

Property Market Indicator Summary

All data to week ending 1 February 2026

Marked pick up in auction volume as reporting resumes

The first week of auction reporting for 2026 saw a marked pick up in the number of homes taken under the hammer, with 1,629 auctions held across the capital cities. This was a 17.2% rise from the same week a year ago, with every capital city except Perth recording a rise in auction activity. The previous four weeks saw only 483 auctions held in total.

The rise in activity came with a sharp pick up in the preliminary auction clearance rate, which rose to 69.7%. As a retrospective, clearance rates faded through most of spring and early summer of 2025, with the preliminary clearance rate peaking at 77.9% over the week ending September 21, before gradually reducing to 62.7% at the end of the auction season in mid-December. This week's 69.7% early clearance rate was the highest since the week ending November 16th, 2025 (70.0%).

The pickup in the preliminary clearance rate could be a sign of vendors adjusting their pricing expectations ahead of an expected rate hike and the potential for a broader easing in purchasing demand.

Across the capitals, Melbourne led the volume of auctions, with 643 homes taken to market last week, a 33.1% lift in the number of auctions compared with a year ago. The preliminary clearance rate also rose, coming in at 69.3%, up from 65.7% in mid-December and the highest early result since the week ending November 23 last year.

Last week saw 468 auctions held across Sydney, a subtle

3.3% rise relative to the same week last year. The preliminary clearance rate rose sharply, reaching 71.3%, well above the 58.1% recorded in mid-December and the highest early auction result since the week ending 19th October last year (74.5%).

Across the smaller capitals, Brisbane recorded the highest number of auctions, with 221 homes going under the hammer last week, a 36.4% rise on the same time a year ago. 75.0% of auctions have reported a successful result so far, up from 60.3% in mid-December and the strongest early result since the week ending 9th November (77.8%).

There were 153 auctions held across Adelaide last week, only 2.0% higher than a year ago. The preliminary clearance rate was the highest of any capital city, at 86.1%, the highest since the first week of April last year.

Canberra saw 135 homes taken to auction last week, a 3.1% rise on last year. The preliminary clearance rate was the lowest by far, at just 39.8%. Mid-2019 was the last time we saw Canberra's preliminary clearance rate this low.

Only eight auctions were held in Perth last week, four of which were successful. There was just one auction scheduled across Tasmania which was withdrawn.

The volume of auctions should pick up further this week, with approximately 1,735 events scheduled, rising to just over 2,000 auctions next week.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

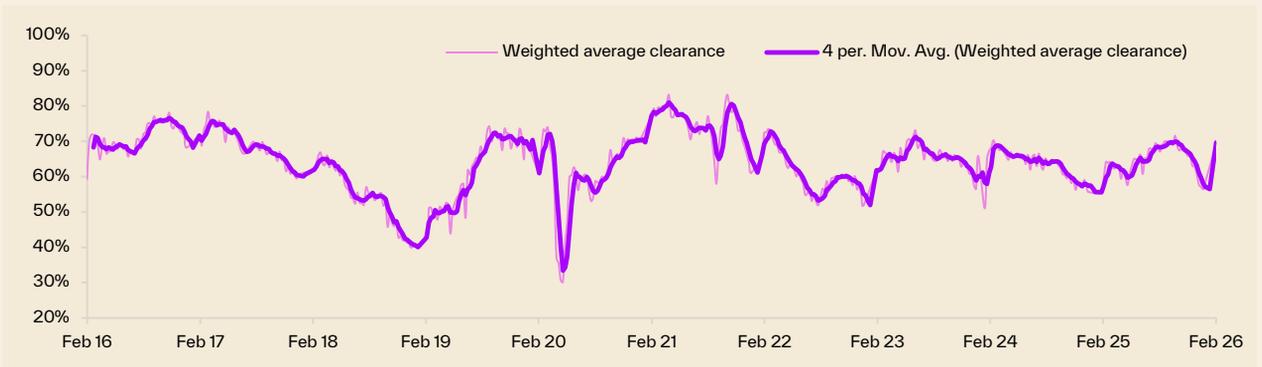
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Capital City Auction Statistics (Preliminary)

