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Market Movements

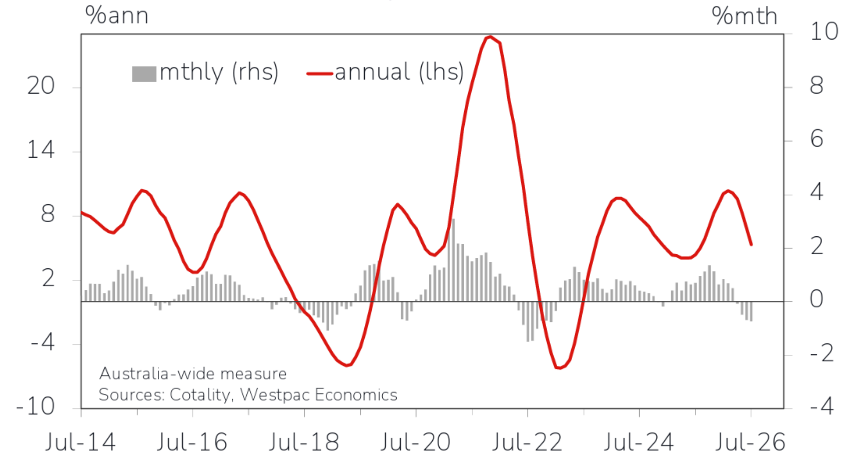
8th August 2026

Housing

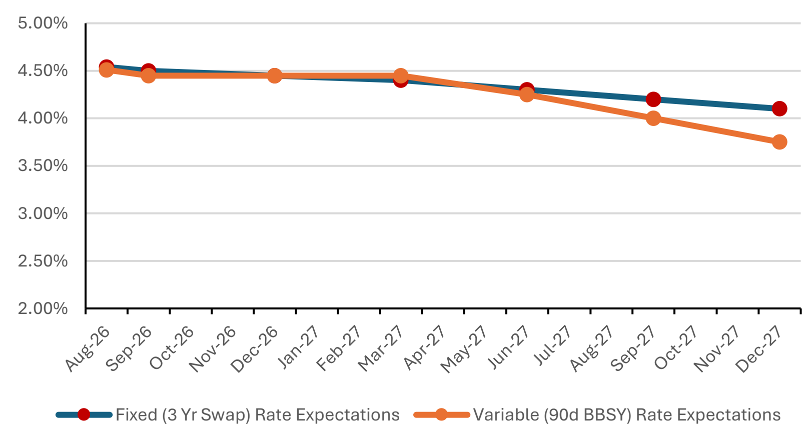
Home Values Fall 0.7% as the Correction Broadens

- National home values fell 0.7% in July, following downwardly revised falls of 0.7% in June and 0.5% in May. Prices are now 1.6% below their March peak.
- Annual growth has slowed to 5.3%, but the recent trend is far weaker. The quarterly decline is the largest since the 2022 correction, with prices tracking an annualised pace of contraction near 5.8%.
- The correction is broadening. Five of the eight capital cities recorded falls in July, and just under 70% of the fifty sub-markets covered declined over the three months to July, against 16% in the three months to March.
- Brisbane and Perth have shifted the most, swinging from solid gains in the first half of the year to declines running at a 2 to 4% annualised pace. Sydney and Melbourne continue to fall at a similar pace to recent months.
- Turnover is weakening materially. Preliminary estimates point to sales down around 5% over the quarter and close to 12% over the year, with Sydney and Melbourne down 18 to 20% and activity now below 2022 lows.
- New listings have softened by less, so the balance has tipped. Sales still exceed new listings nationally, but the gap has closed in Sydney and inverted in Melbourne. Perth has slipped below new listings for the first time since mid-2022.
- The drivers are clear enough: rate hikes in February, March and May, uncertainty around the Middle East conflict, and the housing tax changes announced in the May budget. Houses fell slightly more than units in July, with top-tier segments still leading the declines.

Australian dwelling prices



Fixed vs Variable Expectations (Westpac)



Source: Westpac Weekly 7th August

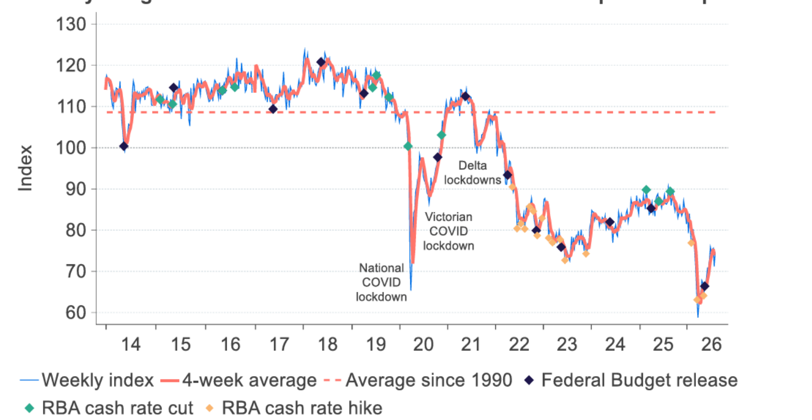
Source: Cotality Home Value Index (July 2026), Westpac Economics

