

BRISBANE PROPERTY MARKET INSIGHTS JANUARY 2026

more
than
money



• SNAPSHOT

Dwelling Value Change

+1.6% **+5.1%** **+15.7%**
Month Quarter Annual

\$1,054,555
Median Dwelling Value

50,561
Annual Dwelling Sales

19 Days
Median Days on Market

Source: Cotality



- Brisbane's housing market started 2026 with strong momentum as both houses and units reached new price peaks. House values rose 1.5% over January, 4.9% over the quarter and 15.1% over the year, lifting the median to \$1,149,589. Unit values outpaced houses again, rising 2.0% over the month, 6.1% over the quarter and 18.3% annually, taking the median to \$824,764. Continued tight supply and resilient buyer demand supported these gains and set a firm base for the year ahead.
- Despite the strength in values, transactional activity softened through January. House sales were -9.5% lower over the year and sat -8.5% below the previous five-year average, while unit sales fell more sharply at -19.5% annually and -16.8% below their five-year trend. Listing volumes remained tight across both segments, with house listings down -25.8% year-on-year and unit listings down -32.1% over the same period. This scarcity in available stock continues to play a central role in supporting prices even as buyer activity eases.
- Queensland's construction sector showed a notable lift in activity over the September quarter, pointing to early signs of supply improvement after an extended period of under-building across the state. Total dwelling commencements reached 10,869 on a seasonally adjusted basis, up 13.4% over the quarter and 28.1% higher than a year earlier. This rebound marks one of the strongest quarterly improvements in recent years and suggests builder pipelines are gradually rebuilding as capacity returns and project viability stabilises. While commencements remain below the levels seen earlier in the cycle, the recent uplift provides some early relief to the state's constrained housing supply and signals a constructive shift heading into 2026.
- Brisbane's rental market remained firmly positioned in favour of landlords through January, with house rents rising 6.3% over the year and unit rents lifting 6.8%. Gross rental yields held at 3.4%, matching the combined capitals average but sitting slightly below the national average of 3.6%, reflecting the city's strong value growth relative to rent gains. January's vacancy rate was 2.0%, underscoring the persistent shortage of available rental stock and the elevated competition among tenants.

Valuer on the Ground



Construction activity lifts as commencements rise and builder capacity gradually returns.

