Property Market Indicator Summary

Data to week ending 23rd August 2026

Capital city auction volumes rise as preliminary clearance rate eases to 53.2%

The preliminary clearance rate across the combined capital cities declined to 53.2% last week, compared to 56.5% two weeks prior, which represented the highest early success rate in the preceding 12 weeks. Sydney was the only capital where the preliminary clearance rate rose over the week.

The number of homes taken to auction increased last week, reaching 1,406 across the combined capitals, 10.2% above the previous week (1,276), though 31.9% short of the 2,066 held at the same point a year earlier.

Melbourne held the most auctions, with 600 homes going under the hammer last week, up 2.0% on the week prior but 39.1% below the level a year ago. The preliminary clearance rate fell to 55.4%, the city's weakest in four weeks.

In Sydney, the preliminary clearance rate improved to 56.6%, up from 55.6% the previous week. A total of 482 homes went to auction, 17.6% more than the previous week but 33.9% fewer than the same week a year ago. Despite the weekly improvement, this is the 16th consecutive week that Sydney's preliminary clearance rate has remained below 60%.

153 homes were taken to auction in Brisbane, up 7.7% from the previous week but 9.5% below the same week a year earlier, with 40.4% reporting a sale on preliminary results.

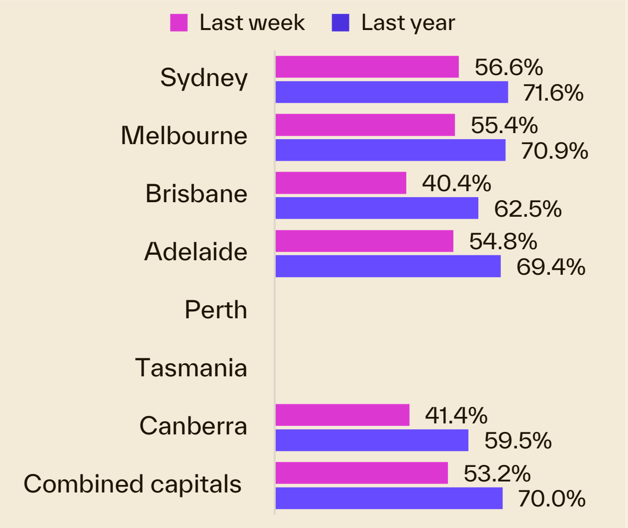
A total of 92 homes went to auction in Adelaide, up 9.5% on the previous week but 7.1% lower than a year ago. Of the 92 homes taken to auction, 54.8% were successful on preliminary results.

Canberra's preliminary clearance rate declined to 41.4%, compared to 60.0% the previous week. The number of auctions increased to 67 homes, up from 43 the prior week but below the 75 recorded during the same period last year.

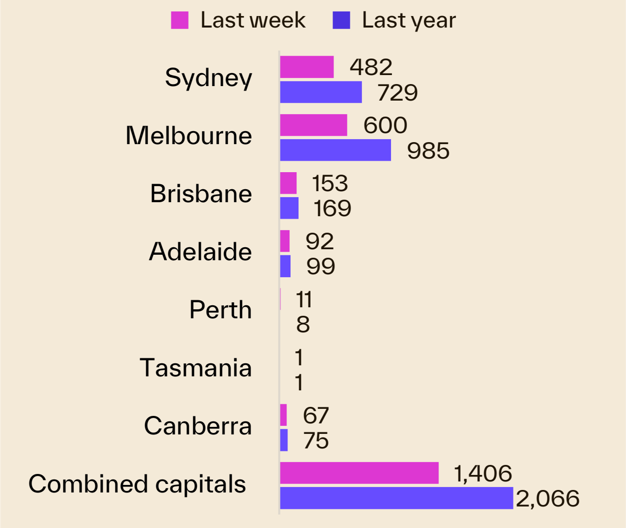
In Perth, only eleven auctions were held, with just two resulting in a sale so far. The single auction scheduled in Tasmania was withdrawn.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

