cotality™

Property Market Indicator Summary

Data to week ending 22nd November 2026

Preliminary clearance rate rises amid subdued spring auctions

A quieter week across the combined capitals saw 1,820 homes taken to auction, 2.9% fewer than the previous week's 1,874 and 38.6% below the 2,964 held a year earlier. Sydney and Melbourne had modest increases in volumes, up 1.0% and 0.6% respectively, while activity fell across Brisbane, Adelaide and Canberra. Across the first 12 weeks of spring, 19,608 capital city auctions were held, 36% fewer than a year ago and the lowest total for the corresponding period since 2020.

The combined capitals preliminary clearance rate rose 2.9 percentage points to 46.9% from 44.0% the previous week. The clearance rate remained below both the spring average to date of 50.1% and the winter average of 52.3% and was the second-lowest preliminary result of spring.

Sydney remained the largest auction market, with 713 homes taken to auction compared with 706 the previous week, an increase of 1.0%. Although volumes were 37.5% lower than a year ago, they exceeded Melbourne's total for a fourth consecutive week. Sydney's preliminary clearance rate returned above 50%, rising 4.8 percentage points to 52.9%, but remained slightly below the spring average to date of 53.6%.

Melbourne's preliminary clearance rate increased 1.2 percentage points to 49.0%, although it remained below 50% for the third time in four weeks and well below the spring average to date of 54.0%. Meanwhile, auction volumes were relatively steady at 692, up from 688 the previous week but 48.9% lower than the 1,355 auctions held at the same time last year.

Brisbane was one of only two capitals, alongside Perth, where auction volumes surpassed year-ago levels. Its 202 auctions were 10.4% above the same period last year, although activity fell 14.4% from 236 the previous week. The preliminary clearance rate rose 2.0 percentage points to 27.3%, remaining below the spring average to date of 30.0%. Brisbane's clearance rate was below 30% in six of the past eight weeks.

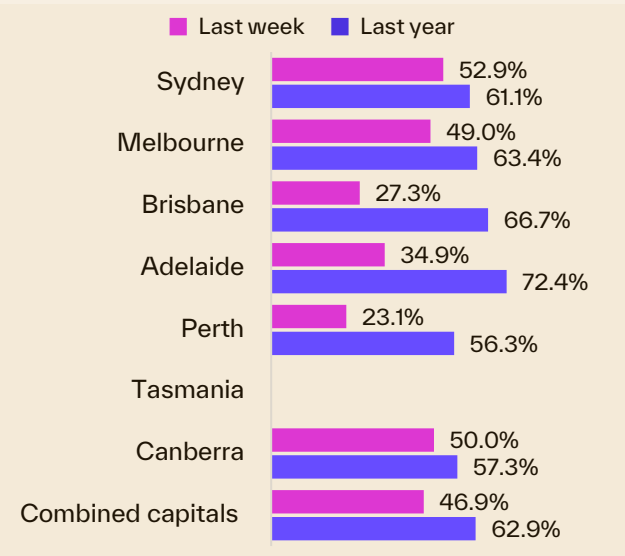
Adelaide's preliminary clearance rate fell to its second-lowest level of the year, declining 6.4 percentage points to 34.9%. This was the lowest result since the week ending 6 September and well below the spring average to date of 43.4%. Auction activity also declined, with 121 homes taken to auction, down 19.3% from 150 the previous week and 17.1% below year-ago levels.

The largest weekly improvement in preliminary clearance rates was in Canberra, where the rate rose 15.1 percentage points to 50.0%, above the spring average to date of 46.8%. This improvement accompanied a decline in volumes, with 68 auctions held, down 11.7% from 77 the previous week and 45.2% below the 124 held a year earlier.

