Property Market Indicator Summary

All data to week ending 9th August 2026

Clearance rates reach an eleven-week high as auction volumes decline

The preliminary clearance rate across the combined capitals rose to 55.1% last week, the highest in eleven weeks, after a low of 47.4% for the week ending 21 June. Despite this improvement, clearance rates remain well below the decade average of 68%.

This improvement is mainly due to fewer auction withdrawals. Last week, only 16.2% of auctions were withdrawn before the event, the lowest proportion since late April. By comparison, 23.7% were withdrawn during the week ending 21 June, when the clearance rate was at its lowest.

Fewer vendors are choosing to sell by auction. In late March, auctions accounted for approximately 40% of new capital city listings, but by the first week of August, this had declined to about 26%.

The volume of auctions across the capital cities totalled 1,388 last week, up 10.4% on the week before. That was still 12.5% below the same time last year, the twelfth week running under year-earlier levels.

Nearly half the national total came from Melbourne, where 654 homes went to auction, up 17% on the week though still 11.9% below a year ago. At 60.8%, the preliminary clearance rate cleared 60% for the first time since the week of 24 May, up from 59.6% a week earlier.

In Sydney, 421 properties went to auction, 3.7% more than the previous week but 24.3% fewer than a year ago. The clearance rate rose to 57.0%, the highest in four weeks and well above 49.7% a week earlier.

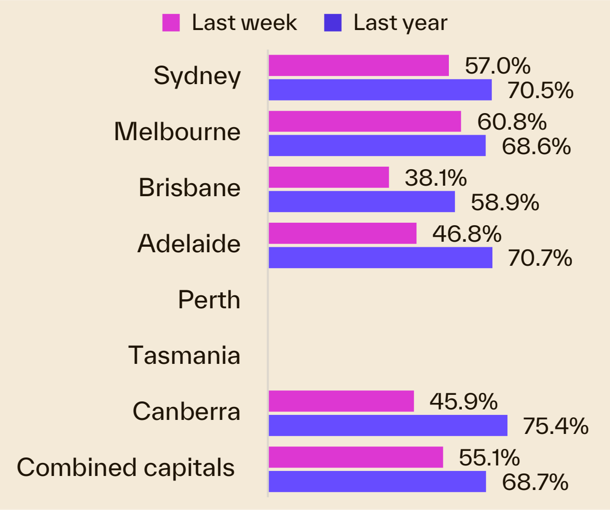
163 properties went under the hammer in Brisbane, up 19.9% on the week and 31.5% higher than this time last year. Fewer of those found a buyer, with only 38.1% of auctions reporting a successful outcome, 3.9 percentage points down on the previous week's 42.0%.

Among the smaller capitals, Adelaide's preliminary clearance rate fell to 46.8%, its lowest in five weeks. Auction volumes remained steady, with 94 auctions, 2.2% above the previous week but 5.1% below last year. Perth held nine auctions, while Tasmania had none.

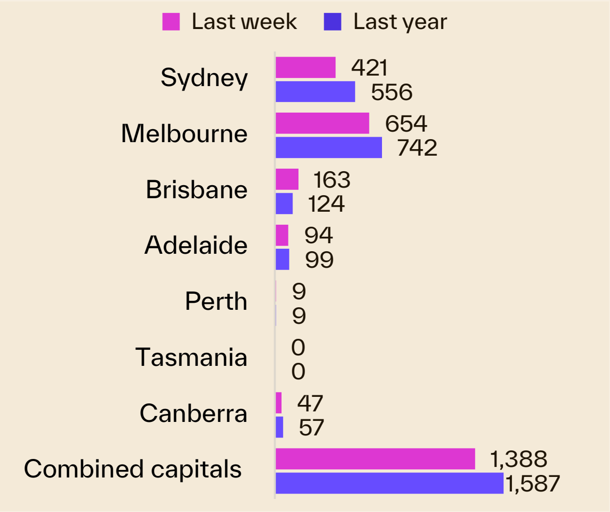
Auction activity is expected to remain steady, with approximately 1,320 auctions scheduled this week and about 1,380 the following week.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

