CAPITAL CITY INDEX SERIES
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OUR TOP10
DEFAULT LOAN REPORT

SOUTH AUSTRALIA EDITION

Q3 2026

PUBLISHED BY:
OUR TOP10

POWERED BY:
DIGITAL FINANCE ANALYTICS.

2026

00 — SA • Q3 2026 AT A GLANCE

Adelaide *At a glance*

+13.6%
CHANGE IN HOUSEHOLDS AT RISK OF DEFAULT THIS QUARTER

+31.0%
CHANGE OVER THE PAST 12 MONTHS

7/10
RANKED POSTCODES ROSE THIS QUARTER

≈1,874
HOUSEHOLDS AT RISK OF DEFAULT ACROSS THE 10 RANKED SA POSTCODES

+78%
ENCOUNTER BAY (5211) – SA'S SHARPEST QUARTERLY RISE

249
HAPPY VALLEY (5159) – SA'S LARGEST AT-RISK COUNT

WHAT STANDS OUT IN SA THIS QUARTER

Adelaide is this quarter's fastest-growing default market. At-risk households across the city's 10 ranked postcodes rose **+13.6%** in three months to 1,874, and **+31.0%** over the year, the strongest annual rate of any market. 7 of the 10 rose.

Encounter Bay (5211) on the Fleurieu Peninsula recorded the sharpest quarterly rise anywhere in Australia, up +78% from 93 to 166. Glenelg North (5045) was next at +52%, then South Plympton (5038) at +38% and Pooraka (5095) at +31%.

Adelaide's base is small, so individual postcodes can swing, but seven of 10 moving the same way in one quarter is not noise. Happy Valley (5159) holds the city's largest count at 249. Yattalunga (5114) is the one ranked postcode lower than a year ago.

Nationally, at-risk households rose about +3% this quarter on a like-for-like basis to roughly 24,546 across 70 ranked postcodes, and +24% over 12 months. South Australia is the fastest-growing of the six reported markets this quarter.

"A slower quarter is not a better quarter. Twenty-four thousand households at risk of default is a record for this series, and the pressure is now spreading from the growth corridors into Adelaide and regional Queensland."

Mansour Soltani, Head of Research, OurTop10

"Stress is a precursor to default, which is a precursor to a forced sale."

Martin North, Principal of Digital Finance Analytics

01 FROM DIGITAL FINANCE ANALYTICS

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The slower rise this quarter should not be read as the pressure easing. Default is a lagging measure. The households flagged here have typically been in cash-flow stress for several years, and the growth corridors that led stress in 2021–23 are still where default risk is concentrated.

What is new is the breadth. South Australia and the regional centres are now showing the same pattern the growth corridors showed two years ago. Some more affluent households have cash-flow pressures, but they are not at risk of default yet. They have more options and more time to cope.

Once defaulted, more than half end up selling in the next couple of years. So stress is a precursor to default, which is a precursor to a forced sale."



MARTIN NORTH
Principal of Digital Finance Analytics

DEFINITION:
A default is a missed payment that flags the loan with the lender as out of order. DFA estimates the likelihood of default over the next 12 months, combining more than 25 years of loan history with current and future household cash-flow stress. Counts are modelled estimates of households at risk, not loans currently in default.

Note: Hobart/TAS is excluded from the default rankings as sample sizes are too small for reliable estimates. Northern Territory postcodes are included in the national totals but are not reported individually. Figures reflect each state/territory's top 10 ranked postcodes for default risk, which extend beyond strict metro boundaries in several cases. City/state labels reflect the ranking group, not metro-area totals.

