# BRISBANE
# PROPERTY MARKET INSIGHTS
# OCTOBER 2026

more than money



## SNAPSHOT

### Dwelling Value Change

| -2.0% | -6.1% | +0.4% |
|---|---|---|
| Month | Quarter | Annual |

**$1,018,401**
Median Dwelling Value

**41,451**
Annual Dwelling Sales

**36 Days**
Median Days on Market

Source: Cotality

- Brisbane's housing market fell in October, weaker across both houses and units over the month, quarter and year. House values fell -2.0% over the month and -6.2% over the quarter, with annual values easing slightly by -0.2%. The median house value was $1,111,530. Unit values also declined, down -1.7% over the month and -5.6% over the quarter, however annual unit values remained 3.4% higher, with the median unit value reaching $811,084. While both dwelling types experienced similar short-term declines, units continued to outperform houses on an annual basis, recording stronger yearly value growth.

- Transaction activity continues to weakened across Brisbane's housing market down 29.1% for the last quarter vs the same period in 2025 and over the year with both houses and units recording lower sales volumes. House sales declined -27.8% annually and were -28.8% below the previous five-year average, while unit sales fell -20.6% over the year and remained -30.5% below the five-year benchmark. Listing activity also reduced across both sectors, with house listings down -14.3% year-on-year and unit listings falling -8.6%. The decline in available listings occurred alongside weaker sales activity and coincided with softer value outcomes across Brisbane's housing market. While both houses and units recorded value declines over the month and quarter, units continued to outperform houses on an annual basis, supported by stronger yearly value growth.

- Cotality notes that capital gains tax settings have become an increasingly prominent topic across Australia's housing market, with Australians now holding property for an average of nine years, up from 8.4 years a decade ago. Realised housing gains can account for a larger share of accumulated housing wealth, potentially influencing decisions around when to sell. The proposed changes to the taxation of investment property gains have prompted discussion around investment activity and ownership duration in addition to the current market outlook. In Brisbane, where house values have fallen -8.3% since the peak in May but remaining +0.4% higher on an annual basis these factors add to ownership and investment decisions across the local housing market.

- Brisbane's rental market continued to record positive annual rental growth across both dwelling types, with house rents increasing 6.7% over the year and unit rents rising 6.1%. Rental yields increased from 3.5% to 3.7% over the 12 months, indicating an improvement in rental returns relative to dwelling values. Vacancy rates also rose from 2.0% to 2.7% over the same period, pointing to an increase in rental availability. Despite the higher vacancy rate, rental growth remained positive across both houses and units, highlighting ongoing growth in rental values across Brisbane over the past year.

