Finalised clearance rates

Week ending 15th November 2026

Clearance rate falls to 41.3% as auction volumes lift to their highest level since June

The combined capital weighted average clearance rate fell from 45.2% to 41.3% last week, the second-lowest weekly result since late April 2020 (41.1%). The only lower result over this period was 40.7% in the week ending 1 November 2026. A year ago, the clearance rate was much higher at 63.1%.

For nine consecutive weeks the weighted average clearance rate has been below 50%, and it has been below that level in 12 of the past 13 weeks. The clearance rate has also been lower than the equivalent week of the previous year for roughly 40 consecutive weeks since mid-February.

A total of 1,874 auctions were held across the combined capital cities, 10.6% more than the 1,695 of the previous week and the highest weekly total since late June 2026 (1,880). Compared with the 3,204 auctions held in the same week last year, last week's total was 41.5% lower. Since mid-September 2026, weekly auction volumes ranged from 1,212 to 1,874 while the weighted average clearance rate fluctuated, from roughly 40.7% to 52.6%, which suggests that buyer demand has not kept pace with the number of homes coming to auction.

Across the capital cities, Sydney's clearance rate eased 2.8 percentage points to 42.4%, from 45.2% the previous week. Auction volumes were 2.0% higher, with 706 auctions held compared with 692 the week prior. Melbourne held 688 auctions, an increase of 15.8% on the 594 of the previous week, and its clearance rate dropped 3.9 percentage points to 47.8% from 51.7%.

Adelaide held 150 auctions, 2.0% more than the 147 of the previous week, and its clearance rate edged lower to 40.0%. Auction volumes in Brisbane rose 34.1% to 236, from 176 the previous week, while the clearance rate fell 5.8 percentage points to 21.2%. The last time Brisbane's clearance rate was lower than this was in mid-April 2020 (18.8%), except for early October 2026, which was also 21.2%.

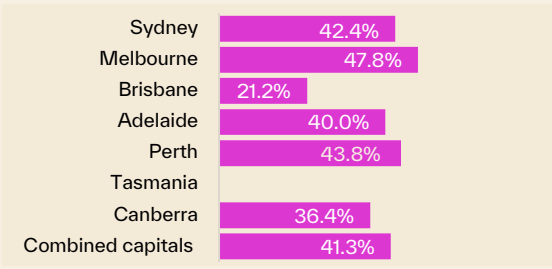
In Canberra, the clearance rate fell 6.3 percentage points to 36.4%, from 42.6% the previous week. Auction volumes in the capital increased 13.2%, with 77 auctions held compared with 68 a week earlier. Perth was the only mainland capital where the clearance rate improved over the week, with seven of its 16 auctions selling (43.8%), compared with 37.5% the previous week, when 17 auctions were held. There was one auction scheduled in Tasmania last week which was sold prior to auction.

Clearance rates are lower than a year ago in every capital city. Brisbane has the largest fall, from 65.0% to 21.2%, a decline of 43.8 percentage points, while Adelaide's clearance rate is 32.4 percentage points lower at 40.0%, down from 72.4% this time last year. The falls are smaller in Canberra (20.2 percentage points), Sydney (19.7) and Melbourne (15.5), and smallest in Perth (10.8), although Perth's result is based on only 16 auctions.

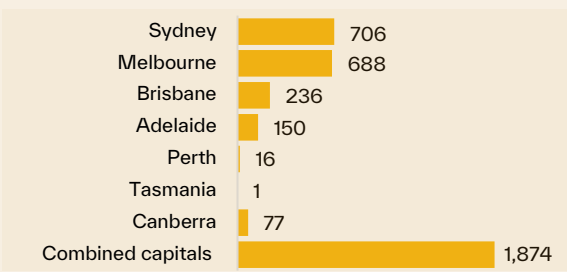
Compared with the same week last year, the fall in auction volumes was concentrated in the two largest markets. Melbourne held 688 auctions, compared with 1,451 a year earlier, a fall of 52.6%, while Sydney's 706 auctions were 42.8% fewer than the 1,234 held in the same week last year. Canberra also had a sizeable decline, with 77 auctions held last week, compared with 138 a year ago (a fall of 44.2%), whereas Adelaide's auction volumes were only marginally lower, at 150 compared with 156 (a fall of 3.8%). Three capitals held more auctions than a year ago. Brisbane's auction volumes rose to 236, from 214, and Perth held 16 auctions compared with 11, while Tasmania held one auction after having none in the same week last year.

