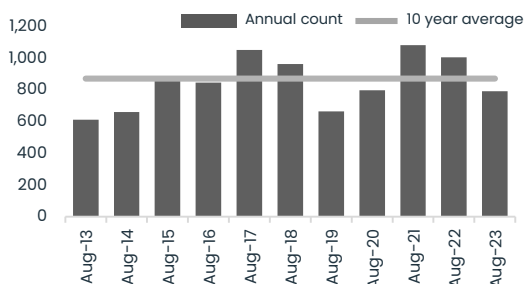
-13.0% lower than one year ago, and -9.6% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

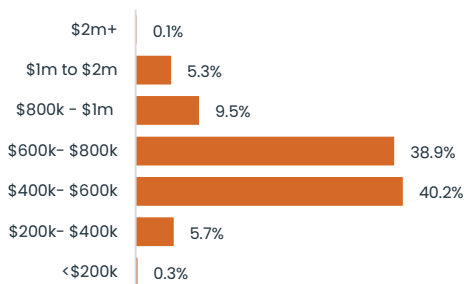
789

-21.3% lower than one year ago, and -12.3% below the five year average for the region.

sales by year

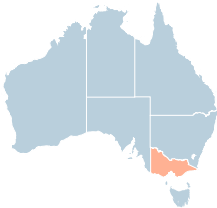


% of sales by bracket

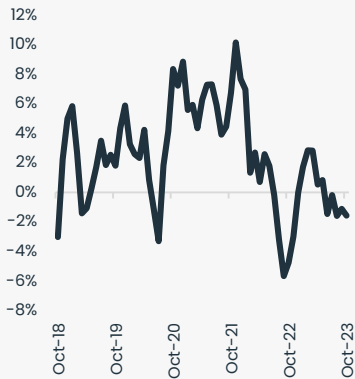


Warrnambool | VIC

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



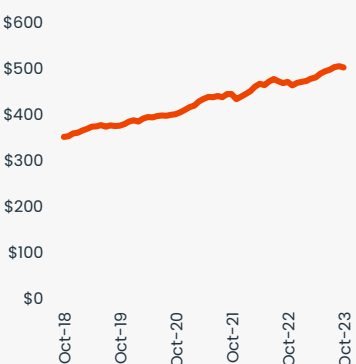
VALUES

Median value	\$569,869
Quarterly change	-1.6%
Annual change	0.4%
5 year change	62.3%

RENTS

Median value	\$505
(pw)	
Quarterly change	1.0%
Annual change	6.6%
5 year change	42.7%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.0%	35 days
1 Year Ago	-4.7%	31 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	0.5%	4.5%
1 Year Ago	0.5%	4.3%

TOTAL FOR SALE LISTINGS

215

8.6% higher than one year ago, and -11.1% below the previous five year average.

TOTAL FOR RENT LISTINGS

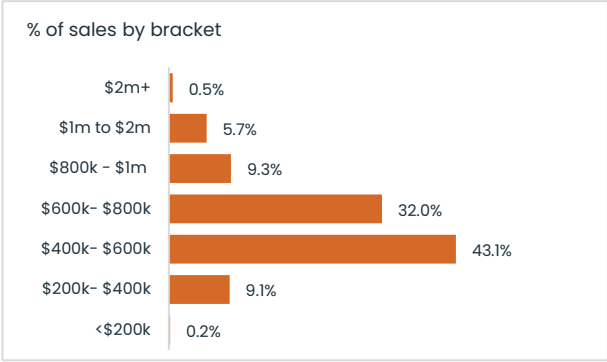
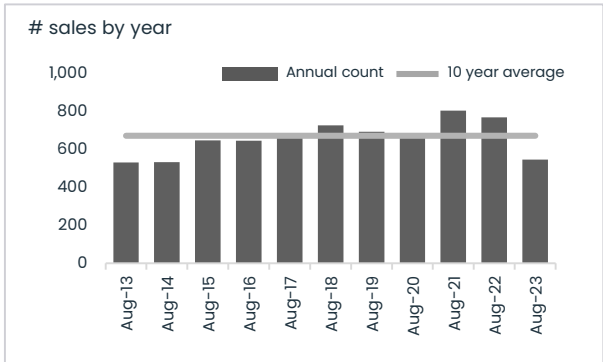
105

15.4% higher than one year ago, and 5.8% above the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

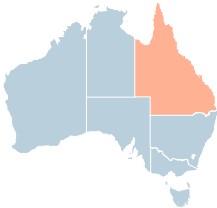
547

-28.8% lower than one year ago, and -25.4% below the five year average for the region.

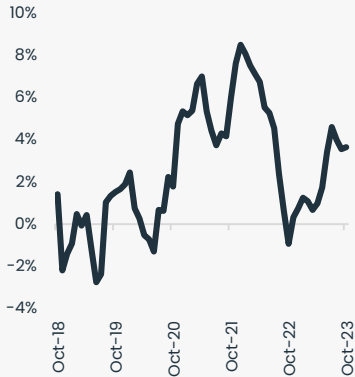


Bundaberg | QLD

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



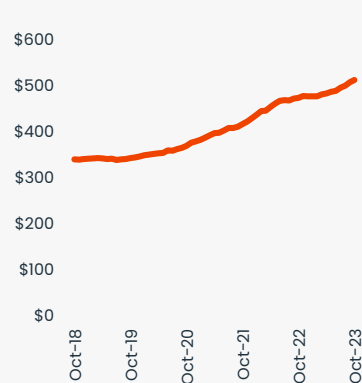
VALUES

Median value	\$463,534
Quarterly change	3.7%
Annual change	10.8%
5 year change	68.7%

RENTS

Median value	\$513 (pw)
Quarterly change	3.5%
Annual change	8.2%
5 year change	50.7%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-2.5%	20 days
1 Year Ago	-4.3%	14 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.1%	5.4%
1 Year Ago	1.1%	5.4%

TOTAL FOR SALE LISTINGS

460

-18.1% lower than one year ago, and -48.9% below the previous five year average.

TOTAL FOR RENT LISTINGS

192

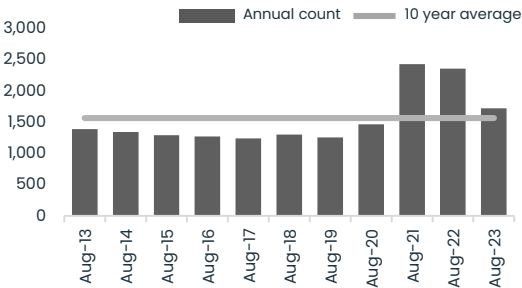
5.5% higher than one year ago, and -22.6% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

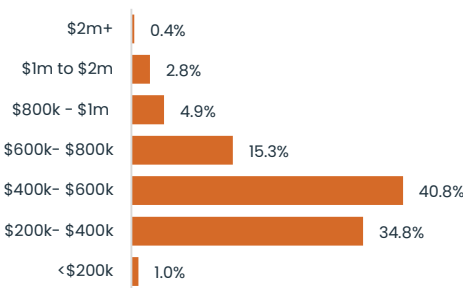
1,718

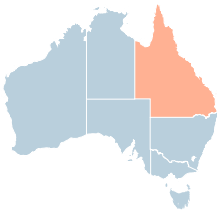
-26.9% lower than one year ago, and -2.3% below the five year average for the region.

sales by year

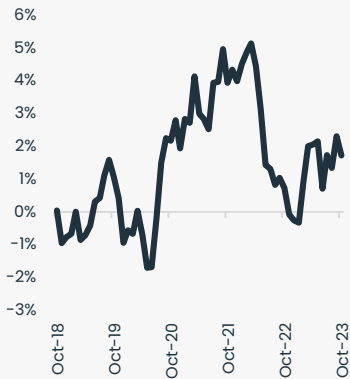


% of sales by bracket





ROLLING QUARTERLY
CHANGE IN VALUES



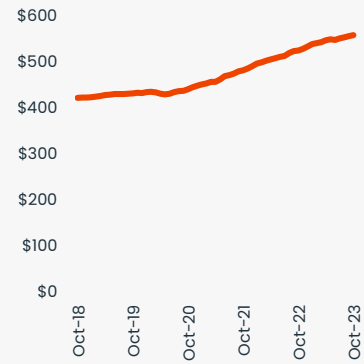
VALUES

Median value	\$522,464
Quarterly change	1.7%
Annual change	5.3%
5 year change	35.2%

RENTS

Median value	\$559 (pw)
Quarterly change	1.3%
Annual change	6.4%
5 year change	32.4%

INDEX ADJUSTED
MEDIAN RENTAL VALUE



SELLING CONDITIONS

	Vendor Discounting (3m)	Time On Market (3m)
Current	-3.1%	24 days
1 Year Ago	-3.4%	18 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.3%	5.6%
1 Year Ago	1.1%	5.6%

TOTAL FOR SALE LISTINGS

984

-11.0% lower than one year ago, and -46.7% below the previous five year average.

TOTAL FOR RENT LISTINGS

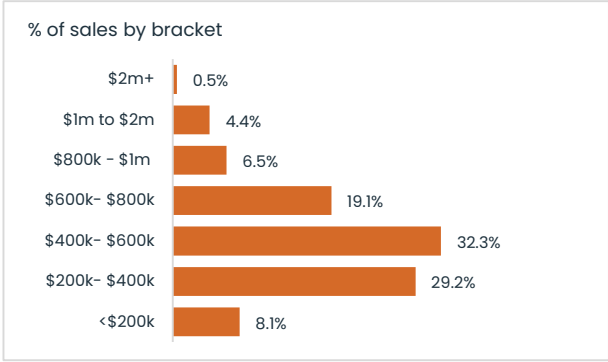
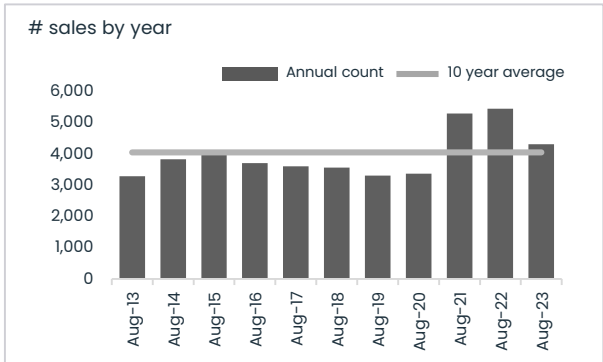
610

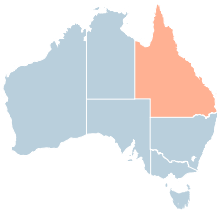
-10.0% lower than one year ago, and -35.7% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

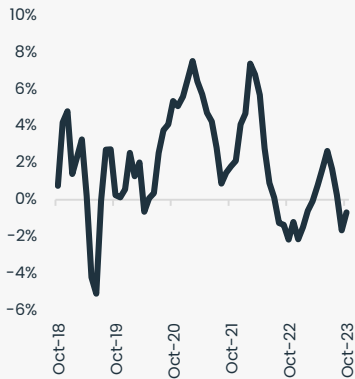
4,308

-20.8% lower than one year ago, and 2.8% above the five year average for the region.





