

Buyers take the lead:

New report highlights surging property listings across Australia's top markets



September 2024
DATA ANALYSIS



TOP 50 AREAS

Media release
on last page

Page	Area (SA3)	Region (SA4)	Property Type	Listings Now	Listings 12M Average	Increase
5	BRINGELLY - GREEN VALLEY	SYDNEY - SOUTH WEST	HOUSE	1680	641	162%
6	ROUSE HILL - MCGRATHS HILL	SYDNEY - BAULKHAM HILLS AND HAWKESBURY	HOUSE	814	358	128%
7	CARDINIA	MELBOURNE - SOUTH EAST	HOUSE	931	533	75%
8	LOWER HUNTER	HUNTER VALLEY EXC NEWCASTLE	HOUSE	755	433	74%
9	CASEY - SOUTH	MELBOURNE - SOUTH EAST	HOUSE	1904	1,094	74%
10	GIPPSLAND - SOUTH WEST	LATROBE - GIPPSLAND	HOUSE	1749	1,020	71%
11	BLACKTOWN - NORTH	SYDNEY - BLACKTOWN	HOUSE	860	561	53%
12	WANNEROO	PERTH - NORTH WEST	HOUSE	936	616	52%
13	STIRLING	PERTH - NORTH WEST	HOUSE	664	458	45%
14	IPSWICH INNER	IPSWICH	HOUSE	592	416	42%
15	WYONG	CENTRAL COAST	HOUSE	790	555	42%
16	ROCKINGHAM	PERTH - SOUTH WEST	HOUSE	583	417	40%
17	UPPER GOULBURN VALLEY	HUME	HOUSE	679	493	38%
18	MAITLAND	HUNTER VALLEY EXC NEWCASTLE	HOUSE	629	461	37%
19	GOSFORD	CENTRAL COAST	HOUSE	667	495	35%
20	MANDURAH	MANDURAH	HOUSE	578	432	34%
21	WHITEHORSE - WEST	MELBOURNE - INNER EAST	UNIT	603	453	33%
22	RICHMOND VALLEY - COASTAL	RICHMOND - TWEED	HOUSE	574	433	33%
23	WYNDHAM	MELBOURNE - WEST	HOUSE	2477	1,879	32%
24	SOUTHERN HIGHLANDS	SOUTHERN HIGHLANDS AND SHOALHAVEN	HOUSE	563	435	29%
25	CASEY - NORTH	MELBOURNE - SOUTH EAST	HOUSE	561	436	29%
26	STRATHFIELD - BURWOOD - ASHFIELD	SYDNEY - INNER WEST	UNIT	643	506	27%
27	SURF COAST - BELLARINE PENINSULA	GEELONG	HOUSE	1275	1,006	27%
28	BAYSIDE	MELBOURNE - INNER SOUTH	UNIT	502	398	26%
29	ORMEAU - OXFORD	GOLD COAST	HOUSE	799	633	26%

TOP 50 AREAS

Page	Area (SA3)	Region (SA4)	Property Type	Listings Now	Listings 12M Average	Increase
30	RYDE - HUNTERS HILL	SYDNEY - RYDE	UNIT	786	631	25%
31	BUNDABERG	WIDE BAY	HOUSE	612	493	24%
32	SYDNEY INNER CITY	SYDNEY - CITY AND INNER SOUTH	UNIT	1608	1,295	24%
33	GRAMPIANS	NORTH WEST	HOUSE	447	362	23%
34	BAW BAW	LATROBE - GIPPSLAND	HOUSE	585	476	23%
35	COFFS HARBOUR	COFFS HARBOUR - GRAFTON	HOUSE	548	447	23%
36	MELBOURNE CITY	MELBOURNE - INNER	UNIT	2455	2,022	21%
37	WAGGA WAGGA	RIVERINA	HOUSE	609	504	21%
38	SHOALHAVEN	SOUTHERN HIGHLANDS AND SHOALHAVEN	HOUSE	1136	941	21%
39	SWAN	PERTH - NORTH EAST	HOUSE	637	528	21%
40	PARRAMATTA	SYDNEY - PARRAMATTA	UNIT	750	626	20%
41	GIPPSLAND - EAST	LATROBE - GIPPSLAND	HOUSE	682	572	19%
42	MONASH	MELBOURNE - SOUTH EAST	UNIT	461	390	18%
43	WHITTLESEA - WALLAN	MELBOURNE - NORTH EAST	HOUSE	1258	1,076	17%
44	LATROBE VALLEY	LATROBE - GIPPSLAND	HOUSE	817	700	17%
45	GEELONG	GEELONG	HOUSE	1227	1,054	16%
46	SOUTH COAST	CAPITAL REGION	HOUSE	737	634	16%
47	CLEVELAND - STRADBROKE	BRISBANE - EAST	HOUSE	715	619	16%
48	MORNINGTON PENINSULA	MORNINGTON PENINSULA	HOUSE	1071	930	15%
49	WODONGA - ALPINE	HUME	HOUSE	519	454	14%
50	MARIBYRNONG	MELBOURNE - WEST	UNIT	537	472	14%
51	HEATHCOTE - CASTLEMAINE - KYNETON	BENDIGO	HOUSE	541	477	13%
52	BENDIGO	BENDIGO	HOUSE	689	608	13%
53	TAMWORTH - GUNNEDAH	NEW ENGLAND AND NORTH WEST	HOUSE	446	396	13%
54	YARRA RANGES	MELBOURNE - OUTER EAST	HOUSE	507	462	10%

SUMMARY

The latest report from MCG Quantity Surveyors highlights significant shifts in property market dynamics across various Australian regions, driven by a surge in property listings. This increase in supply is creating more favourable conditions for buyers, particularly first-home buyers, downsizers, and investors.

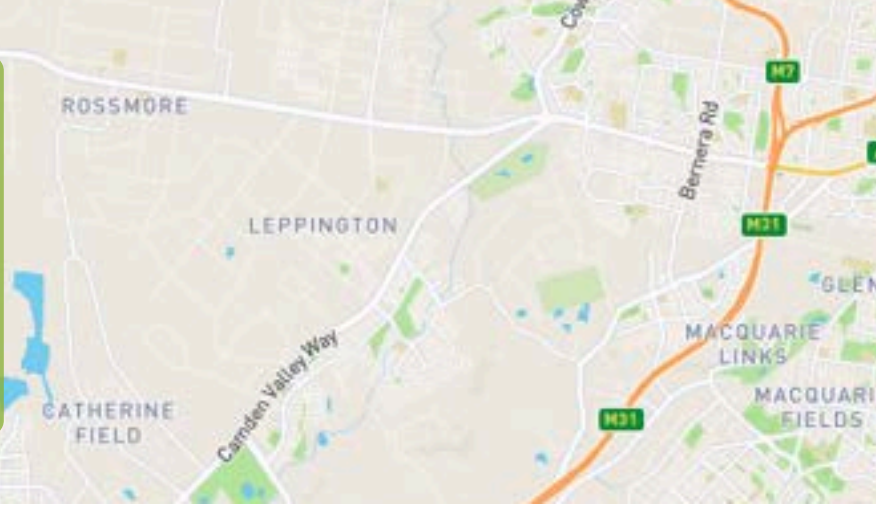
In New South Wales, regions like Bringelly-Green Valley and Rouse Hill-McGraths Hill have seen dramatic increases in listings, up 162% and 128% respectively. These surges in available properties mark a major shift in favour of buyers, who now have greater negotiating power in markets that were previously dominated by intense competition. Blacktown-North has also experienced a significant 53% increase in listings, offering more options and potentially easing price pressures for those looking to buy in Sydney's outer suburbs.

In Victoria, the Cardinia region has recorded a 75% rise in listings, providing buyers with more choices and reducing price competition in outer Melbourne suburbs. Casey-South, with a 74% increase in listings, is now more accessible to buyers who were previously priced out of the market. Geelong, a key regional centre, has seen a 16% rise in listings, stabilising prices and creating a more balanced environment for those looking to purchase in the area.

In Queensland, Ipswich Inner has experienced a 42% increase in listings, giving buyers in the Brisbane area more opportunities to secure property without the fierce competition seen in previous years. Ormeau-Oxenford on the Gold Coast has also seen a 26% increase in listings, providing more negotiating power to buyers.

In Western Australia, Wanneroo has experienced a 52% rise in listings, offering more options to buyers in Perth's northern suburbs. Stirling (45%) and Rockingham (40%) have also recorded notable increases, further boosting buyer confidence in Perth's property market.

BRINGELLY - GREEN VALLEY



The Bringelly - Green Valley housing market, located in Sydney's South West region, has seen a sharp increase in listings, with 1,680 houses currently available. This marks a significant 162% rise over the 12-month average of 641 listings. This increase in supply provides a much greater choice for buyers, especially in an environment where higher interest rates and slowing net immigration are softening demand.

The median sale price for houses in Bringelly - Green Valley over the past year has been \$1,070,000, with properties typically spending 32 days on the market before sale. Six months ago, the median price was slightly lower at \$1,045,000, while a year ago it was \$1,050,000. This indicates relatively stable price growth in the area despite the fluctuations in demand. Rental demand in the region remains robust, with the median lease price currently at \$720 per week, up from \$650 a year ago. This translates into an estimated rental yield of around 3.5%.

The suburb has a strong family-oriented demographic, with 86% of households being family-based and 90% of properties being detached houses. Additionally, around 29% of the housing stock is rented, adding to the area's appeal for both investors and tenants. This significant increase in listings positions Bringelly - Green Valley as a key area for buyers looking for more options amidst challenging market conditions.

Suburbs Include:

Ashcroft, Austral, Badgerys Creek, Bringelly, Busby, Carnes Hill, Catherine Field, Cecil Hills, Cobbitty, Elizabeth Hills, Gledswood Hills, Green Valley, Greendale, Heckenberg, Hinchinbrook, Horningsea Park, Hoxton Park, Kemps Creek, Leppington, Middleton Grange, Miller, Oran Park, Rossmore, Sadleir, West Hoxton

A map of the Rouse Hill - McGraths Hill area in Sydney, Australia. The map shows various suburbs including McGraths Hill, Oakville, Nelson, Annangrove, The Hills of Carmel, and Kenthurst. A green overlay on the left side of the map contains the text 'ROUSE HILL - MCGRATHS HILL'.

ROUSE HILL - MCGRATHS HILL

The Rouse Hill - McGraths Hill housing market has experienced a substantial increase in listings, with 814 houses currently available for sale, a 127.6% rise compared to the 12-month average of 358 listings. This surge in supply presents an excellent opportunity for buyers, particularly as demand pressures ease due to higher interest rates and a cooling immigration influx.

The median sale price for houses in the area has been \$1,730,000 over the past 12 months, with a median Days on Market (DoM) of 37 days. Six months ago, the median price stood at \$1,703,888, showing a slight increase in values. A year ago, the median price was \$1,600,000, marking a solid year-on-year growth rate. The DoM has fluctuated slightly, with properties taking 31 days to sell a year ago, but extending to 37 days in recent months.

Rental demand has remained strong, with the median rent increasing from \$745 per week a year ago to \$820 per week today, indicating a buoyant rental market. This results in a rental yield of approximately 2.5%, which falls below the expected yields for many investors.

Rouse Hill is a predominantly family-oriented area, with 88.7% of households being family-based, and 87.6% of properties being detached houses. The rental market accounts for 21.7% of housing, demonstrating a stable investment environment alongside growing buyer demand.

With a dramatic rise in listings and stable price growth, Rouse Hill - McGraths Hill stands out as a market offering a significant amount of choice options, especially for those looking at new houses.

Suburbs Include:

Beaumont Hills, Box Hill, Cattai, Maraylya, McGraths Hill, Mulgrave, Nelson, Oakville, Pitt Town, Pitt Town Bottoms, Rouse Hill, Vineyard



CARDINIA

The Cardinia housing market has seen a more moderate increase in listings compared to other areas, with 931 houses currently on the market. This represents a 74.8% increase over the 12-month average of 533 listings. While this rise offers greater choice for buyers, the demand-side of the market remains influenced by the combined pressures of rising interest rates and a tapering off of net immigration.

The median sale price for houses in Cardinia over the past year has been \$700,000, with properties typically spending 35 days on the market. This reflects relative stability, with both the median price and Days on Market (DoM) remaining consistent over the past year. Six months ago, the median sale price was \$690,000, while one year ago it was \$685,000. This suggests minimal price growth over the past 12 months, likely reflective of broader economic conditions.

On the rental side, median rents have risen from \$480 per week a year ago to \$550 per week currently, pointing to a 14.6% increase. This steady rise in rents contributes to an estimated yield of around 4%, making the area attractive to property investors seeking good rental returns.

Cardinia is characterised by a high proportion of family households, making up 78.4% of the population, and 91% of properties in the area are detached houses. Around 23% of housing stock is rented, which indicates ongoing demand from tenants.

Overall, Cardinia's market has remained stable, with a significant increase in listings providing opportunities for buyers while still offering solid returns for investors.

Suburbs Include:

Avonsleigh, Bayles, Beaconsfield, Beaconsfield Upper, Bunyip, Caldermeade, Cardinia, Catani, Clematis, Cockatoo, Cora Lynn, Dalmore, Dewhurst, Emerald, Garfield, Garfield North, Gembrook, Guys Hill, Heath Hill, Iona, Koo Wee Rup, Lang Lang, Maryknoll, Monomeith, Mount Burnett, Nar Nar Goon, Nar Nar Goon North, Officer, Officer South, Pakenham, Pakenham South, Pakenham Upper, Tonimbuk, Tynong, Tynong North, Yannathan

LOWER HUNTER

Broke

Maitland

The Lower Hunter housing market has seen a notable increase in listings, with 755 houses currently available for sale. This represents a 74.4% increase compared to the 12-month average of 433 listings, signalling a shift toward more favourable conditions for buyers. As interest rates continue to rise and net immigration softens, this increased supply provides more options for those looking to enter the market or upgrade their homes.

The median sale price in Lower Hunter over the past 12 months has been \$623,000, with properties typically spending 43 days on the market. This has remained relatively stable over time, with the median sale price and Days on Market (DoM) figures showing little movement. Six months ago, the median sale price was the same at \$623,000, and one year ago, the median was \$620,000. These steady prices reflect the area's consistent demand despite broader economic pressures.

The rental market has also seen strong performance, with median weekly rents increasing from \$525 a year ago to \$550 per week today. This has led to an estimated rental yield of around 4.6%, making the area appealing for investors looking for solid rental returns.

Lower Hunter's demographic profile is predominantly family-oriented, with 73.8% of households being family-based and 90.7% of properties being detached houses. The rental market accounts for approximately 25.4% of the housing stock, which indicates a healthy demand from tenants.

With its stable price growth and a significant increase in listings, Lower Hunter presents a balanced market, offering opportunities for both buyers and investors.

Suburbs Include:

Aberdare, Abermain, Abernethy, Alison, Bandon Grove, Belford, Bellbird, Bellbird Heights, Bendolba, Black Hill, Branxton, Bridgman, Broke, Brookfield, Brunkerville, Buchanan, Bucketty, Bulga, Cessnock, Clarence Town, Cliftleigh, Congewai, Darlington, Dungog, East Branxton, East Gresford, Ellalong, Elrington, Glen Martin, Glen Oak, Glen William, Glendon Brook, Glenridding, Gowrie, Gresford, Greta, Heddon Greta, Hilldale, Hunterview, Jerrys Plains, Kearsley, Kitchener, Kurri Kurri, Laguna, Leconfield, Lovedale, Lower Belford, Main Creek, Maison Dieu, Martins Creek, Milbrodale, Millfield, Mitchells Flat, Mount Olive, Mount View, Mount Vincent, Mulbring, Murrays Run, Neath, North Rothbury, Nulkaba, Paterson, Paxton, Pelaw Main, Pokolbin, Putty, Quorrobolong, Redbournberry, Reedy Creek, Sawyers Gully, Sedgefield, Singleton, Singleton Heights, Stanford Merthyr, Stanhope, Torryburn, Vacy, Wallarobba, Wattle Ponds, Westbrook, Weston, Whittingham, Wollombi.