02 — DEFAULT RISK INDEX • TOP 10 POSTCODES

ADELAIDE

MORTGAGE DEFAULT RISK • SOUTH AUSTRALIA

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ADELAIDE'S BIGGEST RISER

POSTCODE 5211 · ENCOUNTER BAY

+78%

QUARTERLY INCREASE IN DEFAULT RISK

3 MOS AGO		NOW
93	→	166

TOP 10 ADELAIDE POSTCODES – RANKED BY DEFAULT RISK • Q3 2026

#	CODE	AT RISK NOW	3MOS AGO	12MOS AGO	%3MOS	%12MOS	SUBURB	REGION
01	**5159**	249	230	193	▲ +8.3%	▲ +29.0%	Happy Valley	Onkaparinga
02	**5162**	241	247	197	▼ -2.4%	▲ +22.3%	Morphett Vale	Onkaparinga
03	**5108**	219	209	167	▲ +4.8%	▲ +31.1%	Paralowie	Salisbury
04	**5158**	184	186	156	▼ -1.1%	▲ +17.9%	Hallett Cove	Marion
05	**5114**	177	209	185	▼ -15.3%	▼ -4.3%	Yattalunga	Playford
06	**5085**	171	142	115	▲ +20.4%	▲ +48.7%	Clearview	Port Adelaide Enfield
07	**5211**	166	93	102	▲ +78.5%	▲ +62.7%	Encounter Bay	Alexandrina
08	**5045**	161	106	112	▲ +51.9%	▲ +43.8%	Glenelg North	Holdfast Bay
09	**5095**	158	121	119	▲ +30.6%	▲ +32.8%	Pooraka	Salisbury
10	**5038**	148	107	85	▲ +38.3%	▲ +74.1%	South Plympton	Marion

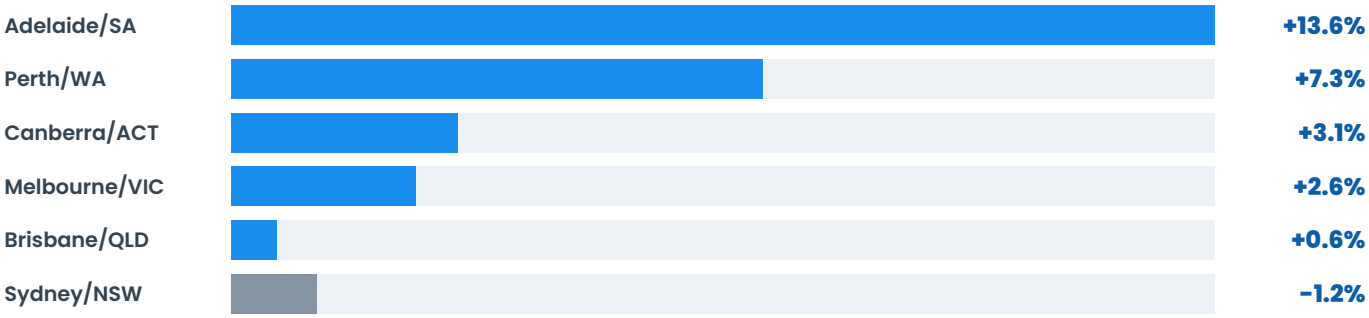
Note: household counts are modelled estimates of households at risk of default over the next 12 months. Movements off small bases can be volatile quarter to quarter.

03 NATIONAL CONTEXT

HOW SA *Compares*

Across the 70 ranked default-risk postcodes nationally, at-risk households rose around **+3%** in three months on a like-for-like basis to roughly **24,546**, and **+24%** over the year. **42 of 70** postcodes rose over the quarter; **66 of 70** are higher than a year ago.

GROWTH IN AT-RISK HOUSEHOLDS BY MARKET • QUARTERLY % • Q3 2026



MARKET	AT RISK NOW	3 MOS AGO	QUARTERLY CHANGE	ANNUAL CHANGE	POSTCODES UP (QTR)
Adelaide/SA	1,874	1,650	+13.6%	+31.0%	7/10
Perth/WA	5,895	4,592*	+7.3%	+26.4%	7/10
Canberra/ACT	1,257	1,219	+3.1%	+21.4%	6/10
Melbourne/ VIC	6,026	5,876	+2.6%	+25.4%	7/10
Brisbane/QLD	5,139	5,107	+0.6%	+18.9%	4/10
Sydney/NSW	3,782	3,827	-1.2%	+25.3%	5/10