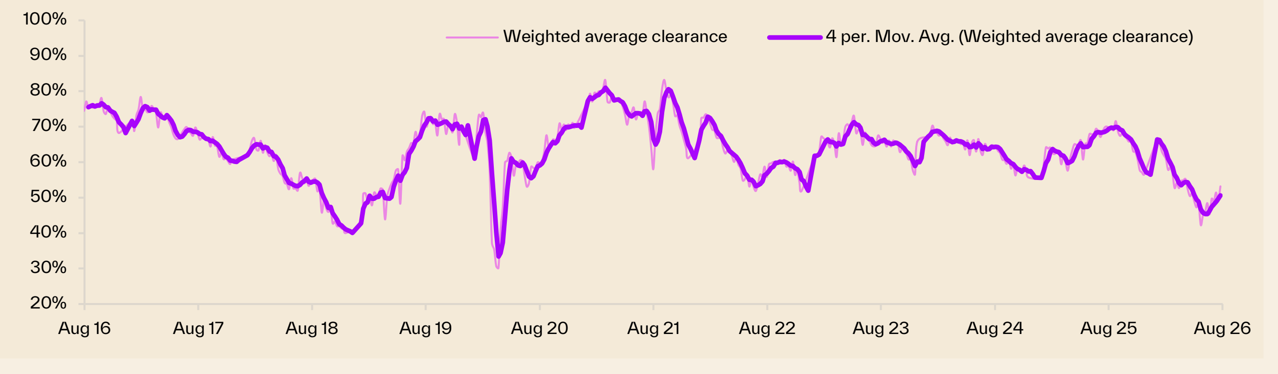
Property Market Indicator Summary

Capital City Auction Statistics (Preliminary)

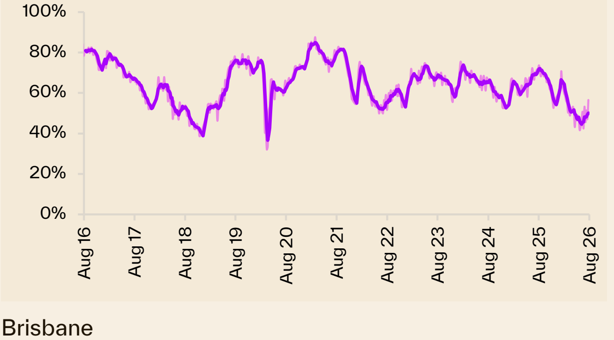
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	56.6%	482	343	194	149
Melbourne	55.4%	600	500	277	223
Brisbane	40.4%	153	89	36	53
Adelaide	54.8%	92	62	34	28
Perth	n.a.	11	8	2	6
Tasmania	n.a.	1	1	0	1
Canberra	41.4%	67	29	12	17
Combined capitals	**53.2%**	**1,406**	**1,032**	**549**	**483**

