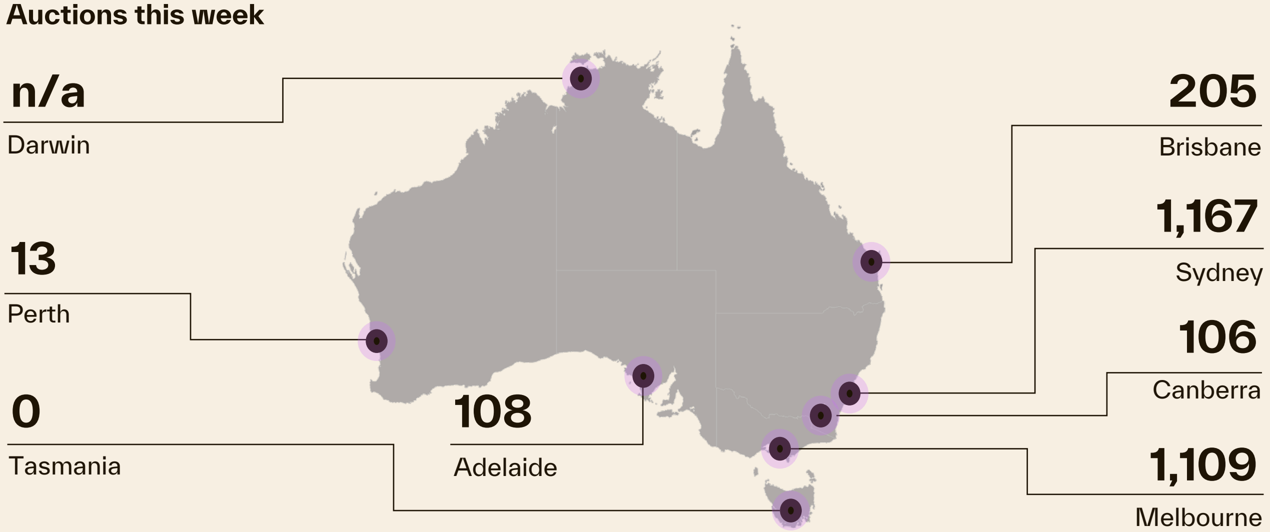
Auction market preview

Week ending 19 October 2025

Auctions this week



Sydney auction activity set to blossom with busiest week since April

There are 2,708 homes currently scheduled for auction across the combined capitals this week marking both the busiest auction week since the beginning of June and the 6th busiest week of the year so far. Last week saw 2,587 homes go under the hammer, while this time last year, 2,541 auctions were held across the combined capitals.

Melbourne is set to see 1,109 homes go under the hammer this week, down -11.2% on last week when 1,249 auctions were held, but up slightly from this time last year, when 1,098 auctions were held across the city.

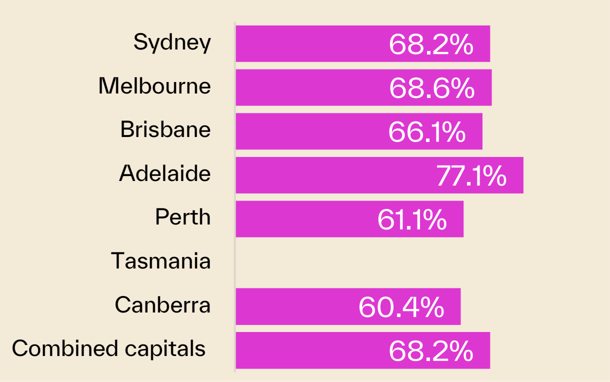
In Sydney, 1,167 auctions are scheduled this week, which if they all go ahead, will be the city's second busiest auction week of the year to date. This week's numbers are up 18.1% on last week (988) and 19.8% higher than the same week last year (974).

Across the smaller capitals, Brisbane is set to host the busiest auction market this week, with 205 homes scheduled to go under the hammer, up from 127 last week. There are 108 auctions scheduled in Adelaide this week, up from 96 last week, while the 106 auctions currently scheduled in Canberra is in line with the 106 held last week. Perth has 13 auctions on the radar, down from 18 last week, while there are no auctions scheduled in Tasmania this week.

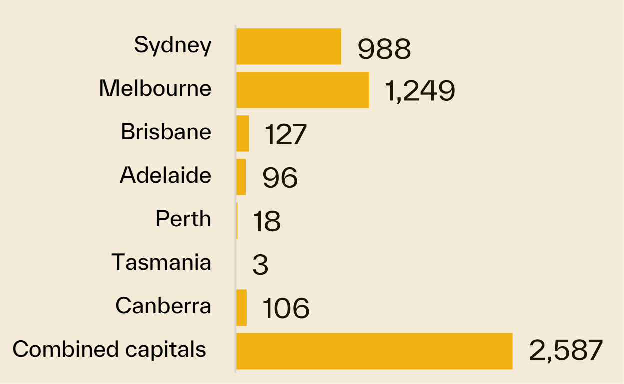
Next week is gearing up to be the busiest week of the year, with 3,220 homes currently scheduled for auction across the combined capitals, 1,732 of which are in Melbourne.

