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Property Market Indicator Summary

All data to week ending 16th August 2026

Sydney and Melbourne ease, yet clearance rates hit a 12-week high

The preliminary combined capitals auction clearance rate nudged up a little last week to 56.5%, its highest early success rate in 12 weeks. This came despite falls in the two largest markets, where Sydney eased 1.4 percentage points and Melbourne 3.4 percentage points. The gains were concentrated in the smaller markets, with Adelaide (up 15.1 percentage points), Brisbane (up 13.8 percentage points) and the ACT (up 14.1 percentage points) all moving higher.

For the second consecutive week, the combined clearance rate remained above 55%. This improvement is from a low base, having risen from a cyclical low of 47.4% in the week ending 21 June. Clearance rates remain significantly below the decade average of 68.0%. At this level, market values continue to decline, and buyers retain a stronger negotiating position.

There were 1,309 auctions last week, down 5.3% on the previous week and 31.9% on the same week a year earlier. Volumes are set to rise again, with about 1,420 homes scheduled for auction this week and around 1,540 next week.

Melbourne was again the busiest market, with 596 homes going under the hammer. The preliminary clearance rate eased to 57.4%, down from 60.8% a week earlier, while volumes fell 9.6% week on week and were 36% below a year ago.

A total of 425 homes went to auction in Sydney, up 3.2% from the week before but down 39.7% from the same week last year. The preliminary clearance rate eased to 55.6%, off 1.4 percentage points from 57.0%, a 15th straight week under 60% and well adrift of the 70.1% decade average.

In Brisbane, 145 homes went to auction, 9.9% fewer than the previous week but 6.6% above the same time last year. Just over half found a buyer, with the preliminary clearance rate at 51.9%. That was a 13.8-point rise from the previous week and the city's best early result in 13 weeks.

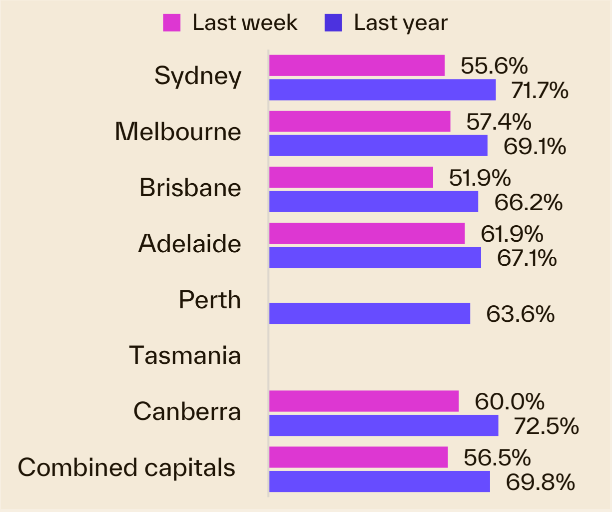
Adelaide's 88 auctions were down 6.4% from the previous week, yet 3.5% higher than a year earlier. The standout was the clearance rate, which reached 61.9%. That was up 15.1 percentage points from the week before and the strongest early figure since the week ending 7 June.

In the ACT, the preliminary clearance rate increased to 60.0%, surpassing this threshold for the first time since the week ending 12 May. The 45 auctions held were down 4.3% from the previous week and down 11.8% from the same week last year.

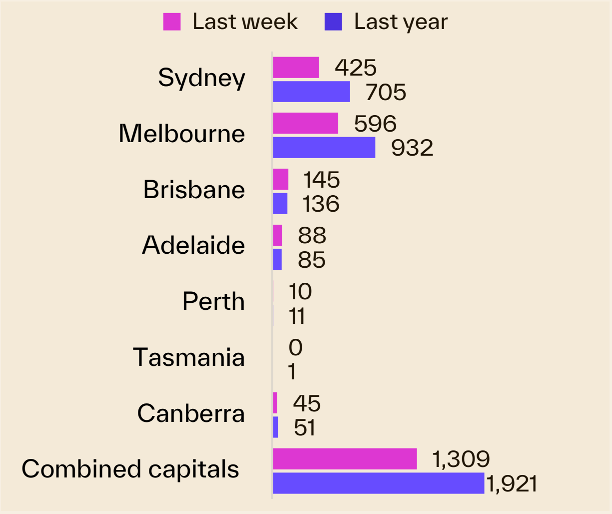
Perth held ten auctions, and Tasmania held none.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



