

OUR TOP10 **MORTGAGE STRESS REPORT**

Western Australia

Q3 2026

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OUR TOP10

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DIGITAL FINANCE ANALYTICS.

2026

Western Australia *At a glance*

+5%RISE IN STRESSED HOUSEHOLDS THIS
QUARTER (TOP 10 POSTCODES)**+22%**

RISE OVER THE PAST 12 MONTHS

8/10RANKED POSTCODES ROSE THIS
QUARTER**≈76,800**STRESSED HOUSEHOLDS ACROSS THE 10
RANKED WA POSTCODES**+50%**SAMSON (WA 6163) – WA'S SHARPEST
QUARTERLY JUMP**+174%**SAMSON (WA 6163) – BIGGEST RISE
SINCE MARCH

WHAT STANDS OUT THIS QUARTER

Samson is WA's fastest riser. Postcode 6163 added 2,200 stressed households in three months, up 50%.

Wanneroo is still the biggest hotspot. Postcode 6065 has 13,756 stressed households, the most of any WA postcode in the index.

Six months of pressure. Samson (6163) is up 174% since March, the biggest six-month rise in the state.

"Western Australia added around 4,000 stressed households across its ten hardest-hit postcodes in three months, and 8 of the 10 rose. Samson (6163) stands out, up 50% in a quarter. These are households whose bills now outrun their income every month."

Mansour Soltani, Head of Research, OurTop10

"Next time, we expect stress to go higher still and continue to spread. We are at a tipping point."

Martin North, Principal of Digital Finance Analytics

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01 — FOREWORD

OUR TOP10 MORTGAGE STRESS REPORT

Western Australia • Q3 2026

Mortgage stress kept building across Western Australia in the September quarter. The 10 hardest-hit WA postcodes now hold around 76,800 stressed households, up 5% in three months and 22% over the year.

This state edition of the [OurTop10](#) Mortgage Stress Report, powered by Digital Finance Analytics, ranks the top 10 postcodes in Western Australia with the highest levels of mortgage stress, tracks how they moved over the quarter and the year, and for the first time follows each postcode across the six months from March to September 2026.

Perth's growth has slowed from last quarter's nation-leading surge. Samson, Success and Canning Vale in the Cockburn-Canning belt all rose, but Samson and Canning Vale are recovering a March dip and sit near year-ago levels.

WA sits third of the seven reported markets in the national index by the number of stressed households in its ranked postcodes. Nationally, the 77 ranked postcodes hold around 450,500 stressed households, up 7.5% on the quarter.

MANSOUR SOLTANI

Head of Research, OurTop10



02 — FROM DIGITAL FINANCE ANALYTICS

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This past quarter has seen a marked rise in households experiencing mortgage stress across the country. In June 53.2% of households with a mortgage had greater regular outgoing, including mortgage repayments, than income, rising to 54.9% in September as higher interest rates and living costs outstripped income growth. Stress is spreading into more wealthy areas, who in theory have more buffers and options, but in practice have bigger living expenses, and bigger mortgages to match their bigger incomes. Next time, we expect stress to go higher still and continue to spread. We are at a tipping point.”

**MARTIN NORTH**

Principal of Digital Finance Analytics

DEFINITION:

Mortgage stress refers to households in negative monthly cash flow, where regular expenses exceed income, including owner-occupier mortgage repayments.



Note: Figures reflect Western Australia's top 10 ranked postcodes for mortgage stress, which extend beyond the Perth metropolitan area where regional postcodes rank among the state's highest. State labels reflect the ranking group, not statewide totals.

03 — WESTERN AUSTRALIA • TOP 10 POSTCODES

PERTH

MORTGAGE STRESS • WESTERN AUSTRALIA

Perth has cooled since leading the country last quarter. WA's top 10 postcodes added about 4,000 stressed households, a 5.5% rise, to reach 76,801. The total is up 21.7% over the year, and eight of the ten rose.

Samson (6163, Cockburn) rose 50%, from 4,368 to 6,539. Canning Vale (6155) rose 21%, from 5,028 to 6,072.

