cotality™

Property Market Indicator Summary

All data to week ending 1st November 2026

Preliminary auction clearance rate falls to lowest since April 2020

Across the combined capitals, 1,735 auctions were held last week, down 7.3% on the previous week and 17.7% lower than at the same time last year. Melbourne's seasonal decline ahead of the Melbourne Cup holiday contributed to the overall fall, with 514 auctions held, down 38% week on week. Every other capital recorded an increase in auction volumes.

The combined capital cities preliminary clearance rate fell to 47.2%, from 48.4% the previous week. This was the lowest preliminary clearance rate since April 2020, with buyers facing the likelihood of another rate hike this week. The average preliminary clearance rate through spring to date has been 51.0%, slightly below the winter average of 52.3%.

Sydney held the most auctions last week, with 731 homes going under the hammer, up 17.3% on the previous week and the highest weekly volume since the last week of September. Despite the increase, auction volumes were 33% lower than at the same time last year. The preliminary clearance rate rose 5.6 percentage points to 53.8%, from 48.2% the previous week.

A 38% week-on-week decline brought Melbourne's auction volumes to 514 last week, albeit slightly above the 502 held a year earlier. The fall in auction volumes from the previous week came ahead of the Melbourne Cup holiday. Meanwhile, the preliminary clearance rate declined to 49.5%, the second-lowest preliminary result so far this year.

Despite an almost 20% rise in auction volumes, Brisbane's preliminary clearance rate was just 26.2%, the lowest among the capitals and the fourth result below 30% in five weeks. The 238 auctions held were 10.7% more than a year earlier and the second-highest weekly volume this year, behind the 279 recorded in the final week of March.

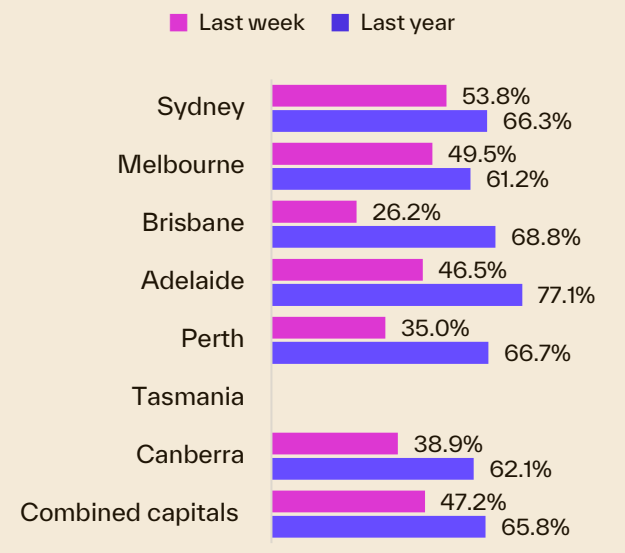
A 3.6% weekly increase brought Adelaide's auction volumes to 144, matching the same week last year. The preliminary clearance rate edged higher by 4 percentage points to 46.5%, slightly above the spring average to date of 44.6%, but remained below 50% for a sixth consecutive week.

In the ACT, 81 auctions were held last week, 35% more than the previous week but 39% fewer than at the same time last year. The preliminary clearance rate was 38.9%, the fourth-lowest result so far this year.

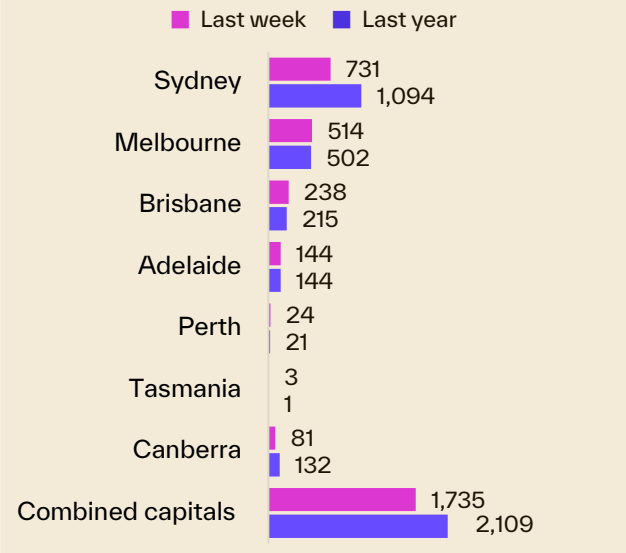
Perth's preliminary clearance rate stood at 35%, while just three auctions were held across Tasmania.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