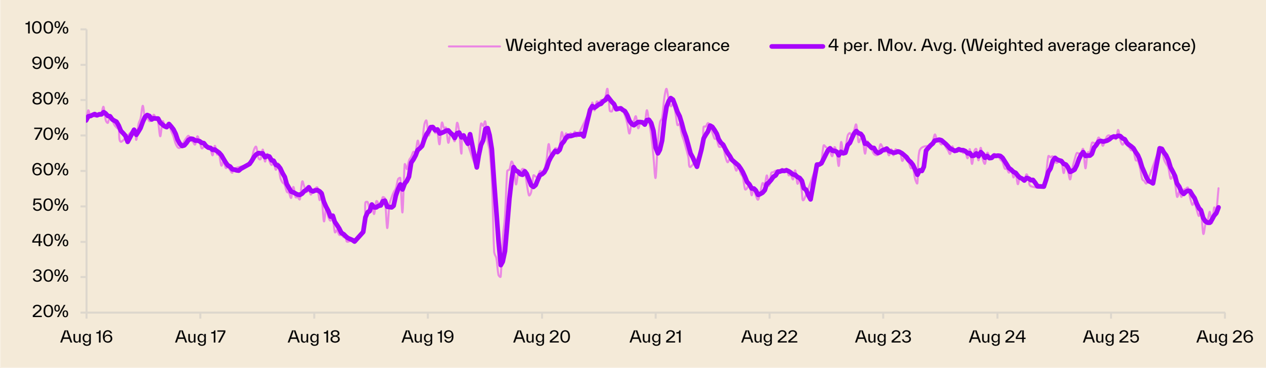
Property Market Indicator Summary

Capital City Auction Statistics (Preliminary)

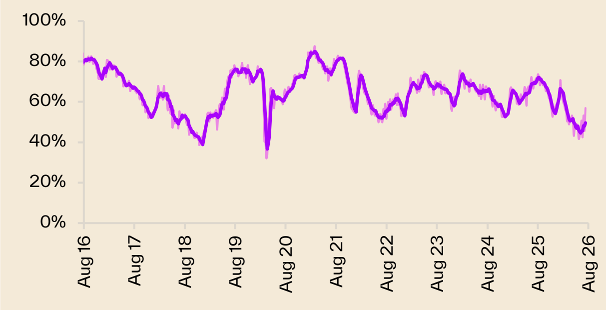
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	57.0%	421	302	172	130
Melbourne	60.8%	654	531	323	208
Brisbane	38.1%	163	126	48	78
Adelaide	46.8%	94	47	22	25
Perth	n.a.	9	6	0	6
Tasmania	n.a.	0	0	0	0
Canberra	45.9%	47	37	17	20
Combined capitals	**55.1%**	**1,388**	**1,049**	**578**	**471**

Weekly clearance rates

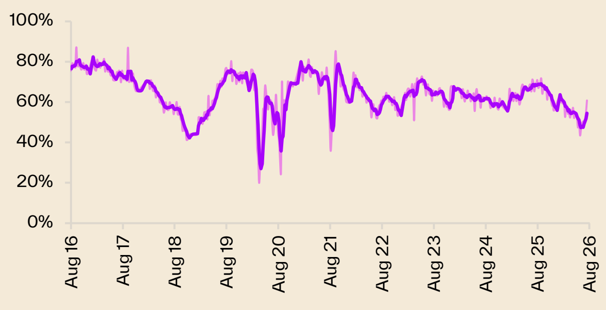
Combined capital cities



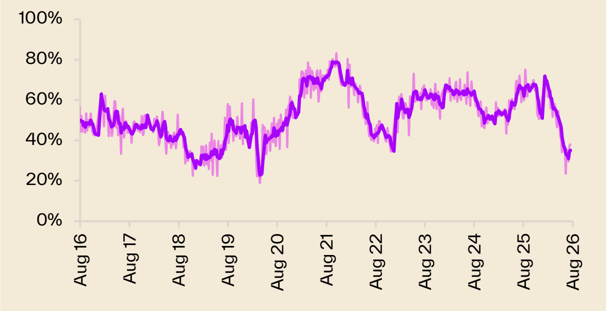
Sydney



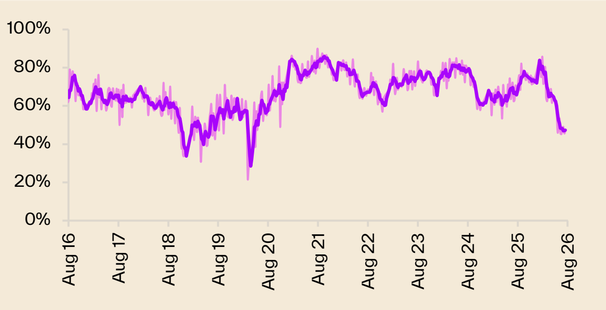
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