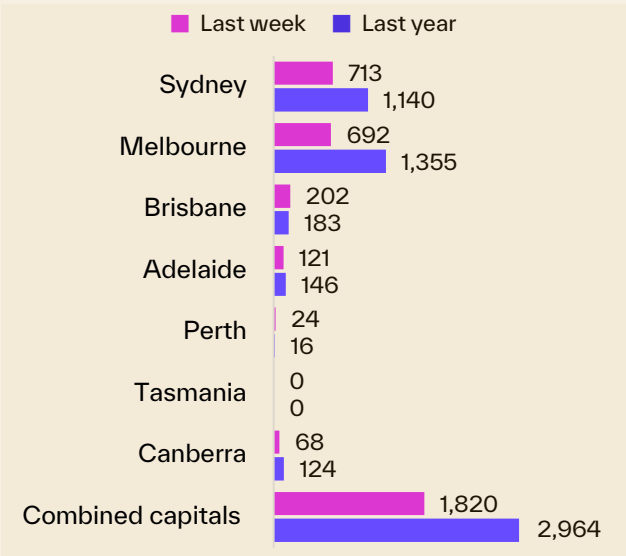
Perth's auction volumes increased to 24, compared with 16 both the previous week and at the same time last year. Its preliminary clearance rate was 23.1%, based on just 13 results collected so far. No auctions were held in Tasmania.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



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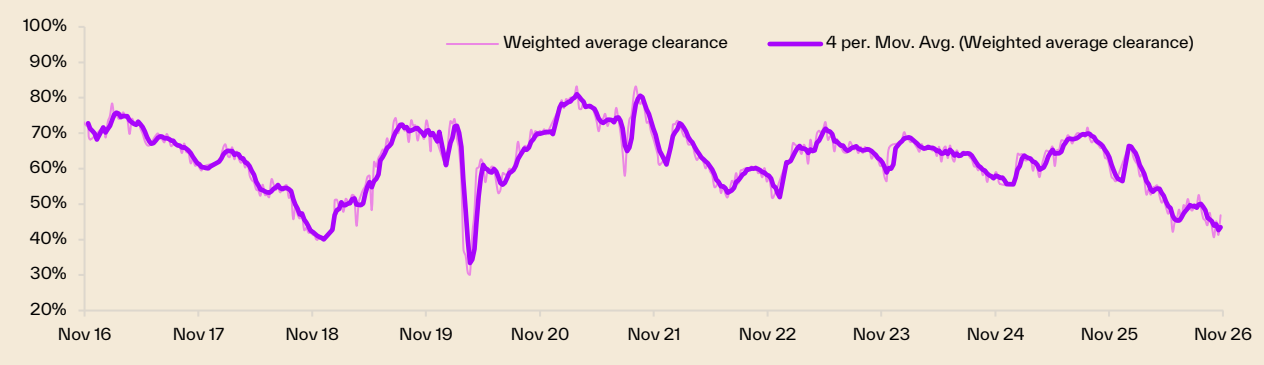
Property Market Indicator Summary

Capital City Auction Statistics (Preliminary)

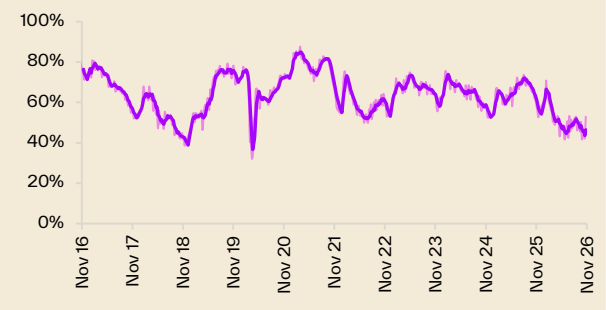
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	52.9%	713	510	270	240
Melbourne	49.0%	692	578	283	295
Brisbane	27.3%	202	132	36	96
Adelaide	34.9%	121	63	22	41
Perth	23.1%	24	13	3	10
Tasmania	n.a.	0	0	0	0
Canberra	50.0%	68	44	22	22
Combined capitals	46.9%	1,820	1,340	628	712