CASEY - SOUTH

The Casey - South housing market has experienced a considerable increase in listings, with 1,904 houses currently on the market. This marks a 74.1% rise compared to the 12-month average of 1,094 listings. The surge in supply provides enhanced opportunities for buyers, particularly in an environment where rising interest rates and softer demand from net immigration are having a dampening effect on buyer activity.

The median sale price in Casey - South over the past year has been \$735,000, with properties taking around 35 days on average to sell. This reflects a stable market, as the median price six months ago was only slightly lower at \$723,000, and one year ago it stood at \$710,000. This moderate price growth highlights the area's resilience despite broader market challenges.

On the rental side, median weekly rents have increased from \$495 a year ago to \$560 today, reflecting a strong 13% rise over the year. This growth has led to an estimated rental yield of approximately 4%, which continues to attract investors looking for solid rental returns in the area.

Casey - South is predominantly family-oriented, with 83.6% of households being family-based. Detached houses make up 91.4% of the property stock, and 23% of homes are rented, providing a mix of both owner-occupied and rental properties.

Overall, the combination of rising listings, steady price growth, and strong rental demand positions Casey - South as an attractive market for both buyers and investors.

Suburbs Include:

Blind Bight, Botanic Ridge, Cannons Creek, Clyde, Clyde North, Cranbourne, Cranbourne East, Cranbourne North, Cranbourne South, Cranbourne West, Devon Meadows, Hampton Park, Junction Village, Lynbrook, Lyndhurst, Narre Warren South, Pearcedale, Tooradin, Warneet



GIPPSLAND - SOUTH WEST

The Gippsland - South West housing market has seen a significant rise in listings, with 1,749 houses currently available for sale. This represents a 71.5% increase compared to the 12-month average of 1,020 listings. The marked increase in supply creates more opportunities for buyers, especially as rising interest rates and a slowdown in immigration reduce demand pressure.

The median sale price in Gippsland - South West over the past year has been \$650,000, with properties typically taking around 90 days to sell. Price trends show some variation, with the median sale price six months ago at \$690,000, and one year ago at \$699,000. The longer Days on Market (DoM) and slight softening in sale prices suggest a cooling in market conditions.

Rental demand has remained relatively stable, with the median rent increasing slightly from \$430 a year ago to \$450 per week currently. This results in an estimated rental yield of around 3.6%, making the area appealing for investors seeking steady rental income. Gippsland - South West is a predominantly family-oriented region, with 66.6% of households being family-based and 93.1% of the properties being detached houses. Only 18.3% of the homes are rented, indicating a strong owner-occupier presence in the area.

With a sharp rise in listings and stable rental demand, the Gippsland - South West market presents opportunities for both buyers and investors, particularly those seeking larger homes in a family-friendly environment.

Suburbs Include:

Adams Estate, Agnes, Allambee South, Almurta, Arawata, Baromi, Bass, Bena, Berrys Creek, Buffalo, Cape Paterson, Cape Woolamai, Corinella, Coronet Bay, Cowes, Dalyston, Darlimurla, Dollar, Dumbalk, Dumbalk North, Fish Creek, Foster, Foster North, French Island, Glen Alvie, Glen Forbes, Grantville, Hallston, Harmers Haven, Inverloch, Jam Jerrup, Jeetho, Jumbunna, Kardella, Kardella South, Kernot, Kilcunda, Kongwak, Koonwarra, Koorooman, Korumburra, Korumburra South, Krowera, Lance Creek, Leongatha, Leongatha North, Leongatha South, Loch, Mardan, Meeniyana, Middle Tarwin, Mirboo, Mirboo North, Mount Best, Mount Eccles, Nerrena, Newhaven, North Wonthaggi, Nyora, Outtrim, Pioneer Bay, Poowong, Poowong East, Poowong North, Port Franklin, Port Welshpool, Pound Creek, Rhyll, Ruby, Ryanston, San Remo, Sandy Point, Silverleaves, Smiths Beach, South Dudley, Stony Creek, Strzelecki, Sunderland Bay, Sunset Strip, Surf Beach, Tarwin Lower, Tenby Point, The Gurdies, Toora, Trida, Ventnor, Venus Bay, Walkerville, Walkerville North, Waratah Bay, Wattle Bank, Welshpool, West Creek, Wimbledon Heights, Wonga, Wonthaggi, Woodleigh, Woolamai, Woorarra West, Wooreen, Yanakie



BLACKTOWN - NORTH

The Blacktown - North housing market has seen a moderate increase in listings, with 860 houses currently on the market. This reflects a 53.3% rise over the 12-month average of 561 listings, providing more options for buyers in a market where demand is starting to soften due to rising interest rates and immigration slowdowns.

The median sale price in Blacktown - North over the past year has been \$1,420,000, with properties typically spending around 29 days on the market. The price trend has been fairly consistent, with the median sale price six months ago sitting at \$1,385,000 and one year ago at \$1,300,000. The Days on Market (DoM) figure has fluctuated slightly but remains relatively low, suggesting that despite rising supply, demand for housing in this area is still strong.

The rental market has shown solid performance, with the median rent increasing from \$700 per week a year ago to \$770 per week today. This results in an estimated rental yield of around 2.8%, which falls below the levels expected by many investors.

Blacktown - North is a largely family-oriented area, with 87.6% of households being family-based and 84.7% of the housing stock being detached houses. Approximately 27% of the homes are rented, indicating a strong mix of owner-occupied and investment properties. With a steady rise in listings and strong demand reflected in both sale and rental prices, Blacktown - North remains a competitive market for buyers and investors alike.

Suburbs Include:

Acacia Gardens, Colebee, Glenwood, Kellyville Ridge, Marsden Park, Parklea, Quakers Hill, Riverstone, Schofields, Shanes Park, Stanhope Gardens, The Ponds

WANNEROO



The Wanneroo housing market has experienced a significant increase in listings, with 936 houses currently available for sale, marking a 51.8% rise compared to the 12-month average of 616 listings. This surge in supply presents more opportunities for buyers, particularly in a market where demand is easing due to higher interest rates and a reduction in net immigration.

The median sale price for houses in Wanneroo over the past year has been \$670,000, with properties spending an average of 32 days on the market. Price growth has been strong, with the median sale price six months ago at \$585,000 and one year ago at \$527,000, reflecting a healthy year-on-year price increase. The market has also shown improvements in efficiency, with Days on Market (DoM) falling from 46 days a year ago to 32 days now, signalling continued buyer interest.

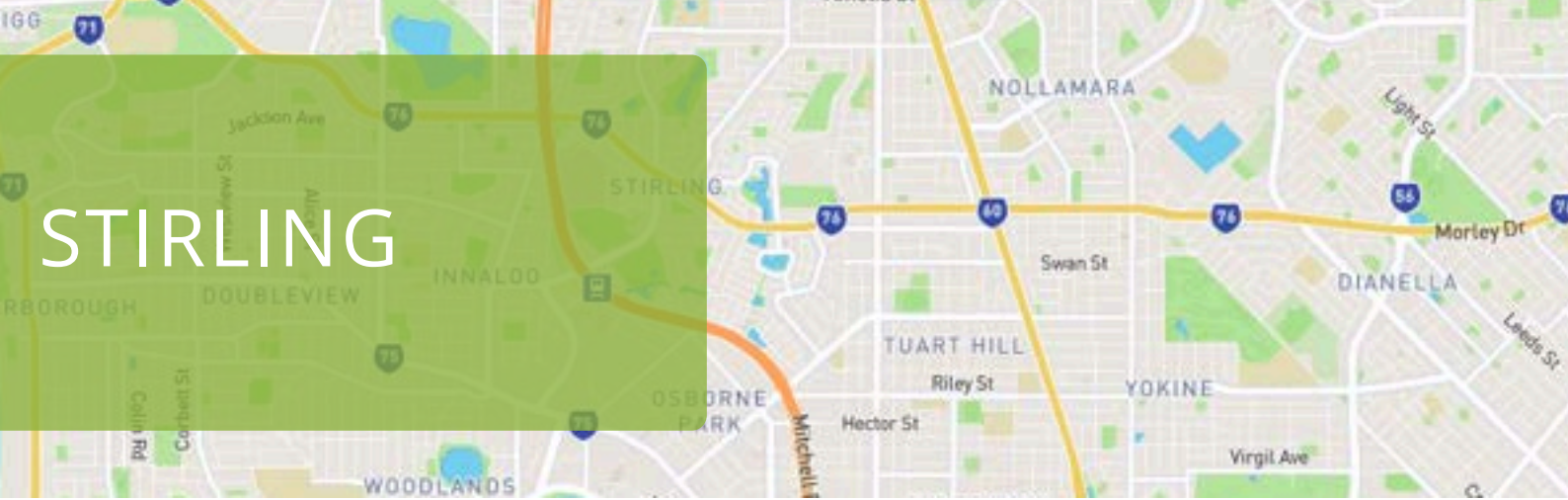
The rental market in Wanneroo remains buoyant, with median rents increasing from \$550 a year ago to \$620 per week currently, translating into an estimated rental yield of approximately 4.8%. This strong rental performance continues to attract investors seeking solid returns.

Wanneroo is largely family-oriented, with 78.7% of households being family-based, and 92.2% of the housing stock being detached houses. Around 22% of homes in the area are rented, offering a mix of both owner-occupied and rental properties.

With rising listings and robust rental demand, Wanneroo offers an appealing market for both buyers and investors, particularly those seeking opportunities in a growth area with strong fundamentals.

Suburbs Include:

Alexander Heights, Alkimos, Ashby, Banksia Grove, Butler, Carabooda, Carramar, Clarkson, Darch, Eglinton, Girrawheen, Gnangara, Hocking, Jandabup, Jindalee, Koondoola, Landsdale, Madeley, Marangaroo, Mariginiup, Merriwa, Mindarie, Neerabup, Nowergup, Pearsall, Pinjar, Quinns Rocks, Ridgewood, Sinagra, Tapping, Two Rocks, Wangara, Wanneroo, Yanchep



STIRLING

The Stirling housing market has seen a notable increase in listings, with 664 houses currently on the market, reflecting a 44.9% rise compared to the 12-month average of 458 listings. This increase in supply is providing more choice for buyers as interest rates rise and demand begins to soften.

The median sale price in Stirling over the past 12 months has been \$910,000, with properties spending around 34 days on the market. Over the last six months, the median price was \$825,000, and a year ago it stood at \$815,000, indicating a steady growth trend. Meanwhile, the median Days on Market (DoM) has improved from 50 days a year ago to 34 days currently, showing that buyer interest remains strong despite market challenges.

On the rental side, median rents have increased from \$600 a week a year ago to \$675 per week today. This rise in rental prices provides an estimated rental yield of approximately 3.9%, continuing to draw interest from investors seeking stable returns.

The Stirling area has a slightly more diverse housing profile, with 65.5% of households being family-based and only 59.6% of the housing stock being detached houses, which is lower compared to other regions. Rental properties account for 32% of the housing stock, suggesting a healthy mix of owner-occupiers and tenants.

With a rise in listings, solid price growth, and improving rental yields, Stirling presents opportunities for both buyers and investors in a relatively stable market.

Suburbs Include:

Balcatta, Balga, Carine, Churchlands, Coolbinia, Dianella, Doubleview, Gwelup, Hamersley, Innaloo, Joondanna, Karrinyup, Menora, Mirrabooka, Nollamara, North Beach, Osborne Park, Scarborough, Stirling, Trigg, Tuart Hill, Watermans Bay, Westminster, Woodlands, Yokine

A map of the Ipswich Inner area in Queensland, Australia. The map shows various suburbs including Brassall, Ipswich, Silkstone, Churchill, Yamb, Yamanto, Willowbank, Goodna, Redbank Plains, and Springfield Lakes. Major roads like M2, M7, A15, and A5 are also visible. A green semi-transparent box is overlaid on the left side of the map, containing the text 'IPSWICH INNER' in white capital letters.

IPSWICH INNER

The Ipswich Inner housing market has experienced a 42.5% increase in listings, with 592 houses currently available, compared to the 12-month average of 416 listings. This rising supply provides more options for buyers, as demand starts to soften in the face of higher interest rates and slower immigration.

The median sale price for houses in Ipswich Inner over the past 12 months has been \$621,000, with properties typically spending just 28 days on the market. Prices have been steadily increasing, with the median price six months ago at \$553,000 and a year ago at \$512,000, reflecting strong annual growth. Meanwhile, Days on Market (DoM) has decreased, indicating continued buyer interest in this region, as homes sold more quickly than they did a year ago when the DoM was 37 days.

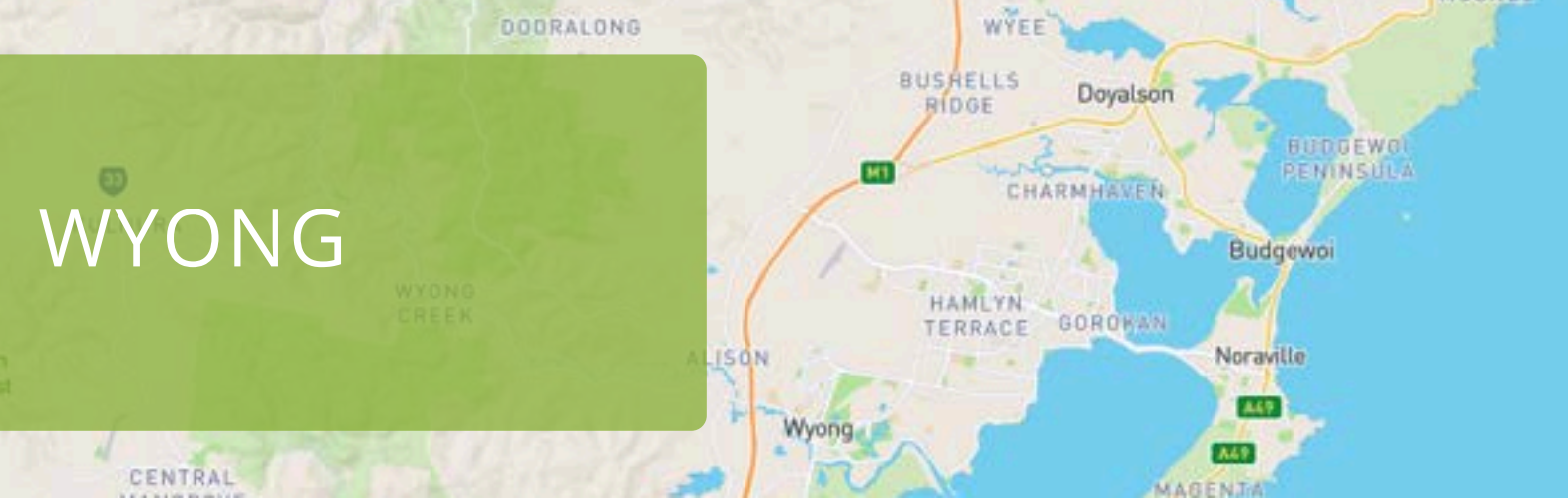
The rental market in Ipswich Inner has also remained strong, with median rents rising from \$470 per week a year ago to \$510 per week currently. This results in an estimated rental yield of approximately 4.3%, making the area appealing to investors seeking solid returns. Ipswich Inner is largely family-oriented, with 71.8% of households being family-based.