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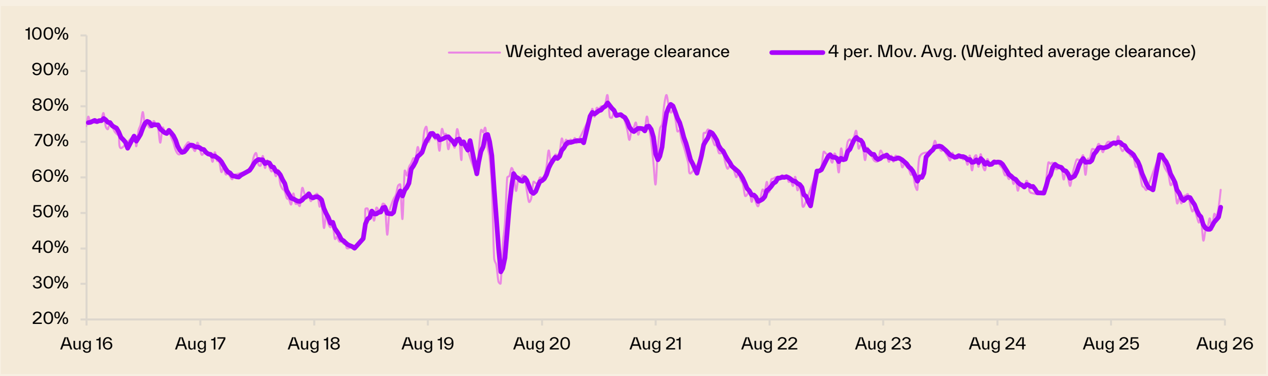
Property Market Indicator Summary

Capital City Auction Statistics (Preliminary)

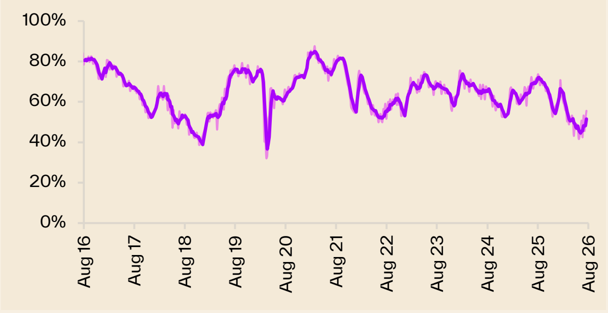
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	55.6%	425	313	174	139
Melbourne	57.4%	596	474	272	202
Brisbane	51.9%	145	79	41	38
Adelaide	61.9%	88	42	26	16
Perth	n.a.	10	6	3	3
Tasmania	n.a.	0	0	0	0
Canberra	60.0%	45	35	21	14
Combined capitals	**56.5%**	**1,309**	**949**	**536**	**413**

