

Property Market Indicator Summary

All data to week ending 11th October 2026

Spring auction volumes reached their lowest level since 2020

Last week, 1,781 auctions were held, 46.9% higher than the week prior (when volumes were lower due to the long weekend in most states), but 31.2% fewer than a year ago. Challenging selling conditions have weighed on vendor activity this spring, with auction volumes over the first six weeks of the season 31.2% below the same period last year. You would have to go back to 2020, when pandemic lockdowns were in full swing, to find a quieter start to the season.

For the second consecutive week, the combined capitals preliminary clearance rate held below 50%. The result of 48.8% was a slight increase on 48.2% the previous week, and similar to results through mid-to-late June, when the preliminary clearance rate fell as low as 47.4%.

The preliminary clearance rate in Melbourne rose to 54.8% last week, up 4.2 percentage points from 50.6% the previous week. Melbourne also held more auctions than any other capital city, with 707 homes going to auction. This was a 6.2% increase on the previous week, although auction volumes remained 43.4% lower than the same week last year.

Melbourne's auction volumes are set to fall sharply this week, down approximately 34% on last week, as the first auctions subject to Victoria's new reserve price disclosure requirements take place. It's too early to tell whether the new laws are influencing seller behaviour. The timing suggests some vendors may have brought campaigns forward or delayed auction decisions as the industry adjusts to the new rules.

Following a long weekend that reduced activity the previous week, Sydney's auction volumes increased by 118% to 653 homes. Compared to the same period last year, auction volumes across the city declined by 33.9%. The preliminary clearance rate decreased by 2.8 percentage points to 52.9%, marking the lowest result in ten weeks.

In Brisbane, auction volumes increased substantially, with 201 homes brought to market. This total was 45.7% higher than the previous week, which included a long weekend, and 58.3% higher than the same week last year. Only 21.4% of these auctions resulted in a successful sale, reducing Brisbane's preliminary clearance rate to its lowest level since April 2020, during the initial phase of the COVID-19 pandemic.

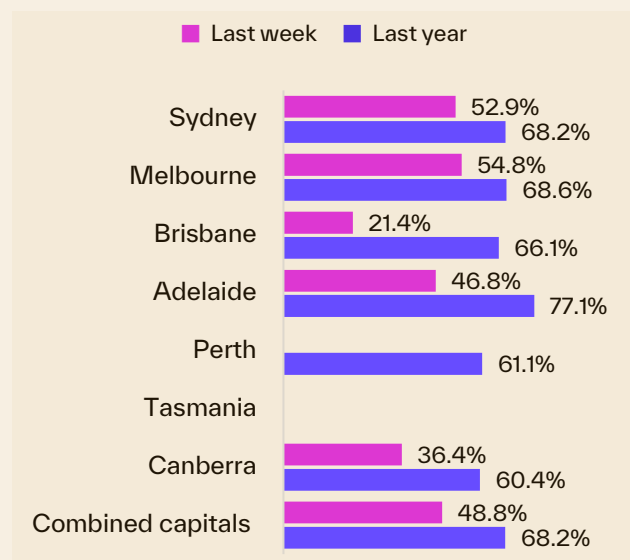
Across Adelaide, the preliminary clearance rate rose to 46.8%, from 41.5% the previous week. Twice as many auctions were held as the week before, 140 compared with 70, and auction volumes were 45.8% higher than a year ago.

Last week, 66 auctions were held across the ACT, 127.6% more than the week prior but 37.7% down on the same week last year. Of these, 36.4% had reported a successful result at the time of the preliminary count, the second-lowest preliminary clearance rate this year.