ROLLING QUARTERY
CHANGE IN VALUES



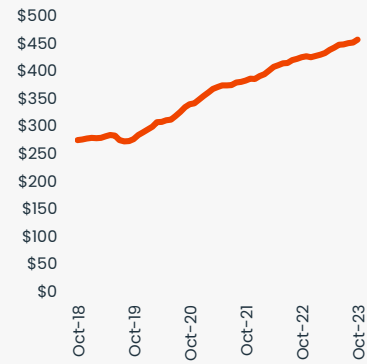
VALUES

Median value	\$377,576
Quarterly change	-0.7%
Annual change	0.2%
5 year change	43.3%

RENTS

Median value	\$458 (pw)
Quarterly change	2.0%
Annual change	7.5%
5 year change	65.9%

INDEX ADJUSTED
MEDIAN RENTAL VALUE



SELLING CONDITIONS

	Vendor Discounting (3m)	Time On Market (3m)
Current	-3.3%	43 days
1 Year Ago	-3.5%	40 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.4%	6.4%
1 Year Ago	2.7%	5.9%

TOTAL FOR SALE LISTINGS

579

-24.4% lower than one year ago, and -13.2% below the previous five year average.

TOTAL FOR RENT LISTINGS

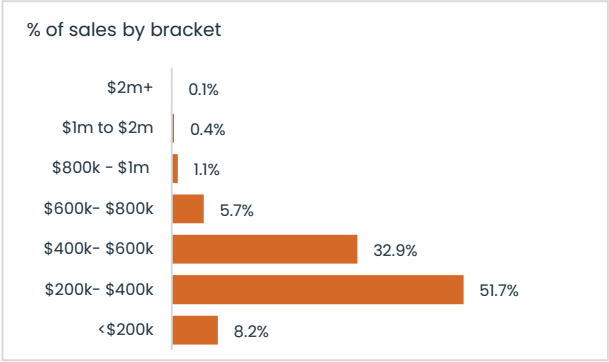
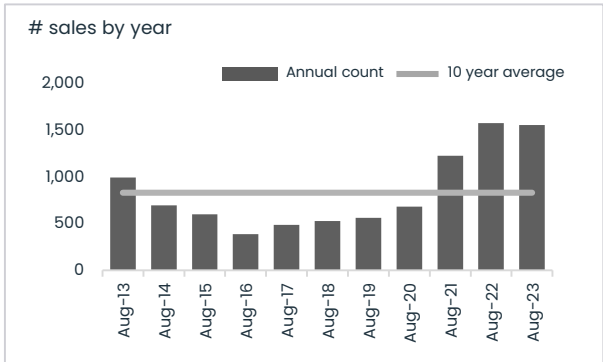
252

-34.5% lower than one year ago, and -49.7% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

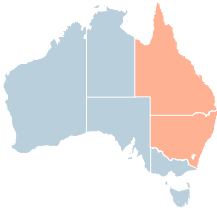
1,554

-1.2% lower than one year ago, and 70.1% above the five year average for the region.

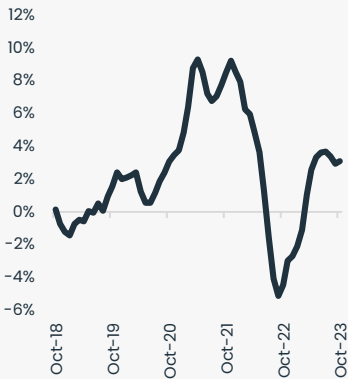


Gold Coast – Tweed Heads | QLD & NSW

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



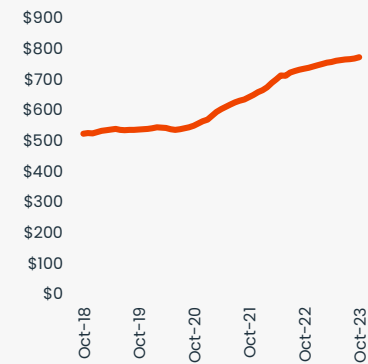
VALUES

Median value	\$907,076
Quarterly change	3.1%
Annual change	7.3%
5 year change	63.5%

RENTS

Median value	\$775
(pw)	0.9%
Quarterly change	0.9%
Annual change	5.1%
5 year change	47.5%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.3%	29 days
1 Year Ago	-4.9%	32 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.3%	4.4%
1 Year Ago	1.1%	4.4%

TOTAL FOR SALE LISTINGS

4,385

-16.9% lower than one year ago, and -36.7% below the previous five year average.

TOTAL FOR RENT LISTINGS

2,527

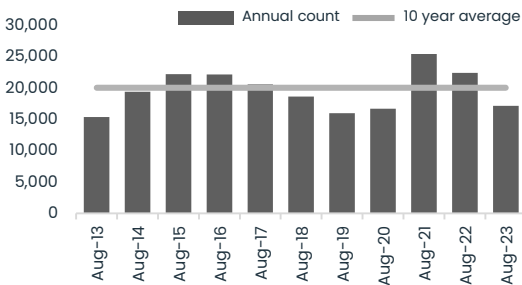
-3.5% lower than one year ago, and -29.5% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

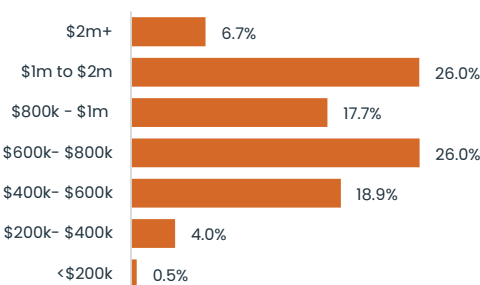
17,129

-23.5% lower than one year ago, and -13.6% below the five year average for the region.

sales by year

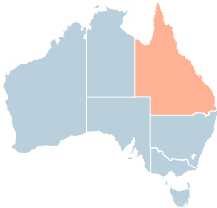


% of sales by bracket

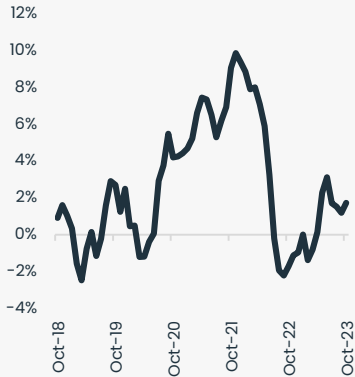


Hervey Bay | QLD

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



VALUES

Median value **\$608,946**

Quarterly change **1.7%**

Annual change **3.6%**

5 year change **65.9%**

RENTS

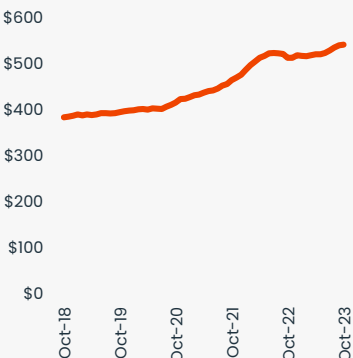
\$543
(pw)

2.4%

5.5%

41.0%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Condition	Current	1 Year Ago
Vendor Discounting (3m)	-3.3%	-4.0%
Time On Market (3m)	47 days	31 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Condition	Current	1 Year Ago
Vacancy Rate (1m)	1.3%	1.8%
Gross Rental Yield	4.7%	4.6%

TOTAL FOR SALE LISTINGS

620

-6.1% lower than one year ago, and
-30.4% below the previous five year
average.

TOTAL FOR RENT LISTINGS

185

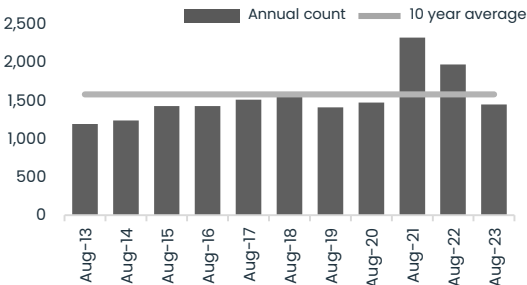
-25.1% lower than one year ago,
and -28.6% below the previous
five year average.

ANNUAL DWELLING SALES AUGUST 2023

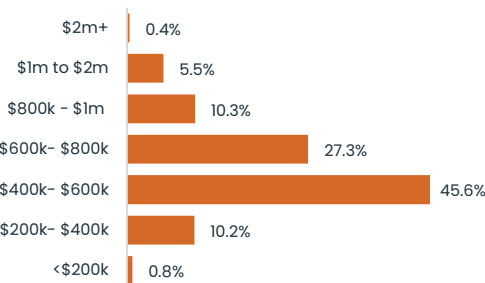
1,454

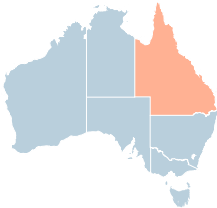
-26.5% lower than one year ago, and -17.0% below the five year average for the region.

sales by year

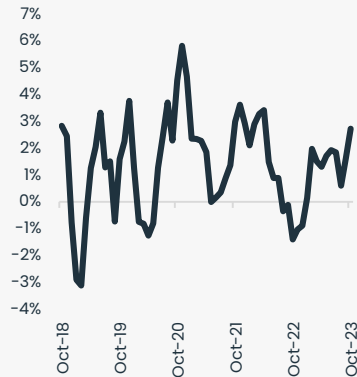


% of sales by bracket





ROLLING QUARTERLY
CHANGE IN VALUES



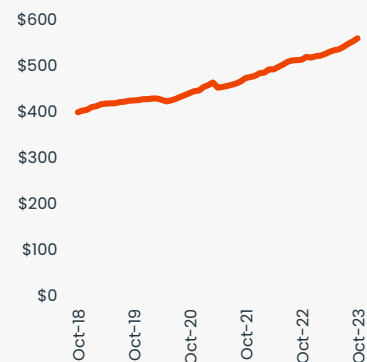
VALUES

Median value	\$445,623
Quarterly change	2.7%
Annual change	6.1%
5 year change	30.1%

RENTS

Median value	\$561 (pw)
Quarterly change	3.3%
Annual change	9.1%
5 year change	40.1%

INDEX ADJUSTED
MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-2.6%	26 days
1 Year Ago	-4.4%	27 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	0.9%	6.5%
1 Year Ago	1.5%	6.3%

TOTAL FOR SALE LISTINGS

633

-31.0% lower than one year ago,
and -37.4% below the previous five
year average.

TOTAL FOR RENT LISTINGS

266

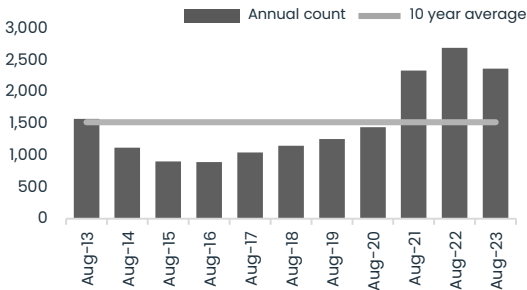
-31.8% lower than one year ago,
and -54.5% below the previous five
year average.

