cotality

Property Market Indicator Summary

All data to week ending 15th November 2026

Preliminary clearance rate dropped to 44.0%, the lowest since April 2020

Across the combined capitals, 1,888 auctions were held last week, an increase of 11.4% from 1,695 the previous week, but 41.1% fewer than the 3,204 held at the same time last year. Auction volumes rose across most capitals, led by Brisbane, the ACT and Melbourne, although Sydney, Melbourne and Canberra remained more than 40% below year-ago levels.

The combined capitals preliminary clearance rate nevertheless declined to 44.0%, down 7.5 percentage points from the previous week's preliminary rate of 51.5%. This was the lowest preliminary result since April 2020 and well below both the spring average to date of 50.4% and the winter average of 52.3%.

Sydney remained the largest auction market last week, with 716 homes taken to auction, up 3.5% from 692 the previous week but 42.0% fewer than a year earlier. Its preliminary clearance rate declined by 4.2 percentage points to 48.1%, below the spring average to date of 53.7%.

In Melbourne, the preliminary clearance rate fell to 47.8%, its lowest level since September 2021. The 11.3 percentage-point decline from the previous week's preliminary rate of 59.1% left the result well below the spring average to date of 54.5%. Auction volumes increased 16.5% to 692 from 594 the previous week but remained 52.3% below the 1,451 held at the same time last year.

Brisbane's preliminary clearance rate decreased to 25.3%, down 5.9 percentage points from the previous week's preliminary result and well below the spring average to date of 30.3%. The rate had been below 30% in five of the previous seven weeks. By contrast, auction volumes rose 33.5% to 235 from 176 the previous week and were 9.8% higher than a year earlier, placing Brisbane among the few capitals with volumes above year-ago levels.

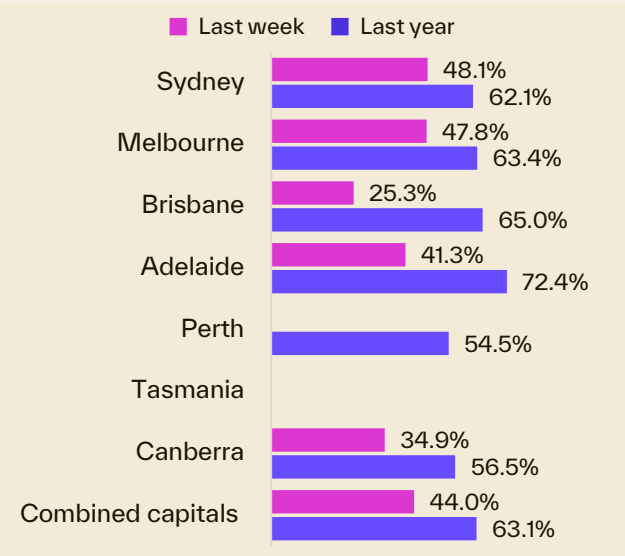
Adelaide's 148 auctions were little changed from 147 the previous week and 5.1% below the corresponding period last year. The city's preliminary clearance rate eased to 41.3%, a decline of 2.2 percentage points from the previous week's preliminary result and below the spring average to date of 44.2%.

Canberra's preliminary clearance rate fell 12.2 percentage points from the previous week's preliminary result to 34.9%, well below the spring average to date of 46.5%. The city held 80 auctions, up 17.6% from 68 the previous week but 42.0% fewer than the 138 held a year earlier.

