DARWIN
PROPERTY MARKET INSIGHTS
JUNE 2026

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SNAPSHOT

Dwelling Value Change

+1.4%	+5.0%	+19.8%
Month	Quarter	Annual

$638,178
Median Dwelling Value

4,304
Annual Dwelling Sales

39 Days
Median Days on Market

Source: Cotality

- House values in Darwin continued to record strong growth over the June quarter, rising 1.2% over the month, 5.4% quarterly and 19.3% annually, with the median value reaching $766,350. Unit values also posted solid gains, increasing 1.6% over the month, 4.3% over the quarter and 20.9% annually, taking the median unit value to $472,572. Monthly growth was stronger across the unit market, while annual value growth remained robust across both sectors. The sustained rise in house and unit values over both the quarter and the past 12 months highlights continued upward value movements across Darwin's residential market, despite already recording strong annual growth outcomes.

- Sales activity across Darwin presented mixed results over the past year. House sales volumes were -5.4% lower annually but remained 29.7% above the previous five-year average, while unit sales increased 54.6% year-on-year and sat 84.0% above their five-year benchmark. Listing conditions diverged, with house listings increasing 30.5% compared to a year ago, while unit listings were -2.9% lower annually. Despite the increase in house listings, value growth remained strong, while lower unit listing levels coincided with robust sales activity and stronger monthly value growth in the unit market.

- Darwin continues to stand out as one of the higher-yielding capital city markets, with Cotality noting that gross rental yields are significantly higher than those recorded across other capitals. However, the research also highlights that higher yields in Darwin have historically been associated with greater housing market volatility. Positive cash flow investment opportunities remain rare nationally, with only 0.8% of suburbs estimated to deliver a positive cash flow outcome under the assumptions used in the analysis. Of the 38 suburbs identified, only two were located within a capital city market, including Darwin's Berrimah for houses. The findings highlight that while rental returns in Darwin are comparatively strong, genuinely positive cash flow opportunities remain limited.

- Darwin's rental market continued to record strong rental growth over the past year, with house rents increasing 10.8% annually and unit rents rising 9.0%. Despite ongoing rental growth, gross rental yields eased to 6.10%, down from 6.6% a year ago. Vacancy rates also tightened over the same period, falling to 1.3% from 1.5% 12 months earlier. The combination of strong rental growth and lower vacancy rates highlights continued tight rental market conditions, while rental yields remain comparatively elevated despite trending lower over the year.

Valuer on the Ground

Market performance remains broad-based, with positive outcomes across both sales and rental indicators.