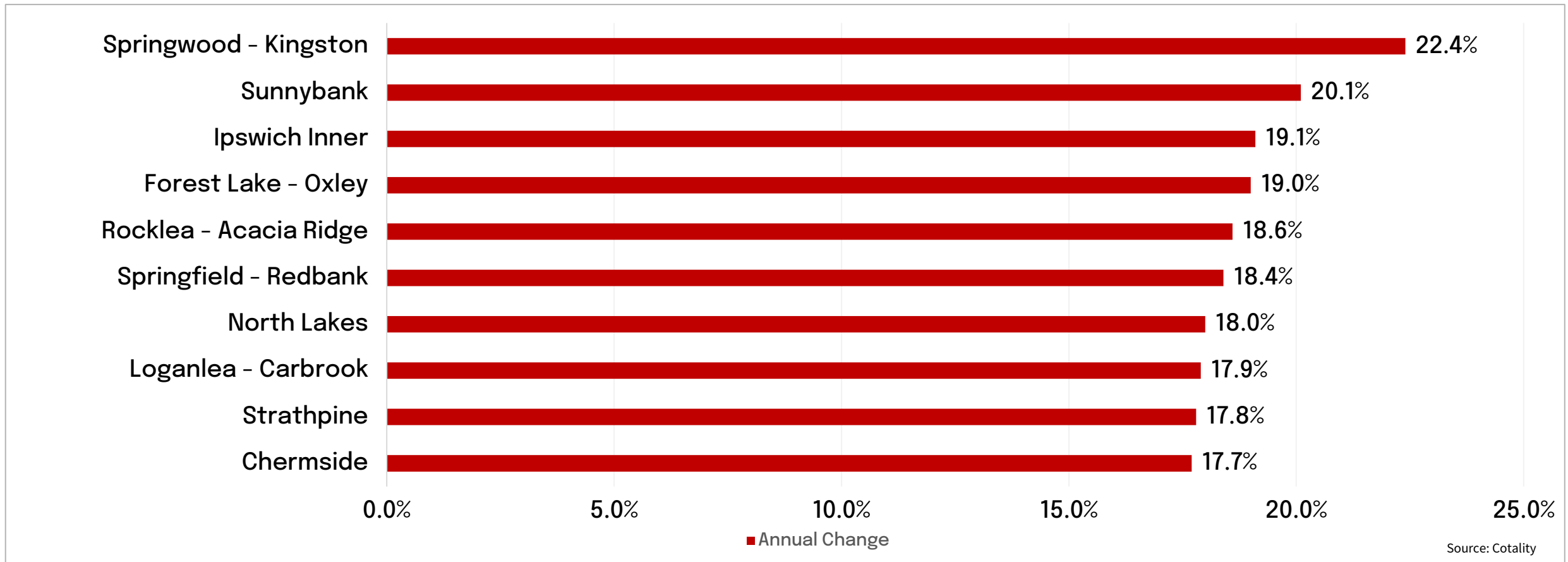


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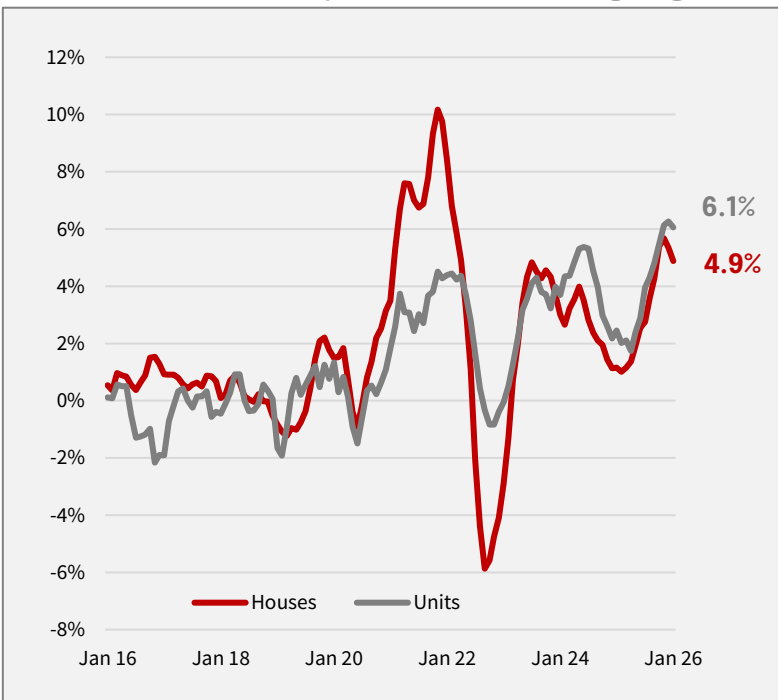