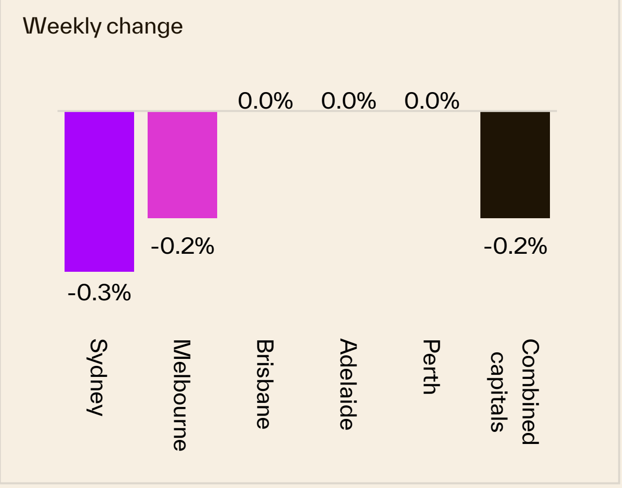
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	2	2	1	1
Baulkham Hills and Hawkesbury	33.3%	33	21	7	14
Blacktown	n.a.	37	8	5	3
City and Inner South	53.7%	45	41	22	19
Eastern Suburbs	46.7%	18	15	7	8
Inner South West	64.3%	56	42	27	15
Inner West	66.7%	32	27	18	9
North Sydney and Hornsby	73.2%	57	41	30	11
Northern Beaches	58.1%	33	31	18	13
Outer South West	n.a.	1	0	0	0
Outer West and Blue Mountains	n.a.	4	4	1	3
Parramatta	33.3%	37	21	7	14
Ryde	66.7%	28	18	12	6
South West	57.1%	18	14	8	6
Sutherland	52.9%	20	17	9	8
Melbourne sub-regions					
Inner	64.2%	94	81	52	29
Inner East	60.3%	96	78	47	31
Inner South	61.3%	93	75	46	29
North East	57.1%	62	49	28	21
North West	57.8%	74	64	37	27
Outer East	56.3%	42	32	18	14
South East	61.7%	91	60	37	23
West	62.7%	93	83	52	31
Mornington Peninsula	n.a.	9	9	6	3
Regional SA4					
Newcastle and Lake Macquarie	64.7%	18	17	11	6
Illawarra	n.a.	6	4	4	0
Gold Coast	33.3%	48	42	14	28
Sunshine Coast	28.6%	20	14	4	10
Geelong	n.a.	2	1	0	1

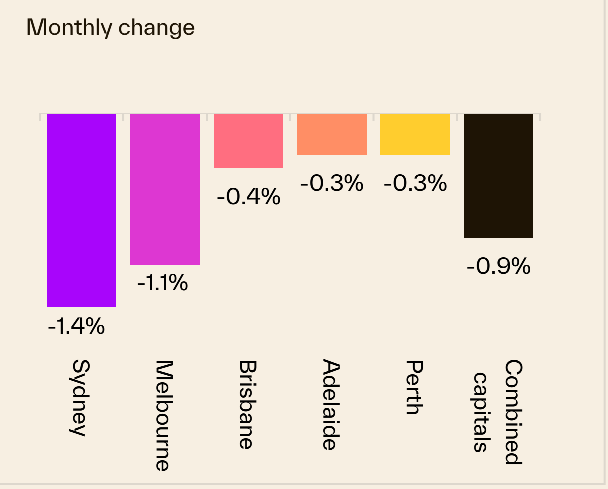
The above results are preliminary, with 'final' auction clearance rates published each Thursday. Cotality, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