Capital city auction results

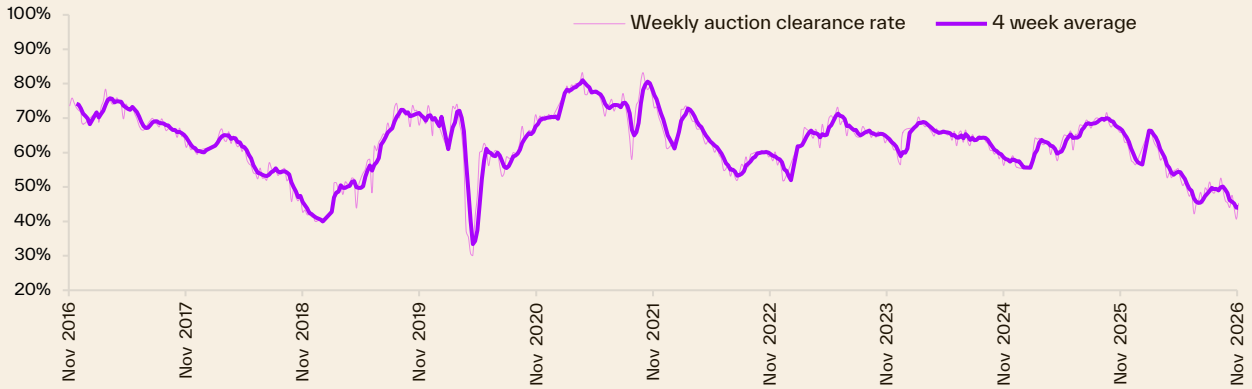
Clearance rate



Total auctions



Weekly clearance rate, combined capital cities



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Finalised clearance rates

Week ending 15th November 2026

Sub-region auction results

Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	33.3%	27	27	9	18
Baulkham Hills and Hawkesbury	29.6%	27	27	8	19
Blacktown	42.9%	28	28	12	16
City and Inner South	54.7%	64	64	35	29
Eastern Suburbs	52.5%	82	80	42	38
Inner South West	42.0%	69	69	29	40
Inner West	39.3%	56	56	22	34
North Sydney and Hornsby	45.7%	129	129	59	70
Northern Beaches	25.5%	55	55	14	41
Outer South West	n.a.	3	3	0	3
Outer West and Blue Mountains	46.2%	13	13	6	7
Parramatta	37.5%	57	56	21	35
Ryde	54.8%	42	42	23	19
South West	35.5%	31	31	11	20
Sutherland	30.4%	23	23	7	16
Melbourne sub-regions					
Inner	47.9%	96	96	46	50
Inner East	57.3%	82	82	47	35
Inner South	52.0%	102	102	53	49
North East	43.9%	98	98	43	55
North West	42.2%	102	102	43	59
Outer East	53.7%	41	41	22	19
South East	51.4%	74	74	38	36
West	41.7%	84	84	35	49
Mornington Peninsula	n.a.	9	9	2	7
Regional SA4					
Newcastle and Lake Macquarie	76.0%	25	25	19	6
Illawarra	n.a.	7	7	6	1
Gold Coast	23.8%	84	84	20	64
Sunshine Coast	32.1%	28	28	9	19
Geelong	n.a.	8	8	3	5

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.