Wanneroo (6065) is the largest hotspot at 13,756 stressed households, up 2% on the quarter. Success (6164) has grown fastest over 12 months, up 60%.

WA'S BIGGEST RISER
POSTCODE 6163 • SAMSON

+50%

QUARTERLY INCREASE

3 MOS AGO

4,368



NOW

6,539

TOP 10 WA POSTCODES BY MORTGAGE STRESS – BIGGEST QUARTERLY RISERS FIRST • Q3 2026

#	CODE	H'HOLDS	BWR	STRESSED	3MOS AGO	12MOS AGO	%3MOS	%12MOS	SUBURB	LGA
01	6163	23,782	10,462	6,539	4,368	6,032	▲ +49.7%	▲ +8.4%	Samson	Cockburn
02	6155	17,947	9,715	6,072	5,028	5,771	▲ +20.8%	▲ +5.2%	Canning Vale	Canning
03	6230	18,751	8,111	6,452	5,805	4,633	▲ +11.1%	▲ +39.3%	Carey Park	Bunbury
04	6164	24,756	15,858	7,665	7,197	4,782	▲ +6.5%	▲ +60.3%	Success	Cockburn
05	6061	17,243	7,040	6,419	6,082	4,414	▲ +5.5%	▲ +45.4%	Balga	Stirling
06	6018	17,412	8,006	6,440	6,117	5,432	▲ +5.3%	▲ +18.6%	Innaloo	Stirling
07	6065	24,746	16,733	13,756	13,442	12,780	▲ +2.3%	▲ +7.6%	Wanneroo	Wanneroo
08	6030	15,508	9,554	9,422	9,307	7,531	▲ +1.2%	▲ +25.1%	Merriwa	Wanneroo
09	6069	16,475	11,974	7,720	8,291	6,376	▼ -6.9%	▲ +21.1%	Ellenbrook	Swan
10	6112	25,692	17,431	6,316	7,170	5,339	▼ -11.9%	▲ +18.3%	Armadale	Armadale

04 — SIX-MONTH TRACKER • MARCH TO SEPTEMBER 2026

WHERE STRESS IS *Growing*

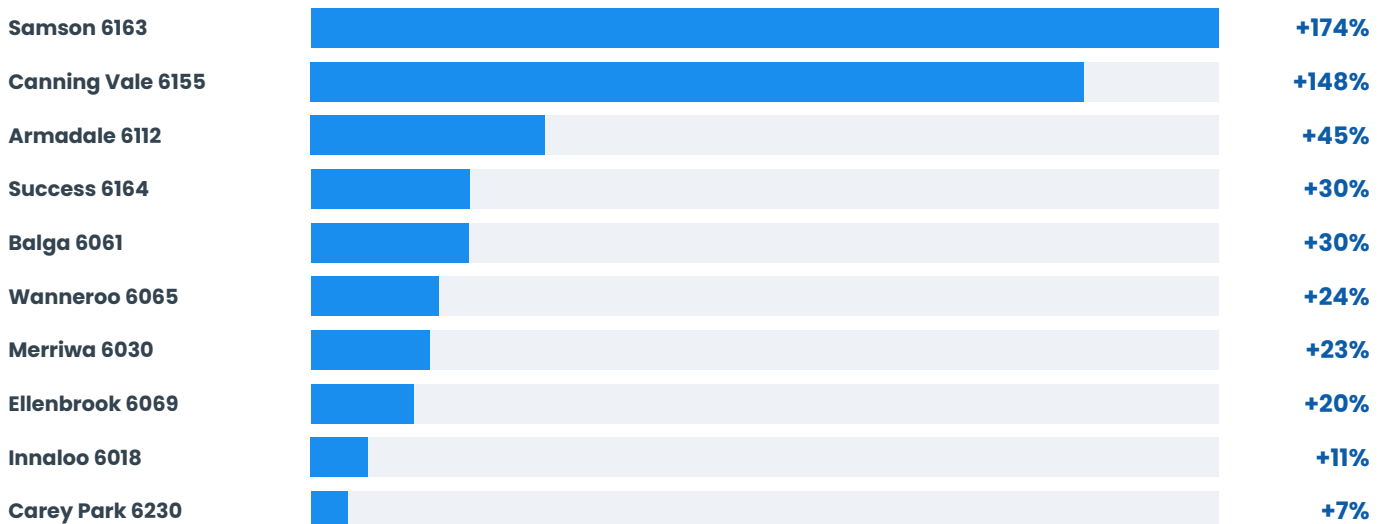
This table follows each of WA's current top 10 postcodes back through the March and June reports. Across the 10 postcodes with a March figure, stressed households rose from 57,033 to 76,801 — up 35% in six months. All 10 rose.