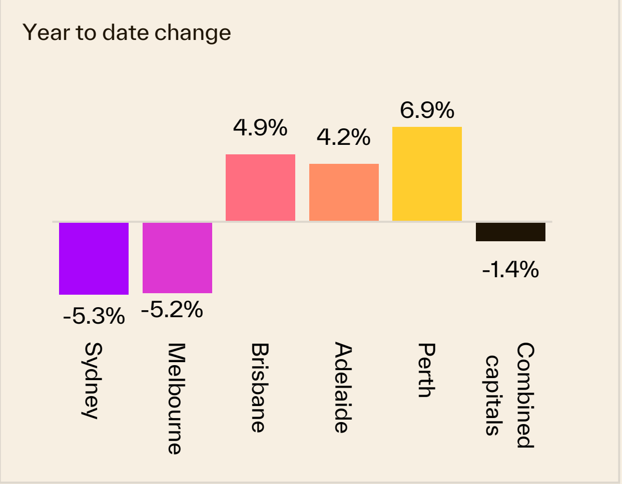
Media enquiries: media@cotality.com

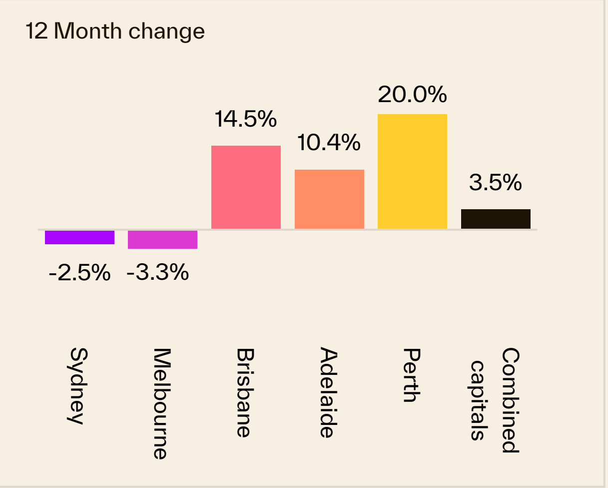
Property Market Indicator Summary

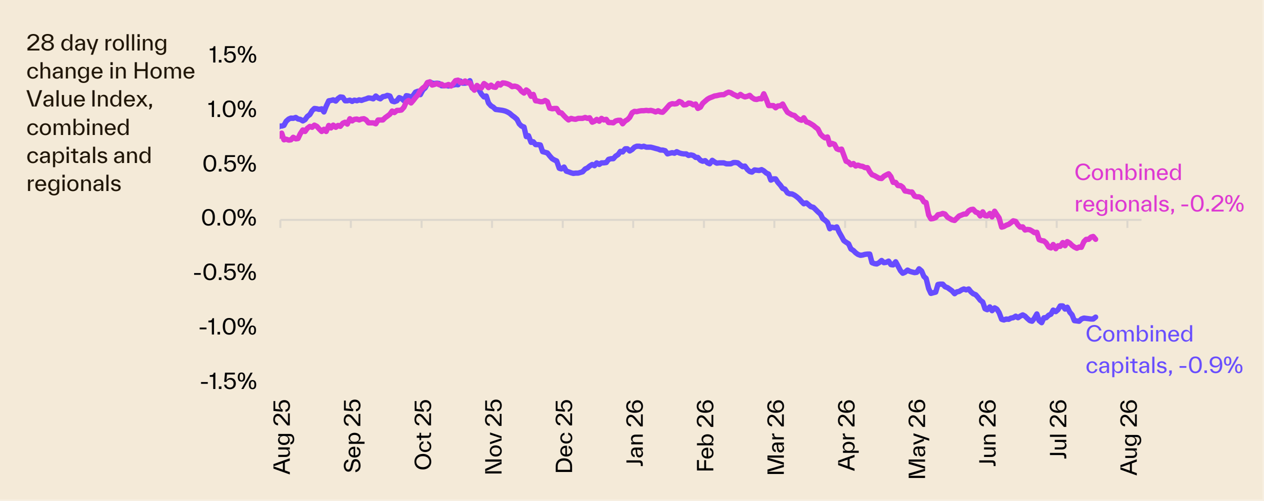