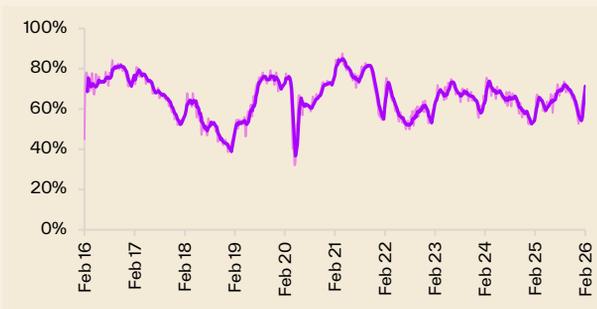
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	71.3%	468	314	224	90
Melbourne	69.3%	643	489	339	150
Brisbane	75.0%	221	164	123	41
Adelaide	86.1%	153	101	87	14
Perth	n.a.	8	8	4	4
Tasmania	n.a.	1	1	0	1
Canberra	39.8%	135	123	49	74
Combined capitals	69.7%	1,629	1,200	836	364

Weekly clearance rates

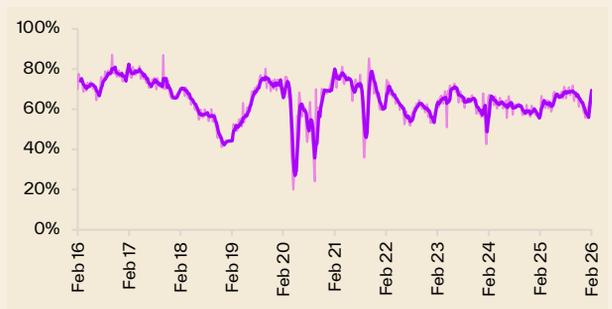
Combined capital cities



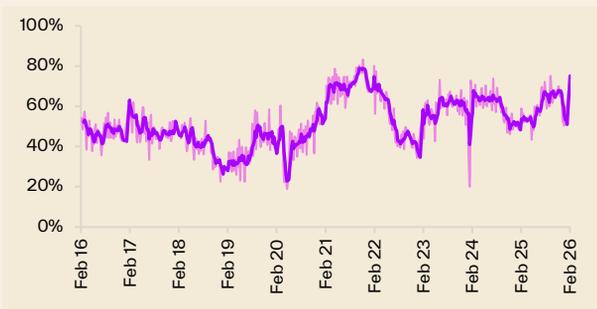
Sydney



Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

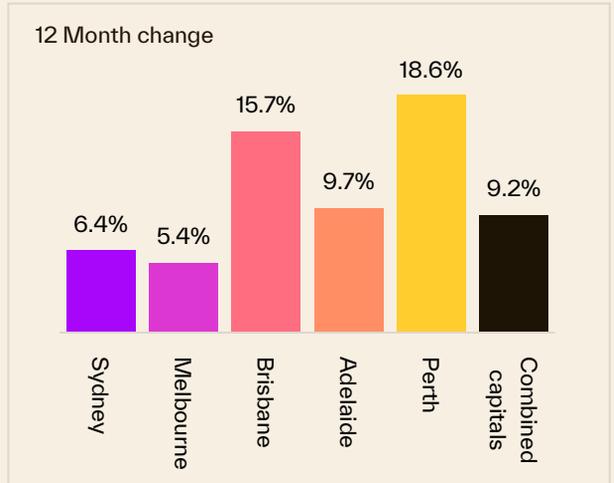
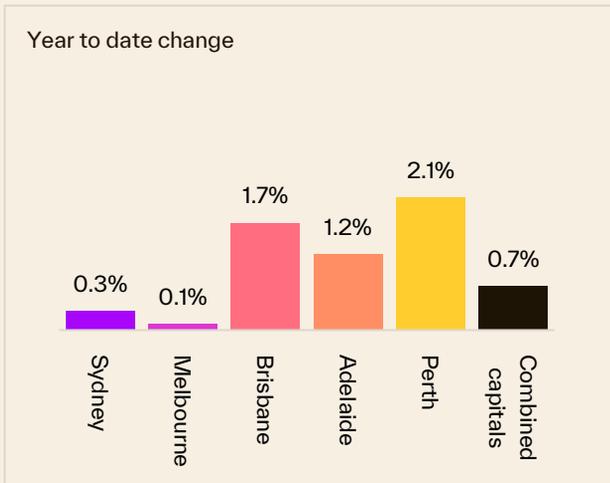
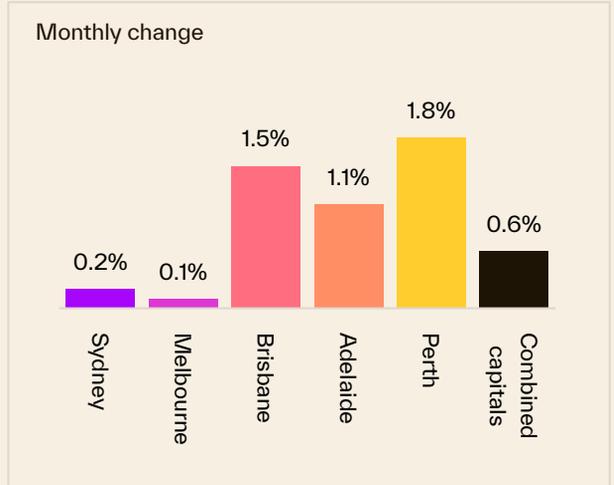
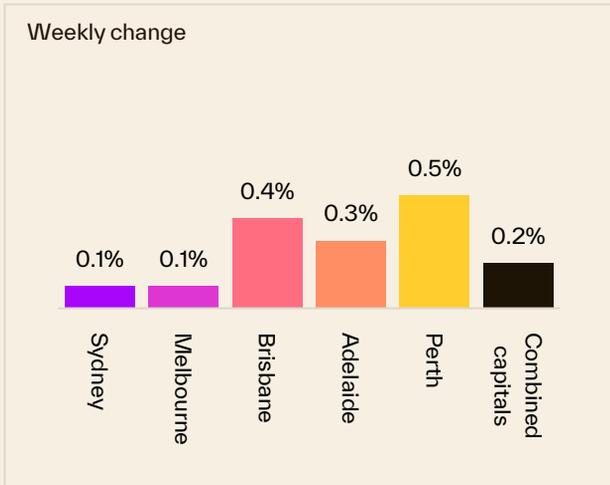
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	69.2%	16	13	9	4
Baulkham Hills and Hawkesbury	66.7%	53	33	22	11
Blacktown	73.4%	115	64	47	17
