ESTIMATES COMMITTEE
Question Taken on Notice

Question Number: 2-1 **Output Number:** Opening Statement

Date: 10/06/2026

From: Ms Selena Uibo **To:** Hon Bill Yan

Portfolio: Treasurer **Agency:** Treasury and Finance

Subject: Average rent increase forecast in 2026–27

QUESTION:

The department of Treasury says Darwin housing costs rose by 5.6% year ending April 2026. What is the average rent increase forecast for Darwin renters in the 2026–27 financial year?

ANSWER:

DTF's budget modelling forecasts Darwin's Consumer Price Index (CPI) and a number of components within the CPI, including the 'rent' sub-group of the 'housing' group (see Table 1).

The sub-groups of 'housing' are: 'rent', 'new dwelling purchases by owner-occupiers', 'utilities' and 'property charges and rates'. Rent accounts for 9.3% of Darwin's standard basket of goods and services within the CPI. Although CPI sub-groups are modelled for bottom-up forecasting purposes, only the aggregate CPI is reported in the Budget. The sub-groups are not published due to the inherent uncertainty modelling granular economic data.

Table 1: CPI – Rent sub-group[1] (%)

	2024-25a	2025-26e	2026-27f	2027-28f
CPI	1.6	5.2	3.2	1.0
- Rent	2.3	5.0	5.5	2.6

a: actual; e: estimate; f: forecast

1 Year-ended change to June quarter.

Source: ABS, *Consumer Price Index, Australia*; Department of Treasury and Finance

The rent sub-group of the CPI differs from asking rents reported by REINT, as it includes both privately-owned and government-provided dwellings, and reflects actual expenses rather than the advertised price.