Monthly Newsletter MAY Issue 2026

Property Market: Keeping You Updated

Rented:
21A Pitt St Mortdale
106/89-93 Railway Pde Mortdale
208/1 University Rd Miranda

For rent:
5/2A Rosa St Oatley
47 Fiddens Wharf Rd Killara

For sale:
5 Arthur St Carlton
604/7 Garrigarrang Ave Kogarah
B63/105 Church St Ryde

Featured Property

2 bed / 2 bath / 1 car

Contact: Olive Li
Phone: 0424 873 428

604/7 Garrigarrang Avenue, Kogarah
Price Guide $950,000–$990,000

- Total area of 213m², located in Ramsgate Park
- Light-filled combined living and dining area, entertainer's terrace with district view, with ducted air conditioning throughout
- 2 bedrooms with BIRs, ensuite in master room, 2 bathrooms
- Open plan kitchen with stone benchtop, Miele gas cooktop, rangehood and dishwasher
- Security car space and storage room, intercom
- Communal childrens' playground and BBQ facility
- Public transport, parks, beaches, local shops and cafes nearby
- Strata approx. $1,175, council $424.70 per quarter and water on separate meter

Shop 1/568 Forest Road, Penshurst
Phone: 0424 873 428
Email: sales@opacrealty.com.au
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OPAC realty

Housing market activity is slowing as interest rates rise.

Following two consecutive rate hikes and ongoing inflationary pressures, the housing market is showing early signs of slowing down. In both February and March, the Reserve Bank of Australia lifted rates by 25 basis points. A cash rate at 4.6% is a level not seen for 15 years.

Interest rates increases have been implemented to curb inflation, with the Consumer Price Index (CPI) rising by 3.7% and 3.8% annually in January and February respectively. This is well above the RBA's target range of 2-3%.

In 2025, there was an uplift in buyer activity as a result of three interest rate cuts. More first-home buyers entered the market with the introduction of the 5% Deposit Scheme and the Help to Buy Scheme, while investors become increasingly active due to the tightness of the rental market and strong rental returns.

New loans to investor and first-home buyer loans respectively rose by 24% and 9% from the December 2024 to December 2025 quarters and home prices rose by 9.0% throughout the year. However, the recent rate rises have reduced borrowing capacities and raised mortgage repayments for prospective buyers.

If two additional rate rises occur, interest rates will be at their highest level since late 2011. This will further weigh on housing demand, which already appears to be easing.

According to PropTrack's March Home Price Index, home prices rose by 0.3% nationally over the month. This was the lowest monthly growth recorded since November 2024, excluding December when growth is typically softer due to seasonality. A similar trend was evident across combined capital cities and regional areas. Although interest rate hikes tend to take affect with a slight lag, the initial signs are becoming apparent in these price movements which suggest that demand may be softening.

Forgotten subscriptions hitting home loans

Unused subscriptions could be slashing the borrowing power of millions of Aussies, according to new research from Finder. Despite high inflation and several rate hikes this year, the average Aussie still spends $44 per month, or $528 per year, on streaming services alone, according to Finder’s data. Including other subscriptions like productivity tools, fitness, AI or gaming, Finder says Aussies could be spending thousands of dollars a year on subscriptions, which could be weakening their potential to buy a home.

And one bank has found that almost half of their customers are paying for subscriptions they don’t even use.

Finder personal finance expert Sarah Megginson said subscriptions may be minor expenses on the surface but lenders treated them as ongoing financial commitments that could directly reduce one’s ability to repay a home loan.

“When assessing your application, banks look closely at your net disposable income, which is how much money you have left over each month after expenses,” she said.

“Every subscription you’re paying for is included in that calculation, so obviously the more you have, the less capacity you appear to have to service a mortgage.”

Ms Megginson said the overall cost of subscriptions could equate to as much as $2,400 per year.

As a result, your borrowing power may be reduced because of the total ongoing spending across your subscriptions. Reviewing monthly spending is essential for borrowers.