Top Suburbs Annual Change - Dwellings



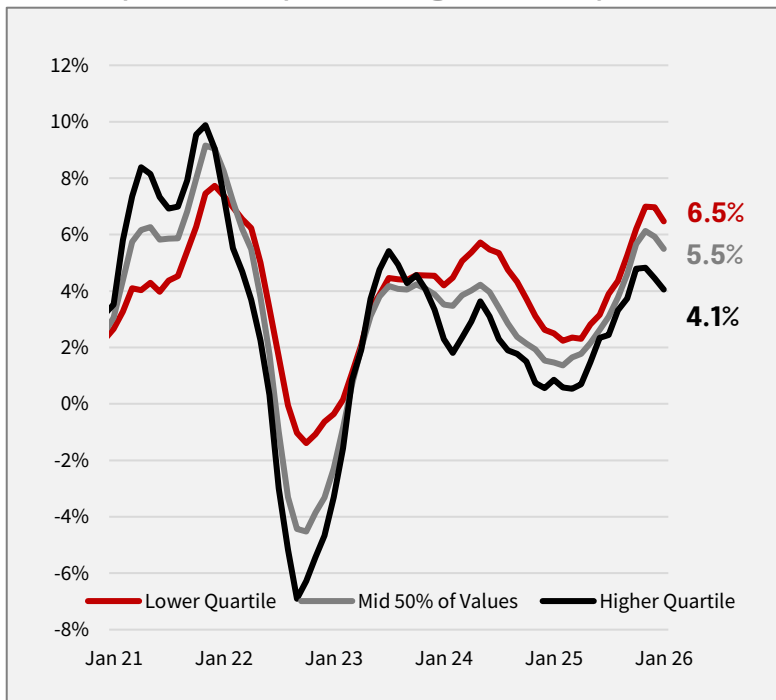
Quarterly Value Change by Property Type

Units continue to outperform the housing segment



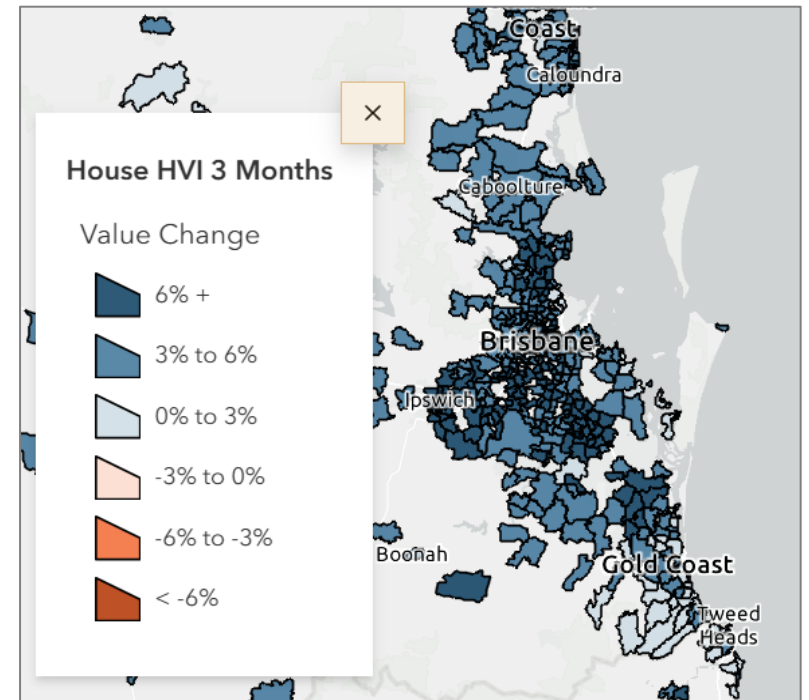
Quarterly Value Change by Price Quartile