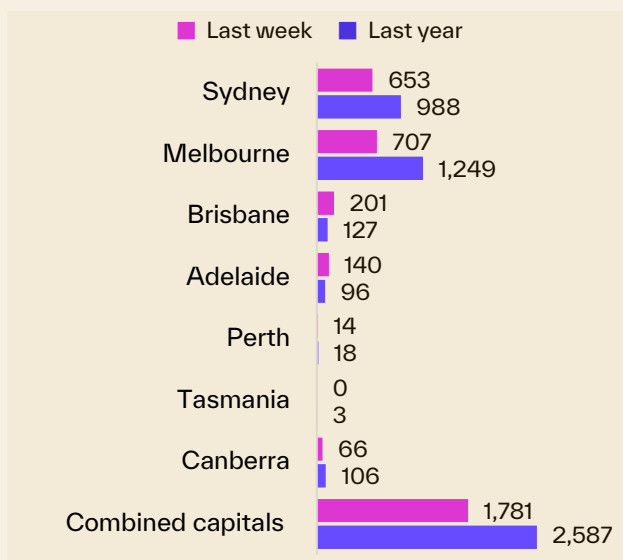
This week Cotality is expecting around 1,500 auctions to be held, roughly 15% fewer than last week. Sydney is the only market where the number of scheduled auctions is higher, up approximately 8%.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



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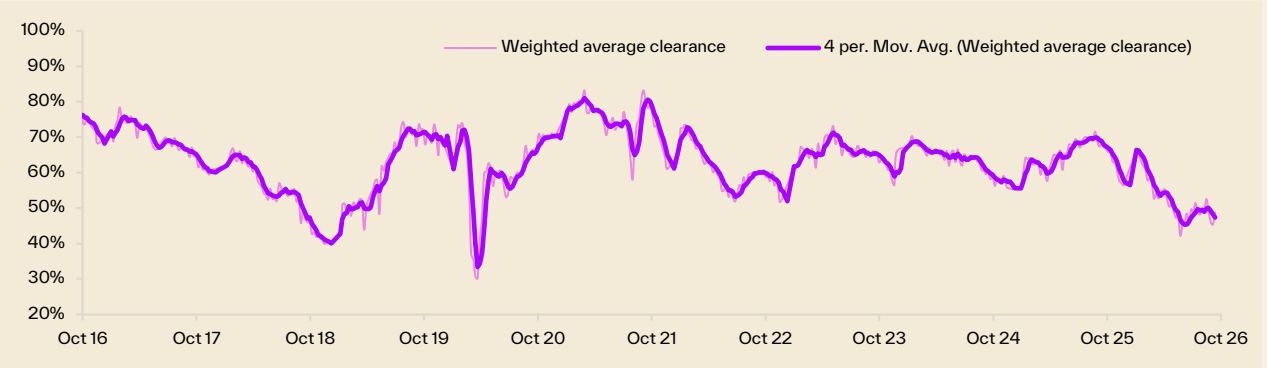
Property Market Indicator Summary

Capital City Auction Statistics (Preliminary)

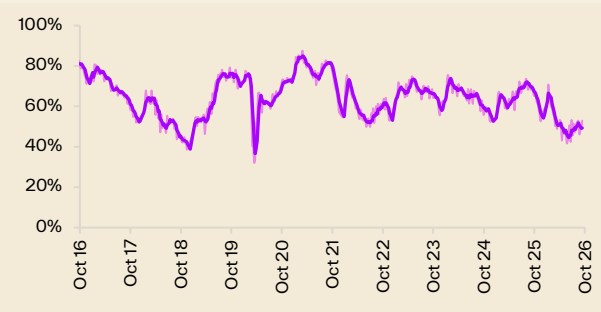
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	52.9%	653	431	228	203
Melbourne	54.8%	707	502	275	227
Brisbane	21.4%	201	145	31	114
Adelaide	46.8%	140	79	37	42
Perth	n.a.	14	7	2	5
Tasmania	n.a.	0	0	0	0
Canberra	36.4%	66	44	16	28
Combined capitals	48.8%	1,781	1,208	590	618