Weekly clearance rates

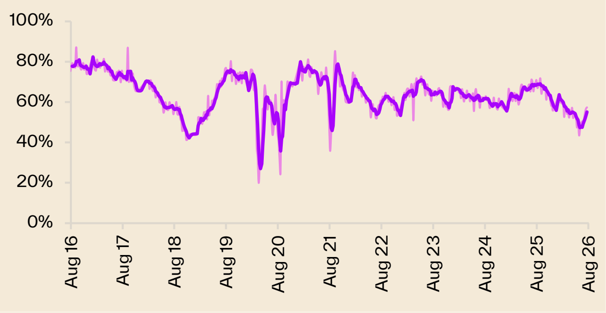
Combined capital cities



Sydney

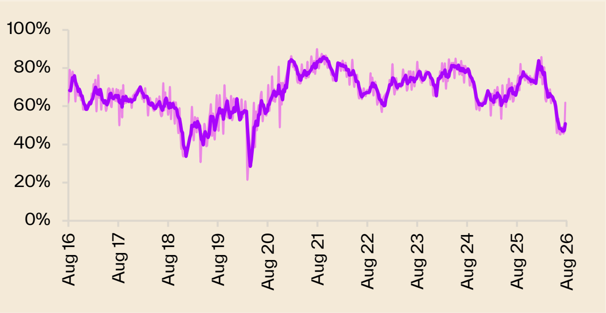


Melbourne



Brisbane

Adelaide



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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.	8	6	2	4
Baulkham Hills and Hawkesbury	43.8%	19	16	7	9
Blacktown	38.5%	30	13	5	8
City and Inner South	60.0%	47	45	27	18
Eastern Suburbs	56.0%	27	25	14	11
Inner South West	62.2%	48	37	23	14
Inner West	72.4%	32	29	21	8
North Sydney and Hornsby	64.2%	72	53	34	19
Northern Beaches	46.7%	25	15	7	8
Outer South West	n.a.	6	4	0	4
Outer West and Blue Mountains	n.a.	9	5	3	2
Parramatta	52.2%	34	23	12	11
Ryde	36.0%	32	25	9	16
South West	54.6%	22	11	6	5
Sutherland	n.a.	15	7	5	2
Melbourne sub-regions					
Inner	63.5%	75	63	40	23
Inner East	42.4%	79	66	28	38
Inner South	56.3%	90	71	40	31
North East	63.5%	75	63	40	23
North West	50.0%	69	60	30	30
Outer East	60.0%	48	40	24	16
South East	68.8%	71	48	33	15
West	61.4%	80	57	35	22
Mornington Peninsula	n.a.	9	6	2	4
Regional SA4					
Newcastle and Lake Macquarie	n.a.	6	4	3	1
Illawarra	40.0%	16	10	4	6
Gold Coast	46.2%	64	39	18	21
Sunshine Coast	52.4%	37	21	11	10
Geelong	n.a.	4	4	3	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.

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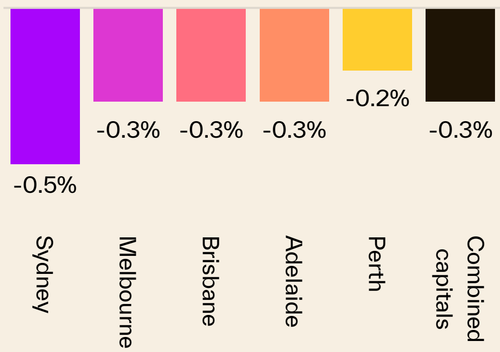
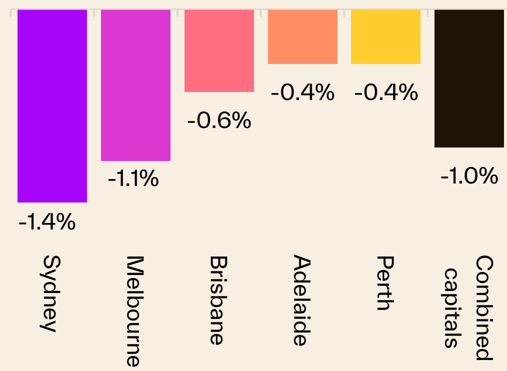
Property Market Indicator Summary