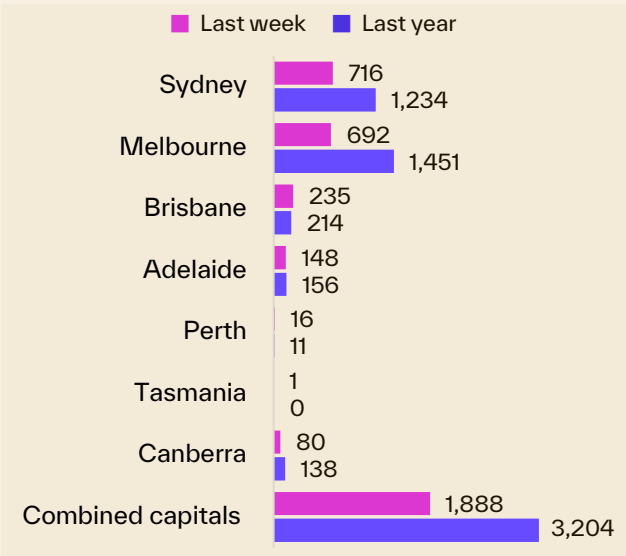
In Perth, only eight results had been collected from 16 auctions, so no preliminary clearance rate was reported. Auction volumes were down from 17 the previous week but up from 11 at the same time last year. One auction was held in Tasmania.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



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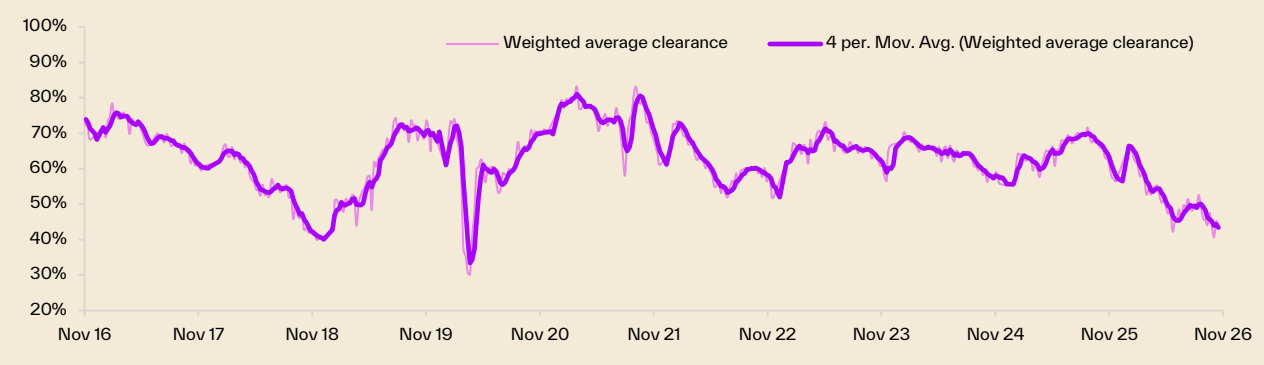
Property Market Indicator Summary

Capital City Auction Statistics (Preliminary)

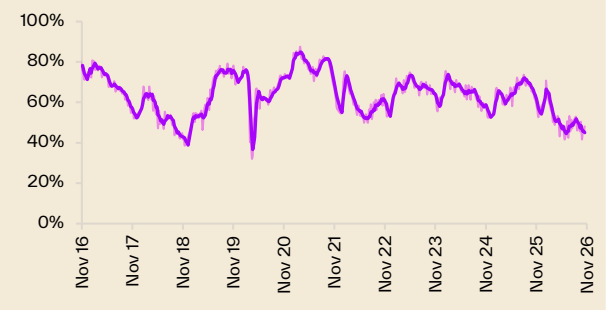
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	48.1%	716	528	254	274
Melbourne	47.8%	692	582	278	304
Brisbane	25.3%	235	162	41	121
Adelaide	41.3%	148	92	38	54
Perth	n.a.	16	8	3	5
Tasmania	n.a.	1	1	1	0
Canberra	34.9%	80	63	22	41
Combined capitals	44.0%	1,888	1,436	632	804