Weekly clearance rates

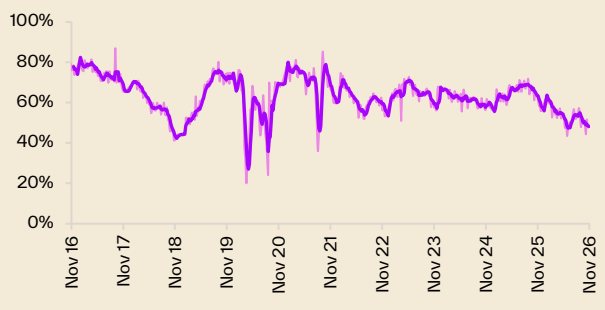
Combined capital cities



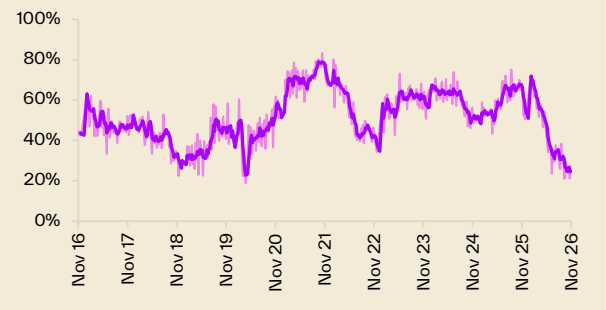
Sydney



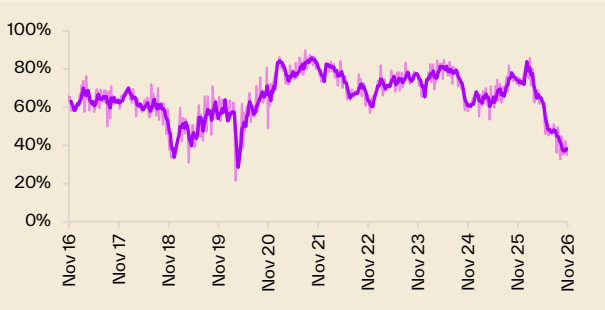
Melbourne



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.	9	5	0	5
Baulkham Hills and Hawkesbury	61.9%	32	21	13	8
Blacktown	62.5%	36	16	10	6
City and Inner South	65.6%	36	32	21	11
Eastern Suburbs	72.6%	65	51	37	14
Inner South West	40.0%	74	50	20	30
Inner West	57.8%	65	45	26	19
North Sydney and Hornsby	55.1%	135	109	60	49
Northern Beaches	45.7%	43	35	16	19
Outer South West	n.a.	6	6	4	2
Outer West and Blue Mountains	45.5%	18	11	5	6
Parramatta	41.7%	55	36	15	21
Ryde	43.9%	63	41	18	23
South West	52.9%	27	17	9	8
Sutherland	45.7%	49	35	16	19