Capital city home value changes









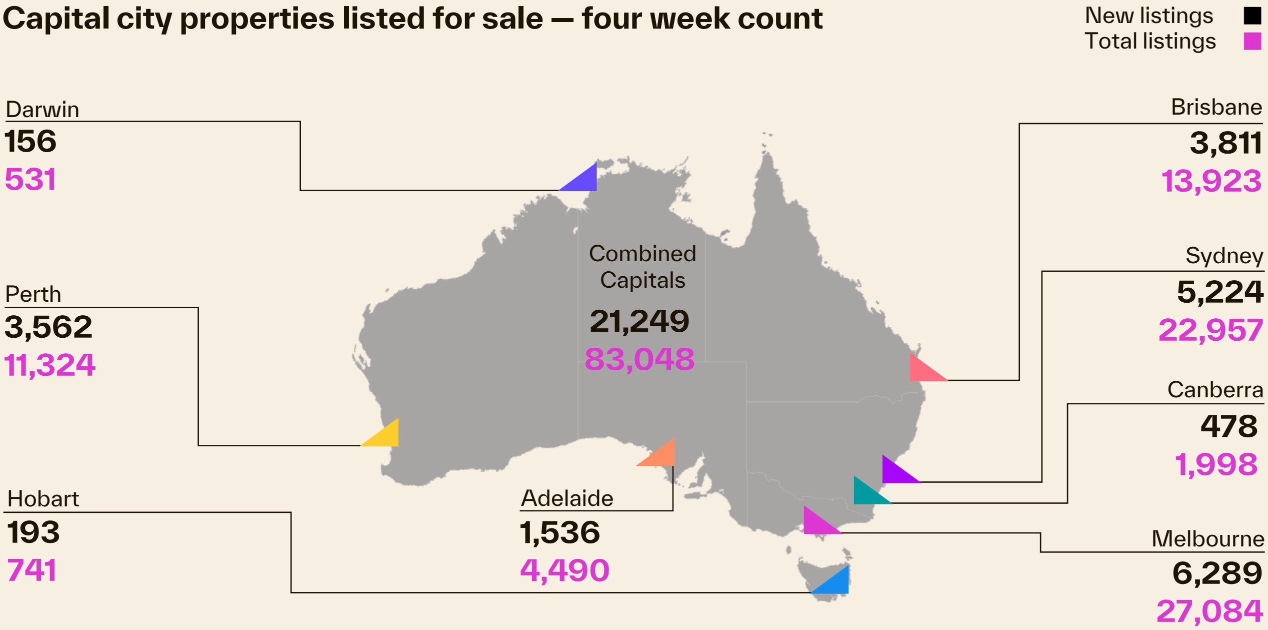


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from https://www.cotality.com/au/our-data/indices.