Weekly clearance rates

Combined capital cities



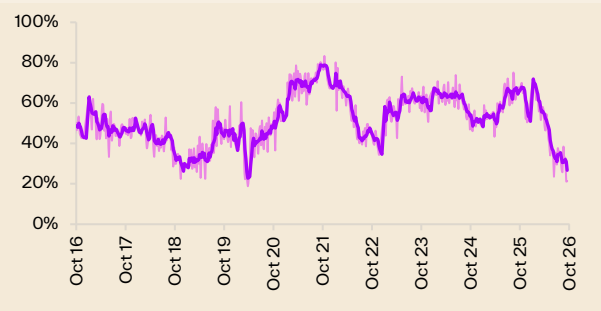
Sydney



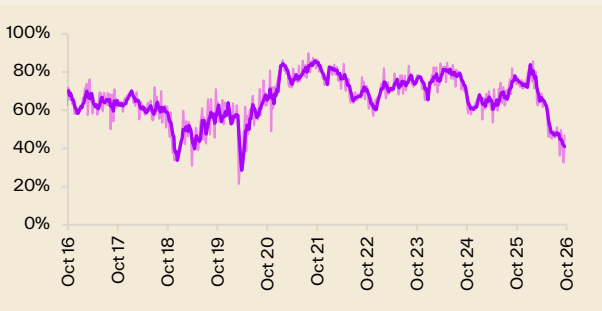
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