Weekly clearance rates

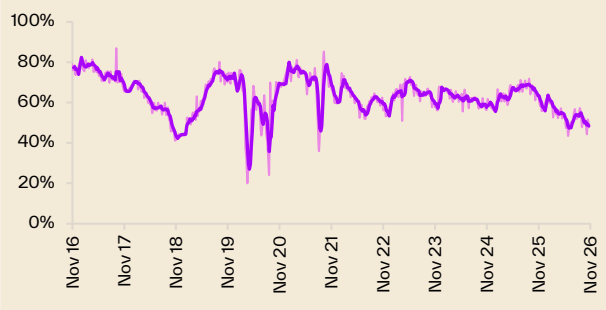
Combined capital cities



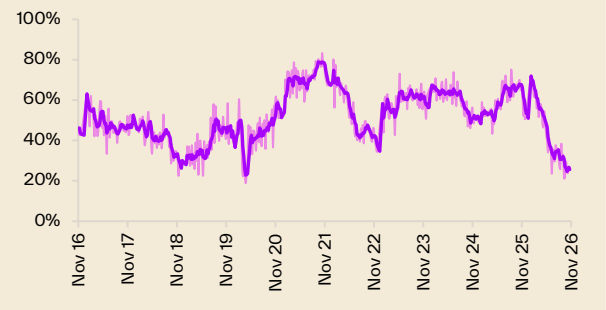
Sydney



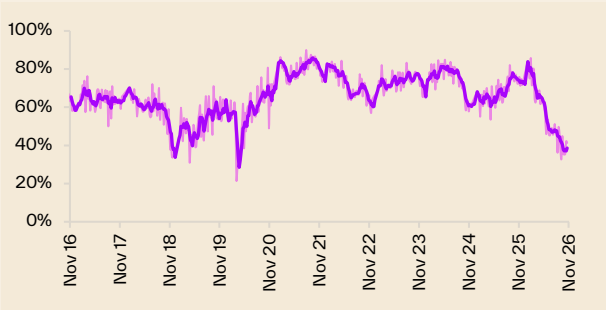
Melbourne



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	38.1%	27	21	8	13
Baulkham Hills and Hawkesbury	23.5%	27	17	4	13
Blacktown	53.9%	31	13	7	6
City and Inner South	54.1%	69	61	33	28
Eastern Suburbs	58.5%	82	65	38	27
Inner South West	53.1%	69	49	26	23
Inner West	55.0%	56	40	22	18
North Sydney and Hornsby	52.0%	133	98	51	47
Northern Beaches	21.3%	53	47	10	37
Outer South West	n.a.	3	1	0	1
Outer West and Blue Mountains	n.a.	13	8	5	3
Parramatta	43.2%	57	37	16	21
Ryde	65.6%	42	32	21	11
South West	36.8%	31	19	7	12
Sutherland	30.0%	23	20	6	14
Melbourne sub-regions					
Inner	50.0%	97	82	41	41
Inner East	58.9%	83	73	43	30
Inner South	50.7%	96	77	39	38
North East	43.5%	101	85	37	48
North West	41.3%	103	92	38	54
Outer East	39.4%	42	33	13	20
South East	55.0%	75	60	33	27
West	45.1%	86	71	32	39
Mornington Peninsula	n.a.	9	9	2	7
Regional SA4					
Newcastle and Lake Macquarie	75.0%	25	24	18	6
Illawarra	n.a.	7	7	6	1
Gold Coast	20.6%	86	68	14	54
Sunshine Coast	30.0%	27	20	6	14
Geelong	n.a.	8	8	3	5