> **Valuer on the Ground**
> Brisbane rents continue to record firm growth

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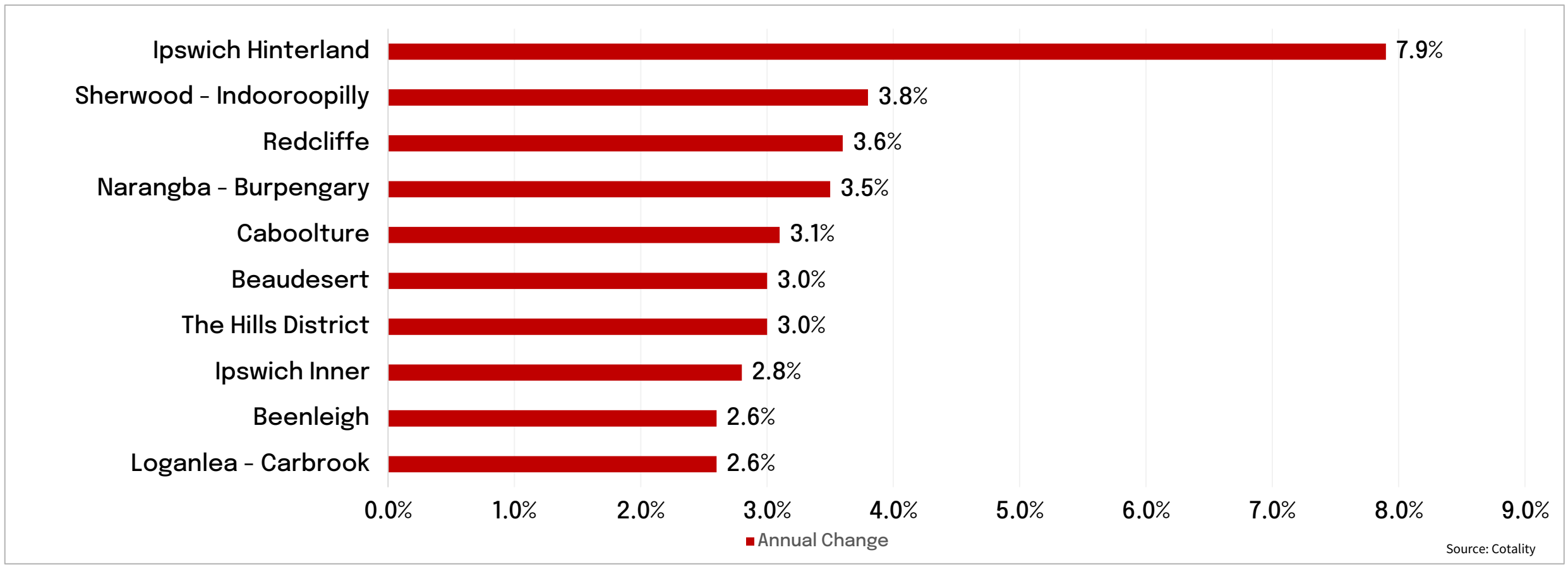
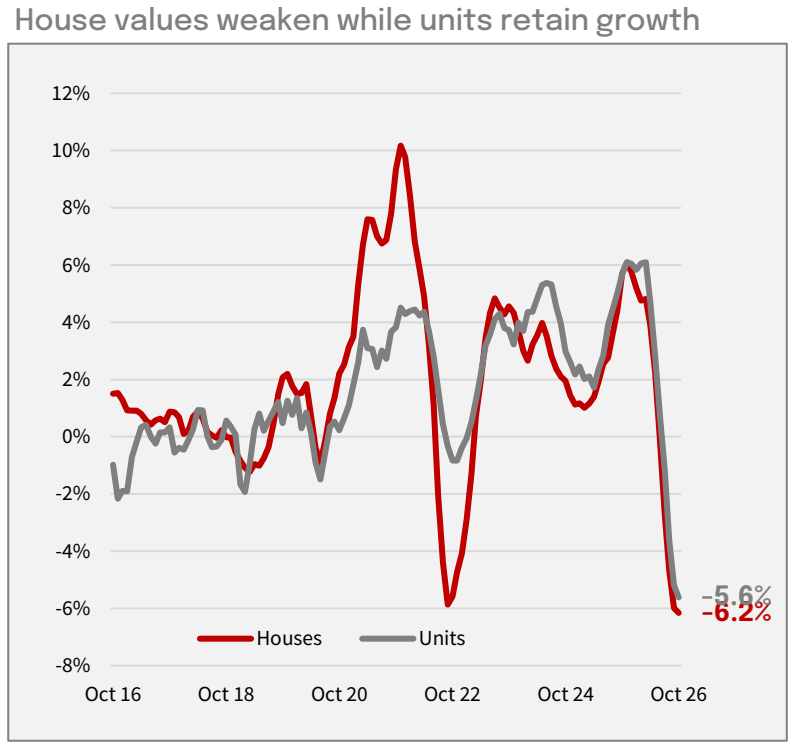
## Top Suburbs Annual Change - Dwellings




## Quarterly Value Change by Property Type

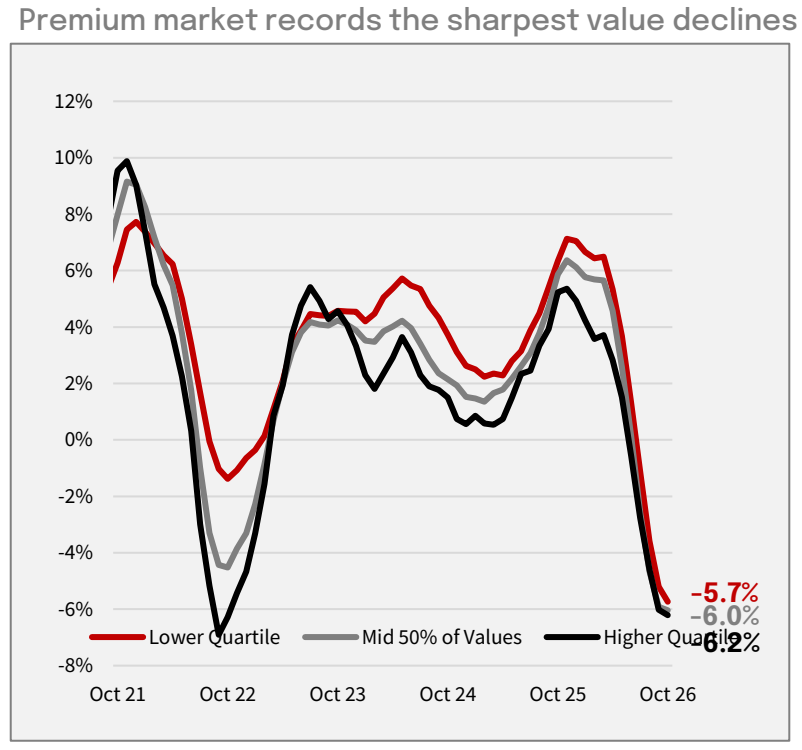
House values weaken while units retain growth