Weekly clearance rates

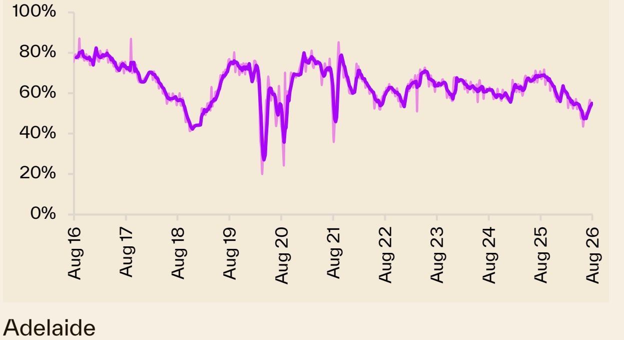
Combined capital cities



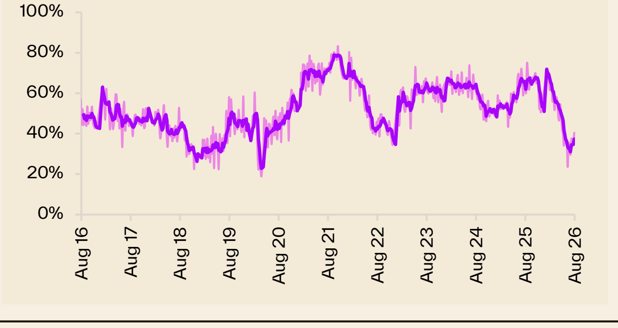
Sydney



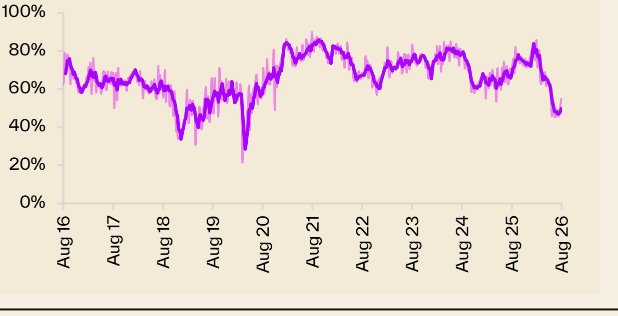
Melbourne



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.	10	8	5	3
Baulkham Hills and Hawkesbury	42.1%	32	19	8	11
Blacktown	n.a.	34	8	4	4
City and Inner South	53.9%	50	39	21	18
Eastern Suburbs	54.2%	56	48	26	22
Inner South West	65.6%	40	32	21	11
Inner West	57.1%	44	35	20	15
North Sydney and Hornsby	70.0%	84	60	42	18
Northern Beaches	47.1%	21	17	8	9
Outer South West	n.a.	3	1	1	0
Outer West and Blue Mountains	n.a.	8	8	3	5
Parramatta	52.4%	32	21	11	10
Ryde	41.2%	26	17	7	10
South West	46.7%	24	15	7	8
Sutherland	66.7%	18	15	10	5
Melbourne sub-regions					
Inner	56.4%	84	78	44	34
Inner East	47.7%	84	65	31	34
Inner South	56.9%	93	72	41	31
North East	46.2%	62	52	24	28
North West	58.2%	64	55	32	23
Outer East	75.7%	43	37	28	9
South East	64.9%	74	57	37	20
West	48.1%	91	79	38	41
Mornington Peninsula	n.a.	5	5	2	3
Regional SA4					
Newcastle and Lake Macquarie	n.a.	14	5	4	1
Illawarra	n.a.	6	3	2	1
Gold Coast	35.7%	61	42	15	27
Sunshine Coast	36.8%	30	19	7	12
Geelong	n.a.	7	5	3	2

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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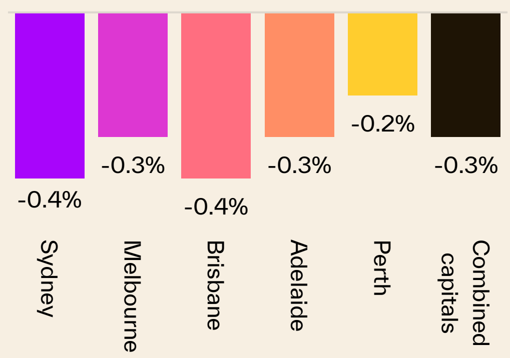
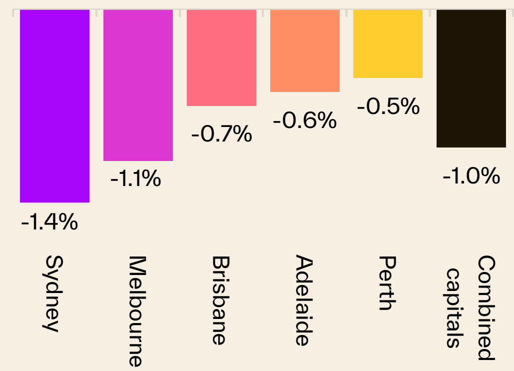
Property Market Indicator Summary