Samson (6163) is the standout, up 174% from 2,389 in March to 6,539 in September. Canning Vale (6155) followed, up 148%.

STRESSED HOUSEHOLDS BY POSTCODE • MARCH → JUNE → SEPTEMBER 2026 • BIGGEST SIX-MONTH RISERS FIRST

#	CODE	SUBURB	LGA	SEP 2025	MAR 2026	JUN 2026	SEP 2026	6-MONTH CHANGE
01	6163	Samson	Cockburn	6,032	2,389	4,368	6,539	▲ +174%
02	6155	Canning Vale	Canning	5,771	2,448	5,028	6,072	▲ +148%
03	6112	Armadale	Armadale	5,339	4,362	7,170	6,316	▲ +45%
04	6164	Success	Cockburn	4,782	5,878	7,197	7,665	▲ +30%
05	6061	Balga	Stirling	4,414	4,926	6,082	6,419	▲ +30%
06	6065	Wanneroo	Wanneroo	12,780	11,055	13,442	13,756	▲ +24%
07	6030	Merriwa	Wanneroo	7,531	7,680	9,307	9,422	▲ +23%
08	6069	Ellenbrook	Swan	6,376	6,454	8,291	7,720	▲ +20%
09	6018	Innaloo	Stirling	5,432	5,804	6,117	6,440	▲ +11%
10	6230	Carey Park	Bunbury	4,633	6,037	5,805	6,452	▲ +7%

SIX-MONTH CHANGE IN STRESSED HOUSEHOLDS • MARCH TO SEPTEMBER 2026



* March figures come from the March 2026 extract or, where a postcode was not ranked in March, from the June extract's prior-quarter column. The September 2025 column shows whether a six-month rise is new pressure or a recovery of an earlier fall.

05 SEVERE MORTGAGE STRESS

SEVERE *Mortgage stress*

MORTGAGE STRESS

The household's regular monthly expenses, including the home loan repayment, add up to more than its income. It is running at a cash-flow loss, but is usually still making repayments — by cutting spending, drawing down savings or using credit.

SEVERE MORTGAGE STRESS

The same cash-flow gap, but much deeper and persistent. These households can no longer paper over it: they are behind on repayments, trying to refinance, seeking hardship help from their lender, or putting the property on the market.

Every household in severe stress is also counted in the mortgage stress figures on page 5. Severe stress is the group most likely to default over the next few years.

In WA the fastest-growing severe-stress postcode this quarter is Mount Pleasant (6153), up 111% from 311 to 657 households. Mount Claremont (6010) holds the largest count at 2,364.

TOP 10 WA POSTCODES BY SEVERE STRESS – BIGGEST QUARTERLY RISERS FIRST • Q3 2026

#	CODE	SUBURB	LGA	SEVERE NOW	3MOS AGO	12MOS AGO	%3MOS	%12MOS
01	6153	Mount Pleasant	Melville	657	311	–	▲ +111.3%	n/a*
02	6008	Subiaco	Subiaco	667	421	–	▲ +58.4%	n/a*
03	6156	Attadale	Melville	750	551	755	▲ +36.1%	▼ -0.7%
04	6011	Cottesloe	Cottesloe	1,155	1,125	–	▲ +2.7%	n/a*
05	6159	North Fremantle	Fremantle	619	603	–	▲ +2.7%	n/a*
06	6010	Mount Claremont	Nedlands	2,364	–	–	n/a*	n/a*
07	6014	Wembley	Cambridge	1,636	–	–	n/a*	n/a*
08	6015	City Beach	Cambridge	1,012	–	–	n/a*	n/a*
09	6026	Kingsley	Joondalup	942	–	–	n/a*	n/a*
10	6158	East Fremantle	East Fremantle	634	–	–	n/a*	n/a*

Note: postcodes with no prior-period severe-stress reading show n/a*; movements off small bases can be volatile.

