# Finalised clearance rates

***Week ending 8th November 2026***

## Fewer than half of homes taken to auction sold

The weighted average final clearance rate across the combined capitals rose to 45.2% last week, compared with the previous week's 40.7%. Over the past four weeks, the clearance rate averaged 44.3%, 0.9 percentage points below last week's result, with conditions remaining subdued. Even with this improvement, fewer than half of the homes taken to auction sold. Compared with the same week last year, the weighted average clearance rate last week was 20.7 percentage points lower (45.2% compared with 65.9%).

A total of 1,695 auctions were held across the capital cities, 18 fewer than the 1,713 held the previous week. Auction volumes were 44.8% lower than the same week last year, when 3,068 homes went to auction.

Auction volumes were lower than a year ago in five of the seven capitals. Melbourne (794 fewer, a fall of 57.2%) and Sydney (494 fewer, a fall of 41.7%) held 1,288 fewer auctions than in the same week last year, accounting for most of the national fall of 1,373. Canberra held half as many auctions as a year ago, 68 compared with 136, while Brisbane had 33 fewer (a fall of 15.8%) and Tasmania two fewer. Adelaide and Perth were the only capitals with more auctions than a year ago, an increase of 13.1% in Adelaide (17 more) and one extra auction in Perth.

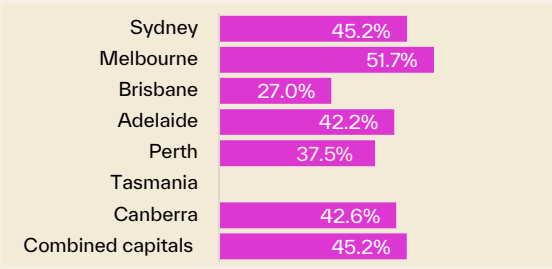
Melbourne's clearance rate lifted to 51.7% from 44.3%, an improvement of 7.4 percentage points and the largest rise among the mainland capitals. No other mainland capital cleared more than half its scheduled auctions. A year ago, Melbourne's clearance rate was 65.9%, 14.2 percentage points higher than last week. Similarly, auction volume in Melbourne increased, with 594 auctions held, 14.9% more than the previous week's 517. That said, Sydney held the most auctions out of any capital city 692 auctions, although its auction activity edged lower, 18 fewer than the week before (a fall of 2.5%), and its clearance rate was 45.2% compared with 45.1%. Sydney's clearance rate was 19.3 percentage points lower than in the same week last year, when it was 64.5%.

Auction volumes across Adelaide rose slightly to 147, a slight uptick from the 144 auctions the week prior. The city's clearance rate also moved higher from 35.4% to 42.2%. For the fourth consecutive week, Brisbane had the lowest clearance rate of the mainland capitals, despite a 3.2 percentage point improvement from 23.8% to 27.0%. Compared with the 69.9% of a year ago, Brisbane's clearance rate was 42.9 percentage points lower. Auction volumes declined by 25.7% week-on-week, with 176 homes taken to auction, down from 237.

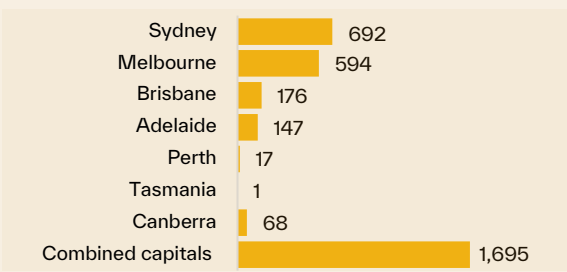
Auction activity in Canberra declined by 12.8% week-on-week, with 68 homes going under the hammer, down from 78 the previous week. In the same week last year, Canberra's clearance rate was 61.8%, a difference of 19.2 percentage points. The clearance rate edged higher by 2.3 percentage points to 42.6%, up from 40.3%. Meanwhile, Perth's clearance rate increased to 37.5% across 17 auctions, compared with 33.3% across 24 auctions the previous week. Perth's clearance rate was 75.0% a year ago. In Tasmania, the sole auction held resulted in a sale.