Capital city home value changes

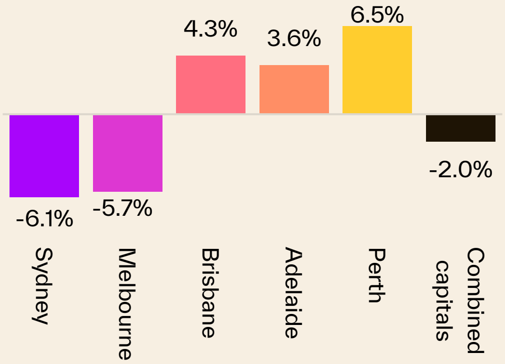
Weekly change



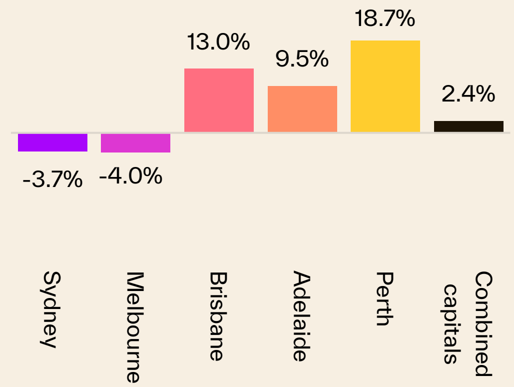
Monthly change



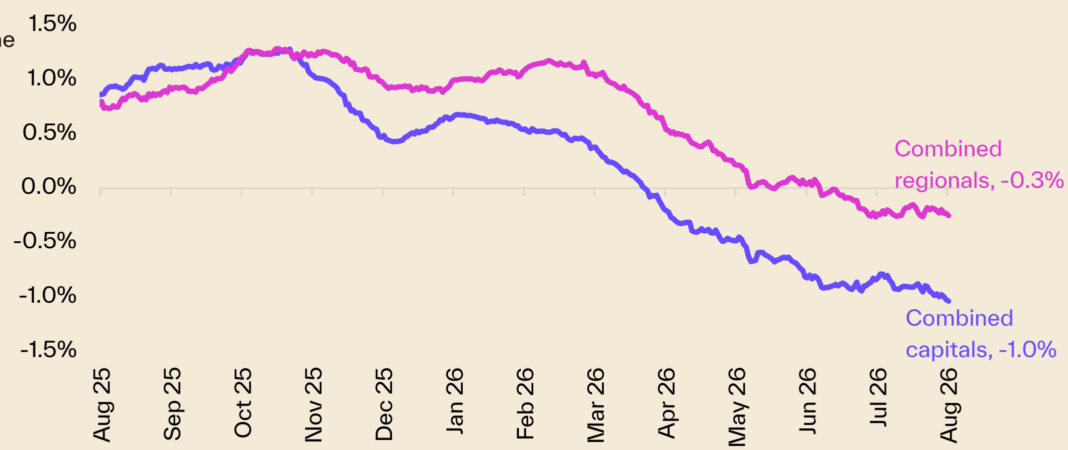
Year to date change