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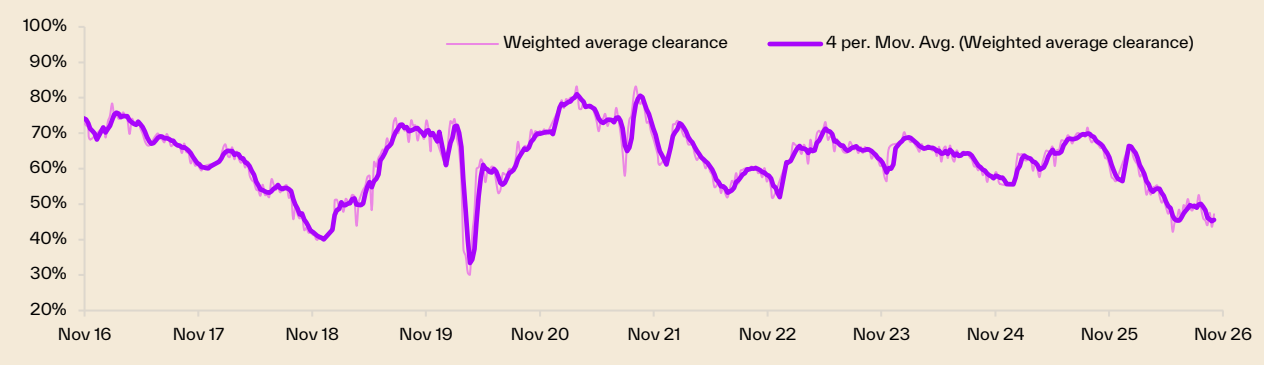
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Capital City Auction Statistics (Preliminary)

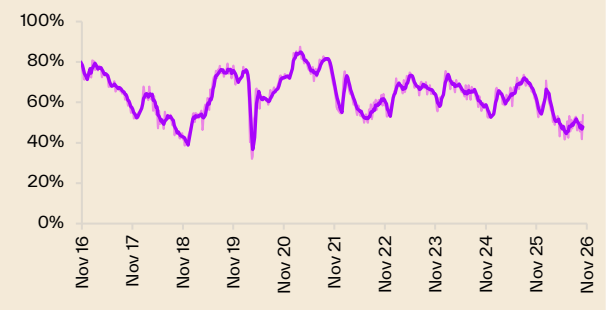
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	53.8%	731	511	275	236
Melbourne	49.5%	514	384	190	194
Brisbane	26.2%	238	130	34	96
Adelaide	46.5%	144	71	33	38
Perth	35.0%	24	20	7	13
Tasmania	n.a.	3	2	1	1
Canberra	38.9%	81	54	21	33
Combined capitals	47.2%	1,735	1,172	553	619