Detached houses make up 88.3% of the housing stock, and 36.6% of the homes are rented, indicating a significant presence of rental properties alongside owner-occupier households. With strong price growth, faster sales, and robust rental demand, Ipswich Inner offers an attractive market for both buyers and investors looking for opportunities in a stable growth area.

Suburbs Include:

Barellan Point, Basin Pocket, Blacksoil, Blackstone, Booval, Brassall, Bundamba, Churchill, Chuwar, Coalfalls, Deebing Heights, Dinmore, East Ipswich, Eastern Heights, Ebbw Vale, Flinders View, Ipswich, Karalee, Karana Downs, Karrabin, Kholo, Leichhardt, Moores Pocket, Mount Crosby, Muirlea, Newtown, North Booval, North Ipswich, North Tivoli, One Mile, Pine Mountain, Raceview, Ripley, Riverview, Sadliers Crossing, Silkstone, South Ripley, Spring Mountain, Swanbank, Tivoli, West Ipswich, Woodend, Wulkuraka, Yamanto

WYONG



The Wyong housing market has seen a 42.4% increase in listings, with 790 houses currently available for sale, compared to the 12-month average of 555 listings. This rise in supply offers greater choice for buyers, particularly as higher interest rates and softer demand provide more negotiating power for prospective purchasers.

The median sale price in Wyong over the past 12 months has been \$842,000, with properties spending an average of 35 days on the market. The market has demonstrated consistent price growth, with the median sale price six months ago at \$820,000, and a year ago at \$795,000. The median Days on Market (DoM) has also remained stable over time, reflecting a balanced market where demand continues to meet supply.

On the rental side, the market remains strong, with median weekly rents rising slightly from \$550 a year ago to \$560 per week currently. This provides an estimated rental yield of approximately 3.5%, making Wyong attractive to investors looking for reliable rental income.

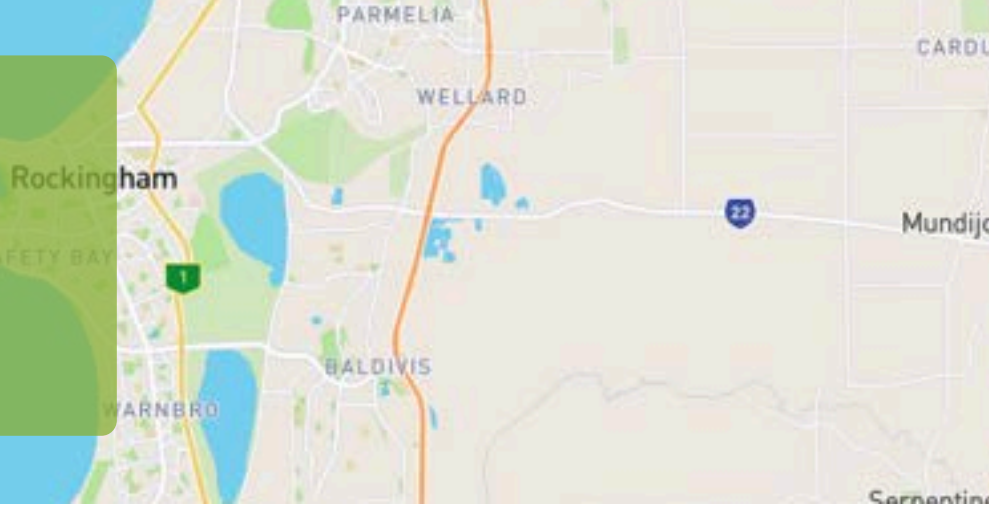
Wyong's demographic profile is predominantly family-oriented, with 70.3% of households being family-based, and 83.1% of properties being detached houses. Approximately 28.6% of homes in the area are rented, showing a healthy mix of both owner-occupied and rental properties.

With rising listings, stable price growth, and solid rental yields, Wyong presents a balanced market for both buyers and investors, especially in the current economic climate.

Suburbs Include:

Alison, Bateau Bay, Berkeley Vale, Blue Bay, Blue Haven, Budgewoi, Buff Point, Canton Beach, Cedar Brush Creek, Chain Valley Bay, Charmhaven, Chittaway Bay, Chittaway Point, Dooralong, Doyalson, Doyalson North, Fountaindale, Glenning Valley, Gorokan, Gwandalan, Halekulani, Hamlyn Terrace, Jilliby, Kangy Angy, Kanwal, Killarney Vale, Kingfisher Shores, Lake Haven, Lake Munmorah, Long Jetty, Magenta, Mannering Park, Mardi, Norah Head, Norville, Ourimbah, Palm Grove, Palmdale, Rocky Point, San Remo, Shelly Beach, Summerland Point, Tacoma, Tacoma South, The Entrance, The Entrance North, Toowoan Bay, Toukley, Tuggerah, Tuggerawong, Tumby Umbi, Wadalba, Wallarah, Warnervale, Watanobbi, Woongarra, Wyong, Wyong Creek, Wyongah, Yarramalong

ROCKINGHAM



The Rockingham housing market has seen a 40% increase in listings, with 583 houses currently on the market compared to the 12-month average of 417 listings. This rising supply offers more opportunities for buyers, particularly in a market where demand has softened due to interest rate increases and a general cooling of the broader economy.

The median sale price for houses in Rockingham over the past 12 months has been \$642,500, with properties typically selling in about 30 days. Prices have shown steady growth, with the median price six months ago at \$552,000 and one year ago at \$491,000, reflecting a strong year-on-year increase. The Days on Market (DoM) has remained stable, indicating that demand is still present despite economic headwinds.

The rental market remains robust, with median rents rising from \$520 per week a year ago to \$590 per week today. This increase supports an estimated rental yield of around 4.8%, making Rockingham appealing to property investors looking for solid returns in a growing rental market.

Rockingham is predominantly family-focused, with 74.3% of households being family-based, and 90.4% of the housing stock being detached houses. Around 25% of homes are rented, providing a mix of owner-occupied and rental properties.

With an increase in listings, strong price growth, and solid rental yields, Rockingham presents a balanced and attractive market for both buyers and investors alike.

Suburbs Include:

Baldyvis, Cooolongup, East Rockingham, Golden Bay, Hillman, Karnup, Port Kennedy, Rockingham, Safety Bay, Secret Harbour, Shoalwater, Singleton, Waikiki, Warnbro

UPPER GOULBURN VALLEY



The Upper Goulburn Valley housing market has seen a 37.7% increase in listings, with 679 houses currently available for sale, compared to the 12-month average of 493 listings. This rise in supply presents greater choice for buyers, particularly in a market affected by rising interest rates and easing demand pressures.

The median sale price for houses in Upper Goulburn Valley over the past year has been \$580,000, with properties typically spending 73 days on the market. While the sale price has seen a slight decline from \$600,000 a year ago, it remains relatively stable. Six months ago, the median sale price was \$590,000. The Days on Market (DoM) has increased from 54 days a year ago to 73 days, reflecting a cooling in buyer urgency.

On the rental side, the median rent has remained steady at \$450 per week, up slightly from \$430 a year ago. This results in an estimated rental yield of around 4%, providing a steady income stream for investors in a relatively stable rental market.

Upper Goulburn Valley is primarily a family-oriented region, with 67.6% of households being family-based and 93.4% of properties being detached houses. Only 19% of homes are rented, indicating a predominantly owner-occupied market.

With an increase in listings and stable price trends, Upper Goulburn Valley presents opportunities for buyers and investors seeking affordability and consistency in a regional setting.

Suburbs Include:

Acheron, Alexandra, Ancona, Arcadia South, Avenel, Bailieston, Balmattum, Barwite, Bonnie Doon, Boorolite, Bridge Creek, Broadford, Buxton, Caveat, Creightons Creek, Earlston, Eildon, Euroa, Fawcett, Flowerdale, Forbes, Ghin Ghin, Glenaroua, Glenburn, Glenhope, Gobur, Gooram, Goughs Bay, Goulburn Weir, Graytown, High Camp, Highlands, Hildene, Homewood, Howqua, Howqua Inlet, Jamieson, Kanumbra, Kerrisdale, Kevington, Killingworth, Kilmore, Kilmore East, Kirwans Bridge, Kithbrook, Limestone, Locksley, Longwood, Longwood East, Macs Cove, Maindample, Maintongoon, Mangalore, Mansfield, Marraweeney, Marysville, McMahons Creek, Merrijig, Merton, Mia Mia, Miepoll, Molesworth, Moranding, Mount Buller, Mountain Bay, Murrindindi, Nagambie, Narbethong, Northwood, Nulla Vale, Piries, Puckapunyal, Pyalong, Reedy Creek, Reefton, Ruffy, Sawmill Settlement, Seymour, Strath Creek, Strathbogie, Sugarloaf Creek, Sunday Creek, Tabilk, Taggerty, Tallarook, Taylor Bay, Taylor Bay, Terip Terip, Thornton, Tolmie, Tooborac, Trawool, Warring, Whanregarwen, Whiteheads Creek, Willowmavin, Woodfield, Woods Point, Yarck, Yea



MAITLAND

The Maitland housing market has experienced a 36.5% increase in listings, with 629 houses currently available for sale, compared to the 12-month average of 461 listings. This rise in supply offers more choice for buyers, particularly in the current environment where rising interest rates and economic pressures are reducing buyer demand.

The median sale price for houses in Maitland over the past year has been \$735,000, with properties typically spending 43 days on the market. Price trends indicate consistent growth, with the median sale price six months ago at \$720,000 and one year ago at \$710,000. The Days on Market (DoM) has remained fairly stable, reflecting a balanced market where homes are selling at a steady pace.

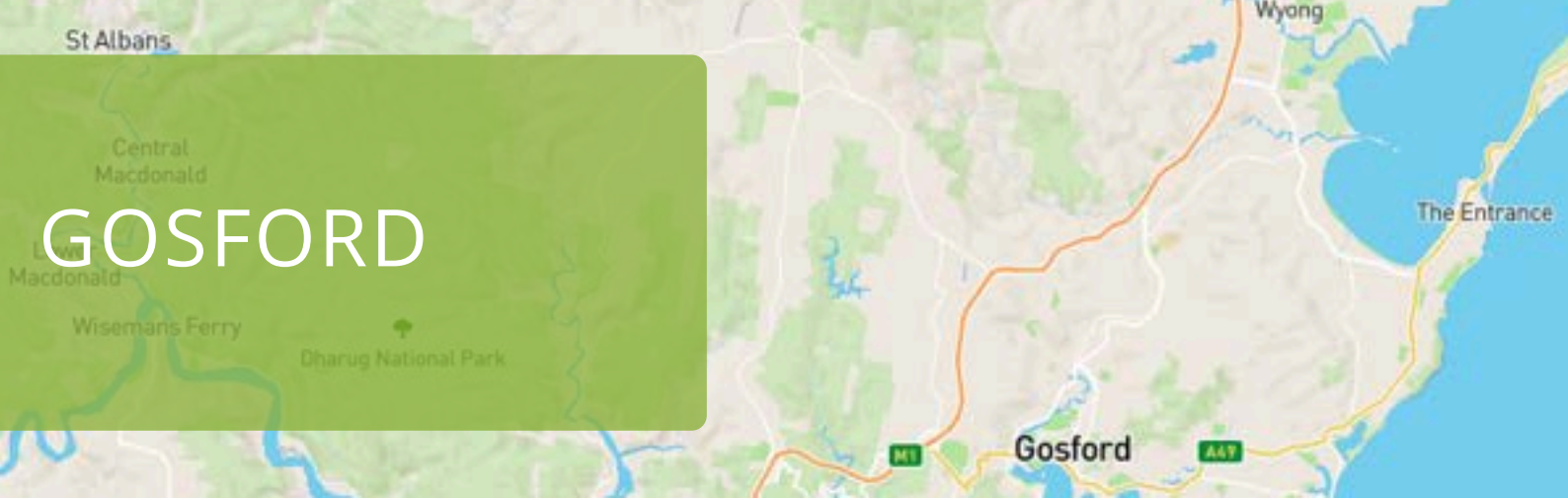
Rental demand remains robust, with median weekly rents rising from \$550 a year ago to \$590 per week currently. This generates an estimated rental yield of approximately 4.2%, making Maitland appealing to investors seeking solid returns in a strong rental market.

Maitland is largely family-oriented, with 75.4% of households being family-based and 86.9% of properties being detached houses. Around 29.7% of homes in the area are rented, showing a healthy mix of both owner-occupied and rental properties.

With stable price growth, rising rental yields, and an increase in listings, Maitland presents a balanced market for both buyers and investors looking for opportunities in a growth region.

Suburbs Include:

Aberglasslyn, Ashtonfield, Berry Park, Bishops Bridge, Bolwarra, Bolwarra Heights, Chisholm, Duckenfield, East Maitland, Farley, Gillieston Heights, Horseshoe Bend, Lambs Valley, Largs, Lochinvar, Lorn, Louth Park, Luskintyre, Maitland, Maitland Vale, Metford, Millers Forest, Morpeth, Oakhampton, Oakhampton Heights, Raworth, Rutherford, South Maitland, Telarah, Tenambit, Thornton, Windella



GOSFORD

The Gosford housing market, located within the Central Coast SA4 region, has seen a notable increase in property listings, with 667 houses currently on the market. This represents a 35% increase over the 12-month average of 495 listings. The rise in available properties offers more choice for prospective buyers, particularly as demand softens due to the combined pressures of interest rate rises and easing net immigration.

The median sale price in Gosford over the past year has been \$1,150,000, while the typical time on market (Days on Market, DoM) has remained stable at 33 days. Comparatively, six months ago, the median sale price was slightly lower at \$1,100,000, indicating a modest 4.5% price growth, but the DoM remained unchanged at 33 days. One year ago, the median sale price was \$1,035,000, with a slightly longer median DoM of 37 days, suggesting a gradual but steady increase in price.

Rental demand appears strong, with median rents increasing from \$600 per week a year ago to \$650 per week currently, resulting in an estimated yield of 2.9%.

Gosford's demographic profile reveals that 69.5% of households are family-based, with 74% of properties being detached houses. The rental market is significant, with 26.4% of properties rented, a figure likely contributing to the area's steady investment appeal.

The Gosford market is now likely to offer much better opportunities for buyers amidst changing market conditions.

Suburbs Include:

Avoca Beach, Bar Point, Bensville, Blackwall, Booker Bay, Calga, Central Mangrove, Cheero Point, Copacabana, Daleys Point, Davistown, East Gosford, Empire Bay, Erina, Erina Heights, Ettalong Beach, Forresters Beach, Gosford, Green Point, Green Point, Green Point, Green Point, Green Point, Green Point, Gunderman, Hardys Bay, Holgate, Horsfield Bay, Kariong, Killcare, Killcare Heights, Kincumber, Kincumber South, Koolewong, Kulnura, Lisarow, Little Wobby, Lower Mangrove, Macmasters Beach, Mangrove Mountain, Matcham, Mooney Mooney, Mount Elliot, Mount White, Narara, Niagara Park, North Avoca, North Gosford, Patonga, Pearl Beach, Peats Ridge, Phegans Bay, Picketts Valley, Point Clare, Point Frederick, Pretty Beach, Saratoga, Somersby, Spencer, Springfield, St Huberts Island, Tascott, Terrigal, Umina Beach, Wagstaffe, Wamberal, Wendoree Park, West Gosford, Woy Woy, Woy Woy Bay, Wyoming, Yattalunga



MANDURAH

The Mandurah housing market has seen a notable 34% increase in listings, with 578 houses currently available for sale, compared to the 12-month average of 432 listings. This rise in supply provides more opportunities for buyers as demand softens due to the impact of rising interest rates and slowing economic conditions.