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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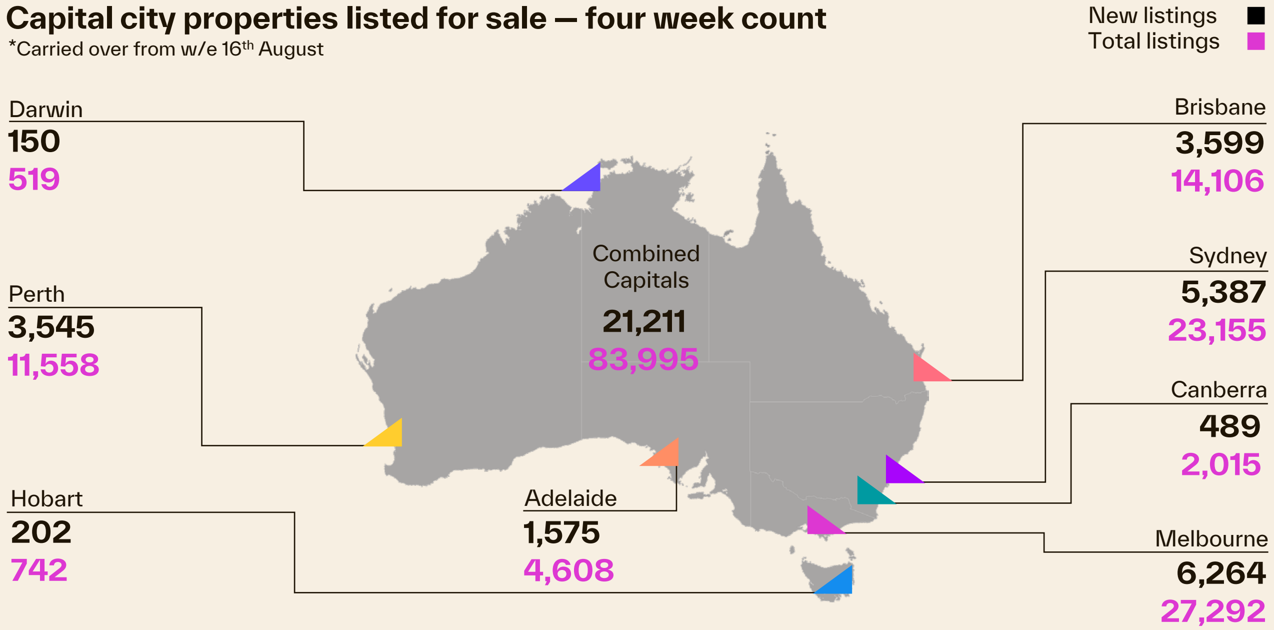
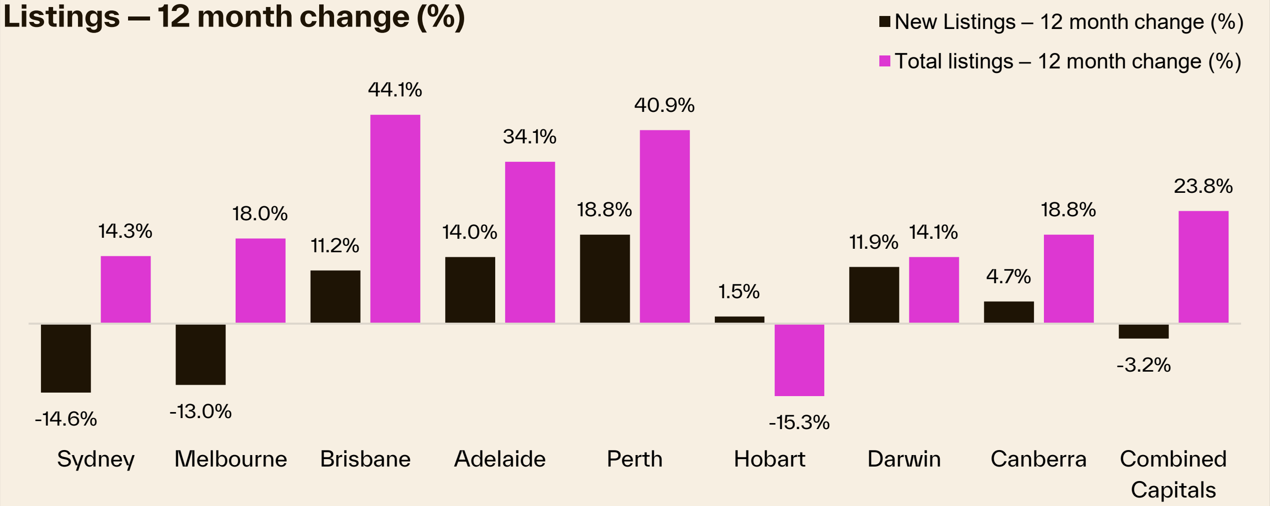
Property Market Indicator Summary