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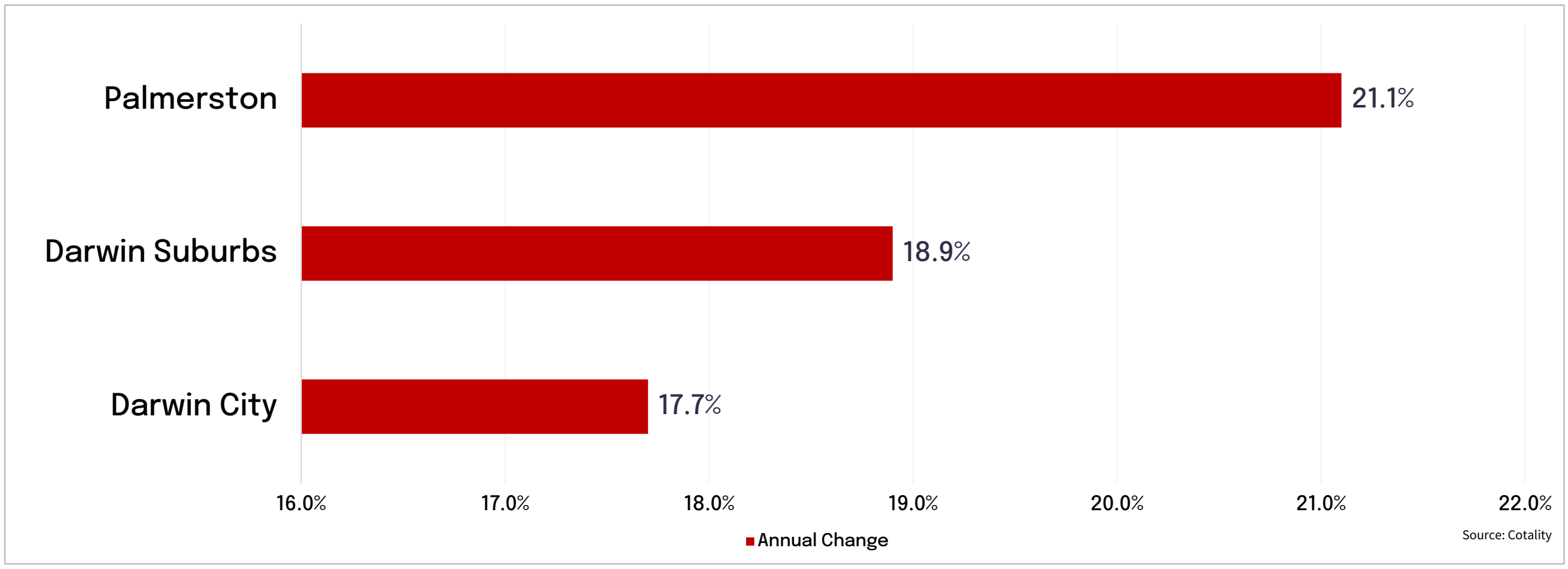
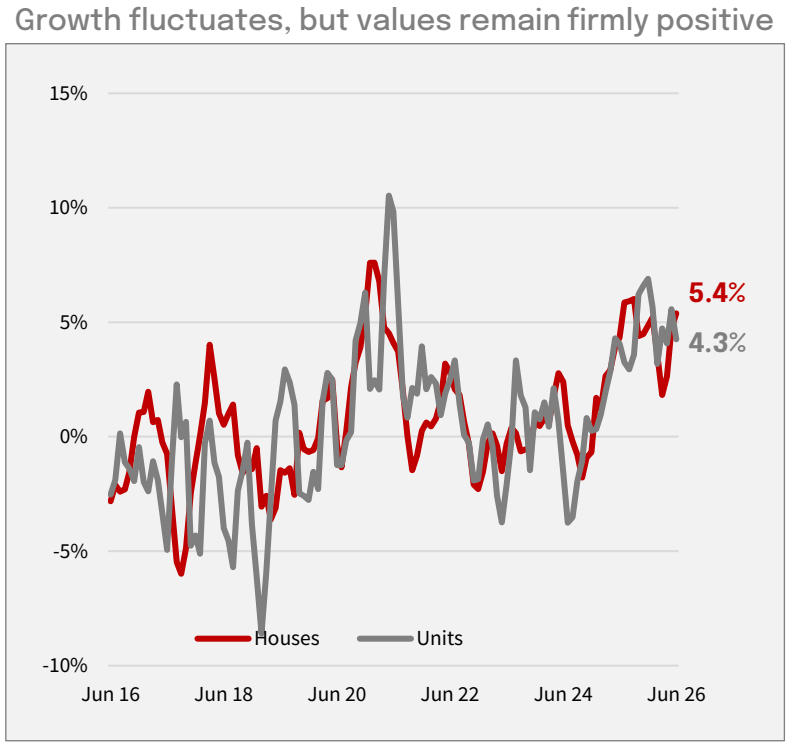
Top Suburbs Annual Change - Dwellings



Quarterly Value Change by Property Type

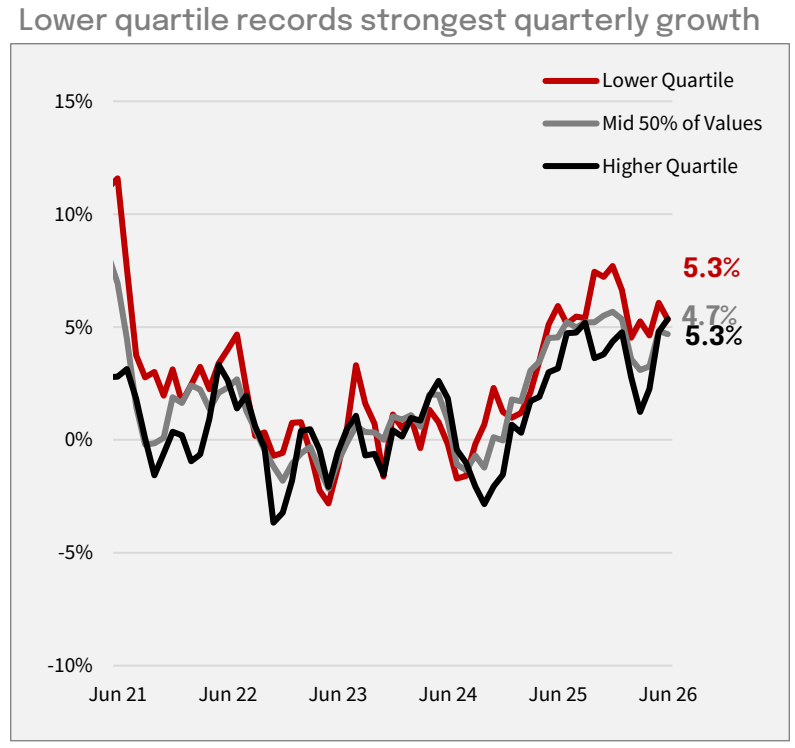
Growth fluctuates, but values remain firmly positive



