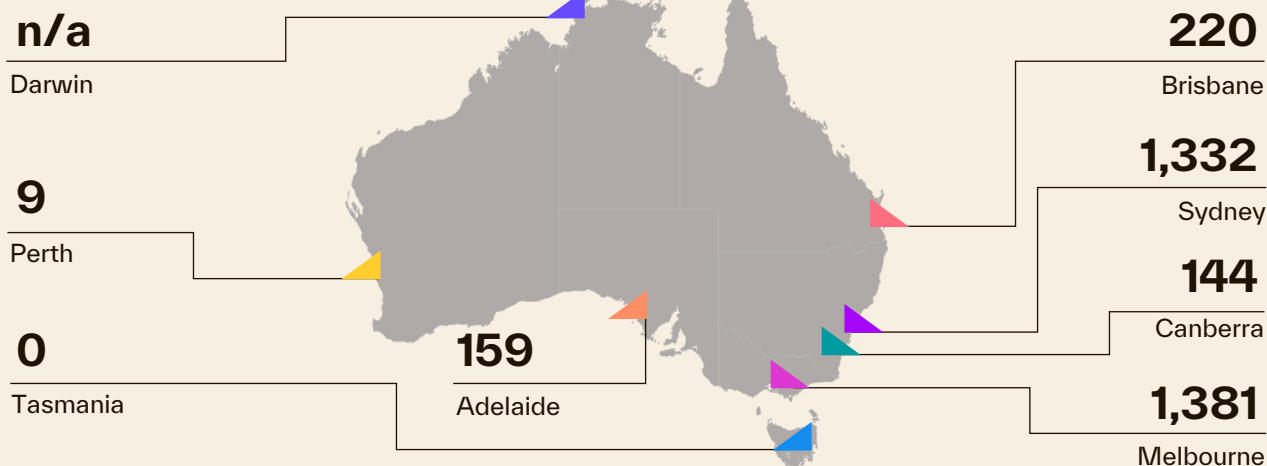


Auction market preview

Week ending 16 November 2025

Auctions this week



Sydney and Melbourne set to host more than 1,300 auctions each

There are currently 3,245 homes scheduled to go under the hammer across the combined capitals – the busiest auction week since the lead up to Easter last year (3,519). This week's numbers are up 5.8% on last week (3,068) and 12.0% higher than this time last year (2,898). If all these auctions proceed, it will be the busiest auction week of the year for Sydney, Brisbane, Adelaide and Canberra.

Sydney is on track for its busiest auction week of the year, with 1,332 homes currently scheduled to go under the hammer this week, up from 1,186 last week and 1,098 this time last year.

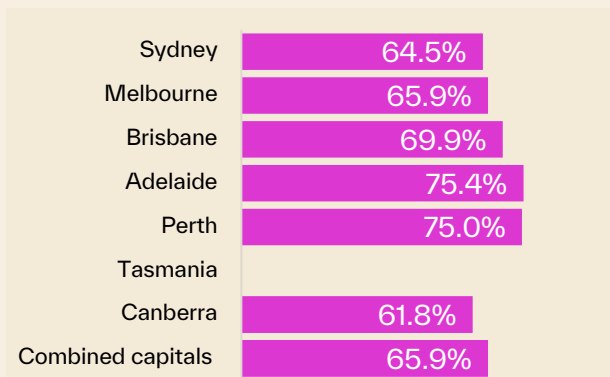
Melbourne is set to host 1,381 auctions this week, compared to 1,388 last week and 1,340 this time last year. This will likely be the seventh time so far this year where Melbourne's weekly auction activity has risen above 1,300.

Across the smaller capitals, **Brisbane** is set to be the busiest market this week, with 220 homes scheduled to go under the hammer, compared to 209 last week. There are 159 auctions scheduled in **Adelaide** this week, up from 130 last week, while 144 auctions are set to go under the hammer in **Canberra**, up from 136 last week. In **Perth**, nine auctions are scheduled this week, down from 16 last week, while there are no auctions scheduled in **Tasmania** this week, after three homes were taken under the hammer last week.

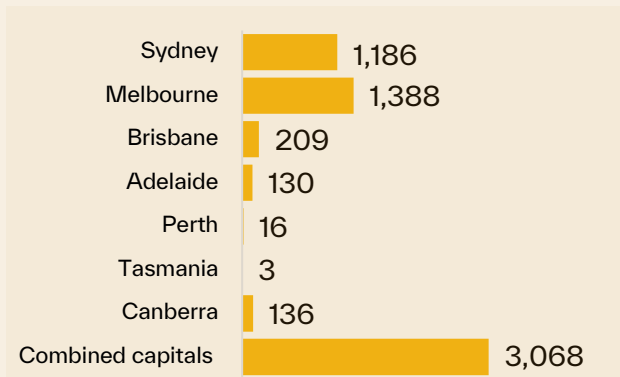
Next week we are expecting to see around 2,980 homes taken to auction across the combined capitals.