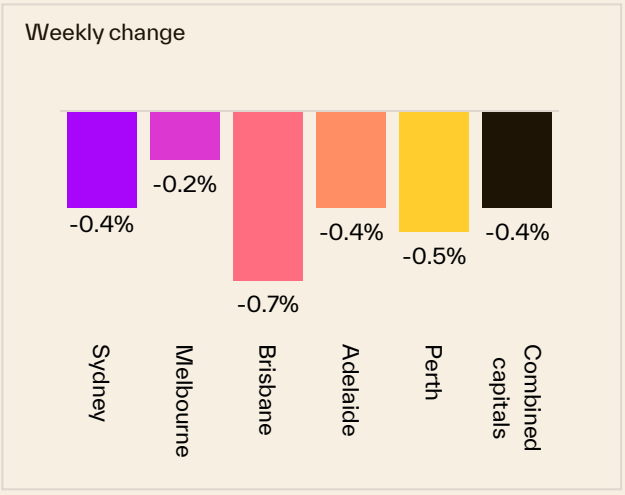
The above results are preliminary, with 'final' auction clearance rates published each Thursday. Cotality, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

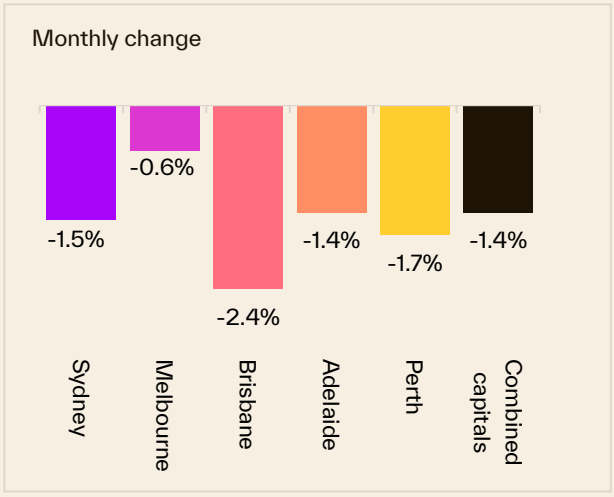
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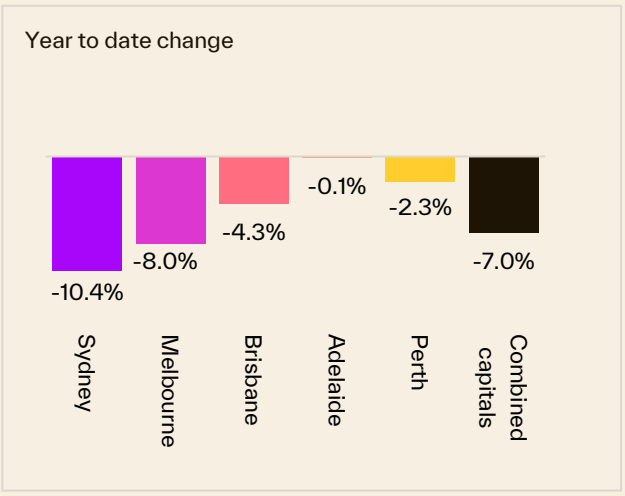
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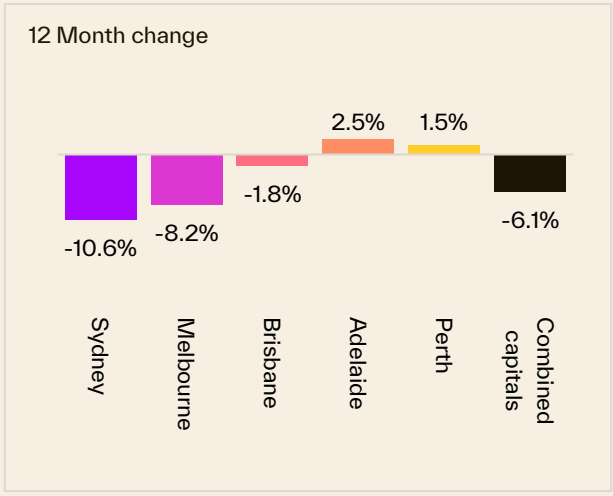
Property Market Indicator Summary