BIGGEST QUARTERLY INCREASES • NATIONAL

01	Adelaide/SA's 5211 (Encounter Bay)	+78%
02	Adelaide/SA's 5045 (Glenelg North)	+52%
03	Adelaide/SA's 5038 (South Plympton)	+38%
04	Perth/WA's 6155 (Canning Vale)	+31%
05	Adelaide/SA's 5095 (Pooraka)	+31%

BIGGEST ANNUAL INCREASES • NATIONAL

01	Sydney/NSW's 2148 (Blacktown)	+76%
02	Adelaide/SA's 5038 (South Plympton)	+74%
03	Sydney/NSW's 2170 (Liverpool)	+74%
04	Adelaide/SA's 5211 (Encounter Bay)	+63%
05	Sydney/NSW's 2480 (Goonellabah)	+58%

*Perth/WA quarterly change is calculated on the nine postcodes with a June reading; Mandurah (6210) has no June figure in the DFA extract. Northern Territory postcodes are included in national totals but not reported individually. Full national report: ourtop10.com.au/reports/default-loan/

04 METHODOLOGY

METHODology

The data behind this report comes from research carried out by **Digital Finance Analytics (DFA)**, drawn from the same rolling survey program that powers the OurTop10 Mortgage Stress Report: around 4,500 households surveyed each month, scaled to reflect Australia's roughly 10 million households and benchmarked against Census data and RBA lending exposure figures.

A default is a missed payment which flags the loan with the lender as out of order. Sometimes these self-cure; often they are an indicator of trouble ahead. DFA's default estimate is a projection that combines the history of loans over more than 25 years with current and future household cash-flow stress, expressed as the number (and percentage) of borrowers estimated to be at risk of default over the next 12 months. Counts are modelled estimates, not loans currently in default or arrears figures reported by lenders.

Because default is a lagging outcome, on average three to five years from sustained cash-flow pressure, default risk moves more slowly than mortgage stress and is the more forward-looking of DFA's severity measures: a household flagged here has typically already been under pressure for an extended period. And once a household defaults, more than half end up selling within the next couple of years: stress is a precursor to default, and default is a precursor to a forced sale.

The analysis is done at a postcode level, not suburb, and smaller areas can be less reliable simply because there are fewer households to draw from. Hobart/TAS is excluded from the default rankings for this reason. Suburb and LGA pairings are representative localities; DFA's geographic mapping is derived from detailed ABS statistical zones (around 28,000 nationally), which split across adjacent postcodes.

Quarterly and annual percentage changes for each market and for the national total are calculated on a like-for-like basis: only postcodes with a reading in the comparison period are included. One postcode this quarter (Mandurah, WA 6210) has no June 2026 reading and is excluded from the quarterly percentage, though its 966 at-risk households are included in the current totals.

The point of the data is not to predict prices. It is to show where the pressure that has been building in the stress data is beginning to convert into something harder to recover from.

> **Data attribution:** All data in this report was produced by Digital Finance Analytics from its rolling household survey program and is reproduced here with permission. When reporting on these findings, please attribute to "the OurTop10 Default Loan Report, powered by Digital Finance Analytics".

05 ABOUT • MEDIA CONTACT

ABOUT *OurTop10*

OurTop10 is an Australian comparison and research platform dedicated to helping consumers identify leading mortgage brokers, accountants, conveyancers and buyer's agents across Australia's major cities.

Our mission is to simplify the research process, reduce decision-making friction, and provide Australians with trusted rankings of top-performing professional service providers.

In addition to comparison services, OurTop10 delivers market research, property insights and industry news to support informed financial and property-related decisions. The Default Loan Report is published quarterly alongside the OurTop10 Mortgage Stress Report at **ourtop10.com.au/reports/**.



MEDIA CONTACT · PRE-BRIEFINGS & INTERVIEWS

Mansour Soltani

Head of Research, OurTop10

Phone: **0405 500 981**

Email: **mansour@ourtop10.com.au**

Web: **ourtop10.com.au/reports/default-loan**

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