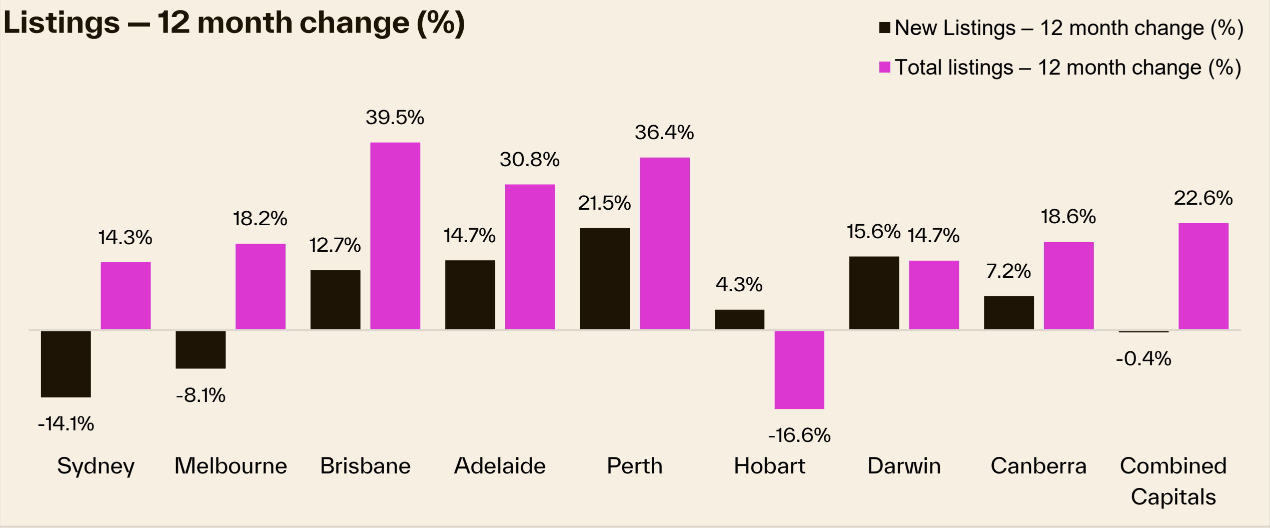
Media enquiries: media@cotality.com

Property Market Indicator Summary

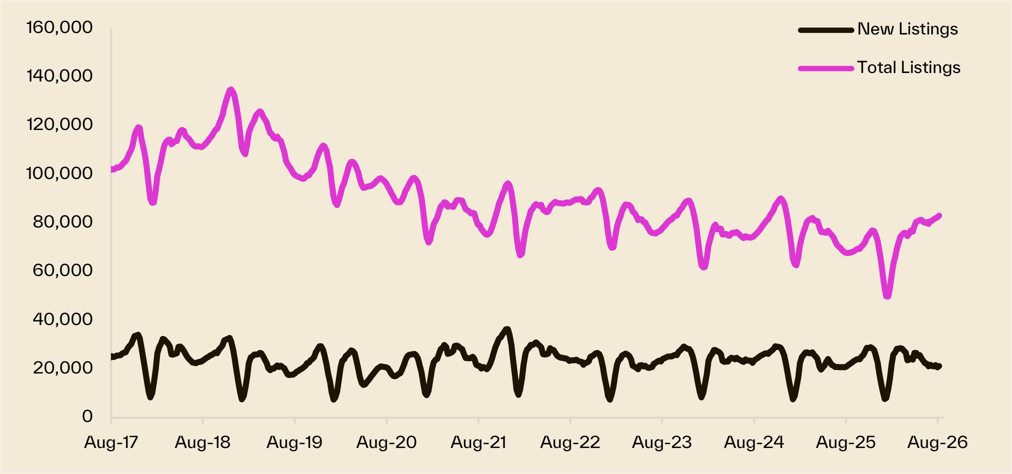
Capital city properties listed for sale — four week count



Listings — 12 month change (%)



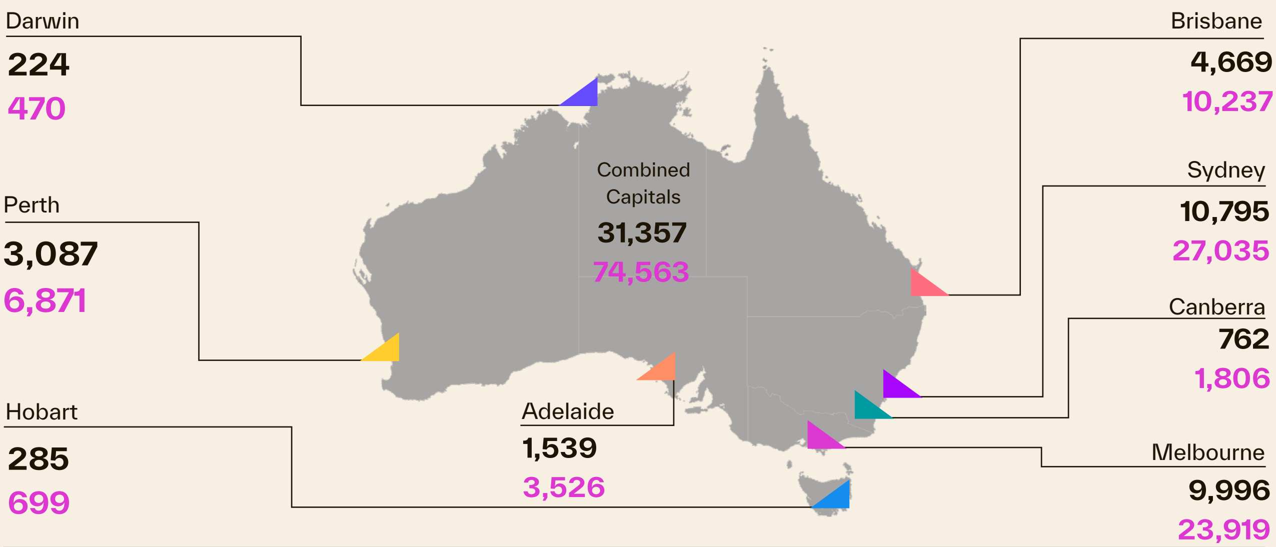
Number of homes for sale, combined capital cities