ANNUAL DWELLING SALES AUGUST 2023

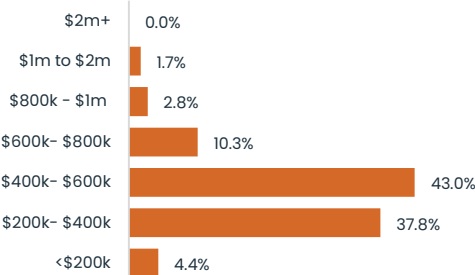
2,364

-12.1% lower than one year ago, and 33.3% above the five year average for the region.

sales by year

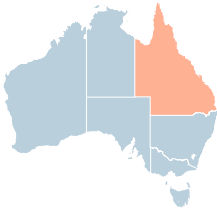


% of sales by bracket

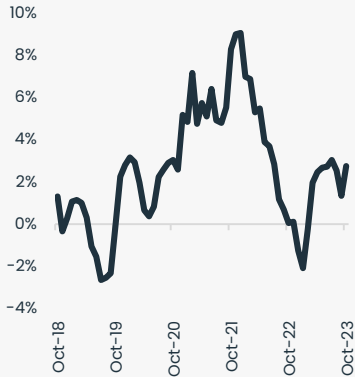


Maryborough | QLD

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



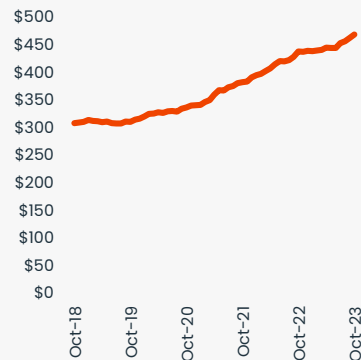
VALUES

Median value	\$391,070
Quarterly change	2.7%
Annual change	6.2%
5 year change	67.6%

RENTS

Median value	\$470 (pw)
Quarterly change	3.5%
Annual change	7.0%
5 year change	52.0%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.4%	55 days
1 Year Ago	-3.5%	29 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	0.8%	5.9%
1 Year Ago	1.1%	5.8%

TOTAL FOR SALE LISTINGS

214

-18.0% lower than one year ago, and -44.0% below the previous five year average.

TOTAL FOR RENT LISTINGS

49

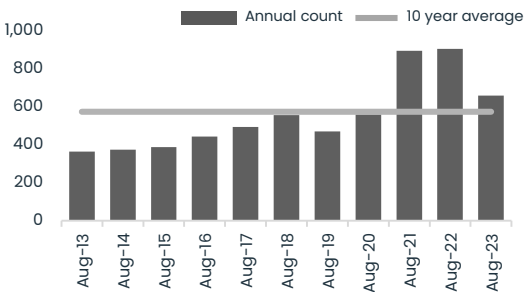
-37.2% lower than one year ago, and -34.0% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

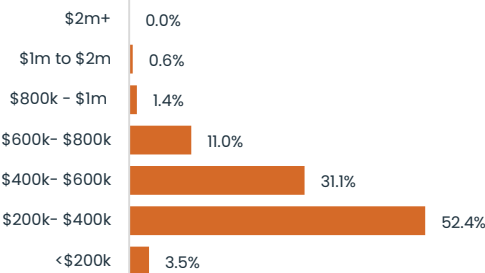
657

-27.2% lower than one year ago, and -2.6% below the five year average for the region.

sales by year

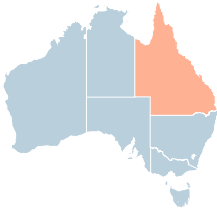


% of sales by bracket

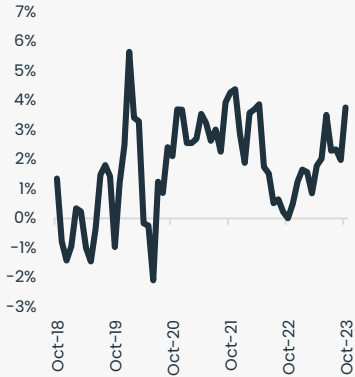


Rockhampton | QLD

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



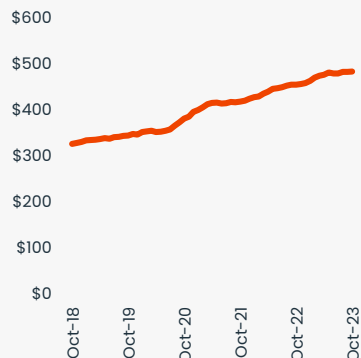
VALUES

Median value	\$397,102
Quarterly change	3.8%
Annual change	9.8%
5 year change	43.3%

RENTS

\$484
(pw)
0.9%
6.3%
48.1%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.6%	27 days
1 Year Ago	-3.7%	23 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.1%	6.2%
1 Year Ago	1.3%	6.4%

TOTAL FOR SALE LISTINGS

452

-36.2% lower than one year ago, and -55.3% below the previous five year average.

TOTAL FOR RENT LISTINGS

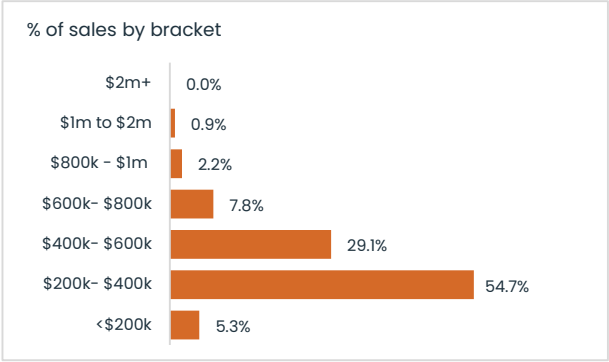
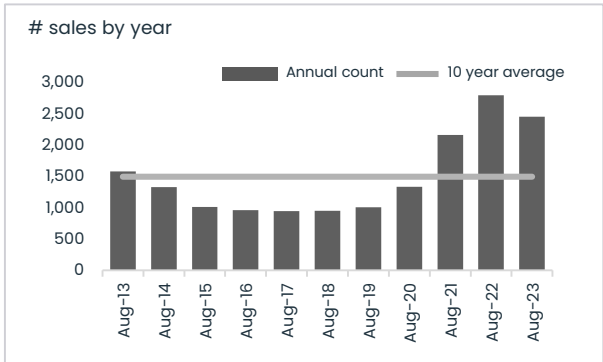
282

-1.7% lower than one year ago, and -20.0% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

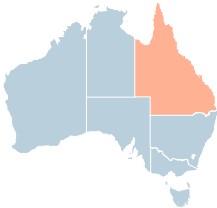
2,454

-12.3% lower than one year ago, and 48.5% above the five year average for the region.

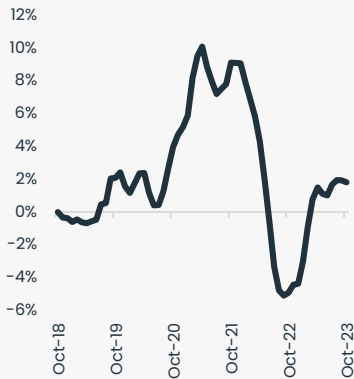


Sunshine Coast | QLD

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERY CHANGE IN VALUES



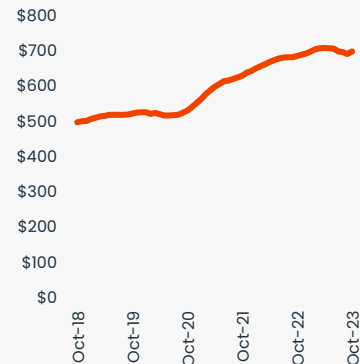
VALUES

Median value	\$960,081
Quarterly change	1.8%
Annual change	1.9%
5 year change	57.2%

RENTS

Median value	\$700
Quarterly change (pw)	-0.1%
Annual change	1.8%
5 year change	40.0%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.8%	38 days
1 Year Ago	-5.4%	38 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.1%	3.6%
1 Year Ago	1.2%	3.7%

TOTAL FOR SALE LISTINGS

2,663

-15.0% lower than one year ago, and -28.4% below the previous five year average.

TOTAL FOR RENT LISTINGS

1,121

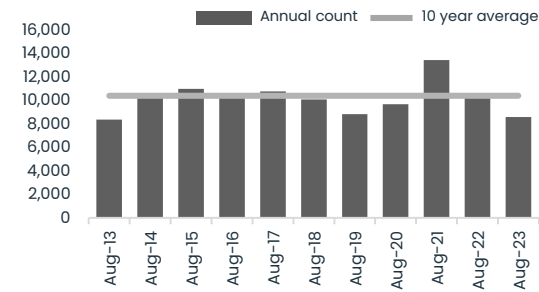
-12.0% lower than one year ago, and -32.9% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

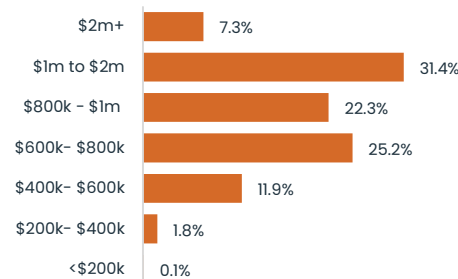
8,603

-18.9% lower than one year ago, and -18.3% below the five year average for the region.

sales by year

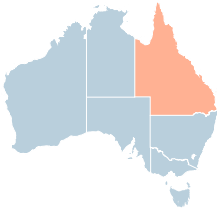


% of sales by bracket

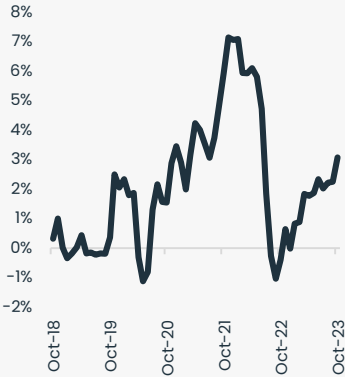


Toowoomba | QLD

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERY CHANGE IN VALUES



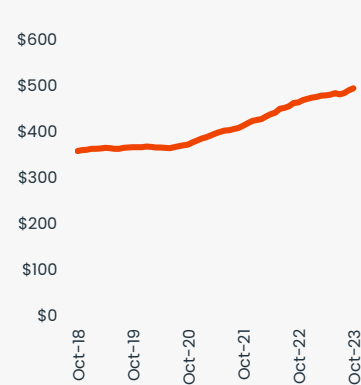
VALUES

Median value	\$562,229
Quarterly change	3.1%
Annual change	7.9%
5 year change	53.1%

RENTS

Median value	\$496
Quarterly change	2.7%
Annual change	6.6%
5 year change	37.8%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-2.8%	23 days
1 Year Ago	-3.1%	18 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.2%	4.6%
1 Year Ago	0.9%	4.6%

TOTAL FOR SALE LISTINGS

817

-4.2% lower than one year ago, and -40.0% below the previous five year average.

