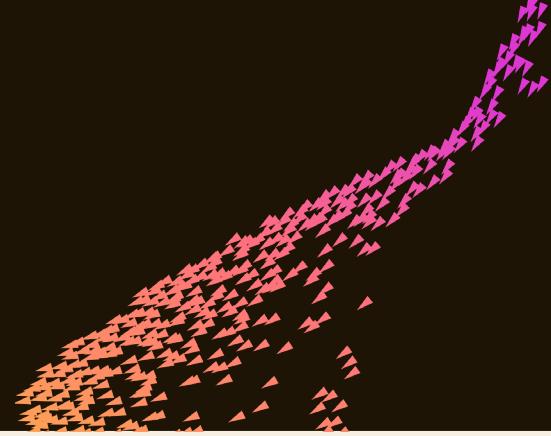
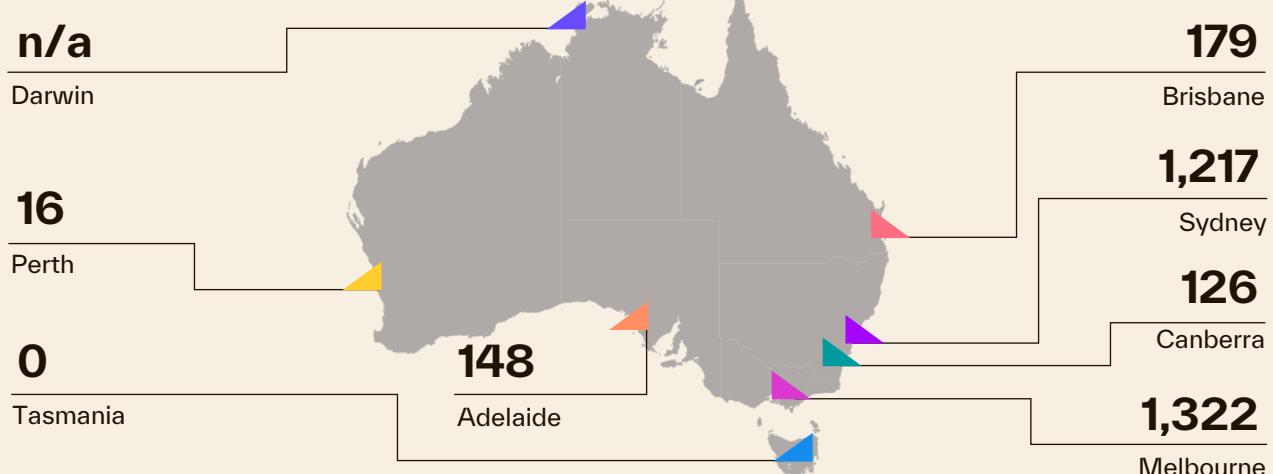


Auction market preview

Week ending 23 November 2025



Auctions this week



Just over 3,000 homes set for auction across the combined capitals

There are currently 3,008 homes scheduled to go under the hammer across the combined capitals this week, after last week recorded the second highest volume of auctions so far this year (3,204). While down -6.1% over the week, this week's numbers are 13.9% higher than the same week last year, when 2,640 homes went under the hammer across the combined capitals.