Weekly clearance rates

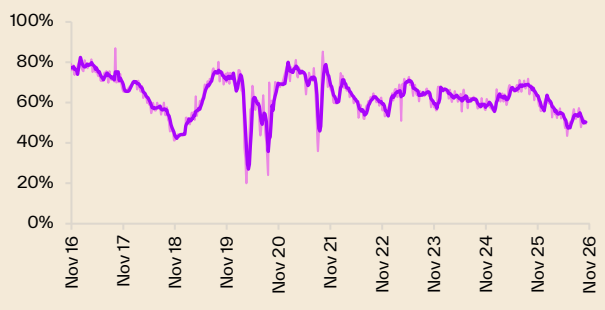
Combined capital cities



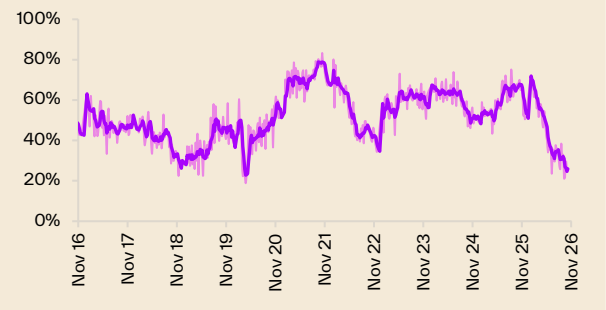
Sydney



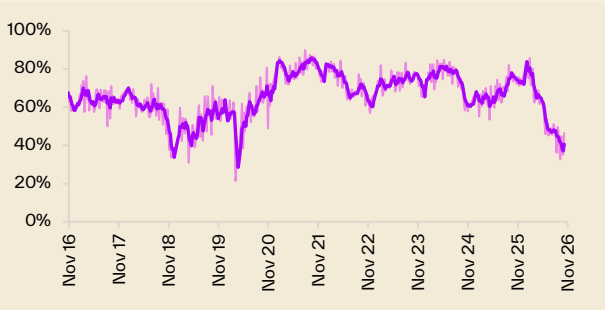
Melbourne



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.	15	7	3	4
Baulkham Hills and Hawkesbury	40.9%	39	22	9	13
Blacktown	53.9%	35	13	7	6
City and Inner South	51.0%	67	49	25	24
Eastern Suburbs	67.2%	85	64	43	21
Inner South West	50.8%	88	65	33	32
Inner West	56.9%	70	51	29	22
North Sydney and Hornsby	55.4%	97	74	41	33
Northern Beaches	61.0%	55	41	25	16
Outer South West	n.a.	1	1	0	1
Outer West and Blue Mountains	n.a.	13	5	2	3
Parramatta	40.9%	57	44	18	26
Ryde	48.7%	50	37	18	19
South West	33.3%	27	15	5	10
Sutherland	73.9%	32	23	17	6
Melbourne sub-regions					
Inner	54.2%	59	48	26	22
Inner East	52.1%	59	48	25	23
Inner South	58.3%	48	36	21	15
North East	46.2%	71	52	24	28
North West	34.7%	63	49	17	32
Outer East	55.9%	41	34	19	15
South East	68.1%	71	47	32	15
West	46.6%	88	58	27	31
Mornington Peninsula	7.1%	16	14	1	13
Regional SA4					
Newcastle and Lake Macquarie	52.9%	23	17	9	8
Illawarra	n.a.	18	8	5	3
Gold Coast	22.6%	88	31	7	24
Sunshine Coast	54.6%	31	11	6	5
Geelong	n.a.	7	6	2	4

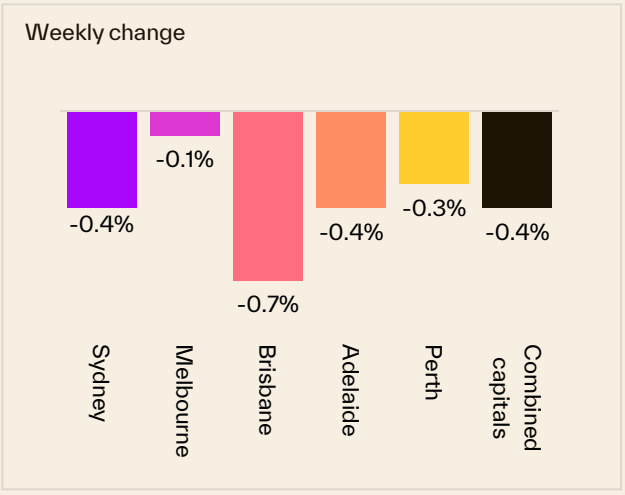
The above results are preliminary, with 'final' auction clearance rates published each Thursday. Cotality, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