Source: Cotality

## Quarterly Value Change by Price Quartile

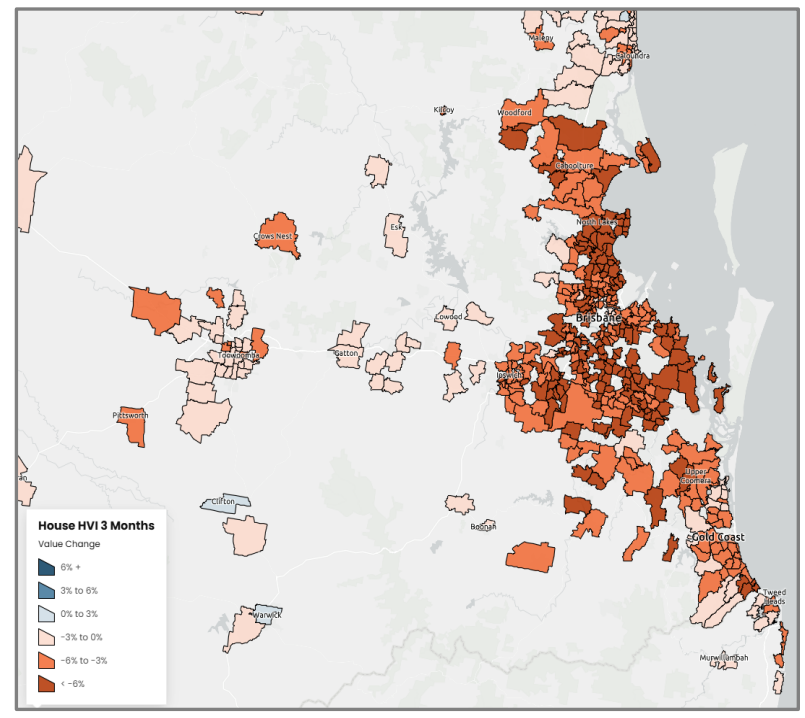
Premium market records the sharpest value declines




Source: Cotality

## Mapping the Market - 3 months to Oct

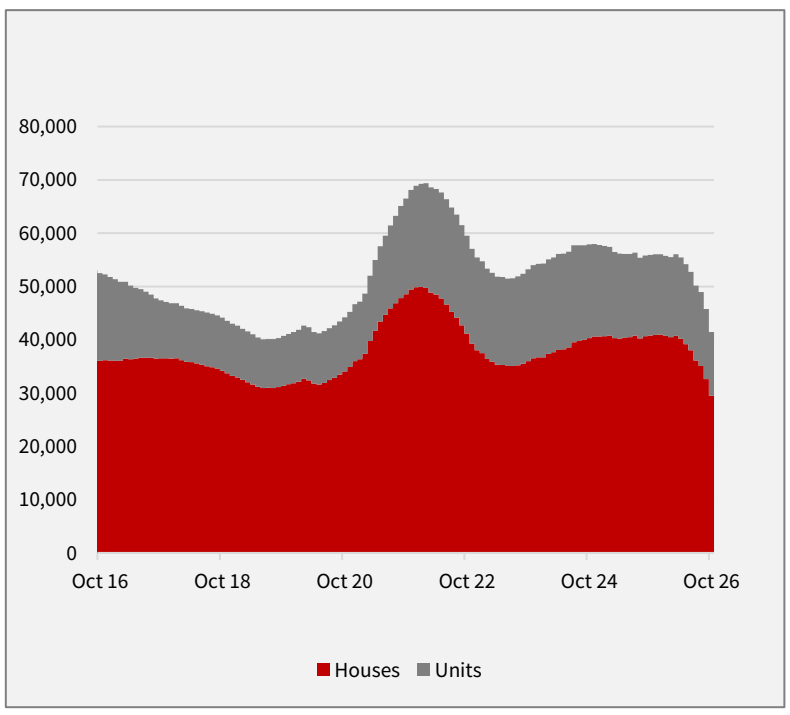
Value declines across Brisbane's inner suburbs