Capital city auction statistics (Final) – w/e 9 November 2025

Clearance rate



Total auctions



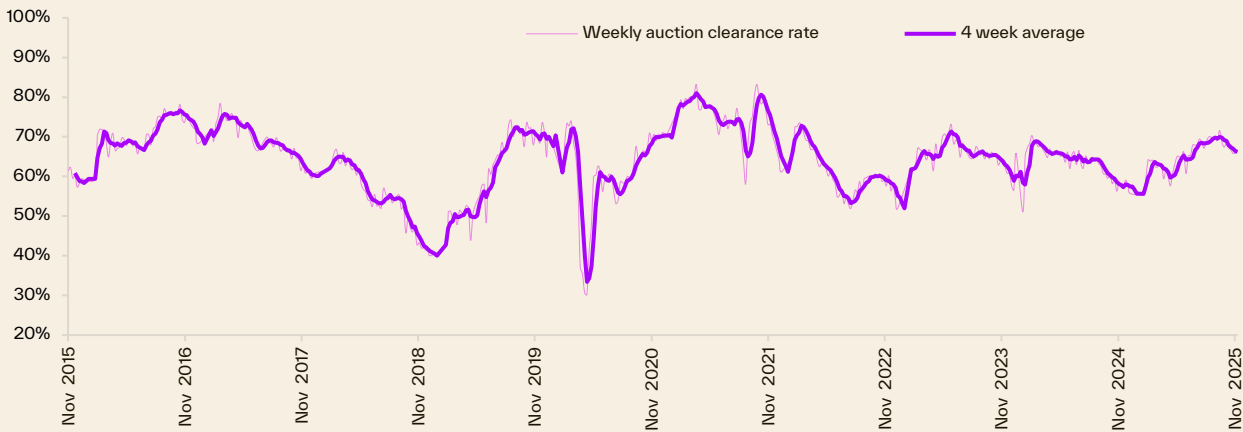
Auction Market Preview

Capital city auction statistics (Final) – w/e 9 November 2025

City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	64.5%	1,186	1,186	765	421
Melbourne	65.9%	1,388	1,388	915	473
Brisbane	69.9%	209	209	146	63
Adelaide	75.4%	130	130	98	32
Perth	75.0%	16	16	12	4
Tasmania	n.a.	3	3	1	2
Canberra	61.8%	136	136	84	52
Combined capitals	65.9%	3,068	3,068	2,021	1,047

Note: A minimum sample size of 10 results is required to report a clearance rate

Weekly clearance rate, combined capital cities



Summary of last week's results

There were 3,068 homes taken to auction across the combined capitals last week, making it the second-busiest auction week of the year so far. The previous week saw 2,109 homes taken under the hammer, while one year ago, 2,848 capital city auctions were held.

The final clearance rate came in at 65.9% last week, just 10 basis points higher than the previous week (65.8%) when the lowest clearance rate since June was recorded. Over the same week last year, a clearance rate of 58.4% was recorded across the combined capitals.

There were 1,388 auctions held in Melbourne last week, the fourth-busiest week of the year. The previous week saw just 502 homes taken to auction (due to the Melbourne Cup Carnival), while this time last year, 1,330 homes went under the hammer across the city. Melbourne's clearance rate came in at 65.9% last week, after dropping to 61.2% the week prior, which was the lowest clearance rate in 27 weeks. Over the same week last year, 59.0% of reported auctions were successful.

In Sydney, 1,186 homes were taken to auction last week, the second-busiest auction week of the year so far. The previous week saw 1,094 homes taken to auction, while this time last year, 1,062 auctions were held across the city. Sydney's final clearance rate dropped to its lowest level in 22 weeks last week, coming in at 64.5%, down from 66.3% the week prior. Over the same week last year, a clearance rate of 59.8% was recorded.

Across the smaller auction markets, Adelaide recorded the highest clearance rate, coming in at 75.4%, down from 77.1% the week prior. Perth's clearance rate came in at 75.0%, up from 66.7% over the previous week, while Brisbane's clearance rate came in at 69.9%, up from 68.8% the week prior. In Canberra, 61.8% of auctions were successful, down from 62.1% the previous week. There were just three auctions in Tasmania last week, one of which was successful. Brisbane (209) was the busiest auction market across the smaller capitals last week, followed by Canberra (136), Adelaide (130) and Perth (16).

Auction Market Preview

Sub-region auction statistics (Final) - w/e 9 November 2025

Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	48.0%	25	25	12	13
Baulkham Hills and Hawkesbury	41.2%	68	68	28	40
Blacktown	65.1%	63	63	41	22
City and Inner South	71.4%	105	105	75	30
Eastern Suburbs	75.2%	117	117	88	29
Inner South West	68.2%	132	132	90	42
Inner West	63.2%	106	106	67	39
North Sydney and Hornsby	62.3%	207	207	129	78
Northern Beaches	62.3%	69	69	43	26
Outer South West	n.a.	5	5	3	2
Outer West and Blue Mountains	n.a.	9	9	6	3
Parramatta	63.2%	106	106	67	39
Ryde	66.7%	66	66	44	22
South West	67.1%	73	73	49	24
Sutherland	66.7%	36	36	24	12
Melbourne sub-regions					
Inner	64.7%	204	204	132	72
Inner East	61.9%	176	176	109	67
Inner South	66.2%	210	210	139	71
North East	67.2%	174	174	117	57
North West	69.4%	134	134	93	41
Outer East	68.6%	118	118	81	37
South East	68.9%	167	167	115	52
West	62.9%	175	175	110	65
Mornington Peninsula	62.1%	29	29	18	11
Regional SA4					
Newcastle and Lake Macquarie	67.6%	37	37	25	12
Illawarra	60.0%	20	20	12	8
Gold Coast	59.4%	64	64	38	26
Sunshine Coast	55.1%	49	49	27	22
Geelong	68.4%	19	19	13	6

Note: A minimum sample size of 10 results is required to report a clearance rate

Cotality, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

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