



# Regional Market Update

AUSTRALIA | RELEASED MAY 2024



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# Regional Market Performance

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

## Values

BEST PERFORMERS 		WORST PERFORMERS 	
Highest quarterly growth:	8.8% Geraldton (WA)	Lowest quarterly growth:	-2.0% Ballarat (VIC)
Highest annual growth:	20.7% Bunbury (WA)	Lowest annual growth:	-4.2% Ballarat (VIC)
Shortest days on market:	14 days Bunbury (WA)	Longest days on market:	75 days Bowral – Mittagong (NSW)
Lowest vendor discounts:	-2.8% Albany (WA)	Highest vendor discounts:	-6.5% Batemans Bay (NSW)
Highest change in annual sales vols:	103.5% Lismore (NSW)	Lowest change in annual sales vols:	-18.1% Maryborough (QLD)

Growth in dwelling values across regional Australia continued to outpace capital city values over the three months to April, with values up 2.1% and 1.7% respectively. Both markets have recorded an acceleration in quarterly growth, with regional values now recording the strongest result since the three months to May 2022 (2.9%). The strong growth saw the combined regions record a nominal recovery in March and subsequently dwelling values reached new record highs in April after falling -5.8% between May 2022 and January 2023. Across Australia's largest 50 non-capital city significant urban areas (SUAs), just 19 markets have seen values return to peak, while Ballina values remained -15.9% below the April 2022 peak, the largest decline from the recent peak among the top 50 SUA's.

Looking at quarterly value growth, Western Australia continued to lead the pack, with Geraldton recording the largest rise, up 8.8%, followed by Busselton (7.7%) and Bunbury (6.4%). Queensland made up four of the remaining top 10 SUA's for quarterly growth, while New South Wales, South Australia and Tasmania each saw one market make the top 10. Annual growth was also skewed towards Western Australia and Queensland, with four and eight markets recording double-digit growth over the year. Bunbury, on WA's southwest coast, recorded the largest annual increase, with values up 20.7% over the year, followed by Rockhampton (16.4%) in Central Queensland.

At the other end of the scale, five markets in regional New South Wales and three in Regional Victoria recorded a quarterly decline, with both Ballarat (Vic) and Port



Macquarie (NSW) recording a -2.0% decline. Ballarat also recorded the weakest annual growth, with values falling -4.2% over the year, followed by Batemans Bay (NSW), down -2.0%.

Sales activity across Australia's 50 largest SUAs started to pick up over the 12 months to February, with the number of markets recording an annual rise in activity (18) doubling compared to the 12 months to November (9). Lismore (NSW) continued to record the largest rise in sales numbers, with sales activity more than doubling (103.5%) compared to the 12 months to February 2023, when the combined impacts of the 2022 flood and rising interest rates saw sales activity plummet. This was followed by nearby Ballina, up 27.7% year-on-year, and Central Queensland's Gladstone region, up 19.1%.

Western Australia's Bunbury, Busselton and Albany regions recorded the fastest selling times over the past twelve months, with a median time on the market of 14, 16 and 17 days, respectively. Toowoomba (17), Cairns (19) and Bundaberg (19), all in QLD, were the only other regions with a median selling time under 20 days. Vendors in Albany (-2.8%) offered the smallest discounts to secure a sale, followed by the Shepparton-Mooroopna region in Victoria, at -2.9%. Markets in the Southern Highlands and Shoalhaven and capital regions of NSW had some of the worst selling conditions, with Batemans Bay offering the highest vendor discounts at -6.5% and Bowral – Mittagong recording the highest median time on market at 75 days.

# Regional Market Performance

## Rents

BEST PERFORMERS 		WORST PERFORMERS 	
Highest quarterly rental growth:	6.0% Batemans Bay (NSW)	Lowest quarterly rental growth:	-0.3% Nowra – Bomaderry (NSW)
Highest yearly rental growth:	16.4% Bunbury (WA)	Lowest yearly rental growth:	-2.4% Batemans Bay (NSW)
Highest gross rental yield:	9.4% Kalgoorlie – Boulder (WA)	Lowest gross rental yield:	3.0% Bowral – Mittagong (NSW)
Most affordable:	\$419 Burnie – Somerset (TAS)	Least affordable:	\$827 Gold Coast – Tweed Heads (QLD & NSW)

Annual rental growth across the combined regional markets continued to accelerate through the first few months of the year, with the CoreLogic rental index rising from 4.9% over the year to January to 6.3% over the 12 months to April. By comparison, annual rental growth across the combined capitals eased from 9.6% to 9.4%.

Across the largest 50 non-capital markets, 47 saw rents increase over the three months to April, while 48 recorded an annual increase in rental values. After easing through much of 2023, Batemans Bay recorded the largest quarterly increase in rents, up 6.0% or \$32 per week. This was followed by Bunbury (4.7%) in WA, the Sunshine Coast (4.4%) and Gladstone (3.9%) in QLD, and Forster-Tuncurry (3.7%) in NSW.

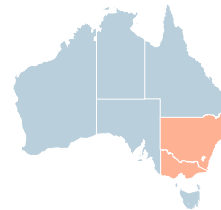
At the other end of the spectrum, just three markets recorded a quarterly decline in rental values. The Nowra – Bomaderry region in the Southern Highlands (NSW) saw rents fall -0.3% over the three months to April, while Maryborough and St-Georges Basin – Sanctuary Point recorded declines of -0.2% and -0.1%, respectively.

Four markets in Western Australia (Albany, Bunbury, Busselton, and Geraldton), two markets in Queensland (Gladstone and Mackay) and one market in South Australia (Victor Harbour – Goolwa) saw rents rise by 10.0% or more over the year to April. Bunbury recorded the largest percentage rise, with an annual increase of 16.4%, while Busselton saw the largest dollar increase, with the 14.8% rise equating to a \$93 per week increase to the median weekly rental value (\$723).

Despite recording some of the largest quarterly increases in rental values, Batemans Bay (-2.4%) and Goulburn (-0.1%) were the only markets to record an annual fall in rents, with the declines recorded in 2023, cancelling out the April quarter growth.

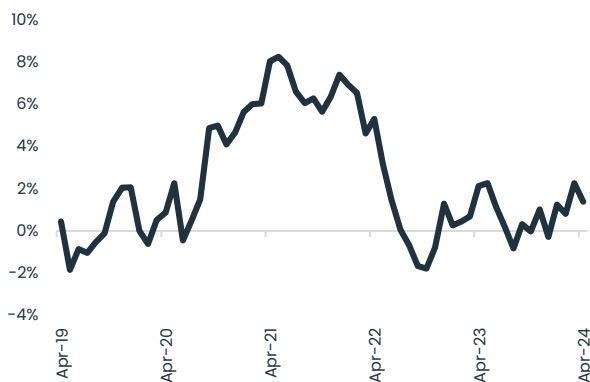
With rents continuing to rise at a faster pace than values over the quarter, regional gross rental yields continued to expand, rising two basis points to 4.4%. Western Australia's Kalgoorlie – Boulder region continued to be the stand out in terms of yields, with a median value of \$344,057 and a median weekly rental value of \$614 per week, resulting in a gross rental yield of 9.4%. This was followed by Mackay (QLD) at 6.6% and Geraldton (WA) and Gladstone (QLD), both at 6.2%. At the other end of the scale, Bowral-Mittagong in NSW continued to record the lowest yield, at 3.0%.

# Albury - Wodonga | NSW & VIC

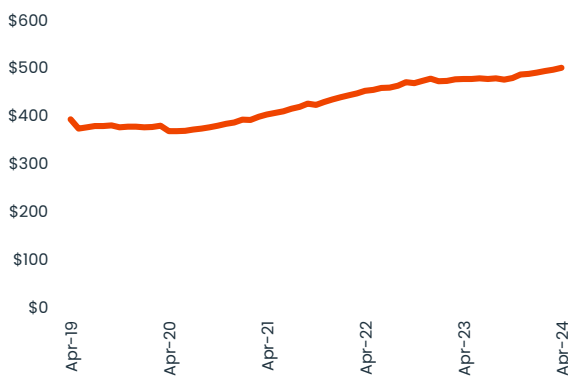


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$544,885</b>	<b>1.4%</b>	<b>2.8%</b>	<b>60.1%</b>
RENTS	<b>\$502 pw</b>	<b>2.1%</b>	<b>4.9%</b>	<b>27.3%</b>

ROLLING QUARTERLY CHANGE IN VALUES



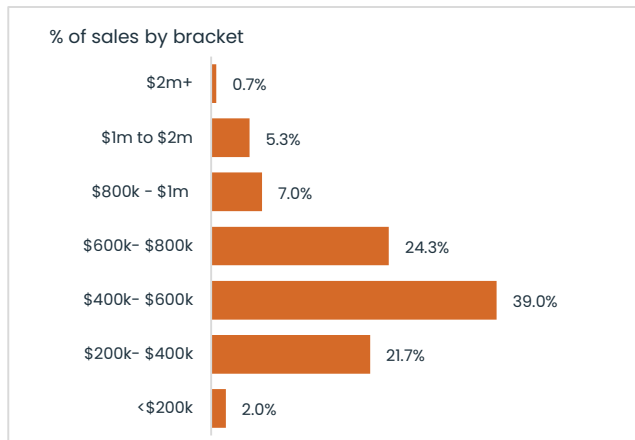
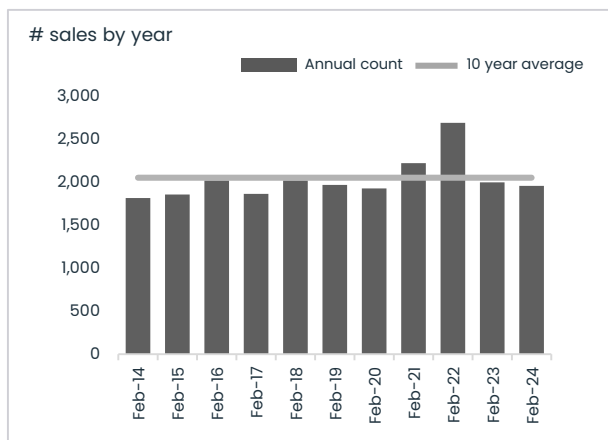
INDEX ADJUSTED MEDIAN RENTAL VALUE



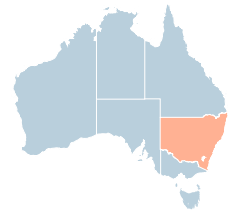
	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.2%</b>	<b>43 days</b>	<b>4.7%</b>
1 YEAR AGO	<b>-2.9%</b>	<b>34 days</b>	<b>4.5%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

**1,959** -2.0% lower than one year ago, and -9.4% below the five year average for the region.

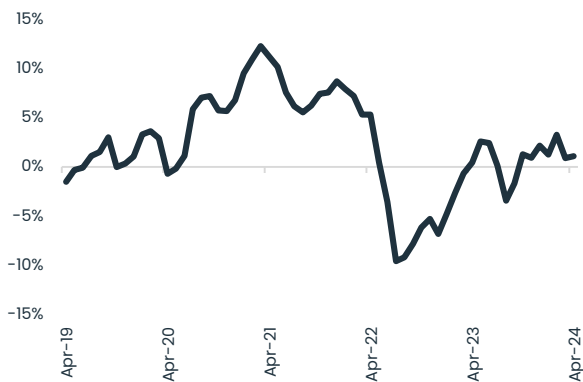


# Ballina | NSW

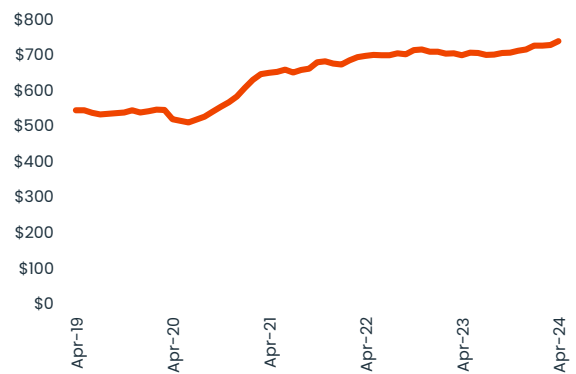


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$957,767</b>	<b>1.1%</b>	<b>3.8%</b>	<b>53.9%</b>
RENTS	<b>\$740 pw</b>	<b>1.7%</b>	<b>5.6%</b>	<b>35.5%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

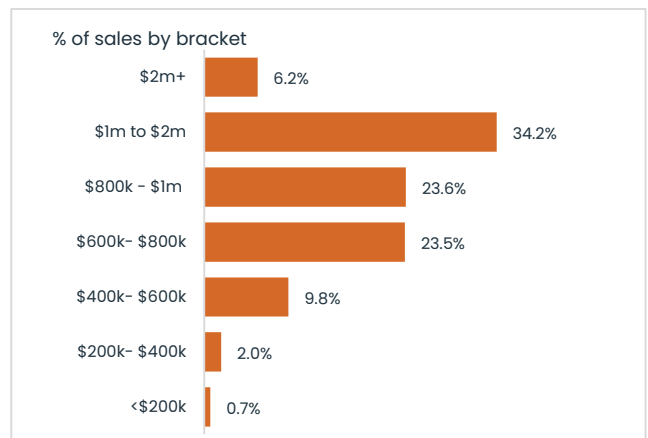
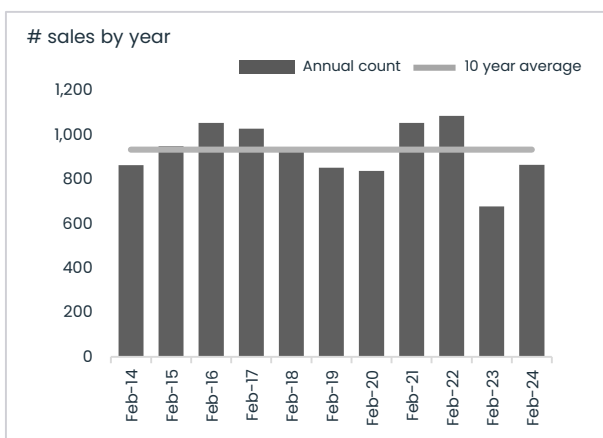


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-4.3%</b>	<b>60 days</b>	<b>3.9%</b>
1 YEAR AGO	<b>-7.0%</b>	<b>63 days</b>	<b>3.8%</b>

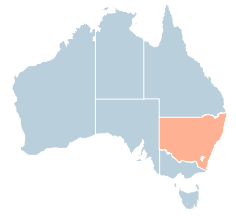
## ANNUAL DWELLING SALES FEBRUARY 2024

**866**

27.7% higher than one year ago, and -4.0% below the five year average for the region.

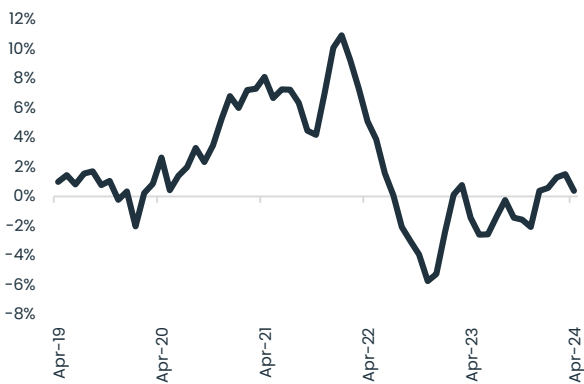


# Batemans Bay | NSW

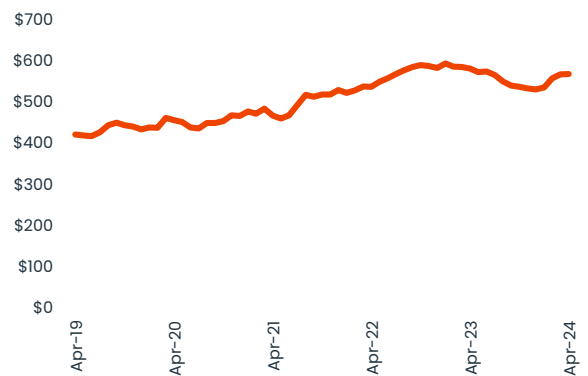


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$743,712</b>	<b>0.4%</b>	<b>-2.0%</b>	<b>47.4%</b>
RENTS	<b>\$570 pw</b>	<b>6.0%</b>	<b>-2.4%</b>	<b>34.8%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

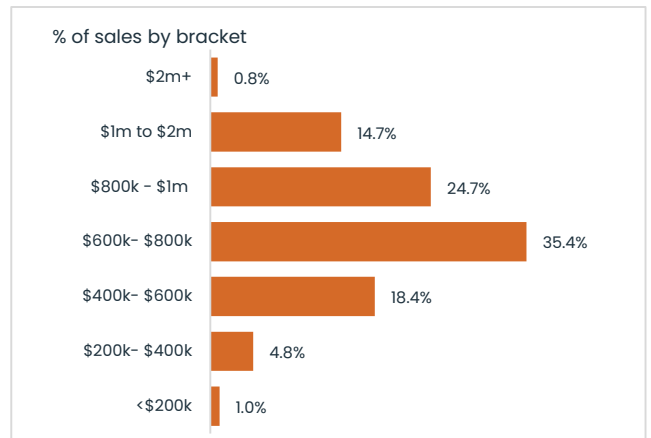
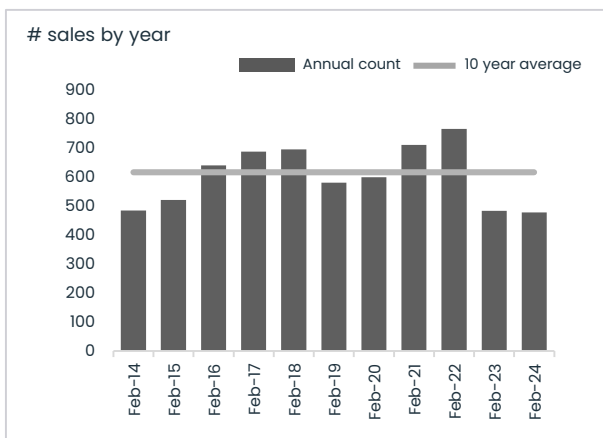


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-6.5%</b>	<b>71 days</b>	<b>4.0%</b>
1 YEAR AGO	<b>-5.4%</b>	<b>56 days</b>	<b>3.9%</b>

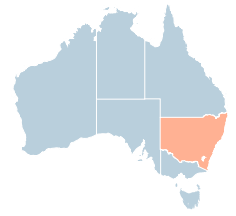
## ANNUAL DWELLING SALES FEBRUARY 2024

**478**

-1.0% lower than one year ago, and -23.9% below the five year average for the region.

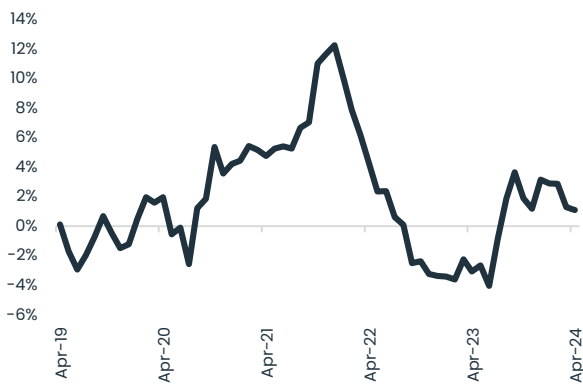


# Bathurst | NSW

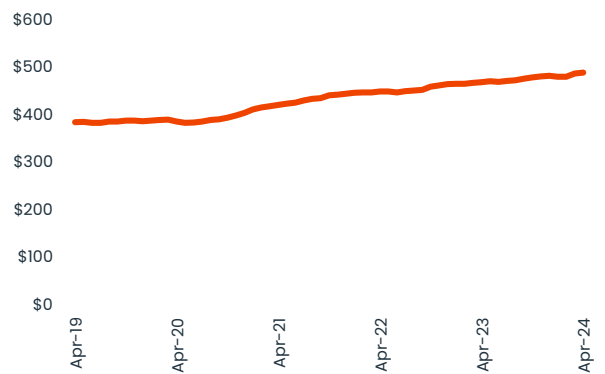


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$632,647</b>	<b>1.1%</b>	<b>5.1%</b>	<b>45.7%</b>
RENTS	<b>\$490 pw</b>	<b>1.8%</b>	<b>4.3%</b>	<b>27.1%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

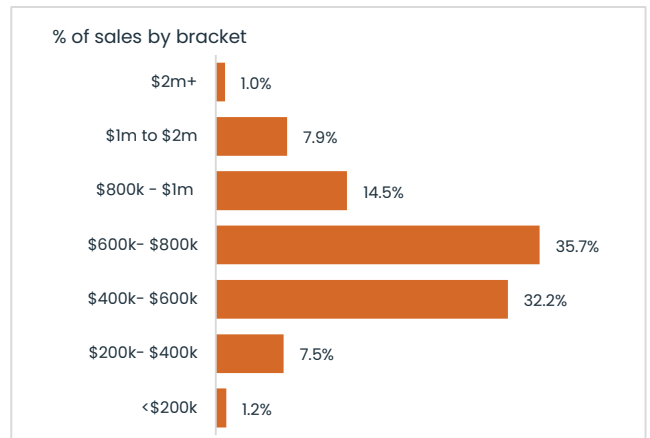
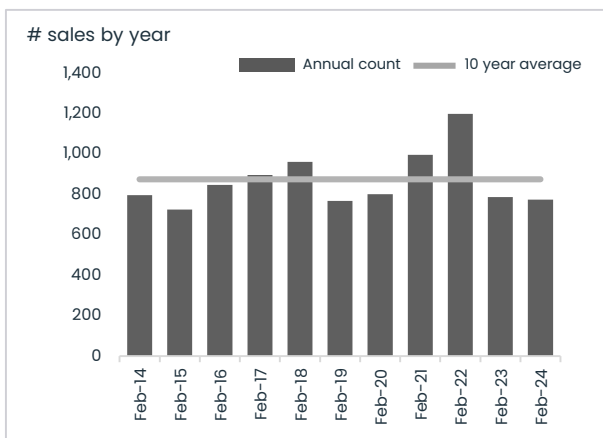


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.2%</b>	<b>59 days</b>	<b>4.2%</b>
1 YEAR AGO	<b>-3.0%</b>	<b>46 days</b>	<b>4.2%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

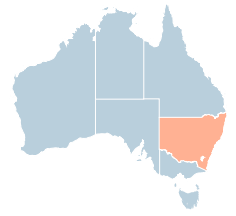
**773**

-1.7% lower than one year ago, and -14.9% below the five year average for the region.





# Bowral - Mittagong | NSW

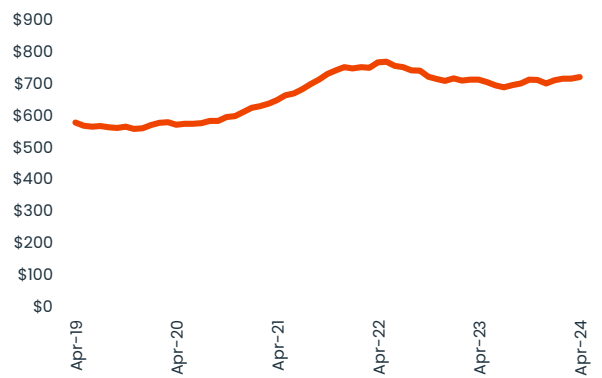


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$1,136,649</b>	<b>0.5%</b>	<b>1.1%</b>	<b>49.7%</b>
RENTS	<b>\$722 pw</b>	<b>1.4%</b>	<b>1.1%</b>	<b>24.6%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

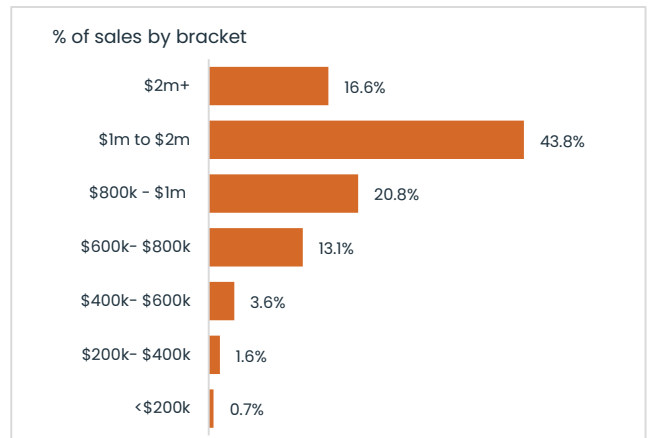
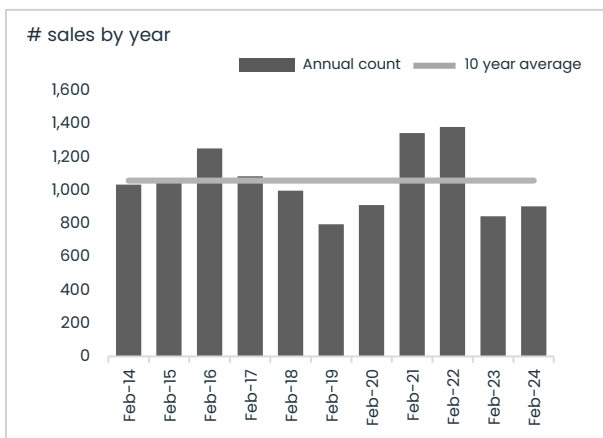


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-5.6%</b>	<b>75 days</b>	<b>3.0%</b>
1 YEAR AGO	<b>-6.5%</b>	<b>50 days</b>	<b>3.0%</b>

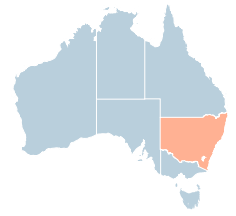
## ANNUAL DWELLING SALES FEBRUARY 2024

**902**

7.0% higher than one year ago, and -14.4% below the five year average for the region.

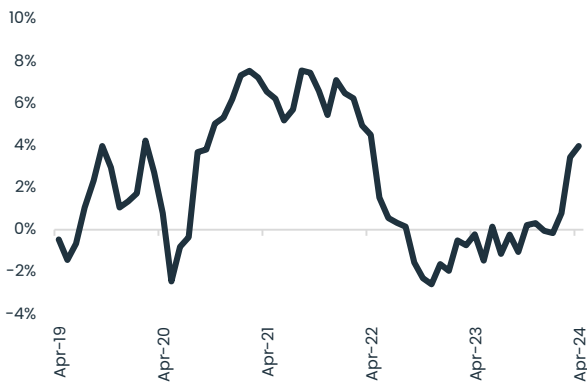


# Coffs Harbour | NSW

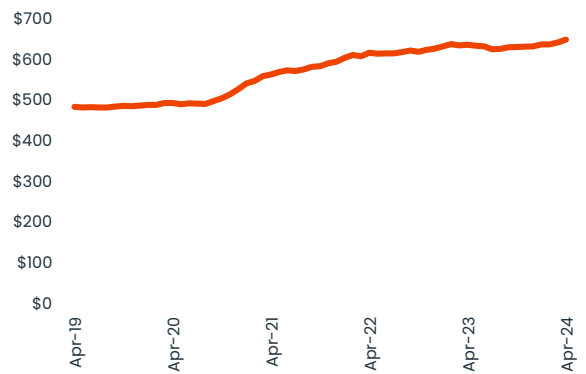


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$800,555</b>	<b>4.0%</b>	<b>2.8%</b>	<b>57.6%</b>
RENTS	<b>\$650 pw</b>	<b>1.8%</b>	<b>1.9%</b>	<b>34.0%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

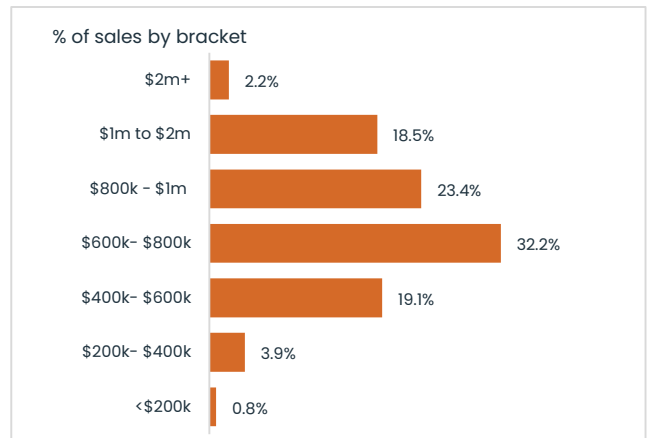
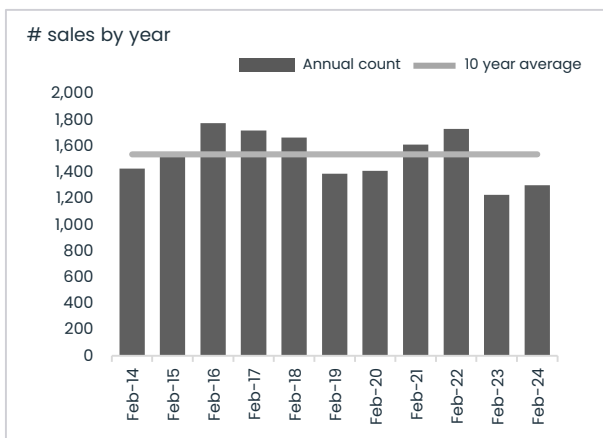


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-4.5%</b>	<b>64 days</b>	<b>4.1%</b>
1 YEAR AGO	<b>-4.9%</b>	<b>54 days</b>	<b>4.1%</b>

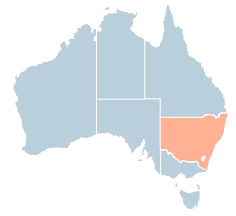
## ANNUAL DWELLING SALES FEBRUARY 2024

**1,302**

6.0% higher than one year ago, and -11.7% below the five year average for the region.

