cotality™

Property Market Indicator Summary

All data to week ending 8th November 2026

Combined capitals preliminary auction clearance rate rises to 51.5%

There were 1,734 auctions held across the combined capital cities last week, with volumes rising by 1.2% from the previous week. That said, activity was down 43.5% compared with the corresponding week last year.

Auction activity has remained more than 40% below year-ago levels in three of the past four weeks. Melbourne has recorded a particularly pronounced reduction, with auction numbers approximately 55% below the corresponding 2025 levels since reserve price transparency rules came into effect in mid-October, excluding the previous week's long-weekend result.

The combined capital cities recorded a preliminary auction clearance rate of 51.5%, up 4.3 percentage points from 47.2% in the previous week. This was only marginally above the spring-to-date average of 51.1% and remained below the winter average of 52.3%. The improvement in the headline clearance rate was largely driven by Melbourne, with its preliminary clearance rate increasing by almost 10 percentage points, while Sydney recorded a modest decline.

Sydney recorded the highest auction volume, with 709 homes taken to auction, down 40.2% from the corresponding week last year. Activity was virtually unchanged from the previous week, when 710 auctions were held. Sydney's preliminary clearance rate declined by 1.5 percentage points, from 53.8% in the previous week to 52.3%. The city's preliminary clearance rate has averaged 54.3% through spring to date, slightly above the winter average of 52.9%.

Melbourne's preliminary clearance rate rose to 59.1%, the highest result in eight weeks and above the spring-to-date average of 55.1%. The city hosted 612 auctions, representing an 18.4% increase from the previous week, although volumes remained 55.9% below the corresponding level last year.

Auction activity in Brisbane was 14.8% lower than a year earlier, with 178 homes taken to auction. This was the highest volume among the smaller capital cities, despite representing a 24.9% decline from the previous week. Brisbane's preliminary clearance rate increased to 31.2%, following results in the mid-20% range over the preceding two weeks.

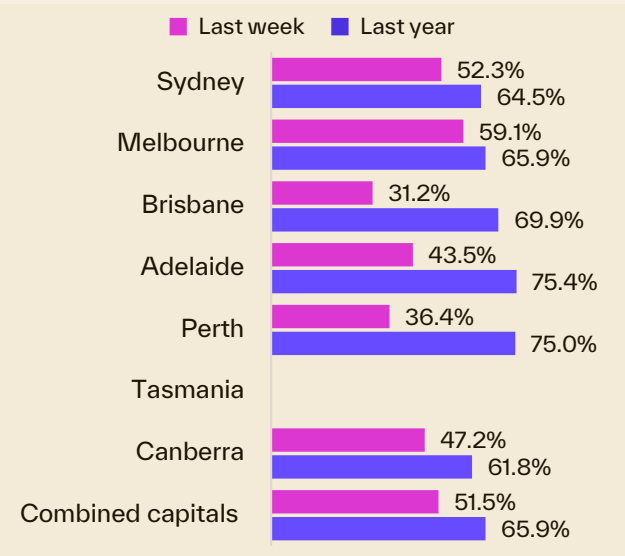
Adelaide recorded its highest auction volume since the final week of March, with 149 homes taken to auction. The preliminary clearance rate was 43.5%, down 2.9 percentage points from 46.5% in the previous week and below the spring-to-date average of 44.5%.

The ACT's preliminary clearance rate increased by 8.3 percentage points to 47.2%. There were 68 auctions held across the territory, 12.8% fewer than in the previous week and 50.0% below the corresponding week last year.

