

RayWhite



RAY WHITE NOW

S P E N C E

PROUDLY PRESENTING PROPERTY MARKET INSIGHTS

MAJOR CITY HOUSE PRICES (% CHANGE) IN THE LAST 12 MONTHS

AUSTRALIA*

\$1.03M

7.8%

SPENCE

\$940K

10.6%

DARWIN

\$750K

15.8%

PERTH

\$1.01M

13.9%

ADELAIDE

\$970K

9.2%

MELBOURNE

\$950K

-1.2%

SUNSHINE COAST

\$1.29M

7.0%

BRISBANE

\$1.15M

10.1%

GOLD COAST

\$1.43M

8.0%

SYDNEY

\$1.67M

-0.5%

CANBERRA

\$1.01M

2.2%

HOBART

\$780K

5.6%

\$ MEDIAN HOUSE PRICE
% CHANGE IN PRICE

Source: Neoval, Cotality
Updated as of June 2026

*VIC and national data sourced from Cotality due to data availability.
All other major cities sourced from Neoval.

MAJOR CITY UNIT PRICES (% CHANGE) IN THE LAST 12 MONTHS

AUSTRALIA*
\$750K
5.6%

SPENCE
\$990K
62.4%

DARWIN
\$450K
13.3%

SUNSHINE COAST
\$910K
7.3%

BRISBANE
\$810K
12.6%

GOLD COAST
\$930K
8.9%

SYDNEY
\$860K
0.8%

CANBERRA
\$630K
1.7%

HOBART
\$590K
5.5%

MELBOURNE
\$640K
-0.2%

ADELAIDE
\$680K
10.4%

PERTH
\$720K
17.1%

\$ MEDIAN UNIT PRICE
% CHANGE IN PRICE

Source: Neoval, Cotality
Updated as of June 2026

**VIC and national data sourced from Cotality due to data availability.
All other major cities sourced from Neoval.*

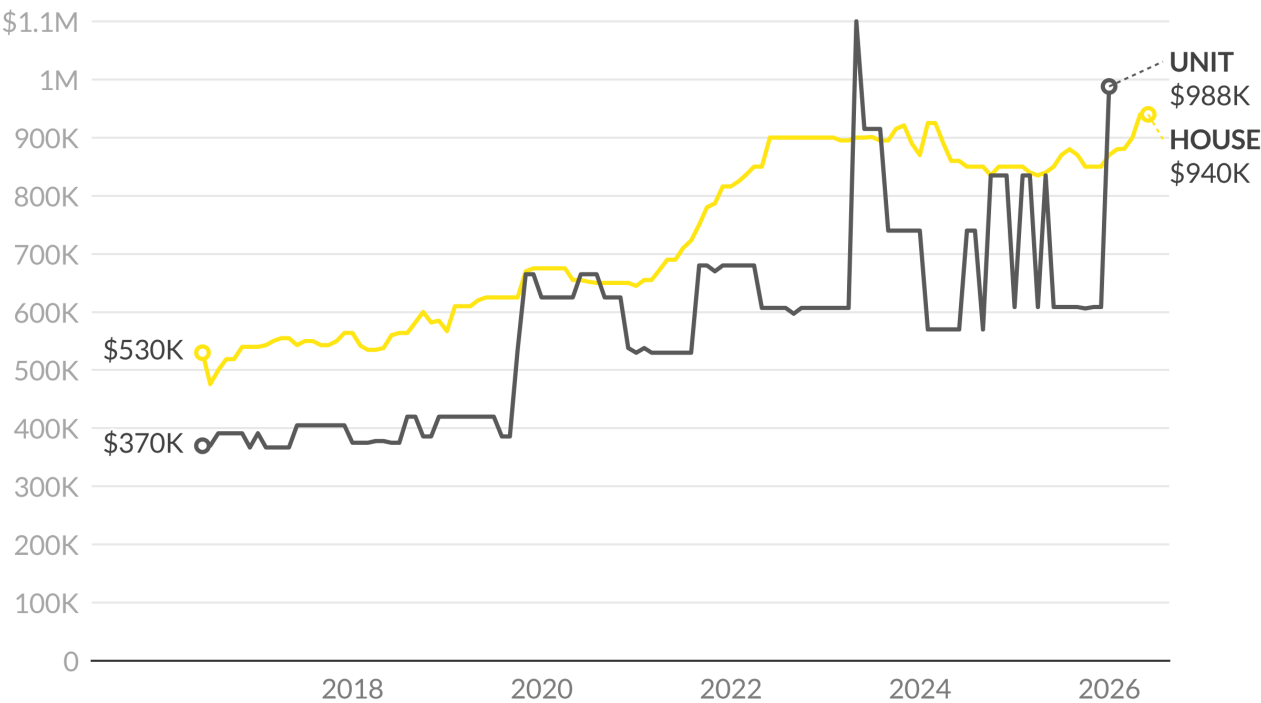
Spence 1 and 10 year price growth

Property	Current Price	1Y \$ Growth	1Y % Growth	10Y \$ Growth	10Y % Growth
HOUSE	\$940K	+ \$90K	+10.6%	+ \$410K	+77%
UNIT	\$990K	+ \$380K	+62.4%	+ \$618K	+167%

Source: Neoval

RWN

Spence 10 year price trend