TOTAL FOR RENT LISTINGS

480

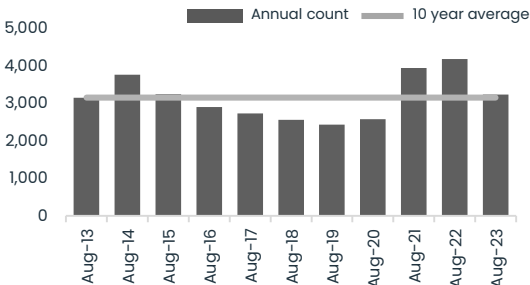
-1.6% lower than one year ago, and -30.4% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

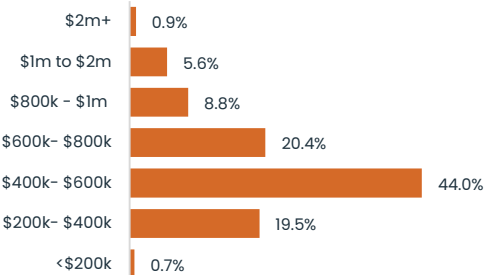
3,234

-22.6% lower than one year ago, and 3.1% above the five year average for the region.

sales by year

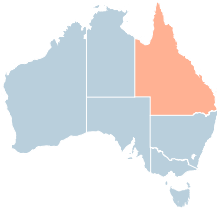


% of sales by bracket

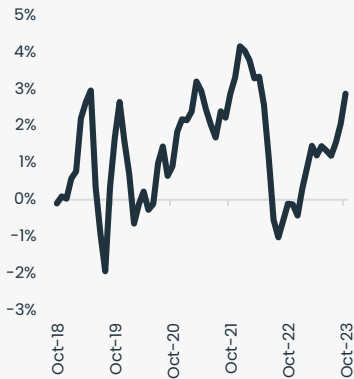


Townsville | QLD

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERY CHANGE IN VALUES



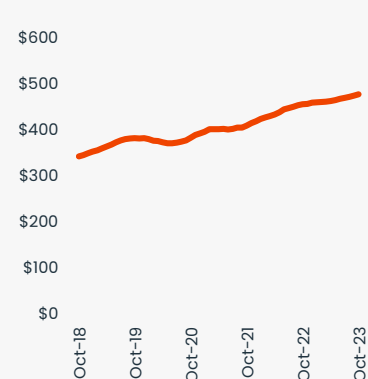
VALUES

Median value	\$395,634
Quarterly change	2.9%
Annual change	5.7%
5 year change	32.7%

RENTS

Median value	\$478
(pw)	1.6%
Annual change	4.7%
5 year change	39.4%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.8%	25 days
1 Year Ago	-4.3%	26 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.2%	6.1%
1 Year Ago	1.5%	6.2%

TOTAL FOR SALE LISTINGS

1,070

-36.5% lower than one year ago, and -44.8% below the previous five year average.

TOTAL FOR RENT LISTINGS

779

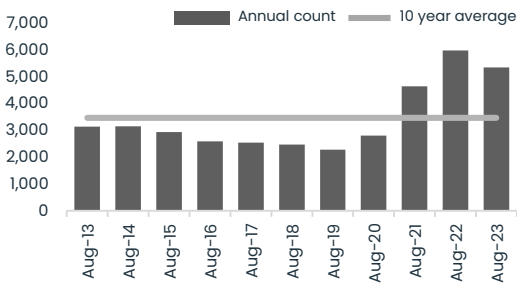
-9.9% lower than one year ago, and -29.2% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

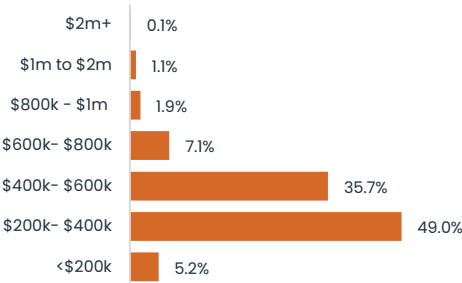
5,350

-10.6% lower than one year ago, and 47.2% above the five year average for the region.

sales by year

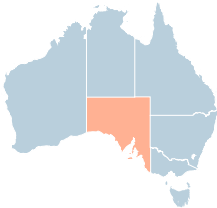


% of sales by bracket

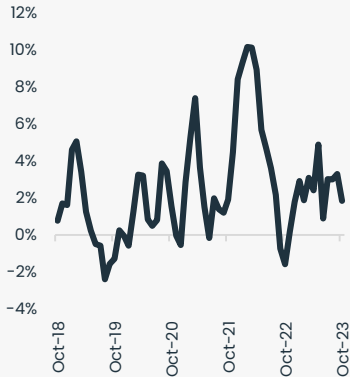


Mount Gambier | SA

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERY CHANGE IN VALUES



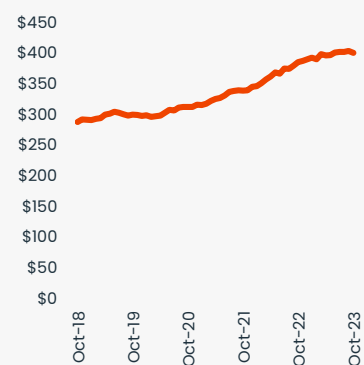
VALUES

Median value	\$397,775
Quarterly change	1.9%
Annual change	10.6%
5 year change	62.8%

RENTS

Median value	\$401
Quarterly change (pw)	-0.4%
Annual change	3.9%
5 year change	39.0%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-2.3%	36 days
1 Year Ago	-2.1%	41 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	0.4%	4.9%
1 Year Ago	0.2%	5.3%

TOTAL FOR SALE LISTINGS

150

-0.7% lower than one year ago, and -47.2% below the previous five year average.

TOTAL FOR RENT LISTINGS

77

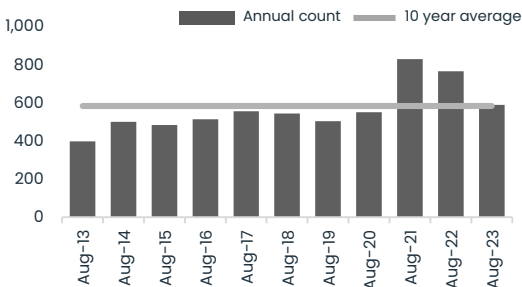
8.5% higher than one year ago, and -33.7% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

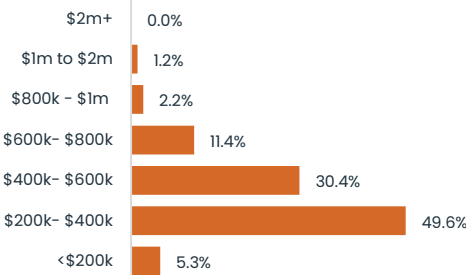
589

-23.1% lower than one year ago, and -7.8% below the five year average for the region.

sales by year

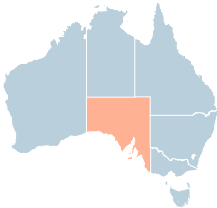


% of sales by bracket

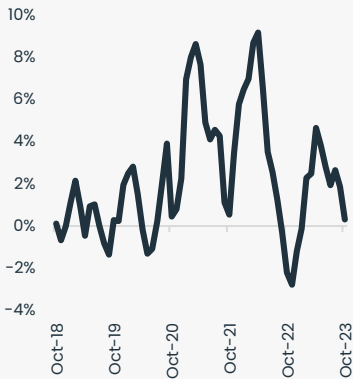


Victor Harbor – Goolwa | SA

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERY CHANGE IN VALUES



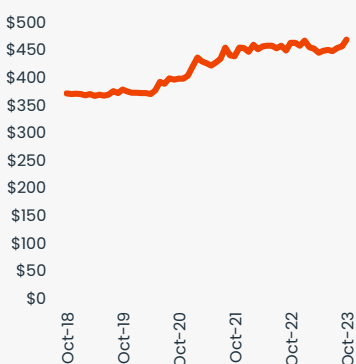
VALUES

Median value	\$633,432
Quarterly change	0.3%
Annual change	6.9%
5 year change	56.8%

RENTS

Median value	\$470 (pw)
Quarterly change	4.6%
Annual change	1.2%
5 year change	26.0%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.9%	43 days
1 Year Ago	-1.9%	28 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.0%	3.9%
1 Year Ago	2.4%	4.1%

TOTAL FOR SALE LISTINGS

215

23.6% higher than one year ago, and -35.0% below the previous five year average.

TOTAL FOR RENT LISTINGS

134

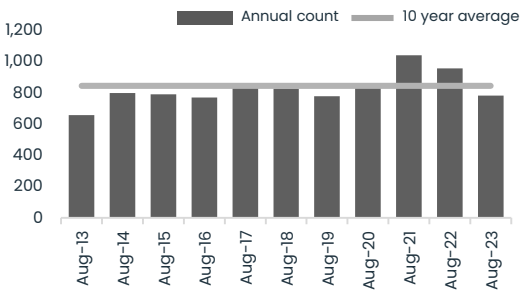
-47.5% lower than one year ago, and -34.0% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

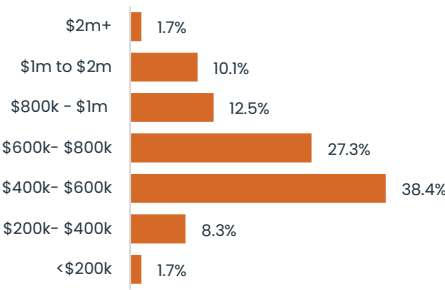
781

-18.3% lower than one year ago, and -12.3% below the five year average for the region.

sales by year

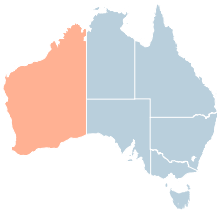


% of sales by bracket

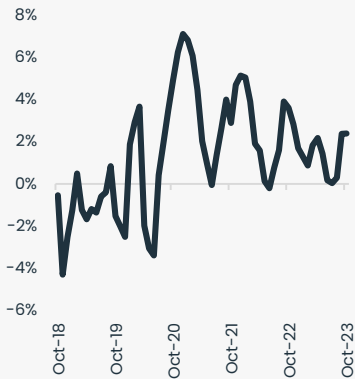


Albany | WA

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



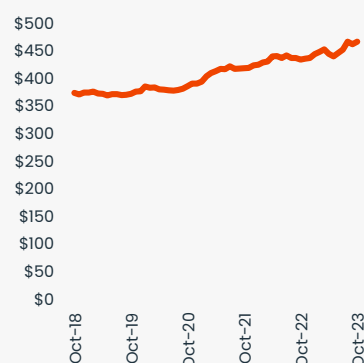
VALUES

Median value	\$496,736
Quarterly change	2.4%
Annual change	6.0%
5 year change	34.2%

RENTS

Median value	\$468 (pw)
Quarterly change	3.1%
Annual change	7.3%
5 year change	24.8%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-2.3%	18 days
1 Year Ago	-3.1%	15 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	0.7%	4.8%
1 Year Ago	0.6%	4.6%

TOTAL FOR SALE LISTINGS

241

-22.8% lower than one year ago, and -57.5% below the previous five year average.