City and Inner South	91.7%	13	12	11	1
Eastern Suburbs	n.a.	5	5	2	3
Inner South West	65.4%	30	26	17	9
Inner West	91.7%	15	12	11	1
North Sydney and Hornsby	72.0%	34	25	18	7
Northern Beaches	70.0%	13	10	7	3
Outer South West	n.a.	4	4	2	2
Outer West and Blue Mountains	72.7%	13	11	8	3
Parramatta	78.3%	77	46	36	10
Ryde	66.7%	39	24	16	8
South West	60.9%	31	23	14	9
Sutherland	n.a.	10	6	4	2
Melbourne sub-regions					
Inner	51.6%	40	31	16	15
Inner East	61.8%	53	34	21	13
Inner South	69.8%	50	43	30	13
North East	68.1%	84	72	49	23
North West	76.7%	92	73	56	17
Outer East	76.1%	93	67	51	16
South East	71.2%	102	66	47	19
West	67.5%	107	83	56	27
Mornington Peninsula	65.0%	22	20	13	7
Regional SA4					
Newcastle and Lake Macquarie	80.0%	16	15	12	3
Illawarra	42.9%	16	14	6	8
Gold Coast	52.3%	212	172	90	82
Sunshine Coast	53.1%	44	32	17	15
Geelong	n.a.	6	3	3	0