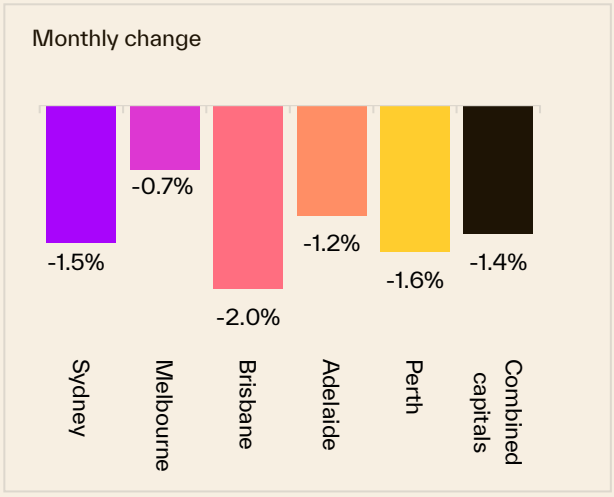
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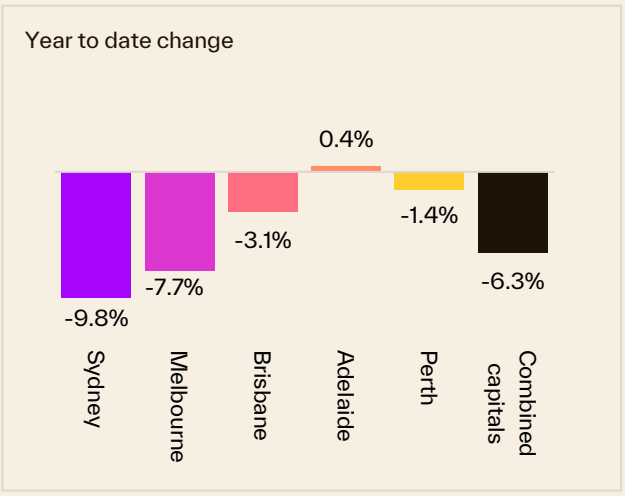
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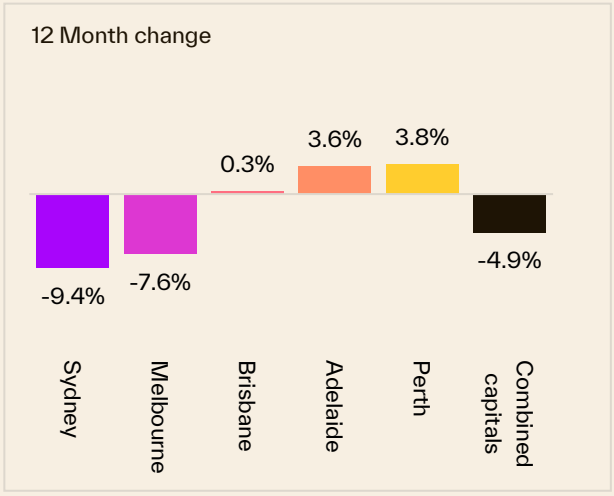
Property Market Indicator Summary