TOTAL FOR RENT LISTINGS

60

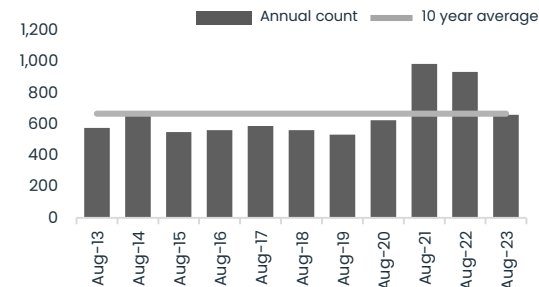
17.6% higher than one year ago, and -52.2% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

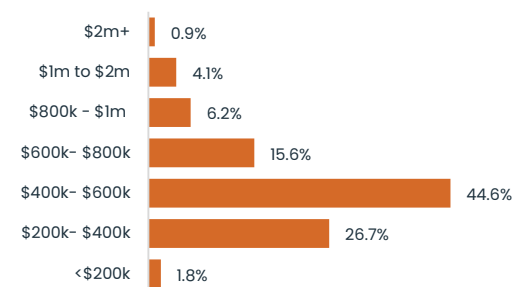
659

-29.4% lower than one year ago, and -9.4% below the five year average for the region.

sales by year

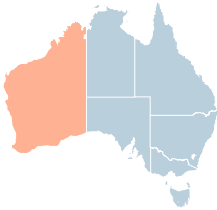


% of sales by bracket

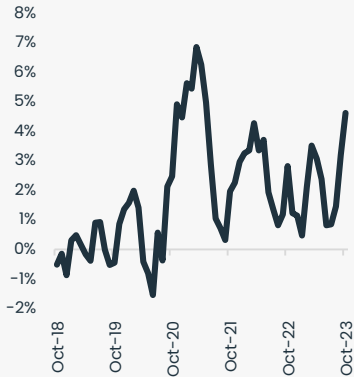


Bunbury | WA

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERY CHANGE IN VALUES



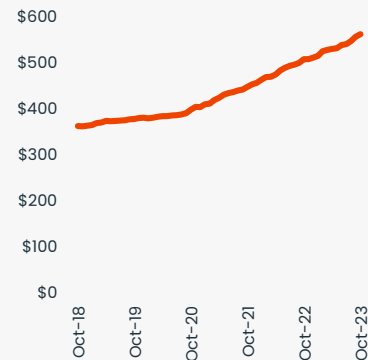
VALUES

Median value	\$497,838
Quarterly change	4.6%
Annual change	9.3%
5 year change	47.3%

RENTS

Median value	\$563 (pw)
Quarterly change	3.9%
Annual change	10.5%
5 year change	54.9%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.2%	19 days
1 Year Ago	-2.3%	26 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	0.4%	6.1%
1 Year Ago	0.9%	5.9%

TOTAL FOR SALE LISTINGS

501

-35.1% lower than one year ago, and -57.7% below the previous five year average.

TOTAL FOR RENT LISTINGS

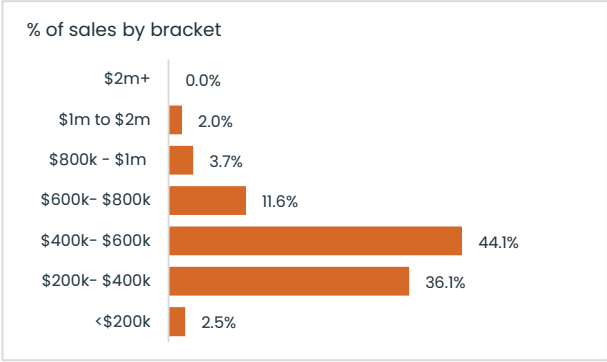
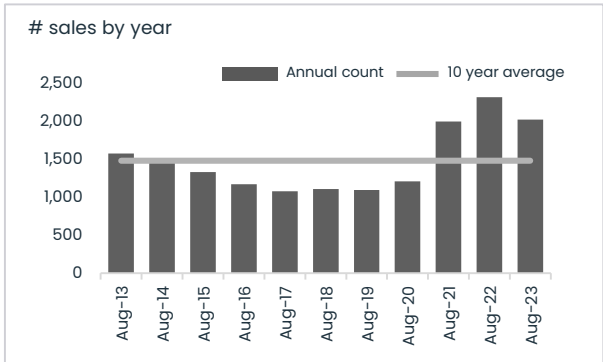
158

-24.0% lower than one year ago, and -55.7% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

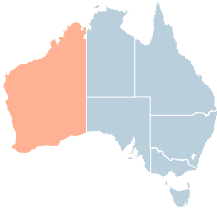
2,019

-12.6% lower than one year ago, and 30.9% above the five year average for the region.

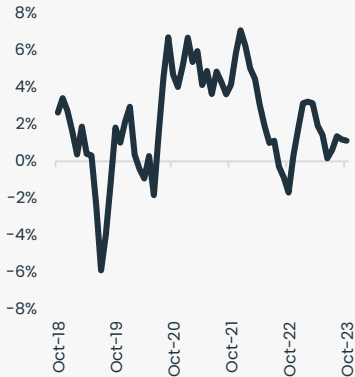


Busselton | WA

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERY CHANGE IN VALUES



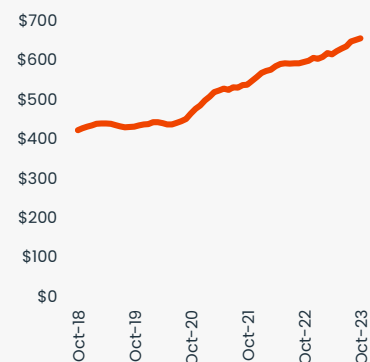
VALUES

Median value	\$704,105
Quarterly change	1.1%
Annual change	7.0%
5 year change	49.6%

RENTS

Median value	\$656 (pw)
Quarterly change	3.2%
Annual change	10.0%
5 year change	54.9%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-1.6%	20 days
1 Year Ago	-3.0%	21 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	0.5%	4.5%
1 Year Ago	0.3%	4.7%

TOTAL FOR SALE LISTINGS

302

-18.2% lower than one year ago, and -53.7% below the previous five year average.

TOTAL FOR RENT LISTINGS

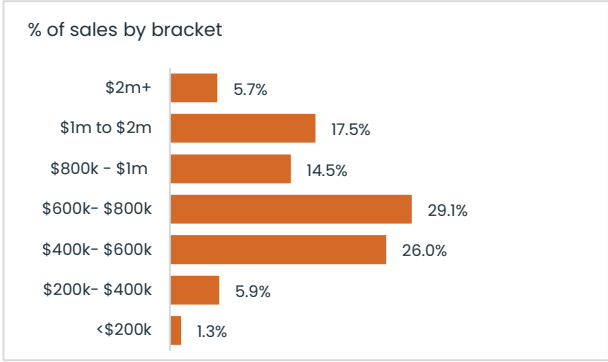
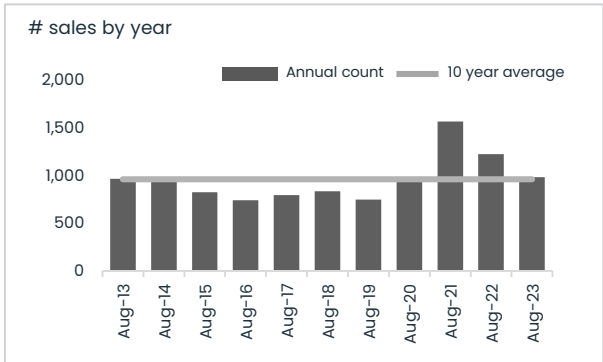
69

16.9% higher than one year ago, and -45.2% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

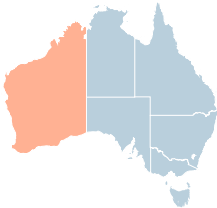
985

-19.7% lower than one year ago, and -7.8% below the five year average for the region.

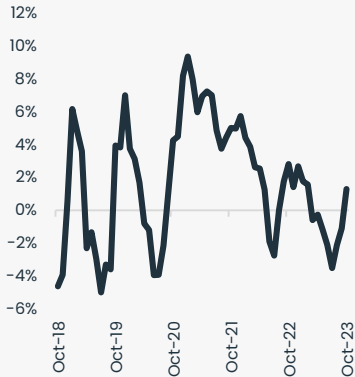


Geraldton | WA

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERLY CHANGE IN VALUES



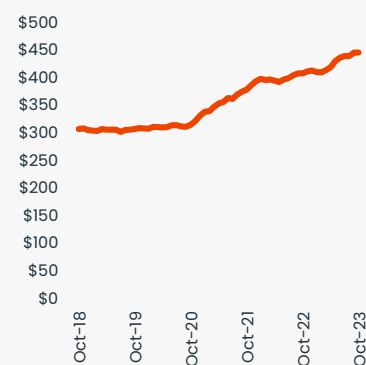
VALUES

Median value	\$342,154
Quarterly change	1.3%
Annual change	-0.8%
5 year change	44.7%

RENTS

Median value	\$446 (pw)
Quarterly change	1.3%
Annual change	9.1%
5 year change	45.0%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

	Vendor Discounting (3m)	Time On Market (3m)
Current	-5.1%	48 days
1 Year Ago	-4.5%	65 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	0.6%	6.7%
1 Year Ago	1.6%	5.9%

TOTAL FOR SALE LISTINGS

421

-35.5% lower than one year ago, and -38.1% below the previous five year average.

TOTAL FOR RENT LISTINGS

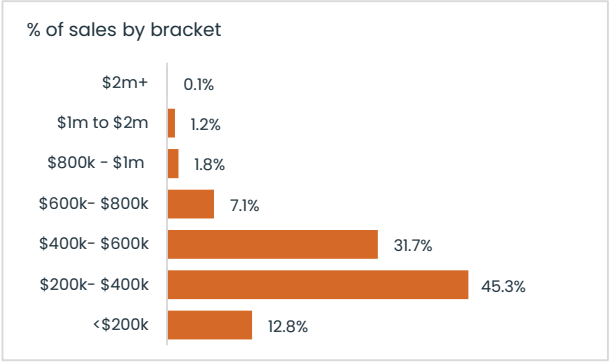
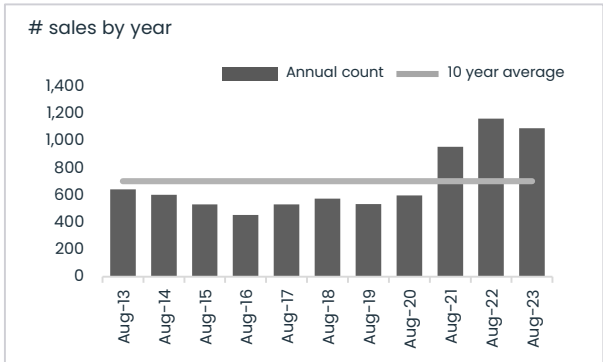
81

-29.6% lower than one year ago, and -65.2% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

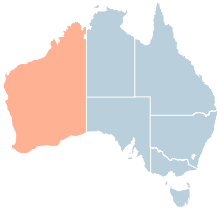
1,090

-6.1% lower than one year ago, and 42.7% above the five year average for the region.



Kalgoorlie - Boulder | WA

Home Value Index and Rental Value Index October 2023



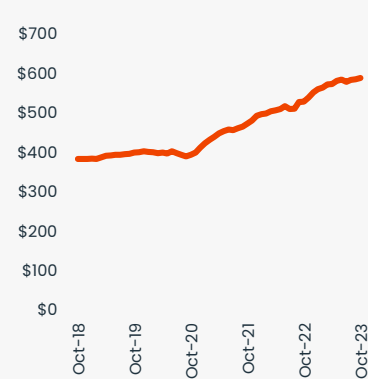
ROLLING QUARTERLY CHANGE IN VALUES



VALUES	
Median value	\$331,166
Quarterly change	1.8%
Annual change	3.5%
5 year change	23.0%

RENTS	
\$590 (pw)	
1.6%	
11.2%	
53.2%	

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

	Vendor Discounting (3m)	Time On Market (3m)
Current	-4.7%	44 days
1 Year Ago	-3.2%	32 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.2%	9.3%
1 Year Ago	1.3%	8.6%

TOTAL FOR SALE LISTINGS

324

-20.8% lower than one year ago, and -35.6% below the previous five year average.