Melbourne sub-regions					
Inner	47.3%	109	93	44	49
Inner East	46.8%	92	77	36	41
Inner South	59.4%	88	69	41	28
North East	52.5%	96	80	42	38
North West	49.3%	80	67	33	34
Outer East	44.7%	46	38	17	21
South East	57.8%	80	64	37	27
West	37.4%	93	83	31	52
Mornington Peninsula	n.a.	8	7	2	5
Regional SA4					
Newcastle and Lake Macquarie	46.2%	16	13	6	7
Illawarra	n.a.	9	7	3	4
Gold Coast	37.3%	88	51	19	32
Sunshine Coast	29.2%	33	24	7	17
Geelong	n.a.	9	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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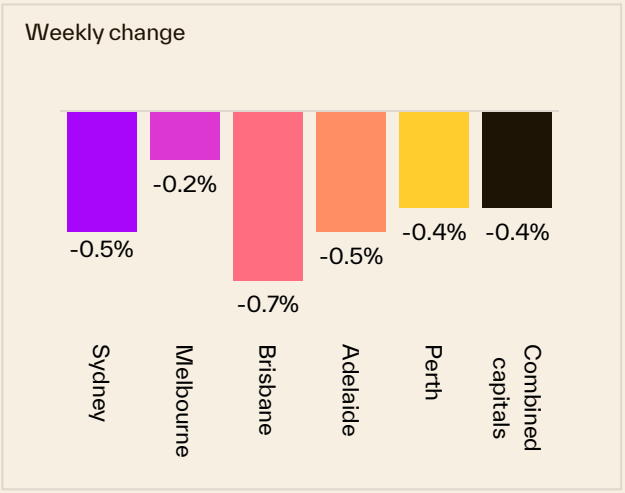
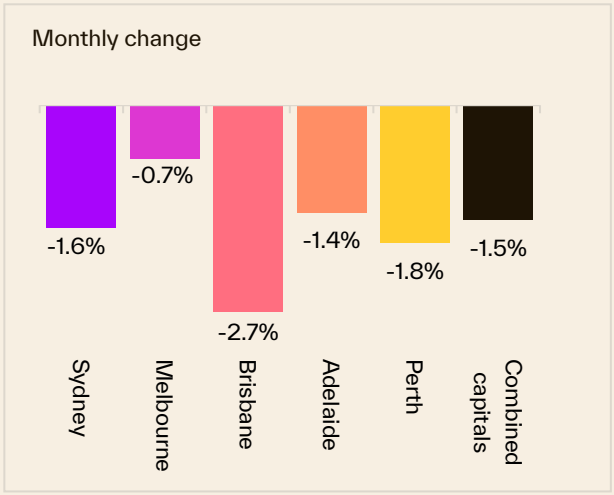
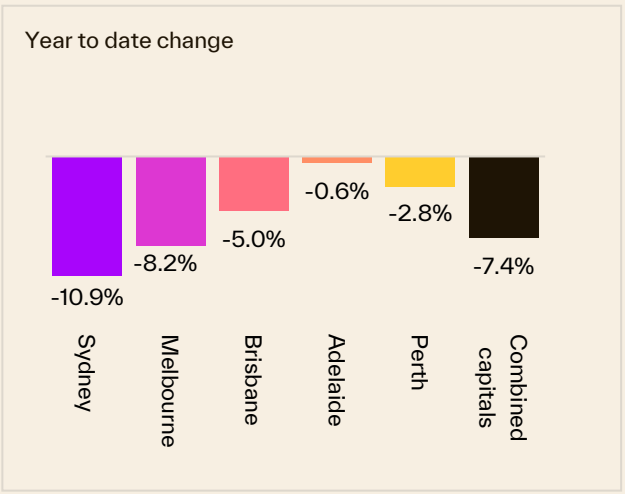
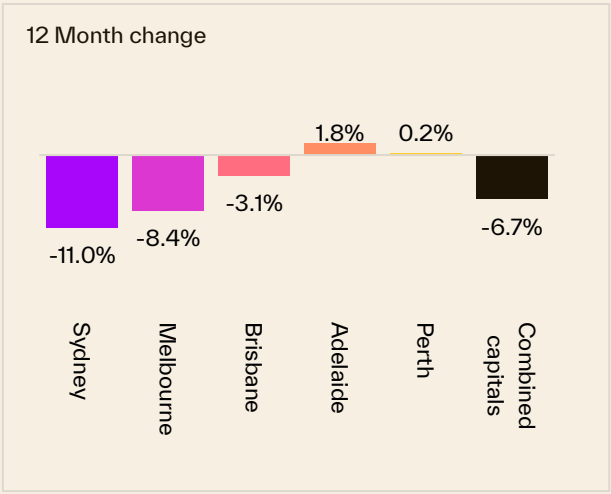
Property Market Indicator Summary