Capital city home value changes

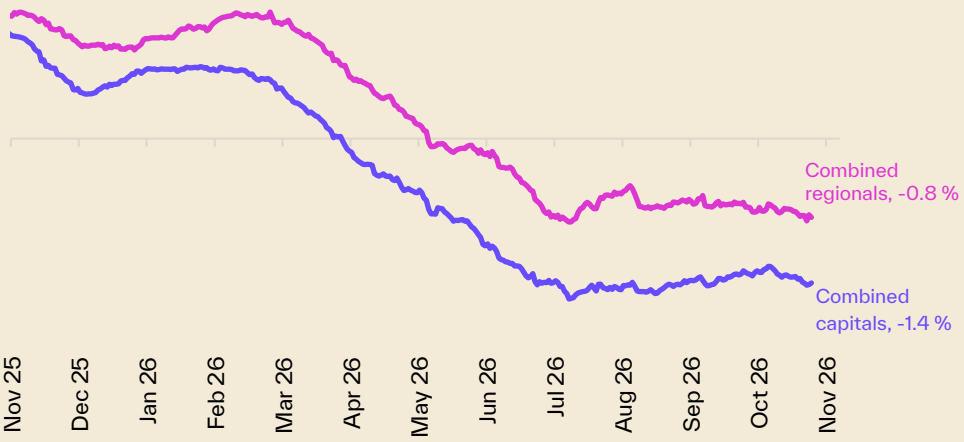








28 day rolling change in Home Value Index, combined capitals and regionals



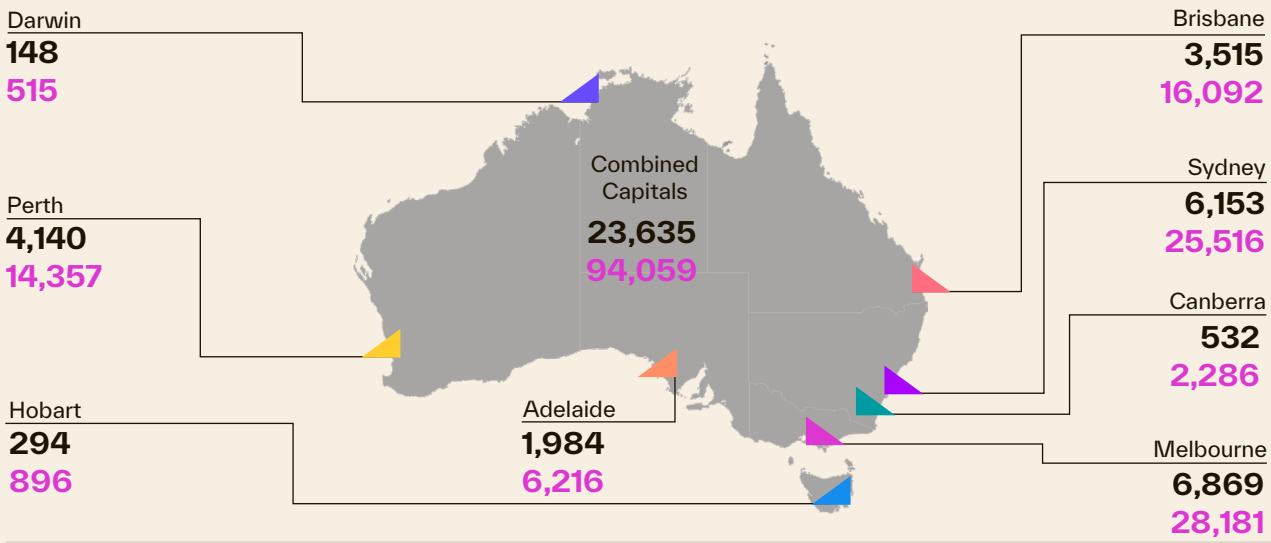
Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from https://www.cotality.com/au/our-data/indices.