Consumer Confidence

Confidence rises 3.5pts

Consumer Confidence

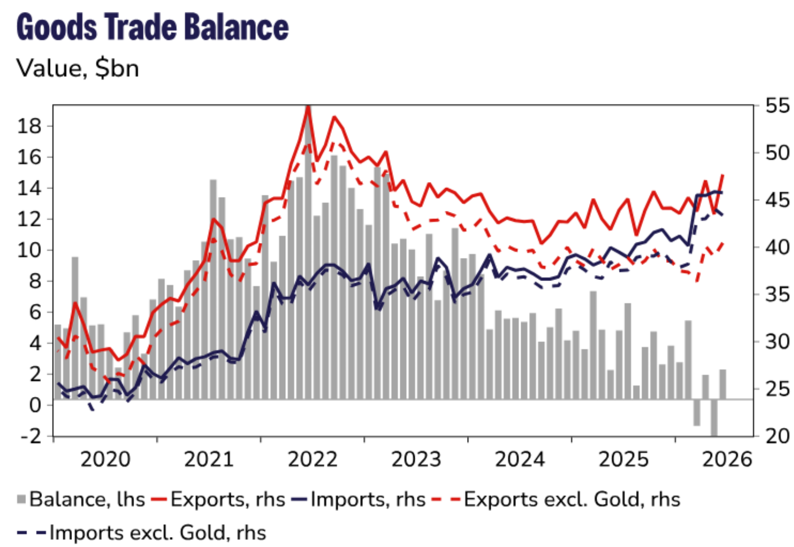
"ANZ-Roy Morgan Australian Consumer Confidence rose 3.5pts last week, with all subindices higher. The improvement was led by greater confidence in personal finances over the next year. The lift in confidence and decline in weekly inflation expectations may have been influenced by last week's Q2 inflation data, which showed trimmed mean inflation, the RBA's preferred measure of underlying inflation, came in below the RBA's expectations. This supports our view that the RBA will leave the cash rate unchanged at its August meeting. However, we continue to see a risk of a rate hike in November. On a four-week moving average basis, inflation expectations remain elevated compared to the beginning of the year. The renewed escalation of conflict in the Middle East will likely keep the RBA alert to upside inflation risks." Sophia Angala – ANZ Economics



Source: ANZ-Roy Morgan, Macrobond, ANZ Research

Trade: Surplus Returns on Gold and Iron Ore

- The goods trade balance swung to a $1.9bn surplus in June, a $4.3bn turnaround from May's revised $2.4bn deficit and well ahead of the $1.1bn deficit expected. It is the largest surplus since February.
- Exports rose 9.6% in the month and 8.6% over the year. Non-monetary gold jumped 60% and did most of the work, with iron ore up 6.2%, coal 4.6% and LNG 4.0%.
- Imports slipped 0.2% but were up 8.1% over the quarter on fuel and motor vehicles. Data centre equipment fell sharply, pointing to easing momentum in that build-out.
- Even so, the goods balance should detract about 0.5ppt from June quarter growth, with import volumes far outpacing exports.