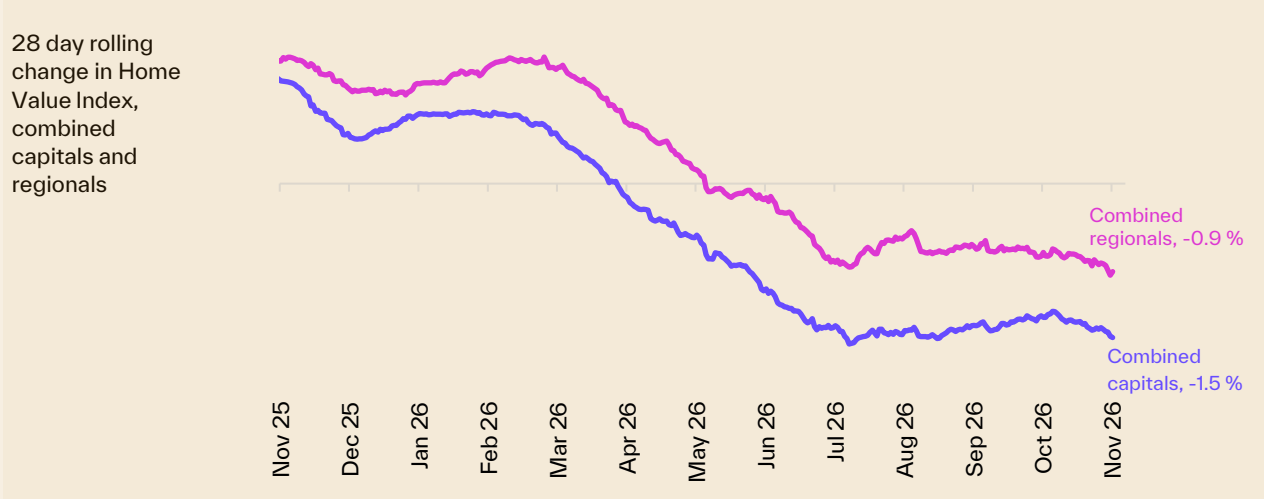
Capital city home value changes











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