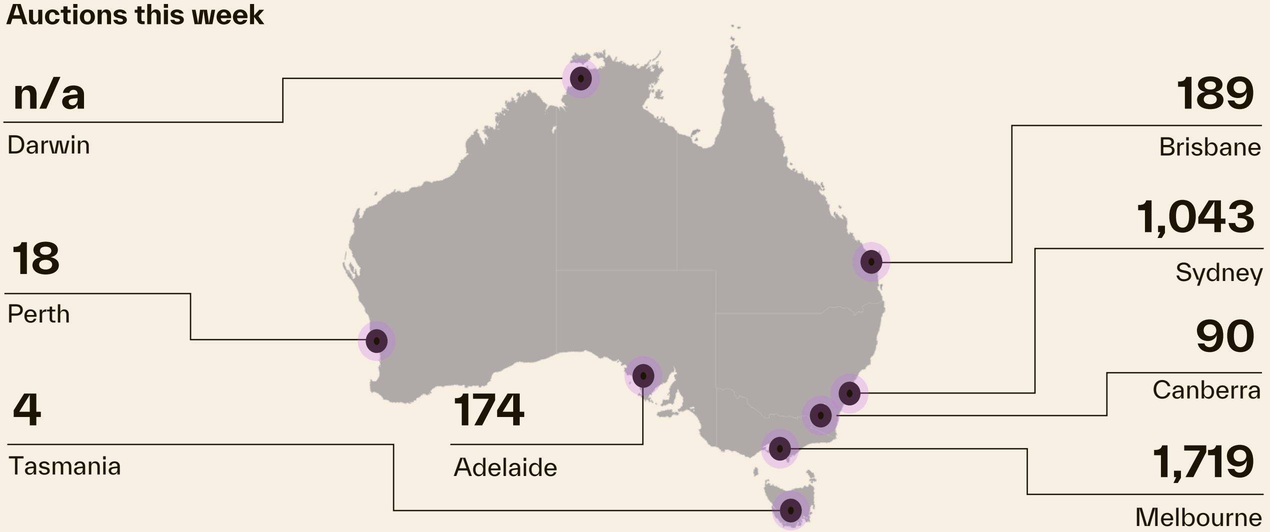
Auction market preview

Week ending 26 October 2025

Auctions this week



Melbourne auction volumes surge ahead of Spring Carnival

There are currently 3,237 homes scheduled for auction across the combined capitals this week, marking the busiest week since the lead up to Easter last year (3,519). Last week saw 2,626 homes go under the hammer, while this time last year, 3,135 auctions were held across the combined capitals.

Of the 3,237 capital city homes set for auction this week, 53.1% are in Melbourne with 1,719 homes scheduled to go under the hammer. This marks the city's busiest week for the city since the week prior to Easter 2024 (1,760) with this week's numbers up 50.5% on last week (1,142) and 2.6% higher than this time last year (1,675).

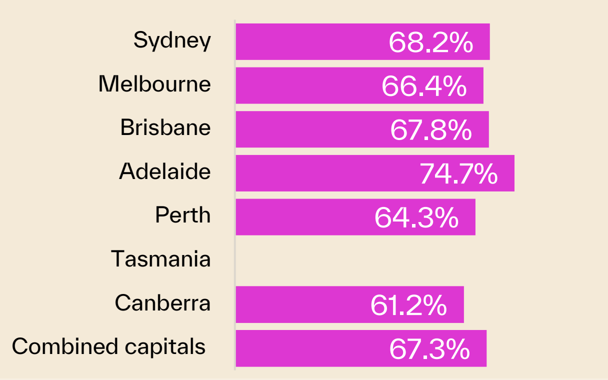
In Sydney, 1,043 auctions are scheduled this week, down -3.3% on last week (1,079), although 6.3% higher than the same week last year (981).

Across the smaller capitals, Brisbane is set to host the busiest market this week, with 189 homes scheduled to go under the hammer, down from 200 last week. Adelaide is expecting its busiest auction week since this time last year (181), with 174 auctions scheduled this week, up from 88 last week. In Canberra, 90 homes are currently scheduled for auction, down from 103 last week, while 18 auctions are scheduled in Perth this week, up from 14 last week. There are four auctions on the radar in Tasmania this week.

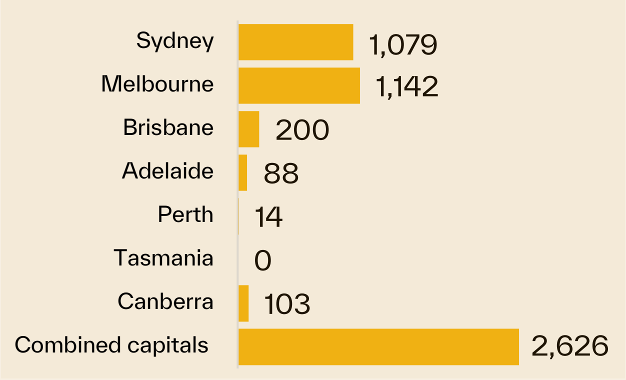
Next week will see auction volume temporarily drop, with around 2,180 homes set to go under the hammer across the combined capitals. The lower volume can be attributed to the Melbourne Cup Carnival which kicks off on Saturday 1st November, with fewer than 500 homes currently scheduled for auction across the city.