TOTAL FOR RENT LISTINGS

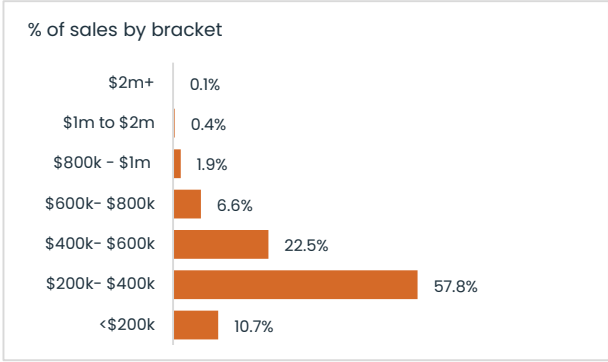
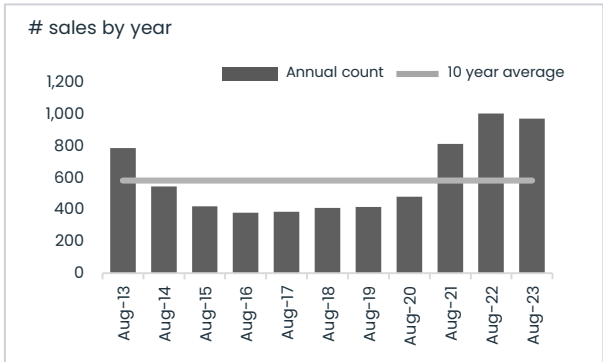
139

-2.1% lower than one year ago, and -35.9% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

974

-3.1% lower than one year ago, and 55.8% above the five year average for the region.

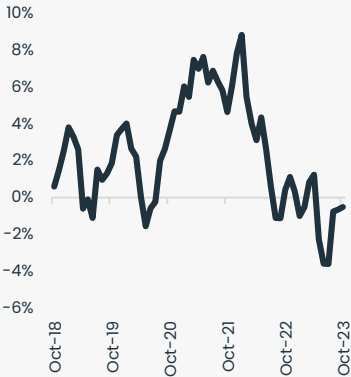


Burnie - Somerset | TAS

Home Value Index and Rental Value Index October 2023



ROLLING QUARTERY CHANGE IN VALUES



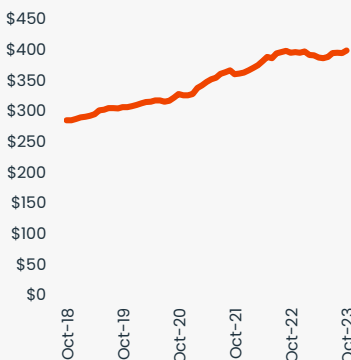
VALUES

Median value	\$402,944
Quarterly change	-0.5%
Annual change	-3.9%
5 year change	58.9%

RENTS

Median value	\$400 (pw)
Quarterly change	1.2%
Annual change	1.0%
5 year change	39.8%

INDEX ADJUSTED MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.0%	53 days
1 Year Ago	-2.9%	27 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.4%	5.0%
1 Year Ago	1.1%	4.7%

TOTAL FOR SALE LISTINGS

283

55.5% higher than one year ago, and 20.2% above the previous five year average.

TOTAL FOR RENT LISTINGS

73

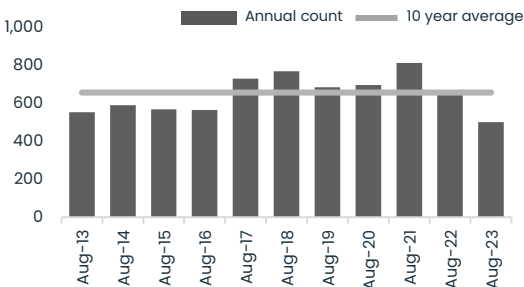
5.8% higher than one year ago, and -28.7% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

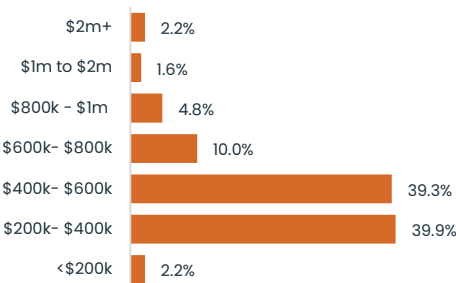
499

-22.6% lower than one year ago, and -30.7% below the five year average for the region.

sales by year

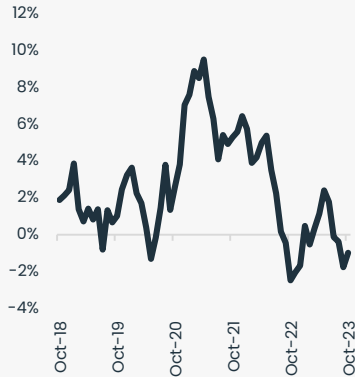


% of sales by bracket





ROLLING QUARTERY
CHANGE IN VALUES



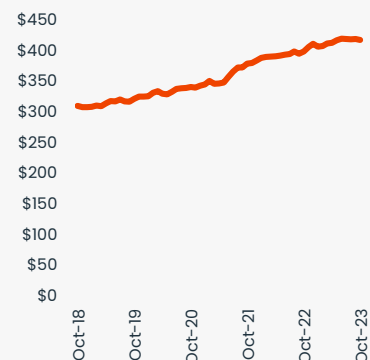
VALUES

Median value	\$450,771
Quarterly change	-1.0%
Annual change	0.5%
5 year change	63.9%

RENTS

Median value	\$418 (pw)
Quarterly change	-0.3%
Annual change	4.8%
5 year change	34.7%

INDEX ADJUSTED
MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-3.7%	54 days
1 Year Ago	-3.5%	29 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	1.7%	4.7%
1 Year Ago	0.5%	4.4%

TOTAL FOR SALE LISTINGS

234

15.3% higher than one year ago, and -2.1% below the previous five year average.

TOTAL FOR RENT LISTINGS

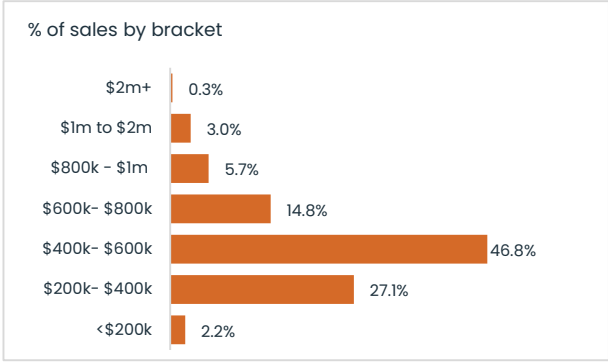
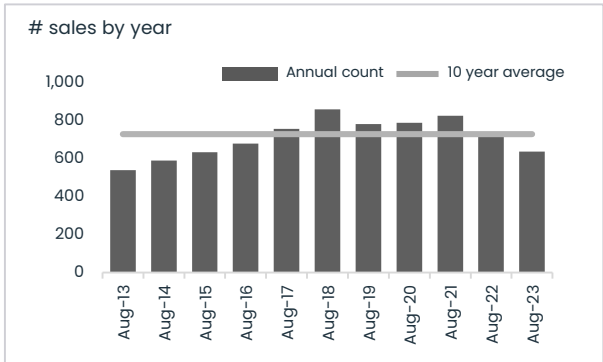
70

40.0% higher than one year ago, and -10.3% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

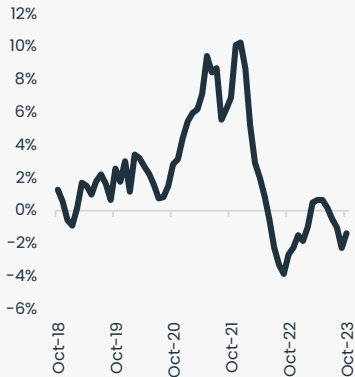
634

-12.9% lower than one year ago, and -20.2% below the five year average for the region.





ROLLING QUARTERLY
CHANGE IN VALUES



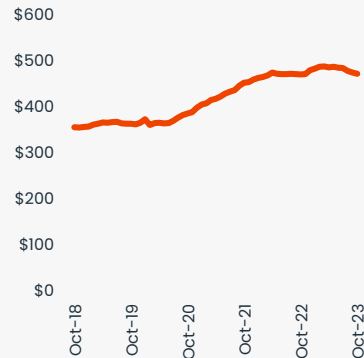
VALUES

Median value	\$519,584
Quarterly change	-1.4%
Annual change	-3.0%
5 year change	52.3%

RENTS

Median value	\$473
Quarterly change (pw)	-2.5%
Annual change	0.3%
5 year change	32.7%

INDEX ADJUSTED
MEDIAN RENTAL VALUE



SELLING CONDITIONS

Vendor Discounting (3m) Time On Market (3m)

Current	-4.1%	42 days
1 Year Ago	-4.8%	21 days

RENTAL CONDITIONS

Vacancy Rate (1m) Gross Rental Yield

Current	2.0%	4.5%
1 Year Ago	1.6%	4.3%

TOTAL FOR SALE LISTINGS

559

7.5% higher than one year ago, and 15.4% above the previous five year average.

TOTAL FOR RENT LISTINGS

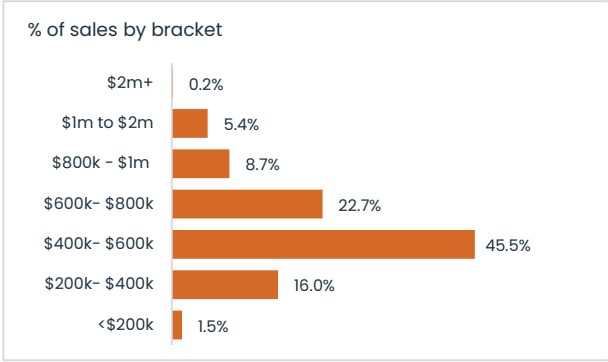
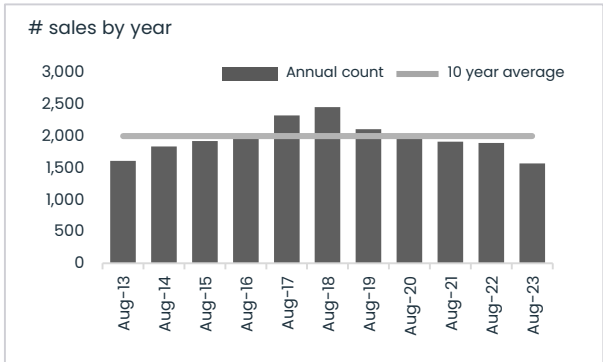
365

-13.1% lower than one year ago, and -19.4% below the previous five year average.

ANNUAL DWELLING SALES AUGUST 2023

1,572

-16.9% lower than one year ago, and -24.1% below the five year average for the region.