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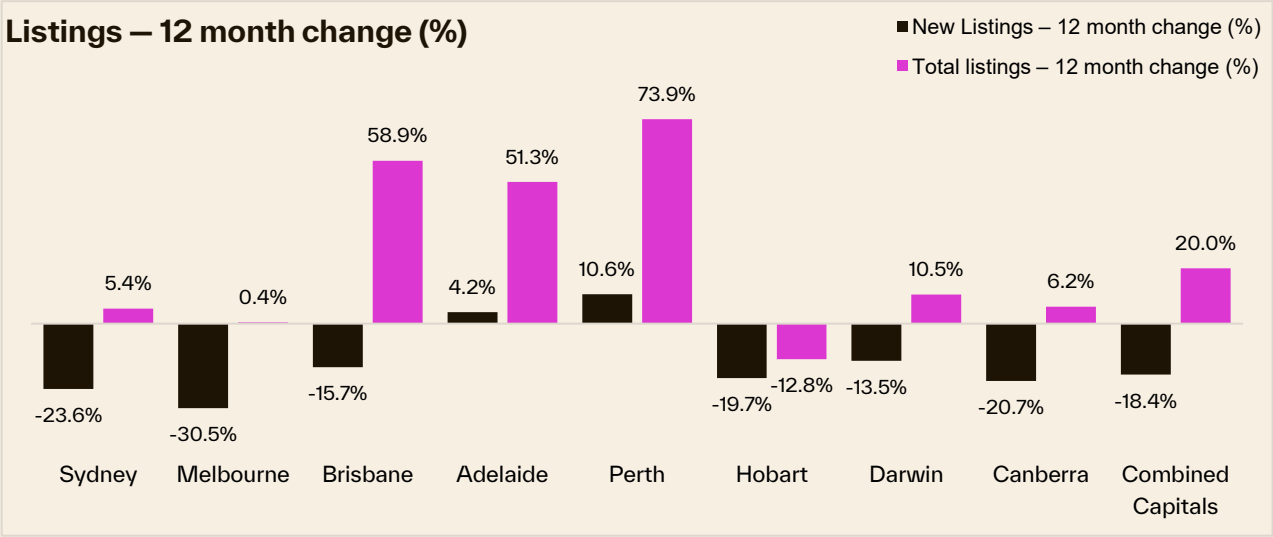
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Property Market Indicator Summary

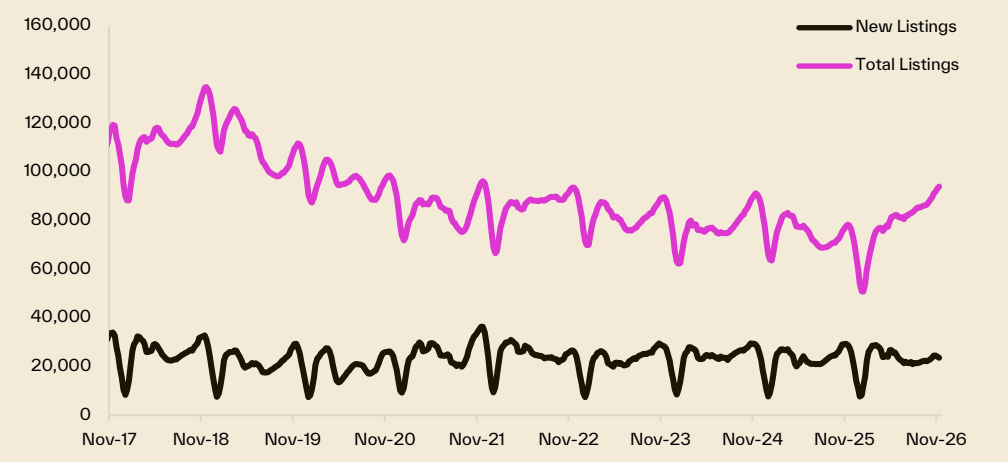
Capital city properties listed for sale — four week count



Listings — 12 month change (%)