Capital city home value changes

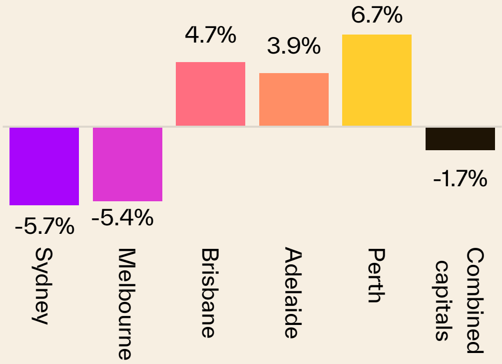
Weekly change



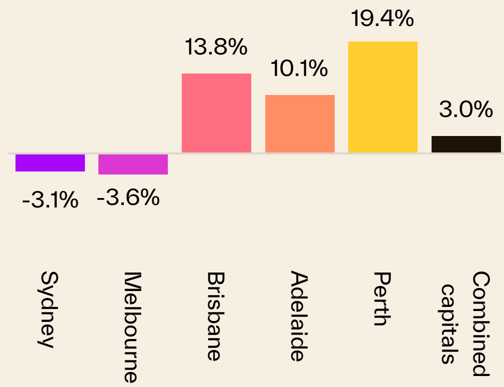
Monthly change



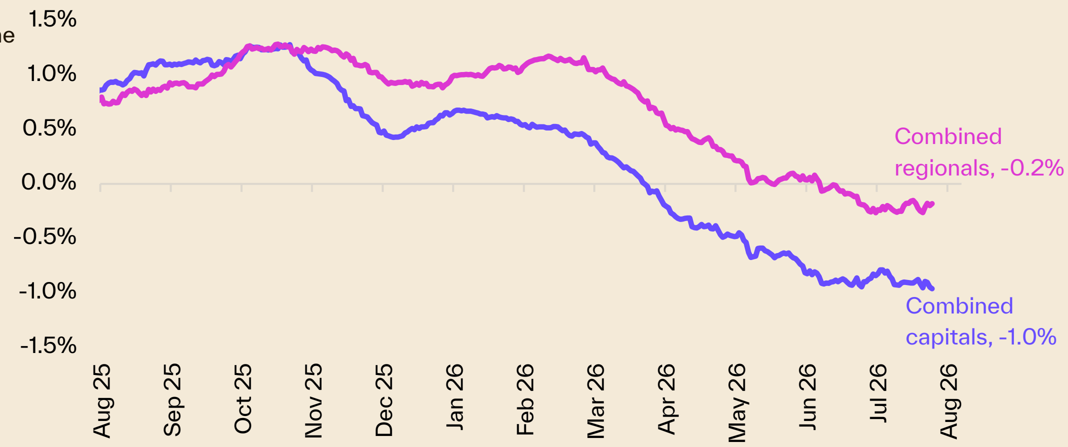
Year to date change



12 Month change



28 day rolling change in Home Value Index, combined capitals and regionals



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.