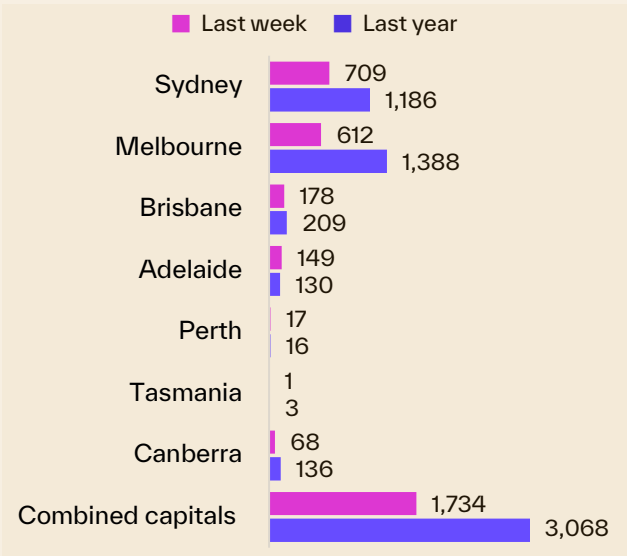
17 auctions were held in Perth, with a preliminary clearance rate of 36.4%. Tasmania hosted one auction, which returned a successful result.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



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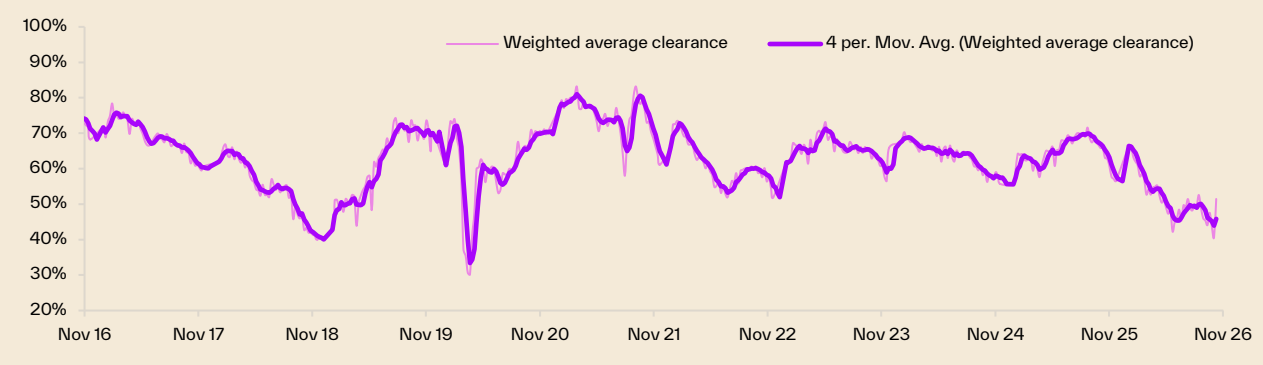
Property Market Indicator Summary

Capital City Auction Statistics (Preliminary)

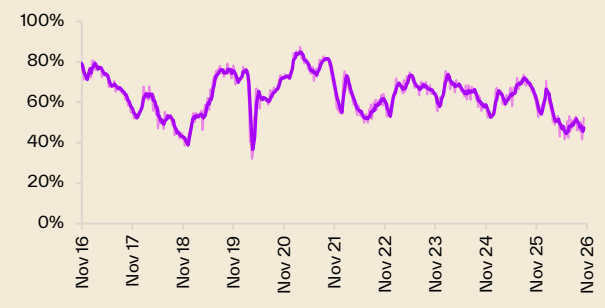
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	52.3%	709	514	269	245
Melbourne	59.1%	612	462	273	189
Brisbane	31.2%	178	109	34	75
Adelaide	43.5%	149	85	37	48
Perth	36.4%	17	11	4	7
Tasmania	n.a.	1	1	1	0
Canberra	47.2%	68	53	25	28
Combined capitals	51.5%	1,734	1,235	636	599