The median sale price for houses in Mandurah over the past year has been \$630,000, with properties spending an average of 28 days on the market. This reflects a healthy increase in prices, as the median sale price six months ago was \$556,000 and a year ago it stood at \$490,000. The Days on Market (DoM) has also improved slightly, indicating ongoing buyer demand, with homes selling faster compared to 35 days a year ago.

The rental market remains strong, with median weekly rents increasing from \$500 a year ago to \$575 per week currently. This rise in rents translates to an estimated rental yield of 4.7%, making Mandurah an attractive option for investors seeking solid returns.

Mandurah's demographic profile shows a strong family presence, with 70.2% of households being family-based. Detached houses dominate the market, making up 84.9% of the housing stock. About 24.5% of properties in the area are rented, indicating a healthy mix of both owner-occupied and rental properties.

With rising listings, solid price growth, and strong rental yields, Mandurah presents an appealing market for both buyers and investors looking for stable returns in a competitive housing market.

Suburbs Include:

Barragup, Birchmont, Blythewood, Bouvard, Coodanup, Coolup, Dawesville, Dudley Park, Erskine, Falcon, Furnissdale, Greenfields, Halls Head, Herron, Lakelands, Madora Bay, Mandurah, Meadow Springs, Meelon, Nambeelup, North Dandalup, North Yunderup, Parklands, Pinjarra, Ravenswood, San Remo, Silver Sands, South Yunderup, Stake Hill, Wannanup, West Coolup, West Pinjarra



WHITEHORSE - WEST

The Whitehorse - West unit market has seen a significant 33% increase in listings, with 603 units currently available for sale compared to the 12-month average of 453 listings. This increase in supply provides more options for buyers, particularly as the market adjusts to higher interest rates and a cooling economy.

The median sale price for units in Whitehorse - West over the past 12 months has been \$782,000, with properties spending an average of 29 days on the market. Prices have remained relatively stable, with the median sale price six months ago at \$805,000 and a year ago at \$788,888. Days on Market (DoM) has remained consistent, indicating steady demand despite the increase in listings.

On the rental side, the market remains strong, with median weekly rents increasing from \$480 a year ago to \$575 per week currently. This results in an estimated rental yield of around 3.8%, making Whitehorse - West appealing for investors seeking consistent rental returns.

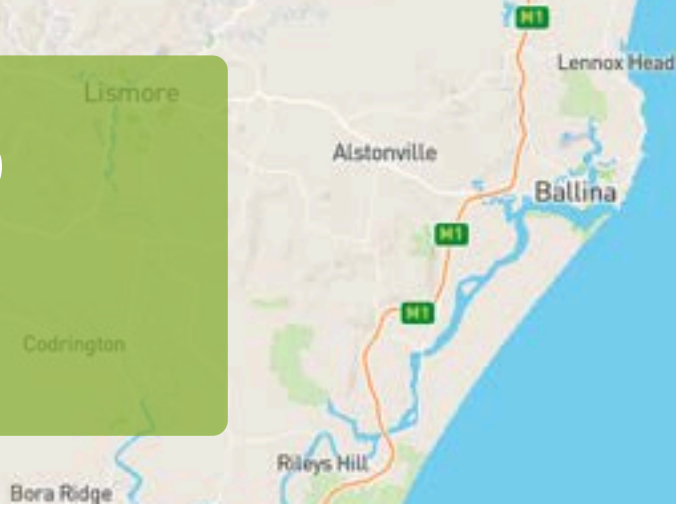
The demographic profile of the area is predominantly family-oriented, with 68.1% of households being family-based. However, only 60.1% of properties are detached houses, reflecting the area's higher proportion of units. Approximately 32.1% of properties are rented, demonstrating a balanced mix of owner-occupiers and rental demand.

With increased listings, stable pricing, and strong rental yields, Whitehorse - West offers opportunities for both buyers and investors, particularly in the competitive unit market.

Suburbs Include:

Blackburn, Blackburn North, Blackburn South, Box Hill, Box Hill North, Box Hill South, Burwood, Burwood East, Mont Albert, Mont Albert North

RICHMOND VALLEY - COASTAL



The Richmond Valley - Coastal housing market has seen a 33% increase in listings, with 574 houses currently on the market compared to the 12-month average of 433 listings. This rise in supply offers buyers more options, particularly as the market adjusts to higher interest rates and shifting demand conditions.

The median sale price for houses in Richmond Valley - Coastal over the past year has been \$1,200,000, with properties typically spending 61 days on the market. Price growth has been consistent, with the median price six months ago at \$1,100,000 and a year ago also at \$1,100,000. Days on Market (DoM) has remained steady over time, indicating consistent buyer demand despite the increased number of listings.

The rental market remains strong, with the median rent currently sitting at \$800 per week, up from \$780 per week a year ago. This results in an estimated rental yield of 3.5%, making the area attractive to investors seeking solid returns from rental properties.

Richmond Valley - Coastal is a predominantly family-oriented region, with 66.5% of households being family-based. Detached houses make up 74.8% of the housing stock, and approximately 28.2% of the homes in the area are rented, providing a healthy balance between owner-occupied and rental properties.

With rising listings, stable price growth, and strong rental yields, Richmond Valley - Coastal presents opportunities for both buyers and investors in a competitive coastal housing market.

Suburbs Include:

Alstonvale, Alstonville, Ballina, Bangalow, Billinudgel, Binna Burra, Broadwater, Broken Head, Brooklet, Brunswick Heads, Bungawalbin, Byron Bay, Coolgardie, Coopers Shoot, Coorabell, Cumbalum, Dalwood, Doonbah, East Ballina, East Wardell, Empire Vale, Eureka, Evans Head, Ewingsdale, Federal, Fernleigh, Goonengerry, Huonbrook, Keith Hall, Kinvara, Knockrow, Lennox Head, Lynwood, Main Arm, McLeods Shoot, Meerschaum Vale, Middle Pocket, Mullumbimby, Mullumbimby Creek, Myocum, Nashua, New Brighton, New Italy, Newrybar, Ocean Shores, Pearces Creek, Pimlico, Possum Creek, Rileys Hill, Rous, Rous Mill, Skennars Head, Skinners Shoot, South Ballina, South Golden Beach, Suffolk Park, Swan Bay, Teven, The Pocket, Tintenbar, Tuckombil, Tyagarah, Upper Main Arm, Upper Wilsons Creek, Uralba, Wardell, West Ballina, Whian Whian, Wilsons Creek, Wollongbar, Woodburn

WYNDHAM



The Wyndham housing market has seen a 32% increase in listings, with 2,477 houses currently on the market compared to the 12-month average of 1,879 listings. This substantial increase in supply provides buyers with more options, particularly in a market shaped by higher interest rates and slowing demand.

The median sale price for houses in Wyndham over the past 12 months has been \$660,000, with properties typically spending 43 days on the market. Price trends have remained steady, with the median sale price six months ago at \$655,000 and one year ago at \$650,000. Days on Market (DoM) has remained relatively stable, reflecting continued demand despite the increased listings.

The rental market has also seen growth, with median weekly rents increasing from \$440 a year ago to \$510 per week currently. This increase in rental prices provides an estimated rental yield of around 4%, making Wyndham an attractive area for investors seeking stable rental returns.

Wyndham is a predominantly family-oriented region, with 81.1% of households being family-based. Detached houses dominate the market, making up 88% of the housing stock, while 31.1% of properties are rented, indicating a strong investment market alongside a solid base of owner-occupied homes.

With rising listings, stable price trends, and a healthy rental yield, Wyndham presents opportunities for both buyers and investors in a rapidly growing outer suburban market.

Suburbs Include:

Hoppers Crossing, Laverton, Laverton North, Little River, Mambourin, Manor Lakes, Point Cook, Tarneit, Werribee, Werribee South, Williams Landing, Wyndham Vale

SOUTHERN HIGHLANDS



The Southern Highlands housing market has experienced a notable increase in listings, with 475 houses currently on the market, a 31% rise compared to the 12-month average of 362 listings. This increase in supply offers more opportunities for buyers, especially in an environment where demand is being tempered by rising interest rates and economic adjustments.

The median sale price for houses in the Southern Highlands over the past 12 months has been \$1,250,000, with properties typically spending 47 days on the market. This marks stable growth, as the median price was \$1,200,000 six months ago and \$1,150,000 a year ago. Days on Market (DoM) has increased slightly, indicating that while demand remains steady, properties are taking a little longer to sell compared to the prior year.

The rental market is also strong, with median weekly rents currently at \$650, up from \$620 a year ago. This results in an estimated rental yield of approximately 3.1%, offering reasonable returns for investors in a predominantly owner-occupied market.

The demographic profile of the Southern Highlands is heavily family-oriented, with 80.2% of households being family-based. Detached houses dominate the housing stock, making up 94.2% of all properties, while 21.5% of the homes are rented.

With rising listings, stable price growth, and a robust rental market, the Southern Highlands provides an attractive option for both buyers and investors seeking property in a high-demand regional area.

Suburbs Include:

Alpine, Avoca, Aylmerton, Balaclava, Balmoral, Berrima, Bowral, Braemar, Bullio, Bundanoon, Burradoo, Burrawang, Canyonleigh, Colo Vale, East Kangaloon, Exeter, Fitzroy Falls, Glenquarry, High Range, Hill Top, Joadja, Kangaloon, Mandemar, Medway, Mittagong, Moss Vale, New Berrima, Paddys River, Penrose, Renwick, Robertson, Sutton Forest, Welby, Werai, Wildes Meadow, Willow Vale, Wingello, Woodlands, Yerrinbool



CASEY - NORTH

The Casey - North housing market has seen a 30% increase in listings, with 1,950 houses currently available for sale compared to the 12-month average of 1,500 listings. This increase in supply is providing more options for buyers in a market impacted by rising interest rates and more cautious demand.

The median sale price for houses in Casey - North over the past 12 months has been \$730,000, with properties typically spending 42 days on the market. Prices have remained relatively stable, with the median sale price six months ago at \$720,000, and one year ago at \$710,000. The Days on Market (DoM) figure has stayed fairly consistent over time, reflecting a steady balance between supply and demand.

On the rental side, the market remains strong, with median weekly rents rising from \$460 a year ago to \$500 per week currently. This increase results in an estimated rental yield of around 3.6%.

Casey - North is a predominantly family-oriented area, with 78.9% of households being family-based and 87.5% of properties being detached houses. Approximately 28.3% of the homes are rented, providing a solid mix of owner-occupied and investment properties.

With rising listings, Casey - North presents opportunities for both buyers who appear to have an upper-hand in an outer suburban area with a strong family demographic.

Suburbs Include:

Berwick, Doveton, Endeavour Hills, Eumemmerring, Hallam, Harkaway, Lysterfield South, Narre Warren, Narre Warren North, Narre Warren South



STRATHFIELD - BURWOOD - ASHFIELD

The Strathfield - Burwood - Ashfield unit market has experienced a 27% increase in listings, with 643 units currently available for sale compared to the 12-month average of 506 listings. This rising supply offers buyers more choice in a competitive inner-city market affected by higher interest rates and shifting demand dynamics.

The median sale price for units in Strathfield - Burwood - Ashfield over the past 12 months has been \$767,500, with properties typically spending 29 days on the market. Prices have shown steady growth, with the median sale price six months ago at \$720,000 and a year ago at \$678,000. Despite the increased supply, the market remains active, with properties selling in less than a month on average.

The rental market is also performing well, with the median rent currently at \$670 per week, up from \$600 a year ago. This rise in rental prices results in an estimated rental yield of 4.5%, which is particularly attractive for investors looking to capitalise on strong tenant demand in this high-demand area.

Strathfield - Burwood - Ashfield is a diverse area with a significant rental market, as 45.2% of properties are rented. Family households make up 65.9% of the population, while only 33.4% of the housing stock is comprised of detached houses, reflecting the urban nature of the area dominated by units.

With rising listings, Strathfield - Burwood - Ashfield presents new opportunities for buyers who increasingly have the upper hand in this part of Sydney's dynamic Inner West.

Suburbs Include:

Ashbury, Ashfield, Burwood, Burwood Heights, Croydon, Croydon Park, Dulwich Hill, Enfield, Haberfield, Homebush, Homebush West, Hurlstone Park, Lewisham, Strathfield, Strathfield South, Summer Hill



SURF COAST - BELLARINE PENINSULA

The Surf Coast - Bellarine Peninsula housing market has experienced a 27% increase in listings, with 1,275 houses currently available for sale compared to the 12-month average of 1,006 listings. This increase in supply provides more options for buyers, especially in a regional market where demand may be moderating due to higher interest rates and broader economic conditions.

The median sale price for houses in the Surf Coast - Bellarine Peninsula over the past 12 months has been \$940,000, with properties typically spending 70 days on the market. The area has seen stable price trends, with the median price six months ago at \$920,000 and a year ago at \$950,000, indicating consistent demand despite the increase in listings. The Days on Market (DoM) has increased slightly, suggesting a more competitive environment for sellers as buyer demand stabilises.

The rental market remains strong, with median weekly rents holding at \$530 per week, resulting in an estimated rental yield of 2.9%. This lower yield is reflective of the higher property values in this sought-after coastal region.

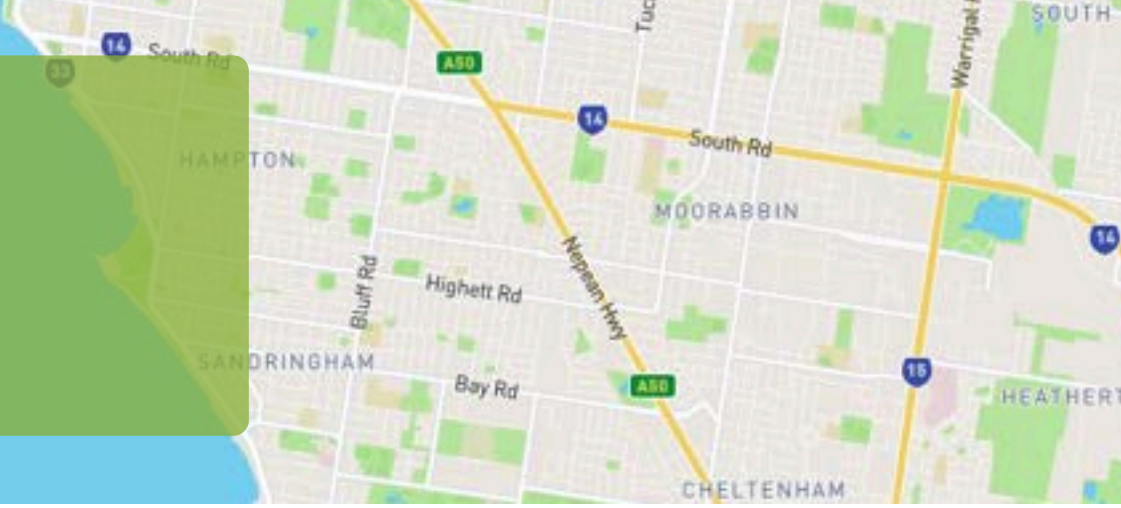
The Surf Coast - Bellarine Peninsula is predominantly family-oriented, with 73.8% of households being family-based. Detached houses dominate the market, making up 92.9% of the housing stock, and only 19.6% of homes are rented, indicating a strong owner-occupier presence in this popular coastal area.

With rising listings, steady price trends, and strong demand for both owner-occupied and rental properties, the Surf Coast - Bellarine Peninsula remains an attractive option for buyers and investors seeking long-term value in a desirable coastal location.