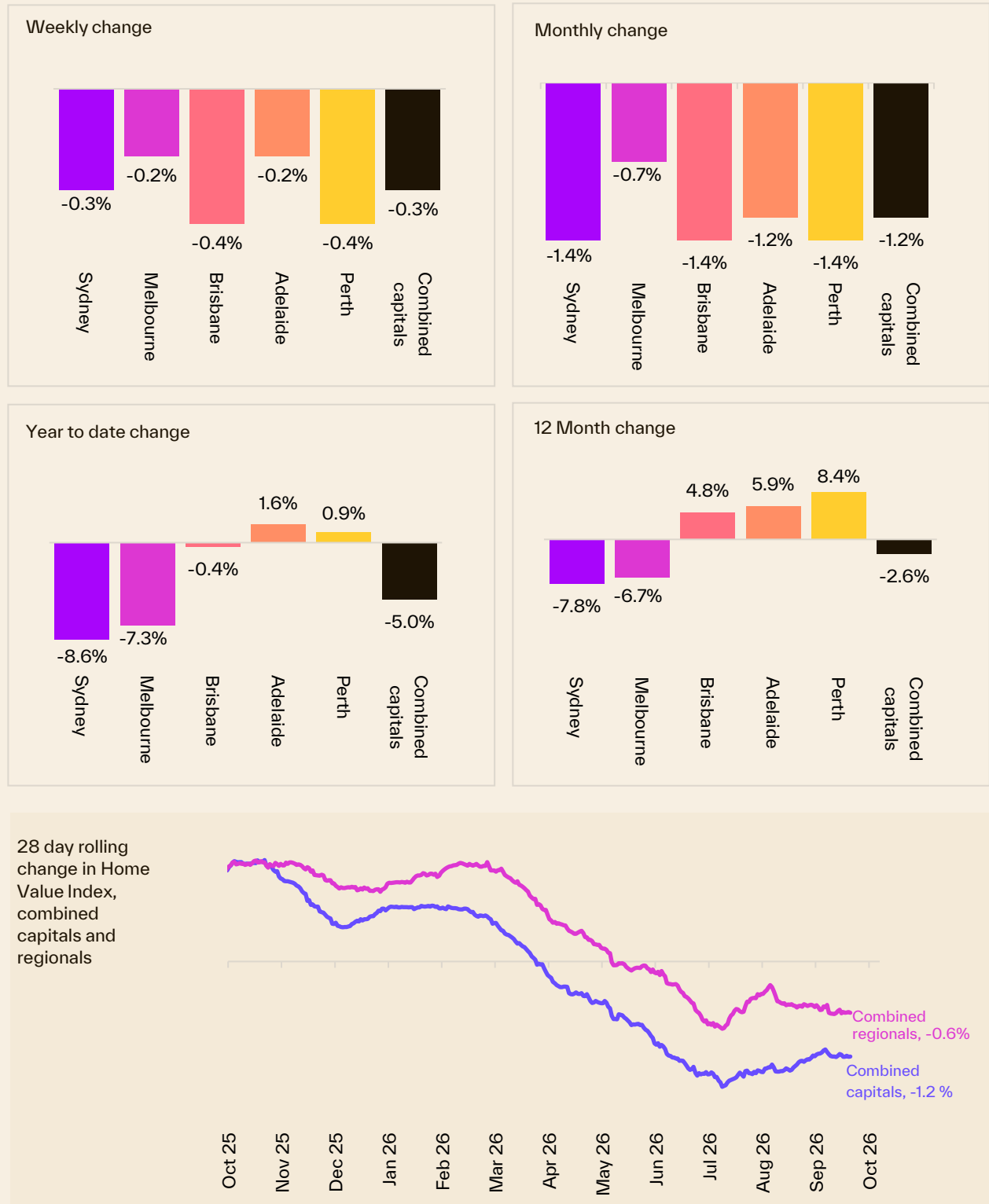
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	41.7%	16	12	5	7
Baulkham Hills and Hawkesbury	54.6%	26	11	6	5
Blacktown	46.7%	57	15	7	8
City and Inner South	63.2%	81	68	43	25
Eastern Suburbs	57.7%	59	52	30	22
Inner South West	59.6%	78	47	28	19
Inner West	55.3%	57	38	21	17
North Sydney and Hornsby	53.5%	86	58	31	27
Northern Beaches	44.4%	33	27	12	15
Outer South West	n.a.	3	1	1	0
Outer West and Blue Mountains	n.a.	14	8	4	4
Parramatta	26.5%	49	34	9	25
Ryde	55.2%	44	29	16	13
South West	37.5%	26	16	6	10
Sutherland	60.0%	24	15	9	6
Melbourne sub-regions					
Inner	57.7%	118	78	45	33
Inner East	58.7%	81	63	37	26
Inner South	55.6%	90	63	35	28
North East	54.3%	85	70	38	32
North West	52.9%	72	51	27	24
Outer East	59.5%	53	37	22	15
South East	59.3%	97	59	35	24
West	47.2%	95	72	34	38
Mornington Peninsula	30.0%	17	10	3	7
Regional SA4					
Newcastle and Lake Macquarie	43.8%	22	16	7	9
Illawarra	n.a.	10	8	3	5
Gold Coast	34.9%	62	43	15	28
Sunshine Coast	25.0%	34	24	6	18
Geelong	n.a.	4	4	4	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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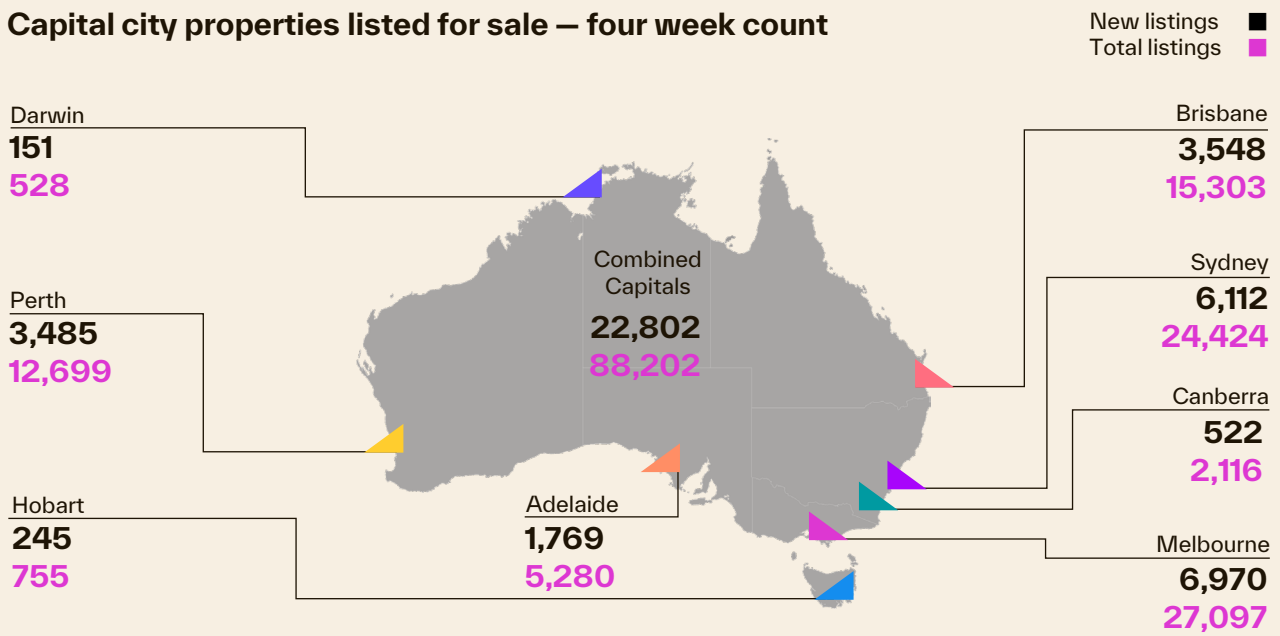
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Capital city home value changes

