

Finalised clearance rates

Week ending 7th June 2026

The combined capitals weighted clearance rate eases to 47.3% while Brisbane recorded its lowest clearance rate since June 2020

Across the capital cities, 1,175 homes went under the hammer last week, down 55.8% from 2,659 the previous week and 14.4% below the 1,373 auctions held in the same week last year. The volume of auctions was impacted by the King's Birthday long weekend in most states. The weighted average final clearance rate came in at 47.3%, down 1.7 percentage points from 49.0% the previous week. This was the second week in a row where the combined capitals clearance rate held below the 50% mark.

Melbourne hosted 424 auctions, down 66.5% on the previous week's 1,266, with the clearance rate easing to 47.4% from 51.9%. Sydney held 485 auctions, down 50.4% on last week's 977, though the clearance rate rose from 46.5% to 48.9%

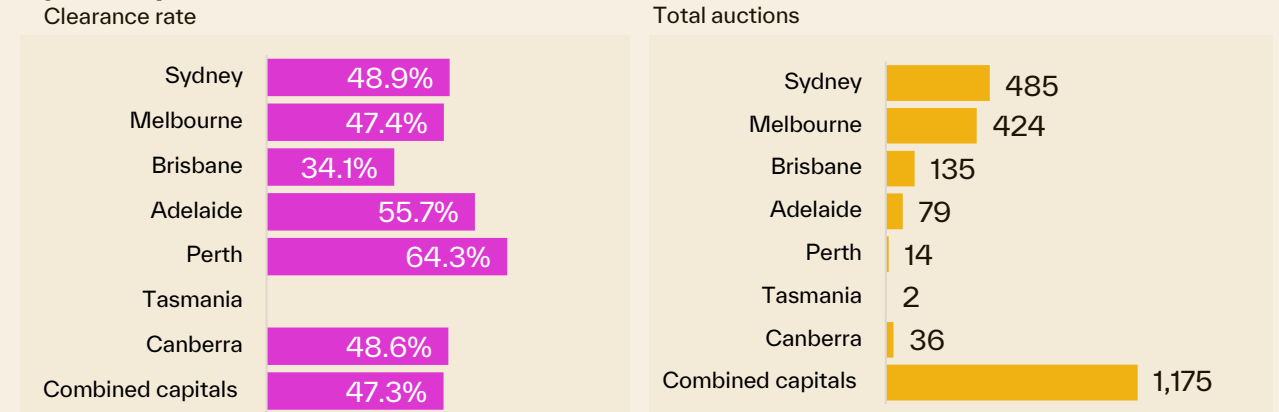
Among the smaller capitals, Adelaide held 79 auctions (down 39.7% week-on-week) with the clearance rate easing to 55.7% from 59.5%. Brisbane was the standout, holding 135 auctions (down 31.8%) for a clearance rate of just 34.1%, down from 39.9% and the city's lowest weekly clearance rate since the 7th of June 2020 (33.3%). Canberra was one of the few markets to record a clearance rate rise, with its 36 auctions (down 52.0% on

volume) clearing at 48.6% versus 38.7% the previous week. Perth held 14 auctions (up 27.3%) and saw its clearance rate rise to 64.3% from 54.5%. Tasmania held two auctions, one selling at auction and one passing in.

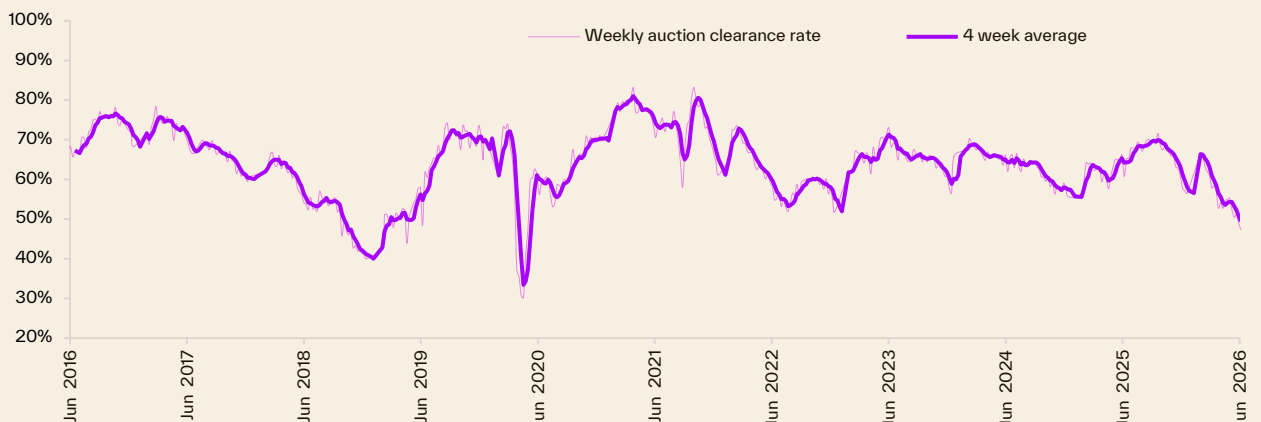
Of the 1,175 auctions held across the combined capitals, 455 properties passed in (38.7%) and 164 were withdrawn (14.0%). Brisbane recorded the highest pass-in rate at 56.3%, while Sydney accounted for the largest share of withdrawals with 91 properties (18.8% of its auctions).

