

# Finalised clearance rates

Week ending 11<sup>th</sup> October 2026

## Combined capital clearance rate falls to 44.1%

The weighted average final clearance rate across the combined capital cities fell to 44.1%, meaning that fewer than half of the homes taken to auction sold. This was the lowest weekly clearance rate since late June and was 1.3 percentage points below the 45.4% of the previous week. On an annual basis, the clearance rate was 24.1 percentage points below the 68.2% recorded in the corresponding week of 2025.

In Sydney, the number of auctions more than doubled, rising by roughly 111% (299 to 632) compared with the prior week (which was influenced by a long weekend) and were 36.0% lower than the 988 held a year ago. A year ago, 68.2% of Sydney auctions cleared; last week the clearance rate was 45.6%, 3.7 percentage points lower than the previous week and 22.6 percentage points below last year.

Melbourne's auction volume was up roughly 6% (666 to 703) and 43.7% fewer than the 1,249 a year ago. Its clearance rate remained fairly steady at 49.8% (last year's 68.6%), making it the strongest capital.

Only Adelaide and Brisbane held more auctions than in the same week last year. Adelaide had the largest weekly rise in clearance rates of any capital, lifting 12.0 percentage points to 44.9% from 32.9% the previous week. The city held 138 auctions, 97.1% more than the 70 over the long weekend and 43.8% more than the 96 of a year ago. A year ago, Adelaide cleared 77.1% of its auctions, 32.2

percentage points higher than last week's result.

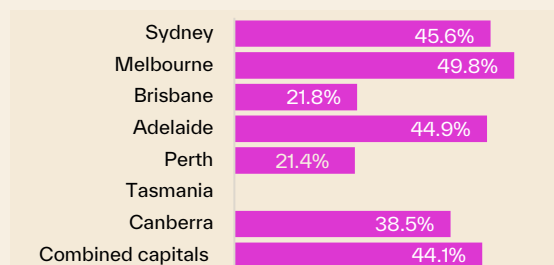
Brisbane's auction volumes have remained relatively steady, far better than Sydney's or Melbourne's so far this year, yet its clearance rate has fallen the most. Auction volumes rose by roughly 43% over the week (138 versus 197) and were 55.1% more than the 127 of a year ago. That said, the clearance rate remained near its 18-year low at 21.8% (66.1% last year). This suggests that the extra spring listings aren't being met by more buyers.

Clearance rates in Canberra rose 4.0 percentage points to 38.5% last week, which was 21.9 percentage points lower than the 60.4% in the same week last year. Sixty-five homes were taken to auction in the city, compared with 29 over the long weekend and 106 a year earlier, an increase of 124.1% on the previous week and a fall of 38.7% on last year. Perth cleared three of its 14 auctions, the same number as the previous week, when eight auctions were held. No auctions were held in Tasmania, following two the previous week.

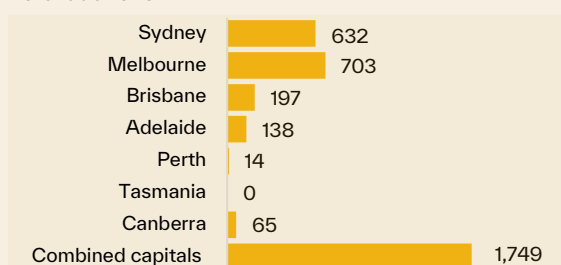
The spring auction market so far has not delivered the usual lift in auction performance seen during this time of year. The combined capital clearance rate has declined for four consecutive weeks; with auction volumes well below last year, buyer demand appears to be the main constraint.