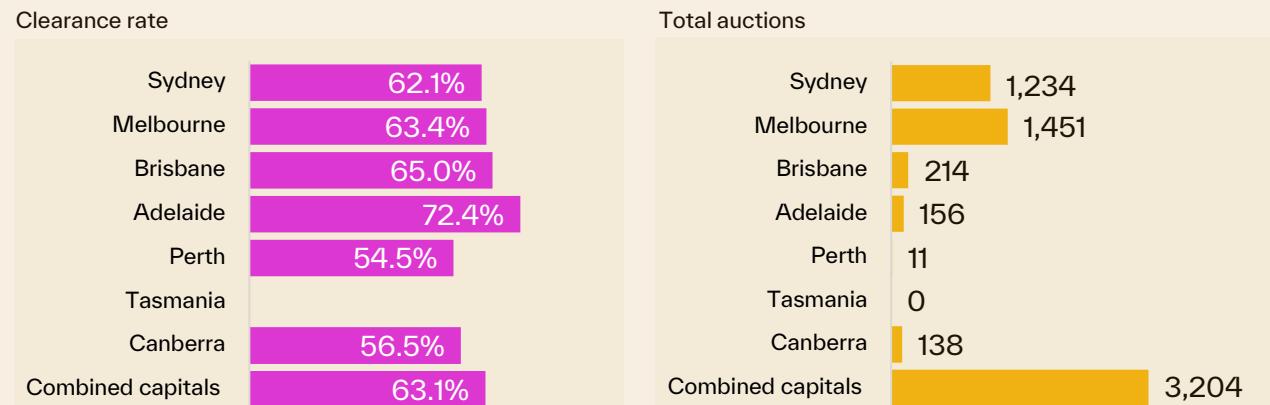
In **Sydney**, 1,217 homes are scheduled for auction this week, down just -1.4% on last week when 1,234 auctions were held, and 22.4% higher than one year ago (994).

Melbourne is set to host 1,322 auctions this week, compared to 1,451 last week and 1,161 this time last year.

Auction activity is down across the smaller capitals week-on-week, with the exception of Perth. **Brisbane** is set to be the busiest market this week, with 179 homes scheduled to go under the hammer, compared to 214 last week. There are 148 auctions scheduled in **Adelaide** this week, down from 156 last week, while 126 homes are set to be taken to auction in **Canberra**, down from 138 last week. In **Perth**, 16 auctions are scheduled this week, up from 11 last week, while there are no auctions scheduled in **Tasmania** for the second week in a row.

Next week is set to be the busiest auction week since Easter last year (3,519), with just under 3,450 auctions currently scheduled across the combined capitals.

Capital city auction statistics (Final) – w/e 16 November 2025



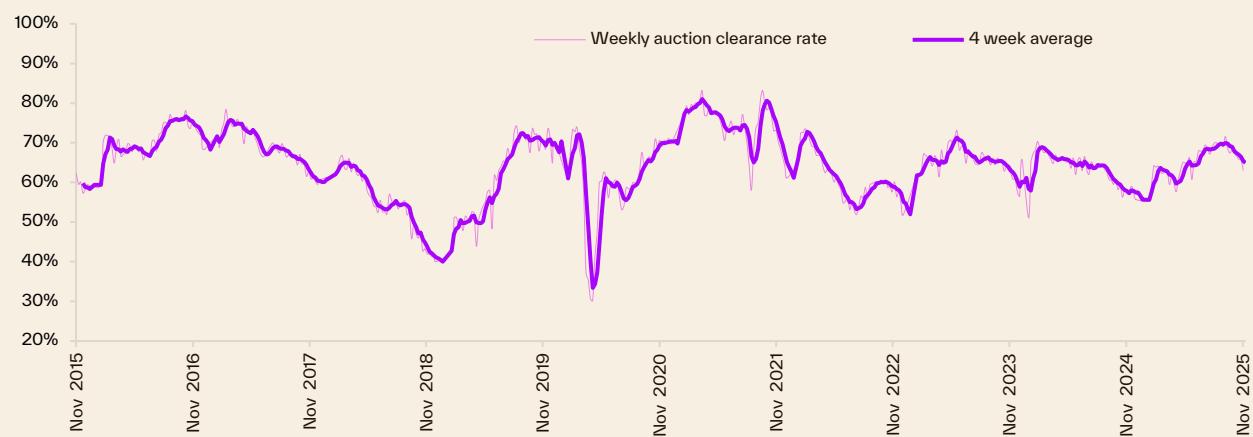
Auction Market Preview

Capital city auction statistics (Final) – w/e 16 November 2025

City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	62.1%	1,234	1,234	766	468
Melbourne	63.4%	1,451	1,449	918	531
Brisbane	65.0%	214	214	139	75
Adelaide	72.4%	156	156	113	43
Perth	54.5%	11	11	6	5
Tasmania	n.a.	0	0	0	0
Canberra	56.5%	138	138	78	60
Combined capitals	63.1%	3,204	3,202	2,202	1,182

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 3,204 homes taken to auction across the combined capitals last week, overtaking the previous week (3,068) as the second busiest auction week of the year so far. Over the same week last year, 2,898 capital city homes were taken under the hammer.