Number of homes for sale, combined capital cities

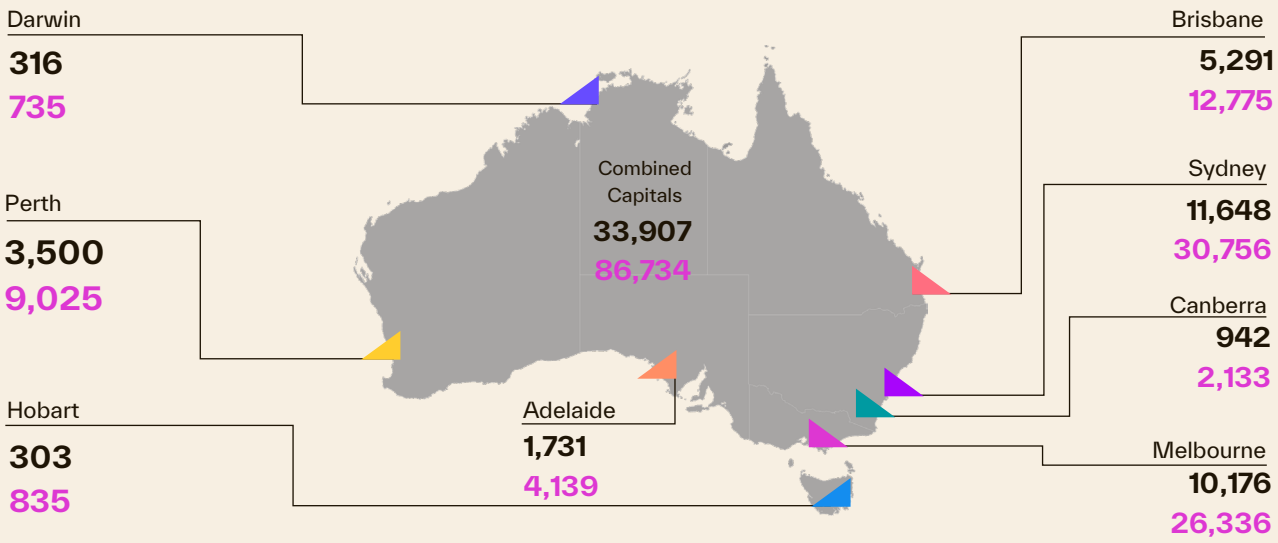


These results are calculated across properties that have been advertised for sale over the 28 days ending 15 November 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

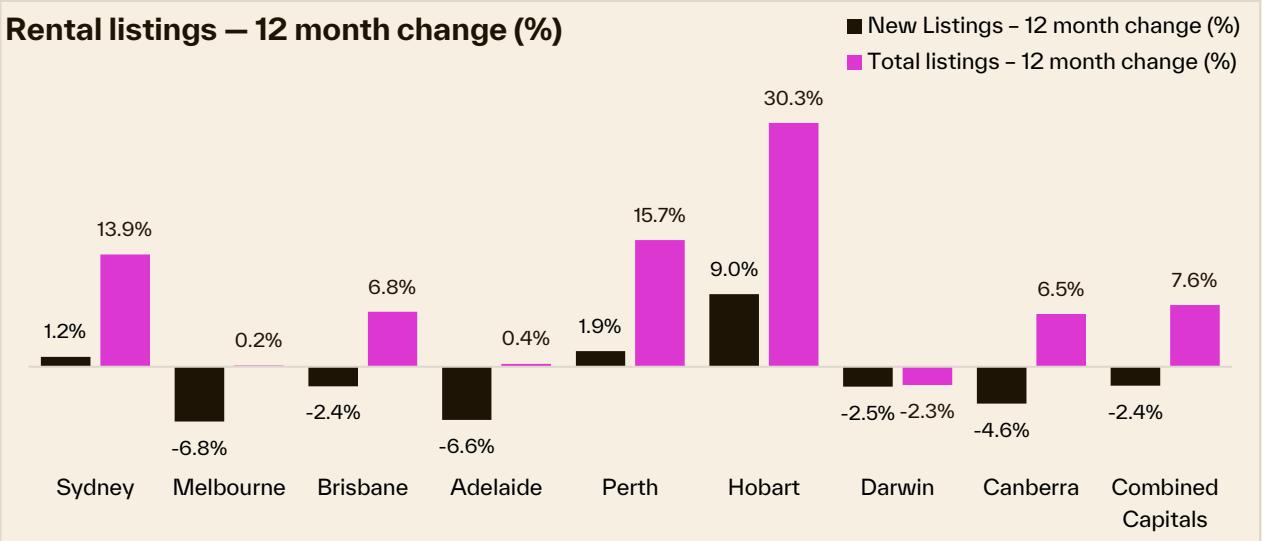
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Property Market Indicator Summary