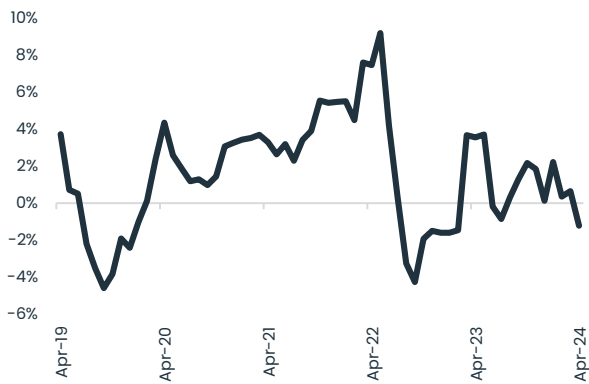


# Dubbo | NSW

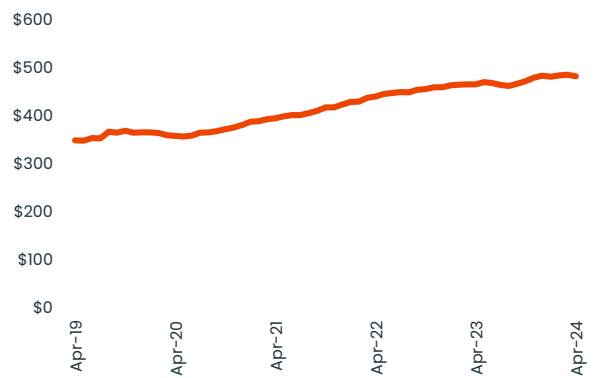


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$501,877</b>	<b>-1.2%</b>	<b>2.3%</b>	<b>34.0%</b>
RENTS	<b>\$484 pw</b>	<b>0.1%</b>	<b>3.6%</b>	<b>38.2%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

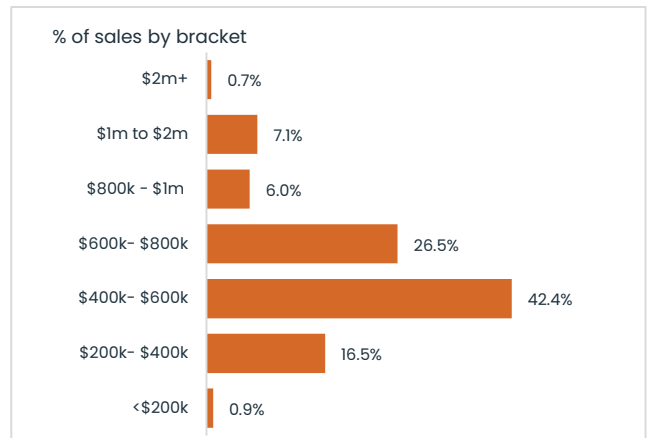
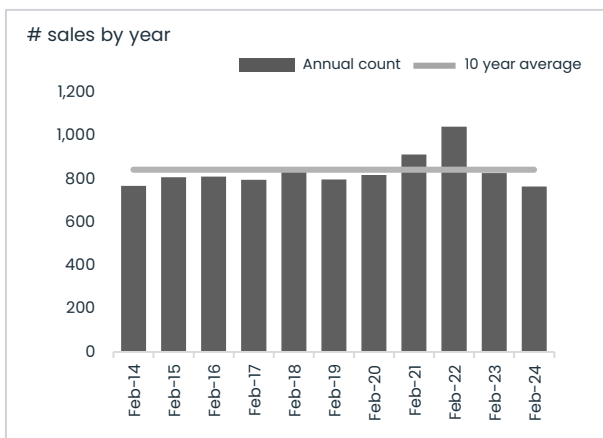


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.5%</b>	<b>38 days</b>	<b>5.0%</b>
1 YEAR AGO	<b>-3.0%</b>	<b>36 days</b>	<b>4.8%</b>

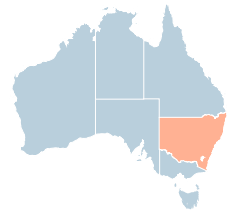
## ANNUAL DWELLING SALES FEBRUARY 2024

**765**

-7.5% lower than one year ago, and -13.0% below the five year average for the region.

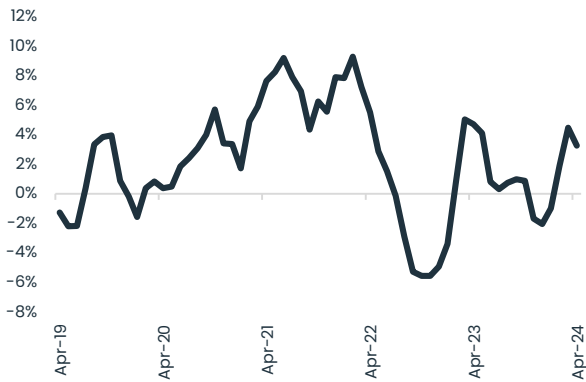


# Forster - Tuncurry | NSW

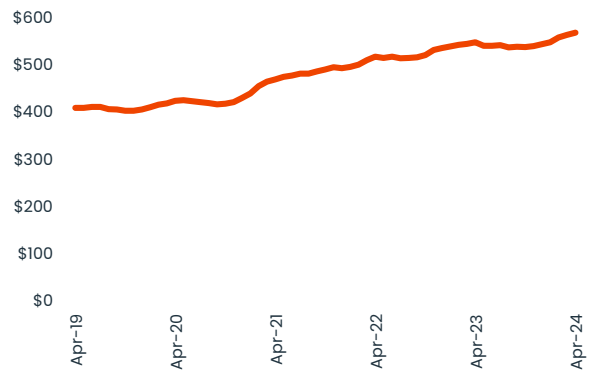


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$750,377</b>	<b>3.3%</b>	<b>3.5%</b>	<b>57.3%</b>
RENTS	<b>\$569 pw</b>	<b>3.7%</b>	<b>3.6%</b>	<b>38.7%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

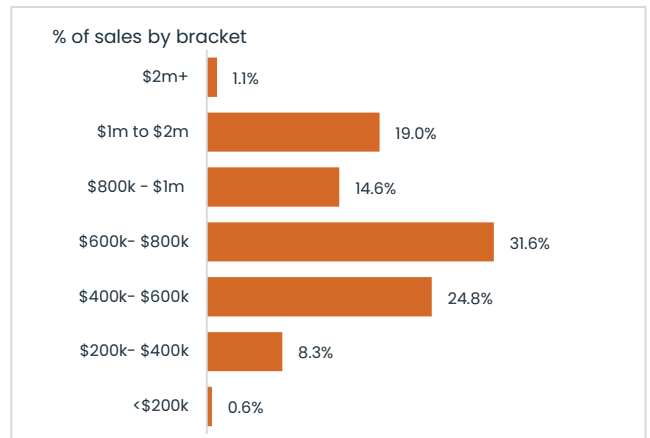
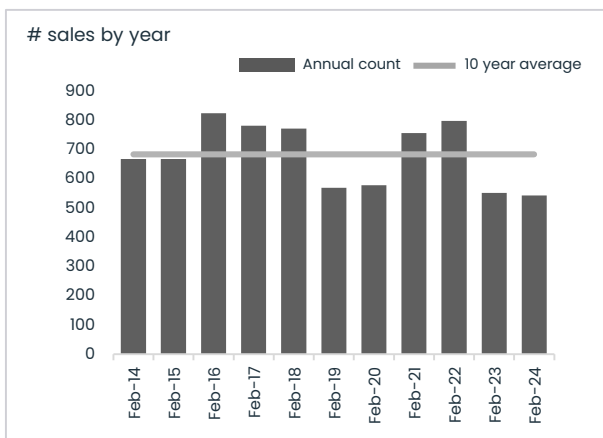


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-4.7%</b>	<b>66 days</b>	<b>3.9%</b>
1 YEAR AGO	<b>-5.6%</b>	<b>55 days</b>	<b>3.9%</b>

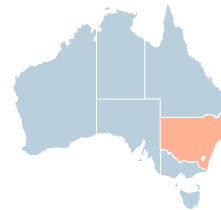
## ANNUAL DWELLING SALES FEBRUARY 2024

**542**

-1.6% lower than one year ago, and -16.6% below the five year average for the region.



# Goulburn | NSW

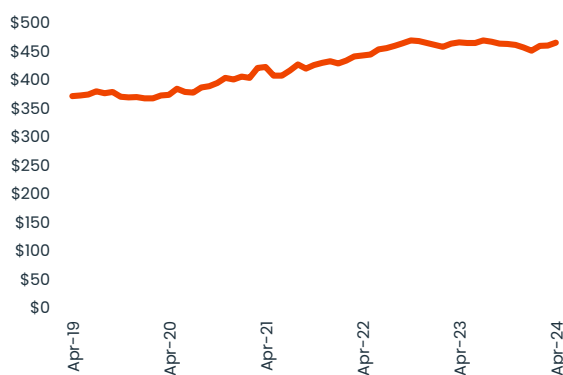


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$554,891</b>	<b>-1.2%</b>	<b>-0.2%</b>	<b>47.3%</b>
RENTS	<b>\$467 pw</b>	<b>3.2%</b>	<b>-0.1%</b>	<b>25.2%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

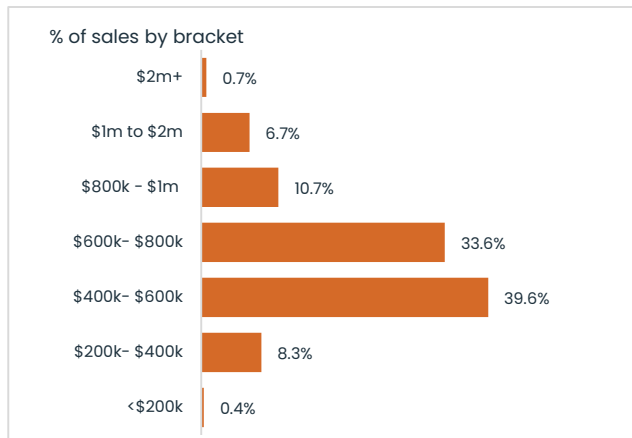
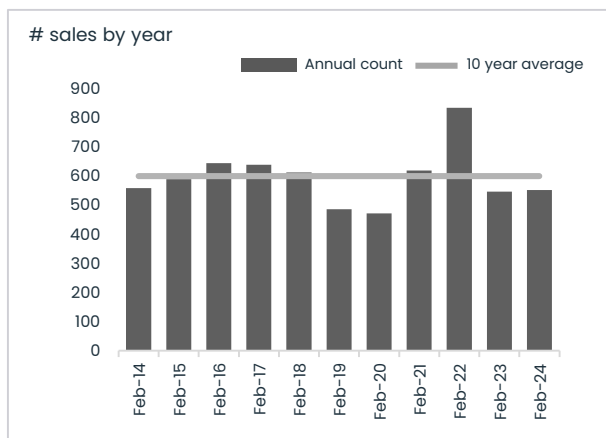


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-5.1%</b>	<b>59 days</b>	<b>4.3%</b>
1 YEAR AGO	<b>-3.5%</b>	<b>42 days</b>	<b>4.3%</b>

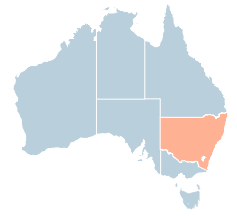
## ANNUAL DWELLING SALES FEBRUARY 2024

**554**

1.1% higher than one year ago, and -6.6% below the five year average for the region.

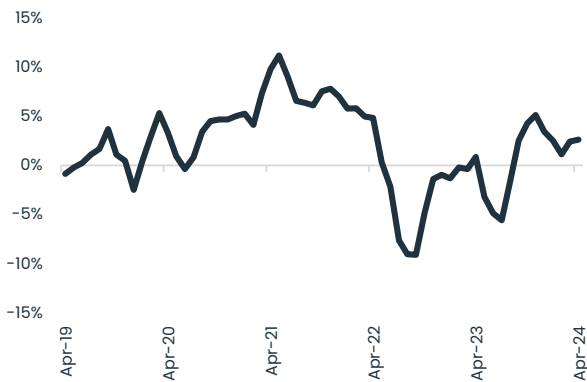


# Lismore | NSW

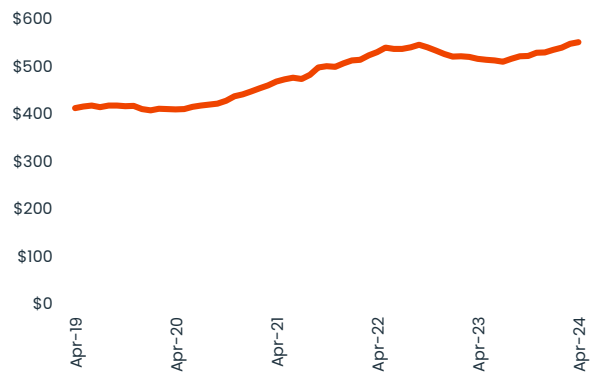


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$488,285</b>	<b>2.6%</b>	<b>3.6%</b>	<b>49.3%</b>
RENTS	<b>\$553 pw</b>	<b>2.9%</b>	<b>6.7%</b>	<b>33.6%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

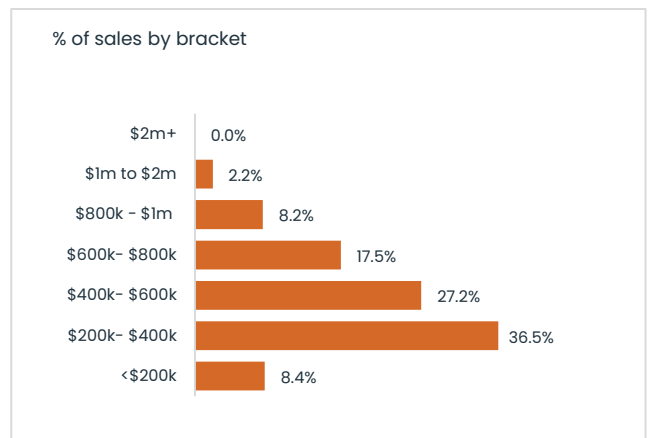
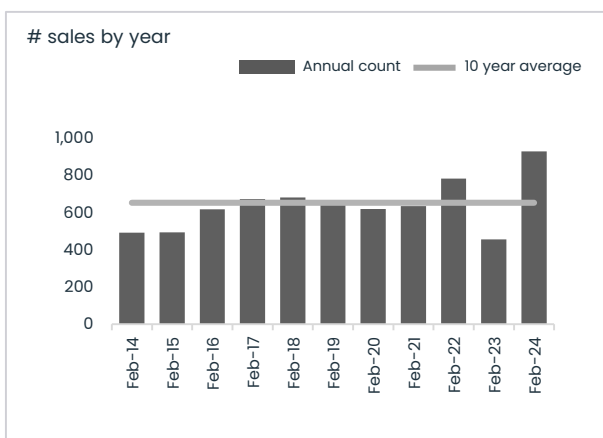


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-5.0%</b>	<b>62 days</b>	<b>5.4%</b>
1 YEAR AGO	<b>-6.7%</b>	<b>62 days</b>	<b>5.1%</b>

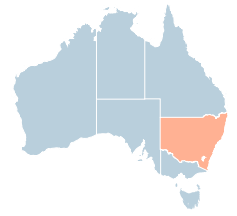
## ANNUAL DWELLING SALES FEBRUARY 2024

**930**

103.5% higher than one year ago, and 48.0% above the five year average for the region.

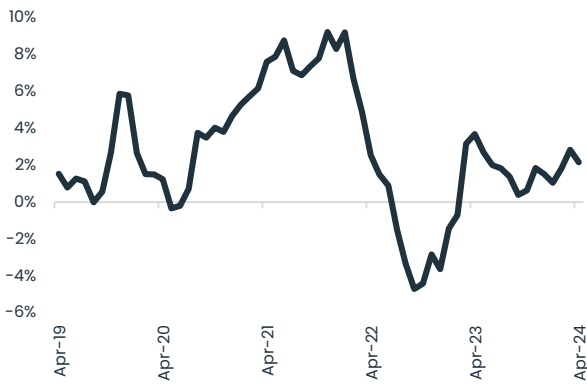


# Morisset - Cooranbong | NSW

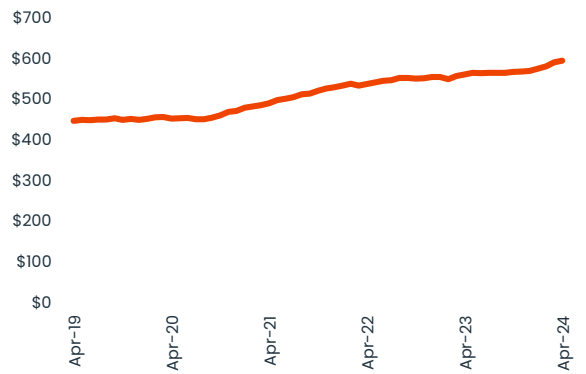


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$889,373</b>	<b>2.2%</b>	<b>5.8%</b>	<b>68.4%</b>
RENTS	<b>\$596 pw</b>	<b>3.4%</b>	<b>6.0%</b>	<b>33.2%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

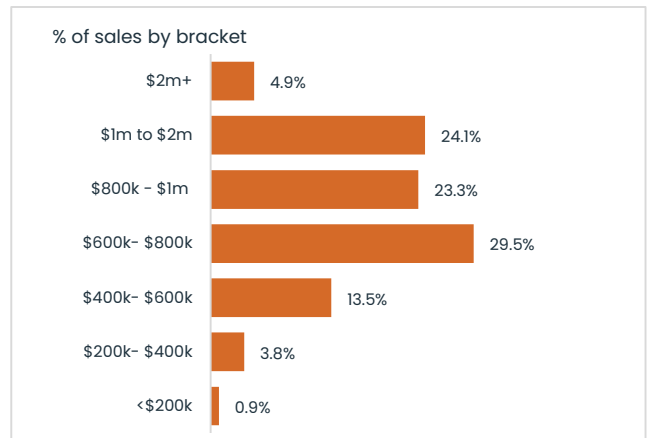
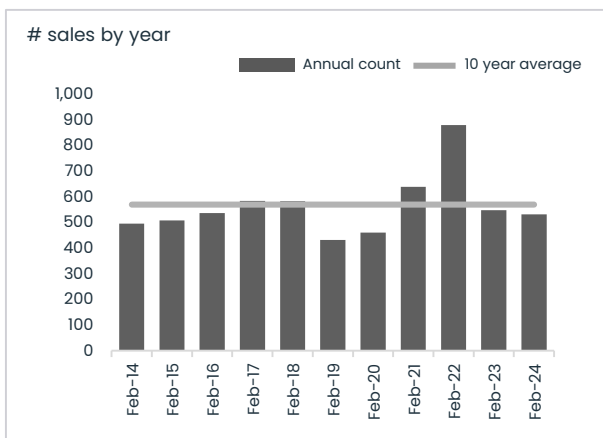


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.3%</b>	<b>43 days</b>	<b>3.7%</b>
1 YEAR AGO	<b>-5.0%</b>	<b>49 days</b>	<b>3.5%</b>

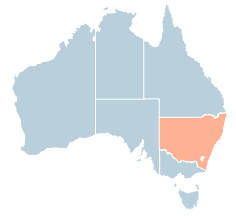
## ANNUAL DWELLING SALES FEBRUARY 2024

**532**

-3.1% lower than one year ago, and -10.2% below the five year average for the region.

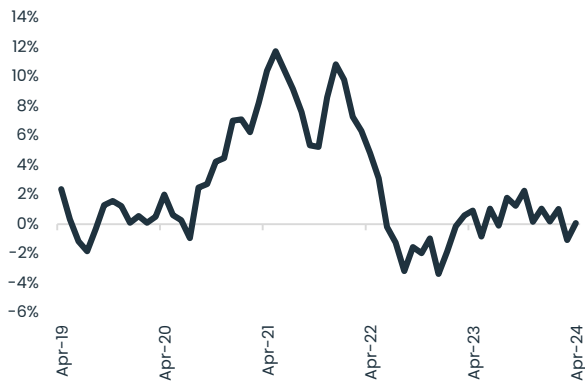


# Nelson Bay | NSW

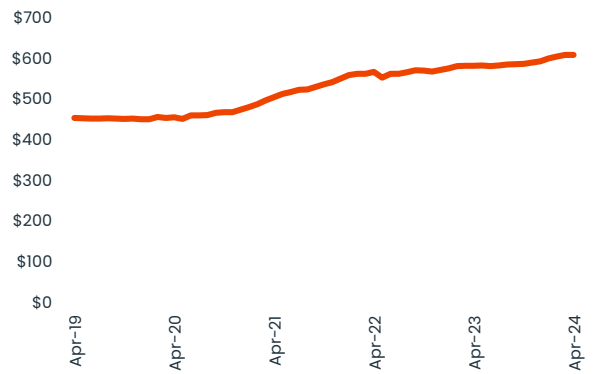


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$987,029</b>	<b>0.1%</b>	<b>2.4%</b>	<b>61.9%</b>
RENTS	<b>\$610 pw</b>	<b>1.4%</b>	<b>4.6%</b>	<b>34.2%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

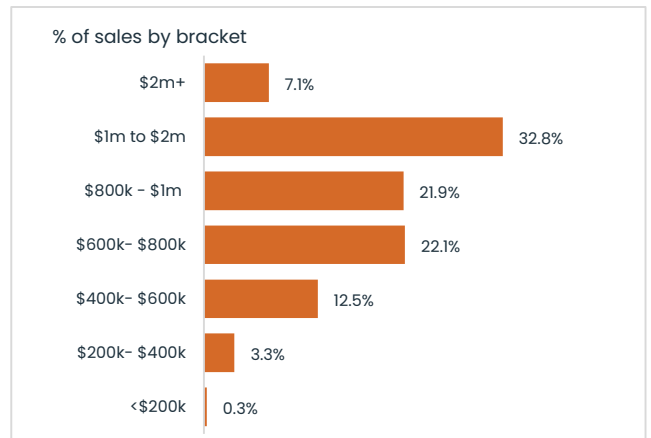
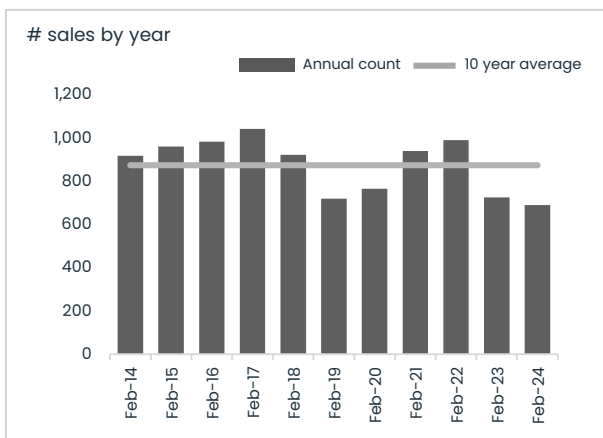


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.5%</b>	<b>60 days</b>	<b>3.5%</b>
1 YEAR AGO	<b>-4.5%</b>	<b>48 days</b>	<b>3.4%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

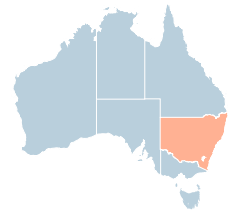
**689**

-4.8% lower than one year ago, and -16.7% below the five year average for the region.