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

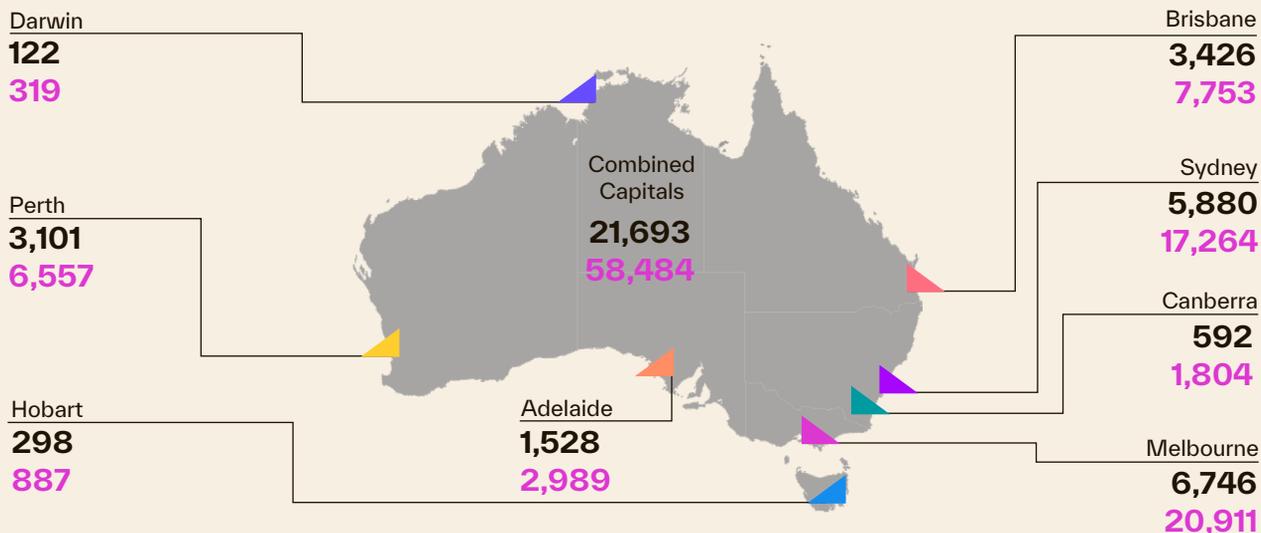


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

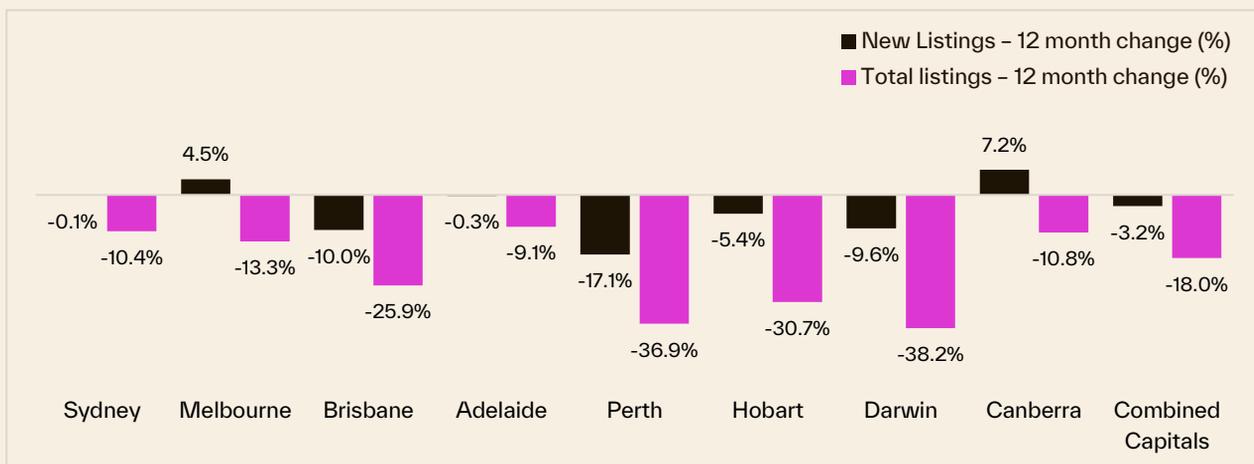
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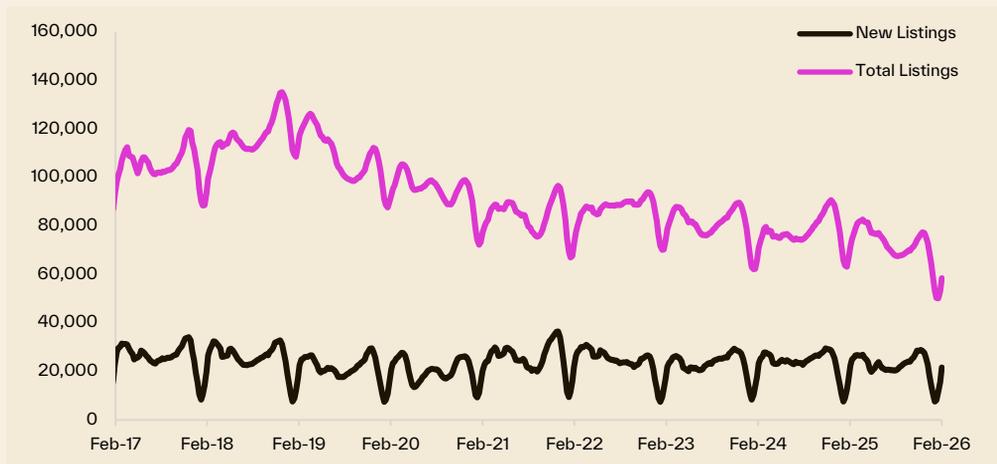
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