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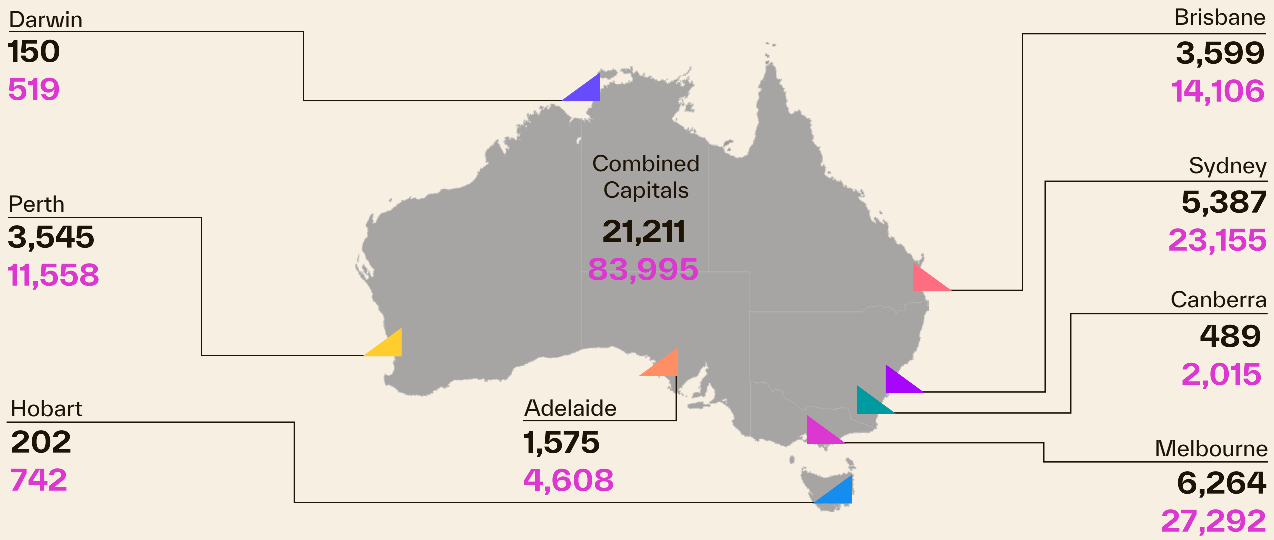
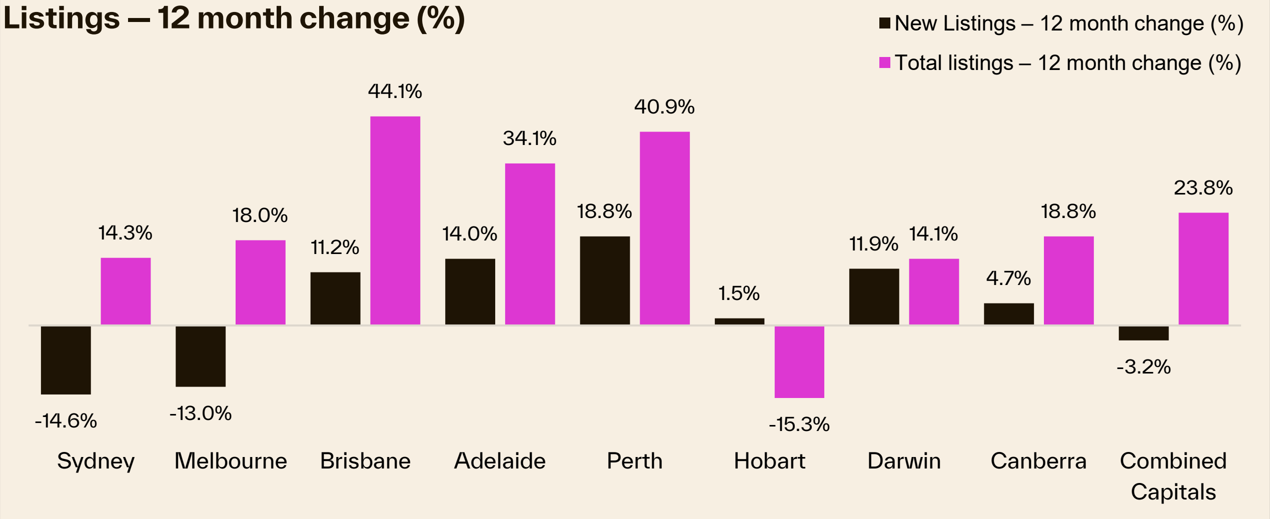
Property Market Indicator Summary

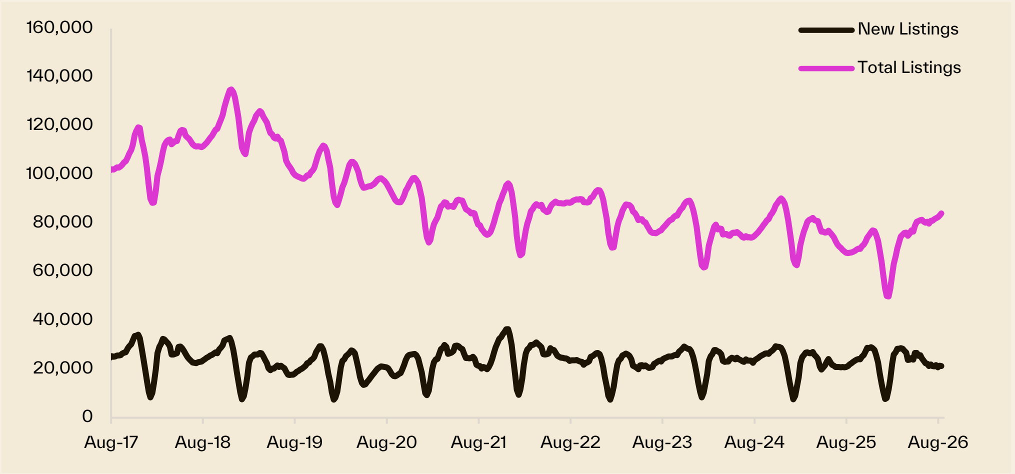
Capital city properties listed for sale — four week count