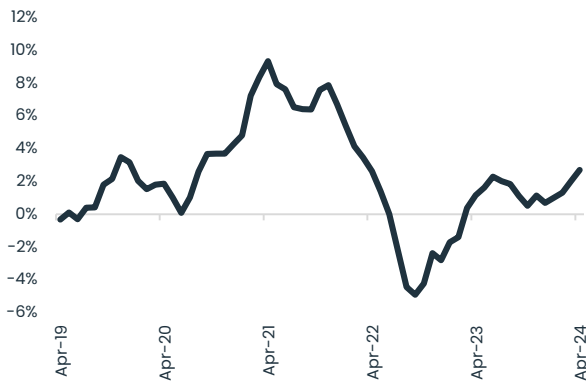


# Newcastle - Maitland | NSW

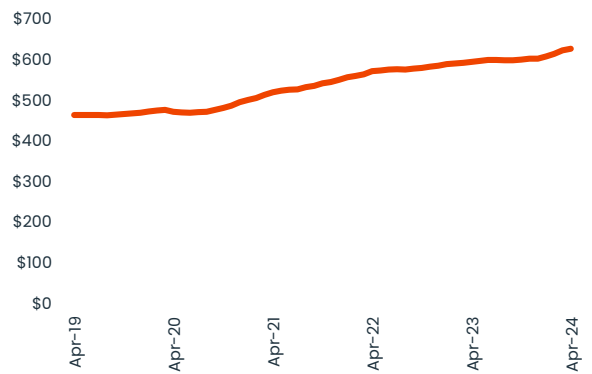


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$820,007</b>	<b>2.7%</b>	<b>6.3%</b>	<b>56.8%</b>
RENTS	<b>\$628</b>	<b>3.1%</b>	<b>5.4%</b>	<b>35.1%</b>

ROLLING QUARTERLY CHANGE IN VALUES



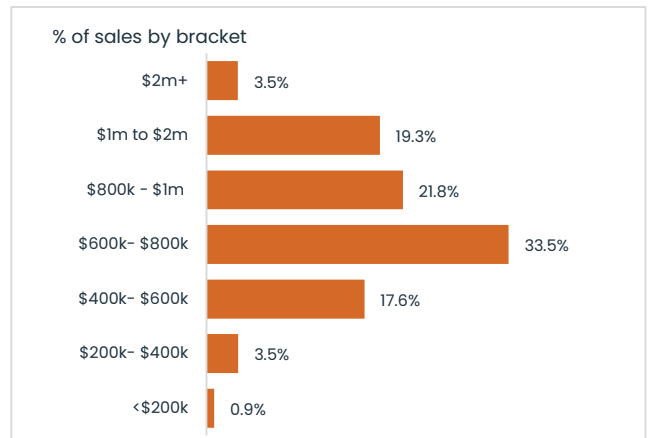
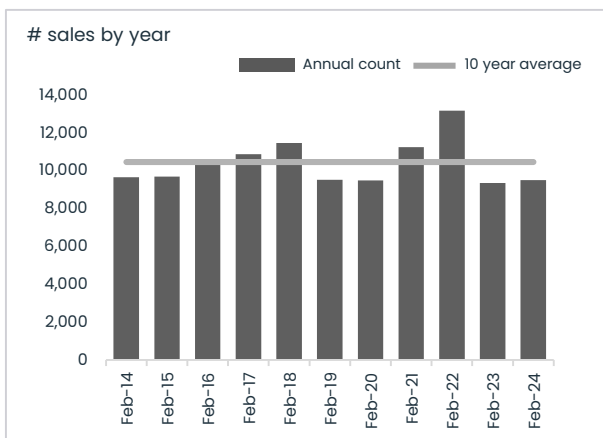
INDEX ADJUSTED MEDIAN RENTAL VALUE



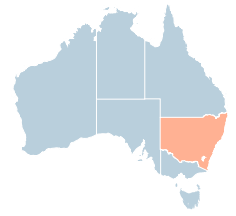
	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.4%</b>	<b>35 days</b>	<b>3.9%</b>
1 YEAR AGO	<b>-4.2%</b>	<b>35 days</b>	<b>3.9%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

**9,497** 1.6% higher than one year ago, and -10.0% below the five year average for the region.

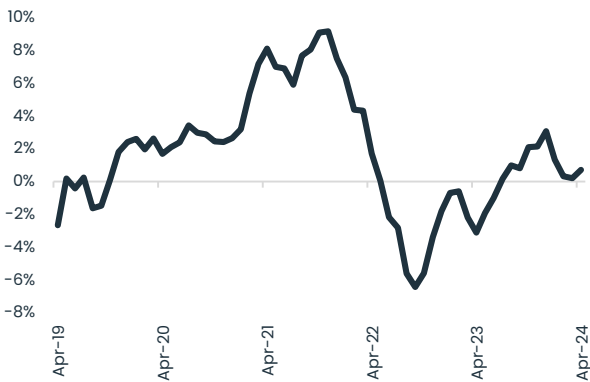


# Nowra - Bomaderry | NSW

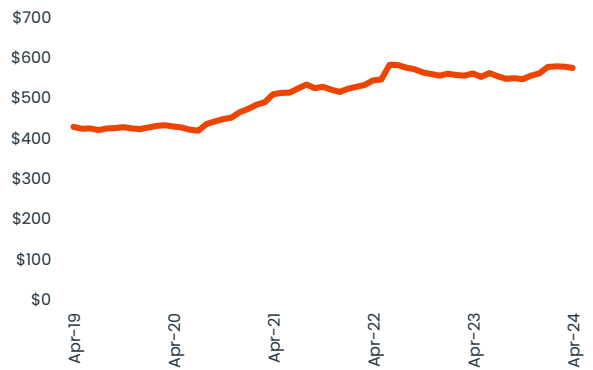


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$691,334</b>	<b>0.7%</b>	<b>4.4%</b>	<b>42.4%</b>
RENTS	<b>\$576</b>	<b>-0.3%</b>	<b>2.5%</b>	<b>33.9%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

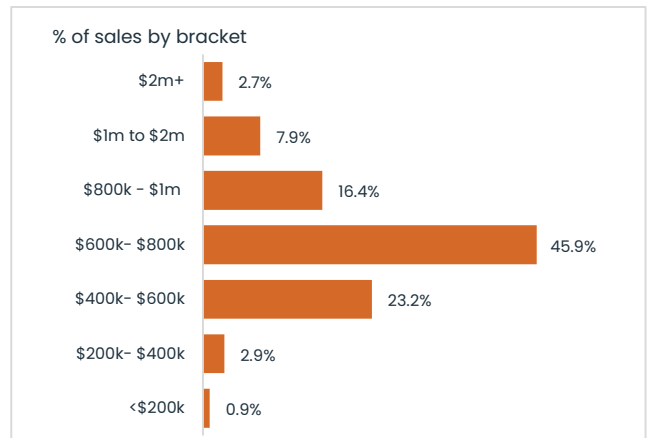
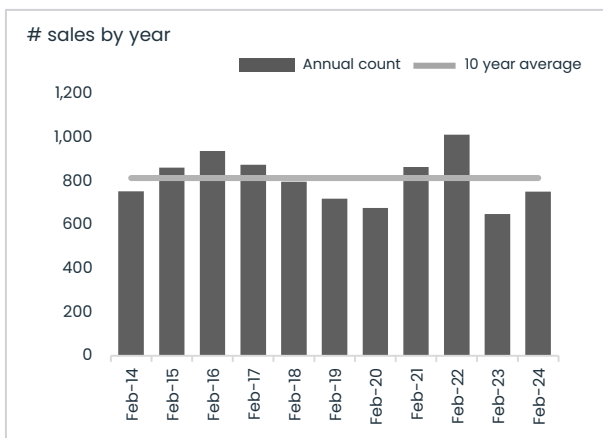


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.9%</b>	<b>62 days</b>	<b>4.2%</b>
1 YEAR AGO	<b>-4.6%</b>	<b>50 days</b>	<b>4.2%</b>

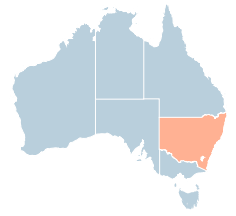
## ANNUAL DWELLING SALES FEBRUARY 2024

**750**

15.7% higher than one year ago, and -4.3% below the five year average for the region.

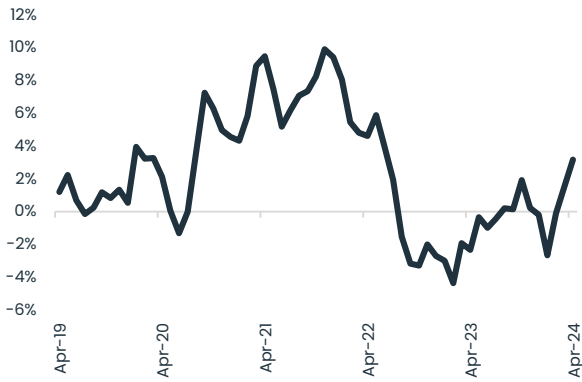


# Orange | NSW

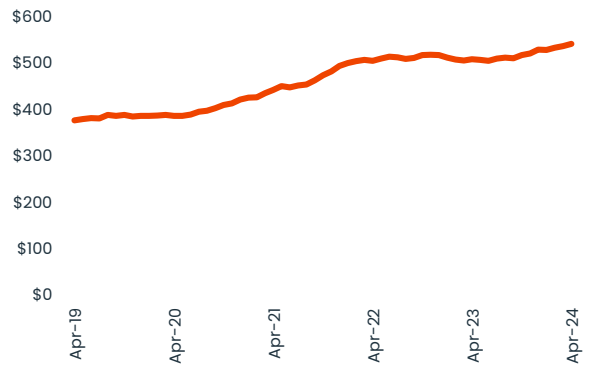


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$634,419</b>	<b>3.2%</b>	<b>1.9%</b>	<b>60.5%</b>
RENTS	<b>\$542</b>	<b>2.4%</b>	<b>6.4%</b>	<b>43.7%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

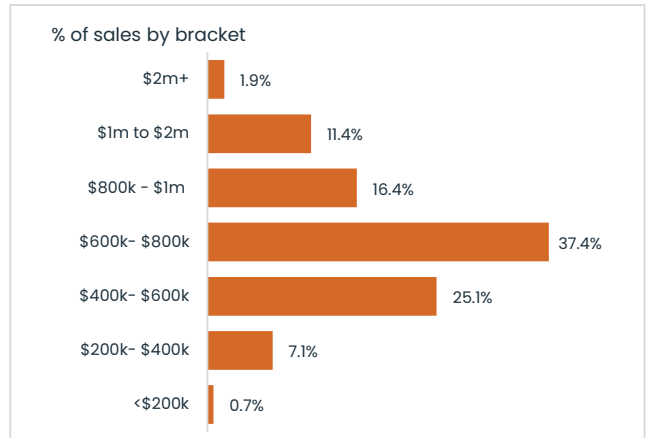
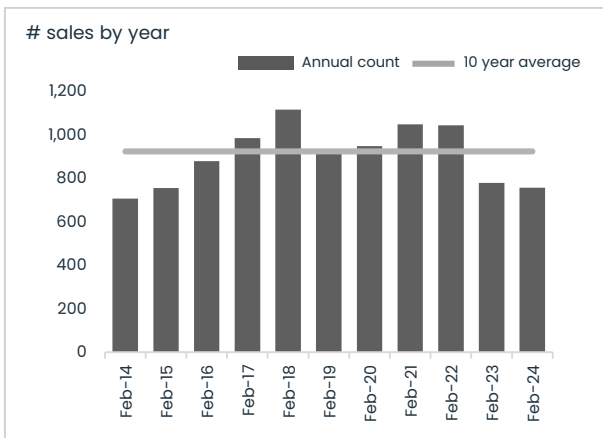


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-4.2%</b>	<b>67 days</b>	<b>4.5%</b>
1 YEAR AGO	<b>-3.9%</b>	<b>47 days</b>	<b>4.2%</b>

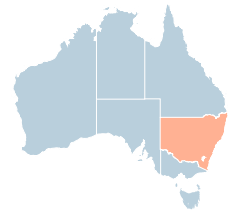
## ANNUAL DWELLING SALES FEBRUARY 2024

**757**

-2.8% lower than one year ago, and -20.1% below the five year average for the region.



# Port Macquarie | NSW

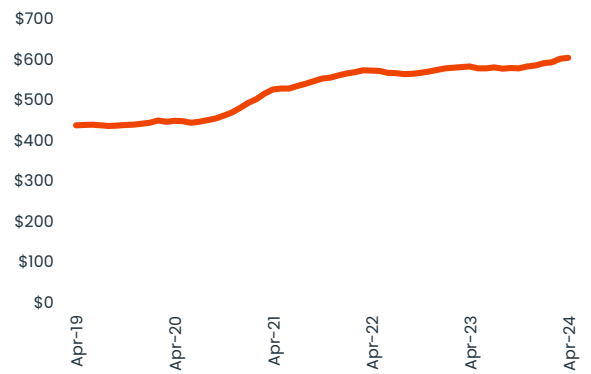


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$824,795</b>	<b>-2.0%</b>	<b>0.2%</b>	<b>52.3%</b>
RENTS	<b>\$606</b>	<b>2.3%</b>	<b>3.7%</b>	<b>38.2%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

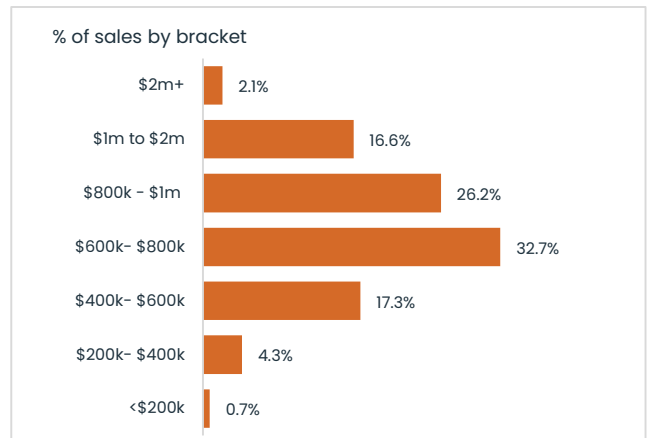
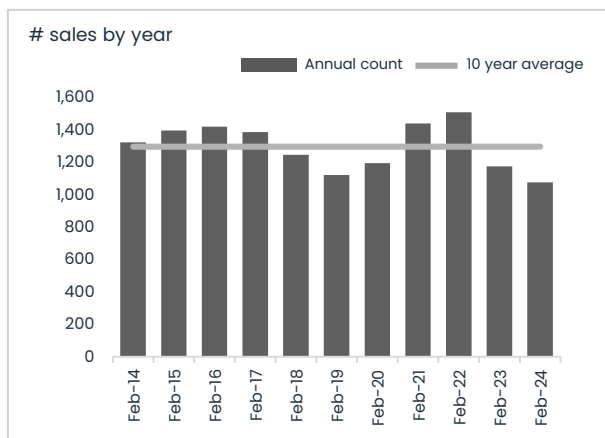


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.5%</b>	<b>41 days</b>	<b>4.0%</b>
1 YEAR AGO	<b>-4.1%</b>	<b>37 days</b>	<b>3.9%</b>

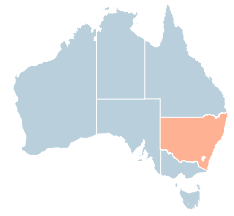
## ANNUAL DWELLING SALES FEBRUARY 2024

**1,077**

-8.4% lower than one year ago, and -16.4% below the five year average for the region.



# St Georges Basin – Sanctuary Point | NSW

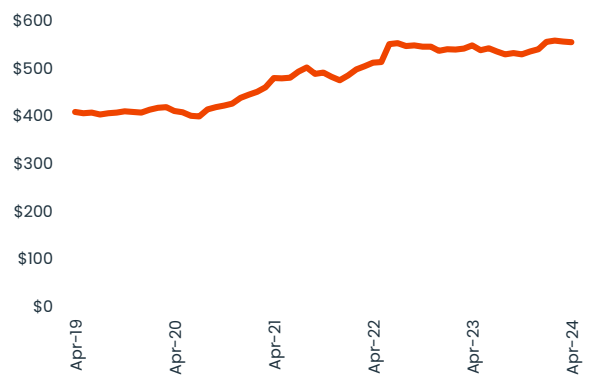


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$771,116</b>	<b>-0.5%</b>	<b>4.1%</b>	<b>53.0%</b>
RENTS	<b>\$557 pw</b>	<b>-0.1%</b>	<b>1.2%</b>	<b>35.7%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

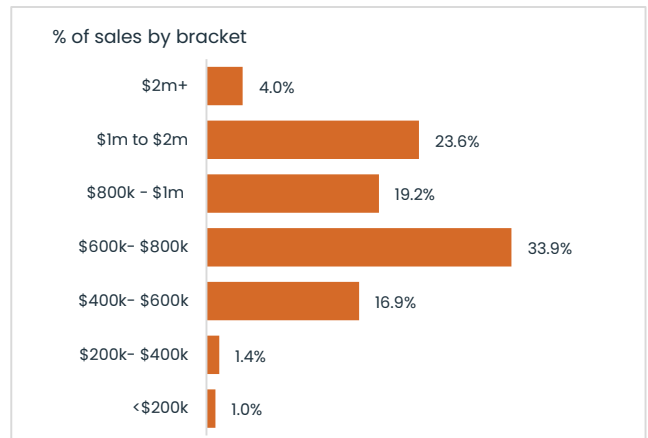
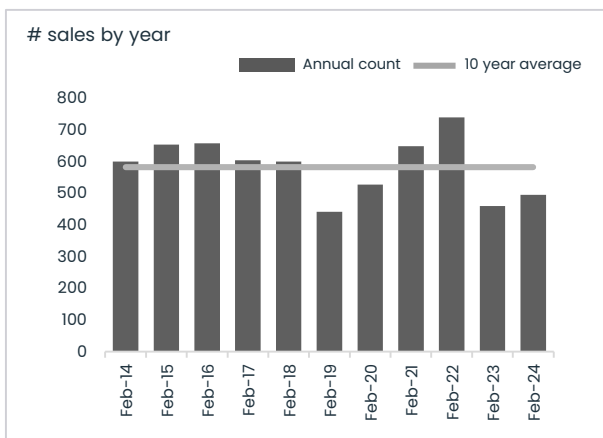


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-5.4%</b>	<b>65 days</b>	<b>3.3%</b>
1 YEAR AGO	<b>-5.9%</b>	<b>59 days</b>	<b>3.4%</b>

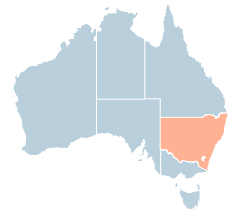
## ANNUAL DWELLING SALES FEBRUARY 2024

**496**

7.8% higher than one year ago, and -12.0% below the five year average for the region.

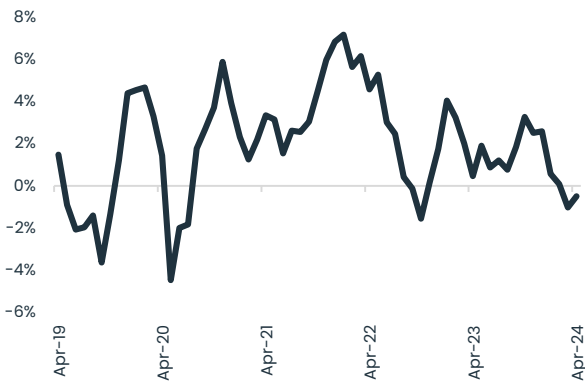


# Tamworth | NSW

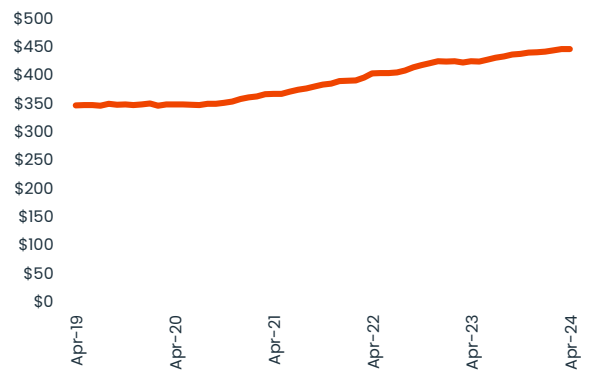


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$472,197</b>	<b>-0.5%</b>	<b>4.6%</b>	<b>46.4%</b>
RENTS	<b>\$447 pw</b>	<b>1.0%</b>	<b>5.1%</b>	<b>28.6%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

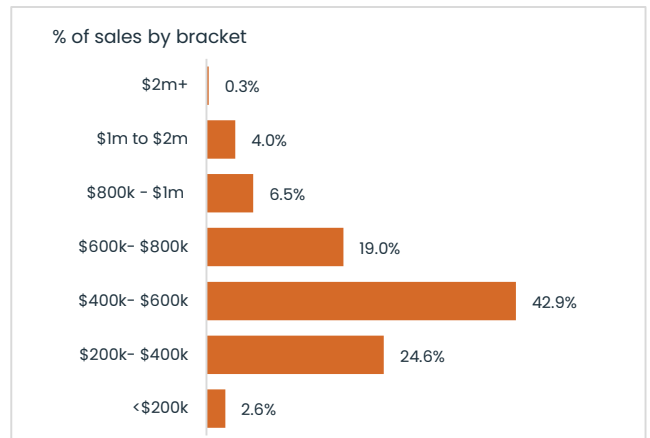
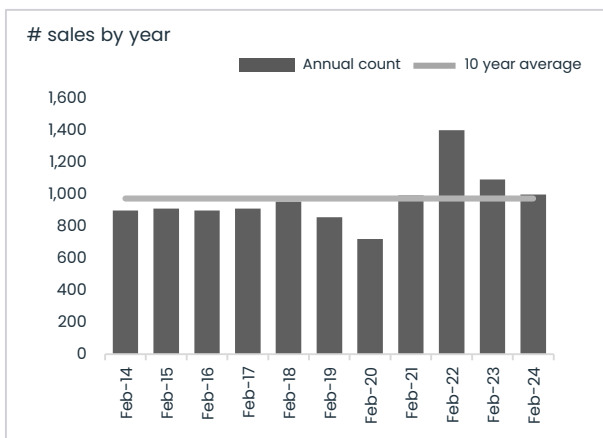


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.5%</b>	<b>49 days</b>	<b>4.9%</b>
1 YEAR AGO	<b>-3.2%</b>	<b>39 days</b>	<b>4.8%</b>

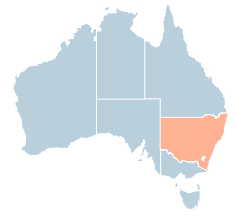
## ANNUAL DWELLING SALES FEBRUARY 2024

**999**

-8.7% lower than one year ago, and -1.4% below the five year average for the region.

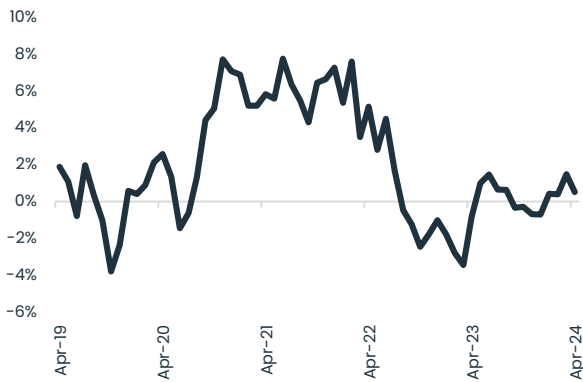


# Taree | NSW

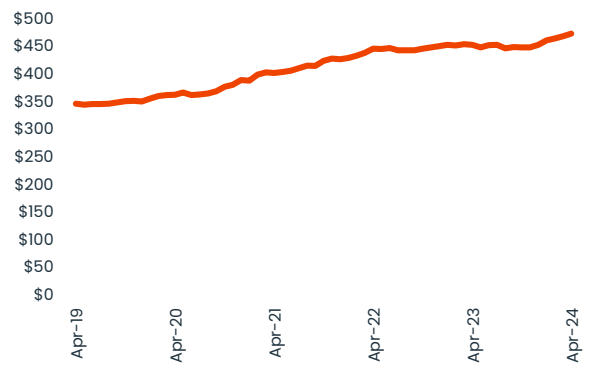


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$463,752</b>	<b>0.5%</b>	<b>1.3%</b>	<b>46.5%</b>
RENTS	<b>\$474 pw</b>	<b>2.7%</b>	<b>4.4%</b>	<b>36.5%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

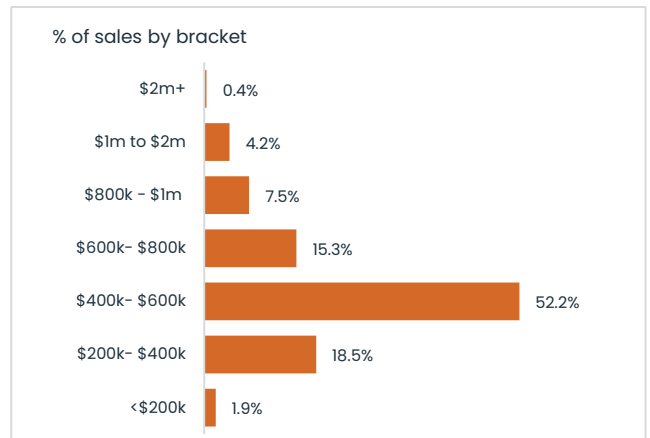
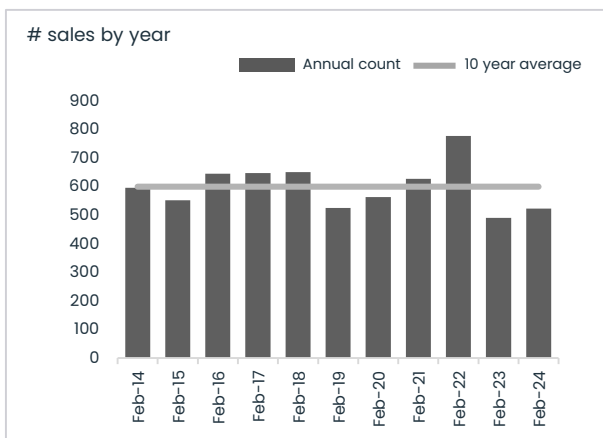


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-4.0%</b>	<b>49 days</b>	<b>5.2%</b>
1 YEAR AGO	<b>-3.8%</b>	<b>36 days</b>	<b>5.0%</b>

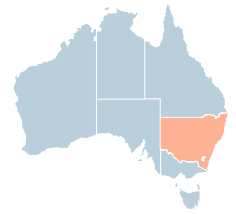
## ANNUAL DWELLING SALES FEBRUARY 2024

**523**

6.7% higher than one year ago, and -12.3% below the five year average for the region.

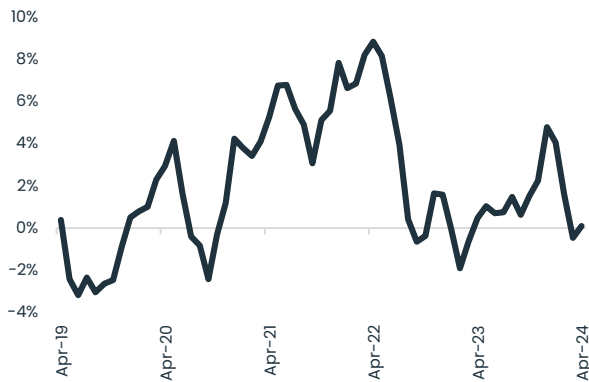


# Wagga Wagga | NSW

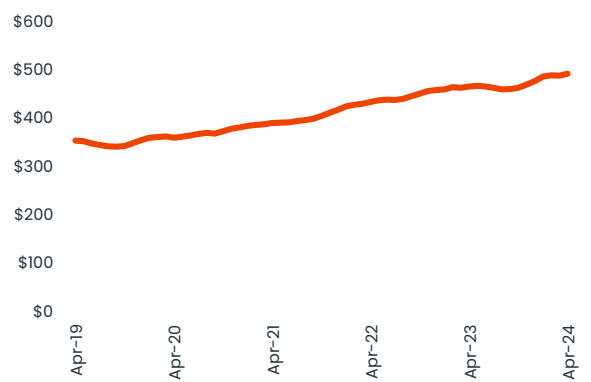


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$528,953</b>	<b>0.1%</b>	<b>6.6%</b>	<b>53.2%</b>
RENTS	<b>\$493</b>	<b>1.2%</b>	<b>5.6%</b>	<b>38.9%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

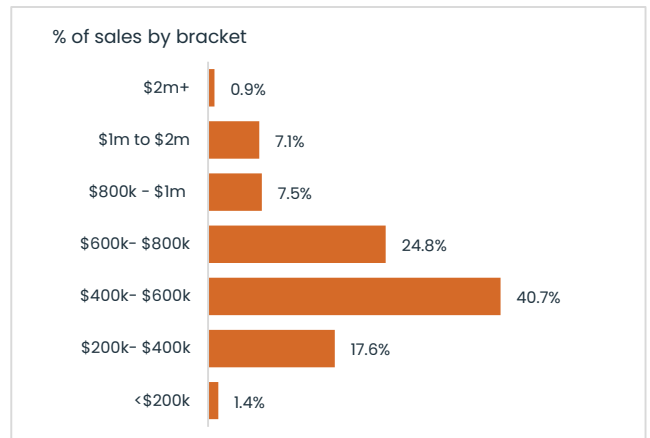
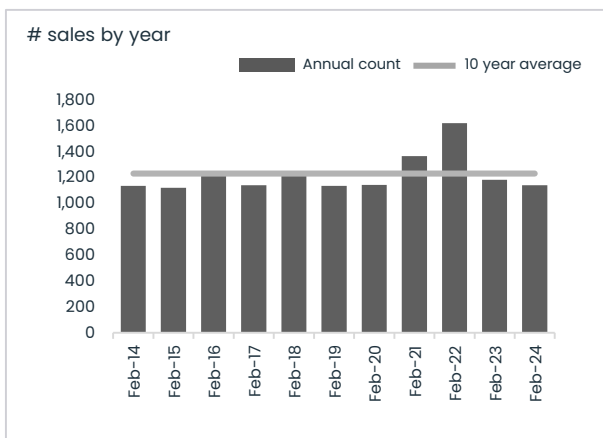


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.2%</b>	<b>49 days</b>	<b>4.7%</b>
1 YEAR AGO	<b>-3.1%</b>	<b>36 days</b>	<b>4.8%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

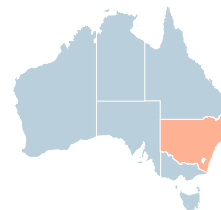
**1,140**

-3.6% lower than one year ago, and -11.6% below the five year average for the region.