Weekly clearance rates

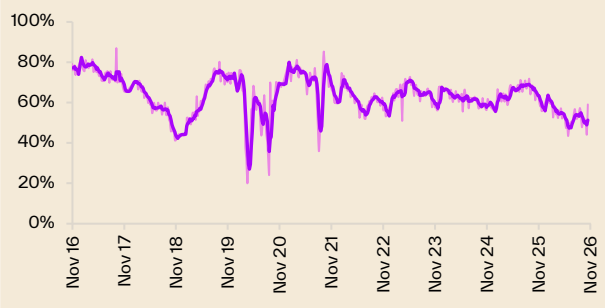
Combined capital cities



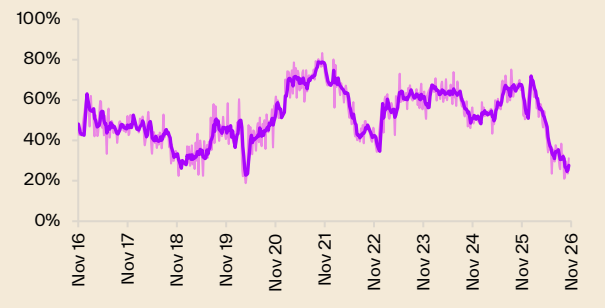
Sydney



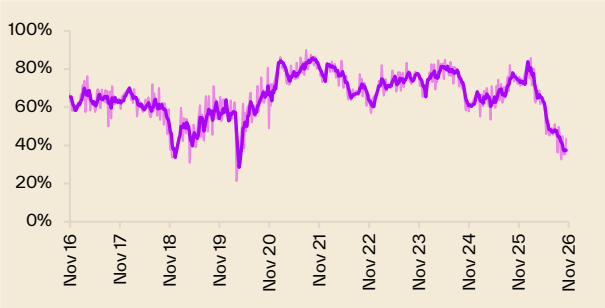
Melbourne



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.	10	6	2	4
Baulkham Hills and Hawkesbury	38.9%	28	18	7	11
Blacktown	47.4%	33	19	9	10
City and Inner South	45.3%	58	53	24	29
Eastern Suburbs	45.2%	73	62	28	34
Inner South West	58.0%	93	69	40	29
Inner West	56.4%	68	55	31	24
North Sydney and Hornsby	71.1%	110	83	59	24
Northern Beaches	59.0%	47	39	23	16
Outer South West	n.a.	7	7	3	4
Outer West and Blue Mountains	63.6%	22	11	7	4
Parramatta	35.7%	48	28	10	18
Ryde	42.4%	58	33	14	19
South West	42.9%	27	14	6	8
Sutherland	38.9%	28	18	7	11
Melbourne sub-regions					
Inner	63.0%	95	73	46	27
Inner East	62.0%	67	50	31	19
Inner South	53.7%	73	54	29	25
North East	52.9%	84	70	37	33
North West	64.4%	82	59	38	21
Outer East	60.0%	35	30	18	12
South East	60.7%	89	56	34	22
West	60.7%	77	61	37	24
Mornington Peninsula	n.a.	10	9	3	6
Regional SA4					
Newcastle and Lake Macquarie	66.7%	15	12	8	4
Illawarra	n.a.	8	7	2	5
Gold Coast	17.5%	67	40	7	33
Sunshine Coast	68.4%	43	19	13	6
Geelong	n.a.	6	6	3	3

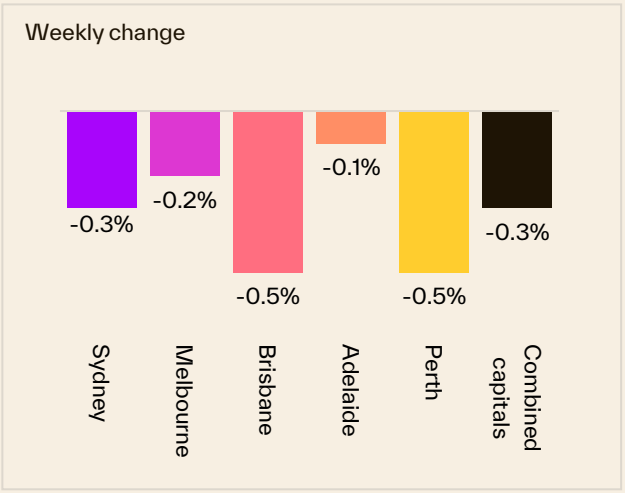
The above results are preliminary, with 'final' auction clearance rates published each Thursday. Cotality, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