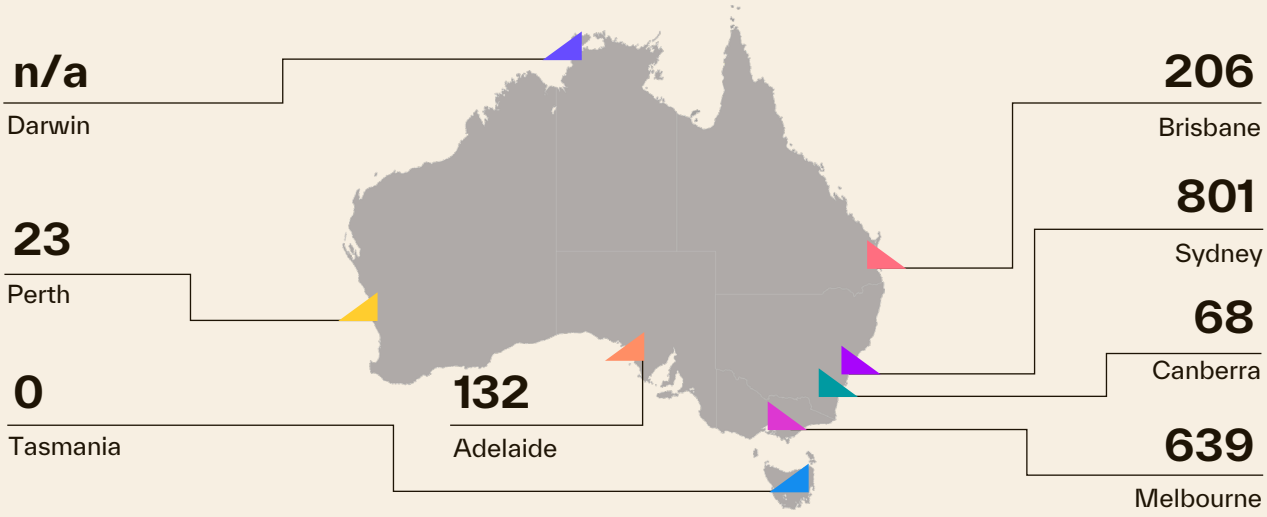
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Auction market preview

Week ending 22nd November 2026

Capital city auctions this week



Combined capital city auction volumes hold steady

Across the combined capital cities, 1,869 homes are currently scheduled for auction this week. Auction volumes are 0.3% lower than the 1,874 auctions held last week and 36.9% below the 2,964 held in the same week last year.

With 801 auctions scheduled this week compared with 639 in Melbourne, Sydney is expected to host more auctions than Melbourne for a fourth consecutive week. Sydney's auction volumes are 13.5% higher than last week's 706 auctions but remain 29.7% below the 1,140 held a year ago. In Melbourne, the number of scheduled auctions is down 7.1% from 688 last week and 52.8% below the 1,355 held over the same week last year.

Among the mid-tier capitals, Brisbane is scheduled to host the most auctions (206), a fall of 12.7% from 236 last week but an increase of 12.6% on the 183 held in the same week last year. Auction volumes in Adelaide have eased to 132, which is 12.0% fewer than the 150 held last week and 9.6% below the 146 held a year ago.

In Canberra, 68 homes are scheduled for auction, a fall of 11.7% on last week's 77. A year ago, Canberra held 124 auctions, so this week's scheduled auction volume is 45.2% lower. Perth's auction activity is expected to rise, with 23 homes scheduled to go under the hammer, up from 16 both last week and at the same time last year, an increase of 43.8%. There are no auctions scheduled in Tasmania this week, compared with one last week and none a year ago.

Final auction volumes have been lower than the same week a year earlier for 26 consecutive weeks, beginning late May 2026. Last week (1,874) was the highest weekly total since late June (1,880).

Cotality estimates that around 1,900 homes will be taken to auction next week, slightly above this week's scheduled 1,869. The same week last year had 3,427 auctions, the busiest week of spring 2025, so auction volumes may stay well below last year's levels in the weeks before the festive period.

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