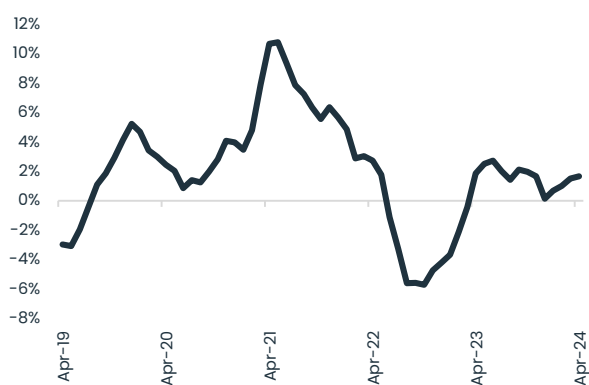


# Wollongong | NSW

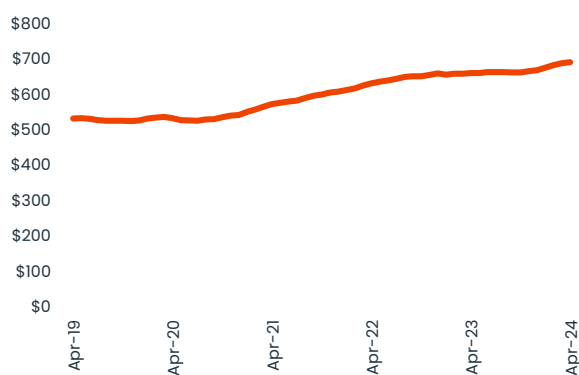


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$957,204</b>	<b>1.7%</b>	<b>6.4%</b>	<b>53.0%</b>
RENTS	<b>\$692</b>	<b>2.2%</b>	<b>4.6%</b>	<b>29.8%</b>

ROLLING QUARTERLY CHANGE IN VALUES



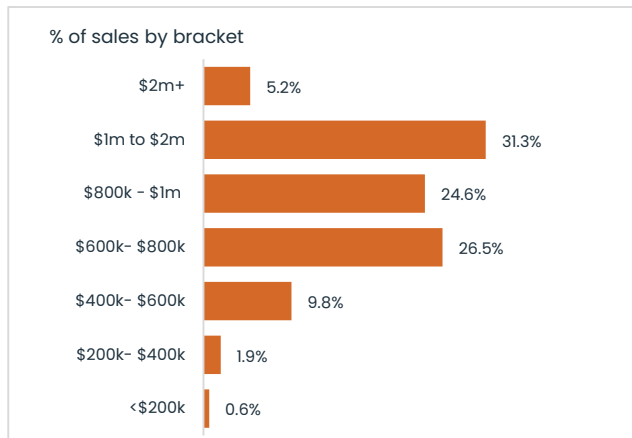
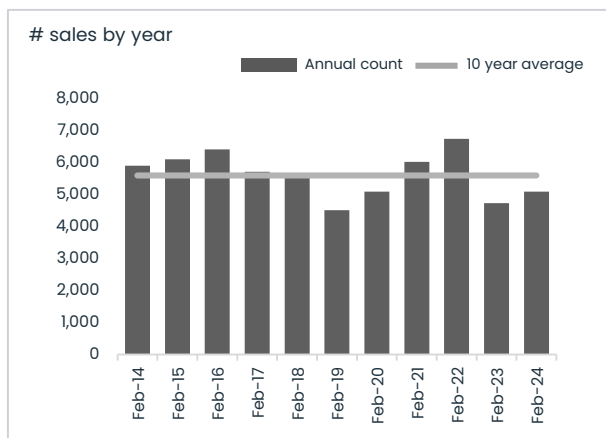
INDEX ADJUSTED MEDIAN RENTAL VALUE



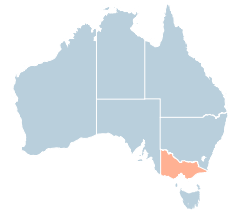
	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.3%</b>	<b>35 days</b>	<b>3.6%</b>
1 YEAR AGO	<b>-5.0%</b>	<b>36 days</b>	<b>3.7%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

**5,093** 7.7% higher than one year ago, and -6.0% below the five year average for the region.

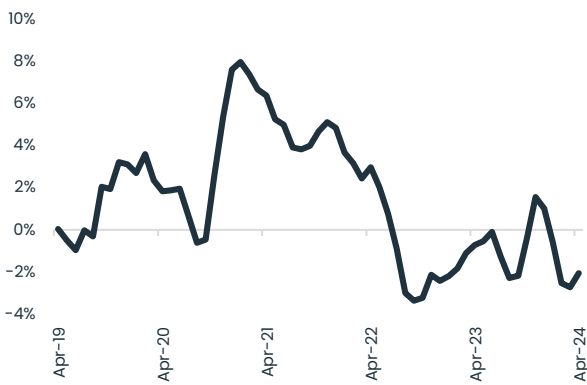


# Ballarat | VIC

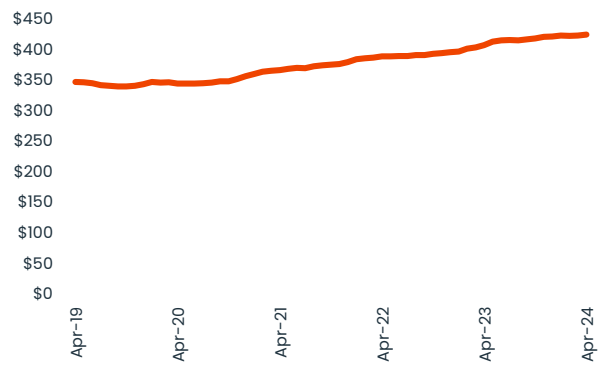


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$541,815</b>	<b>-2.0%</b>	<b>-4.2%</b>	<b>30.9%</b>
RENTS	<b>\$425 pw</b>	<b>0.4%</b>	<b>4.2%</b>	<b>22.3%</b>

ROLLING QUARTERLY CHANGE IN VALUES



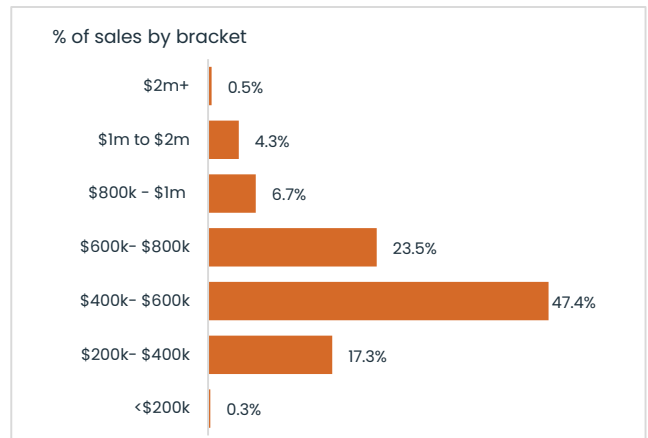
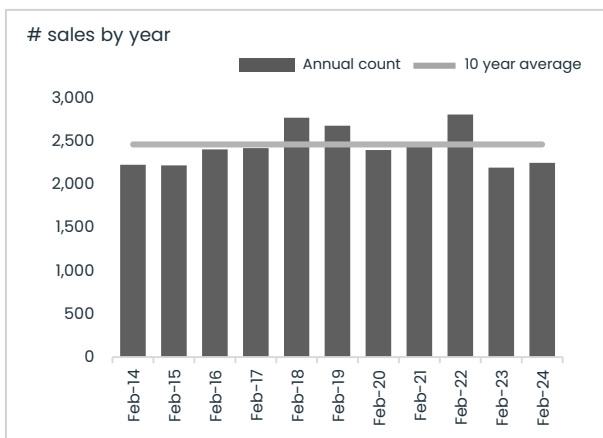
INDEX ADJUSTED MEDIAN RENTAL VALUE



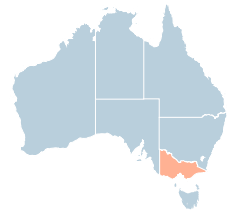
	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-4.5%</b>	<b>52 days</b>	<b>4.0%</b>
1 YEAR AGO	<b>-4.0%</b>	<b>33 days</b>	<b>3.7%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

**2,252** 2.5% higher than one year ago, and -10.6% below the five year average for the region.

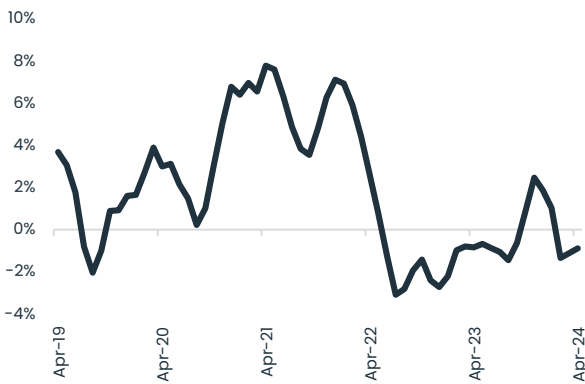


# Bendigo | VIC

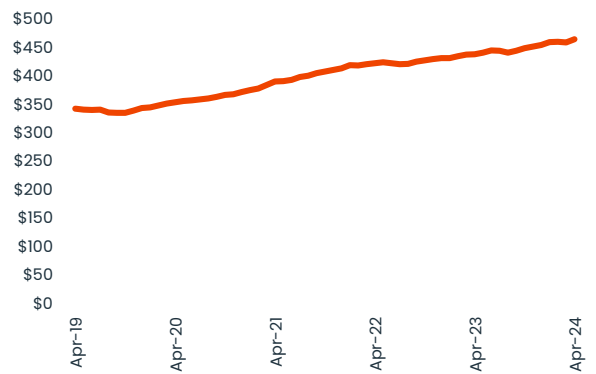


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$546,103</b>	<b>-0.9%</b>	<b>0.0%</b>	<b>40.3%</b>
RENTS	<b>\$466 pw</b>	<b>1.1%</b>	<b>6.1%</b>	<b>35.7%</b>

ROLLING QUARTERLY CHANGE IN VALUES



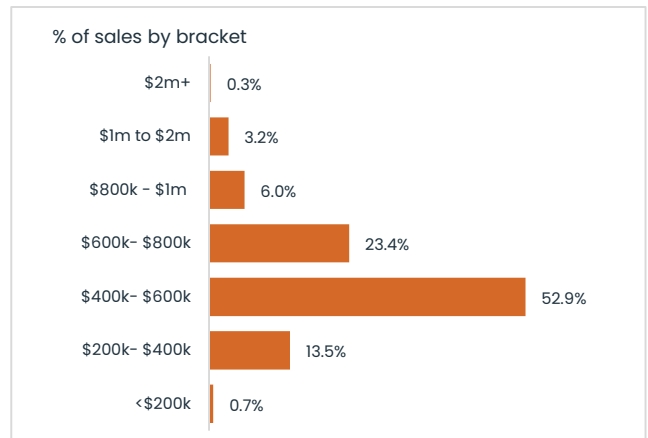
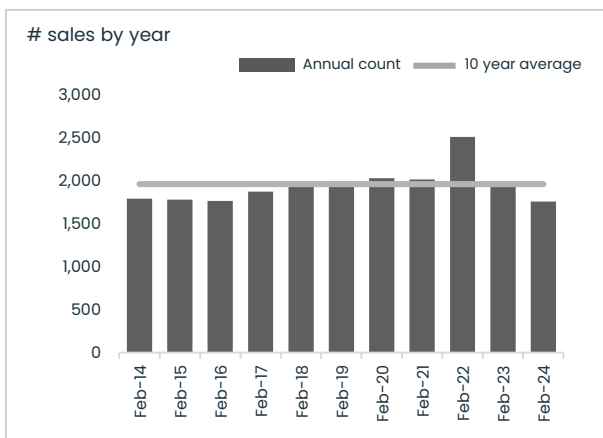
INDEX ADJUSTED MEDIAN RENTAL VALUE



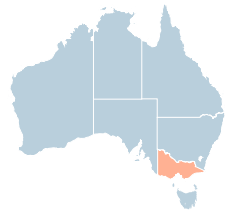
	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-4.0%</b>	<b>39 days</b>	<b>4.3%</b>
1 YEAR AGO	<b>-4.1%</b>	<b>31 days</b>	<b>4.1%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

**1,764** -8.7% lower than one year ago, and -16.0% below the five year average for the region.

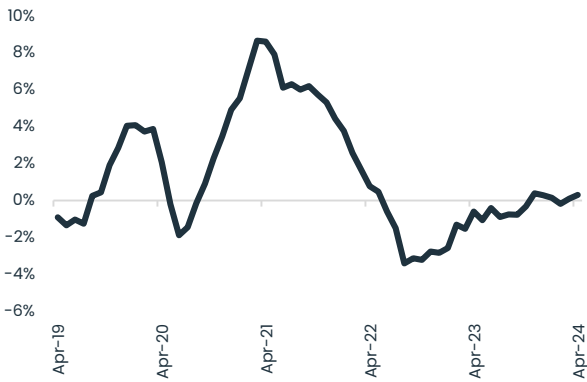


# Geelong | VIC

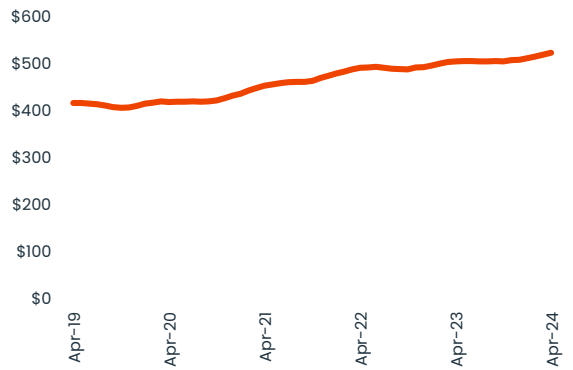


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$728,127</b>	<b>0.3%</b>	<b>-0.8%</b>	<b>32.9%</b>
RENTS	<b>\$524 pw</b>	<b>2.2%</b>	<b>3.6%</b>	<b>25.7%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

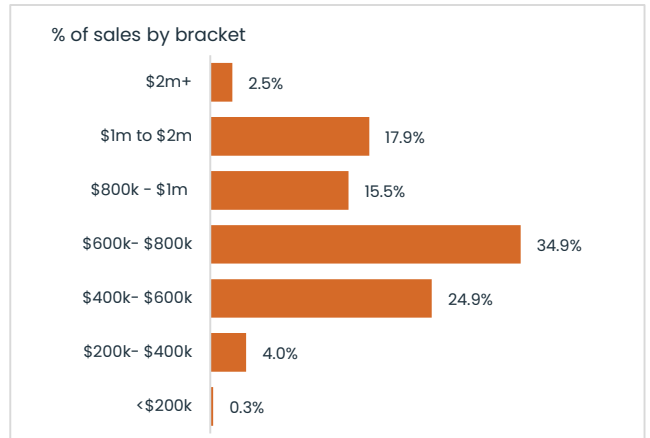
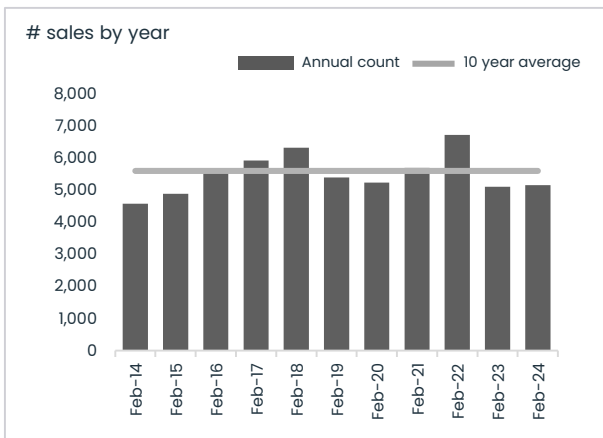


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-4.4%</b>	<b>43 days</b>	<b>3.5%</b>
1 YEAR AGO	<b>-4.4%</b>	<b>36 days</b>	<b>3.3%</b>

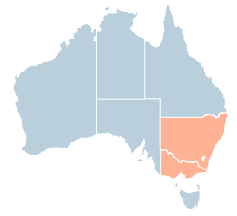
## ANNUAL DWELLING SALES FEBRUARY 2024

**5,173**

1.0% higher than one year ago, and -8.4% below the five year average for the region.

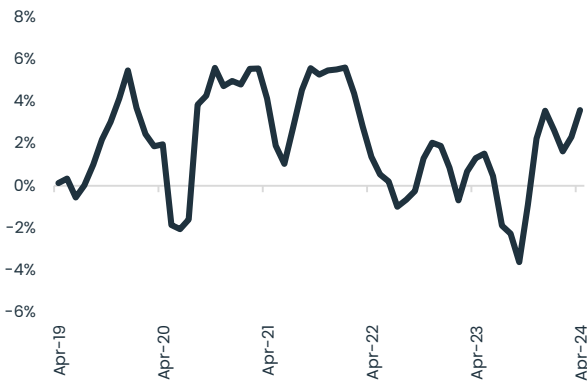


# Mildura - Buronga | VIC & NSW

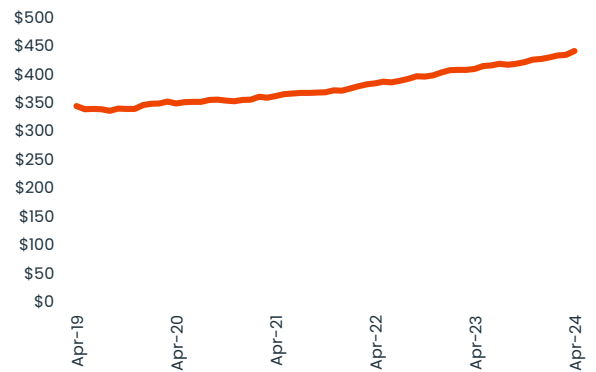


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$428,684</b>	<b>3.6%</b>	<b>3.4%</b>	<b>51.7%</b>
RENTS	<b>\$442 pw</b>	<b>2.6%</b>	<b>7.7%</b>	<b>28.0%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

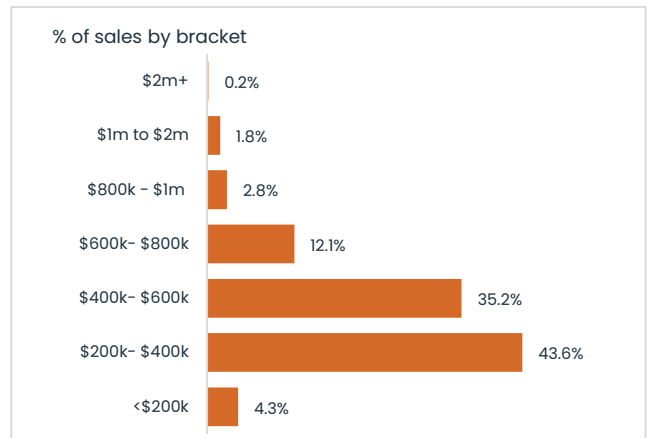
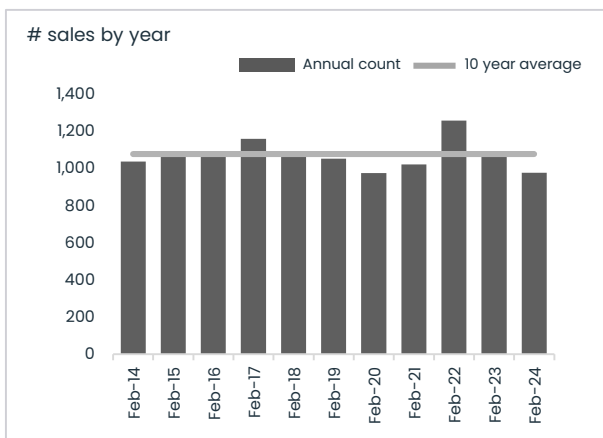


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.4%</b>	<b>33 days</b>	<b>5.2%</b>
1 YEAR AGO	<b>-3.7%</b>	<b>22 days</b>	<b>5.0%</b>

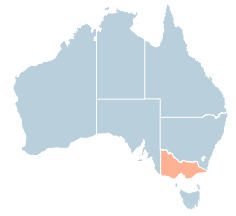
## ANNUAL DWELLING SALES FEBRUARY 2024

**978**

-9.3% lower than one year ago, and -9.3% below the five year average for the region.

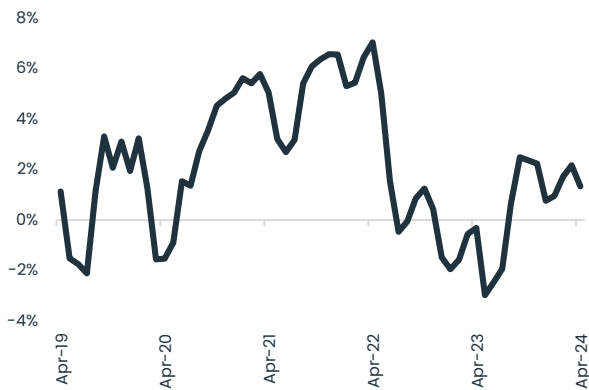


# Shepparton - Mooroopna | VIC

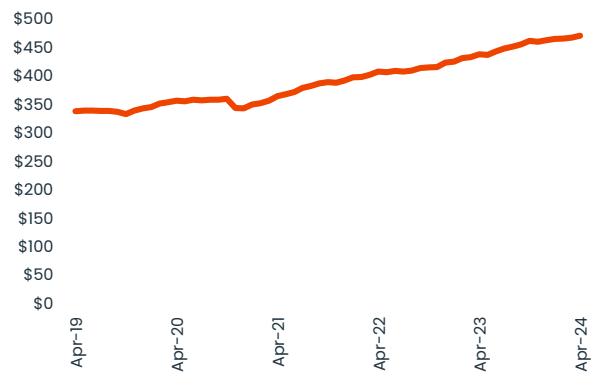


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$456,331</b>	<b>1.3%</b>	<b>2.7%</b>	<b>49.5%</b>
RENTS	<b>\$472 pw</b>	<b>1.2%</b>	<b>7.4%</b>	<b>39.0%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

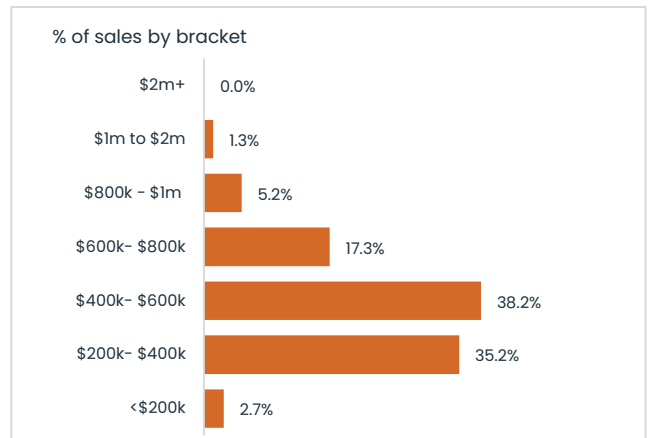
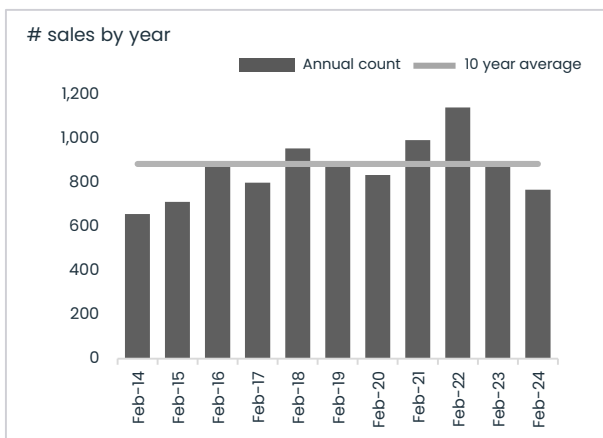


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-2.9%</b>	<b>55 days</b>	<b>5.0%</b>
1 YEAR AGO	<b>-2.8%</b>	<b>41 days</b>	<b>4.9%</b>

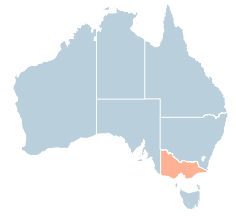
## ANNUAL DWELLING SALES FEBRUARY 2024

**768**

-13.6% lower than one year ago, and -18.8% below the five year average for the region.

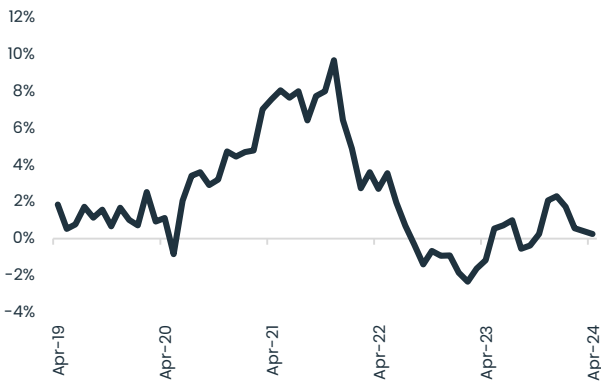


# Traralgon - Morwell | VIC

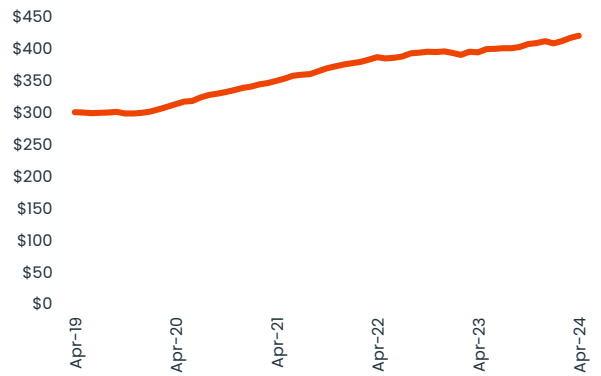


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$413,185</b>	<b>0.3%</b>	<b>3.3%</b>	<b>57.7%</b>
RENTS	<b>\$422 pw</b>	<b>2.9%</b>	<b>6.6%</b>	<b>39.9%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

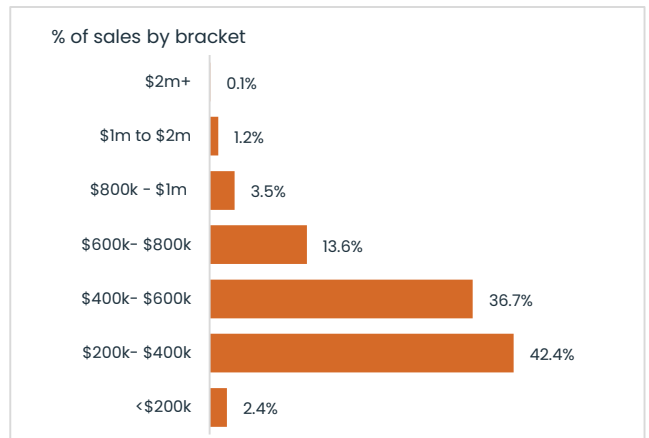
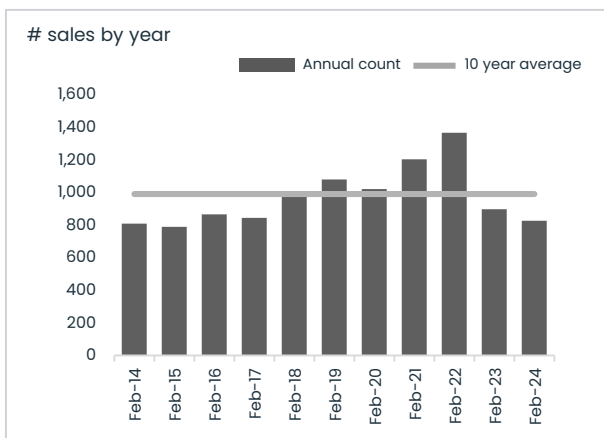


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-4.5%</b>	<b>63 days</b>	<b>5.0%</b>
1 YEAR AGO	<b>-3.9%</b>	<b>41 days</b>	<b>4.8%</b>

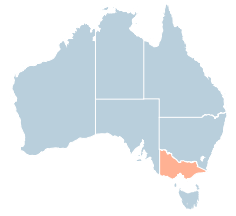
## ANNUAL DWELLING SALES FEBRUARY 2024

**825**

-7.9% lower than one year ago, and -25.9% below the five year average for the region.