Source: ABS, Macrobond, Westpac Economics

Foreign Exchange

AUD Eases to US$0.70 as Tensions Resurface

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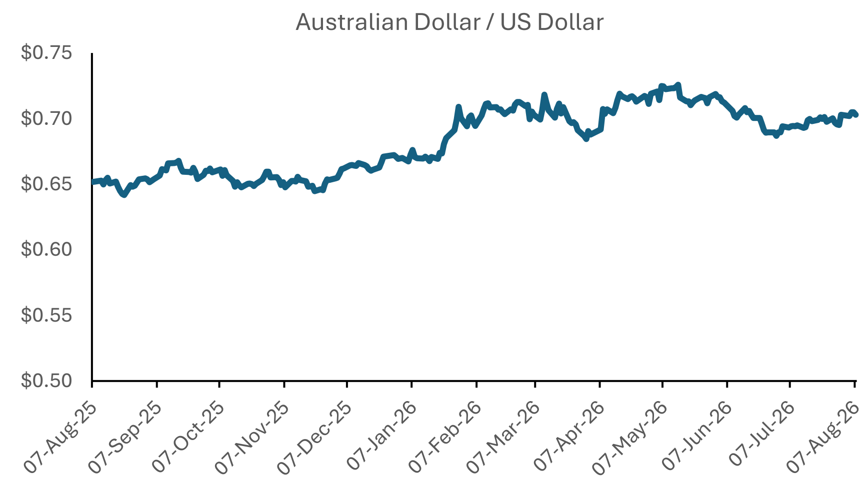
- The Australian dollar eased to around US$0.70, pulling back from a seven-week high and on track to finish the week broadly unchanged as renewed Middle East tensions weighed on risk sentiment.
- The US dollar strengthened and oil prices climbed after reports of Iranian attacks in the Strait of Hormuz, with no clarity yet on an agreement to reopen the waterway.
- Higher energy prices have revived inflation concerns and reinforced expectations that global interest rates may need to stay higher for longer.
- At home, after three rate hikes this year, markets price virtually no chance of a move at next week's RBA meeting following the softer than expected second-quarter inflation data.
- September is also seen as close to a non-event, though investors assign roughly a 60% probability of a hike in November if third-quarter inflation proves stronger than expected.
- That leaves the Aussie caught between a firmer US dollar and supportive commodity prices. Energy markets and the Q3 CPI print are the next catalysts for a decisive move.



The week ahead

Tuesday August 11 2026			Previous	Forecast
12:30 PM	AU	NAB Business Confidence JUL	-5	-6
03:30 PM	AU	RBA Interest Rate Decision	4.35%	4.35%
04:30 PM	AU	RBA Press Conference		
Wednesday August 12 2026			**Previous**	**Forecast**
12:30 PM	AU	RBA Chart Pack		
Thursday August 13 2026			**Previous**	**Forecast**
11:15 AM	AU	RBA Kent Speech		
Friday August 14 2026			**Previous**	**Forecast**
10:30 AM	AU	RBA Gov Bullock Speech		
12:30 PM	AU	Home Loans QoQ Q2	-4.3%	-2.3%
12:30 PM	AU	Investment Lending for Homes C	-3.0%	-6.4%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Capital
Lending Expertise.
People Focused.

Why Mannix?

Lending expertise. People focused.

At **Mannix Capital**, we understand that success in banking is built on relationships. With over 13 years of industry experience, we've developed deep connections with key lenders, giving our clients access to competitive rates and exclusive lending solutions.

We take the time to understand you

We believe that the best lending outcomes are achieved by understanding our clients deeply, which is why we take the time to get to know your business.

We utilise our market relationships

Our strong network allows us to:

- Negotiate better terms by leveraging trusted relationships.
- Secure fast approvals through our direct access to decision-makers.

We draw on our expertise, particularly on complex deals

We go beyond standard solutions to structure and negotiate lending that truly fits your business needs, including:

- Offering the right level of security for the lending.
- Negotiation of financial and non-financial covenants.
- Achieving optimal lending amounts and costs.

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Over 60 Lenders

ANZ
Commonwealth Bank
nab
MACQUARIE
st.george
ING
La Trobe financial
SUNCORP
Liberty

Supporting You

Navigating Commercial Lending

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Where we support you

Commercial Retail

- Lending up to ~$3m
- Instant approval loans
- Fast approval loans
- Lease Doc Lending
- No financial covenants
- Standard corporate structures
- Typically fully secured
- Some unsecured lending options

Commercial Wholesale

- Lending up to ~$10m
- Financial and non-financial covenants may be included
- Fully secured and partially secured lending
- Industry specialisations
- Scope for complex transactions and structures

Emerging Corporate

- Lending up to ~$100m
- Financial and non-financial covenants
- Fully secured and partially secured lending
- Unsecured lending
- Industry specialisations
- Multibank arrangements and complex security arrangements

Get in touch

Let’s grab a coffee

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Ready to Get Started?

Let’s chat! Whether you need guidance on your first home loan or a complex commercial transaction, we’ve got you covered. Feel free to reach out—we’d love to discuss how we can help you achieve your financial goals.

Contact Us

Phone: 0411 920 947

Address: Level 13 / 111 Elizabeth St, Sydney

Email: jack@mannixcapital.com

Website: www.mannixcapital.com

Mortgage and Finance Association of Australia mfaa MEMBER

CAFBA Commercial & Asset Finance Brokers Association of Australia

Jack Mannix
Master of Economics (Econometrics)
Diploma in Finance and Mortgage Broking Management