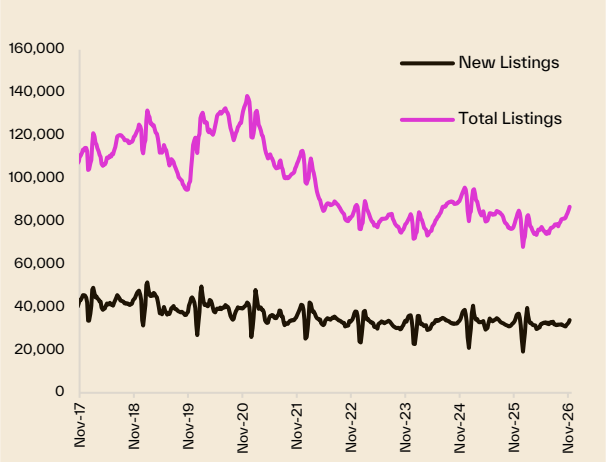
Capital city properties listed for rent — four week count



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



23 Buckra Street
Turramurra

5 5 3

$8,100,000

Ray White Upper North Shore



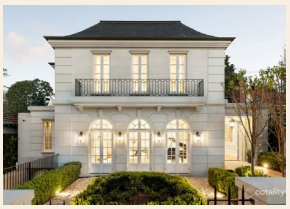
2 Victoria Street
Lilyfield

4 2 6

$6,435,000

Bresic Whitney Balmain

Victoria



30 Banool Road
Surrey Hills

5 5 6

$5,080,000

Ray White Balwyn



48A Melba Parade
Anglesea

5 3 2

$4,800,000

Great Ocean Road Real Estate Anglesea

Queensland



11 Watson Street
Newmarket

6 3 2

$4,900,000

Ray White Wilston



27 Acanthus Avenue
Burleigh Heads

5 3 3

$4,200,000

Kollosche

South Australia



99 Leicester Street
Parkside

4 3 2

$2,650,000

Raine & Horne Unley



6 Reevesby Court
Port Lincoln

5 4 5

$2,300,000

Kemp Real Estate

Western Australia

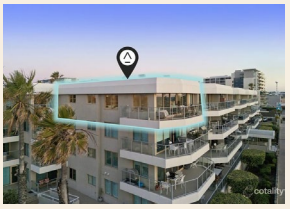


12 Kalari Drive
City Beach

5 2 1

$3,000,000

Shore Property



402/170 The Esplanade
Scarborough

4 2 2

$2,060,000

The Agency

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Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



80 Back Cam Road
Somerset

4 2 4

$1,355,000

Elders Real Estate Burnie



118 Cathedral Road
Margate

4 2 4

$1,352,550

PRD Nationwide Hobart

Northern Territory



12 Giles Street
Fannie Bay

4 3 4

$1,420,000

Real Estate Central



3/106 East Point Road
Fannie Bay

4 3 2

$950,000

@realty National Head Office

Australian Capital Territory



18 James Scott Close
Kambah

5 2 2

$1,800,000

My Morris



18 Dickinson Street
Watson

4 2 2

$1,600,000

Home by Holly

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Property Market Indicator Summary

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