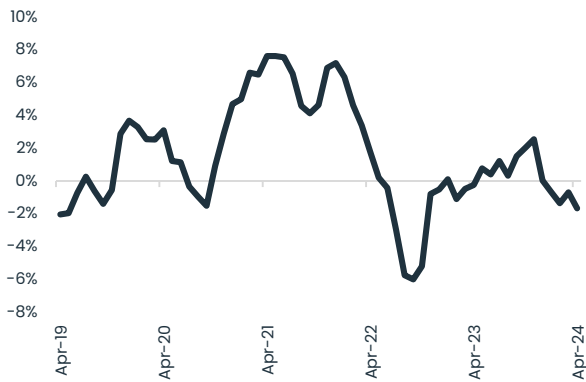


# Warragul - Drouin | VIC

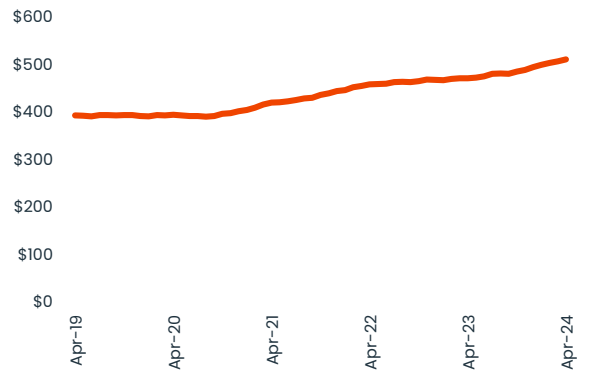


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$657,500</b>	<b>-1.7%</b>	<b>0.8%</b>	<b>34.8%</b>
RENTS	<b>\$512 pw</b>	<b>2.3%</b>	<b>8.5%</b>	<b>30.1%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

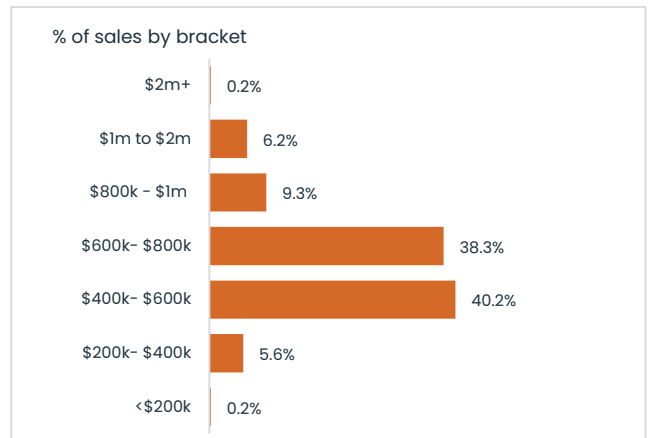
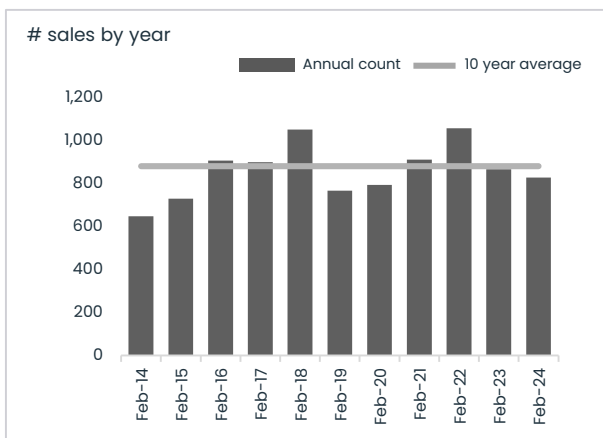


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.8%</b>	<b>55 days</b>	<b>3.9%</b>
1 YEAR AGO	<b>-3.7%</b>	<b>39 days</b>	<b>3.7%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

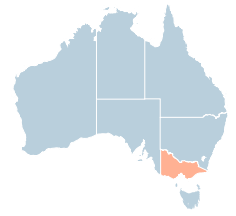
**828**

-4.4% lower than one year ago, and -5.8% below the five year average for the region.



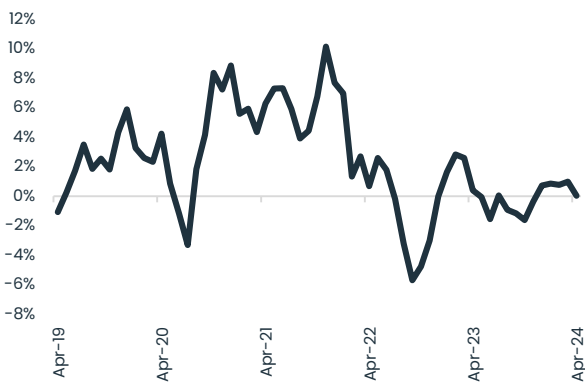


# Warrnambool | VIC

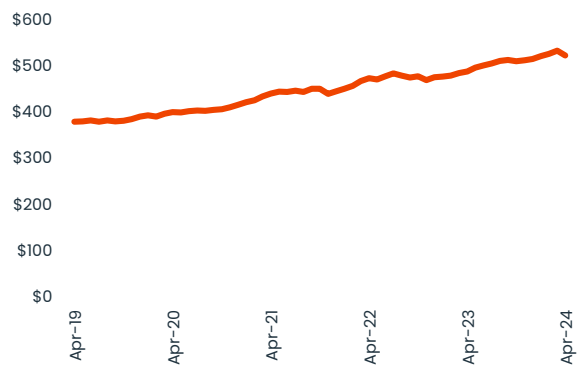


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$571,321</b>	<b>0.0%</b>	<b>-0.7%</b>	<b>56.3%</b>
RENTS	<b>\$524 pw</b>	<b>0.3%</b>	<b>7.1%</b>	<b>37.7%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

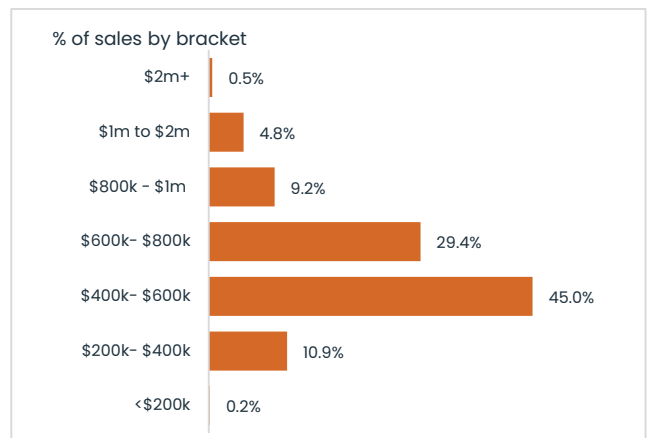
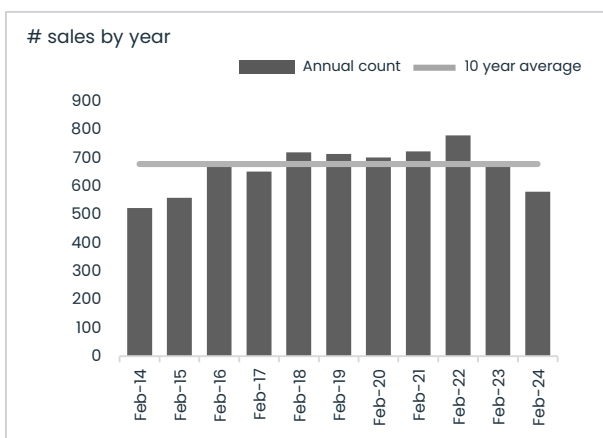


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.6%</b>	<b>37 days</b>	<b>4.7%</b>
1 YEAR AGO	<b>-5.1%</b>	<b>31 days</b>	<b>4.2%</b>

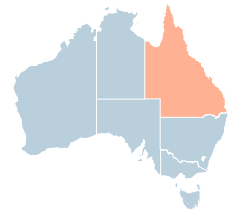
## ANNUAL DWELLING SALES FEBRUARY 2024

**580**

-14.3% lower than one year ago, and -19.3% below the five year average for the region.

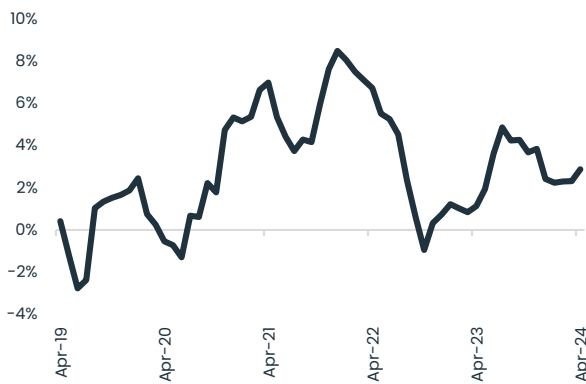


# Bundaberg | QLD

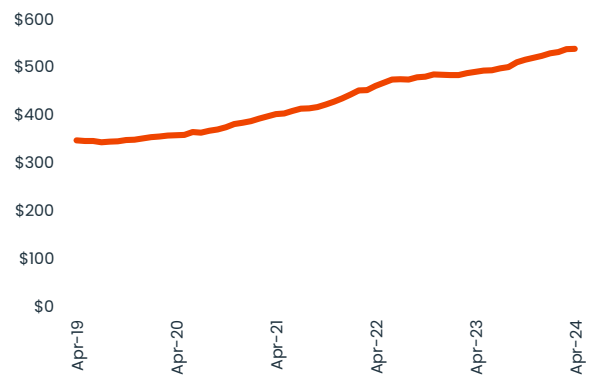


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$498,959</b>	<b>2.9%</b>	<b>14.4%</b>	<b>79.1%</b>
RENTS	<b>\$540 pw</b>	<b>1.7%</b>	<b>9.9%</b>	<b>54.9%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

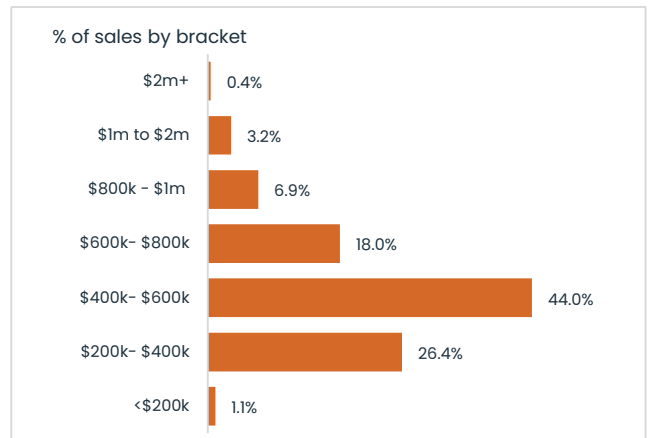
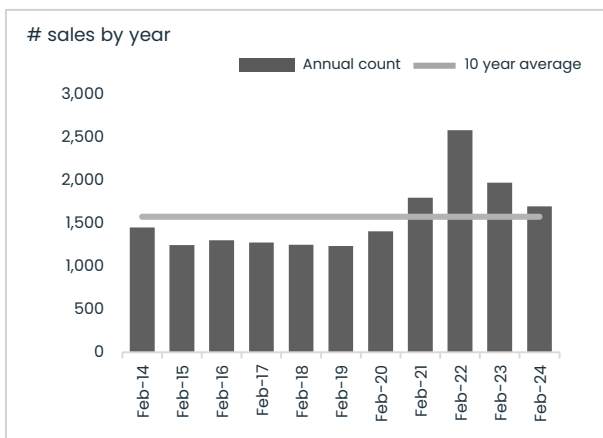


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.4%</b>	<b>19 days</b>	<b>5.3%</b>
1 YEAR AGO	<b>-4.3%</b>	<b>14 days</b>	<b>5.5%</b>

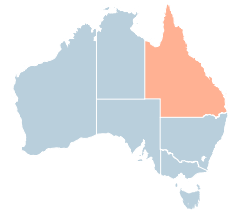
## ANNUAL DWELLING SALES FEBRUARY 2024

**1,697**

-13.9% lower than one year ago, and -5.6% below the five year average for the region.

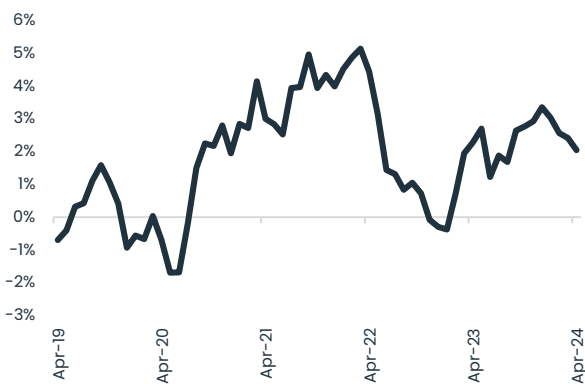


# Cairns | QLD

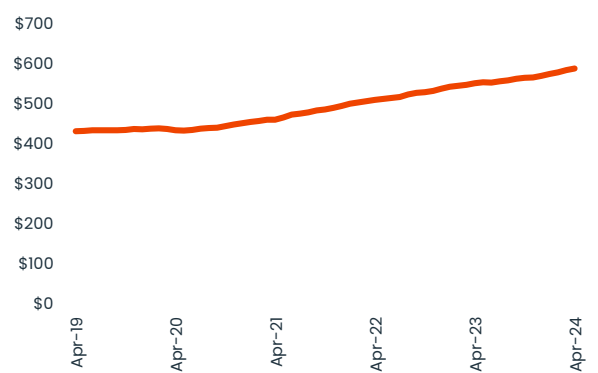


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$553,980</b>	<b>2.0%</b>	<b>10.1%</b>	<b>46.0%</b>
RENTS	<b>\$591 pw</b>	<b>2.5%</b>	<b>6.7%</b>	<b>36.4%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

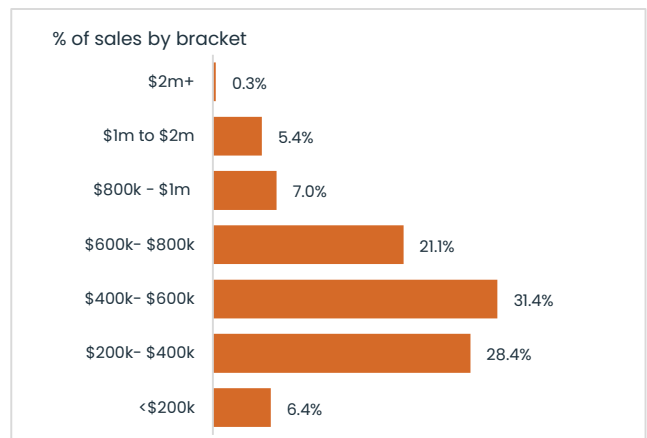
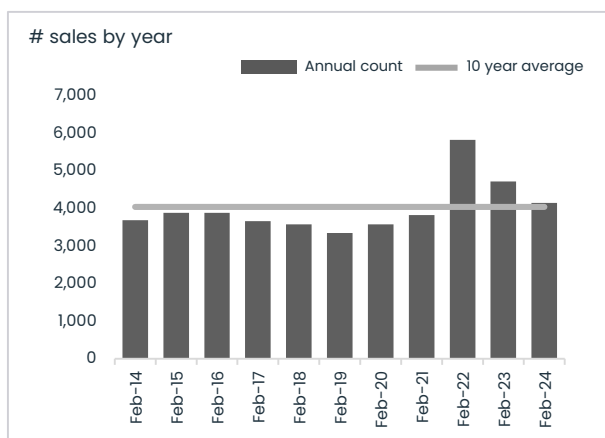


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.2%</b>	<b>19 days</b>	<b>5.5%</b>
1 YEAR AGO	<b>-3.5%</b>	<b>18 days</b>	<b>5.7%</b>

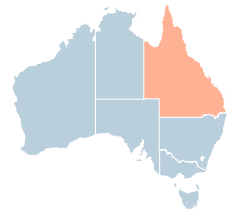
## ANNUAL DWELLING SALES FEBRUARY 2024

**4,141**

-12.1% lower than one year ago, and -2.6% below the five year average for the region.

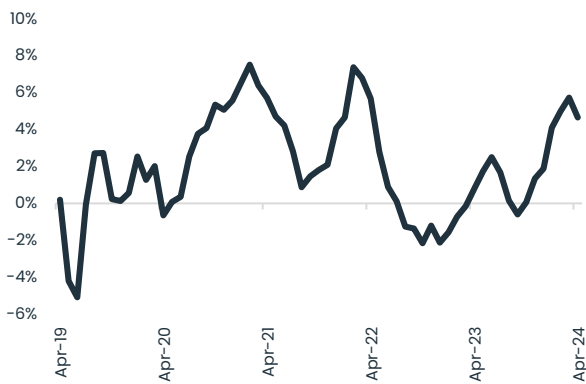


# Gladstone | QLD

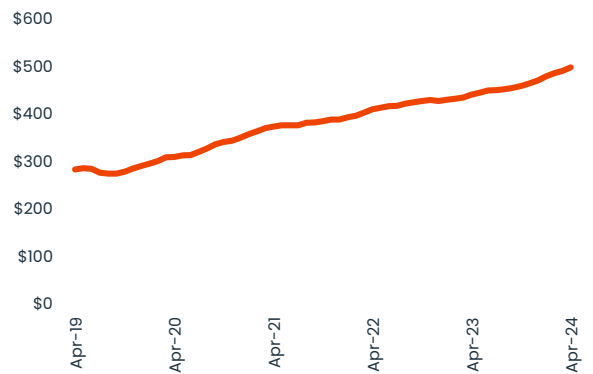


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$412,173</b>	<b>4.6%</b>	<b>10.8%</b>	<b>54.8%</b>
RENTS	<b>\$499 pw</b>	<b>3.9%</b>	<b>12.9%</b>	<b>75.3%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

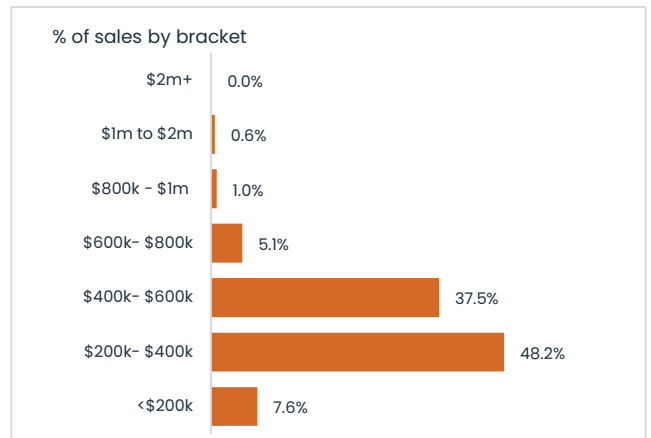
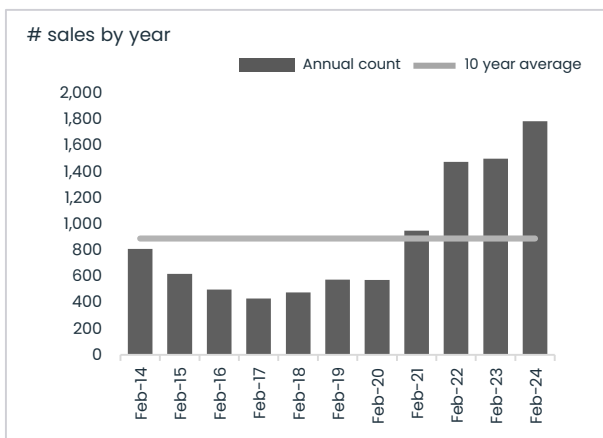


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.1%</b>	<b>29 days</b>	<b>6.2%</b>
1 YEAR AGO	<b>-3.9%</b>	<b>39 days</b>	<b>6.1%</b>

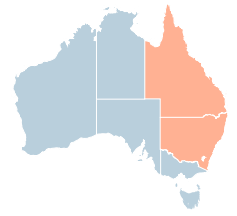
## ANNUAL DWELLING SALES FEBRUARY 2024

**1,787**

19.1% higher than one year ago, and 76.0% above the five year average for the region.

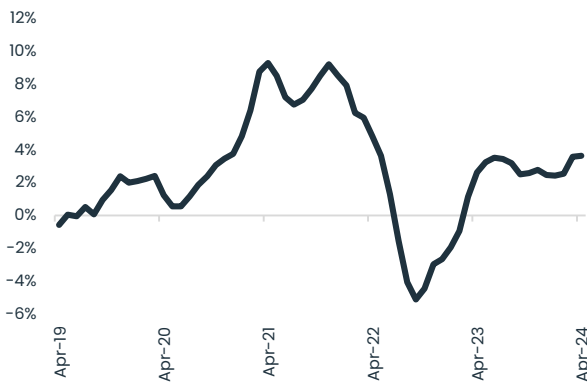


# Gold Coast - Tweed Heads | QLD & NSW

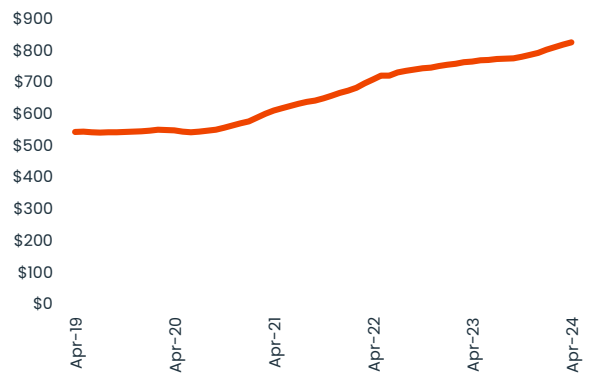


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$964,234</b>	<b>3.6%</b>	<b>12.7%</b>	<b>76.2%</b>
RENTS	<b>\$827 pw</b>	<b>2.9%</b>	<b>7.9%</b>	<b>51.9%</b>

ROLLING QUARTERLY CHANGE IN VALUES



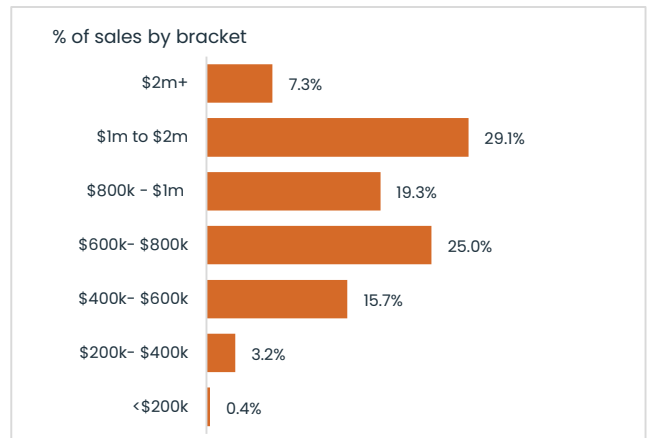
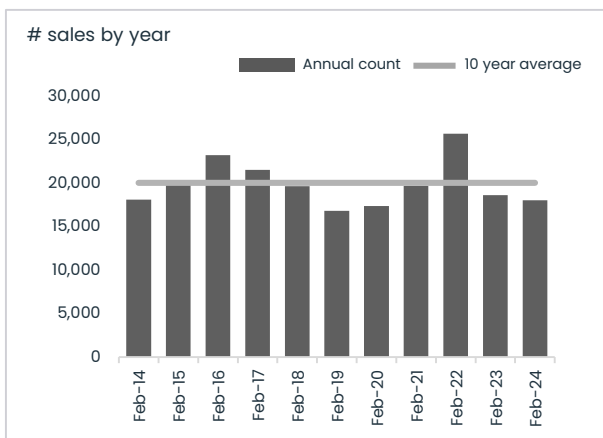
INDEX ADJUSTED MEDIAN RENTAL VALUE



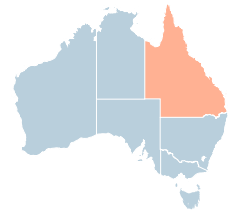
	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.4%</b>	<b>25 days</b>	<b>4.3%</b>
1 YEAR AGO	<b>-4.5%</b>	<b>29 days</b>	<b>4.5%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

**17,986** -3.3% lower than one year ago, and -8.2% below the five year average for the region.

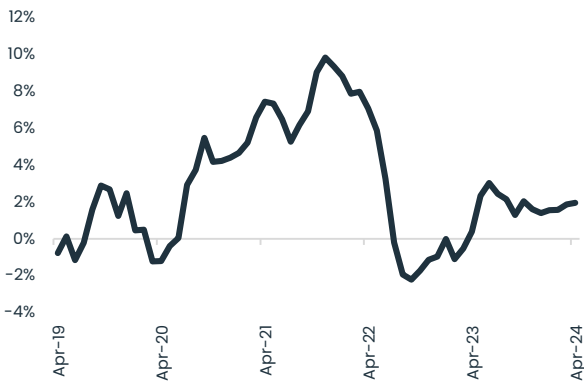


# Hervey Bay | QLD

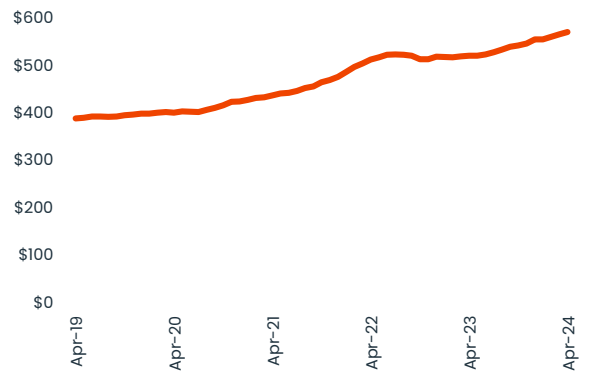


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$632,038</b>	<b>2.0%</b>	<b>8.2%</b>	<b>74.8%</b>
RENTS	<b>\$571 pw</b>	<b>2.7%</b>	<b>9.6%</b>	<b>46.8%</b>

ROLLING QUARTERLY CHANGE IN VALUES



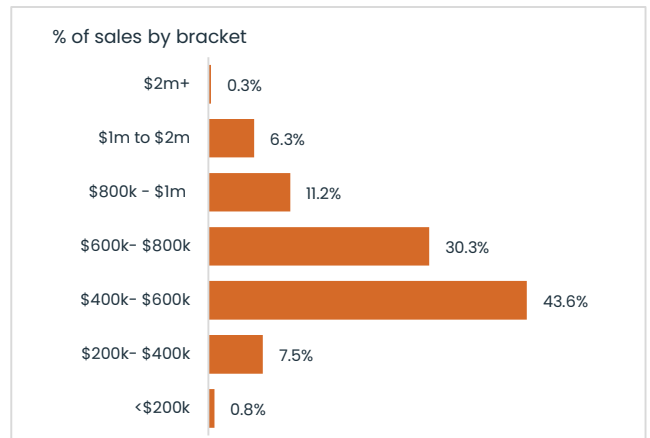
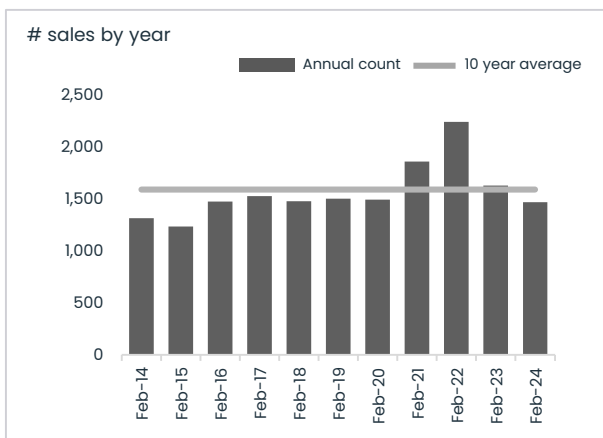
INDEX ADJUSTED MEDIAN RENTAL VALUE



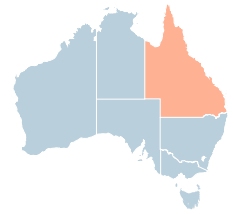
	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.3%</b>	<b>43 days</b>	<b>4.7%</b>
1 YEAR AGO	<b>-3.3%</b>	<b>28 days</b>	<b>4.6%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

**1,473** -9.7% lower than one year ago, and -15.7% below the five year average for the region.

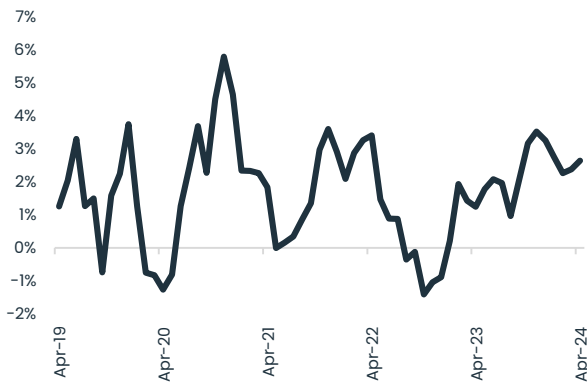


# Mackay | QLD

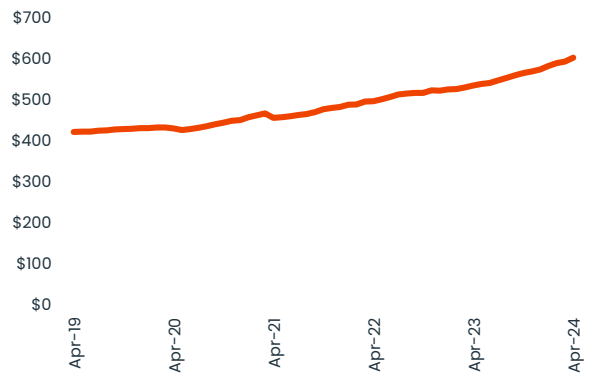


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$471,455</b>	<b>2.7%</b>	<b>11.0%</b>	<b>40.3%</b>
RENTS	<b>\$603 pw</b>	<b>3.4%</b>	<b>12.7%</b>	<b>42.9%</b>

