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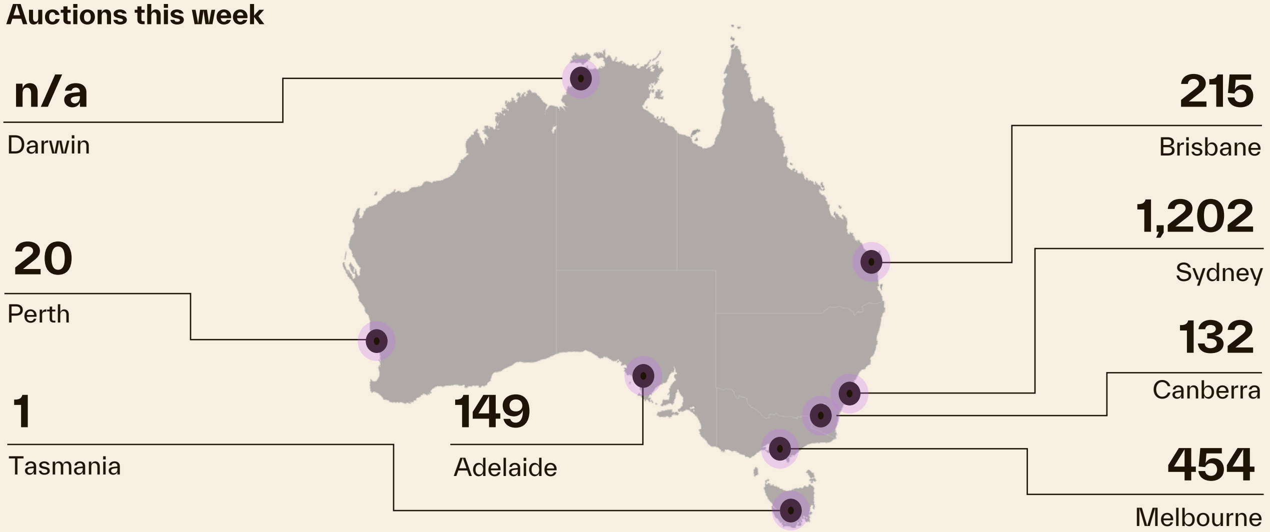
Auction market preview

Week ending 2 November 2025

Auctions this week



Auction activity plummets across Melbourne

There are currently 2,173 homes scheduled for auction across the combined capitals this week, a 33% drop compared with last week. The lower volume is attributable to the Melbourne Cup Carnival, with many Victorians taking a long weekend to coincide with the public holiday on November 4th. Last week saw 3,236 auctions go under the hammer – the busiest week since the lead up to Easter last year (3,519), while this time last year, 1,972 auctions were held across the combined capitals.

Sydney is gearing up for its second busiest auction week of the year, with 1,202 homes scheduled to go under the hammer this week, up from 957 last week and 1,036 this time last year.

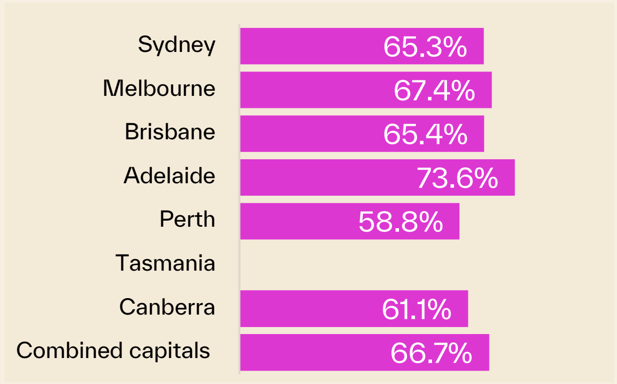
Melbourne is set to host just 454 auctions this week as the city prepares for the Melbourne Cup Carnival which kicks off on Saturday. Last week saw 1,836 auctions held across Melbourne – the busiest auction week since December 2021, while this time last year, 474 homes were taken to auction.

Across the smaller capitals, **Brisbane** is set to host the busiest market this week, with 215 homes scheduled to go under the hammer, up from 188 last week. There are 149 auctions scheduled in **Adelaide** this week, up from 144 last week, while 132 auctions are set to go under the hammer in **Canberra**, up from 90 last week. In **Perth**, 20 auctions are scheduled this week, up from 17 last week, while just one auction is on the radar in **Tasmania** this week, down from four last week.

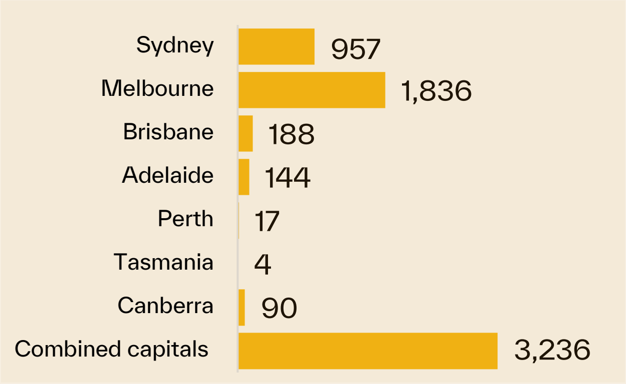
Next week will see auction volume increase, with around 3,200 homes set to go under the hammer across the combined capitals.