Capital city properties listed for sale — four week count

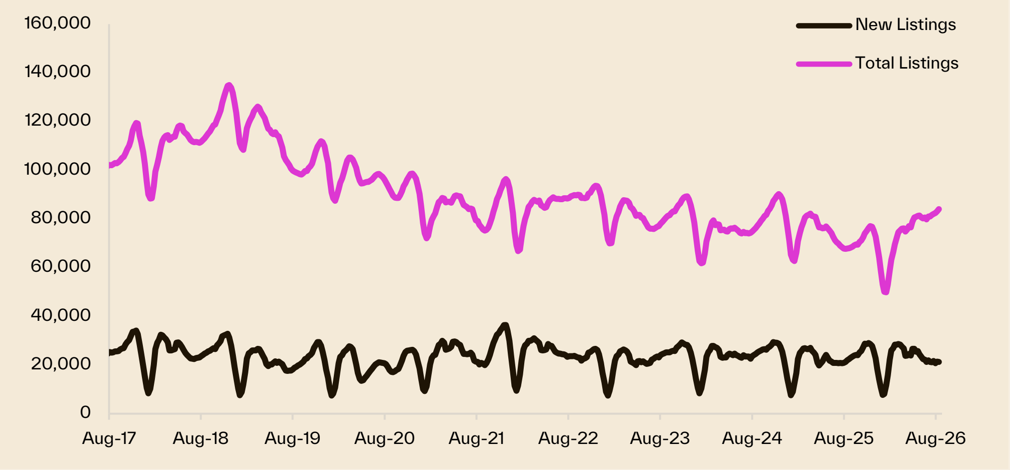
*Carried over from w/e 16th August



Listings — 12 month change (%)



Number of homes for sale, combined capital cities

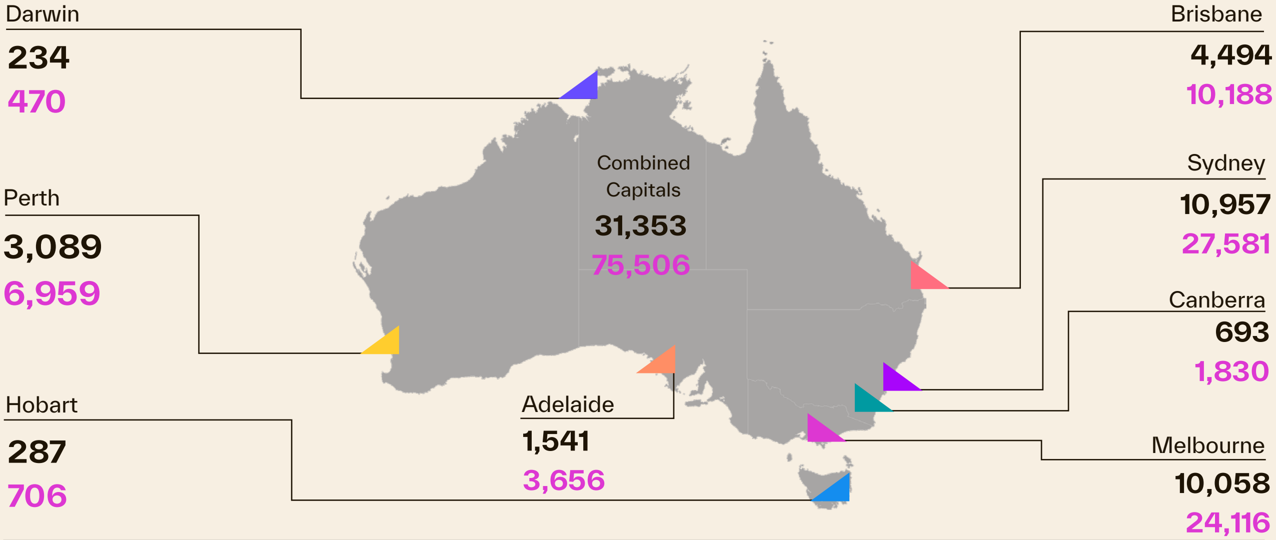


These results are calculated across properties that have been advertised for sale over the 28 days ending 16 August 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