Source: Cotality

## Annual Volume of Sales by Property Type

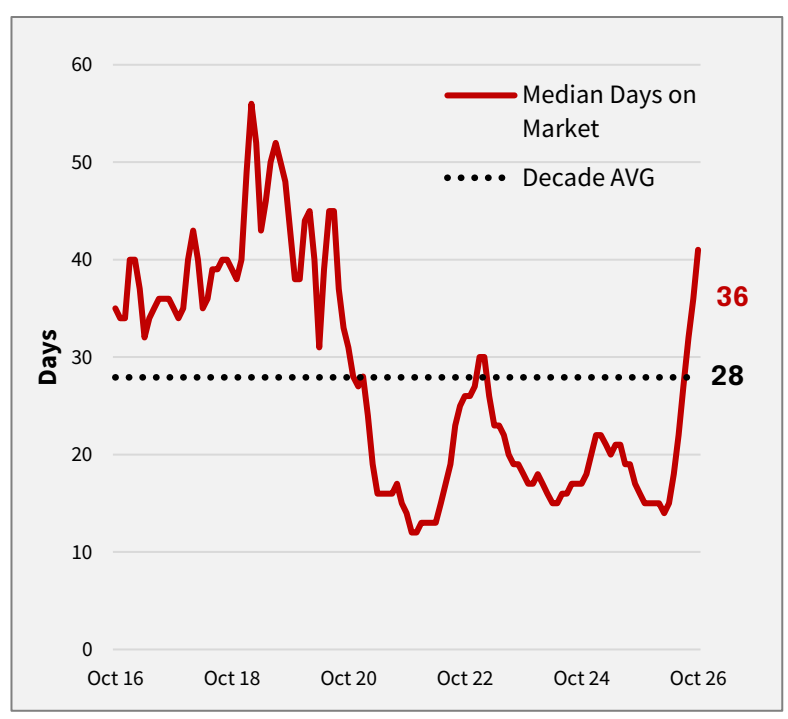
House sales made up 72% and units made up 28%




Source: Cotality

## Median Days on Market vs Decade Average

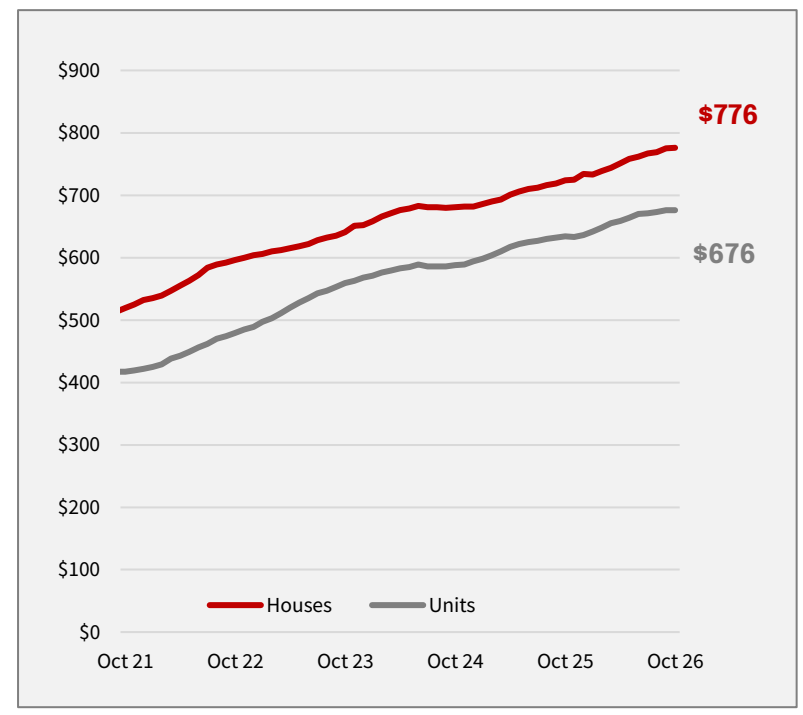
Days on market remain below decade average




Source: Cotality

## Median Rental Value by Property Type

Time on market remains below long-term averages




Source: Cotality

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## RECENT SALES ACTIVITY

### 25 Keong Road, Albany Creek

$855,000

3 | 1 | 2 | 615 m² | 163 m²

Sold: 30/10/2026
Days on Market: 85

### 7 Murchison Court, Murrumba Downs

$1,100,000

4 | 2 | 2 | 715 m² | 148 m²

Sold: 28/10/2026
Days on Market: 71

### 41 Bailey Street, New Farm

$7,300,000

5 | 3 | 2 | 500 m² | 272 m²

Sold: 29/10/2026
Days on Market: 22

Source: Cotality

***Disclaimer*** *– The information contained in this publication is gathered from multiple sources believed to be reliable as at the end of October 2026 and is intended to be of a general nature only. It has been prepared without taking into account any person's objectives, financial situation or needs. Before acting on this information, NAB recommends that you consider whether it is appropriate for your circumstances. NAB recommends that you seek independent legal, property, financial, and taxation advice before acting on any information in this publication.*