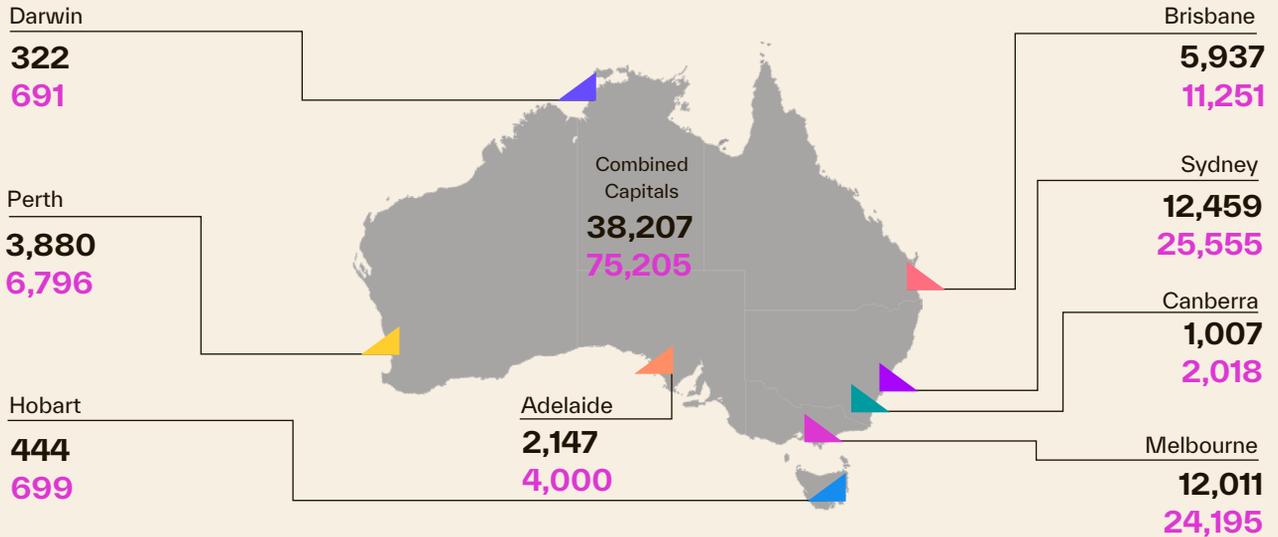
Number of homes for sale, combined capital cities



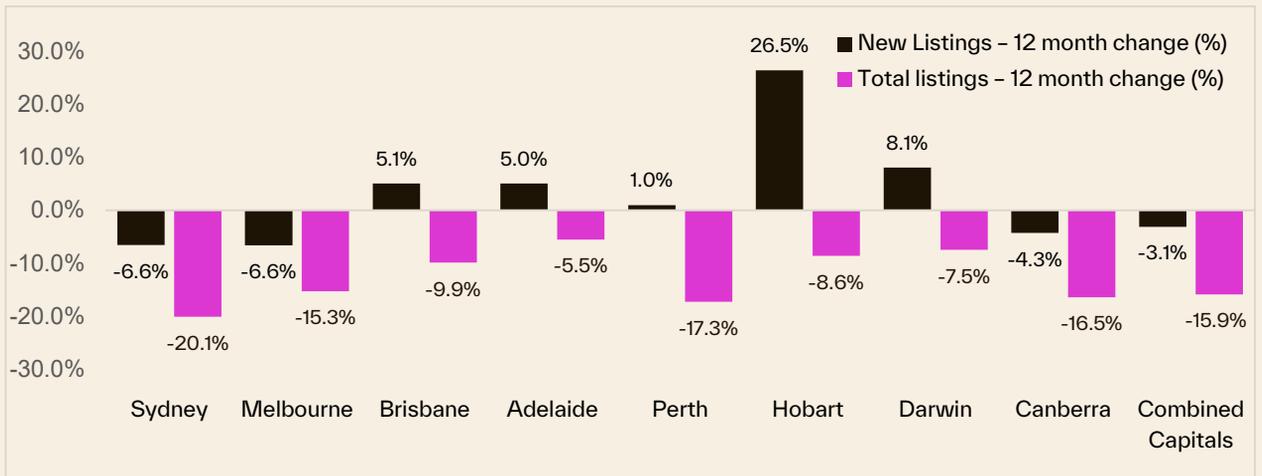
These results are calculated across properties that have been advertised for sale over the 28 days ending 01 February 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