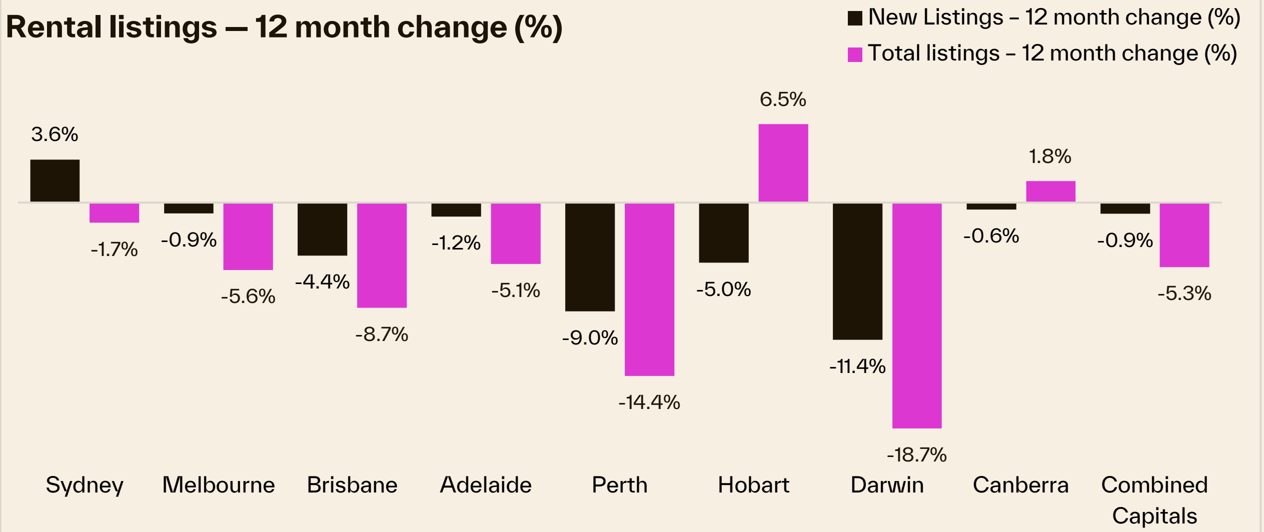
Property Market Indicator Summary

Capital city properties listed for rent — four week count

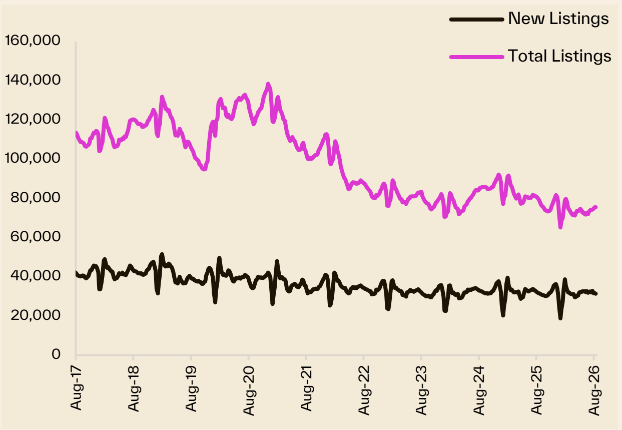
*Carried over from w/e 16th August



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%**

Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales

6 Cairns Avenue
Rodd Point

4 | 2 | 2

$6,400,000

Raine & Horne Five Dock

11 Crick Street
Chatswood

5 | 3 | 3

$6,200,000

Shead Property

Victoria

22 Ridgeway Avenue
Kew

5 | 3 | 3

$3,920,000

Kay & Burton - Boroondara

86 Delbridge Street
Fitzroy North

4 | 2 | 1

$2,910,000

Whitefox Real Estate

Queensland

601/88 Duporth Avenue
Maroochydore

5 | 5 | 3

$7,300,000

Town - Sunshine Coast

2/54 Parkyn Parade
Mooloolaba

4 | 3 | 2

$5,800,000

Whisker Coastal Property

South Australia

26 Cleland Avenue
Dulwich

4 | 4 | 3

$2,550,000

Pilgrim Real Estate

116 North Street
Henley Beach

3 | 2 | 2

$2,340,000

Belle Property Henley Beach

Western Australia

10 Otranto Close
Eagle Bay

4 | 3 | 1

$4,900,000

Jennings Hopkins

13 Waddell Road
Palmyra

5 | 3 | 2

$2,660,000

Haiven Property South

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania

25 Invercargill Road
Mount Nelson

4 2 2

$1,550,000

EIS Property

28 Parliament Street
Sandy Bay

4 2 4

$1,172,900

EIS Property

Northern Territory

52 Packard Avenue
Durack

4 2 2

$1,070,000

Nick Mousellis Real Estate - Eview Grou

9 Brandt Court
Araluen

4 2 4

$750,000

LJ Hooker Alice Springs

Australian Capital Territory

42 Araba Street
Aranda

5 3 4

$2,225,000

Hayman Partners - Canberra

79 Stuart Street
Narrabundah

3 2 2

$1,600,000

LJ Hooker Weston Creek

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Property Market Indicator Summary

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