Capital city auction statistics (Final) – w/e 19 October 2025

Clearance rate



Total auctions



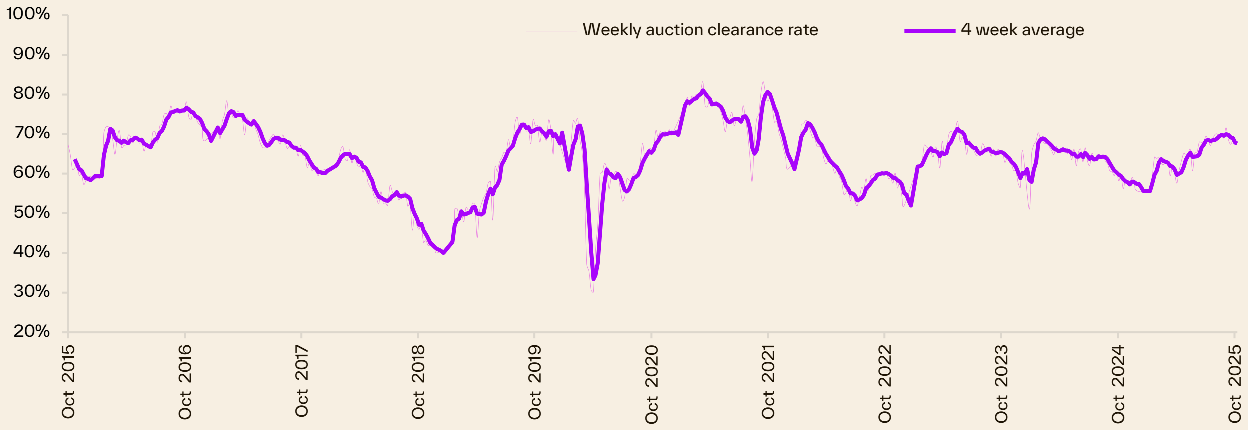
Auction Market Preview

Capital city auction statistics (Final) – w/e 19 October 2025

City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	68.2%	1,079	1,074	732	342
Melbourne	66.4%	1,142	1,137	755	382
Brisbane	67.8%	200	199	135	64
Adelaide	74.7%	88	87	65	22
Perth	64.3%	14	14	9	5
Tasmania	n.a.	0	0	0	0
Canberra	61.2%	103	103	63	40
Combined capitals	67.3%	2,626	2,614	1,759	855

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 2,626 homes taken to auction across the combined capitals, up from 2,587 the previous week and 2,541 this time last year.

Last week's final clearance rate came in at 67.3%, down 90 basis points on the previous week when 68.2% of auctions were successful. This time last year, a clearance rate of 58.2% was recorded across the combined capitals.

There were 1,142 auctions held in Melbourne last week, down from 1,249 the previous week and 1,098 this time last year. Melbourne's clearance rate came in at 66.4%, down -2.2 percentage points on the previous week (68.6%), while this time last year, 57.8% of reported auctions were successful.

In Sydney, 1,079 homes were taken to auction last week, up from 988 the previous week and 974 this time last year.

Sydney's final clearance rate came in at 68.2%, in line with the previous week. Over the same week last year, 60.6% of reported auctions were successful.

Brisbane (200) was the busiest auction market across the smaller capitals last week, followed by Canberra (103), Adelaide (88) and Perth (14). Adelaide recorded the highest clearance rate, coming in at 74.7% last week, down from 77.1% the week prior. Brisbane's clearance rate rose to 67.8% last week, up from 66.1% over the previous week, while Canberra's clearance rate came in at 61.2%, after the week prior recording its lowest clearance rate in seven weeks (60.4%). In Perth, 64.3% of auctions were successful last week, up from 61.1% the previous week. There were no auctions held in Tasmania last week.

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Sub-region auction statistics (Final) – w/e 19 October 2025

Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	69.6%	23	23	16	7
Baulkham Hills and Hawkesbury	65.3%	49	49	32	17
Blacktown	65.3%	75	72	47	25
City and Inner South	65.0%	97	97	63	34
Eastern Suburbs	73.3%	101	101	74	27
Inner South West	78.5%	130	130	102	28
Inner West	68.6%	102	102	70	32
North Sydney and Hornsby	59.4%	134	133	79	54
Northern Beaches	64.7%	85	85	55	30
Outer South West	n.a.	9	8	6	2
Outer West and Blue Mountains	45.5%	11	11	5	6
Parramatta	69.6%	79	79	55	24
Ryde	70.7%	75	75	53	22
South West	64.6%	65	65	42	23
Sutherland	75.0%	44	44	33	11
Melbourne sub-regions					
Inner	64.5%	187	183	118	65
Inner East	67.6%	179	179	121	58
Inner South	63.6%	130	129	82	47
North East	71.7%	152	152	109	43
North West	67.5%	123	123	83	40
Outer East	80.5%	77	77	62	15
South East	64.1%	128	128	82	46
West	57.6%	151	151	87	64
Mornington Peninsula	75.0%	16	16	12	4
Regional SA4					
Newcastle and Lake Macquarie	78.8%	33	33	26	7
Illawarra	54.2%	24	24	13	11
Gold Coast	45.3%	76	75	34	41
Sunshine Coast	55.3%	38	38	21	17
Geelong	88.2%	17	17	15	2

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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