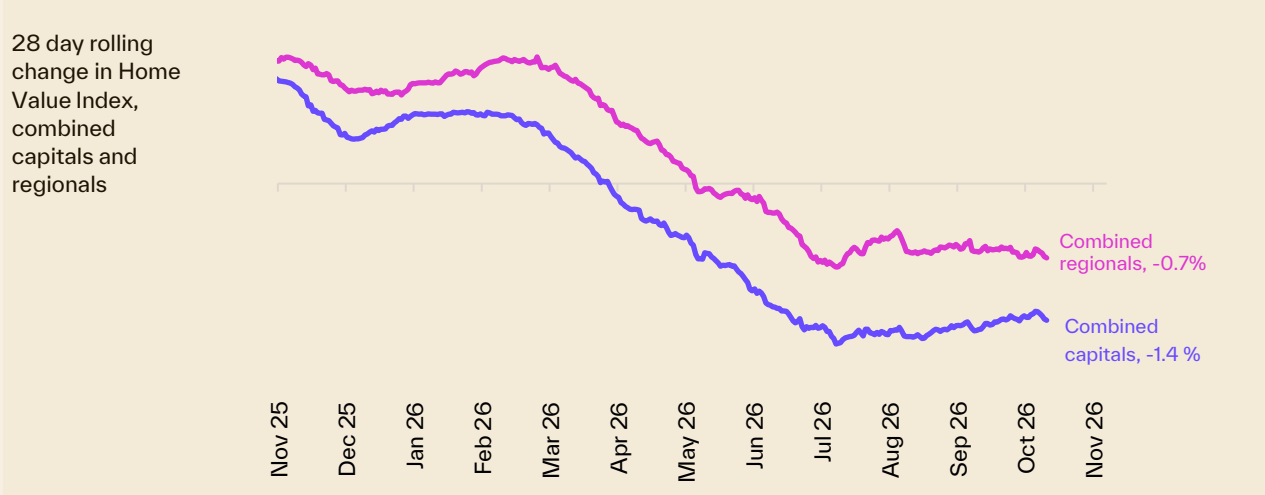
Capital city home value changes











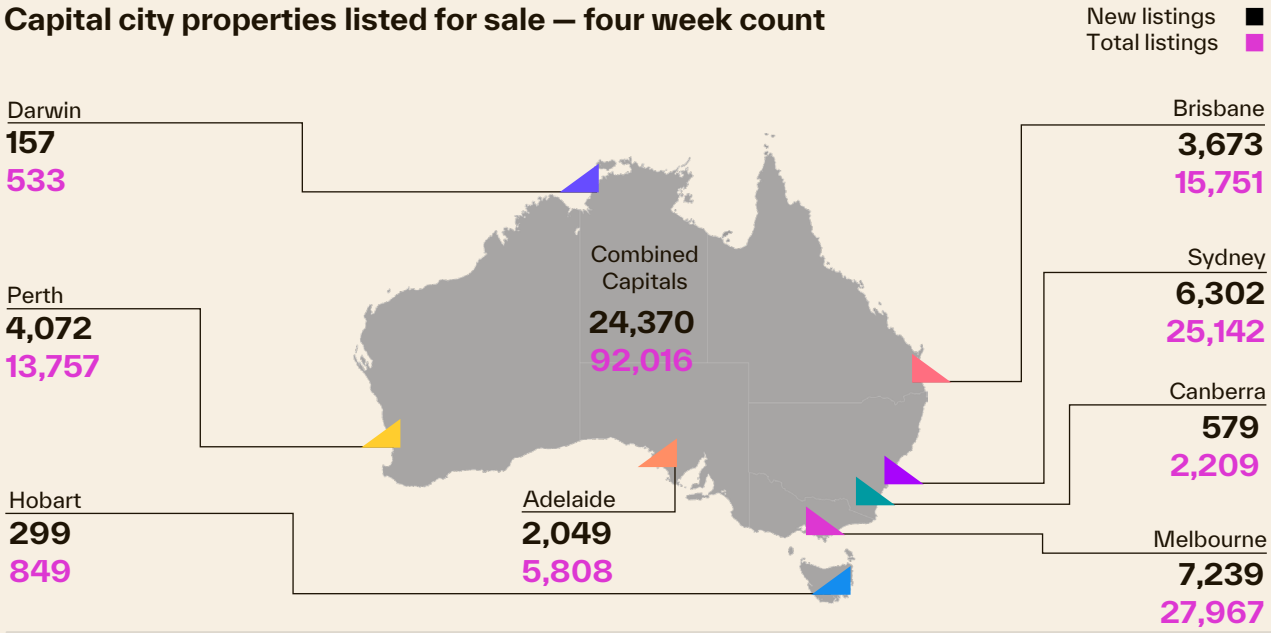
Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from https://www.cotality.com/au/our-data/indices.