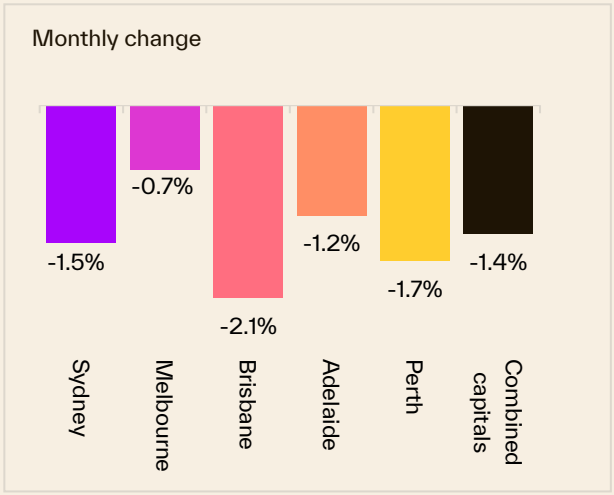
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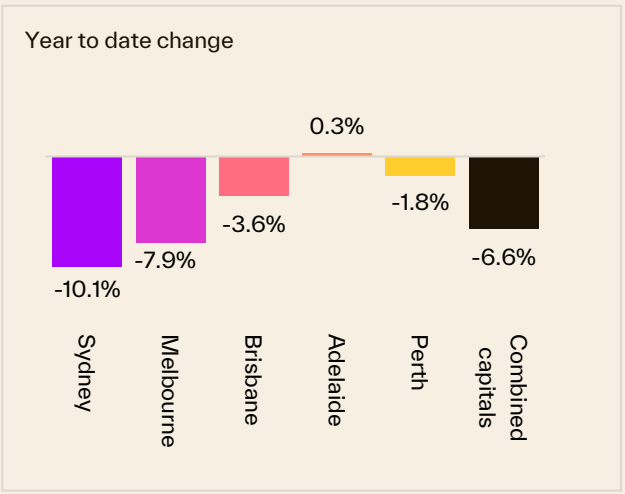
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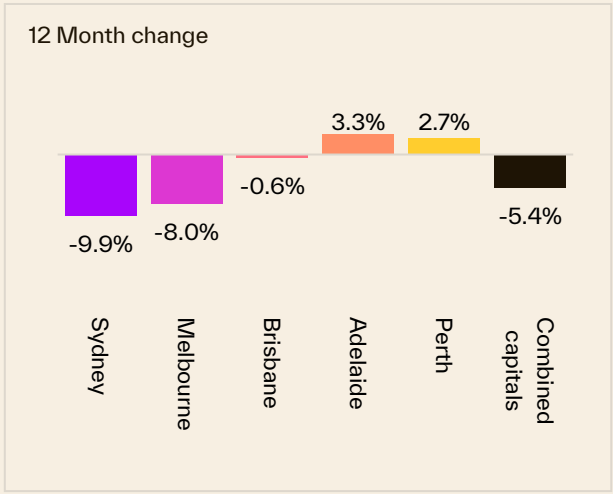
Property Market Indicator Summary