Suburbs Include:

Aireys Inlet, Anglesea, Barwon Heads, Bellarine, Bellbrae, Bells Beach, Breamlea, Clifton Springs, Connewarre, Curlewis, Drysdale, Eastern View, Fairhaven, Indented Head, Jan Juc, Lorne, Mannerim, Marcus Hill, Moggs Creek, Ocean Grove, Point Lonsdale, Portarlington, Queenscliff, St Leonards, Swan Bay, Torquay, Wallington, Wensleydale

BAYSIDE



The Bayside unit market has seen a 26% increase in listings, with 502 units currently available for sale compared to the 12-month average of 398 listings. This increase in supply provides buyers with more choices, particularly in an inner-city market where demand is influenced by rising interest rates and the availability of stock.

The median sale price for units in Bayside over the past 12 months has been \$832,000, with properties typically spending 31 days on the market. Price stability has been notable in this region, with the median sale price six months ago at \$835,000 and a year ago at \$877,500. The Days on Market (DoM) has remained consistent, reflecting steady demand for units despite the increased listings.

The rental market has also shown solid performance, with the median rent currently at \$650 per week, up from \$590 a year ago. This results in an estimated rental yield of 4.1%, providing a competitive return for investors in this high-demand area.

Bayside is a family-friendly area, with 72.9% of households being family-based. However, only 62.5% of the housing stock is comprised of detached houses, as units represent a significant portion of the property market in this densely populated inner-south region. About 22.3% of homes are rented, suggesting a balanced mix of both owner-occupied and rental properties.

With rising listings, stable sale prices, and strong rental yields, Bayside remains an attractive market for both buyers and investors looking for long-term value in one of Melbourne's most sought-after inner-south suburbs.

Suburbs Include:

Beaumaris, Black Rock, Brighton, Brighton East, Hampton, Hampton East, Highett, Sandringham

ORMEAU - OXENFORD

The Ormeau - Oxenford housing market has experienced a 26% increase in listings, with 799 houses currently on the market, compared to the 12-month average of 633 listings. This rise in supply provides more options for buyers, especially in a market where demand is gradually softening due to rising interest rates.

The median sale price for houses in Ormeau - Oxenford over the past year has been \$910,000, with properties spending an average of 31 days on the market. Prices have shown a healthy upward trend, with the median sale price six months ago at \$845,000 and one year ago at \$805,000. Days on Market (DoM) has decreased slightly, indicating continued strong demand despite increased listings.

On the rental side, the market remains robust, with median weekly rents rising from \$670 a year ago to \$720 per week currently. This provides an estimated rental yield of around 4.1%, making the area attractive for investors seeking stable returns in a high-demand market. Ormeau - Oxenford is predominantly family-oriented, with 83% of households being family-based. Detached houses make up 80.3% of the housing stock, and approximately 34.1% of properties are rented, reflecting a strong mix of owner-occupied and rental properties in the area.

With rising listings, steady price growth, and strong rental yields, Ormeau - Oxenford presents an appealing market for both buyers and investors, offering solid returns in a popular Gold Coast region.

Suburbs Include:

Alberton, Cedar Creek, Coomera, Helensvale, Hope Island, Jacobs Well, Kingsholme, Luscombe, Maudsland, Norwell, Ormeau, Ormeau Hills, Oxenford, Pimpama, South Stradbroke, Stapylton, Steiglitz, Upper Coomera, Upper Coomera, Willow Vale, Wongawallan, Woongoolba, Yatala



RYDE - HUNTERS HILL

The Ryde - Hunters Hill unit market has seen a 25% increase in listings, with 786 units currently on the market compared to the 12-month average of 631 listings. This rise in supply is offering buyers more choices in an area that has remained highly sought after, even as higher interest rates affect the broader Sydney market.

The median sale price for units in Ryde - Hunters Hill over the past 12 months has been \$780,000, with properties typically spending 34 days on the market. Prices have remained relatively stable, with the median sale price six months ago at \$775,000, and a year ago at \$745,000, reflecting steady demand. The Days on Market (DoM) has increased slightly from 38 days a year ago to 34 days currently, showing a well-balanced market.

On the rental side, the market remains robust, with the median rent increasing from \$600 a year ago to \$660 per week today. This results in an estimated rental yield of 4.4%, making Ryde - Hunters Hill appealing to investors looking for strong rental returns in a high-demand area.

Ryde - Hunters Hill is a predominantly family-based region, with 69.8% of households being family-oriented. Units make up a significant portion of the housing stock, with only 42.8% of properties being detached houses. Around 40.1% of properties in the area are rented, reflecting a high level of investment interest and tenant demand.

With rising listings and flattening prices, Ryde - Hunters Hill is becoming an interesting market for buyers seeking improving buying opportunities in Sydney's inner north.

Suburbs Include:

Denistone, Denistone East, Denistone West, East Ryde, Eastwood, Gladesville, Henley, Hunters Hill, Huntleys Cove, Huntleys Point, Macquarie Park, Marsfield, Meadowbank, Melrose Park, North Ryde, Putney, Ryde, Tennyson Point, Tennyson Point, West Ryde, Woolwich

BUNDABERG

The Bundaberg housing market has seen a 24% increase in listings, with 612 houses currently on the market compared to the 12-month average of 493 listings. This rise in supply provides buyers with more options as the market adjusts to rising interest rates and economic conditions.

The median sale price for houses in Bundaberg over the past 12 months has been \$545,000, with properties typically spending 56 days on the market. Price growth has been strong, with the median sale price six months ago at \$485,000 and a year ago at \$452,000, reflecting robust year-on-year growth. The Days on Market (DoM) has remained stable, suggesting continued buyer interest despite the rising number of listings.

The rental market is also performing well, with the median rent currently at \$530 per week, up from \$475 a year ago. This results in an estimated rental yield of 5.1%, making Bundaberg an appealing market for investors seeking strong returns from rental properties.

Bundaberg is a predominantly family-oriented area, with 69% of households being family-based. Detached houses dominate the market, making up 84.3% of the housing stock, and 27.8% of homes in the area are rented, reflecting a solid mix of owner-occupied and rental properties.

With rising listings, strong price growth, and attractive rental yields, Bundaberg presents opportunities for both buyers and investors looking for value in a regional market with growth potential.

Suburbs Include:

Abington, Alloway, Apple Tree Creek, Ashfield, Avenell Heights, Avoca, Avondale, Bargara, Booyal, Branyan, Bucca, Bullyard, Bundaberg Central, Bundaberg East, Bundaberg North, Bundaberg South, Bundaberg West, Burnett Heads, Buxton, Calavos, Childers, Coonarr, Coral Cove, Cordalba, Doolbi, Duingal, Electra, Elliott, Elliott Heads, Eureka, Fairymead, Farnsfield, Gooburru, Goodwood, Gregory River, Horton, Innes Park, Isis Central, Isis River, Kalkie, Kensington, Kepnock, Kinkuna, Kullogum, Meadowvale, Miara, Millbank, Moore Park Beach, Moorland, Mullett Creek, North Gregory, North Isis, Norville, Oakwood, Pine Creek, Qunaba, Redridge, Rubyanna, Sharon, South Bingera, South Isis, South Kolan, Svensson Heights, Thabeban, Walkervale, Waterloo, Welcome Creek, Windermere, Winfield, Woodgate, Woongarra, Yandaran

A map of the Sydney Inner City area, showing various suburbs and landmarks. A green semi-transparent box is overlaid on the left side of the map, containing the text 'SYDNEY INNER CITY'. The map shows areas like Haymarket, Surry Hills, Chippendale, Moore Park, and Centennial Park. Major roads like the Eastern Distributor and Bourke St are visible.

SYDNEY INNER CITY

The Sydney Inner City unit market has seen a 24% increase in listings, with 1,608 units currently on the market compared to the 12-month average of 1,295 listings. This increase in supply offers buyers more opportunities, particularly in a market where rising interest rates are influencing purchasing decisions.

The median sale price for units in Sydney Inner City over the past 12 months has been \$935,000, with properties spending an average of 30 days on the market. Prices have remained relatively stable, with the median price six months ago at \$925,000 and a year ago at \$890,000. Days on Market (DoM) has also remained consistent, indicating strong buyer demand despite the increase in listings.

The rental market has performed well, with median weekly rents increasing from \$760 a year ago to \$850 per week today, resulting in an estimated rental yield of 4.7%. This strong rental yield makes Sydney Inner City an attractive option for investors looking to capitalise on high tenant demand.

Sydney Inner City is a highly urbanised area with a diverse population, where only 2.3% of the housing stock is made up of detached houses, and 63.9% of properties are rented. Family households make up 47.6% of the population, highlighting the area's mix of young professionals, families, and renters in high-density housing.

With rising listings, stable prices, and strong rental yields, Sydney Inner City continues to be a key market for both buyers and investors looking for long-term opportunities in one of Australia's most dynamic property markets.

Suburbs Include:

Alexandria, Barangaroo, Beaconsfield, Camperdown, Chippendale, Darlinghurst, Darlington, Dawes Point, Elizabeth Bay, Erskineville, Eveleigh, Forest Lodge, Glebe, Haymarket, Millers Point, Newtown, Potts Point, Pyrmont, Redfern, Rosebery, Rushcutters Bay, Surry Hills, Sydney, The Rocks, Ultimo, Waterloo, Woolloomooloo, Zetland



GRAMPIANS

The Grampians housing market has seen a 23% increase in listings, with 447 houses currently available for sale, compared to the 12-month average of 362 listings. This increase in supply provides buyers with more choices, especially as demand softens due to broader economic pressures, including rising interest rates.

The median sale price for houses in the Grampians over the past year has been \$350,000, with properties typically spending 65 days on the market. Price trends have remained relatively stable, with the median price six months ago at \$340,000 and one year ago at \$352,000. The Days on Market (DoM) has increased slightly, suggesting that while demand remains steady, properties are taking longer to sell than they did in the previous year.

The rental market is performing well, with median weekly rents rising to \$365 per week from \$350 a year ago. This leads to an estimated rental yield of 5.4%, making Grampians an appealing market for investors looking for solid rental returns in a regional area.

Grampians is a predominantly family-oriented region, with 63.9% of households being family-based. Detached houses dominate the area, making up 92.9% of the housing stock, and approximately 20.8% of properties are rented, indicating a strong owner-occupier presence with room for rental investments.

With stable pricing, increased listings, and attractive rental yields, Grampians offers good opportunities for both buyers and investors looking for affordable property in a regional setting

Suburbs Include:

Apsley, Ararat, Beulah, Black Range, Brim, Brimpaen, Buangor, Bungalally, Chetwynd, Concongella, Deep Lead, Dimboola, Dooen, Drung, Dunkeld, Edenhope, Gerang Gerung, Glenorchy, Goroke, Great Western, Halls Gap, Harrow, Haven, Hopetoun, Horsham, Jeparit, Kaniva, Kiata, Laharum, Lake Bolac, Langkoop, Lascelles, Lillimur, Longerenong, Lower Norton, Marnoo, Maroona, McKenzie Creek, Minimay, Minyip, Moyston, Murtoa, Natimuk, Natte Yallock, Navarre, Netherby, Nhill, Noradjuha, Patchewollock, Pimpinio, Pomonal, Quantong, Rainbow, Riverside, Rupanyup, Serviceton, Speed, St Arnaud, St Arnaud East, Stawell, Streatham, Stuart Mill, Tatyoon, Toolondo, Vectis, Warracknabeal, Wartook, Wickliffe, Willaura, Wonwondah, Woomelang, Woorndoo, Yaapeet, Yanac

BAW BAW

The Baw Baw housing market has experienced a 23% increase in listings, with 585 houses currently available for sale compared to the 12-month average of 476 listings. This increased supply offers buyers more opportunities in a market influenced by rising interest rates and changing demand.

The median sale price for houses in Baw Baw over the past 12 months has been \$620,000, with properties typically spending 63 days on the market. The median sale price has remained steady, with little change from the \$625,000 recorded six months ago and a year ago. This stability indicates that while supply has increased, prices are holding firm in this regional market. The Days on Market (DoM) has remained consistent, showing steady buyer demand over time.

Rental demand is also healthy, with the median rent currently sitting at \$490 per week, up slightly from \$460 a year ago. This results in an estimated rental yield of 4.1%, which provides solid returns for investors in the area.

Baw Baw is a family-oriented region, with 72.5% of households being family-based. Detached houses dominate the housing stock, making up 91.5% of all properties, while only 18.7% of homes are rented, indicating a strong owner-occupier presence in the area.

With rising listings and stable yet relatively affordable prices, Baw Baw presents opportunities for buyers leveraging their upper-hand in this regional market.

Suburbs Include:

Athlone, Baw Baw Village, Buln Buln, Buln Buln East, Childers, Cloverlea, Crossover, Darnum, Drouin, Drouin East, Drouin South, Drouin West, Ellinbank, Erica, Hallora, Hill End, Jindivick, Labertouche, Lardner, Longwarry, Longwarry North, Mountain View, Narracan, Neerim, Neerim East, Neerim Junction, Neerim North, Neerim South, Nilma, Nilma North, Noojee, Rawson, Ripplebrook, Rokeby, Seaview, Shady Creek, Tanjil South, Thorpdale, Trafalgar, Trafalgar East, Trafalgar South, Walhalla, Warragul, Warragul South, Westbury, Willow Grove, Yarragon, Yarragon South

COFFS HARBOUR

Bostobrick

Briggsvale

Coramba

Coffs Harbour

The Coffs Harbour housing market has seen a 23% increase in listings, with 548 houses currently on the market, compared to the 12-month average of 447 listings. This increase in supply provides buyers with more choice, particularly in a regional market where interest rate rises are moderating demand.

The median sale price for houses in Coffs Harbour over the past year has been \$820,000, with properties typically spending 64 days on the market. Prices have shown stability, with the median price six months ago at \$810,000 and a year ago at \$815,000. The slight changes in prices reflect a consistent market, while Days on Market (DoM) have increased, suggesting that properties are taking longer to sell as supply rises.

The rental market remains strong, with median weekly rents currently at \$640, up from \$620 a year ago. This provides an estimated rental yield of 4.1%, which is appealing to investors seeking solid returns in this popular coastal region.

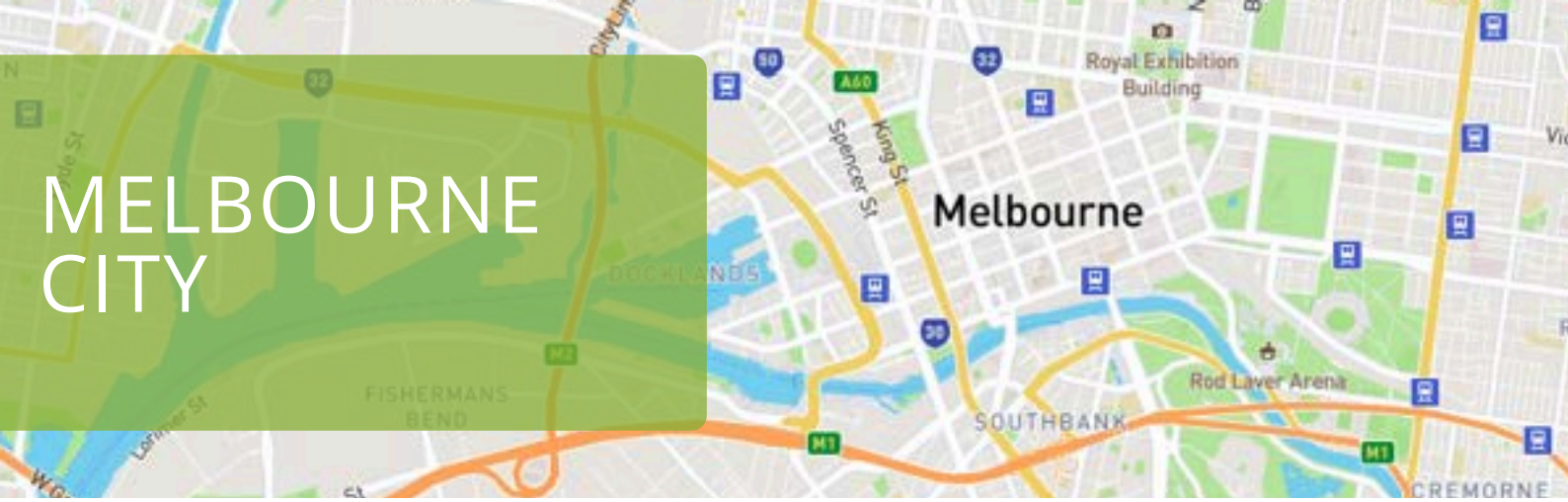
Coffs Harbour is predominantly family-oriented, with 68.6% of households being family-based. Detached houses account for 78.1% of the housing stock, while 28.2% of the homes are rented, indicating a balanced mix of owner-occupied and rental properties.