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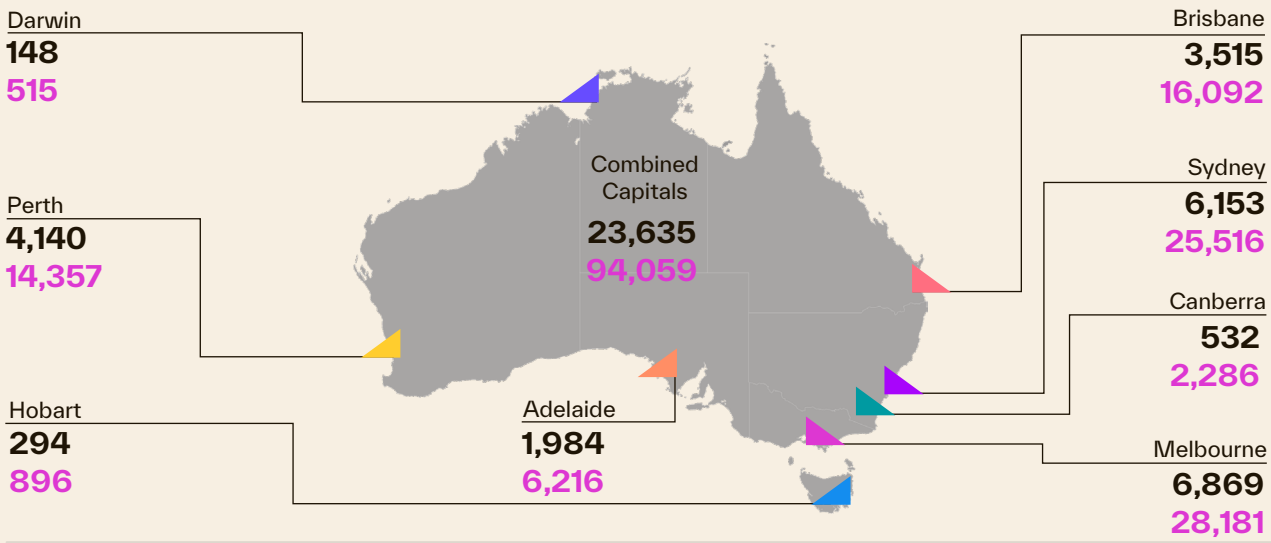
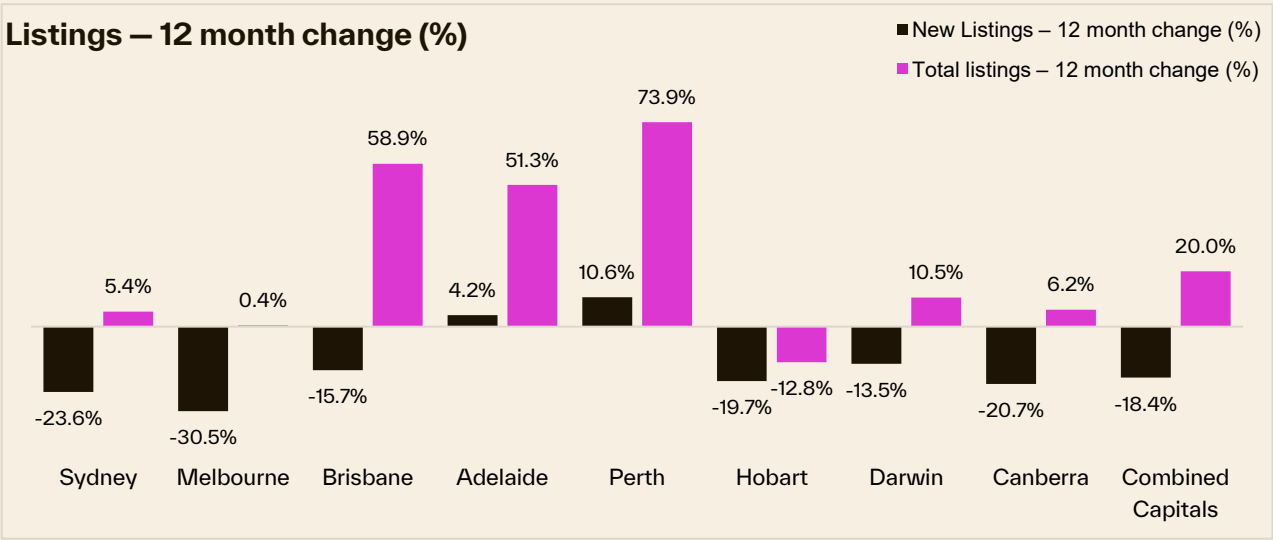
Property Market Indicator Summary