ROLLING QUARTERLY CHANGE IN VALUES



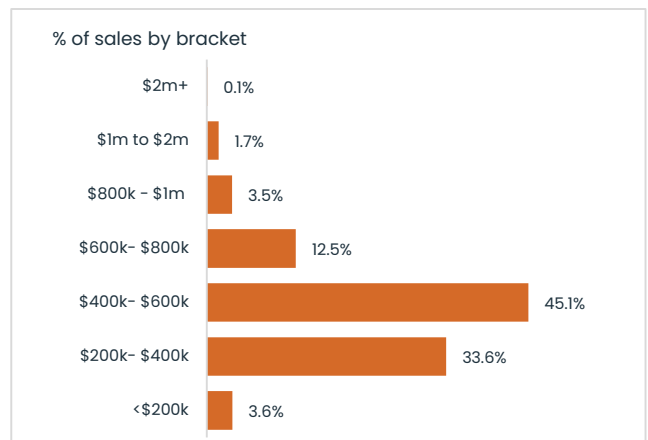
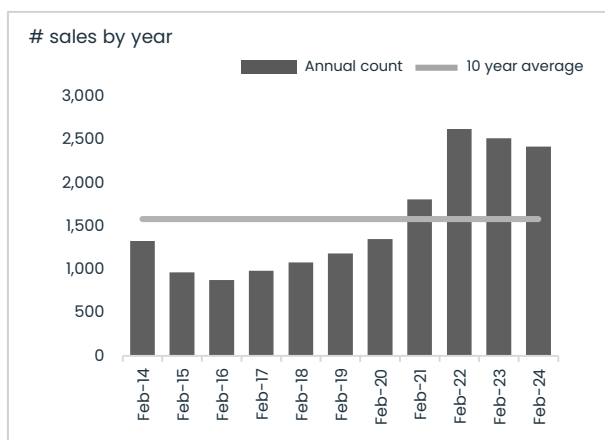
INDEX ADJUSTED MEDIAN RENTAL VALUE



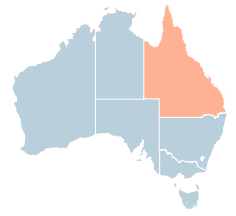
	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.2%</b>	<b>22 days</b>	<b>6.6%</b>
1 YEAR AGO	<b>-4.0%</b>	<b>29 days</b>	<b>6.5%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

**2,420** -3.8% lower than one year ago, and 27.6% above the five year average for the region.

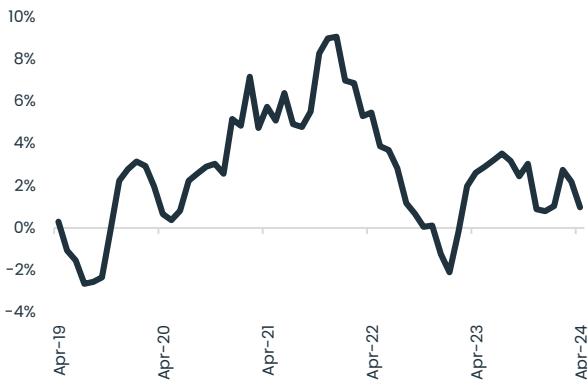


# Maryborough | QLD

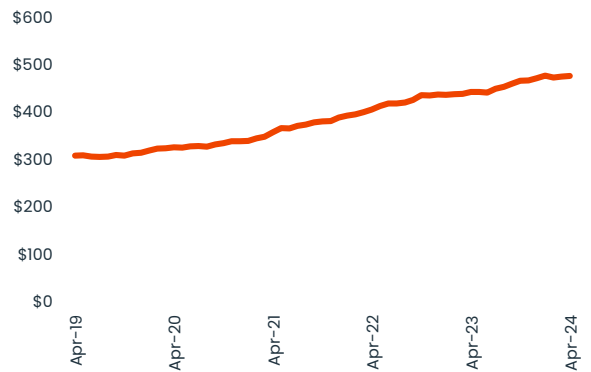


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$402,909</b>	<b>1.0%</b>	<b>8.9%</b>	<b>70.2%</b>
RENTS	<b>\$478 pw</b>	<b>-0.2%</b>	<b>7.5%</b>	<b>54.4%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

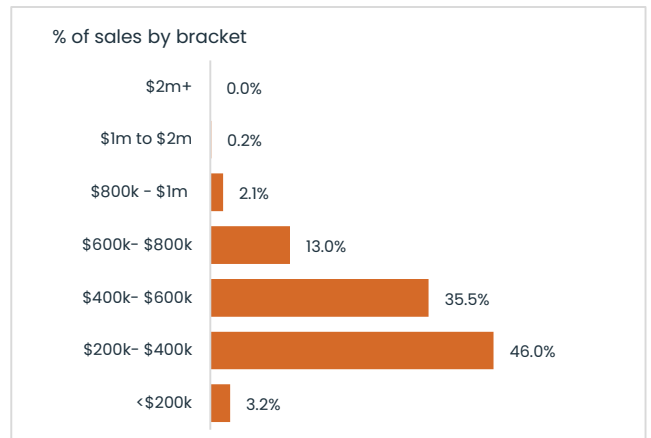
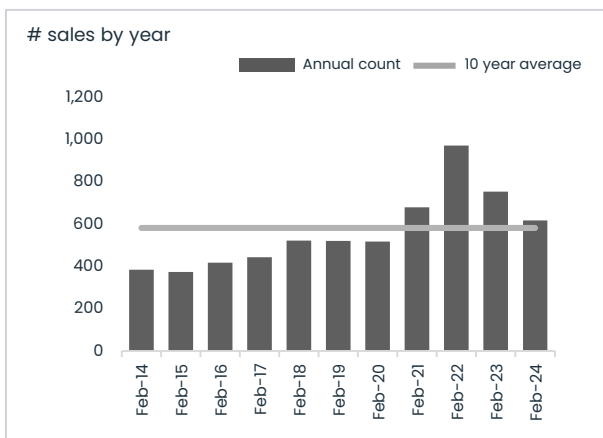


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.7%</b>	<b>32 days</b>	<b>5.9%</b>
1 YEAR AGO	<b>-3.5%</b>	<b>28 days</b>	<b>6.0%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

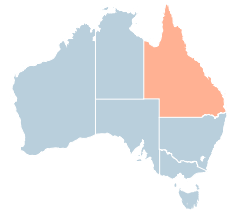
**617**

-18.1% lower than one year ago, and -10.2% below the five year average for the region.



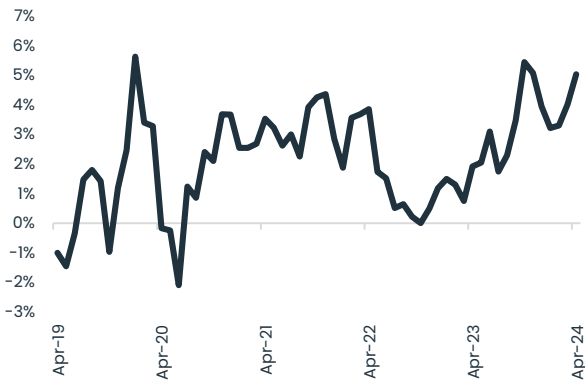


# Rockhampton | QLD

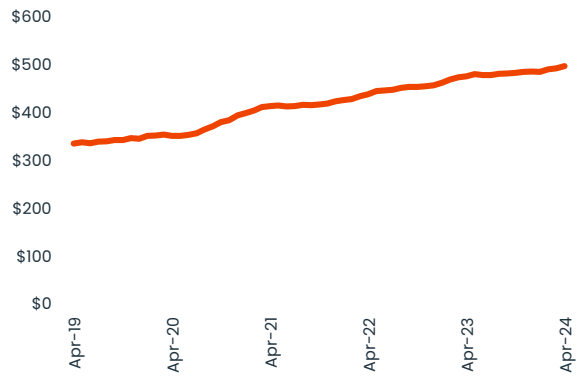


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$442,962</b>	<b>5.1%</b>	<b>16.4%</b>	<b>60.1%</b>
RENTS	<b>\$498 pw</b>	<b>2.4%</b>	<b>4.4%</b>	<b>48.0%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

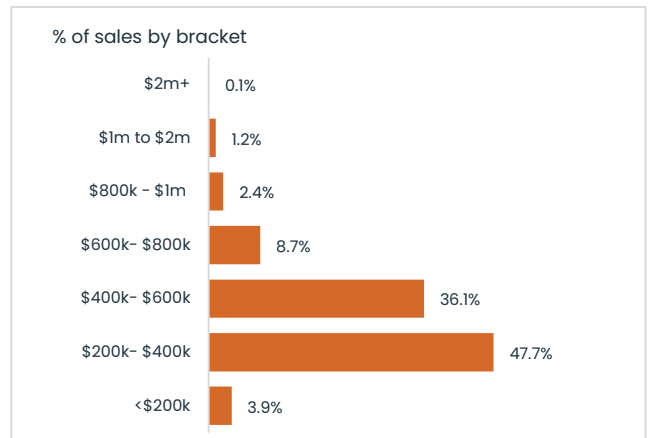
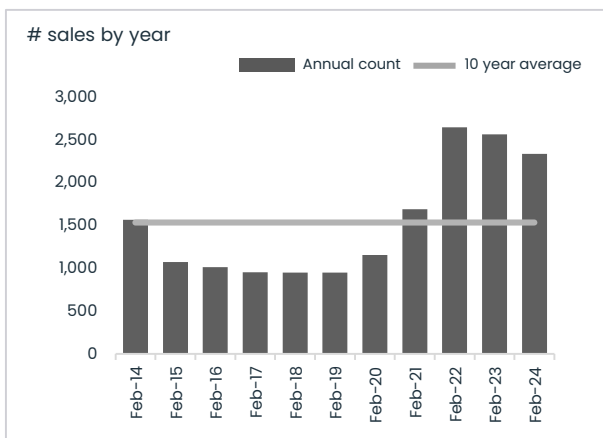


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.7%</b>	<b>20 days</b>	<b>5.9%</b>
1 YEAR AGO	<b>-3.8%</b>	<b>22 days</b>	<b>6.5%</b>

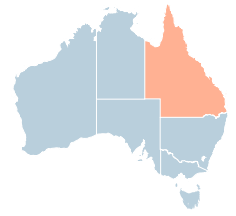
## ANNUAL DWELLING SALES FEBRUARY 2024

**2,335**

-8.9% lower than one year ago, and 29.8% above the five year average for the region.

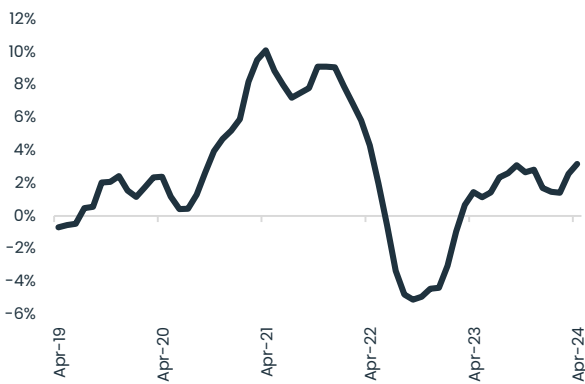


# Sunshine Coast | QLD

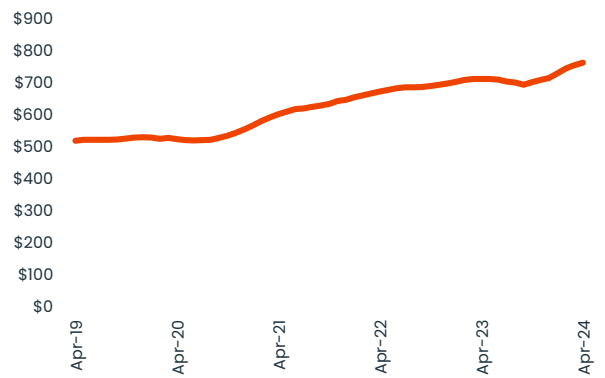


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$1,019,013</b>	<b>3.2%</b>	<b>10.0%</b>	<b>69.1%</b>
RENTS	<b>\$766 pw</b>	<b>4.4%</b>	<b>7.1%</b>	<b>46.8%</b>

ROLLING QUARTERLY CHANGE IN VALUES



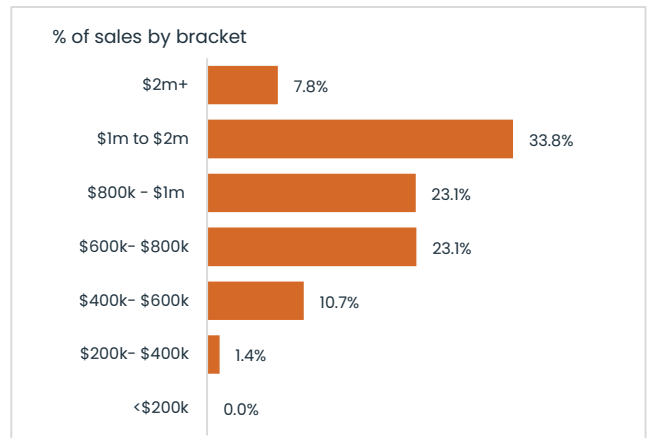
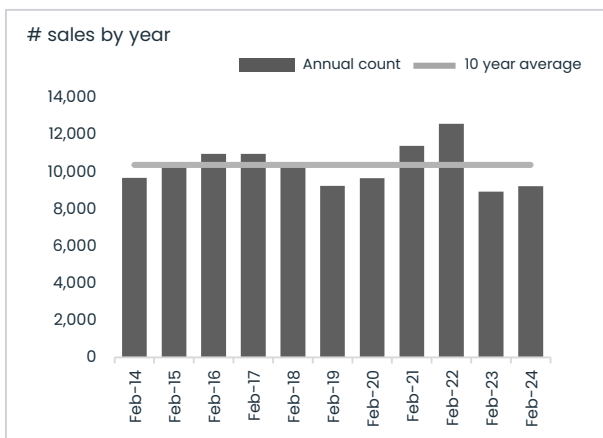
INDEX ADJUSTED MEDIAN RENTAL VALUE



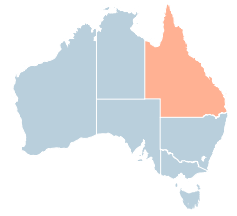
	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.7%</b>	<b>34 days</b>	<b>3.7%</b>
1 YEAR AGO	<b>-5.1%</b>	<b>36 days</b>	<b>3.9%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

**9,225** 3.3% higher than one year ago, and -10.9% below the five year average for the region.

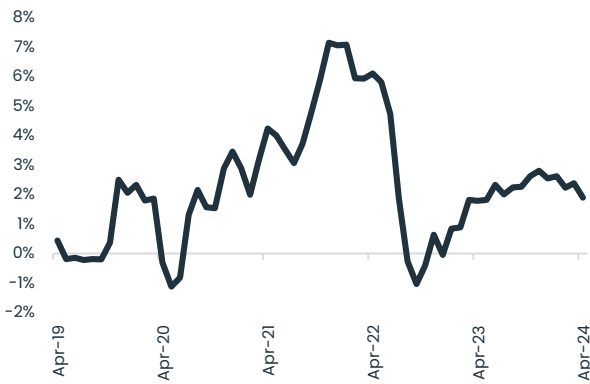


# Toowoomba | QLD

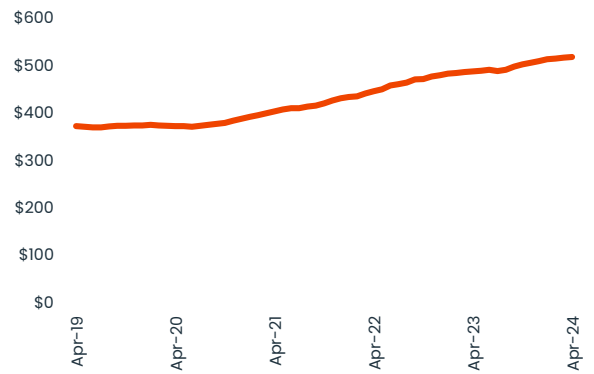


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$595,401</b>	<b>1.9%</b>	<b>9.5%</b>	<b>59.2%</b>
RENTS	<b>\$519 pw</b>	<b>0.9%</b>	<b>6.2%</b>	<b>39.1%</b>

ROLLING QUARTERLY CHANGE IN VALUES



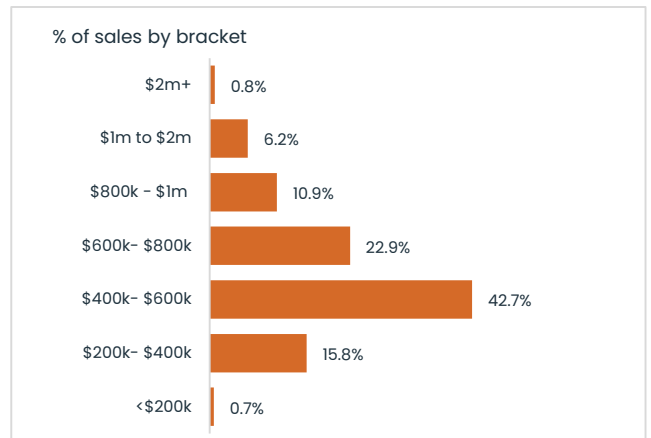
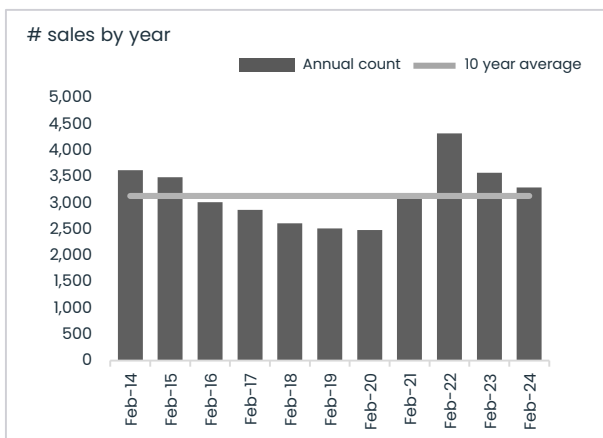
INDEX ADJUSTED MEDIAN RENTAL VALUE



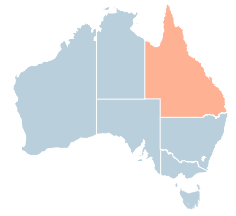
	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.1%</b>	<b>17 days</b>	<b>4.5%</b>
1 YEAR AGO	<b>-3.2%</b>	<b>16 days</b>	<b>4.6%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

**3,288** -7.9% lower than one year ago, and 2.6% above the five year average for the region.

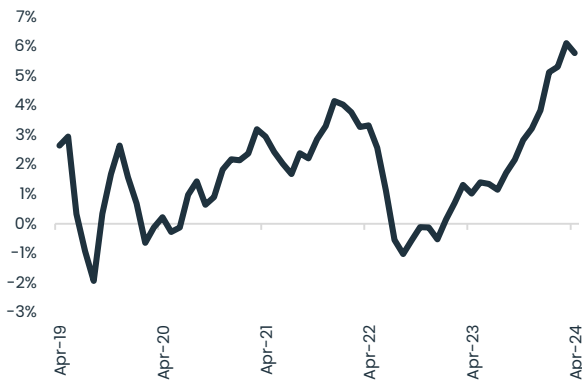


# Townsville | QLD

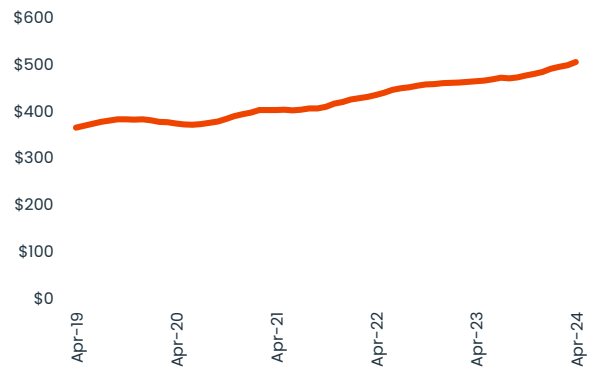


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$448,051</b>	<b>5.8%</b>	<b>15.7%</b>	<b>42.4%</b>
RENTS	<b>\$507 pw</b>	<b>2.9%</b>	<b>8.9%</b>	<b>38.3%</b>

ROLLING QUARTERLY CHANGE IN VALUES



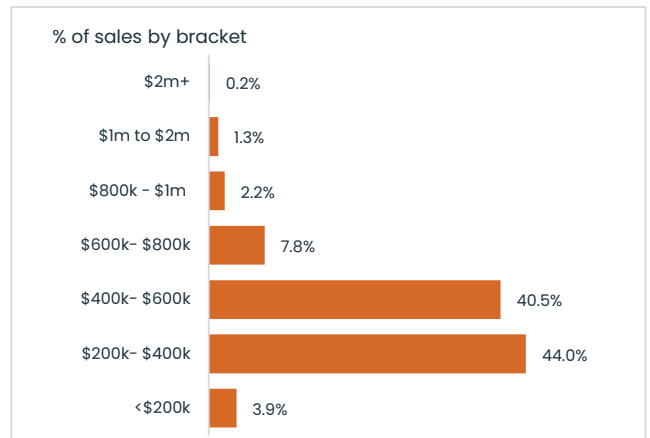
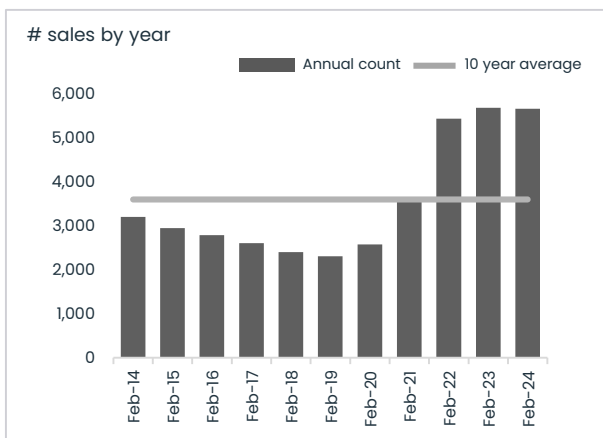
INDEX ADJUSTED MEDIAN RENTAL VALUE



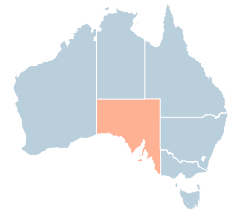
	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.6%</b>	<b>21 days</b>	<b>5.8%</b>
1 YEAR AGO	<b>-4.1%</b>	<b>26 days</b>	<b>6.2%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

**5,675** -0.4% lower than one year ago, and 44.5% above the five year average for the region.

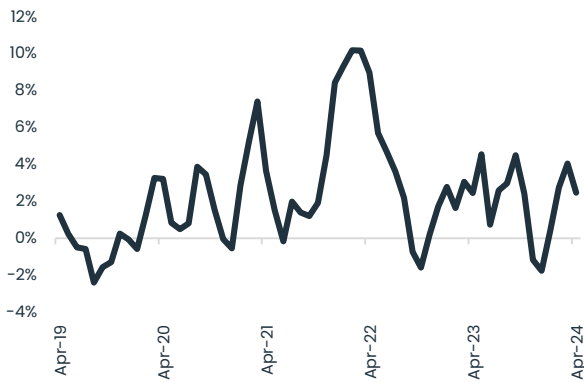


# Mount Gambier | SA

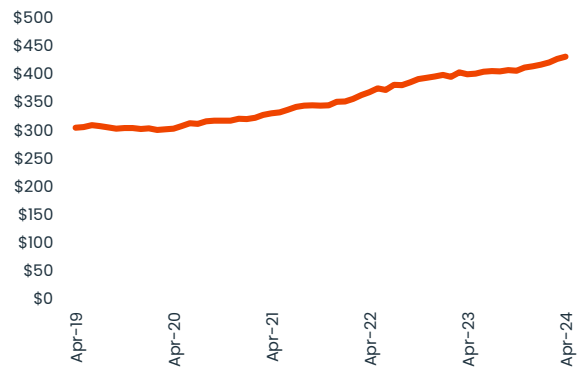


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$417,888</b>	<b>2.5%</b>	<b>8.1%</b>	<b>58.2%</b>
RENTS	<b>\$432 pw</b>	<b>3.5%</b>	<b>7.8%</b>	<b>41.5%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

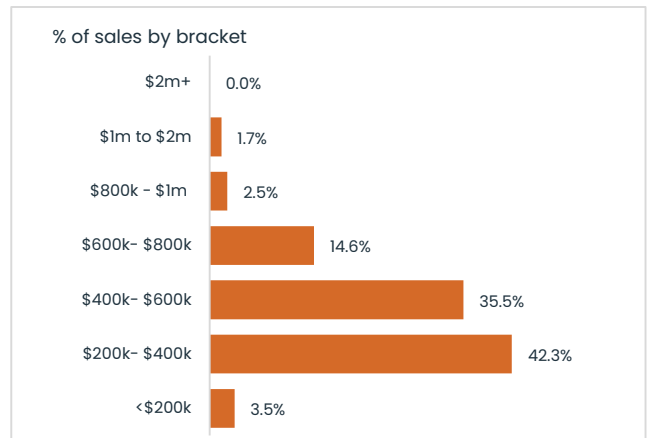
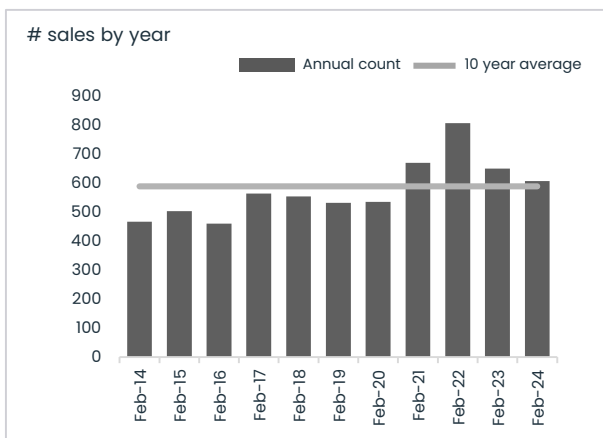


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.4%</b>	<b>38 days</b>	<b>4.9%</b>
1 YEAR AGO	<b>-3.2%</b>	<b>44 days</b>	<b>5.1%</b>

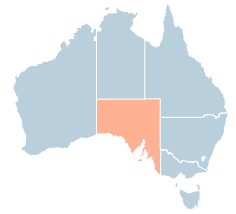
## ANNUAL DWELLING SALES FEBRUARY 2024

**607**

-6.6% lower than one year ago, and -4.9% below the five year average for the region.

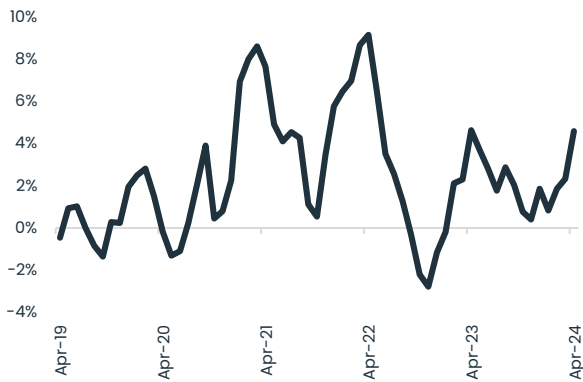


# Victor Harbor – Goolwa | SA

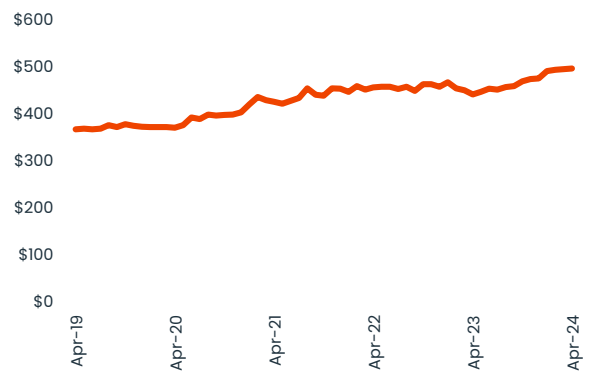


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$675,313</b>	<b>4.6%</b>	<b>8.2%</b>	<b>64.7%</b>
RENTS	<b>\$498 pw</b>	<b>1.0%</b>	<b>12.4%</b>	<b>35.1%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

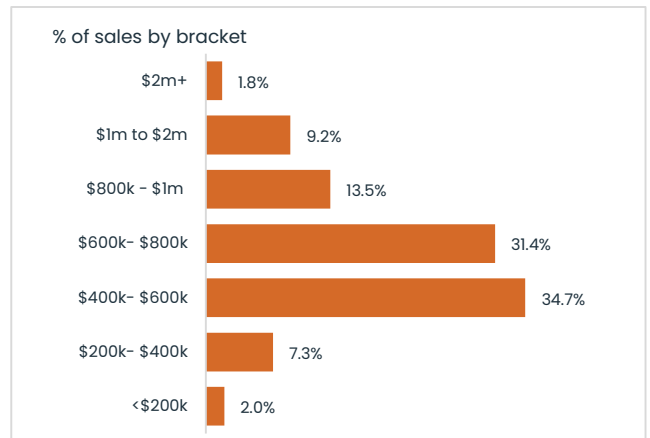
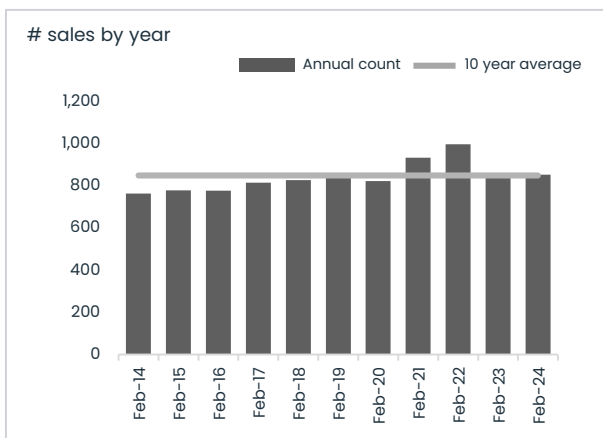


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.5%</b>	<b>42 days</b>	<b>3.9%</b>
1 YEAR AGO	<b>-2.8%</b>	<b>36 days</b>	<b>3.8%</b>

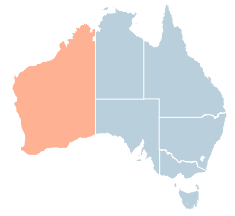
## ANNUAL DWELLING SALES FEBRUARY 2024

**851**

1.3% higher than one year ago, and -3.9% below the five year average for the region.