Listings — 12 month change (%)



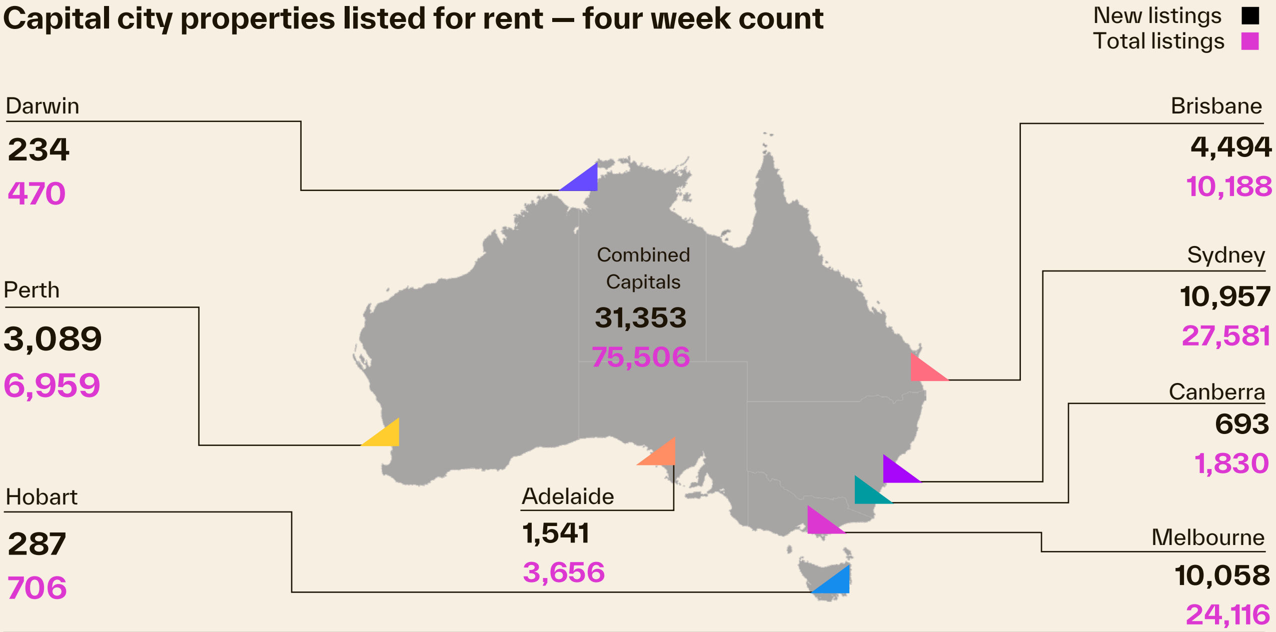
Number of homes for sale, combined capital cities



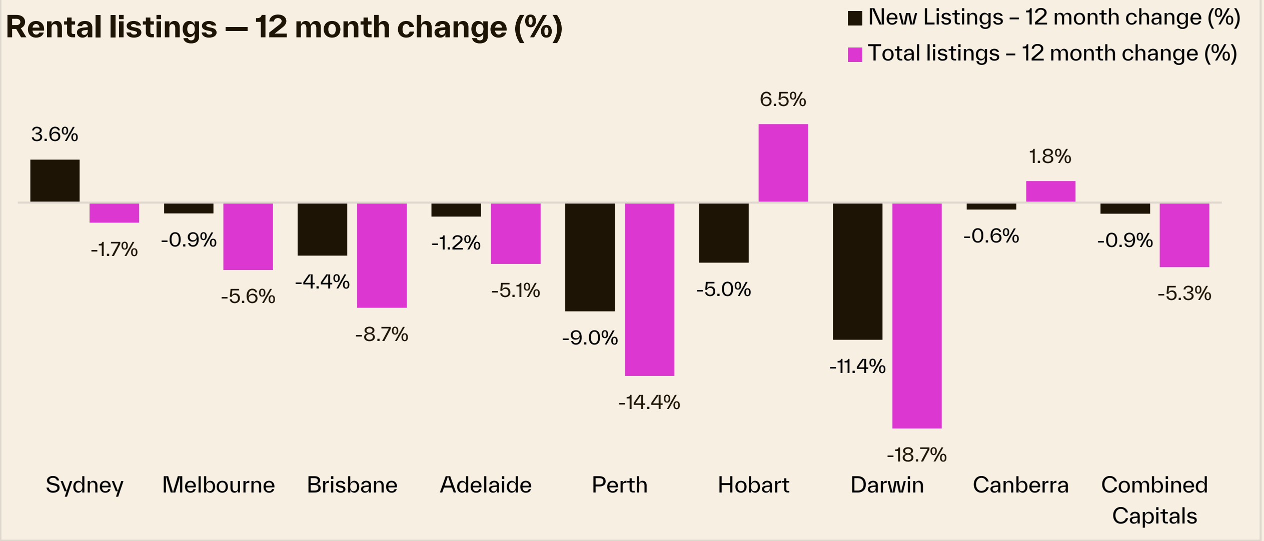
These results are calculated across properties that have been advertised for sale over the 28 days ending 16 August 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