Source: Cotality

Quarterly Value Change by Price Quartile

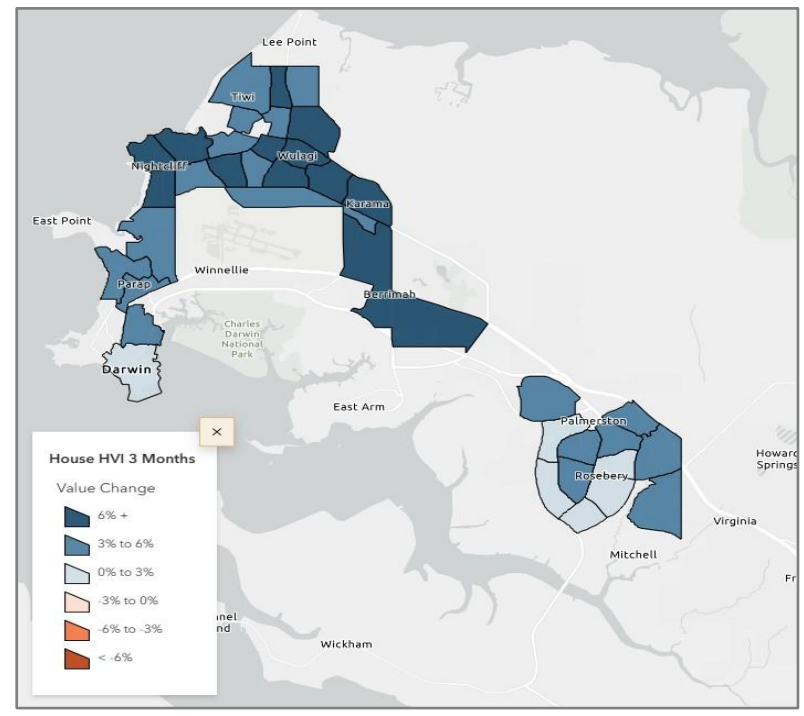
Lower quartile records strongest quarterly growth



Source: Cotality

Mapping the Market - 3 months to June

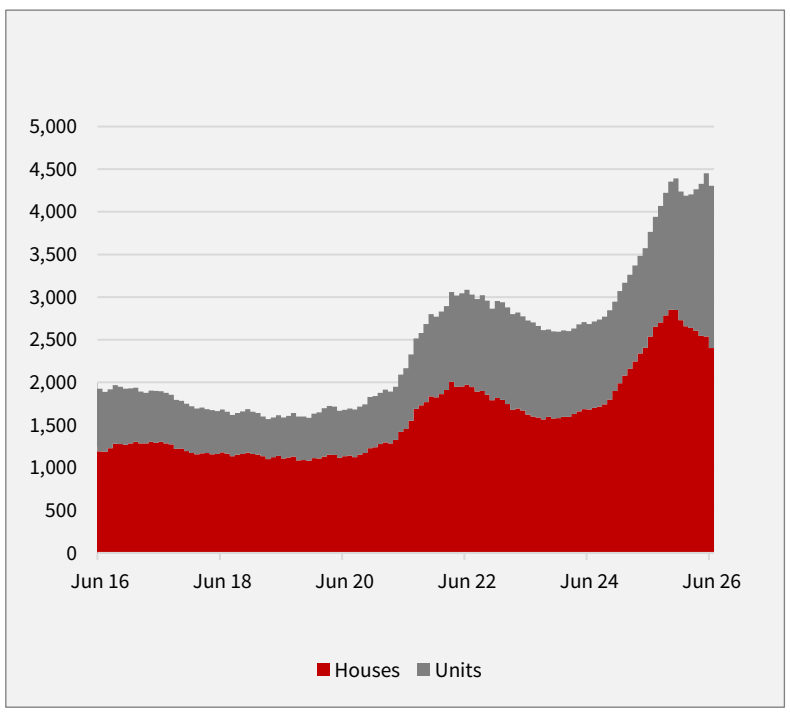
Most Darwin suburbs recorded positive value growth