Lower quartile outperforming all other quartiles



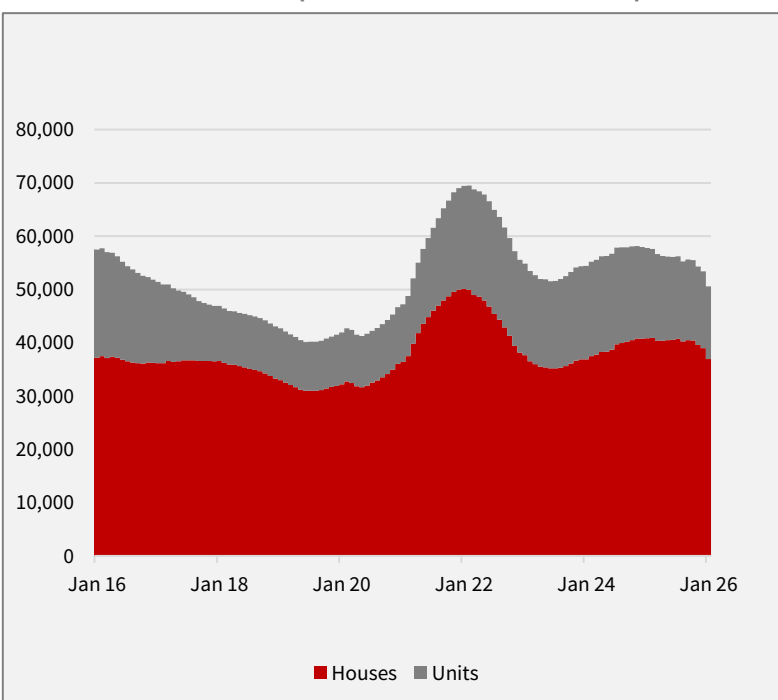
Mapping the Market - 3 months to Jan

Strong growth evident across the region



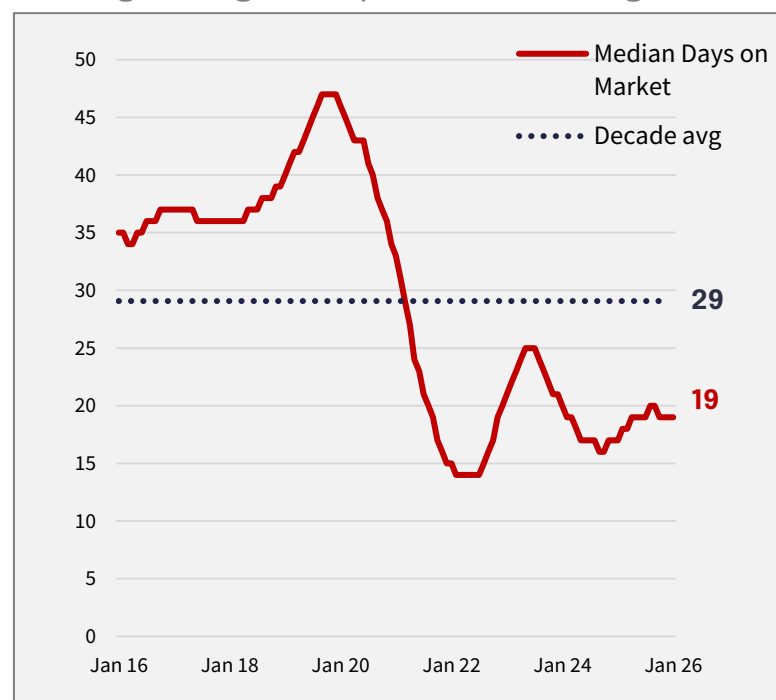
Annual Volume of Sales by Property Type

House sales made up 73% and units made up 27%



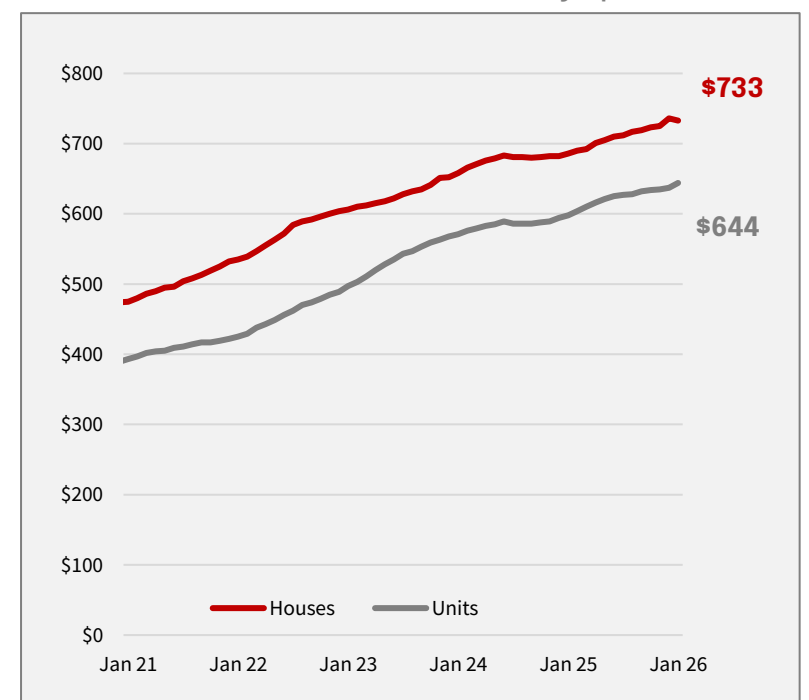
Median Days on Market vs Decade Average

Dwellings selling much quicker than average



Median Rental Value by Property Type

House and unit rents continue steady upward trend



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RECENT SALES ACTIVITY

5/19 Kathleen Street, Richlands



\$700,000



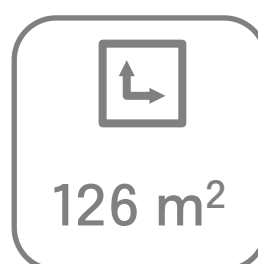
3



2



1



126 m²



105 m²

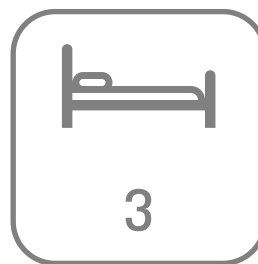
Sold: 28/01/2026

Days on Market: 103

12 Dulwich Road, Yeronga



\$1,000,000



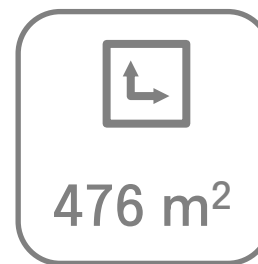
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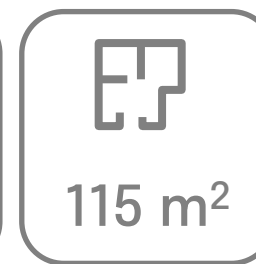
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2



476 m²



115 m²

Sold: 31/01/2026

Days on Market: 143

54 Cranleigh Street, Wynnum West



\$2,560,000



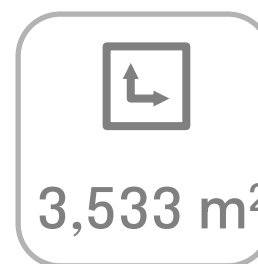
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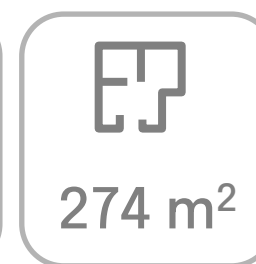
2



18



3,533 m²



274 m²

Sold: 28/01/2026

Days on Market: 118

Source: Cotality

Disclaimer – The information contained in this publication is gathered from multiple sources believed to be reliable as at the end of January 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.