Capital city auction statistics (Final) – w/e 26 October 2025

Clearance rate



Total auctions



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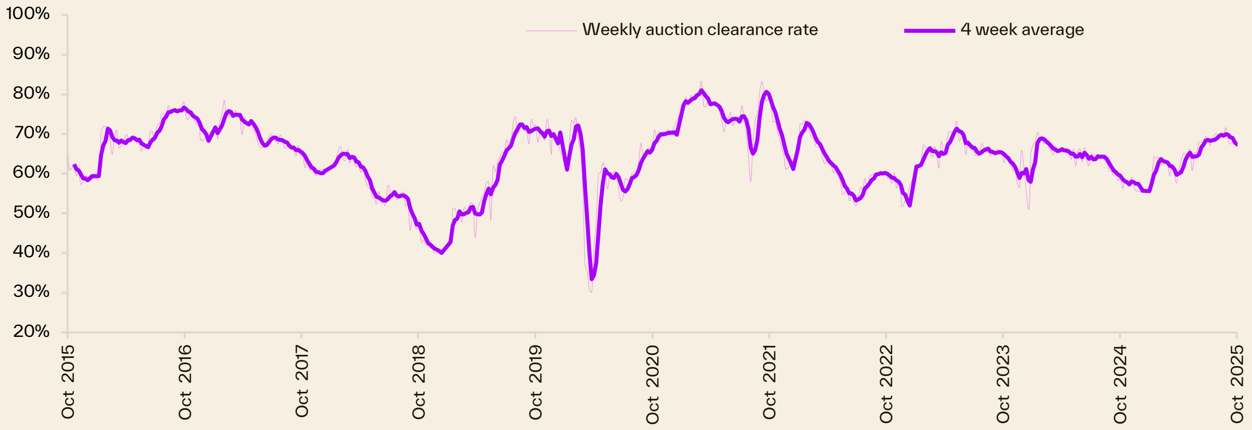
Auction Market Preview

Capital city auction statistics (Final) – w/e 26 October 2025

City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	65.3%	957	957	625	332
Melbourne	67.4%	1,836	1,836	1,238	598
Brisbane	65.4%	188	188	123	65
Adelaide	73.6%	144	144	106	38
Perth	58.8%	17	17	10	7
Tasmania	n.a.	4	4	2	2
Canberra	61.1%	90	90	55	35
Combined capitals	**66.7%**	**3,236**	**3,236**	**2,159**	**1,077**

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 3,236 homes taken to auction across the combined capitals – the busiest auction week since March last year. The previous week saw 2,626 homes taken under the hammer while this time last year, 3,135 capital city auctions were held.

Last week's final clearance rate came in at 66.7%, down 60 basis points on the previous week when 67.3% of auctions were successful. This marks the lowest clearance rate since the week ending 22nd June (65.3%). Over the same week last year, a clearance rate of 59.5% was recorded across the combined capitals.

There were 1,836 auctions held in Melbourne last week making it the busiest auction week since December 2021. The previous week saw 1,142 Melbourne homes go under the hammer, while this time last year, 1,675 auctions were held across the city. Melbourne's clearance rate came in at 67.4% last week, up from 66.4% over the previous week and 62.3% this time last year.

In Sydney, 957 homes were taken to auction last week, down from 1,079 the previous week and 981 this time last year. Sydney's final clearance rate came in at 65.3%, down from 68.2% the previous week. Last week's result marks the lowest clearance rate the city has seen since the week ending 8th June (58.1%). Over the same week last year, 55.9% of reported auctions were successful.

Brisbane (188) was the busiest auction market across the smaller capitals last week, followed by Adelaide (144), Canberra (90) and Perth (17). Adelaide recorded the highest clearance rate, coming in at 73.6% last week, down from 74.7% the week prior. Brisbane's clearance rate came in at 65.4% last week, down from 67.8% over the previous week, while Canberra's clearance rate came in at 61.1% last week, compared to 61.2% the week prior. In Perth, 58.8% of auctions were successful last week, down from 64.3% the previous week, while there were four auctions in Tasmania last week, two of which were successful.

Auction Market Preview

Sub-region auction statistics (Final) – w/e 26 October 2025

Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	44.1%	34	34	15	19
Baulkham Hills and Hawkesbury	58.6%	29	29	17	12
Blacktown	76.0%	75	75	57	18
City and Inner South	57.0%	100	100	57	43
Eastern Suburbs	66.7%	87	87	58	29
Inner South West	69.9%	133	133	93	40
Inner West	65.8%	73	73	48	25
North Sydney and Hornsby	67.8%	115	115	78	37
Northern Beaches	62.3%	61	61	38	23
Outer South West	n.a.	7	7	4	3
Outer West and Blue Mountains	72.7%	11	11	8	3
Parramatta	63.0%	81	81	51	30
Ryde	58.7%	63	63	37	26
South West	74.5%	47	47	35	12
Sutherland	70.7%	41	41	29	12
Melbourne sub-regions					
Inner	67.6%	343	343	232	111
Inner East	63.5%	255	255	162	93
Inner South	68.0%	284	284	193	91
North East	70.6%	221	221	156	65
North West	67.7%	167	167	113	54
Outer East	72.7%	128	128	93	35
South East	64.4%	174	174	112	62
West	65.4%	237	237	155	82
Mornington Peninsula	82.8%	29	29	24	5
Regional SA4					
Newcastle and Lake Macquarie	71.9%	32	32	23	9
Illawarra	45.5%	11	11	5	6
Gold Coast	57.8%	45	45	26	19
Sunshine Coast	33.3%	30	30	10	20
Geelong	72.4%	29	29	21	8

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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