Source: Cotality

Annual Volume of Sales by Property Type

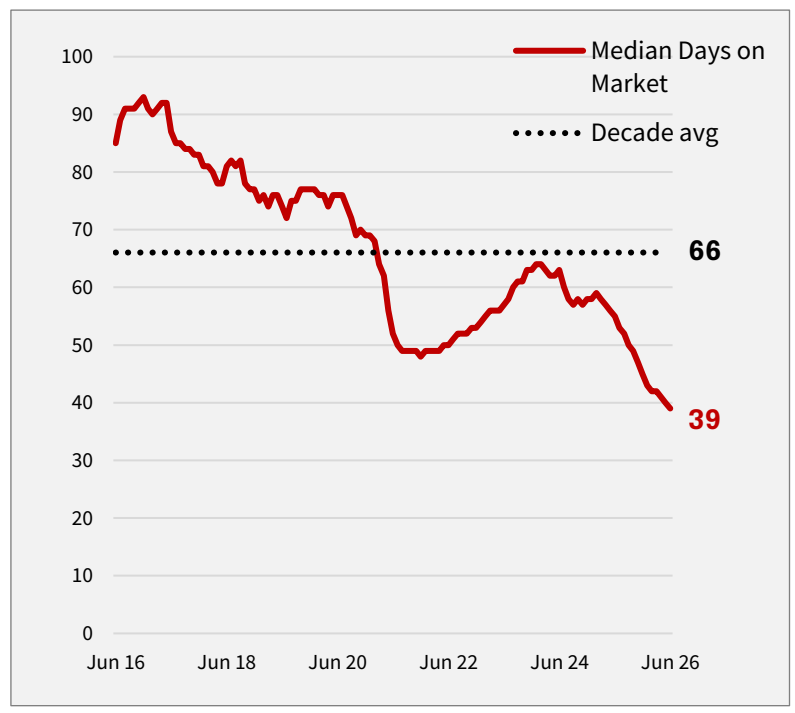
House sales made up 57% and units made up 43%



Source: Cotality

Median Days on Market vs Decade Average

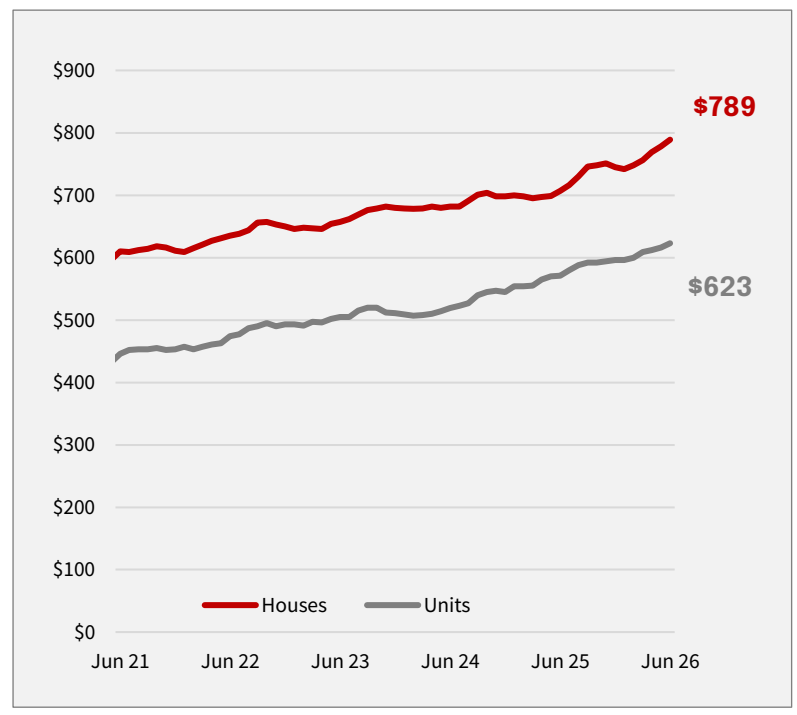
Buyer demand continues to support faster sales



Source: Cotality

Median Rental Value by Property Type

Rental growth moderates but remains resilient



Source: Cotality

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RECENT SALES ACTIVITY

24 Applegum Drive, Karama

$635,000

3 | 2 | 1 | 840 m² | 86 m²

Sold: 25/06/2026
Days on Market: 1

12 McArthur Court, Leanyer

$985,000

4 | 2 | 3 | 800 m² | 135 m²

Sold: 12/06/2026
Days on Market: 1

1015 McMillans Road, Knuckey Lagoon

$2,200,000

3 | 2 | 2 | 2.13 Ha | 234 m²

Sold: 08/06/2026
Days on Market: 35

Source: Cotality

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