Summary of all SUAs dwellings – Values

Data to October 2023 (*data to August 2023)

SUA name	State	Number of sales *	12m change in sales volumes*	Median value	Quarterly change	Annual change	Median days on market (3m)	Median vendor discounting (3m)
Not in any SUA (NSW)	NSW	17,302	-26.9%	\$596,304	0.94%	-0.9%	62	-4.9%
Albury – Wodonga	NSW	1,832	-23.2%	\$524,038	0.0%	2.9%	47	-3.3%
Armidale	NSW	501	-32.9%	\$436,539	-3.47%	-4.9%	44	-3.2%
Ballina	NSW	742	-13.1%	\$933,462	0.8%	-4.7%	52	-5.5%
Batemans Bay	NSW	457	-28.3%	\$736,718	-1.41%	-6.9%	56	-5.0%
Bathurst	NSW	711	-27.7%	\$618,125	2.6%	-5.2%	49	-3.3%
Bowral – Mittagong	NSW	815	-25.6%	\$1,102,628	2.23%	-6.2%	71	-5.0%
Byron Bay	NSW	198	-19.8%	\$1,775,018	-3.4%	-13.6%	78	n.a
Camden Haven	NSW	319	-30.2%	\$827,216	1.06%	0.3%	59	-4.4%
Central Coast	NSW	6,017	-20.8%	\$903,656	2.0%	3.0%	34	-3.6%
Coffs Harbour	NSW	1,175	-20.4%	\$774,526	0.73%	-2.6%	61	-4.1%
Dubbo	NSW	709	-25.2%	\$478,842	1.3%	2.0%	45	-4.3%
Forster – Tuncurry	NSW	493	-24.5%	\$752,203	1.94%	3.6%	52	-3.1%
Goulburn	NSW	515	-28.2%	\$561,296	0.0%	2.5%	56	-6.4%
Grafton	NSW	350	-31.9%	\$439,717	2.11%	3.1%	38	-5.1%
Griffith	NSW	274	-17.2%	\$477,940	0.3%	-2.1%	27	-3.1%
Kempsey	NSW	212	-34.4%	\$441,649	3.90%	3.4%	42	-2.5%
Lismore	NSW	664	16.5%	\$463,043	4.3%	-2.6%	57	-5.3%
Lithgow	NSW	269	-14.3%	\$469,908	-0.73%	-3.2%	47	-3.5%
Medowie	NSW	250	-29.4%	\$831,579	3.4%	6.9%	64	-4.6%
Morisset – Cooranbong	NSW	515	-26.6%	\$835,608	-0.16%	3.7%	51	-3.6%
Mudgee	NSW	281	-28.9%	\$662,449	-1.7%	-6.0%	64	-4.0%
Muswellbrook	NSW	395	-41.3%	\$417,702	2.84%	4.3%	42	-2.2%
Nelson Bay	NSW	630	-30.8%	\$986,475	3.1%	1.0%	46	-2.8%
Newcastle – Maitland	NSW	8,702	-20.8%	\$773,820	0.95%	2.2%	36	-3.2%
Nowra – Bomaderry	NSW	607	-23.5%	\$677,773	3.1%	-1.2%	51	-3.2%
Orange	NSW	703	-22.6%	\$632,489	0.84%	-4.6%	55	-3.6%
Port Macquarie	NSW	994	-26.4%	\$813,844	0.2%	-1.3%	38	-3.2%
Singleton	NSW	338	-31.7%	\$605,527	2.37%	5.0%	69	-3.3%
St Georges Basin – Sanctuary Point	NSW	458	-22.9%	\$763,684	3.9%	0.6%	70	-6.9%
Sydney	NSW	75,282	-14.7%	\$1,151,632	2.50%	9.3%	29	-3.3%
Tamworth	NSW	972	-25.1%	\$469,873	1.9%	7.5%	47	-3.4%
Taree	NSW	494	-17.7%	\$463,369	1.05%	-0.9%	53	-3.7%
Ulladulla	NSW	321	-35.4%	\$973,214	5.9%	-0.2%	97	-7.7%
Wagga Wagga	NSW	1,106	-21.7%	\$498,549	0.94%	2.0%	49	-3.1%
Wollongong	NSW	4,550	-18.8%	\$906,907	2.5%	2.5%	33	-3.1%
Not in any SUA (Vic.)	VIC	8,955	-23.1%	\$579,056	-0.03%	-2.5%	63	-5.2%
Bacchus Marsh	VIC	374	-25.1%	\$662,503	1.2%	0.0%	54	-4.1%
Bairnsdale	VIC	247	-33.4%	\$457,994	-0.92%	-0.5%	64	-3.4%
Ballarat	VIC	2,115	-16.3%	\$552,392	-1.5%	-5.5%	52	-4.3%

Summary of all SUAs dwellings – Values

Data to October 2023 (*data to August 2023)

SUA name	State	Number of sales	12m change in sales * volumes*	Median value	Quarterly change	Annual change	Median days on market (3m)	Median vendor discounting (3m)
Bendigo	VIC	1,774	-22.6%	\$542,277	0.54%	-3.8%	37	-3.9%
Castlemaine	VIC	159	-18.5%	\$712,360	2.0%	-7.2%	62	-3.6%
Colac	VIC	216	-21.5%	\$469,684	0.58%	-5.2%	45	n.a
Echuca – Moama	VIC	369	-28.3%	\$598,166	5.4%	2.2%	55	n.a
Geelong	VIC	4,848	-19.8%	\$728,476	-0.58%	-5.0%	39	-4.0%
Gisborne	VIC	252	-1.6%	\$1,063,615	-0.9%	-3.5%	63	-3.9%
Horsham	VIC	336	-20.9%	\$358,173	0.30%	-0.4%	47	-3.4%
Melbourne	VIC	74,496	-21.0%	\$778,639	1.2%	2.4%	28	-3.4%
Mildura – Buronga	VIC	983	-19.4%	\$400,883	-1.25%	-1.1%	37	-3.2%
Moe – Newborough	VIC	409	-14.6%	\$362,115	-1.4%	-3.7%	64	-4.7%
Portland	VIC	188	-28.2%	\$388,832	-5.95%	-7.8%	83	-4.9%
Sale	VIC	282	-28.6%	\$427,646	-0.4%	1.8%	60	-3.2%
Shepparton – Mooroopna	VIC	757	-29.0%	\$443,515	3.04%	-1.1%	52	-3.1%
Swan Hill	VIC	188	-16.1%	\$393,545	-0.3%	-0.7%	38	-3.7%
Traralgon – Morwell	VIC	812	-28.8%	\$399,150	-0.67%	-2.9%	65	-4.7%
Wangaratta	VIC	360	-21.4%	\$476,226	-1.6%	-1.2%	36	-3.8%
Warragul – Drouin	VIC	789	-21.3%	\$653,300	0.75%	1.8%	70	-4.3%
Warrnambool	VIC	547	-28.8%	\$569,869	-1.6%	0.4%	35	-3.0%
Not in any SUA (Qld)	QLD	15,125	-26.0%	\$441,424	1.89%	5.2%	53	-4.7%
Airlie Beach – Cannonvale	QLD	587	-29.7%	\$582,804	3.2%	8.4%	39	-3.8%
Brisbane	QLD	48,704	-20.2%	\$778,169	3.79%	7.8%	23	-3.1%
Bundaberg	QLD	1,718	-26.9%	\$463,534	3.7%	10.8%	20	-2.5%
Cairns	QLD	4,308	-20.8%	\$522,464	1.72%	5.3%	24	-3.1%
Emerald	QLD	488	2.7%	\$320,288	0.3%	6.2%	46	-5.3%
Gladstone	QLD	1,554	-1.2%	\$377,576	-0.69%	0.2%	43	-3.3%
Gold Coast – Tweed Heads	QLD	17,129	-23.5%	\$907,076	3.1%	7.3%	29	-3.3%
Gympie	QLD	592	-24.3%	\$498,434	-0.23%	0.4%	35	-3.5%
Hervey Bay	QLD	1,454	-26.5%	\$608,946	1.7%	3.6%	47	-3.3%
Kingaroy	QLD	268	-34.8%	\$358,981	2.81%	8.1%	40	-2.8%
Mackay	QLD	2,364	-12.1%	\$445,623	2.7%	6.1%	26	-2.6%
Maryborough	QLD	657	-27.2%	\$391,070	2.75%	6.2%	55	-3.4%
Rockhampton	QLD	2,454	-12.3%	\$397,102	3.8%	9.8%	27	-3.6%
Sunshine Coast	QLD	8,603	-18.9%	\$960,081	1.80%	1.9%	38	-3.8%
Toowoomba	QLD	3,234	-22.6%	\$562,229	3.1%	7.9%	23	-2.8%
Townsville	QLD	5,350	-10.6%	\$395,634	2.87%	5.7%	25	-3.8%
Warwick	QLD	385	-35.5%	\$387,718	3.2%	5.6%	29	-1.6%
Yeppoon	QLD	590	-28.6%	\$650,844	3.45%	6.3%	39	-2.9%
Not in any SUA (SA)	SA	4,963	-20.1%	\$402,023	2.1%	9.6%	45	-4.3%
Adelaide	SA	23,446	-15.6%	\$698,800	4.21%	6.5%	29	-3.7%
Mount Gambier	SA	589	-23.1%	\$397,775	1.9%	10.6%	36	-2.3%

Summary of all SUAs dwellings – Values

Data to October 2023 (*data to August 2023)

SUA name	State	Number of sales *	12m change in sales volumes*	Median value	Quarterly change	Annual change	Median days on market (3m)	Median vendor discounting (3m)
Murray Bridge	SA	397	-17.6%	\$375,954	0.04%	8.5%	35	-3.9%
Port Lincoln	SA	353	-16.2%	\$385,011	5.5%	11.5%	48	-4.0%
Port Pirie	SA	362	-15.4%	\$223,065	1.77%	8.9%	52	-5.0%
Victor Harbor – Goolwa	SA	781	-18.3%	\$633,432	0.3%	6.9%	43	-3.9%
Whyalla	SA	541	-8.8%	\$238,170	2.74%	6.4%	40	-5.1%
Not in any SUA (WA)	WA	5,060	-13.8%	\$380,246	2.1%	6.5%	35	-4.5%
Albany	WA	659	-29.4%	\$496,736	2.39%	6.0%	18	-2.3%
Broome	WA	438	-12.7%	\$522,987	1.1%	2.2%	35	-3.1%
Bunbury	WA	2,019	-12.6%	\$497,838	4.62%	9.3%	19	-3.2%
Busselton	WA	985	-19.7%	\$704,105	1.1%	7.0%	20	-1.6%
Esperance	WA	252	-17.9%	\$417,991	-1.34%	9.1%	26	n.a
Geraldton	WA	1,090	-6.1%	\$342,154	1.3%	-0.8%	48	-5.1%
Kalgoorlie – Boulder	WA	974	-3.1%	\$331,166	1.84%	3.5%	44	-4.7%
Karratha	WA	410	-9.3%	\$495,448	-0.5%	-0.4%	50	-4.0%
Perth	WA	49,709	-4.8%	\$630,849	4.64%	10.8%	13	-2.5%
Port Hedland	WA	405	-18.5%	\$428,267	-0.4%	9.5%	55	n.a
Not in any SUA (Tas.)	TAS	2,853	-24.1%	\$541,858	1.30%	-1.4%	67	-4.5%
Burnie – Somerset	TAS	499	-22.6%	\$402,944	-0.5%	-3.9%	53	-3.0%
Devonport	TAS	634	-12.9%	\$450,771	-0.99%	0.5%	54	-3.7%
Hobart	TAS	3,418	-6.3%	\$671,062	0.4%	-4.6%	36	-4.6%
Launceston	TAS	1,572	-16.9%	\$519,584	-1.38%	-3.0%	42	-4.1%
Ulverstone	TAS	242	-21.7%	\$486,996	-1.6%	-1.9%	61	-4.8%
Not in any SUA (NT)	NT	361	-13.4%	\$483,540	-1.50%	0.8%	57	n.a
Alice Springs	NT	376	-22.6%	\$451,995	-0.2%	1.2%	73	-3.8%
Darwin	NT	2,386	-9.9%	\$490,187	0.57%	-1.9%	48	-5.6%
Canberra – Queanbeyan	ACT	9,395	-12.1%	\$830,165	0.7%	-1.6%	40	-3.4%