The final clearance rate slipped to 63.1% last week, the lowest clearance rate since the week ending 8th June (60.7%). The previous week recorded a clearance rate of 65.9%, while this time last year, 57.3% of reported auctions were successful.

There were 1,451 auctions held in Melbourne last week, the third busiest auction week of the year. The previous week saw 1,388 homes taken to auction, while this time last year, 1,340 homes went under the hammer across the city. Melbourne's clearance rate came in at 63.4% last week, down from 65.9% over the previous week. This time last year, 56.9% of Melbourne auctions were successful.

In Sydney, 1,234 homes went under the hammer last week, the second busiest auction week of the year so far. The previous week saw 1,186 homes taken to auction, while this time last year, 1,098 auctions were held across the city. Sydney's final clearance rate came in at 62.1% last week, the lowest

clearance rate since the week ending 8th June (58.1%). Over the same week last year, a clearance rate of 57.9% was recorded.

Across the smaller auction markets, Adelaide recorded the highest clearance rate, coming in at 72.4%, down from 75.4% the week prior. Brisbane's clearance rate came in at 65.0%, down from 69.9% over the previous week, while Canberra's clearance rate came in at 56.5%, down from 61.8% the week prior. In Perth, 54.5% of auctions were successful, down from 75.0% the previous week.

Brisbane (214) was the busiest auction market across the smaller capitals last week. Adelaide had its busiest auction week of the year, with 156 homes taken to auction across the city last week, up from 130 over the previous week. There were 138 auctions in Canberra last week, up from 136 a week earlier, marking the highest volume the city has seen since mid-December 2023 (140). Just 11 auctions were held in Perth last week, down from 16 over the previous week, while there were no auctions in Tasmania last week, after the previous week saw three homes taken under the hammer.

Auction Market Preview

Sub-region auction statistics (Final) – w/e 16 November 2025

Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	55.0%	20	20	11	9
Baulkham Hills and Hawkesbury	43.4%	76	76	33	43
Blacktown	59.2%	71	71	42	29
City and Inner South	64.7%	116	116	75	41
Eastern Suburbs	67.0%	103	103	69	34
Inner South West	60.0%	150	150	90	60
Inner West	70.0%	100	100	70	30
North Sydney and Hornsby	62.6%	214	214	134	80
Northern Beaches	64.5%	93	93	60	33
Outer South West	n.a.	8	8	4	4
Outer West and Blue Mountains	63.6%	11	11	7	4
Parramatta	60.7%	89	89	54	35
Ryde	69.1%	55	55	38	17
South West	58.0%	69	69	40	29
Sutherland	66.7%	60	60	40	20
Melbourne sub-regions					
Inner	63.9%	205	205	131	74
Inner East	60.1%	218	218	131	87
Inner South	60.6%	209	208	126	82
North East	68.4%	171	171	117	54
North West	65.6%	163	163	107	56
Outer East	66.0%	100	100	66	34
South East	62.2%	164	164	102	62
West	64.1%	182	181	116	65
Mornington Peninsula	56.4%	39	39	22	17
Regional SA4					
Newcastle and Lake Macquarie	77.5%	40	40	31	9
Illawarra	70.6%	17	17	12	5
Gold Coast	52.9%	68	68	36	32
Sunshine Coast	60.0%	45	45	27	18
Geelong	77.8%	18	18	14	4

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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