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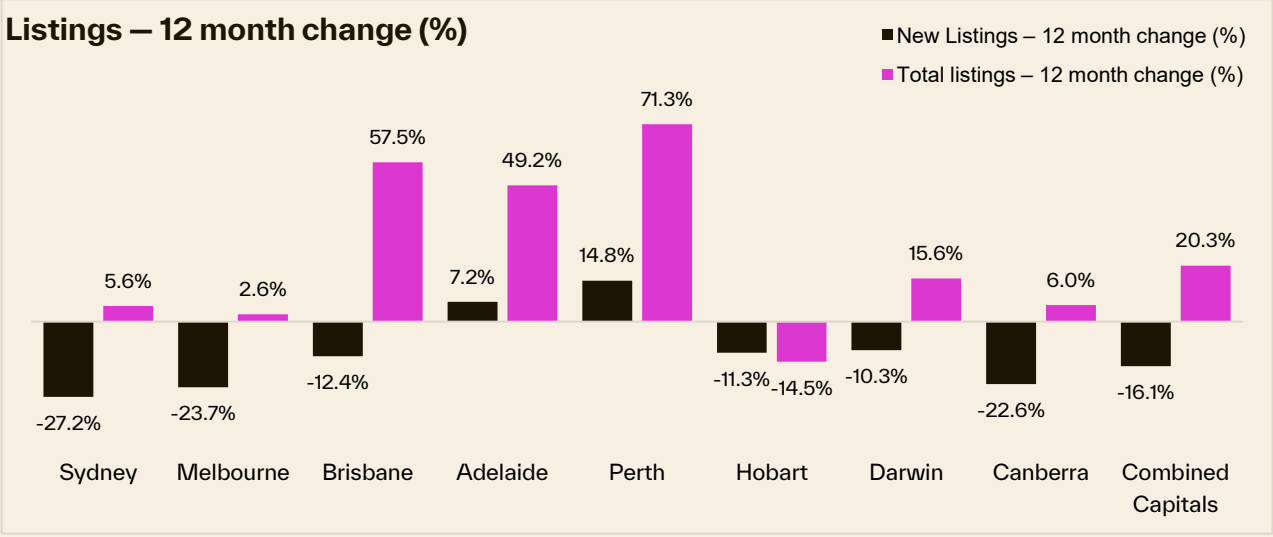
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Property Market Indicator Summary

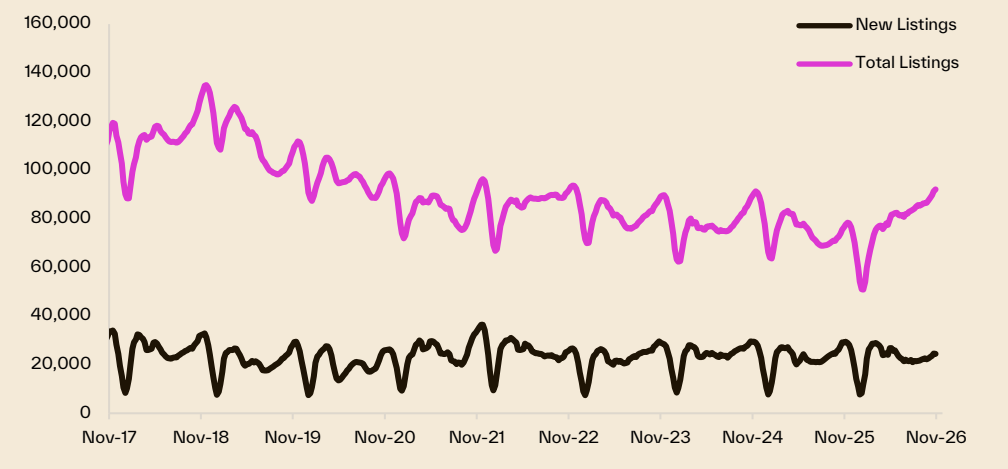
Capital city properties listed for sale — four week count



Listings — 12 month change (%)