Source: Neoval

RWN

As of June 2026, Spence's median house price, approximately \$0.94M, continued its upward trajectory, recording a solid 10.6% gain over this same month last year and an impressive 77.4% rise over the past decade. Units in Spence maintain their premium position with a median price of approximately \$0.99M, reflecting exceptional growth of 62.4% annually and a remarkable 167% increase compared to 10 years ago. This strong performance, particularly in the unit market, significantly outperforms general capital city trends, occurring alongside sustained buyer demand for diverse housing options.

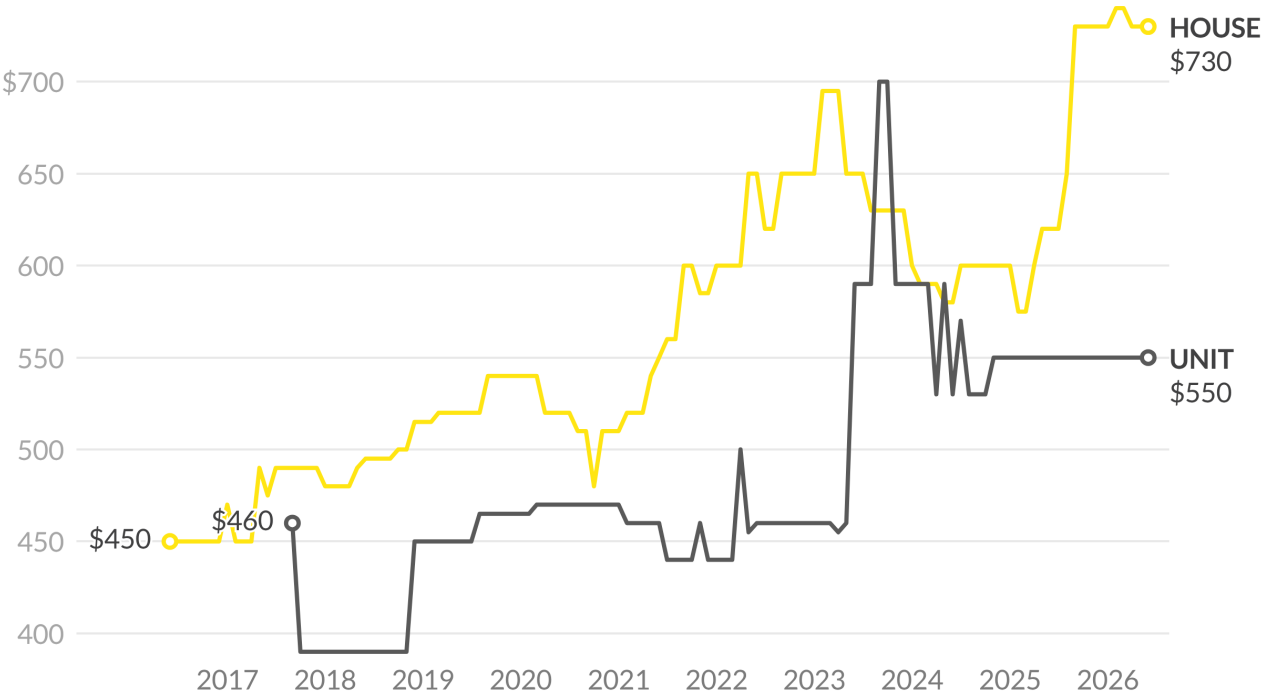
Spence rental price growth

Property	Current Price	1Y \$ Growth	1Y % Growth	10Y \$ Growth	10Y % Growth
HOUSE	\$730	+\$110	+17.7%	+\$280	+62%
UNIT	\$550	± \$0	±0.0%		

Source: Neoval



Spence rental price trend



Source: Neoval



Spence's median weekly rental rate for houses has continued its upward trajectory, reaching approximately \$730. This reflects a solid annual gain of 17.7% compared to this same month last year, and an impressive 62.2% increase from a decade ago, significantly outperforming broader capital city rental trends. For units, the median weekly rental rate is approximately \$550, with no recorded annual growth. The absence of 10-year growth data for units in this location may represent lower rental volumes, limiting the aggregation of 12-month rolling data.