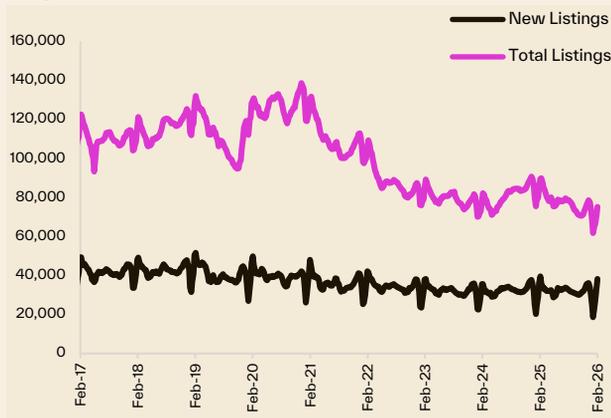
Capital city properties listed for rent – four week count



Rental listings – 12 month change (%)



Number of homes for rent, combined capital cities



Rental snapshot – data to January 2026

Region	Median rent	Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
		Month	Quarter	Annual	Current	12 months ago	Current	12 months ago
Sydney	\$819	0.5%	1.3%	5.6%	3.0%	3.0%	1.9%	2.5%
Melbourne	\$627	0.7%	1.2%	3.5%	3.6%	3.6%	1.5%	1.9%
Brisbane	\$710	0.7%	1.4%	6.4%	3.4%	3.6%	2.0%	2.2%
Adelaide	\$640	0.8%	1.3%	3.3%	3.5%	3.7%	1.0%	1.1%
Perth	\$747	0.8%	1.9%	6.2%	3.8%	4.3%	1.2%	1.6%
Hobart	\$606	0.7%	2.4%	7.0%	4.3%	4.3%	1.7%	2.0%
Darwin	\$686	-0.6%	-0.4%	7.5%	6.0%	6.8%	2.3%	2.8%
Canberra	\$689	0.5%	1.2%	2.8%	4.1%	4.1%	1.9%	2.6%
Combined capitals	\$716	0.6%	1.4%	5.2%	3.4%	3.5%	1.7%	2.1%
Combined regionals	\$604	0.6%	1.6%	6.1%	4.2%	4.4%	1.8%	2.1%
National	\$685	0.6%	1.4%	5.4%	3.6%	3.7%	1.7%	2.1%

Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales



15 Marvell Street
Byron Bay

8 8 0

\$8,700,000

Sotheby's International Realty



75 Cylinders Drive
Kingscliff

4 3 2

\$7,750,000

Witheriff Group

Victoria



16 Asquith Street
Box Hill South

5 4 2

\$3,250,000

McGrath



1/7 Kara Grove
Ascendale

4 2 2

\$3,200,000

Belle Property Mentone

Queensland



16 Marine Parade
Miami

7 5 0

\$9,300,000

Amir Prestige Group



1501/5 Pacific Street
Main Beach

4 4 3

\$6,300,000

Amir Prestige Group

South Australia



214 Surfers Parade
Middleton

5 3 2

\$3,250,000

Ray White Victor Harbor/Goolwa



43A Alexandra Avenue
Rose Park

4 2 2

\$3,030,000

Pilgrim Real Estate

Western Australia



79 Rule Street
North Fremantle

5 3 3

\$5,400,000

Shore Property



5 Livingstone Drive
Canning Vale

5 2 3

\$3,000,000

Happy Realty

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Top two sales over the past week, states and territories

Tasmania



50 Frederick Henry Parade
Cremorne

 3  1  4

\$1,400,000

LJ Hooker Pinnacle Property



5 Drummond Street
South Hobart

 3  2  0

\$1,075,000

EIS Property

Northern Territory



3/11 Hinkler Crescent
Fannie Bay

 2  1  1

\$382,500

Smith Real Estate NT



1B Raggatt Street
East Side

 1  2  2

\$279,000

LJ Hooker Alice Springs

Australian Capital Territory



67 Cygnet Crescent
Red Hill

 4  3  2

\$2,280,000

Hive Property



8 Yanco Place
Duffy

 5  4  4

\$1,460,000

Hayman Partners

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