Number of homes for sale, combined capital cities

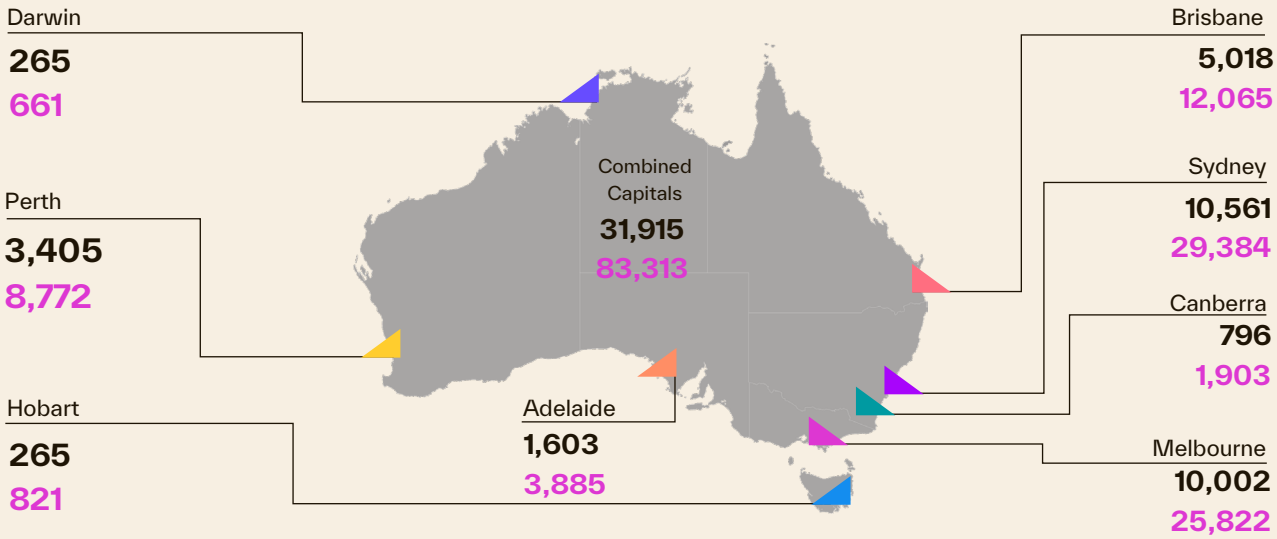


These results are calculated across properties that have been advertised for sale over the 28 days ending 01 November 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

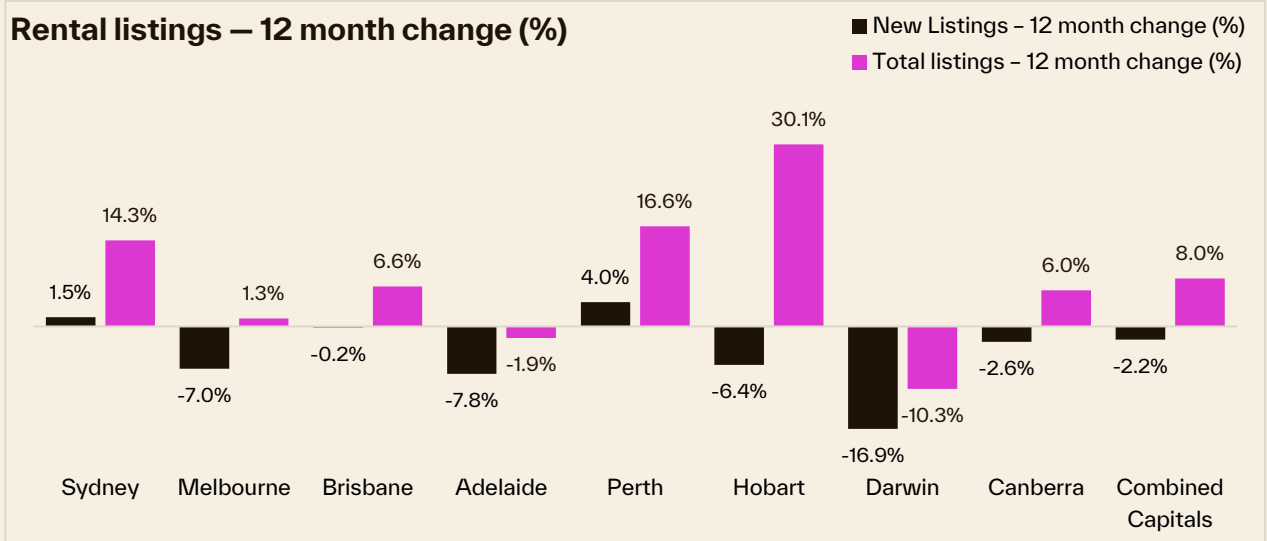
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Property Market Indicator Summary