Capital city properties listed for sale — four week count

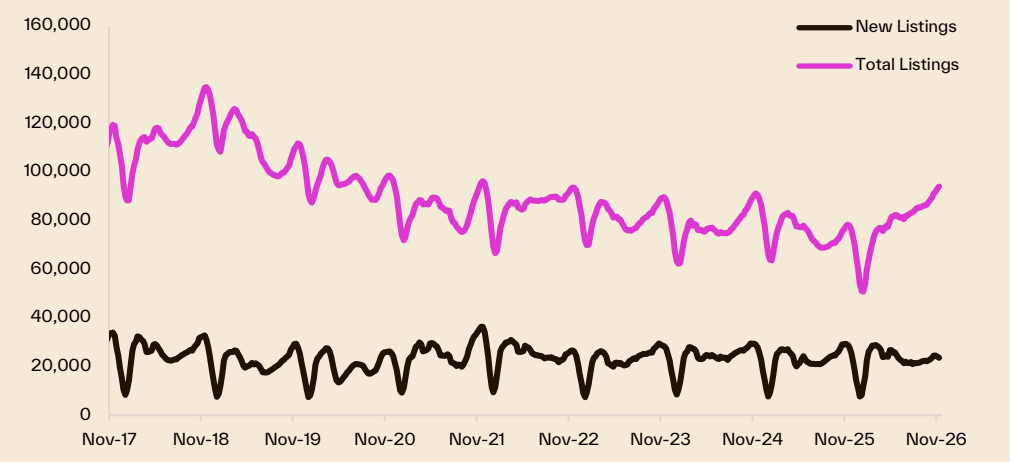
Listings carried over from 15/11/2026



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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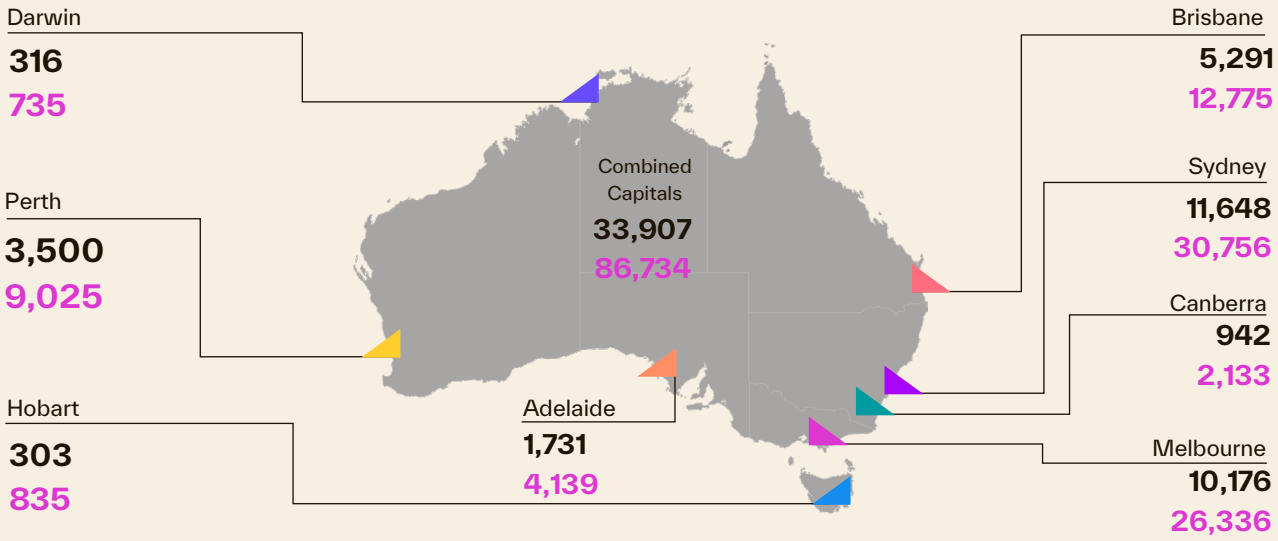
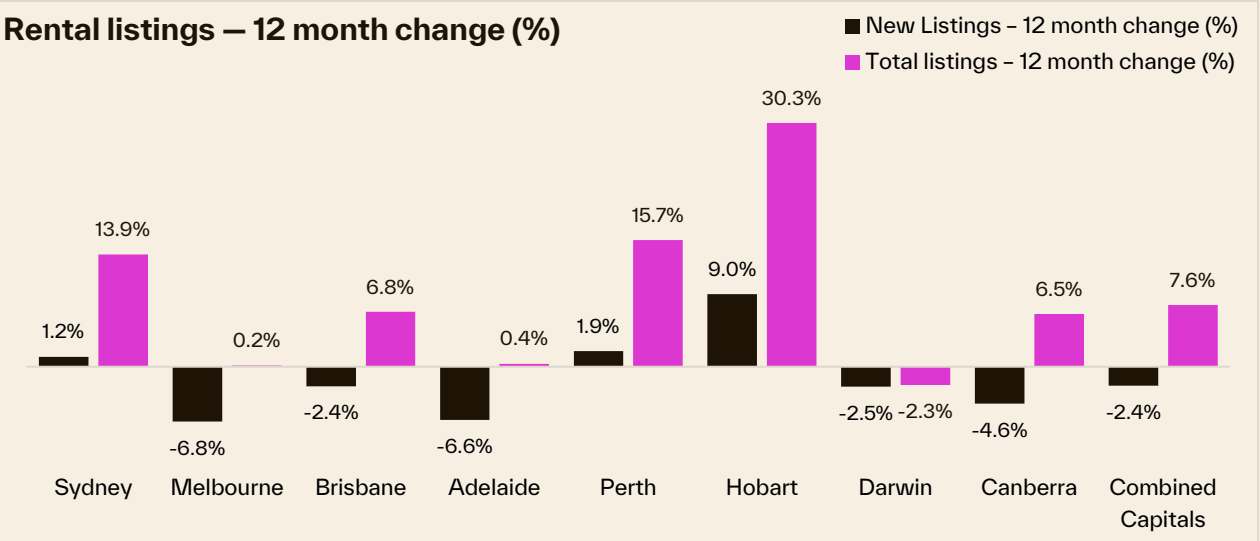
Property Market Indicator Summary