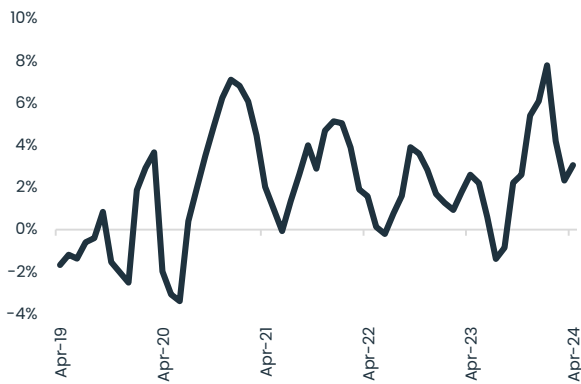


# Albany | WA

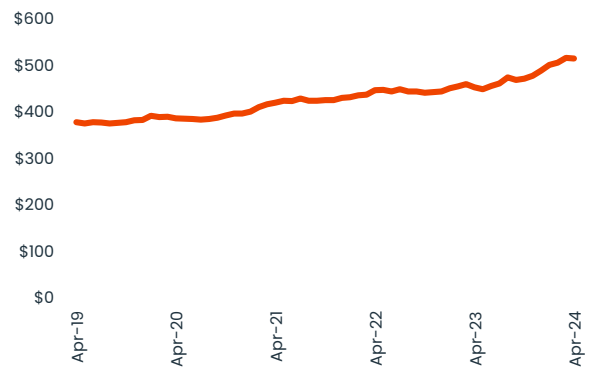


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$553,870</b>	<b>3.1%</b>	<b>12.4%</b>	<b>52.3%</b>
RENTS	<b>\$516 pw</b>	<b>2.7%</b>	<b>13.6%</b>	<b>36.1%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

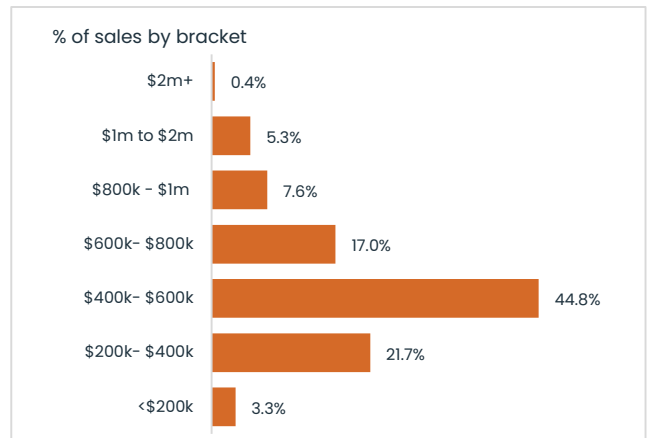
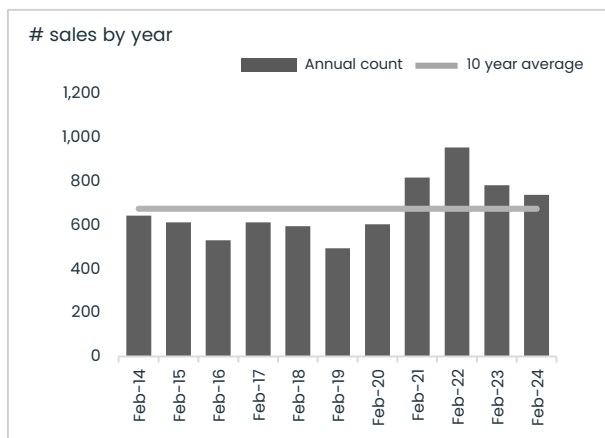


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-2.8%</b>	<b>17 days</b>	<b>4.8%</b>
1 YEAR AGO	<b>-3.6%</b>	<b>18 days</b>	<b>4.6%</b>

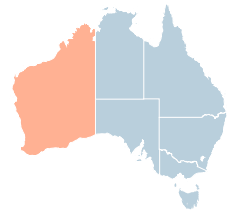
## ANNUAL DWELLING SALES FEBRUARY 2024

**737**

-5.5% lower than one year ago, and 1.1% above the five year average for the region.

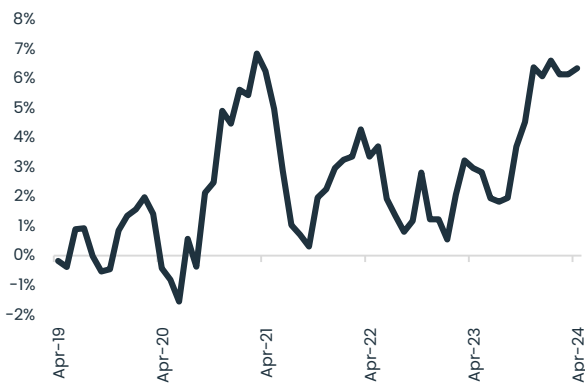


# Bunbury | WA

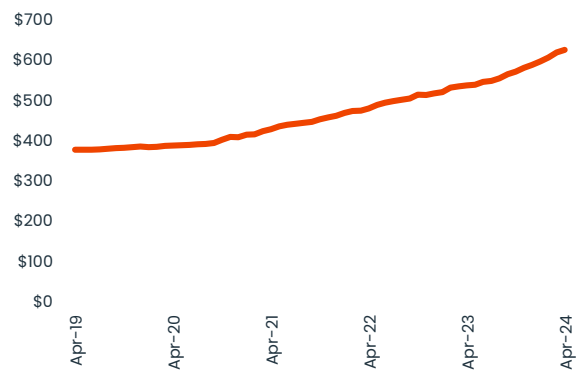


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$576,979</b>	<b>6.4%</b>	<b>20.7%</b>	<b>68.3%</b>
RENTS	<b>\$627 pw</b>	<b>4.7%</b>	<b>16.4%</b>	<b>65.3%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

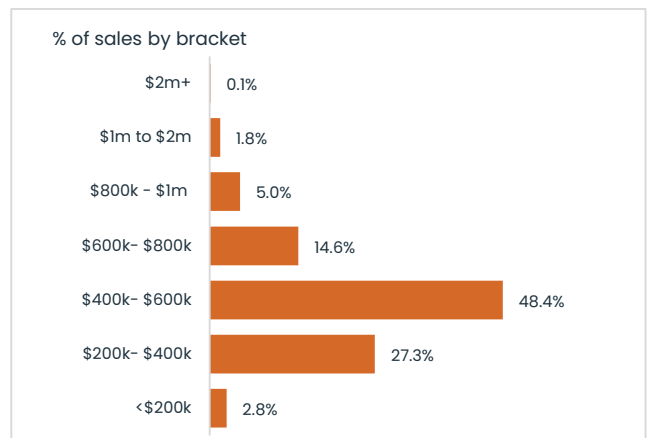
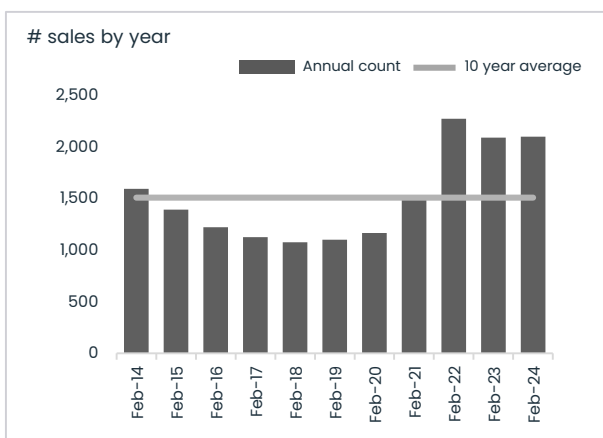


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.0%</b>	<b>14 days</b>	<b>5.7%</b>
1 YEAR AGO	<b>-2.8%</b>	<b>26 days</b>	<b>5.9%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

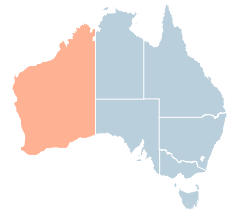
**2,098**

0.4% higher than one year ago, and 28.6% above the five year average for the region.



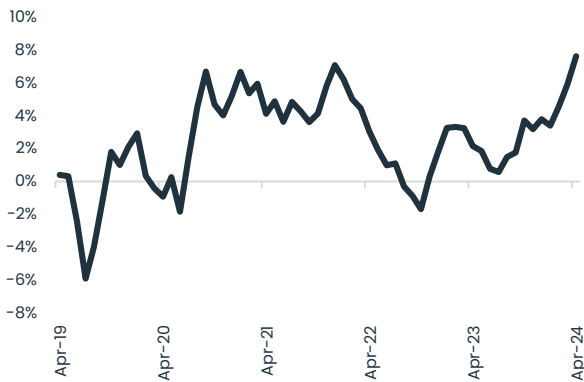


# Busselton | WA

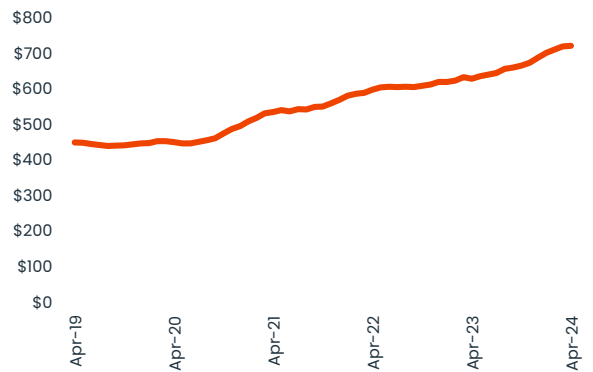


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$812,050</b>	<b>7.7%</b>	<b>16.1%</b>	<b>68.0%</b>
RENTS	<b>\$723 pw</b>	<b>2.8%</b>	<b>14.8%</b>	<b>60.3%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

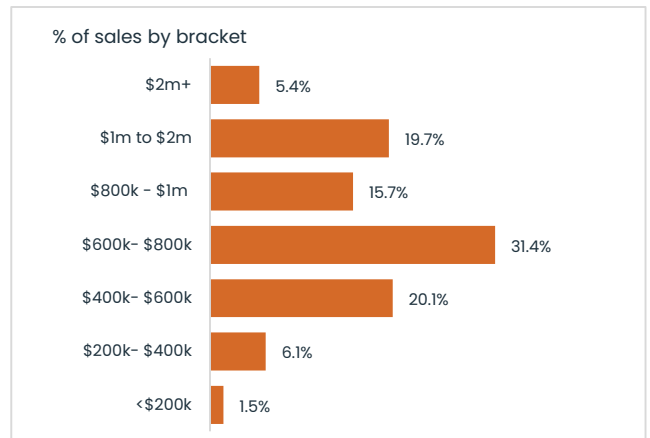
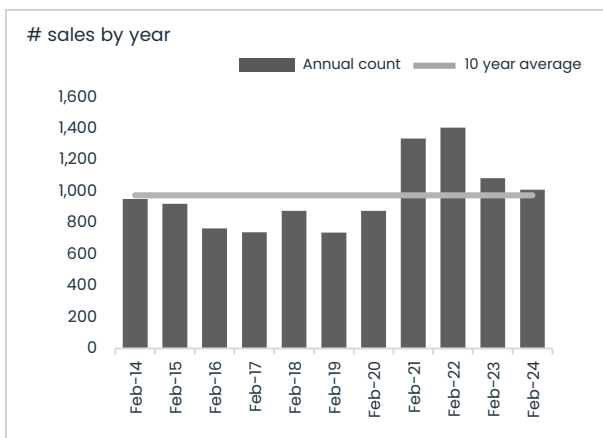


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.3%</b>	<b>16 days</b>	<b>4.3%</b>
1 YEAR AGO	<b>-3.0%</b>	<b>21 days</b>	<b>4.4%</b>

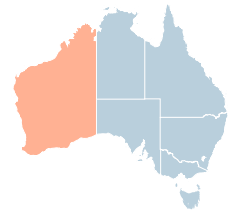
## ANNUAL DWELLING SALES FEBRUARY 2024

**1,010**

-6.7% lower than one year ago, and -7.0% below the five year average for the region.

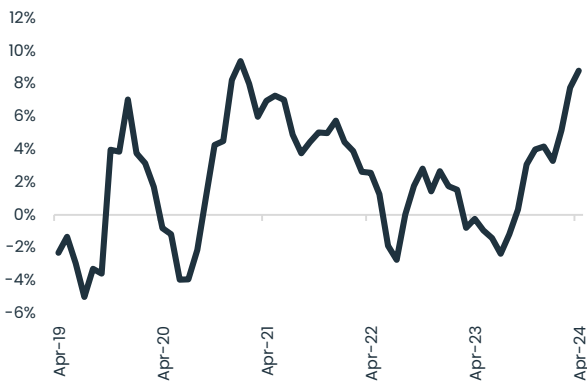


# Geraldton | WA

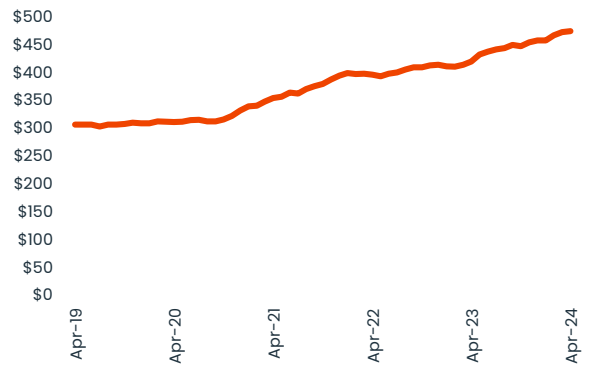


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$394,251</b>	<b>8.8%</b>	<b>13.1%</b>	<b>61.4%</b>
RENTS	<b>\$475 pw</b>	<b>3.6%</b>	<b>13.0%</b>	<b>54.6%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

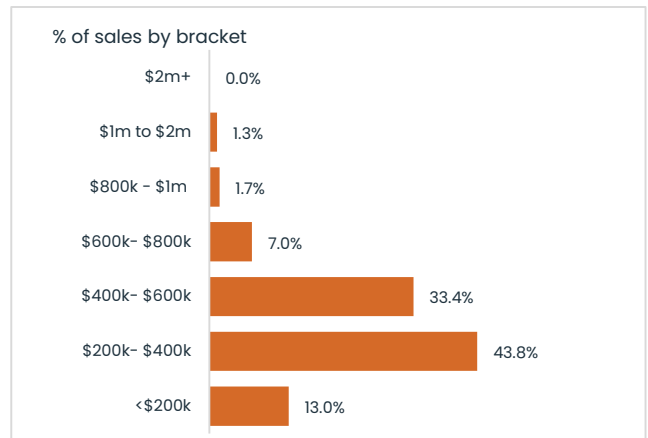
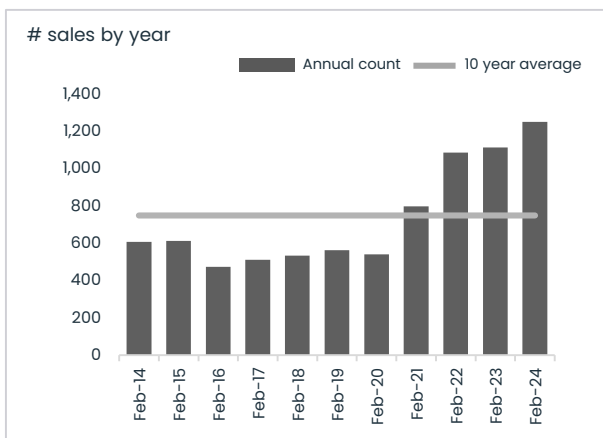


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-4.0%</b>	<b>38 days</b>	<b>6.2%</b>
1 YEAR AGO	<b>-4.7%</b>	<b>53 days</b>	<b>6.1%</b>

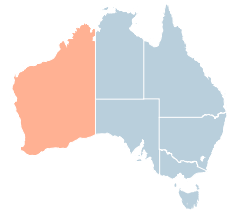
## ANNUAL DWELLING SALES FEBRUARY 2024

**1,251**

12.3% higher than one year ago, and 52.5% above the five year average for the region.

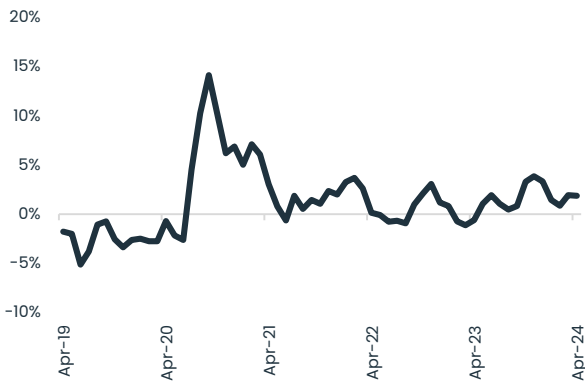


# Kalgoorlie - Boulder | WA

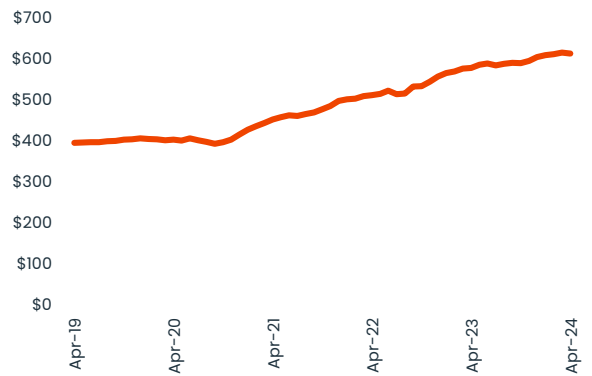


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$344,057</b>	<b>1.9%</b>	<b>7.9%</b>	<b>32.2%</b>
RENTS	<b>\$614 pw</b>	<b>0.6%</b>	<b>6.1%</b>	<b>55.0%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

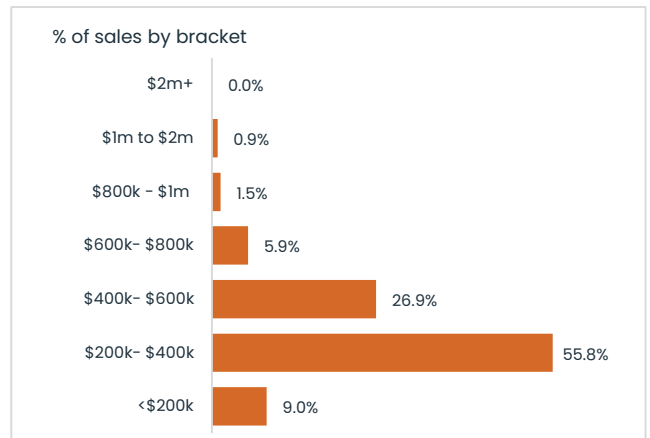
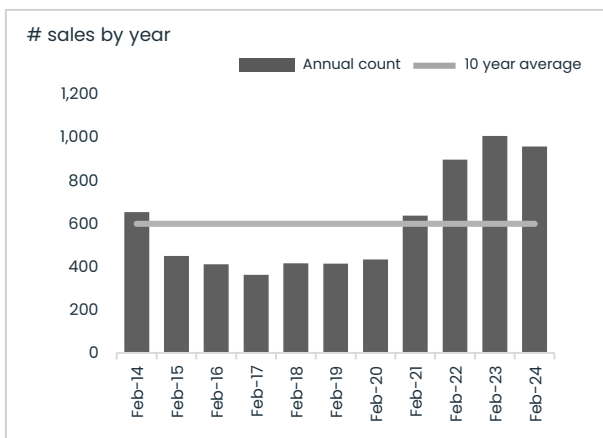


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-4.2%</b>	<b>34 days</b>	<b>9.4%</b>
1 YEAR AGO	<b>-3.7%</b>	<b>34 days</b>	<b>9.6%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

**959**

-4.9% lower than one year ago, and 41.3% above the five year average for the region.

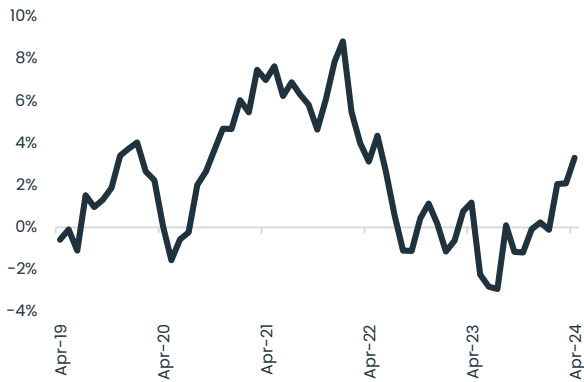


# Burnie - Somerset | TAS

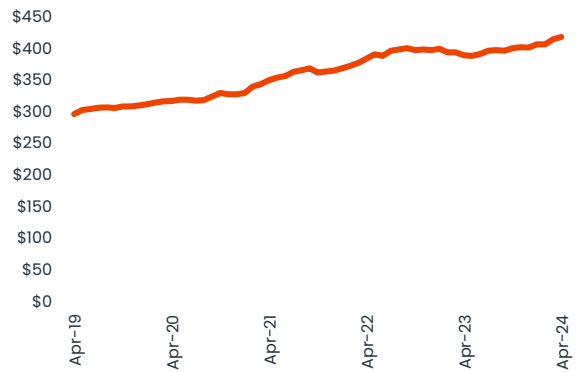


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$409,595</b>	<b>3.3%</b>	<b>-1.0%</b>	<b>58.5%</b>
RENTS	<b>\$419 pw</b>	<b>2.9%</b>	<b>7.4%</b>	<b>41.0%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

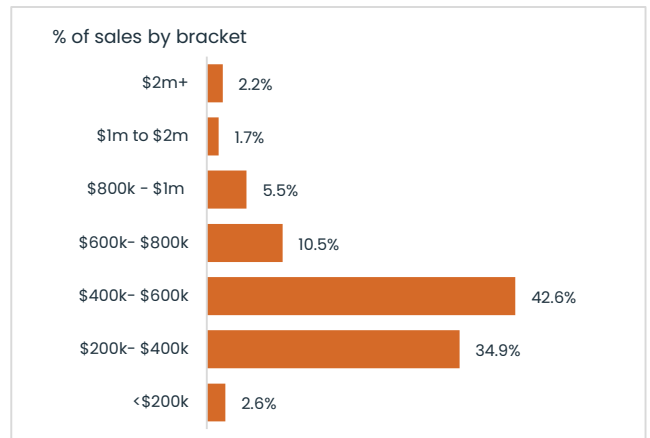
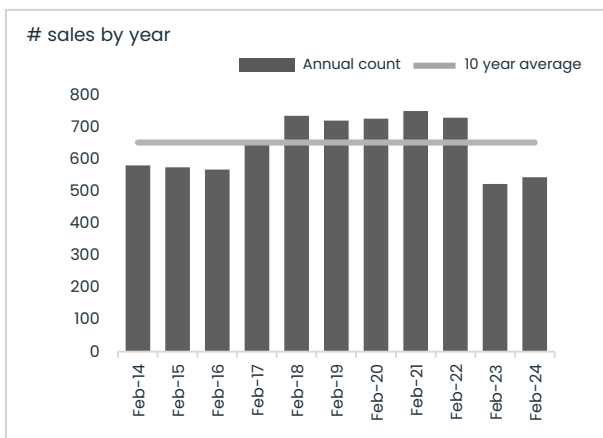


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.3%</b>	<b>52 days</b>	<b>5.1%</b>
1 YEAR AGO	<b>-3.1%</b>	<b>28 days</b>	<b>4.7%</b>

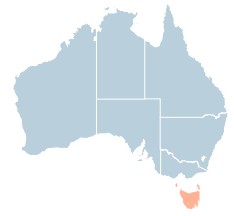
## ANNUAL DWELLING SALES FEBRUARY 2024

**544**

4.0% higher than one year ago, and -21.2% below the five year average for the region.

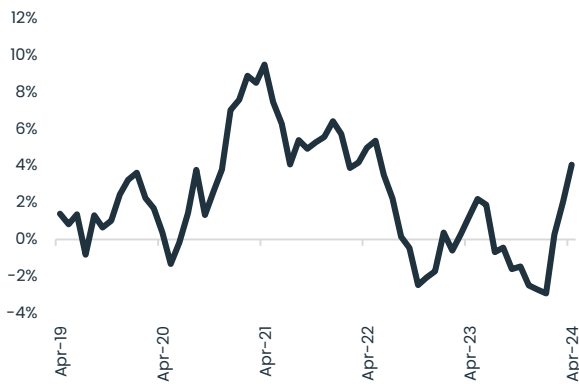


# Devonport | TAS

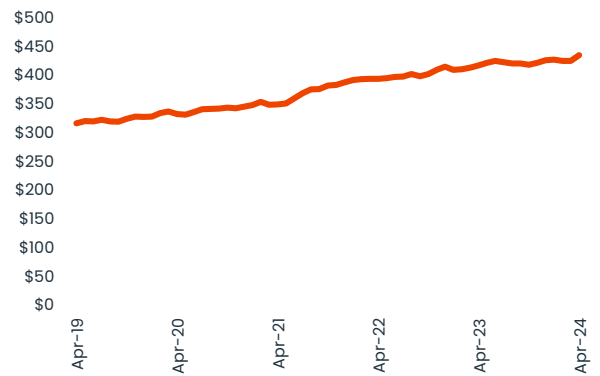


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$456,235</b>	<b>4.1%</b>	<b>-1.1%</b>	<b>55.7%</b>
RENTS	<b>\$436 pw</b>	<b>1.9%</b>	<b>4.3%</b>	<b>37.4%</b>

ROLLING QUARTERLY CHANGE IN VALUES



INDEX ADJUSTED MEDIAN RENTAL VALUE

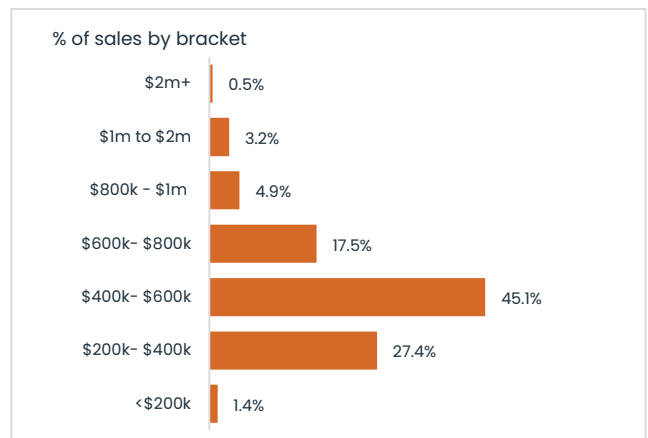
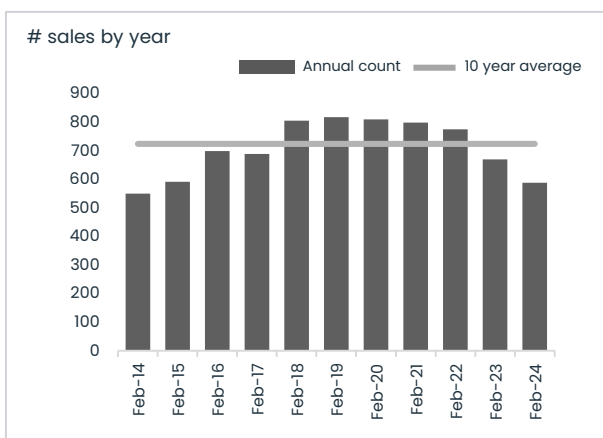


	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-3.8%</b>	<b>48 days</b>	<b>4.8%</b>
1 YEAR AGO	<b>-3.5%</b>	<b>22 days</b>	<b>4.5%</b>

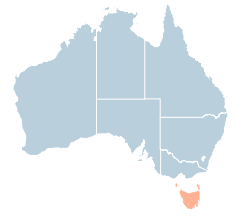
## ANNUAL DWELLING SALES FEBRUARY 2024

**588**

-12.2% lower than one year ago, and -24.1% below the five year average for the region.