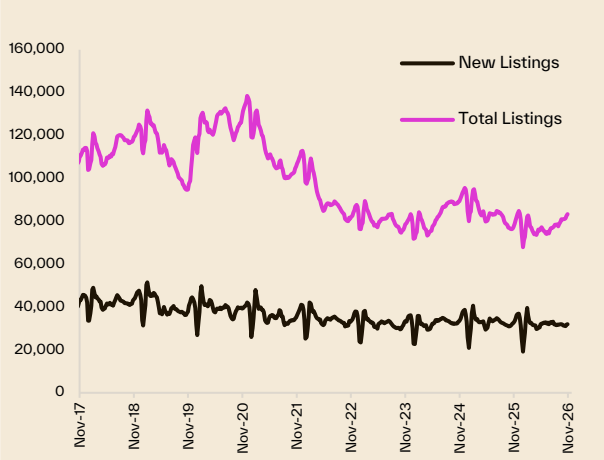
Capital city properties listed for rent — four week count



Rental listings — 12 month change (%)



Number of homes for rent, combined capital cities



Rental snapshot — data to October 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	$844	0.0%	-0.3%	4.0%	3.5%	3.0%	2.7%	1.8%
Melbourne	$647	-0.1%	0.0%	4.5%	4.1%	3.6%	2.0%	1.6%
Brisbane	$746	0.3%	1.2%	6.5%	3.7%	3.5%	2.7%	2.0%
Adelaide	$675	0.0%	1.3%	6.3%	3.7%	3.6%	1.6%	1.1%
Perth	$799	0.1%	0.8%	7.5%	4.2%	4.0%	2.5%	1.4%
Hobart	$641	0.5%	1.4%	8.4%	4.4%	4.3%	3.0%	1.5%
Darwin	$772	0.2%	4.3%	11.4%	6.4%	6.5%	2.5%	2.4%
Canberra	$710	0.1%	0.1%	3.2%	4.4%	4.0%	2.2%	1.7%
Combined capitals	$747	0.0%	0.3%	5.2%	3.8%	3.4%	2.4%	1.7%
Combined regionals	$631	0.3%	0.8%	5.5%	4.4%	4.3%	2.4%	1.8%
National	**$715**	**0.1%**	**0.4%**	**5.3%**	**3.9%**	**3.6%**	**2.4%**	**1.7%**

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Top two sales over the past week, states and territories

New South Wales



35 Bishops Avenue
Randwick

4 2 2

$6,260,000

Ray White Phillips & Co



22 Bligh Crescent
Seaforth

4 3 3

$4,520,000

LJ Hooker Seaforth

Victoria



60 Avoca Street
South Yarra

4 3 2

$11,300,000

Melbourne Prestige Property



7 Montalto Avenue
Toorak

5 3 5

$9,900,000

Marshall White Stonnington

Queensland



41 Bailey Street
New Farm

5 3 2

$7,300,000

Ray White Collective Luxury



24 Mermaid Quay
Noosaville

4 4 2

$6,000,000

McLure Prestige

South Australia

No image available

31 Church Avenue
Norwood

3 2 2

$2,951,000

Pilgrim Real Estate



5 Gilbert Street
Goodwood

4 1 4

$2,550,000

Raine & Horne Unley

Western Australia



83A Thelma Street
Como

5 2 6

$2,600,000

Verse Property Group



12 Solstraale Place
Halls Head

4 2 2

$2,250,000

Harcourts Mandurah

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Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



7A Gladman Street
East Launceston

4 2 2

$1,800,000

Harcourts Launceston



19 Wentworth Street
Bellerive

5 3 5

$1,450,000

Petrusma Property

Northern Territory



22 Waters Street
Rapid Creek

4 2 2

$1,210,000

Ray White Darwin



44 Lakeside Drive
Alawa

4 3 2

$900,000

Ray White Darwin

Australian Capital Territory



110 Carnegie Crescent
Griffith

4 3 2

$4,000,000

Hive Property



1 Culgoa Circuit
O'Malley

7 4 3

$2,800,000

MARQ Property

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Property Market Indicator Summary

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