## Capital city auction results

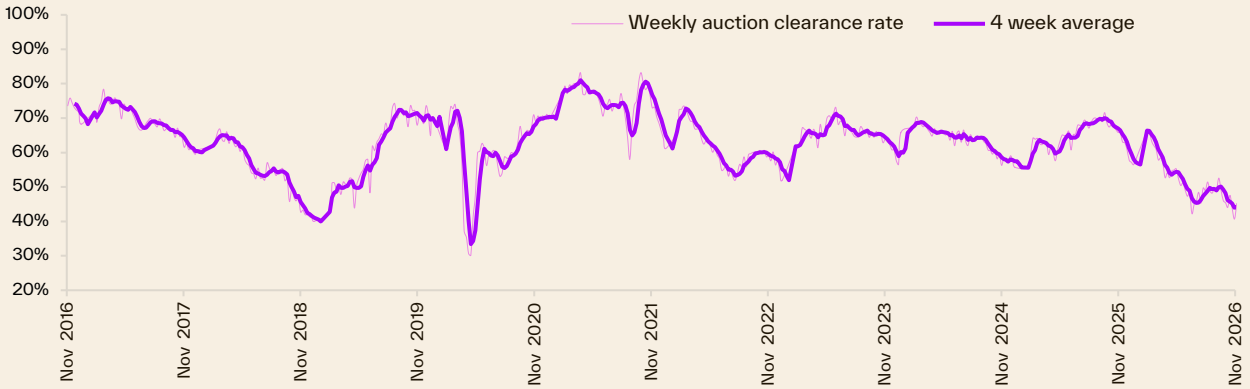
Clearance rate




Total auctions




## Weekly clearance rate, combined capital cities





© 2026 RP Data Pty Ltd t/as Cotality. Proprietary.

# Finalised clearance rates

## *Week ending 8th November 2026*

### Sub-region auction results

| Region | Clearance rate | Total auctions | Collected results | Cleared auctions | Uncleared auctions |
|---|---|---|---|---|---|
| **Sydney sub-regions** | | | | | |
| Central Coast | 30.0% | 10 | 10 | 3 | 7 |
| Baulkham Hills and Hawkesbury | 46.2% | 26 | 26 | 12 | 14 |
| Blacktown | 45.5% | 33 | 33 | 15 | 18 |
| City and Inner South | 50.0% | 56 | 56 | 28 | 28 |
| Eastern Suburbs | 43.7% | 71 | 71 | 31 | 40 |
| Inner South West | 48.4% | 94 | 93 | 45 | 48 |
| Inner West | 50.0% | 68 | 68 | 34 | 34 |
| North Sydney and Hornsby | 57.9% | 107 | 107 | 62 | 45 |
| Northern Beaches | 53.3% | 45 | 45 | 24 | 21 |
| Outer South West | n.a. | 7 | 7 | 3 | 4 |
| Outer West and Blue Mountains | 33.3% | 21 | 21 | 7 | 14 |
| Parramatta | 31.9% | 47 | 47 | 15 | 32 |
| Ryde | 30.4% | 56 | 56 | 17 | 39 |
| South West | 44.0% | 26 | 25 | 11 | 14 |
| Sutherland | 25.9% | 27 | 27 | 7 | 20 |
| **Melbourne sub-regions** | | | | | |
| Inner | 54.4% | 92 | 92 | 50 | 42 |
| Inner East | 53.3% | 60 | 60 | 32 | 28 |
| Inner South | 44.4% | 72 | 72 | 32 | 40 |
| North East | 50.0% | 82 | 82 | 41 | 41 |
| North West | 50.0% | 80 | 80 | 40 | 40 |
| Outer East | 61.8% | 34 | 34 | 21 | 13 |
| South East | 49.4% | 87 | 87 | 43 | 44 |
| West | 57.9% | 76 | 76 | 44 | 32 |
| Mornington Peninsula | 36.4% | 11 | 11 | 4 | 7 |
| **Regional SA4** | | | | | |
| Newcastle and Lake Macquarie | 60.0% | 15 | 15 | 9 | 6 |
| Illawarra | n.a. | 8 | 8 | 2 | 6 |
| Gold Coast | 16.9% | 66 | 65 | 11 | 54 |
| Sunshine Coast | 34.9% | 43 | 43 | 15 | 28 |
| Geelong | n.a. | 6 | 6 | 3 | 3 |