Capital city home value changes

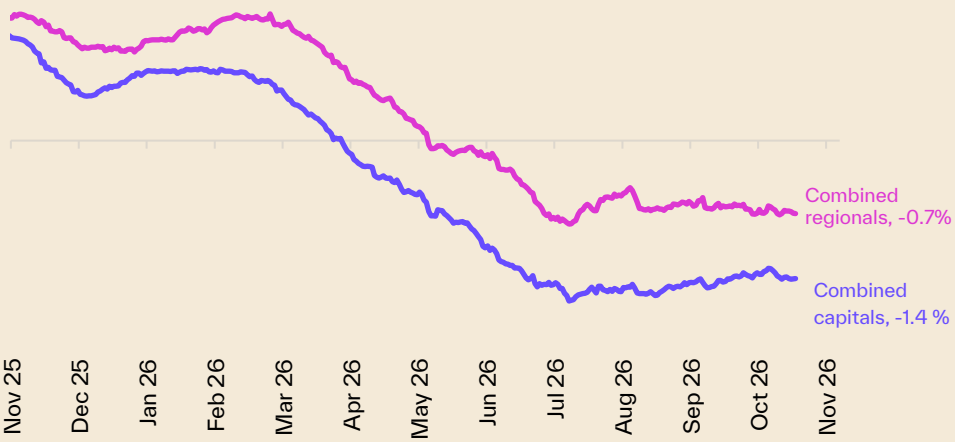








28 day rolling change in Home Value Index, combined capitals and regionals



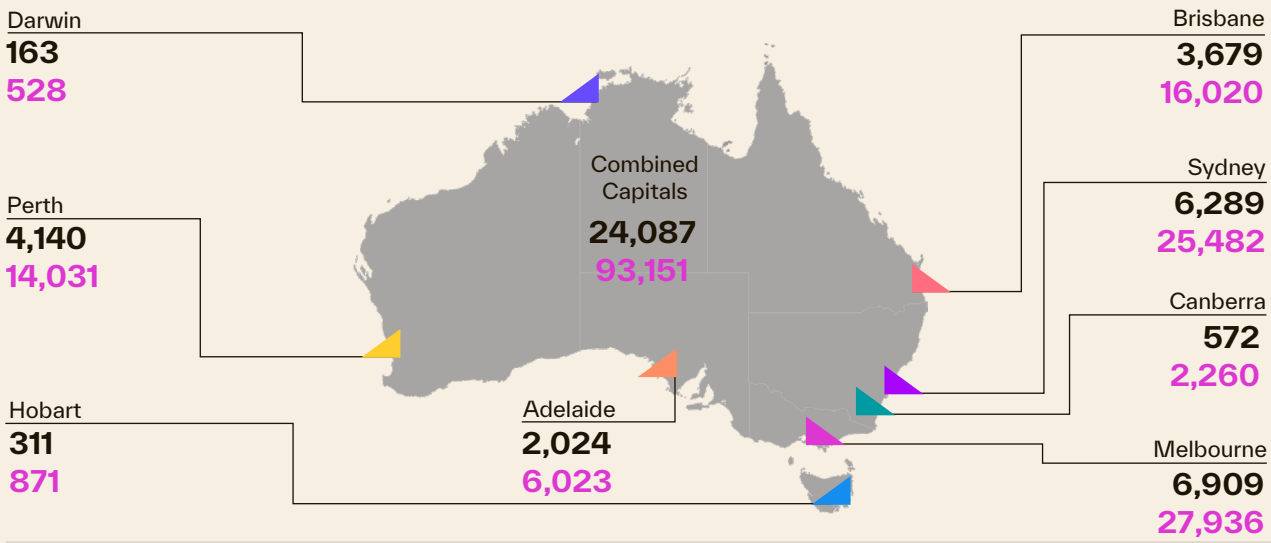
Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from https://www.cotality.com/au/our-data/indices.