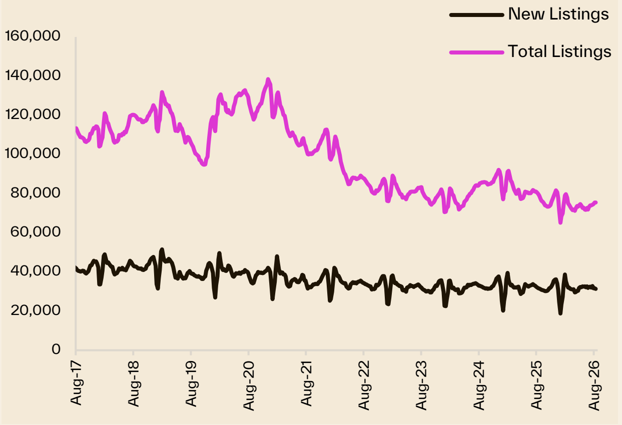
Capital city properties listed for rent — four week count



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%**

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Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales

3 Augusta Street
Strathfield

5 4 6

$9,150,000

McGrath Brighton-Le-Sands

10 Allara Avenue
Turramurra

5 6 3

$6,525,000

Raine & Horne Pymble

Victoria

76 Bay Road
Mount Martha

5 3 6

$3,000,000

Warlimont And Nutt

6-8 Parker Street
Clayton

4 2 1

$2,720,000

Jellis Craig Monash

Queensland

13 Murraba Street
Currumbin

4 3 1

$5,250,000

Kollosche

5 Sinatra Place
Maudsland

5 4 4

$4,025,000

Coastal Property Agents Upper Coomera

South Australia

10 Wilkinson Road
Parkside

4 2 2

$2,563,500

Ray White Kensington

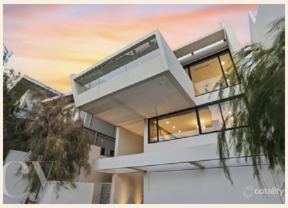
36A Marlborough Street
Fulham Gardens

4 2 2

$1,965,000

Belle Property Henley Beach

Western Australia



10A Solomon Street
Fremantle

4 3 2

$3,600,000

Caporn Young Estate Agents Pty Ltd

300 Peet Road
Roleystone

4 2 3

$2,575,000

Roleystone Real Estate

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania

6 Leona Court
Acton Park

3 1 3

$952,500

Raine & Horne Eastern Shore

10 Indigo Court
Margate

4 2 1

$950,000

EIS Property

Northern Territory

9 Macartney Street
Fannie Bay

5 3 4

$2,350,000

Ray White Darwin

23 Conigrave Street
Fannie Bay

4 3 4

$1,270,000

Nick Mousellis Real Estate - Eview Group

Australian Capital Territory

29 Gilmore Crescent
Garran

5 3 3

$2,250,000

Hive Property

54 Euree Street
Reid

4 2 2

$1,930,000

Michael Potter Real Estate

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Property Market Indicator Summary

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