Capital city properties listed for rent — four week count

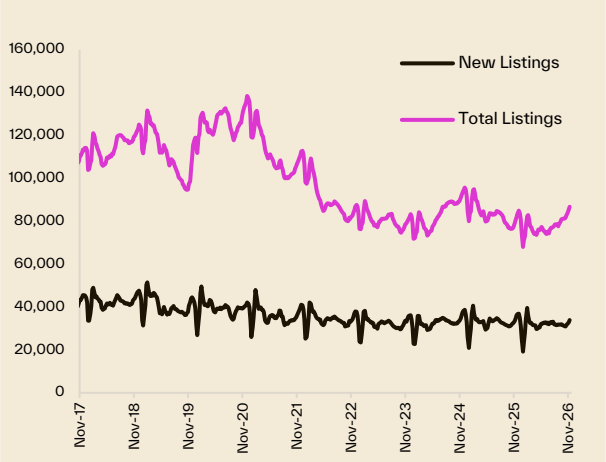
Rental listings carried over from 15/11/2026



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



26 South Street
Strathfield

6 7 8

$15,250,000

McGrath Strathfield



61 Cotswold Road
Strathfield

5 5 5

$9,600,000

McGrath Strathfield

Victoria



558A-562 Orrong Road
Armadale

4 2 2

$4,200,000

Marshall White Stonnington



82 Downshire Road
Elsternwick

4 3 2

$3,575,000

Gary Peer & Associates - Caulfield North

Queensland



26 Pring Street
Tarragindi

5 5 4

$4,850,000

Atlas Brisbane



35 Brisbane Corso
Fairfield

4 3 5

$4,500,000

Ray White Annerley

South Australia



16 Hmas Australia Road
Henley Beach South

3 2 2

$2,600,000

Ray White Henley Beach



2A Albert Street
Seacliff Park

5 4 4

$1,900,000

Ray White Burnside

Western Australia



16 Orana Crescent
City Beach

4 3 2

$5,300,000

Shore Property



4 Sholto Crescent
Canning Vale

4 2 2

$2,000,000

Haiven Property South

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Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



2/21 Kellatie Road
Rosny

4 3 2

$1,880,000

Harcourts Hobart



291 Back Tea Tree Road
Richmond

4 2 6

$1,310,000

Slate Estate Agents

Northern Territory

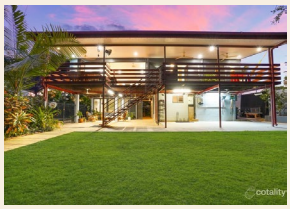


80 Durian Road
Virginia

4 2 6

$1,020,000

Smart Real Estate



30 Sanders Street
Jingili

4 2 4

$1,000,000

Real Estate Central

Australian Capital Territory



8 Tingwell Street
Whitlam

5 4 2

$1,825,000

Am Property Agency



25 Alex Colley Crescent
Wright

4 3 2

$1,635,000

New Door Properties

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