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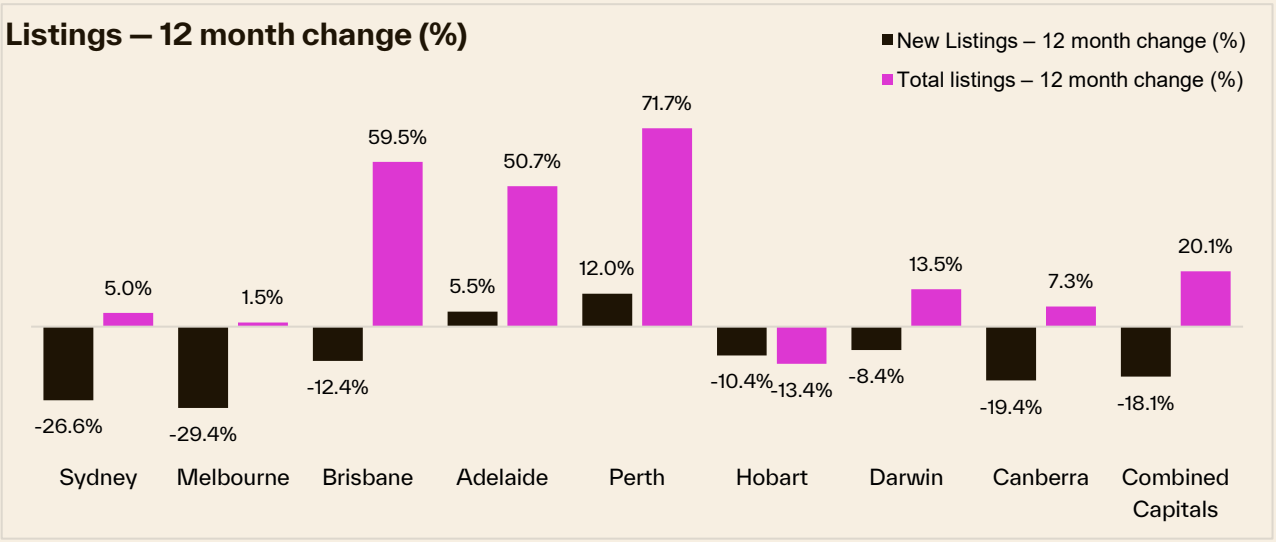
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Property Market Indicator Summary

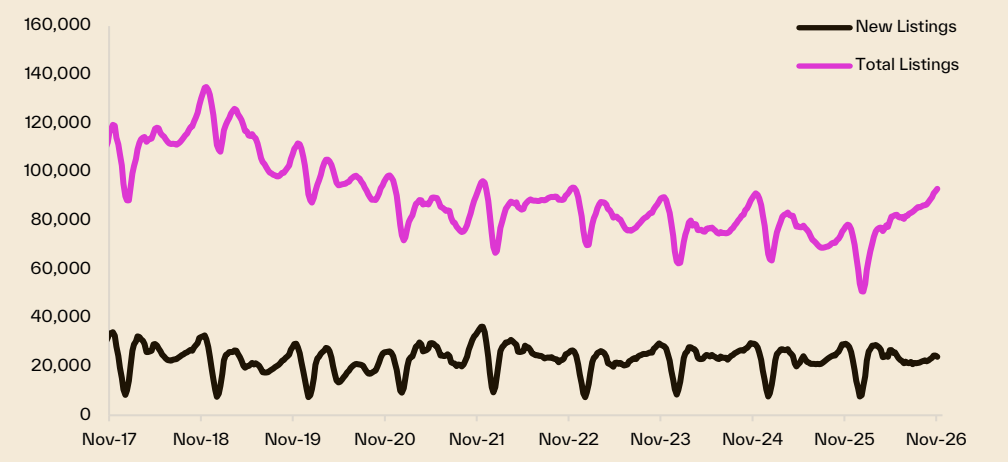
Capital city properties listed for sale — four week count



Listings — 12 month change (%)