With rising listings, flattening prices, and a healthy rental market, Coffs Harbour offers good opportunities for both buyers and investors in a desirable regional location.

Suburbs Include:

Arrawarra, Arrawarra Headland, Bellingen, Bielsdown Hills, Billys Creek, Boambee, Boambee East, Bonville, Bostobrick, Brierfield, Bucca, Coffs Harbour, Coramba, Corindi Beach, Darkwood, Deer Vale, Dirty Creek, Dorrigo, Dorrigo Mountain, Dundurrabin, Emerald Beach, Fernbrook, Fernmount, Gleniffer, Hernani, Kalang, Karangi, Korora, Lowanna, Megan, Moonee Beach, Mullaway, Mylestom, Nana Glen, North Boambee Valley, North Dorrigo, Raleigh, Red Rock, Repton, Safety Beach, Sandy Beach, Sapphire Beach, Sawtell, Thora, Toormina, Tyringham, Ulong, Upper Corindi, Upper Orara, Urunga, Valery, Valla, Woolgoolga

MELBOURNE CITY



The Melbourne City unit market has experienced a 21% increase in listings, with 2,455 units currently on the market compared to the 12-month average of 2,022 listings. This increase in supply offers more options for buyers, particularly as the market adjusts to the impacts of rising interest rates and shifting demand dynamics in an urban environment.

The median sale price for units in Melbourne City over the past 12 months has been \$542,000, with properties typically spending 41 days on the market. Prices have remained stable, with the median price six months ago at \$540,000 and a year ago at \$520,000, indicating moderate growth. The Days on Market (DoM) has held steady, suggesting consistent demand despite the increased number of listings.

On the rental side, the market remains strong, with median weekly rents rising from \$580 a year ago to \$630 per week currently. This increase provides an attractive estimated rental yield of 6.0%, making Melbourne City appealing for investors seeking high rental returns in a dense urban area.

Melbourne City is highly urbanised, with only 2.2% of the housing stock comprising detached houses, while 67.3% of properties are rented, reflecting the high demand for rental accommodation in the city. Family households account for 43.1% of the population, reflecting the diverse demographic in this busy metropolitan centre.

With rising listings, stable prices, and strong rental yields, Melbourne City remains an attractive market for both buyers and investors, particularly those seeking opportunities in one of Australia's most vibrant city centres.

Suburbs Include:

Carlton, Docklands, East Melbourne, Kensington, Melbourne, North Melbourne, Parkville, South Wharf, South Yarra, Southbank, West Melbourne

WAGGA WAGGA



The Wagga Wagga housing market has experienced a 21% increase in listings, with 609 houses currently available for sale, compared to the 12-month average of 504 listings. This rise in supply is providing more choice for buyers in a market influenced by broader economic conditions and rising interest rates.

The median sale price for houses in Wagga Wagga over the past 12 months has been \$545,000, with properties typically spending 64 days on the market. Prices have shown steady growth, with the median sale price six months ago at \$526,000 and a year ago at \$485,000. The Days on Market (DoM) has increased slightly, reflecting a slower sales pace as supply rises, but demand remains solid.

The rental market continues to perform well, with median weekly rents increasing from \$460 a year ago to \$480 per week today. This results in an estimated rental yield of 4.6%, making Wagga Wagga appealing to investors seeking stable returns from rental properties in a regional market.

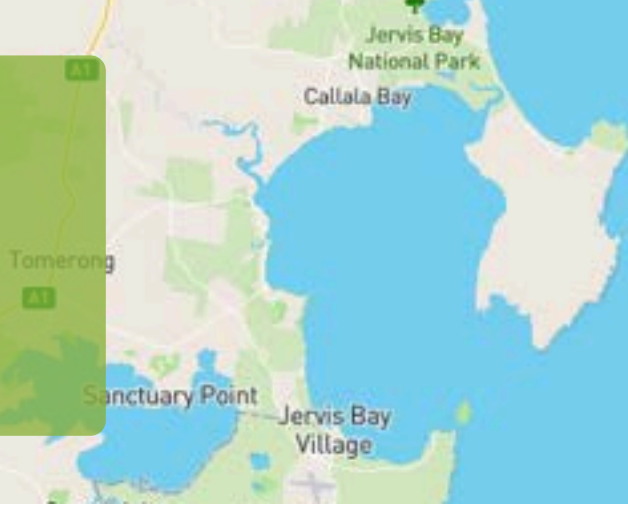
Wagga Wagga is predominantly family-oriented, with 68.3% of households being family-based. Detached houses make up 88.1% of the housing stock, and approximately 28.9% of properties are rented, indicating a healthy balance between owner-occupied and rental properties.

With increased listings, steady price growth, and solid rental yields, Wagga Wagga presents opportunities for both buyers and investors looking for stability and growth in a key regional market.

Suburbs Include:

Adjungbilly, Alfredtown, Aria Park, Ashmont, Barmedman, Beckom, Bectric, Berry Jerry, Bethungra, Big Springs, Bomen, Book Book, Boorooma, Borambola, Boree Creek, Bourkelands, Brookdale, Brucedale, Burra Creek, Cartwrights Hill, Collingullie, Combaning, Coolac, Coolamon, Cootamundra, Currawarna, Dirnaseer, Downside, East Wagga Wagga, Estella, Euberta, Eunanoreenya, Eurongilly, Forest Hill, Ganmain, Gelston Park, Gidginbung, Glenfield Park, Gobbagombalin, Gregadoo, Grogan, Gumly Gumly, Gundagai, Harefield, Illabo, Junee, Junee Reefs, Kapooka, Koorungal, Kyeamba, Ladysmith, Lake Albert, Lloyd, Lockhart, Mangoplah, Marrar, Matong, Maxwell, Methul, Milbrulong, Milvale, Mimosa, Moorong, Mount Austin, Murrulebale, Muttama, Nangus, Narraburra, North Wagga Wagga, Oberne Creek, Old Junee, Osborne, Oura, Pleasant Hills, Pucawan, Pulletop, Quandary, Rannock, Reno, Rowan, San Isidore, Sebastopol, South Gundagai, Springdale, Springvale, Stockinbingal, Tarcutta, Tatton, Temora, The Gap, The Rock, Tolland, Tootool, Trungley Hall, Tumblong, Turvey Park, Turvey Park, Urangeline, Urangeline, Uranquinty, Wagga Wagga, Wallendbeen, Walleroobie, Wantabadgery, Yarragundry, Yathella, Yerong Creek

SHOALHAVEN



The Shoalhaven housing market has seen a 21% increase in listings, with 1,136 houses currently available for sale, compared to the 12-month average of 941 listings. This increase in supply gives buyers more options in a regional market that remains attractive due to its coastal location and lifestyle appeal.

The median sale price for houses in Shoalhaven over the past 12 months has been \$815,000, with properties typically spending 70 days on the market. This represents stable price growth, with the median sale price six months ago at \$790,000 and one year ago at \$800,000. The Days on Market (DoM) figure has remained steady, suggesting that demand is keeping pace with the increased supply.

On the rental side, the market has also performed steadily, with median weekly rents increasing from \$500 a year ago to \$540 per week currently. This results in an estimated rental yield of 3.4%, making the area attractive for investors seeking stable rental returns.

Shoalhaven is largely a family-oriented region, with 68.8% of households being family-based. Detached houses dominate the area, accounting for 87.2% of the housing stock, while 24.2% of properties are rented, reflecting a strong mix of owner-occupiers and tenants.

With rising listings, stable prices, and a solid rental market, Shoalhaven remains an attractive market for both buyers and investors looking for opportunities in a sought-after coastal region.

Suburbs Include:

Bangalee, Barrengarry, Basin View, Bawley Point, Beaumont, Bellawongarah, Bendalong, Berrara, Berry, Bomaderry, Bream Beach, Broughton Vale, Budgong, Burrill Lake, Callala Bay, Callala Beach, Cambewarra, Cambewarra Village, Conjola, Conjola Park, Coolangatta, Croobyar, Cudmirrah, Culburra Beach, Cunjurong Point, Currarong, Dolphin Point, Erowal Bay, Falls Creek, Far Meadow, Fishermans Paradise, Greenwell Point, Huskisson, Hyams Beach, Jaspers Brush, Kangaroo Valley, Kings Point, Kioloa, Lake Conjola, Lake Tabourie, Little Forest, Manyana, Meroo Meadow, Milton, Mollymook, Mollymook Beach, Morton, Myola, Narrawallee, North Nowra, North Nowra, Nowra, Nowra Hill, Numbaa, Old Erowal Bay, Orient Point, Parma, Pyree, Sanctuary Point, Shoalhaven Heads, South Nowra, St Georges Basin, Sussex Inlet, Swanhaven, Tapitallee, Terara, Termeil, Tomerong, Ulladulla, Upper Kangaroo River, Vincentia, Wandandian, Wattamolla, West Nowra, Woodhill, Woodstock, Woollamia, Worrigea, Worrising Heights, Wrights Beach, Yatte Yattah



SWAN

The Swan housing market has experienced a 21% increase in listings, with 637 houses currently on the market compared to the 12-month average of 528 listings. This increase in supply provides buyers with more options, especially in a market adjusting to higher interest rates and changing economic conditions.

The median sale price for houses in Swan over the past 12 months has been \$650,000, with properties typically spending 39 days on the market. Prices have shown consistent growth, with the median sale price six months ago at \$570,000 and a year ago at \$515,000, indicating a strong upward trend in house prices. The Days on Market (DoM) has slightly decreased from 50 days a year ago, reflecting healthy demand.

The rental market has remained robust, with median weekly rents increasing from \$540 a year ago to \$650 per week currently, resulting in an estimated rental yield of 5.2%. This makes Swan attractive to investors looking for strong returns in the rental market.

Swan is a predominantly family-oriented area, with 76.5% of households being family-based. Detached houses make up 89% of the housing stock, and 21.8% of the homes are rented, indicating a strong owner-occupier presence alongside a solid rental market.

With rising listings, strong price growth, and excellent rental yields, Swan offers opportunities for both buyers and investors seeking stable returns in a growing regional market.

Suburbs Include:

Aveley, Ballajura, Baskerville, Beechboro, Belhus, Bellevue, Bennett Springs, Brabham, Brigadoon, Bullsbrook, Bushmead, Caversham, Dayton, Ellenbrook, Gidgegannup, Guildford, Hazelmere, Henley Brook, Herne Hill, Jane Brook, Kiara, Lockridge, Malaga, Middle Swan, Midland, Millendon, Red Hill, South Guildford, Stratton, The Vines, Upper Swan, Viveash, West Swan, Woodbridge



PARRAMATTA

The Parramatta unit market has experienced a 20% increase in listings, with 750 units currently available, compared to the 12-month average of 626 listings. This growing supply is likely to reduce upward price pressure, offering buyers—particularly first-home buyers and downsizers—a stronger position in negotiations. As listings rise, sellers may face increased competition, providing buyers with more options and potential leverage in securing favourable deals.

The median sale price for units in Parramatta over the past 12 months has remained stable at \$580,000. Despite the steady pricing, properties are taking slightly longer to sell, with the median Days on Market (DoM) increasing from 36 days to 42 days over the past year. This trend suggests that while demand remains, buyers are gaining an upper hand as the number of available units grows.

For investors, Parramatta continues to offer solid rental yields, with the median rent currently at \$600 per week, resulting in an estimated yield of 5.4%. However, as listings increase, rent growth could moderate, providing potential relief for tenants while still maintaining attractive yields for property investors.

Parramatta's demographic profile reflects a significant rental market, with nearly 50% of properties rented. Units dominate the housing stock, accounting for 36.3%, making the area particularly appealing to buyers seeking apartments in a well-connected urban centre. As listings continue to rise, Parramatta offers a more balanced market for buyers, with opportunities for those looking to enter or move within the market, particularly as price growth slows and negotiability increases.

Suburbs Include:

Camellia, Constitution Hill, Girraween, Harris Park, Mays Hill, North Parramatta, North Rocks, Northmead, Old Toongabbie, Parramatta, Pendle Hill, Rosehill, South Wentworthville, Wentworthville, Westmead, Winston Hills



GIPPSLAND - EAST

The Gippsland - East housing market has seen a 19% increase in listings, with 682 houses now available for sale compared to the 12-month average of 572 listings. This rise in supply is easing price pressures, offering more favourable conditions for buyers, particularly first-home buyers and downsizers. As listings increase, sellers may face heightened competition, giving buyers a stronger position in negotiations.

The median sale price for houses in Gippsland - East over the past year has been \$475,000, with properties typically spending 92 days on the market. Price trends have remained stable, with the median price six months ago at \$479,000 and a year ago at \$470,000. The increase in Days on Market (DoM) from 69 days a year ago to 92 days now suggests that buyers have more time to explore options and negotiate better deals, particularly in light of the increased supply.

For investors, the rental market offers solid yields, with the median rent currently at \$450 per week, resulting in an estimated yield of 4.9%. While the rental market remains robust, the increase in listings may also signal a moderation in rent growth, giving renters a slight advantage while still offering investors competitive returns.

Gippsland - East is predominantly a family-oriented region, with 66.1% of households being family-based. Detached houses make up 90.6% of the housing stock, and 19.5% of homes are rented, reflecting a primarily owner-occupied market with opportunities for rental investment.

With more listings and stable prices, Gippsland - East is providing a more balanced market, creating opportunities for buyers to secure properties at more competitive prices while offering steady returns for investors.

Suburbs Include:

Bairnsdale, Bemm River, Benambra, Bendoc, Bengworden, Bete Bolong, Bindi, Bonang, Brodribb River, Bruthen, Buchan, Buchan South, Bumberrah, Cabbage Tree Creek, Calulu, Cann River, Clifton Creek, Club Terrace, Cobungra, Combienbar, Dargo, Delegate River, Eagle Point, East Bairnsdale, Eastwood, Ellaswood, Ensay, Ensay North, Fernbank, Flaggy Creek, Forge Creek, Gelantipy, Genoa, Glen Valley, Goon Nure, Granite Rock, Hillside, Jarrahmond, Johnsonville, Kalimna, Kalimna West, Lake Bunga, Lake Tyers Beach, Lakes Entrance, Lindenow, Lindenow South, Lucknow, Mallacoota, Marlo, Metung, Mossiface, Mount Taylor, Newlands Arm, Newmerella, Nicholson, Noorinbee, Nowa Nowa, Nungurner, Omeo, Orbost, Paynesville, Raymond Island, Reedy Flat, Sarsfield, Swan Reach, Swifts Creek, Tambo Upper, Tongio, Toorloo Arm, W Tree, Wairewa, Walpa, Wiseleigh, Wuk Wuk, Wy Yung



MONASH

The Monash unit market has seen an 18% increase in listings, with 461 units now available for sale compared to the 12-month average of 390 listings. This rising supply is reducing price pressures, creating better conditions for buyers, particularly first-home buyers and downsizers. With more units on the market, buyers have increased negotiating power, potentially leading to more favourable purchase terms.