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

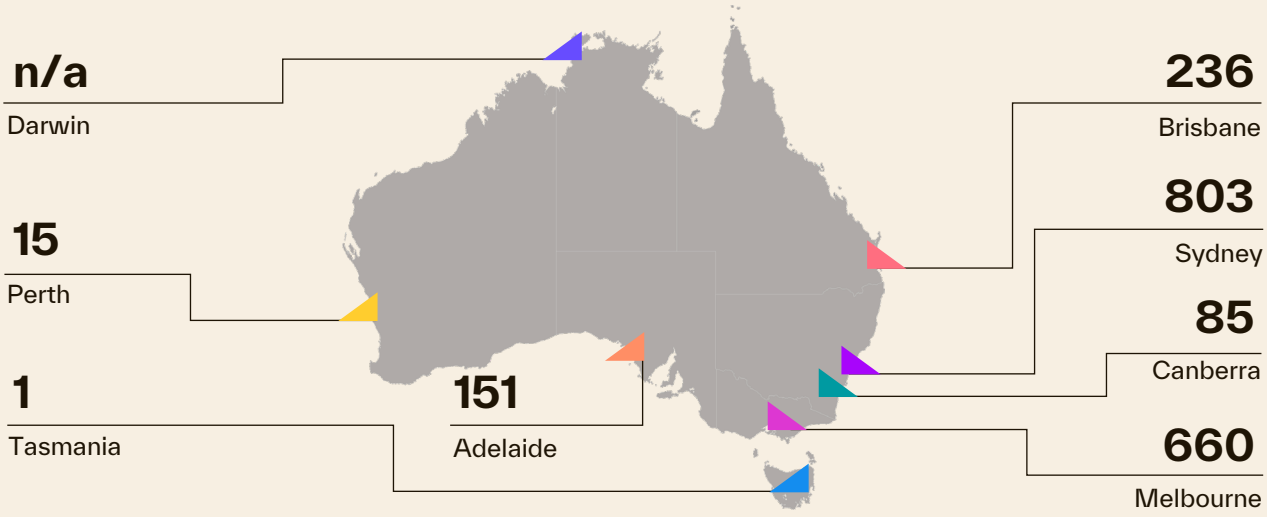
*Cotality, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.*


© 2026 RP Data Pty Ltd t/as Cotality. Proprietary.

# Auction market preview

*Week ending 15th November 2026*

## Capital city auctions this week




## Subdued conditions persist across the spring auction market

More homes are heading to auction this week, with 1,951 scheduled across the combined capital cities, an increase of 15.1% from last week's 1,695. Even so, auction volumes remain 39.1% lower than the same week last year, when 3,204 homes went to auction.

Sydney is the busiest market this week, with 803 homes scheduled to go under the hammer. Compared with last week, the city has 111 more auctions, an increase of 16.0%. Year-on-year Sydney has fewer auctions, with 431 fewer auctions than the 1,234 that went under the hammer in the same week of 2025, a fall of 34.9%.

Melbourne has 660 homes scheduled for auction this week, 11.1% more than last week's 594. No capital has a wider annual gap in auction volume than Melbourne, which has 791 fewer auctions than the 1,451 held a year ago, a fall of 54.5%.

Brisbane has seen the strongest weekly increase in auction activity across the capitals, with 236 auctions scheduled, up 34.1% from 176 last week and 10.3% above the 214 held a year ago. In Adelaide, 151 homes are scheduled for auction. The total is four more than last week (2.7%) and five fewer than the same week last year (3.2%).

Canberra's 85 auctions represent a 25.0% increase on last week's 68, although the city has 53 fewer auctions than a year ago, a fall of 38.4%. Perth has 15 auctions scheduled, two fewer than last week and four more than a year ago, while Tasmania has a single auction.

Cotality estimates that roughly 1,800 homes are scheduled to go to auction next week.


© 2026 RP Data Pty Ltd t/as Cotality. Proprietary.

cotality™

# Get the latest property news and insights

cotality.com/au/newsroom