Summary of all SUAs dwellings – Rents

Data to October 2023

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (Oct 23)	Current gross rental yield (Oct 23)
Not in any SUA (NSW)	NSW	\$466	-0.2%	0.4%	1.8%	4.1%
Albury – Wodonga	NSW	\$467	0.8%	3.2%	1.0%	4.5%
Armidale	NSW	\$438	-0.7%	0.5%	3.1%	5.0%
Ballina	NSW	\$707	2.0%	0.0%	1.0%	3.8%
Batemans Bay	NSW	\$532	-5.4%	-9.3%	2.0%	3.7%
Bathurst	NSW	\$481	1.7%	4.7%	1.4%	4.2%
Bowral – Mittagong	NSW	\$686	1.7%	-2.8%	3.2%	3.1%
Byron Bay	NSW	\$1,061	3.5%	0.3%	1.0%	3.3%
Camden Haven	NSW	\$585	-0.5%	3.6%	2.0%	3.9%
Central Coast	NSW	\$608	0.0%	0.5%	1.4%	3.3%
Coffs Harbour	NSW	\$625	1.0%	2.7%	1.5%	4.1%
Dubbo	NSW	\$471	1.5%	3.1%	1.5%	4.9%
Forster – Tuncurry	NSW	\$546	-0.6%	4.1%	1.7%	3.7%
Goulburn	NSW	\$470	-1.0%	-0.6%	2.0%	4.2%
Grafton	NSW	\$478	0.5%	1.4%	0.9%	5.4%
Griffith	NSW	\$444	0.3%	2.8%	0.7%	4.7%
Kempsey	NSW	\$436	-1.9%	2.0%	1.9%	5.1%
Lismore	NSW	\$528	3.0%	-2.2%	1.3%	5.3%
Lithgow	NSW	\$414	0.4%	1.7%	2.0%	4.6%
Medowie	NSW	\$632	1.0%	-0.6%	1.5%	4.0%
Morisset – Cooranbong	NSW	\$579	0.0%	2.8%	1.9%	3.6%
Mudgee	NSW	\$530	1.9%	0.0%	2.5%	4.4%
Muswellbrook	NSW	\$477	2.5%	10.9%	0.8%	5.7%
Nelson Bay	NSW	\$573	0.5%	2.2%	1.1%	3.3%
Newcastle – Maitland	NSW	\$605	0.1%	3.8%	1.0%	3.8%
Nowra – Bomaderry	NSW	\$539	-1.2%	-2.6%	1.3%	3.9%
Orange	NSW	\$513	1.5%	0.3%	2.2%	4.3%
Port Macquarie	NSW	\$580	-0.1%	2.1%	0.9%	3.9%
Singleton	NSW	\$578	1.1%	7.6%	0.6%	4.9%
St Georges Basin – Sanctuary Point	NSW	\$525	-1.6%	-2.9%	1.8%	3.2%
Sydney	NSW	\$748	1.7%	10.5%	1.2%	3.0%
Tamworth	NSW	\$439	1.4%	4.4%	2.0%	4.8%
Taree	NSW	\$452	-0.9%	1.3%	1.6%	4.9%
Ulladulla	NSW	\$549	-2.2%	1.0%	0.7%	2.9%
Wagga Wagga	NSW	\$463	0.2%	2.9%	1.0%	4.6%
Wollongong	NSW	\$660	-0.3%	1.6%	0.9%	3.6%
Not in any SUA (Vic.)	VIC	\$436	0.1%	3.9%	1.3%	3.7%
Bacchus Marsh	VIC	\$475	2.4%	7.4%	0.9%	3.8%
Bairnsdale	VIC	\$450	0.8%	3.4%	0.4%	4.8%
Ballarat	VIC	\$418	0.6%	6.3%	0.8%	3.9%

Summary of all SUAs dwellings – Rents

Data to October 2023

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (Oct 23)	Current gross rental yield (Oct 23)
Bendigo	VIC	\$457	1.4%	5.1%	1.0%	4.3%
Castlemaine	VIC	\$462	1.3%	3.3%	0.3%	3.4%
Colac	VIC	\$437	0.7%	2.7%	0.3%	4.5%
Echuca – Moama	VIC	\$548	-0.6%	1.3%	0.4%	4.5%
Geelong	VIC	\$501	0.2%	3.4%	1.3%	3.4%
Gisborne	VIC	\$600	1.0%	8.4%	1.1%	3.1%
Horsham	VIC	\$381	0.5%	4.7%	0.9%	5.2%
Melbourne	VIC	\$558	1.9%	11.8%	0.8%	3.4%
Mildura – Buronga	VIC	\$415	0.2%	5.6%	1.0%	5.2%
Moe – Newborough	VIC	\$386	0.6%	1.4%	1.5%	5.1%
Portland	VIC	\$414	-0.2%	2.8%	1.8%	5.4%
Sale	VIC	\$439	-0.3%	2.4%	1.1%	5.1%
Shepparton – Mooroopna	VIC	\$457	2.3%	10.0%	0.6%	5.0%
Swan Hill	VIC	\$390	1.0%	6.8%	0.1%	4.7%
Traralgon – Morwell	VIC	\$407	1.6%	3.1%	2.1%	5.0%
Wangaratta	VIC	\$435	1.2%	0.9%	0.8%	4.4%
Warragul – Drouin	VIC	\$476	1.1%	4.8%	0.7%	3.7%
Warrnambool	VIC	\$505	1.0%	6.6%	0.5%	4.5%
Not in any SUA (Qld)	QLD	\$470	2.0%	6.8%	1.4%	5.2%
Airlie Beach – Cannonvale	QLD	\$564	1.0%	10.2%	1.5%	5.8%
Brisbane	QLD	\$620	2.0%	8.0%	1.2%	4.0%
Bundaberg	QLD	\$513	3.5%	8.2%	1.1%	5.4%
Cairns	QLD	\$559	1.3%	6.4%	1.3%	5.6%
Emerald	QLD	\$489	2.4%	8.3%	0.5%	7.6%
Gladstone	QLD	\$458	2.0%	7.5%	1.4%	6.4%
Gold Coast – Tweed Heads	QLD	\$775	0.9%	5.1%	1.3%	4.4%
Gympie	QLD	\$493	0.9%	5.5%	1.2%	5.1%
Hervey Bay	QLD	\$543	2.4%	5.5%	1.3%	4.7%
Kingaroy	QLD	\$465	4.3%	15.5%	0.9%	6.6%
Mackay	QLD	\$561	3.3%	9.1%	0.9%	6.5%
Maryborough	QLD	\$470	3.5%	7.0%	0.8%	5.9%
Rockhampton	QLD	\$484	0.9%	6.3%	1.1%	6.2%
Sunshine Coast	QLD	\$700	-0.1%	1.8%	1.1%	3.6%
Toowoomba	QLD	\$496	2.7%	6.6%	1.2%	4.6%
Townsville	QLD	\$478	1.6%	4.7%	1.2%	6.1%
Warwick	QLD	\$449	3.3%	11.2%	0.4%	5.6%
Yeppoon	QLD	\$620	1.6%	6.5%	0.9%	4.9%
Not in any SUA (SA)	SA	\$395	1.5%	5.8%	0.6%	4.7%
Adelaide	SA	\$554	1.4%	7.1%	0.3%	3.9%
Mount Gambier	SA	\$401	-0.4%	3.9%	0.4%	4.9%

Summary of all SUAs dwellings – Rents

Data to October 2023

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (Oct 23)	Current gross rental yield (Oct 23)
Murray Bridge	SA	\$424	-0.1%	16.5%	0.3%	5.5%
Port Lincoln	SA	\$422	5.1%	17.6%	0.9%	5.5%
Port Pirie	SA	\$368	3.4%	10.4%	0.1%	7.8%
Victor Harbor – Goolwa	SA	\$470	4.6%	1.2%	1.0%	3.9%
Whyalla	SA	\$341	0.2%	9.3%	0.3%	7.2%
Not in any SUA (WA)	WA	\$449	2.5%	7.7%	1.3%	6.2%
Albany	WA	\$468	3.1%	7.3%	0.7%	4.8%
Broome	WA	\$857	1.8%	8.2%	1.0%	8.5%
Bunbury	WA	\$563	3.9%	10.5%	0.4%	6.1%
Busselton	WA	\$656	3.2%	10.0%	0.5%	4.5%
Esperance	WA	\$419	-0.8%	4.0%	0.3%	5.2%
Geraldton	WA	\$446	1.3%	9.1%	0.6%	6.7%
Kalgoorlie – Boulder	WA	\$590	1.6%	11.2%	1.2%	9.3%
Karratha	WA	\$1,026	2.9%	20.2%	2.0%	11.3%
Perth	WA	\$612	3.0%	13.2%	0.5%	4.7%
Port Hedland	WA	\$869	2.2%	11.3%	2.1%	11.3%
Not in any SUA (Tas.)	TAS	\$423	-1.6%	-2.1%	2.3%	4.1%
Burnie – Somerset	TAS	\$400	1.2%	1.0%	1.4%	5.0%
Devonport	TAS	\$418	-0.3%	4.8%	1.7%	4.7%
Hobart	TAS	\$529	-2.4%	-3.5%	2.3%	4.0%
Launceston	TAS	\$473	-2.5%	0.3%	2.0%	4.5%
Ulverstone	TAS	\$411	0.3%	-0.6%	1.4%	4.3%
Not in any SUA (NT)	NT	\$615	3.8%	-2.2%	2.1%	6.2%
Alice Springs	NT	\$542	1.1%	0.9%	1.6%	6.8%
Darwin	NT	\$612	2.2%	3.0%	1.9%	6.6%
Canberra – Queanbeyan	ACT	\$642	-0.5%	-3.0%	1.9%	4.0%

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With an extensive breadth and depth of knowledge gathered over the last 30 years, we provide services across a wide range of industries, including Banking & Finance, Real Estate, Government, Insurance and Construction. Our diverse, innovative solutions help our clients identify and manage growth opportunities, improve performance and mitigate risk. We also operate consumer-facing portals - onthehouse.com.au and propertyvalue.com.au - providing important insights for people looking to buy or sell their home or investment property.

We are a wholly owned subsidiary of CoreLogic, Inc – one of the largest data and analytics companies in the world with offices in Australia, New Zealand, the United States and United Kingdom.

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