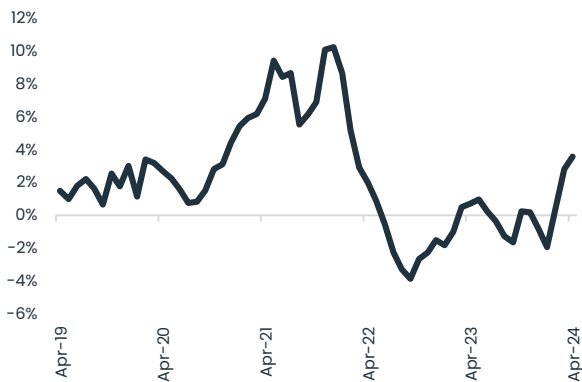


# Launceston | TAS

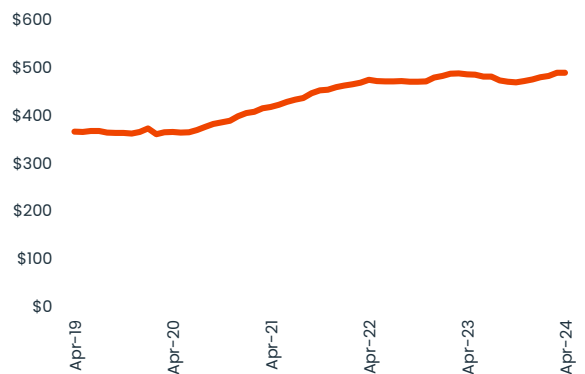


	Median value	Quarterly change	Annual change	5 year change
VALUES	<b>\$534,227</b>	<b>3.6%</b>	<b>1.5%</b>	<b>56.7%</b>
RENTS	<b>\$491 pw</b>	<b>2.0%</b>	<b>0.6%</b>	<b>33.6%</b>

ROLLING QUARTERLY CHANGE IN VALUES



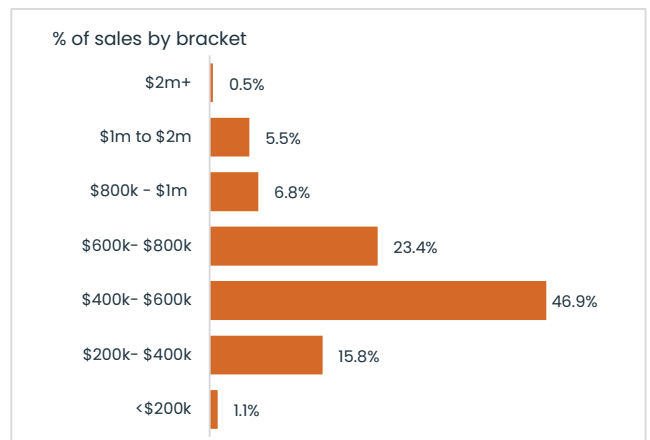
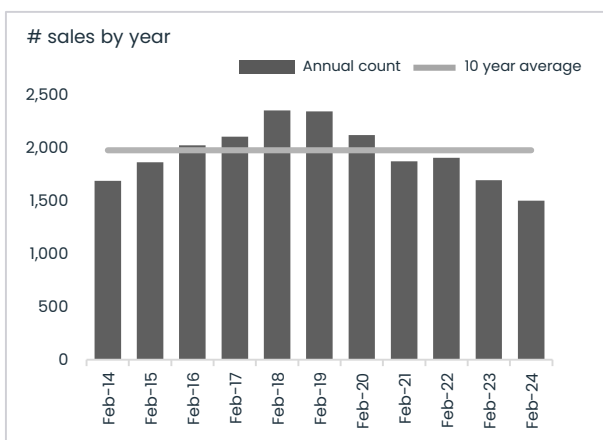
INDEX ADJUSTED MEDIAN RENTAL VALUE



	Vendor Discounting (12m)	Time On Market (12m)	Gross Rental Yield
CURRENT	<b>-4.5%</b>	<b>41 days</b>	<b>4.6%</b>
1 YEAR AGO	<b>-4.9%</b>	<b>24 days</b>	<b>4.5%</b>

## ANNUAL DWELLING SALES FEBRUARY 2024

**1,504** -11.4% lower than one year ago, and -24.4% below the five year average for the region.



# Summary of all SUAs dwellings – Values

Data to April 2024 (\*data to February 2024)

SUA name	State	Number of sales *	12m change in sales volumes*	Median value	Quarterly change	Annual change	Median days on market (12m)	Median vendor discounting (12m)
<b>Not in any SUA (NSW)</b>	NSW	18,376	-4.0%	\$617,349	0.4%	2.8%	69	-5.0%
<b>Albury – Wodonga</b>	NSW	1,959	-2.0%	\$544,885	1.4%	2.8%	43	-3.2%
<b>Armidale</b>	NSW	560	-9.1%	\$454,699	2.1%	0.1%	50	-3.2%
<b>Ballina</b>	NSW	866	27.7%	\$957,767	1.1%	3.8%	60	-4.3%
<b>Batemans Bay</b>	NSW	478	-1.0%	\$743,712	0.4%	-2.0%	71	-6.5%
<b>Bathurst</b>	NSW	773	-1.7%	\$632,647	1.1%	5.1%	59	-3.2%
<b>Bowral – Mittagong</b>	NSW	902	7.0%	\$1,136,649	0.5%	1.1%	75	-5.6%
<b>Byron Bay</b>	NSW	218	3.3%	\$1,764,406	-0.2%	-1.1%	81	-7.7%
<b>Camden Haven</b>	NSW	371	15.6%	\$843,926	-1.4%	3.1%	66	-4.1%
<b>Central Coast</b>	NSW	6,654	10.5%	\$925,214	1.3%	9.6%	33	-3.9%
<b>Coffs Harbour</b>	NSW	1,302	6.0%	\$800,555	4.0%	2.8%	64	-4.5%
<b>Dubbo</b>	NSW	765	-7.5%	\$501,877	-1.2%	2.3%	38	-3.5%
<b>Forster – Tuncurry</b>	NSW	542	-1.6%	\$750,377	3.3%	3.5%	66	-4.7%
<b>Goulburn</b>	NSW	554	1.1%	\$554,891	-1.2%	-0.2%	59	-5.1%
<b>Grafton</b>	NSW	365	-14.5%	\$436,780	-2.1%	6.5%	40	-4.3%
<b>Griffith</b>	NSW	315	14.5%	\$491,732	0.4%	-1.4%	36	-4.3%
<b>Kempsey</b>	NSW	209	-14.0%	\$433,578	-1.2%	0.2%	66	-3.9%
<b>Lismore</b>	NSW	930	103.5%	\$488,285	2.6%	3.6%	62	-5.0%
<b>Lithgow</b>	NSW	256	-5.5%	\$492,923	2.4%	4.1%	66	-4.0%
<b>Medowie</b>	NSW	274	3.8%	\$849,745	0.5%	6.8%	60	-4.2%
<b>Morisset – Cooranbong</b>	NSW	532	-3.1%	\$889,373	2.2%	5.8%	43	-3.3%
<b>Mudgee</b>	NSW	319	-3.6%	\$666,858	0.9%	-2.0%	65	-2.9%
<b>Muswellbrook</b>	NSW	383	-27.0%	\$448,919	6.1%	9.4%	42	-2.8%
<b>Nelson Bay</b>	NSW	689	-4.8%	\$987,029	0.1%	2.4%	60	-3.5%
<b>Newcastle – Maitland</b>	NSW	9,497	1.6%	\$820,007	2.7%	6.3%	35	-3.4%
<b>Nowra – Bomaderry</b>	NSW	750	15.7%	\$691,334	0.7%	4.4%	62	-3.9%
<b>Orange</b>	NSW	757	-2.8%	\$634,419	3.2%	1.9%	67	-4.2%
<b>Port Macquarie</b>	NSW	1,077	-8.4%	\$824,795	-2.0%	0.2%	41	-3.5%
<b>Singleton</b>	NSW	330	-15.4%	\$620,954	1.6%	9.3%	66	-2.9%
<b>St Georges Basin – Sanctuary Point</b>	NSW	496	7.8%	\$771,116	-0.5%	4.1%	65	-5.4%
<b>Sydney</b>	NSW	85,472	14.4%	\$1,176,926	1.1%	8.6%	30	-3.4%
<b>Tamworth</b>	NSW	999	-8.7%	\$472,197	-0.5%	4.6%	49	-3.5%
<b>Taree</b>	NSW	523	6.7%	\$463,752	0.5%	1.3%	49	-4.0%
<b>Ulladulla</b>	NSW	376	2.5%	\$983,436	-1.2%	5.8%	100	-6.7%
<b>Wagga Wagga</b>	NSW	1,140	-3.6%	\$528,953	0.1%	6.6%	49	-3.2%
<b>Wollongong</b>	NSW	5,093	7.7%	\$957,204	1.7%	6.4%	35	-3.3%
<b>Not in any SUA (Vic.)</b>	VIC	8,832	-8.4%	\$584,608	-0.1%	-0.9%	65	-5.0%
<b>Bacchus Marsh</b>	VIC	432	5.9%	\$650,487	-0.8%	1.4%	60	-3.8%
<b>Bairnsdale</b>	VIC	245	-15.8%	\$470,468	-1.7%	-1.3%	63	-3.3%
<b>Ballarat</b>	VIC	2,252	2.5%	\$541,815	-2.0%	-4.2%	52	-4.5%

# Summary of all SUAs dwellings – Values

Data to April 2024 (\*data to February 2024)

SUA name	State	Number of sales *	12m change in sales volumes*	Median value	Quarterly change	Annual change	Median days on market (12m)	Median vendor discounting (12m)
<b>Bendigo</b>	VIC	1,764	-8.7%	\$546,103	-0.9%	0.0%	39	-4.0%
<b>Castlemaine</b>	VIC	164	3.8%	\$757,849	4.8%	1.4%	72	-5.5%
<b>Colac</b>	VIC	196	-22.8%	\$457,068	-1.7%	-6.2%	42	-3.4%
<b>Echuca - Moama</b>	VIC	408	-1.9%	\$628,721	-1.8%	7.0%	37	-2.1%
<b>Geelong</b>	VIC	5,173	1.0%	\$728,127	0.3%	-0.8%	43	-4.4%
<b>Gisborne</b>	VIC	231	-7.2%	\$1,025,205	-0.3%	3.2%	68	-5.6%
<b>Horsham</b>	VIC	315	-14.2%	\$359,852	0.7%	0.1%	34	-3.5%
<b>Melbourne</b>	VIC	80,816	1.7%	\$783,460	0.0%	2.9%	31	-3.6%
<b>Mildura - Buronga</b>	VIC	978	-9.3%	\$428,684	3.6%	3.4%	33	-3.4%
<b>Moe - Newborough</b>	VIC	419	-1.9%	\$366,763	0.2%	1.6%	53	-4.5%
<b>Portland</b>	VIC	181	-19.2%	\$392,873	-2.2%	-9.8%	73	-5.6%
<b>Sale</b>	VIC	269	-13.8%	\$414,616	1.1%	-3.0%	56	-3.4%
<b>Shepparton - Mooroopna</b>	VIC	768	-13.6%	\$456,331	1.3%	2.7%	55	-2.9%
<b>Swan Hill</b>	VIC	187	-1.6%	\$415,271	-2.7%	3.8%	28	-2.9%
<b>Traralgon - Morwell</b>	VIC	825	-7.9%	\$413,185	0.3%	3.3%	63	-4.5%
<b>Wangaratta</b>	VIC	364	-0.8%	\$489,719	-0.2%	1.7%	39	-3.8%
<b>Warragul - Drouin</b>	VIC	828	-4.4%	\$657,500	-1.7%	0.8%	55	-3.8%
<b>Warrnambool</b>	VIC	580	-14.3%	\$571,321	0.0%	-0.7%	37	-3.6%
<b>Not in any SUA (Qld)</b>	QLD	15,477	-8.2%	\$450,962	2.0%	9.3%	47	-4.6%
<b>Airlie Beach - Cannonvale</b>	QLD	597	-15.9%	\$587,197	0.1%	6.8%	37	-4.1%
<b>Brisbane</b>	QLD	51,970	1.7%	\$835,312	3.0%	16.2%	19	-3.1%
<b>Bundaberg</b>	QLD	1,697	-13.9%	\$498,959	2.9%	14.4%	19	-3.4%
<b>Cairns</b>	QLD	4,141	-12.1%	\$553,980	2.0%	10.1%	19	-3.2%
<b>Emerald</b>	QLD	535	12.6%	\$344,821	0.6%	6.4%	38	-4.1%
<b>Gladstone</b>	QLD	1,787	19.1%	\$412,173	4.6%	10.8%	29	-3.1%
<b>Gold Coast - Tweed Heads</b>	QLD	17,986	-3.3%	\$964,234	3.6%	12.7%	25	-3.4%
<b>Gympie</b>	QLD	597	-6.3%	\$544,654	2.4%	9.8%	31	-3.6%
<b>Hervey Bay</b>	QLD	1,473	-9.7%	\$632,038	2.0%	8.2%	43	-3.3%
<b>Kingaroy</b>	QLD	267	-12.2%	\$369,591	1.0%	10.5%	32	-3.1%
<b>Mackay</b>	QLD	2,420	-3.8%	\$471,455	2.7%	11.0%	22	-3.2%
<b>Maryborough</b>	QLD	617	-18.1%	\$402,909	1.0%	8.9%	32	-3.7%
<b>Rockhampton</b>	QLD	2,335	-8.9%	\$442,962	5.1%	16.4%	20	-3.7%
<b>Sunshine Coast</b>	QLD	9,225	3.3%	\$1,019,013	3.2%	10.0%	34	-3.7%
<b>Toowoomba</b>	QLD	3,288	-7.9%	\$595,401	1.9%	9.5%	17	-3.1%
<b>Townsville</b>	QLD	5,675	-0.4%	\$448,051	5.8%	15.7%	21	-3.6%
<b>Warwick</b>	QLD	393	-10.5%	\$415,344	1.3%	11.6%	35	-3.6%
<b>Yeppoon</b>	QLD	599	-10.1%	\$697,529	3.0%	10.7%	30	-2.9%
<b>Not in any SUA (SA)</b>	SA	5,094	-3.3%	\$430,702	4.1%	10.7%	49	-4.3%
<b>Adelaide</b>	SA	24,076	-2.2%	\$746,646	3.3%	14.0%	30	-3.6%
<b>Mount Gambier</b>	SA	607	-6.6%	\$417,888	2.5%	8.1%	38	-3.4%



# Summary of all SUAs dwellings – Values

Data to April 2024 (\*data to February 2024)

SUA name	State	Number of sales *	12m change in sales volumes*	Median value	Quarterly change	Annual change	Median days on market (12m)	Median vendor discounting (12m)
<b>Murray Bridge</b>	SA	398	-12.1%	\$410,848	3.6%	9.0%	38	-3.2%
<b>Port Augusta</b>	SA	287	-7.7%	\$227,895	0.5%	0.4%	63	-4.8%
<b>Port Lincoln</b>	SA	322	-10.3%	\$414,674	2.3%	14.0%	40	-3.3%
<b>Port Pirie</b>	SA	362	-4.0%	\$232,866	2.8%	7.4%	49	-4.1%
<b>Victor Harbor – Goolwa</b>	SA	851	1.3%	\$675,313	4.6%	8.2%	42	-3.5%
<b>Whyalla</b>	SA	556	-6.9%	\$243,325	1.1%	9.0%	45	-4.2%
<b>Not in any SUA (WA)</b>	WA	5,744	8.7%	\$425,450	5.4%	13.7%	35	-4.5%
<b>Albany</b>	WA	737	-5.5%	\$553,870	3.1%	12.4%	17	-2.8%
<b>Broome</b>	WA	473	-5.4%	\$522,538	2.2%	3.0%	38	-3.1%
<b>Bunbury</b>	WA	2,098	0.4%	\$576,979	6.4%	20.7%	14	-3.0%
<b>Busselton</b>	WA	1,010	-6.7%	\$812,050	7.7%	16.1%	16	-3.3%
<b>Geraldton</b>	WA	1,251	12.3%	\$394,251	8.8%	13.1%	38	-4.0%
<b>Kalgoorlie – Boulder</b>	WA	959	-4.9%	\$344,057	1.9%	7.9%	34	-4.2%
<b>Karratha</b>	WA	413	2.0%	\$536,007	2.2%	1.2%	42	-2.9%
<b>Perth</b>	WA	51,819	4.3%	\$720,982	6.0%	21.1%	11	-2.8%
<b>Port Hedland</b>	WA	439	4.8%	\$431,472	0.8%	1.2%	42	-2.5%
<b>Not in any SUA (Tas.)</b>	TAS	2,847	-8.7%	\$547,804	-0.1%	0.6%	59	-4.8%
<b>Burnie – Somerset</b>	TAS	544	4.0%	\$409,595	3.3%	-1.0%	52	-3.3%
<b>Devonport</b>	TAS	588	-12.2%	\$456,235	4.1%	-1.1%	48	-3.8%
<b>Hobart</b>	TAS	3,365	-2.0%	\$652,985	0.6%	-0.7%	35	-4.5%
<b>Launceston</b>	TAS	1,504	-11.4%	\$534,227	3.6%	1.5%	41	-4.5%
<b>Ulverstone</b>	TAS	241	-0.8%	\$495,358	4.0%	-0.3%	50	-3.5%
<b>Not in any SUA (NT)</b>	NT	356	-15.8%	\$490,322	-0.5%	-1.3%	76	-4.4%
<b>Alice Springs</b>	NT	395	-11.0%	\$437,245	1.2%	-4.7%	83	-4.3%
<b>Darwin</b>	NT	2,424	-8.7%	\$486,035	1.1%	2.1%	63	-4.8%
<b>Canberra – Queanbeyan</b>	ACT	9,514	-4.2%	\$835,350	1.0%	2.1%	48	-3.3%

# Summary of all SUAs dwellings – Rents

Data to April 2024

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current gross rental yield (Apr 24)
<b>Not in any SUA (NSW)</b>	NSW	\$490	2.3%	3.6%	4.3%
<b>Albury – Wodonga</b>	NSW	\$502	2.1%	4.9%	4.7%
<b>Armidale</b>	NSW	\$444	1.8%	1.5%	4.9%
<b>Ballina</b>	NSW	\$740	1.7%	5.6%	3.9%
<b>Batemans Bay</b>	NSW	\$570	6.0%	-2.4%	4.0%
<b>Bathurst</b>	NSW	\$490	1.8%	4.3%	4.2%
<b>Bowral – Mittagong</b>	NSW	\$722	1.4%	1.1%	3.0%
<b>Byron Bay</b>	NSW	\$1,155	1.7%	8.7%	3.4%
<b>Camden Haven</b>	NSW	\$597	1.2%	2.7%	3.9%
<b>Central Coast</b>	NSW	\$651	5.0%	7.3%	3.5%
<b>Coffs Harbour</b>	NSW	\$650	1.8%	1.9%	4.1%
<b>Dubbo</b>	NSW	\$484	0.1%	3.6%	5.0%
<b>Forster – Tuncurry</b>	NSW	\$569	3.7%	3.6%	3.9%
<b>Goulburn</b>	NSW	\$467	3.2%	-0.1%	4.3%
<b>Grafton</b>	NSW	\$505	1.5%	4.0%	5.6%
<b>Griffith</b>	NSW	\$479	0.9%	7.2%	5.1%
<b>Kempsey</b>	NSW	\$457	2.8%	3.4%	5.3%
<b>Lismore</b>	NSW	\$553	2.9%	6.7%	5.4%
<b>Lithgow</b>	NSW	\$454	3.6%	5.2%	4.8%
<b>Medowie</b>	NSW	\$654	1.2%	3.4%	4.1%
<b>Morisset – Cooranbong</b>	NSW	\$596	3.4%	6.0%	3.7%
<b>Mudgee</b>	NSW	\$593	5.4%	9.7%	4.9%
<b>Muswellbrook</b>	NSW	\$492	2.0%	7.3%	5.4%
<b>Nelson Bay</b>	NSW	\$610	1.4%	4.6%	3.5%
<b>Newcastle – Maitland</b>	NSW	\$628	3.1%	5.4%	3.9%
<b>Nowra – Bomaderry</b>	NSW	\$576	-0.3%	2.5%	4.2%
<b>Orange</b>	NSW	\$542	2.4%	6.4%	4.5%
<b>Port Macquarie</b>	NSW	\$606	2.3%	3.7%	4.0%
<b>Singleton</b>	NSW	\$589	1.5%	5.0%	4.8%
<b>St Georges Basin – Sanctuary Point</b>	NSW	\$557	-0.1%	1.2%	3.3%
<b>Sydney</b>	NSW	\$782	2.9%	9.1%	3.1%
<b>Tamworth</b>	NSW	\$447	1.0%	5.1%	4.9%
<b>Taree</b>	NSW	\$474	2.7%	4.4%	5.2%
<b>Ulladulla</b>	NSW	\$592	0.8%	4.3%	3.1%
<b>Wagga Wagga</b>	NSW	\$493	1.2%	5.6%	4.7%
<b>Wollongong</b>	NSW	\$692	2.2%	4.6%	3.6%
<b>Not in any SUA (Vic.)</b>	VIC	\$454	2.0%	4.3%	3.8%
<b>Bacchus Marsh</b>	VIC	\$485	0.5%	7.0%	4.0%
<b>Bairnsdale</b>	VIC	\$436	0.1%	3.3%	5.0%
<b>Ballarat</b>	VIC	\$425	0.4%	4.2%	4.0%

# Summary of all SUAs dwellings - Rents

Data to April 2024

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current gross rental yield (Apr 24)
<b>Bendigo</b>	VIC	\$466	1.1%	6.1%	4.3%
<b>Castlemaine</b>	VIC	\$464	2.2%	1.7%	3.2%
<b>Colac</b>	VIC	\$451	1.7%	2.7%	4.8%
<b>Echuca - Moama</b>	VIC	\$622	2.7%	8.1%	5.5%
<b>Geelong</b>	VIC	\$524	2.2%	3.6%	3.5%
<b>Gisborne</b>	VIC	\$611	0.7%	4.9%	3.4%
<b>Horsham</b>	VIC	\$387	1.4%	4.2%	5.3%
<b>Melbourne</b>	VIC	\$590	2.8%	9.7%	3.6%
<b>Mildura - Buronga</b>	VIC	\$442	2.6%	7.7%	5.2%
<b>Moe - Newborough</b>	VIC	\$396	2.7%	5.3%	5.0%
<b>Portland</b>	VIC	\$445	1.2%	8.5%	5.7%
<b>Sale</b>	VIC	\$435	0.4%	3.9%	5.5%
<b>Shepparton - Mooroopna</b>	VIC	\$472	1.2%	7.4%	5.0%
<b>Swan Hill</b>	VIC	\$426	4.7%	12.0%	5.0%
<b>Traralgon - Morwell</b>	VIC	\$422	2.9%	6.6%	5.0%
<b>Wangaratta</b>	VIC	\$461	3.1%	5.8%	4.7%
<b>Warragul - Drouin</b>	VIC	\$512	2.3%	8.5%	3.9%
<b>Warrnambool</b>	VIC	\$524	0.3%	7.1%	4.7%
<b>Not in any SUA (Qld)</b>	QLD	\$488	2.0%	8.2%	5.2%
<b>Airlie Beach - Cannonvale</b>	QLD	\$585	1.7%	8.6%	5.9%
<b>Brisbane</b>	QLD	\$651	2.1%	8.6%	3.9%
<b>Bundaberg</b>	QLD	\$540	1.7%	9.9%	5.3%
<b>Cairns</b>	QLD	\$591	2.5%	6.7%	5.5%
<b>Emerald</b>	QLD	\$502	3.1%	11.0%	7.6%
<b>Gladstone</b>	QLD	\$499	3.9%	12.9%	6.2%
<b>Gold Coast - Tweed Heads</b>	QLD	\$827	2.9%	7.9%	4.3%
<b>Gympie</b>	QLD	\$509	1.5%	5.1%	5.0%
<b>Hervey Bay</b>	QLD	\$571	2.7%	9.6%	4.7%
<b>Kingaroy</b>	QLD	\$497	0.4%	16.5%	6.7%
<b>Mackay</b>	QLD	\$603	3.4%	12.7%	6.6%
<b>Maryborough</b>	QLD	\$478	-0.2%	7.5%	5.9%
<b>Rockhampton</b>	QLD	\$498	2.4%	4.4%	5.9%
<b>Sunshine Coast</b>	QLD	\$766	4.4%	7.1%	3.7%
<b>Toowoomba</b>	QLD	\$519	0.9%	6.2%	4.5%
<b>Townsville</b>	QLD	\$507	2.9%	8.9%	5.8%
<b>Warwick</b>	QLD	\$461	0.1%	7.4%	5.4%
<b>Yeppoon</b>	QLD	\$645	3.2%	5.8%	4.8%
<b>Not in any SUA (SA)</b>	SA	\$411	1.7%	8.4%	4.5%
<b>Adelaide</b>	SA	\$589	2.4%	9.2%	3.9%
<b>Mount Gambier</b>	SA	\$432	3.5%	7.8%	4.9%

# Summary of all SUAs dwellings – Rents

Data to April 2024

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current gross rental yield (Apr 24)
<b>Murray Bridge</b>	SA	\$430	0.6%	8.6%	5.1%
<b>Port Augusta</b>	SA	\$342	1.0%	5.4%	7.6%
<b>Port Lincoln</b>	SA	\$461	5.6%	16.4%	5.5%
<b>Port Pirie</b>	SA	\$382	1.4%	10.8%	7.7%
<b>Victor Harbor – Goolwa</b>	SA	\$498	1.0%	12.4%	3.9%
<b>Whyalla</b>	SA	\$359	5.3%	8.9%	7.3%
<b>Not in any SUA (WA)</b>	WA	\$487	2.5%	12.3%	6.0%
<b>Albany</b>	WA	\$516	2.7%	13.6%	4.8%
<b>Broome</b>	WA	\$863	1.1%	7.2%	8.7%
<b>Bunbury</b>	WA	\$627	4.7%	16.4%	5.7%
<b>Busselton</b>	WA	\$723	2.8%	14.8%	4.3%
<b>Geraldton</b>	WA	\$475	3.6%	13.0%	6.2%
<b>Kalgoorlie – Boulder</b>	WA	\$614	0.6%	6.1%	9.4%
<b>Karratha</b>	WA	\$1,018	-0.8%	7.1%	10.6%
<b>Perth</b>	WA	\$669	3.9%	13.6%	4.5%
<b>Port Hedland</b>	WA	\$892	0.0%	6.4%	11.6%
<b>Not in any SUA (Tas.)</b>	TAS	\$444	3.4%	2.3%	4.3%
<b>Burnie – Somerset</b>	TAS	\$419	2.9%	7.4%	5.1%
<b>Devonport</b>	TAS	\$436	1.9%	4.3%	4.8%
<b>Hobart</b>	TAS	\$551	2.4%	-0.5%	4.3%
<b>Launceston</b>	TAS	\$491	2.0%	0.6%	4.6%
<b>Ulverstone</b>	TAS	\$439	4.0%	7.9%	4.4%
<b>Not in any SUA (NT)</b>	NT	\$611	1.9%	6.6%	6.6%
<b>Alice Springs</b>	NT	\$539	-0.8%	-1.2%	6.8%
<b>Darwin</b>	NT	\$613	-0.2%	3.3%	6.5%
<b>Canberra – Queanbeyan</b>	ACT	\$670	2.0%	1.6%	4.0%

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