## Capital city auction results

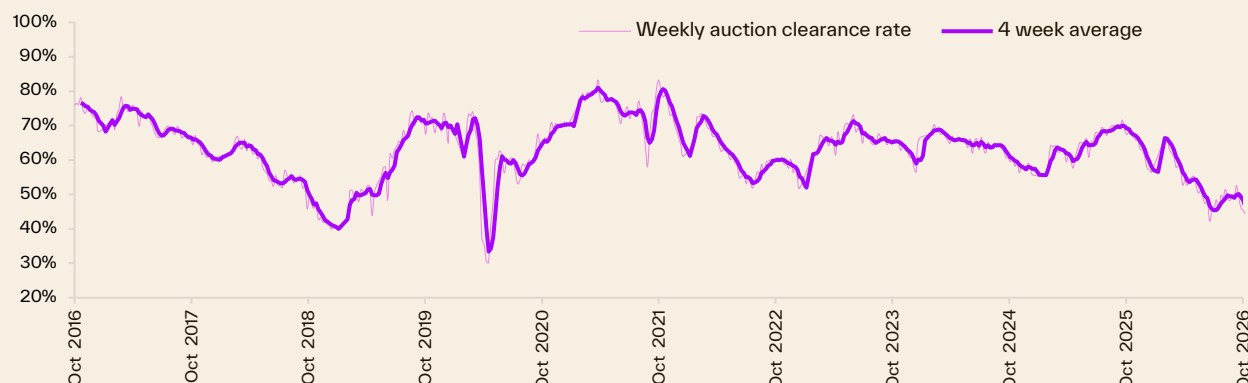
Clearance rate



Total auctions



## Weekly clearance rate, combined capital cities



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Week ending 11<sup>th</sup> October 2026

## Sub-region auction results

| Region                        | Clearance rate | Total auctions | Collected results | Cleared auctions | Uncleared auctions |
|-------------------------------|----------------|----------------|-------------------|------------------|--------------------|
| Sydney sub-regions            |                |                |                   |                  |                    |
| Central Coast                 | 26.7%          | 15             | 15                | 4                | 11                 |
| Baulkham Hills and Hawkesbury | 50.0%          | 26             | 26                | 13               | 13                 |
| Blacktown                     | 34.6%          | 55             | 55                | 19               | 36                 |
| City and Inner South          | 63.0%          | 81             | 81                | 51               | 30                 |
| Eastern Suburbs               | 57.9%          | 57             | 57                | 33               | 24                 |
| Inner South West              | 45.5%          | 77             | 77                | 35               | 42                 |
| Inner West                    | 48.2%          | 54             | 54                | 26               | 28                 |
| North Sydney and Hornsby      | 45.0%          | 80             | 80                | 36               | 44                 |
| Northern Beaches              | 41.9%          | 31             | 31                | 13               | 18                 |
| Outer South West              | n.a.           | 3              | 3                 | 1                | 2                  |
| Outer West and Blue Mountains | 42.9%          | 14             | 14                | 6                | 8                  |
| Parramatta                    | 29.2%          | 48             | 48                | 14               | 34                 |
| Ryde                          | 46.5%          | 43             | 43                | 20               | 23                 |
| South West                    | 29.2%          | 24             | 24                | 7                | 17                 |
| Sutherland                    | 41.7%          | 24             | 24                | 10               | 14                 |
| Melbourne sub-regions         |                |                |                   |                  |                    |
| Inner                         | 49.6%          | 119            | 119               | 59               | 60                 |
| Inner East                    | 55.6%          | 81             | 81                | 45               | 36                 |
| Inner South                   | 50.6%          | 89             | 89                | 45               | 44                 |
| North East                    | 56.6%          | 83             | 83                | 47               | 36                 |
| North West                    | 46.6%          | 73             | 73                | 34               | 39                 |
| Outer East                    | 57.7%          | 52             | 52                | 30               | 22                 |
| South East                    | 45.7%          | 94             | 94                | 43               | 51                 |
| West                          | 46.3%          | 95             | 95                | 44               | 51                 |
| Mornington Peninsula          | 22.2%          | 18             | 18                | 4                | 14                 |
| Regional SA4                  |                |                |                   |                  |                    |
| Newcastle and Lake Macquarie  | 47.8%          | 23             | 23                | 11               | 12                 |
| Illawarra                     | 40.0%          | 10             | 10                | 4                | 6                  |
| Gold Coast                    | 27.0%          | 63             | 63                | 17               | 46                 |
| Sunshine Coast                | 23.5%          | 34             | 34                | 8                | 26                 |
| Geelong                       | n.a.           | 4              | 4                 | 4                | 0                  |