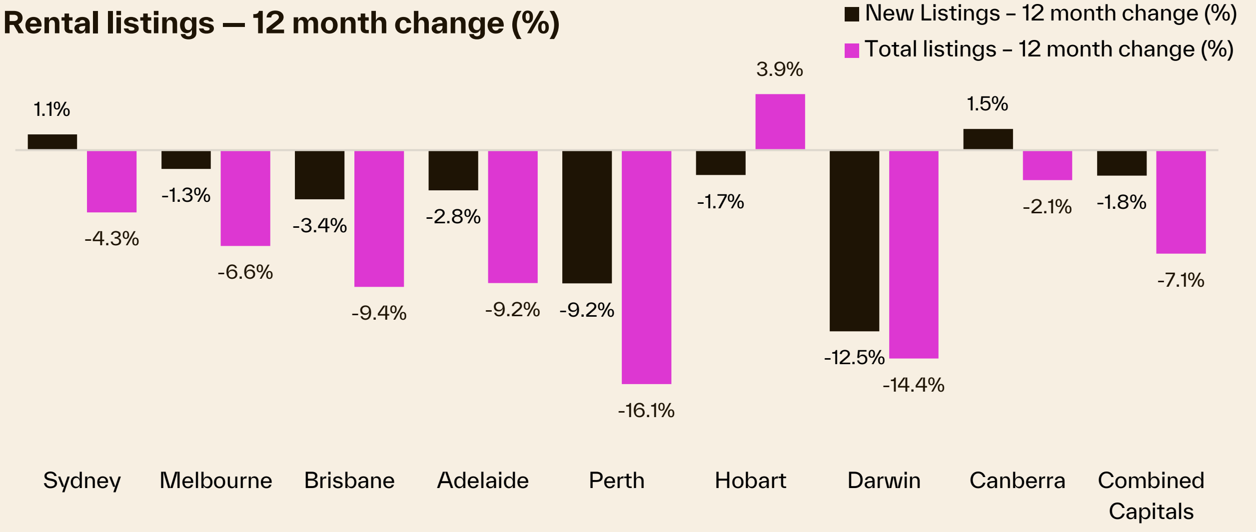
These results are calculated across properties that have been advertised for sale over the 28 days ending 09 August 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

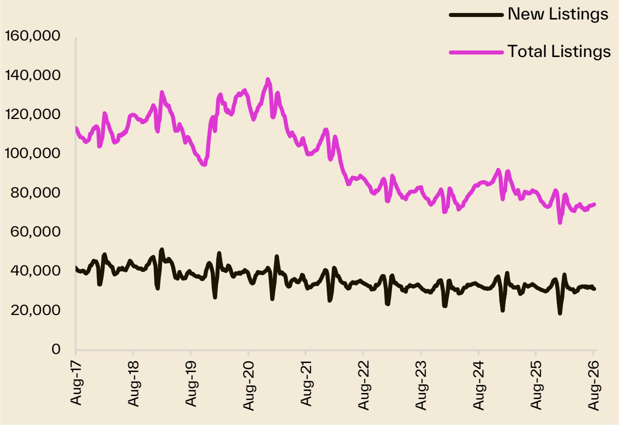
Capital city properties listed for rent — four week count



Rental listings — 12 month change (%)



Number of homes for rent, combined capital cities



Rental snapshot — data to July 2026

		Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
Region	**Median rent**	**Month**	**Quarter**	**Annual**	**Current**	**12 months ago**	**Current**	**12 months ago**
Sydney	$843	-0.1%	0.7%	5.5%	3.3%	3.0%	2.1%	2.1%
Melbourne	$646	0.3%	1.2%	5.1%	4.0%	3.6%	1.5%	1.6%
Brisbane	$740	0.6%	1.7%	6.6%	3.4%	3.6%	1.9%	1.9%
Adelaide	$666	0.5%	1.6%	5.3%	3.5%	3.6%	1.2%	1.1%
Perth	$786	0.3%	1.8%	8.1%	3.8%	4.2%	1.5%	1.5%
Hobart	$629	-0.4%	1.5%	8.0%	4.3%	4.3%	2.3%	1.6%
Darwin	$740	1.8%	4.4%	10.4%	6.2%	6.6%	1.3%	1.5%
Canberra	$706	0.1%	0.7%	3.3%	4.2%	4.1%	2.0%	1.8%
Combined capitals	$741	0.2%	1.2%	5.9%	3.6%	3.4%	1.8%	1.8%
Combined regionals	$622	0.3%	1.1%	5.9%	4.2%	4.3%	1.9%	1.9%
National	**$708**	**0.2%**	**1.2%**	**5.9%**	**3.7%**	**3.7%**	**1.8%**	**1.8%**