Spence 12M rolling sales count

■ HOUSE ■ UNITS

	HOUSE	UNITS
Under \$500K	2	0
\$500K - \$750K	6	0
\$750K - \$1M	29	0
\$1M - \$1.5M	11	0
\$1.5M - \$2M	1	0
\$2M - \$3M	0	0
\$3M - \$4M	0	0
\$4M - \$5M	0	0
\$5M+	0	0

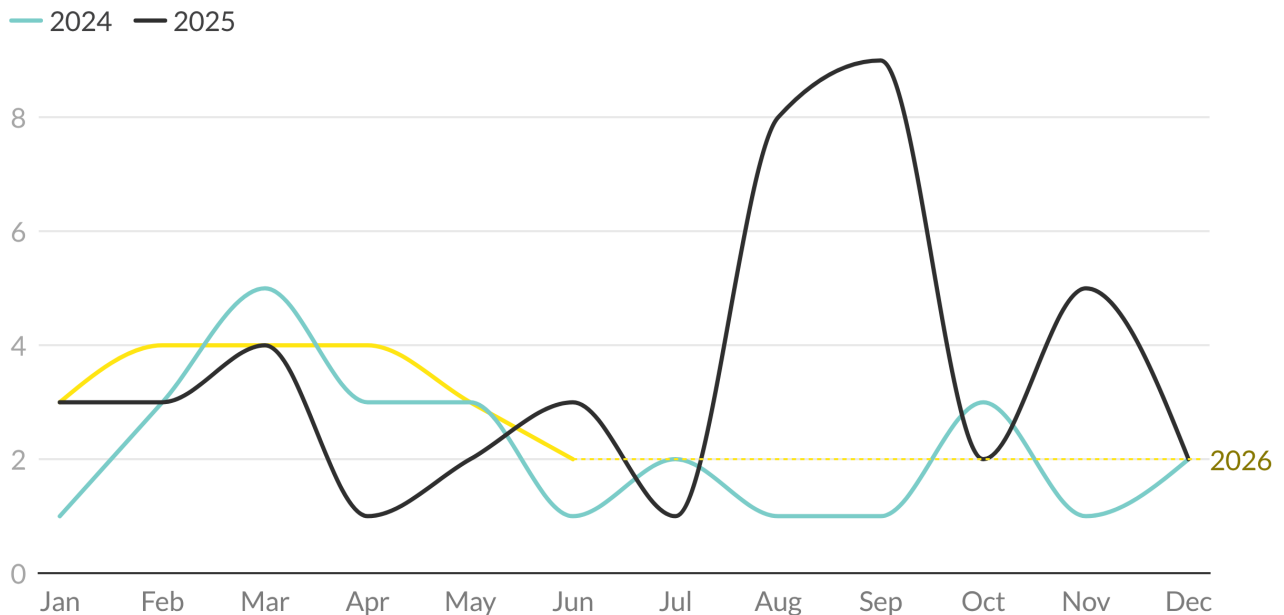
Source: Neoval



For the 12 months ending April 2026, Spence's property market primarily reflected house sales, with no unit transactions recorded. The sales distribution reveals a strong concentration in the mid-tier, specifically with 29 homes trading between \$750K and \$1M. A further 11 houses were sold in the \$1M to \$1.5M bracket, representing a significant portion of market activity. Entry-level sales occurred with 2 properties under \$500K and 6 between \$500K and \$750K. The premium segment recorded a single house sale between \$1.5M and \$2M, indicating a tight spread at the upper end. This distribution represents a dynamic market, consistently favouring the mid-to-upper-mid price ranges.

Spence monthly volume of new listings over the past 3 years

Number of new monthly listings



Listings from whole market including Ray White.