Capital city auction statistics (Final) – w/e 12 October 2025

Clearance rate



Total auctions



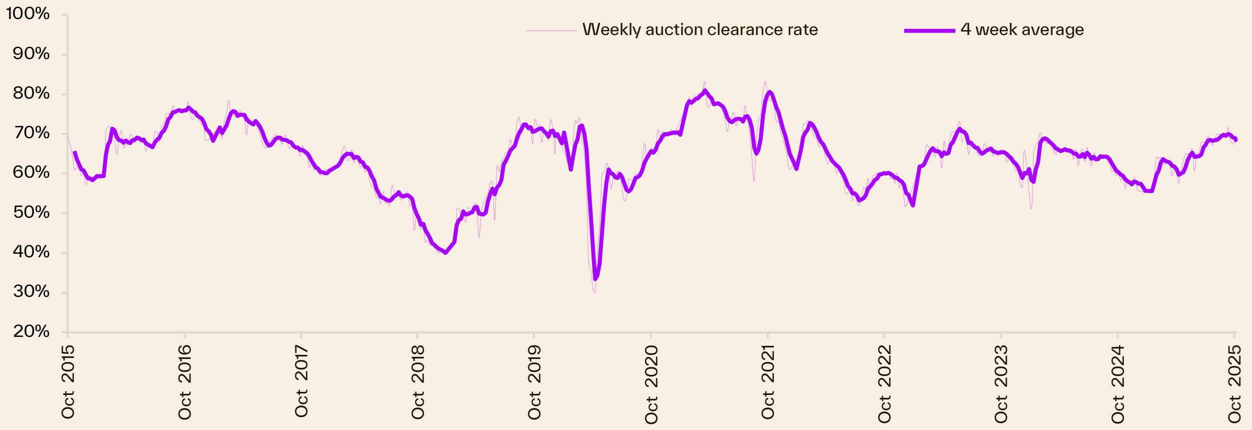
Auction Market Preview

Capital city auction statistics (Final) – w/e 12 October 2025

City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	68.2%	988	988	674	314
Melbourne	68.6%	1,249	1,248	856	392
Brisbane	66.1%	127	127	84	43
Adelaide	77.1%	96	96	74	22
Perth	61.1%	18	18	11	7
Tasmania	n.a.	3	3	0	3
Canberra	60.4%	106	106	64	42
Combined capitals	**68.2%**	**2,587**	**2,586**	**1,763**	**823**

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

Last week saw 2,587 homes taken to auction across the combined capitals, compared to 1,958 the previous week and 2,598 this time last year.

Last week's final clearance rate came in at 68.2%, after recording the lowest clearance rate since the beginning of August the week prior (67.4%). This time last year, 60.8% of auctions were successful across the combined capitals.

There were 1,249 auctions held in Melbourne last week, up from 1,164 last week and 1,091 this time last year. Melbourne's clearance rate came in at 68.6%, the strongest clearance rate in three weeks. The previous week recorded a clearance rate of 66.5%, while this time last year, 57.6% of reported auctions were successful.

988 homes were taken to auction in Sydney last week, up from just 511 over the week prior (Labour Day long weekend). This time last year, 1,018 homes were auctioned across the city. Sydney's final clearance rate came in at 68.2% last week, just 10 basis points lower than the 68.3% success rate recorded the previous week. Over the same week last year, 63.0% of reported auctions were successful.

Brisbane (127) was the busiest auction market across the smaller capitals last week, followed by Canberra (106), Adelaide (96) and Perth (18). Adelaide recorded the highest clearance rate, coming in at 77.1% last week, down from 78.5% the week prior. Brisbane's clearance rate rose to 66.1% last week, up from 65.5% over the previous week, while Canberra recorded its lowest clearance rate in seven weeks at 60.4%. In Perth, 61.1% of auctions were successful last week, down from 76.9% the previous week, noting some of this volatility is due to Perth's low volumes. There were just three auctions in Tasmania last week, all of which were unsuccessful.

Auction Market Preview

Sub-region auction statistics (Final) – w/e 12 October 2025

Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	43.8%	16	16	7	9
Baulkham Hills and Hawkesbury	78.9%	52	52	41	11
Blacktown	62.7%	75	75	47	28
City and Inner South	72.4%	105	105	76	29
Eastern Suburbs	62.2%	90	90	56	34
Inner South West	68.2%	110	110	75	35
Inner West	74.7%	83	83	62	21
North Sydney and Hornsby	66.5%	155	155	103	52
Northern Beaches	66.0%	53	53	35	18
Outer South West	n.a.	4	4	4	0
Outer West and Blue Mountains	n.a.	7	7	5	2
Parramatta	68.5%	73	73	50	23
Ryde	66.7%	54	54	36	18
South West	68.8%	64	64	44	20
Sutherland	70.8%	48	48	34	14
Melbourne sub-regions					
Inner	61.2%	209	209	128	81
Inner East	64.8%	162	162	105	57
Inner South	71.2%	147	146	104	42
North East	76.0%	158	158	120	38
North West	68.0%	150	150	102	48
Outer East	71.1%	97	97	69	28
South East	79.3%	150	150	119	31
West	63.0%	146	146	92	54
Mornington Peninsula	56.7%	30	30	17	13
Regional SA4					
Newcastle and Lake Macquarie	51.7%	29	29	15	14
Illawarra	56.3%	16	16	9	7
Gold Coast	46.6%	88	88	41	47
Sunshine Coast	46.4%	56	56	26	30
Geelong	47.1%	17	17	8	9

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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