Broadly, the weighted average clearance rate has been on a steady downtrend since late February 2026. After reducing to 55.3% in the week ending 3 May, the clearance rate slipped to 49.0% by the end of May and has now dropped to 47.3% in the first week of June; well below the decade average of 64%. The softening clearance rate comes alongside weaker consumer sentiment with the Westpac-Melbourne Institute index falling almost 3% in June. Households have also become cautious on the outlook for prices, with the 'House Price Expectations' sub index dropping 14.9% in June.

Capital city auction results



Weekly clearance rate, combined capital cities



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Sub-region auction results

Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	3	3	1	2
Baulkham Hills and Hawkesbury	n.a.	9	9	4	5
Blacktown	26.3%	19	19	5	14
City and Inner South	44.4%	45	45	20	25
Eastern Suburbs	53.9%	65	65	35	30
Inner South West	44.2%	52	52	23	29
Inner West	44.7%	38	38	17	21
North Sydney and Hornsby	43.6%	78	78	34	44
Northern Beaches	47.5%	40	40	19	21
Outer South West	n.a.	n.a.	n.a.	0	0
Outer West and Blue Mountains	n.a.	7	7	4	3
Parramatta	53.1%	32	32	17	15
Ryde	68.9%	45	45	31	14
South West	52.2%	23	23	12	11
Sutherland	51.7%	29	29	15	14
Melbourne sub-regions					
Inner	50.0%	50	50	25	25
Inner East	40.4%	57	57	23	34
Inner South	46.5%	43	43	20	23
North East	54.9%	51	51	28	23
North West	50.9%	53	53	27	26
Outer East	51.7%	29	29	15	14
South East	48.2%	83	83	40	43
West	38.3%	47	47	18	29
Mornington Peninsula	45.5%	11	11	5	6
Regional SA4					
Newcastle and Lake Macquarie	58.8%	17	17	10	7
Illawarra	n.a.	3	3	1	2
Gold Coast	32.0%	50	50	16	34
Sunshine Coast	43.5%	23	23	10	13
Geelong	n.a.	2	2	1	1

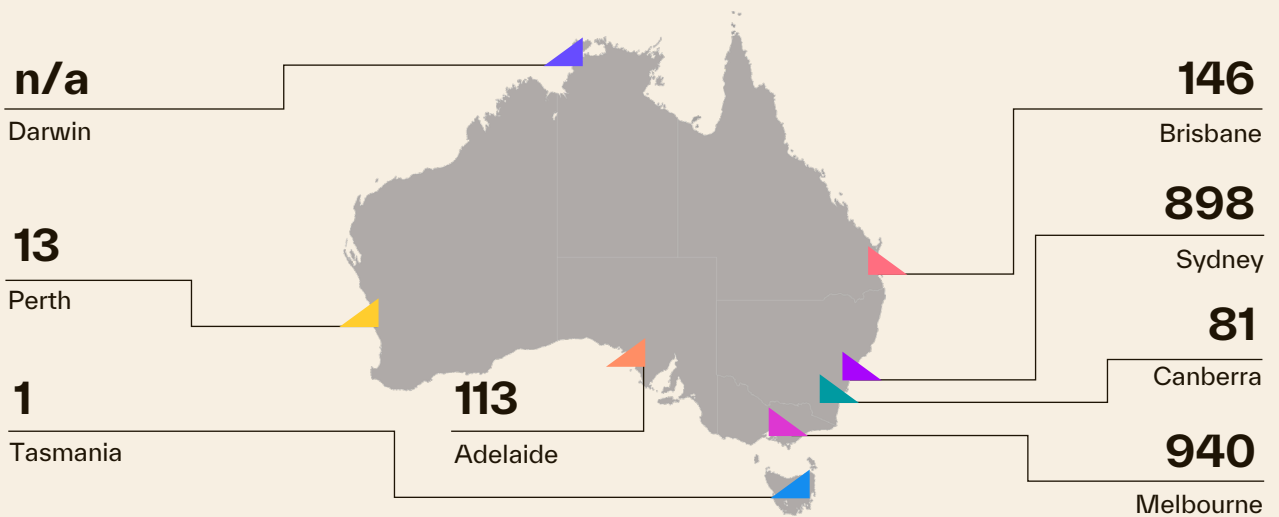
Note: A minimum sample size of 10 results is required to report a clearance rate

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.

Auction market preview

Week ending 14th June 2026

Capital city auctions this week



Auction volumes set to increase after the King's Birthday long weekend

A combined 2,192 capital city homes are scheduled to go under this week up 86.6% on last week's 1,175 auctions and level (+0.4%) with the 2,183 held in the equivalent week last year.

Melbourne is scheduled to host 940 auctions, more than doubling last week's 424 (121.7% increase), though still 7.7% below the 1,018 held in the equivalent week of 2025. Sydney is set to host 898 auctions, up 85.2% on last week's 485 and 8.3% above the 829 recorded a year earlier. Both major markets have recovered to near their pre-holiday volumes.

Among the smaller capitals, Brisbane has 146 auctions on the calendar (8.1% above last week and 15.0% higher than the same week last year), making it the largest year-on-

year rise in volume across the capitals. Adelaide has 113 (up 43.0% week-on-week but 6.6% below last year), while Canberra has lifted to 81 from just 36 the previous week (a 125.0% bounce, and 5.2% above 2025). Perth has 13 auctions scheduled, marginally below last week's 14 but 18.2% above the 11 held in the equivalent week of 2025. Tasmania has one auction scheduled, against two last week and none in the same week last year. Perth and Tasmania volumes remain low; percentage changes are too low to draw inference from.

More than 1,900 homes are scheduled for auction in the following week, and likely to trend seasonally lower through winter.



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