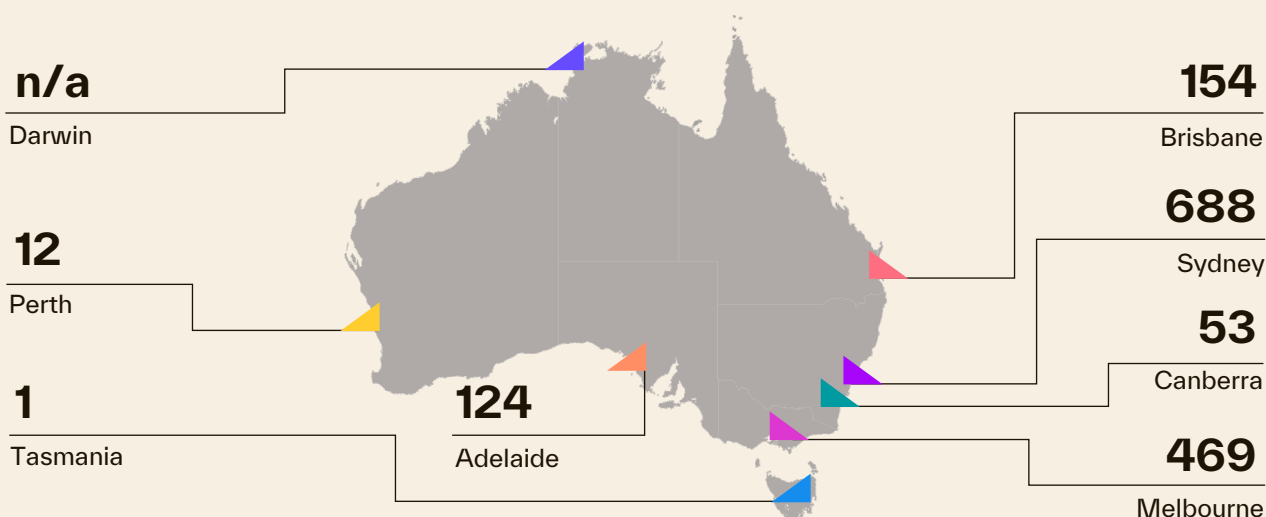
Note: A minimum sample size of 10 results is required to report a clearance rate

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 18<sup>th</sup> October 2026

## Capital city auctions this week



## Fewer homes heading to auction this week

Across the combined capital cities, 1,501 homes are scheduled to go to auction this week. In comparison to the previous week, auction volumes are 14.2% lower than the 1,749 held last week and 42.8% below the 2,626 held in the same week last year.

Melbourne and Sydney are the largest auction markets, this week Melbourne accounts for most of the weekly decline, with scheduled volumes in the city falling by a third to 469, from 703 the previous week, and less than half the 1,142 auctions held the year prior.

The sharp drop in Melbourne auctions coincides with the first week of auctions subject to Victoria's new reserve price disclosure requirements. While it is too early to determine whether the legislative changes are affecting seller behaviour, some vendors may have brought campaigns forward or delayed auction decisions while the industry adjusts to the new rules.

Sydney is the largest market this week as it is set to host 688 auctions, the most of any capital city. Sydney's total is an increase of 8.9% on the 632 auctions held the previous week, although volumes in the city remain 36.2% below the 1,079 of a year ago.

Weekly auction activity is set to fall across most of the smaller capital city markets, with 124 auctions scheduled across Adelaide, 10.1% fewer than the previous week's 138 but 40.9% more than the 88 held one year earlier. The largest weekly decline among these cities is expected in Brisbane, where scheduled volumes are set to fall 21.8%, from 197 to 154; this is also 23.0% below the 200 auctions held during the corresponding week last year.

Canberra follows with 53 scheduled auctions, down 18.5% from 65 the previous week and 48.5% from 103 a year ago. Auction volumes remain considerably lower in Perth and Tasmania, with 12 and one auction scheduled, respectively. Perth's total is marginally below the 14 auctions recorded in both the previous week and the corresponding week last year. Auctions are not as popular in cities such as Perth, Brisbane and Adelaide hence, given the small underlying auction volumes across the cities.

Cotality anticipates a near-term uplift in auction activity next week, with approximately 1,900 homes expected to go under the hammer, compared with the 1,501 this week. Auction volumes are then forecast to ease to around 1,500 at the beginning of November.

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