Number of homes for sale, combined capital cities

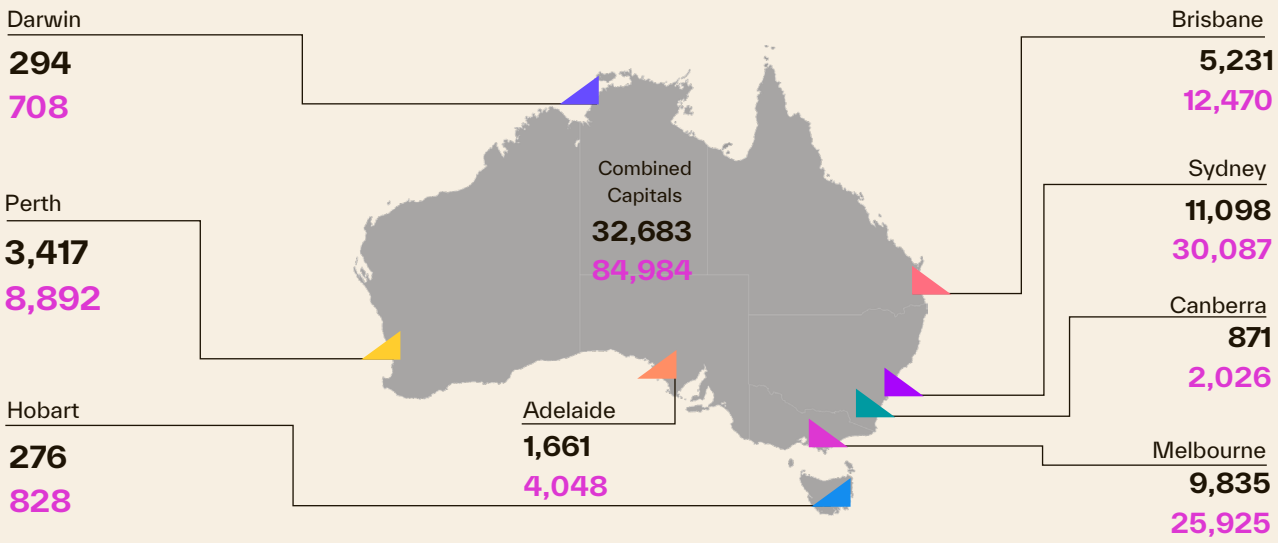


These results are calculated across properties that have been advertised for sale over the 28 days ending 08 November 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

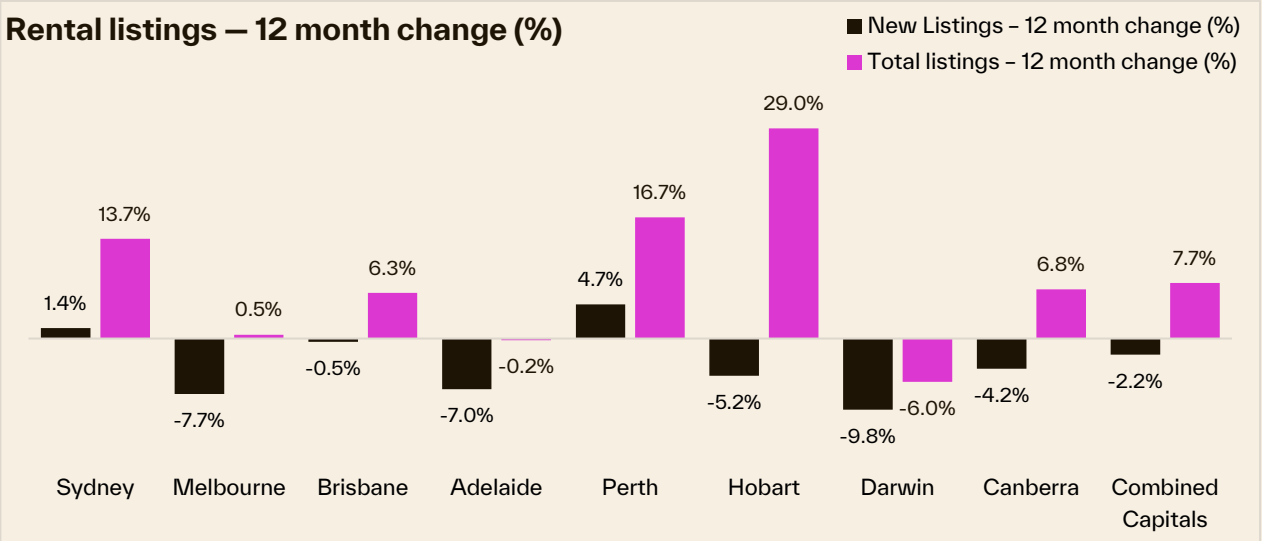
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Property Market Indicator Summary