The median sale price for units in Monash over the past 12 months has been \$890,000, with properties typically spending 29 days on the market. Price stability is evident, as the median price six months ago was \$896,000, and a year ago, it stood at \$881,000. The steady Days on Market (DoM) suggests that despite the increase in listings, demand remains balanced, though buyers now have more time and choice in the market.

For investors, Monash offers steady rental yields, with median weekly rents at \$600, resulting in an estimated rental yield of 3.5%. While yields are moderate, the increase in listings may slow future rent growth, providing relief for renters while maintaining attractive returns for investors.

Monash is predominantly a family-oriented area, with 73.3% of households being family-based. Units account for 69.6% of the housing stock, reflecting the area's appeal for apartment living in a well-connected part of Melbourne. About 30% of properties are rented, indicating a strong mix of both owner-occupied and investment properties.

With an increase in listings and stable prices, Monash offers a more balanced market, providing buyers—particularly those looking for units—greater choice and potentially more competitive deals.

Suburbs Include:

Ashwood, Chadstone, Clayton, Glen Waverley, Huntingdale, Mount Waverley, Mulgrave, Notting Hill, Oakleigh, Oakleigh East, Oakleigh South, Wheelers Hill

WHITTLESEA - WALLAN

Eden Park

Whittlesea

Kinglake

The Whittlesea - Wallan housing market has experienced a 17% increase in listings, with 1,258 houses currently available compared to the 12-month average of 1,076 listings. This increase in supply is likely to reduce upward pressure on prices, providing more favourable conditions for buyers, especially first-home buyers and those looking to downsize. The increased competition among sellers is expected to enhance buyer negotiating power in the coming months.

The median sale price for houses in Whittlesea - Wallan over the past 12 months has been \$730,000, with properties typically spending 29 days on the market. The price trend has remained stable, with the median price six months ago at \$716,500 and a year ago at \$705,000. This stability, combined with the rise in listings, suggests that buyers are now in a better position to negotiate, with less urgency required to secure a property.

For investors, the rental market remains steady, with median weekly rents at \$520, yielding an estimated rental return of 3.7%. Although yields are moderate, the increase in listings could help balance rental price growth, potentially providing relief for tenants while maintaining solid returns for landlords.

Whittlesea - Wallan is a predominantly family-oriented region, with 79.6% of households being family-based. Detached houses make up 87.1% of the housing stock, and around 24.4% of properties are rented, reflecting a mix of both owner-occupied and investment opportunities.

With listings rising and prices holding steady, Whittlesea - Wallan presents a more balanced market, offering buyers greater flexibility and opportunity, while providing investors with reliable rental income.

Suburbs Include:

Beveridge, Bundoora, Bylands, Clonbinane, Donnybrook, Doreen, Eden Park, Epping, Heathcote Junction, Humevale, Lalor, Mernda, Mill Park, South Morang, Thomastown, Upper Plenty, Wallan, Wandong, Waterford Park, Whittlesea, Wollert, Woodstock, Yan Yean



LATROBE VALLEY

The Latrobe Valley housing market has seen a 17% increase in listings, with 817 houses currently on the market compared to the 12-month average of 700 listings. This increase in supply signals a shift towards more favourable conditions for buyers, particularly those looking to secure a home in a more stabilised market. As listings rise, price pressure is expected to ease, giving buyers—especially first-home buyers and downsizers—more leverage in negotiations.

The median sale price for houses in Latrobe Valley over the past year has remained steady at \$420,000, with properties typically spending 72 days on the market. Despite minor fluctuations, with the median price six months ago at \$425,000, this price stability combined with the increasing Days on Market (DoM) suggests that sellers may have to adjust their expectations, as buyers now have more time and choice when making decisions.

For investors, the rental market remains attractive, with median weekly rents at \$400, delivering an estimated rental yield of 5.0%. While the yields are solid, the rising number of listings could see a moderation in future rent growth, making it less competitive for renters, though still appealing for landlords seeking steady returns.

Latrobe Valley remains predominantly family-oriented, with 65% of households being family-based. Detached houses account for 88% of the housing stock, and around 25.5% of properties are rented, highlighting the balance between owner-occupiers and investors.

With the market showing signs of stabilisation, buyers in Latrobe Valley are well-positioned to benefit from increased supply, making it a more buyer-friendly environment.

Suburbs Include:

Boolarra, Boolarra South, Budgeree, Callignee, Churchill, Driffield, Flynn, Glengarry North, Glengarry West, Hazelwood, Hazelwood North, Hazelwood South, Hernes Oak, Jeeralang Junction, Moe, Moe South, Morwell, Newborough, Toongabbie, Traralgon, Traralgon, Traralgon East, Traralgon South, Tyers, Yallourn, Yallourn North, Yinnar, Yinnar South

GEELONG

The Geelong housing market has seen a 16% increase in listings, with 1,227 houses now on the market compared to the 12-month average of 1,054 listings. This rise in supply is expected to ease price pressures, providing more options for buyers and shifting market dynamics in their favour. With more homes available, buyers—especially first-home buyers and downsizers—are likely to gain an upper hand in negotiations.

The median sale price for houses in Geelong over the past year has been \$670,000, with properties typically spending 36 days on the market. Prices have remained steady, with the median price six months ago at \$675,000 and one year ago at the same level. The stability in pricing, combined with the slight increase in Days on Market (DoM), suggests that sellers may need to adjust their expectations as buyers take advantage of increased choice and negotiating power.

The rental market continues to offer reasonable returns, with the median rent sitting at \$495 per week, resulting in an estimated rental yield of 3.8%. While yields remain healthy, the increase in listings could potentially temper future rent growth, providing some relief for renters while still offering solid returns for investors.

Geelong is a predominantly family-oriented region, with 67.1% of households being family-based. Detached houses make up 84.4% of the housing stock, and 30.2% of homes are rented, indicating a balanced mix of owner-occupied and investment properties.

As listings continue to rise and prices remain stable, the Geelong market is offering more balanced conditions, allowing buyers to take advantage of increased supply and secure properties with less urgency than in previous years.

Suburbs Include:

Anakie, Armstrong Creek, Avalon, Batesford, Bell Park, Bell Post Hill, Belmont, Breakwater, Ceres, Charlemont, Corio, Drumcondra, Drumcondra, East Geelong, Fyansford, Geelong, Geelong West, Grovedale, Hamlyn Heights, Herne Hill, Highton, Lara, Leopold, Lovely Banks, Manifold Heights, Marshall, Moolap, Moorabool, Mount Duneed, Newcomb, Newtown, Norlane, North Geelong, North Shore, Rippleside, South Geelong, St Albans Park, Staughton Vale, Thomson, Wandana Heights, Wauron Ponds, Whittington

SOUTH COAST

Cobargo

A1

Tathra

Merimbula

The South Coast housing market has experienced a 16% increase in listings, with 737 houses currently on the market compared to the 12-month average of 634 listings. This growing supply is likely to ease some of the upward pressure on prices, giving buyers more options and improving their bargaining position. With more properties available, first-home buyers, downsizers, and investors can approach the market with greater confidence, knowing they have more choice and less competition.

The median sale price for houses in the South Coast over the past 12 months has been \$810,000, with properties typically spending 80 days on the market. Despite the steady pricing, with the median price at \$800,000 six months ago and \$850,000 a year ago, the increase in Days on Market (DoM) reflects a slowing pace in sales. Buyers now have more time to evaluate options and negotiate, as the market becomes less seller-driven.

For investors, the current rental market offers an estimated yield of 3.5%, with median weekly rents at \$550. While rental yields remain solid, the increase in listings may also moderate future rent increases, benefiting tenants while maintaining decent returns for property owners.

The South Coast remains a family-oriented area, with 66.6% of households being family-based. Detached houses account for 83.9% of the housing stock, and 21.6% of properties are rented, indicating a strong owner-occupier presence with room for investment opportunities. As the supply of homes continues to rise and the pace of sales slows, the South Coast market offers more balanced conditions, creating a favourable environment for buyers to secure properties at potentially better prices.

Suburbs Include:

Akolele, Angledale, Bald Hills, Barragga Bay, Batehaven, Batemans Bay, Bega, Bemboka, Benandarah, Bergalia, Bermagui, Berrambool, Berrambool, Bimbimbie, Bingie, Black Range, Bodalla, Bournda, Boydtown, Broadwater, Brogo, Broulee, Buckajo, Burragate, Candelo, Catalina, Central Tilba, Cobargo, Congo, Coolagolite, Coopers Gully, Corunna, Dalmeny, Denhams Beach, Depot Beach, Deua River Valley, Dignams Creek, Durras North, East Lynne, Eden, Eurobodalla, Frogs Hollow, Greigs Flat, Guerilla Bay, Jeremadra, Kalaru, Kameruka, Kanoona, Kiah, Kianga, Lilli Pilli, Lochiel, Long Beach, Maloneys Beach, Malua Bay, Merimbula, Meringo, Millingandi, Mirador, Mogareeka, Mogendoura, Mogilla, Mogo, Moruya, Moruya Heads, Mossy Point, Murrah, Mystery Bay, Narooma, Nelligen, Nerrigundah, Nethercote, North Batemans Bay, North Narooma, Numbugga, Pambula, Pambula Beach, Potato Point, Quaama, Rosedale, South Durras, South Pambula, South Wolumla, Stony Creek, Sunshine Bay, Surf Beach, Surfside, Tanja, Tantawangalo, Tarraganda, Tathra, Tilba Tilba, Tomakin, Toothdale, Towamba, Tura Beach, Turlinjah, Tuross Head, Verona, Wallaga Lake, Wallagoot, Wamban, Wandella, Wapengo, Wolumla, Wonboyn, Wyndham, Yowrie

A map of the Cleveland - Stradbroke area in Queensland, Australia. The map shows the coastline, including North Stradbroke Island and Main Beach. A green overlay on the left side of the map contains the text 'CLEVELAND - STRADBROKE'. Various locations are labeled, including Capalaba, Cleveland, Coochiemudlo Island, Victoria Point, Redland Bay, Blue Lake section of Naree Budjong Djara NP, North Stradbroke Island, Main Beach, MNP26, and MNP25.

CLEVELAND - STRADBROKE

The Cleveland - Stradbroke housing market has seen a 16% increase in listings, with 715 houses currently on the market compared to the 12-month average of 619 listings. This rise in supply is likely to ease some of the pressure on prices, providing buyers with more options and negotiating power. As listings increase, buyers—particularly first-home buyers and downsizers—are in a better position to secure properties at more competitive prices.

The median sale price for houses in Cleveland - Stradbroke over the past year has been \$855,000, with properties typically spending 34 days on the market. This reflects a steady market, with the median sale price at \$807,000 six months ago and \$780,000 a year ago. The Days on Market (DoM) figure, which has increased slightly, suggests that buyers have more time to consider their options as competition among sellers rises.

For investors, the area continues to offer healthy returns, with the median rent currently at \$670 per week, translating into an estimated yield of 4.1%. Although rental yields remain solid, the increase in listings could moderate future rent growth, providing some relief for tenants while maintaining consistent returns for property investors.

Cleveland - Stradbroke remains a predominantly family-oriented area, with 74.9% of households being family-based. Detached houses account for 83.8% of the housing stock, and 23.1% of homes are rented, indicating a balanced mix of owner-occupied and investment properties.

As the market moves towards more balanced conditions, with rising supply and stable prices, Cleveland - Stradbroke offers buyers increased flexibility and opportunities to negotiate better terms.

Suburbs Include:

Amity, Cleveland, Cleveland, Coochiemudlo Island, Dunwich, Karragarra Island, Lamb Island, Macleay Island, Mount Cotton, North Stradbroke Island, Ormiston, Point Lookout, Redland Bay, Russell Island, Sheldon, Thornlands, Victoria Point

MORNINGTON PENINSULA



The Mornington Peninsula housing market has seen a 15% increase in listings, with 1,071 houses currently on the market compared to the 12-month average of 930 listings. This increase in supply is likely to relieve some upward pressure on prices, giving buyers more opportunities to negotiate and find better deals. With more options available, particularly for downsizers and first-home buyers, competition between sellers is expected to create more favourable conditions for purchasers.

The median sale price for houses in Mornington Peninsula over the past 12 months has been \$990,000, with properties spending an average of 42 days on the market. Although prices have remained relatively stable, with the median price at \$1,012,000 six months ago and \$1,025,000 a year ago, the slight increase in Days on Market (DoM) indicates that sellers may face longer sale times as supply grows.

Rental yields in the area are currently at 3.3%, with median weekly rents sitting at \$620. While investors can still find reasonable returns, the increasing supply could temper future rent growth, potentially providing more breathing room for tenants.

Mornington Peninsula is predominantly family-oriented, with 70.7% of households being family-based. Detached houses make up 85.4% of the housing stock, and 18.6% of homes are rented, indicating a strong owner-occupier presence alongside opportunities for investment.

As supply continues to rise and price growth remains moderate, buyers in the Mornington Peninsula market will likely find more choice and flexibility, giving them the upper hand in a market that is moving towards more balanced conditions.

Suburbs Include:

Arthurs Seat, Balnarring, Balnarring Beach, Baxter, Bittern, Blairgowrie, Boneo, Cape Schanck, Capel Sound, Crib Point, Dromana, Fingal, Flinders, Hastings, Hmas Cerberus, Main Ridge, McCrae, Merricks, Merricks Beach, Merricks North, Moorooduc, Mornington, Mount Eliza, Mount Martha, Pearcedale, Point Leo, Portsea, Red Hill, Red Hill South, Red Hill South, Rosebud, Rye, Safety Beach, Shoreham, Somers, Somerville, Sorrento, St Andrews Beach, Tootgarook, Tuerong, Tyabb

WODONGA - APLINE

The Wodonga - Alpine housing market has seen a 14% increase in for sale listings, with 519 houses currently available compared to the 12-month average of 454 listings. This rise in supply is providing more opportunities for buyers, particularly first-home buyers and downsizers, to secure properties at potentially more competitive prices. As the number of homes for sale grows, sellers may face increased competition, leading to a more buyer-friendly market.

The median sale price for houses in Wodonga - Alpine over the past 12 months has been \$580,000, with properties spending an average of 56 days on the market. Price growth has been moderate, with the median price six months ago at \$560,000 and one year ago at \$555,000. The increase in Days on Market (DoM) indicates that buyers now have more time to make decisions, further improving their negotiating power.

Rental yields remain attractive for investors, with median weekly rents at \$500, offering an estimated yield of 4.5%. Despite the rise in for-sale listings, the rental market remains strong, driven by tenant demand. Investors can continue to expect stable returns without the rise in for-sale properties affecting rental conditions.

Wodonga - Alpine remains a family-oriented area, with 69.6% of households being family-based. Detached houses make up 91.3% of the housing stock, while 25.6% of homes are rented, reflecting a strong owner-occupier market with opportunities for investment. With rising listings and stable price trends, Wodonga - Alpine presents a more balanced market where buyers can benefit from increased supply, while investors can expect continued solid rental yields.