cotality

Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales

3 Lexcen Place
Marsfield

8 4 2

$6,200,000

Uniland Real Estate

10 Simmons Street
Balmain East

5 3 2

$6,100,000

CobdenHayson Balmain

Victoria

14 James Street
Richmond

3 2 1

$3,315,000

Jellis Craig Richmond

8 Tramway Parade
Beaumaris

4 3 2

$2,580,000

Belle Property Sandringham

Queensland

58 Elliott Street
Clayfield

6 5 2

$4,500,000

Johnson Real Estate

9 Myagah Road
Ashgrove

5 4 2

$3,850,000

Ray White New Farm

South Australia

5 First Avenue
St Morris

4 2 2

$1,960,000

Ray White Norwood

11 Karawirra Avenue
Rostrevor

4 2 2

$1,750,000

Ray White Adelaide City

Western Australia

7 Cambria Link
North Coogee

4 2 2

$2,300,000

The Agency

8 Haig Park Circle
East Perth

3 2 2

$2,000,000

Kim Turner Real Estate

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania

728 Oceana Drive
Tranmere

4 | 3 | 2

$1,820,000

Harcourts Kingborough

99 Old Beach Road
Old Beach

4 | 2 | 1

$1,625,000

The Agency Northern Tasmania

Northern Territory

2036/27 Woods Street
Darwin City

4 | 3 | 2

$1,225,000

Ray White Darwin

9 Maranungu Street
Ludmilla

4 | 2 | 4

$837,500

Ray White Darwin

Australian Capital Territory

6 Nagel Place
Nicholls

5 | 2 | 2

$1,525,000

MARQ Property

2/215 La Perouse Street
Red Hill

3 | 2 | 2

$1,500,000

Someday Property Mawson

Media enquiries: media@cotality.com

Disclaimers

In compiling this publication, RP Data Pty Ltd trading as Cotality (ABN 67 087 759 171) ("**Cotality**") has relied upon information supplied by a number of external sources. Cotality does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to Cotality for the supply of such information.

New South Wales Data

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as Cotality is authorised as a Property Sales Information provider by the Valuer General New South Wales.

Victorian Data

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Queensland Data

Based on or contains data provided by the State of Queensland (Department of Resources) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

Australian Capital Territory Data

The Territory Data is the property of the Australian Capital Territory. Any form of Territory Data that is reproduced, stored in a retrieval system or transmitted by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) must be in accordance with this agreement. Enquiries should be directed to: acepdcustomerservices@act.gov.au.
Director, Customer Coordination, Access Canberra ACT Government. GPO Box 158 Canberra ACT 2601.

South Australian Data

© 2026 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for any purpose.

Western Australian Data

Information contained within this product includes or is derived from the location information data licensed from Western Australian Land Information Authority (WALIA) (2026) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose. Western Australian Land Information Authority owns all copyright in the location information which is protected by the Copyright Act 1968 (Cth) and apart from any use as permitted under the fair dealing provisions of the Copyright Act 1968 (Cth), all other rights are reserved and no location information, or part of the location information, may be reproduced, distributed, commercialised or re-used for any other purpose without the prior written permission of Western Australian Land Information Authority (Landgate).

Tasmanian Data

This product incorporates data that is copyright owned by the Crown in Right of Tasmania. The data has been used in the product with the permission of the Crown in Right of Tasmania. The Crown in Right of Tasmania and its employees and agents:

a) give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and
b) do not accept liability howsoever arising, including but not limited to negligence for any loss resulting from the use of or reliance upon the data.

Base data from the LIST © State of Tasmania
http://www.thelist.tas.gov.au

Media enquiries: media@cotality.com

cotality™

Get the latest property news and insights

cotality.com/au/newsroom