06 — METHODOLOGY

METHODology

The data behind this report comes from research carried out by **Digital Finance Analytics (DFA)** and is based on a simple idea: what matters isn't how much of your income goes to your mortgage, it's whether you have any money left at the end of the month.

Mortgage stress refers to households in negative monthly cash flow, where regular expenses exceed income, including owner-occupier mortgage repayments. Income is weighed against all regular expenses, not just loan repayments. That includes essentials like utilities, insurance, transport and day-to-day living costs. If a household is consistently spending more than it earns, it's classified as being in 'mortgage stress'. The data applies to owner-occupiers only.

That's a different lens to the usual '30% of income' rule, and it tends to reflect real pressure more accurately. Plenty of households sit under that threshold and still struggle once everything else is factored in.

The data in this report was captured from a rolling survey of around 4,500 households each month, which is scaled up to reflect the broader population. It's been running consistently for years and is aligned with Census and lending data to keep it grounded.

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. It also relies on self-reported information, which is filtered for outliers but can't be independently verified.

The six-month tracker in this edition joins the March, June and September 2026 extracts postcode by postcode. Where a postcode was not ranked in March, its March figure is taken from the June extract's prior-quarter column; where neither exists it is shown as n/a.

Note: 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 — postcodes and LGAs are not a 1:1 match.

06 — FREQUENTLY ASKED QUESTIONS

FAQs

Why might Digital Finance Analytics (DFA) mortgage stress results differ from other publicly available datasets?

DFA's mortgage stress model measures household financial pressure at a cash-flow level. It assesses whether regular income is enough to cover all ongoing expenses, not just mortgage repayments. Unlike traditional measures, DFA does not rely on the common rule that defines mortgage stress as spending 30% or more of gross household income on home loan repayments. Instead, it focuses on whether households are running at a cash flow deficit after accounting for all major living costs.

Is the mortgage stress data based on actual household data, modelling, or both?

Both. Around 4,500 households are surveyed each month, a rolling base of about 52,000 or roughly 0.5% of households, optimised using Census data, migration trends and postcode-level demographic updates. Results are scaled to Australia's roughly 10 million households and benchmarked against Census and RBA lending data.

Why do some postcodes show close to 100% of mortgaged households in stress?

As a postcode approaches the upper bound, the model reports approximately 100% (with a margin of roughly $\pm 2\%$ depending on sample size). In real terms it is possible for nearly all mortgaged households in an area to be cash-flow negative, though with varying severity. In those postcodes the quarterly change tracks the change in the number of borrowing households.

What is the difference between mortgage stress and severe mortgage stress?

Mortgage stress means a household's monthly outgoings, including the mortgage, exceed its income — it is cash-flow negative but generally still paying. Severe mortgage stress means that gap is deep and ongoing, and the household has already fallen behind on repayments, is trying to refinance, has asked its lender for hardship help, or is selling. Severe stress is a subset of mortgage stress, and the group most likely to default.

Why is the list for Western Australia not limited to Perth itself?

The ranking covers the whole state or territory. Where a regional postcode has more stressed households than a metropolitan one, it ranks ahead of it. That is why centres such as Toowoomba, Cairns, Launceston, Bunbury and Tamworth appear in their state lists.

How reliable is the data at postcode versus suburb level?

Results are reported at postcode level because the sample is more statistically reliable there, particularly in smaller population centres. Suburb-level data is not used, as sample sizes would often be too small to produce dependable results.

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.



MEDIA CONTACT

Mansour Soltani

Head of Research, OurTop10

Phone: 0405 500 981

Email: mansour@ourtop10.com.au

Web: ourtop10.com.au/reports

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