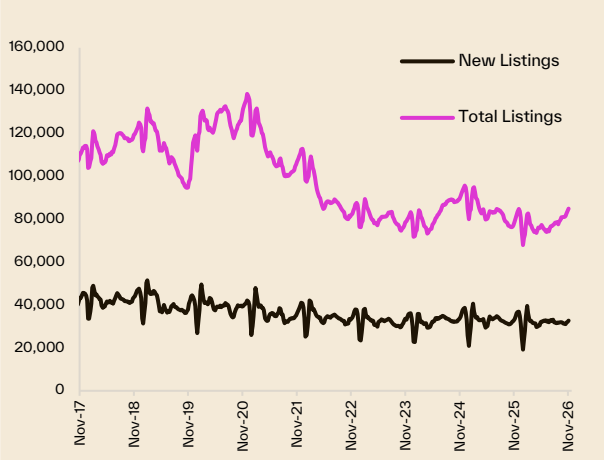
Capital city properties listed for rent — four week count



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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Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales



607/54-68 West Esplanade
Manly

2 2 2

$7,500,000

Stone Manly



6 Durham Street
Concord

4 2 2

$5,710,000

Raine & Horne Concord

Victoria

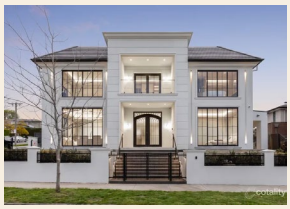


83 High Street
Glen Iris

5 6 2

$4,750,000

Storyhouse Corporation



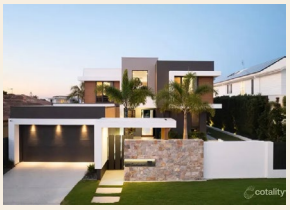
86 Longview Road
Balwyn North

5 4 2

$4,300,000

Ray White Balwyn

Queensland

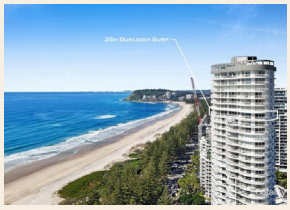


20 Sundowner Court
Mermaid Waters

5 3 4

$4,800,000

Kollosche



25H/238 The Esplanade
Miami

3 3 1

$3,550,000

Collab

South Australia



13 Mitchell Street
Henley Beach

5 3 2

$2,650,000

Belle Property Henley Beach



4 Monarto Court
Stonyfell

4 2 4

$2,100,000

Harcourts Adelaide Hills

Western Australia



20 Leach Street
Marmion

4 3 2

$3,260,000

The Agency



21 Dampier Avenue
City Beach

4 3 2

$3,250,000

Shore Property

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Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



258 Grandview Drive
South Spreyton

4 2 2

$1,125,000

Laing Joseph Lance



17 Ramsay Street
Newstead

4 2 3

$1,027,000

Harcourts Launceston

Northern Territory



20 Birripa Court
Rosebery

4 2 2

$750,000

Absolute Real Estate NT



18 Bald Circuit
Alawa

3 1 2

$745,000

Ray White Darwin

Australian Capital Territory



102 Gwen Meredith Loop
Franklin

6 5 2

$1,470,000

Stone Real Estate Gungahlin



23 Blair Street
Watson

4 3 3

$1,450,000

Home by Holly

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Property Market Indicator Summary

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