Source: Neoval

RWN

New listings in June 2026 recorded a modest 33.3% monthly decline in Spence, reaching 2 properties. This represents a 33.3% decrease compared to June 2025, reflecting persistent supply constraints in the market. Despite the recent dip, the current listing volume remains double that of June 2024, indicating a stronger long-term position. This monthly softening aligns with broader listing trends seen across the capital city.

Methodology

Pricing data

Price data is sourced from our research partners at Neoval Research Group, providing comprehensive coverage across all major Australian capital cities and regional markets. Price movements are calculated using median values to ensure accurate representation of typical market performance.

Why median?

The median provides a reliable measure of the “typical” market price by identifying the middle value when all sales are arranged in order. Unlike arithmetic averages, which can be distorted by extreme high or low sales, the median represents the price point where half the properties sold for more and half sold for less. This methodology is particularly valuable when analysing property markets as it reduces the impact of outliers – such as exceptionally expensive waterfront properties or distressed sales – providing a truer reflection of what most buyers and sellers experience in the market. The median effectively captures the centre of the market distribution, making it an ideal measure for tracking genuine price movements over time.

Tasmania exception: Due to licensing restrictions, median data from Neoval is not available for Tasmania. For Tasmanian markets, we utilise the Median Sales AVM Value from Cotality, which represents the median (50th percentile) estimated sales value of all properties based on the hedonic imputation method.

ABS region segmentation and naming convention

Our analysis utilises the Australian Bureau of Statistics (ABS) geographical classification system, employing GCC, SA4, SA3 and SA2 naming conventions as the statistical and computational standard established by the ABS. This hierarchical structure provides a consistent framework for analysing property markets at various geographical scales, from major metropolitan areas down to individual SA2s. The visual representation and practical application of these classifications can be explored through the ABS mapping portal at <https://maps.abs.gov.au>, which displays the 2021 GCC, SA4, SA3 and SA2 shape files. These are the same shape files and naming conventions used by Neoval in their price modelling computations, ensuring consistency between our data sources and official statistical boundaries.

For comparative analysis purposes, the Sunshine Coast and Gold Coast regions are classified alongside GCC Major City regions. This classification reflects their substantial price growth over recent years and their common comparison with major metropolitan markets. Given their economic significance and market characteristics, these regions are considered Major City regions for the purposes of this analysis.

Listing data

National property listing volumes are sourced from Domain, Australia's leading property portal, providing comprehensive coverage of new property listings across all markets. National listings: presented as monthly counts spanning the last three years (2023-2025) to identify seasonal patterns and year-over-year trends in property supply. Major city and regional listings: current month data is presented with both monthly percentage change (comparison to previous month) and annual percentage change (comparison to same month in previous year) to highlight both short-term fluctuations and longer-term supply trends.

Sales count data

Sales count data by price point is sourced from Australian Property Monitors (APM) and Valuer General records, providing transaction data across all fixed price segments for market segmentation analysis. While filtered for residential properties only, some commercial or rural properties may be incorrectly classified as residential in the source data, potentially affecting data precision.

Temporal framework

All data series are presented on a monthly basis covering the three-year period from 2023 to 2025, enabling identification of seasonal patterns, cyclical trends, and year-over-year comparisons. This timeframe captures the full interest rate cycle from peak rates through to the current cutting cycle, providing context for current market dynamics. All data sources represent substantial market coverage but may not capture 100 per cent of market activity. Price data from Neoval provides broad market representation. Regional variations in data coverage may exist, with metropolitan markets generally providing more comprehensive data.

Commentary Generation Methodology

The market commentary throughout this report was generated using Google's Gemini 2.5 Flash, a state-of-the-art large language model chosen for its exceptional ability to analyse complex datasets and translate them into clear market insights. The model was fed comprehensive data from both our national report along with region specific metrics, enabling it to contextualise local movements within broader market trends. Through multiple iterations of refinement, we optimised the system to provide straightforward, factual descriptions of the data presented in charts and tables, avoiding speculation while highlighting key trends and significant data points. This approach represents our ongoing efforts to deliver consistent, data-driven commentary that accurately reflects underlying market information in accessible language for both property professionals and general readers.

Ray White Group Economics Team

The Ray White Economics team delivers independent research and analysis across residential, commercial, and rural property markets. Led by Chief Economist Nerida Conisbee, the team combines rigorous data analysis with deep market expertise to produce insights that are both credible and accessible.

Drawing on one of Australia's largest real estate datasets and a national network of market intelligence, the team tracks the trends, forces, and shifts shaping Australian real estate, helping buyers, sellers, and investors navigate with clarity and confidence.



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