Suburbs Include:

Allans Flat, Bandiana, Baranduda, Barnawartha, Barnawartha North, Barwidgee, Beechworth, Bellbridge, Bethanga, Bonegilla, Bright, Browns Plains, Buckland, Buffalo River, Chiltern, Chiltern Valley, Cornishtown, Corryong, Cudgewa, Dartmouth, Dederang, Dinner Plain, Ebdon, Eskdale, Eurobin, Falls Creek, Freeburgh, Gapsted, Granya, Gundowring, Harrietville, Hotham Heights, Huon, Huon Creek, Indigo Valley, Kergunyah, Kiewa, Killara, Leneva, Merriang, Mitta Mitta, Mount Beauty, Mudgegonga, Myrtleford, Nariel Valley, Osbornes Flat, Ovens, Porepunkah, Rosewhite, Sandy Creek, Staghorn Flat, Stanley, Talgarno, Tallandoon, Tallangatta, Tallangatta South, Tallangatta Valley, Tangambalanga, Tawonga, Tawonga South, Thowgla Valley, Tintaldra, Towong, Upper Gundowring, Walwa, Wandiligong, West Wodonga, Wodonga, Wongungarra, Wooragee, Yackandandah



MARIBYRNONG

The Maribyrnong unit market has seen a 14% increase in for sale listings, with 537 units currently available compared to the 12-month average of 472 listings. This increase in supply provides buyers—especially first-home buyers and investors—with more options and greater negotiating power. As more units come onto the market, sellers are likely to face more competition, leading to a more balanced market where buyers can secure properties at more favourable prices.

The median sale price for units in Maribyrnong over the past 12 months has been \$495,000, with properties typically spending 42 days on the market. While prices have remained relatively stable—\$500,000 six months ago and \$515,000 a year ago—the rising supply and slightly increased Days on Market (DoM) indicate that buyers have more time to assess their options, creating a more buyer-friendly environment.

The rental market in Maribyrnong remains strong, with median weekly rents at \$500, offering an attractive estimated rental yield of 5.3%. Investors can still expect solid returns in the rental sector, with rental demand remaining robust despite the increase in for-sale listings.

Maribyrnong's demographic profile highlights a significant rental market, with 42.9% of properties being rented. Units make up nearly half (49.7%) of the housing stock, while 63% of households are family-based, reflecting a diverse mix of residents.

As the number of listings increases and price growth stabilises, Maribyrnong presents more favourable conditions for buyers, with increased stock giving them greater choice. Investors, meanwhile, can still expect strong rental yields in a well-connected suburban area.

Suburbs Include:

Braybrook, Footscray, Kingsville, Maidstone, Maribyrnong, Seddon, Tottenham, West Footscray, Yarraville

HEATHCOTE - CASTLEMAINE - KYNETON

The Heathcote - Castlemaine - Kyneton housing market has seen a 13% increase in listings, with 541 houses now available compared to the 12-month average of 477 listings. This rise in supply is easing price pressures and creating more favourable conditions for buyers. The increased stock means first-home buyers and downsizers have greater negotiating power, with less urgency to act quickly as sellers face more competition.

The median sale price for houses in the region has remained steady at \$770,000 over the past 12 months. The Days on Market (DoM) has increased to 77 days, up from 58 days a year ago, suggesting that homes are taking longer to sell as the market shifts towards buyers. While prices have not seen significant drops, the rising supply and longer sale times could lead to further softening in price pressures.

Rental yields in the area are currently at 3.4%, with median weekly rents at \$500. Though rental returns are moderate, the increase in listings could provide tenants with more options, potentially slowing further rental price increases. Investors, while still able to achieve decent yields, may need to adjust their expectations in line with the growing supply or potentially look at other markets.

Heathcote - Castlemaine - Kyneton is a predominantly family-oriented region, with 70.2% of households being family-based. Detached houses account for 95.1% of the housing stock, reflecting the area's focus on larger homes and owner-occupier markets. With only 13.8% of homes being rented, the area offers strong appeal for owner-occupiers, though opportunities for investment remain.

With rising listings and a stabilising price environment, buyers in Heathcote - Castlemaine - Kyneton can expect a more balanced market with improving opportunities to secure properties at lower prices.

Suburbs Include:

Argyle, Ashbourne, Axe Creek, Axedale, Barfold, Baringhup, Barkers Creek, Baynton, Campbells Creek, Campbelltown, Carlsruhe, Castlemaine, Chewton, Chewton Bushlands, Costerfield, Derrinal, Drummond North, Elphinstone, Emu Creek, Eppalock, Faraday, Fern Hill, Fryerstown, Golden Point, Green Gully, Harcourt, Harcourt North, Heathcote, Kimbolton, Knowsley, Kyneton, Kyneton South, Ladys Pass, Lauriston, Leichardt, Lockwood, Lockwood South, Maldon, Malmsbury, Mandurang, Mandurang South, Marong, McKenzie Hill, Metcalfe, Moonlight Flat, Mount Camel, Muckleford, Newham, Newstead, Pipers Creek, Ravenswood, Redcastle, Redesdale, Sandon, Sedgwick, Shelbourne, Spring Hill, Sutton Grange, Taradale, Trentham East, Tylden, Vaughan, Walmer, Welshmans Reef, Woodend, Woodend North, Yapeen

TAMWORTH - GUNNEDAH



The Tamworth - Gunnedah housing market has seen a 13% increase in for sale listings, with 446 houses currently available compared to the 12-month average of 396 listings. This increase in supply is likely to reduce upward pressure on prices, offering buyers—particularly first-home buyers and downsizers—more negotiating power. As sellers face growing competition, buyers may find more opportunities to secure properties at favourable prices. The median sale price for houses in Tamworth - Gunnedah over the past 12 months has been \$432,000, with properties typically spending 50 days on the market. The increase in Days on Market (DoM), up from 47 days a year ago, suggests that homes are taking slightly longer to sell as the market becomes more balanced. While prices have seen moderate growth, with the median price at \$400,000 six months ago and \$380,000 a year ago, the rising supply may temper further price increases.

The rental market, on the other hand, remains stable. The median rent is currently \$440 per week, offering an estimated rental yield of 5.3%, making the area attractive to investors seeking solid rental returns. The increase in for-sale listings is unlikely to affect rental prices, as rental demand continues to be driven by tenant needs rather than the availability of properties for purchase.

Tamworth - Gunnedah is a predominantly family-oriented region, with 68.4% of households being family-based. Detached houses make up 89.1% of the housing stock, and 30.1% of homes are rented, indicating a balanced market with strong owner-occupier and rental demand.

As the supply of homes increases, the Tamworth - Gunnedah market is offering buyers more options and greater flexibility, with sale prices stabilising and rental yields remaining strong for investors.

Suburbs Include:

Ardglen, Attunga, Barraba, Bective, Bendemeer, Bithramere, Blackville, Boggabri, Breeza, Bundella, Calala, Caroona, Carroll, Curlewis, Curlewis, Currabubula, Daruka, Dungowan, Duri, East Tamworth, Emerald Hill, Garoo, Garthowen, Ghoolendaadi, Goolhi, Gowrie, Gunnedah, Halls Creek, Hallsville, Hanging Rock, Hillvue, Kelvin, Kingswood, Kingswood, Kootingal, Limbri, Loomberah, Manilla, Milroy, Moonbi, Moore Creek, Mullaley, Nemingha, North Tamworth, Nundle, Ogunbil, Oxley Vale, Piallamore, Pialloway, Pine Ridge, Premer, Quipolly, Quirindi, Rushes Creek, Somerton, South Tamworth, Spring Ridge, Tambar Springs, Taminda, Tamworth, Timbumburi, Tintinhull, Upper Manilla, Wallabadah, Wallamore, Warrah Creek, Warrah Ridge, Warral, Watsons Creek, Werris Creek, Werris Creek, West Tamworth, Westdale, Willala, Willow Tree, Winton, Woodsreef, Woolomin

BENDIGO

The Bendigo housing market has experienced a 13% increase in for sale listings, with 689 houses currently on the market, compared to the 12-month average of 608 listings. This rise in supply is beginning to ease some of the pressure on sale prices, offering more options for buyers, particularly first-home buyers and downsizers. With more stock available, sellers are facing increased competition, which may lead to softer price growth and give buyers more negotiating power.

The median sale price for houses in Bendigo over the past year has been \$550,000, with properties typically spending 44 days on the market. The increase in Days on Market (DoM) from 41 days a year ago suggests that homes are taking longer to sell as buyers benefit from more choice and less urgency. While prices have remained steady, the growing number of listings indicates that buyers may have more leverage in securing properties at favourable prices.

In contrast, the rental market remains unaffected by the increase in for-sale listings. Median weekly rents are holding at \$460, offering an estimated rental yield of 4.3%. Strong rental demand continues to support stable rental returns for investors, and despite rising for-sale stock, rents are unlikely to be impacted as the rental market dynamics remain driven by tenant demand and supply.

Bendigo remains predominantly family-oriented, with 66.7% of households being family-based, and detached houses make up 90.4% of the housing stock. With 29.8% of homes rented, there is a balanced mix of owner-occupier and rental properties. As supply increases and sale price pressure eases, Bendigo is becoming more buyer-friendly, creating a favourable environment for those looking to enter the market or negotiate better deals, while rental yields remain strong for investors.

Suburbs Include:

Ascot, Bendigo, Big Hill, California Gully, Eaglehawk, East Bendigo, Epsom, Flora Hill, Golden Gully, Golden Square, Huntly, Ironbark, Jackass Flat, Junortoun, Kangaroo Flat, Kennington, Long Gully, Maiden Gully, Myers Flat, North Bendigo, Quarry Hill, Sailors Gully, Spring Gully, Strathdale, Strathfieldsaye, West Bendigo, White Hills, Woodvale

YARRA RANGES

Warburton
Yarra Junction
Woori Yallock

The Yarra Ranges housing market has seen a 10% increase in for sale listings, with 507 houses currently on the market compared to the 12-month average of 462 listings. This growing supply is expected to ease some of the pressure on prices, giving buyers—particularly first-home buyers and downsizers—more options and negotiating leverage. With more properties available, sellers may need to adjust expectations, leading to a more balanced market.

The median sale price for houses in Yarra Ranges over the past 12 months has been \$845,000, with properties typically spending 29 days on the market. Price growth has been stable, with the median price six months ago at \$830,000 and one year ago at \$820,000. The Days on Market (DoM) figure has remained low, reflecting continued buyer interest despite the increase in listings. However, with rising supply, the market is likely to become more favourable for buyers looking to negotiate.

The rental market remains healthy, with median weekly rents at \$580, resulting in an estimated rental yield of 3.6%. While rental demand is solid, the increase in for-sale listings is not expected to have a direct impact on rent prices, as rental conditions continue to be driven by tenant demand and availability.

Yarra Ranges is predominantly family-oriented, with 76.7% of households being family-based. Detached houses dominate the region, making up 93.7% of the housing stock. The area also has a relatively low rental rate, with only 14% of properties rented, indicating a strong owner-occupier presence.

With listings rising and prices stabilising, Yarra Ranges is shifting towards a more buyer-friendly market, offering increased flexibility and choice for those looking to enter or move within the area.

Suburbs Include:

Badger Creek, Belgrave, Belgrave Heights, Belgrave South, Chirnside Park, Chum Creek, Coldstream, Dixons Creek, Don Valley, East Warburton, Ferny Creek, Gladysdale, Gruyere, Healesville, Hoddles Creek, Kallista, Kalorama, Launching Place, Lilydale, Macclesfield, Menzies Creek, Millgrove, Monbulk, Montrose, Mooroolbark, Mount Dandenong, Mount Evelyn, Narre Warren East, Olinda, Powelltown, Sassafras, Selby, Seville, Seville East, Sherbrooke, Silvan, Steels Creek, Tecoma, The Patch, Three Bridges, Upwey, Wandin East, Wandin North, Wandin North, Warburton, Wesburn, Woori Yallock, Yarra Glen, Yarra Junction, Yellingbo, Yering

FAQ

Frequently Asked Questions (FAQ) for Journalists:

1. How was the data analysed?

Online property listings are tracked, with counts recorded weekly. This data allows us to monitor total market volumes across every region nationally. For this report, we focused on regions with significant increases in listings over the past 12 months, providing insights into the changing market dynamics and how they favour buyers.

2. What regions were covered in the report?

The report covers 50 SA3 regions across Australia, focusing on areas experiencing the largest increases in for-sale property listings. Key regions include Bringelly-Green Valley, Rouse Hill-McGraths Hill, Casey-South, and Ipswich Inner, among others.

3. Why is there a focus on listing increases?

A significant increase in listings often signals a shift in the market. As more properties become available, buyers have more options, increasing their negotiating power. This can lead to softer price growth or even price corrections in certain markets, particularly where supply significantly outstrips demand.

4. Who benefits most from the current market conditions?

First-home buyers, downsizers, and investors are likely to benefit most from the current conditions. The increased supply of properties means less competition and more choice, giving these groups greater opportunities to secure properties at potentially better prices than in recent years.

5. What impact does this have on property prices?

In areas where listings have surged, price pressure is expected to ease. Sellers may need to adjust their pricing expectations as buyers gain the upper hand in negotiations. While some regions may still see moderate price growth, others are likely to see prices stabilise or slow down.

6. What role do interest rates play in this market shift?

Higher interest rates are a key factor holding some buyers back, but they are also contributing to the increase in listings. Some sellers, particularly those under financial pressure, are listing their properties to take advantage of the current market before any potential economic downturn.

7. Are all markets seeing this trend?

No, the increase in listings is more pronounced in certain regions, particularly in outer suburban and regional markets. Areas like Bringelly-Green Valley (162% increase) and Rouse Hill-McGraths Hill (128% increase) are seeing the most dramatic changes. Inner-city areas like Sydney and Melbourne are seeing more moderate shifts in comparison.

8. What does this mean for investors?

For investors, the increase in listings presents opportunities to enter markets that were previously more competitive. While rental yields remain solid in many areas, the additional stock could mean investors can be more selective in their purchases, potentially securing properties at lower prices while still benefiting from stable rental demand.

9. How does this affect rental markets?

The rise in for-sale listings has not significantly impacted rental markets. Rental yields remain stable in most regions, and demand for rental properties continues to support solid returns for investors. In some regions, rental demand remains strong due to limited availability of rental stock, despite the increase in properties for sale.

10. What are the implications for sellers?

Sellers in regions with a significant increase in listings may need to adjust their expectations around pricing and time on market. With more competition, homes may take longer to sell, and buyers are likely to have more leverage during negotiations. Sellers may need to be more flexible in terms of pricing to secure a sale in this more competitive environment.

MEDIA RELEASE

For Immediate Release

September 18th, 2024

Buyers take the lead: New report highlights surging property listings across Australia's top markets

MCG Quantity Surveyors' latest analysis of Australia's property market reveals a significant shift in dynamics, with increasing listings giving buyers a stronger position. The report, which covers 50 regions, shows rising stock levels in key markets, marking a notable change from the competitive landscape of recent years. For first-home buyers, downsizers, and investors alike, the growing supply presents new opportunities to enter or expand in these markets.

"Buyers are now in a better position than they've been in for years," says Mike Mortlock, Managing Director of MCG Quantity Surveyors. "In regions like Bringelly-Green Valley and Rouse Hill-McGraths Hill, where listings have surged over 100%, the market has clearly shifted in favour of buyers. This means more negotiating power and better access to properties that were previously hard to secure due to fierce competition."

The report highlights several standout areas where the increase in for-sale listings is reshaping the market. "Casey-South and Blacktown-North are seeing stock increases of 74% and 53% respectively, which is creating a more favourable market for buyers," Mortlock notes. "This is great news for buyers who were previously priced out or had limited choice. It's an opportune time for first-home buyers and investors who are looking for better value, particularly in outer suburban areas where price pressure is easing."

MCG's report also underscores the impact of rising listings on overall market sentiment. "As we see listings rise across regions like Wanneroo in Perth and Cardinia in Melbourne, we expect price growth to moderate," Mortlock explains. "This presents a strategic moment for buyers to step in while interest rates and economic uncertainty hold some buyers back. With a more abundant market, buyers can afford to be selective and negotiate harder."

MCG Quantity Surveyors' findings emphasise the importance of market timing and strategic investment in today's evolving property landscape. For a full analysis of the top 50 markets showing the strongest listing increases and how to navigate this buyer-friendly environment, visit MCG Quantity Surveyors' website.

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