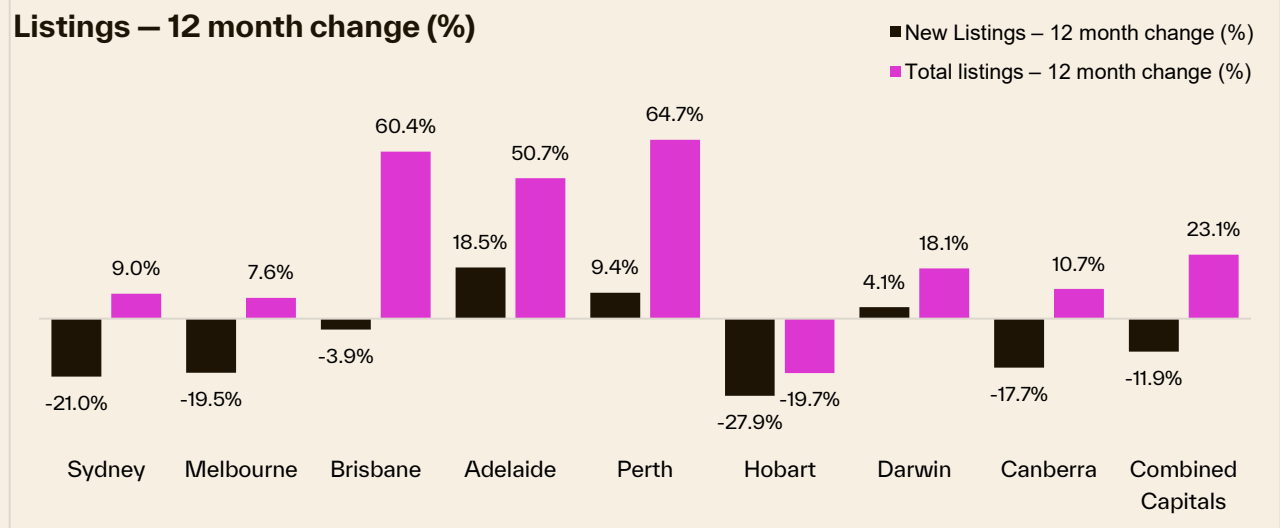


Property Market Indicator Summary

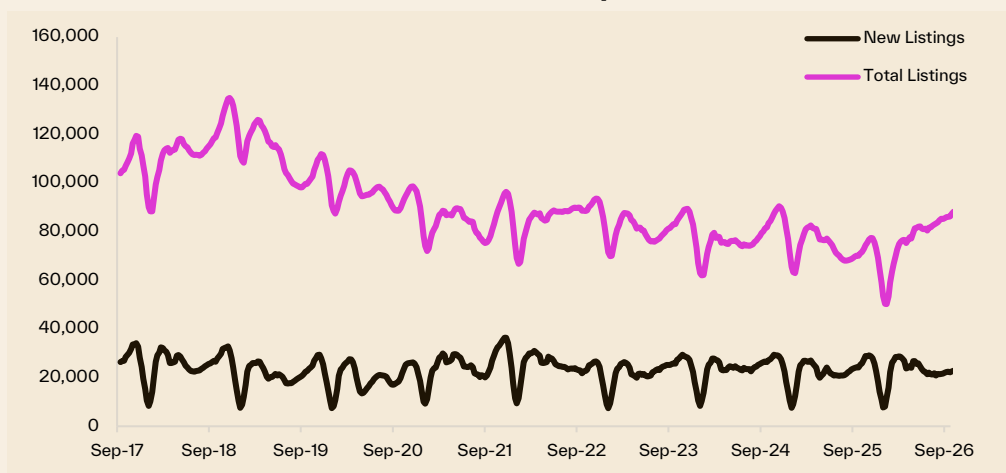
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



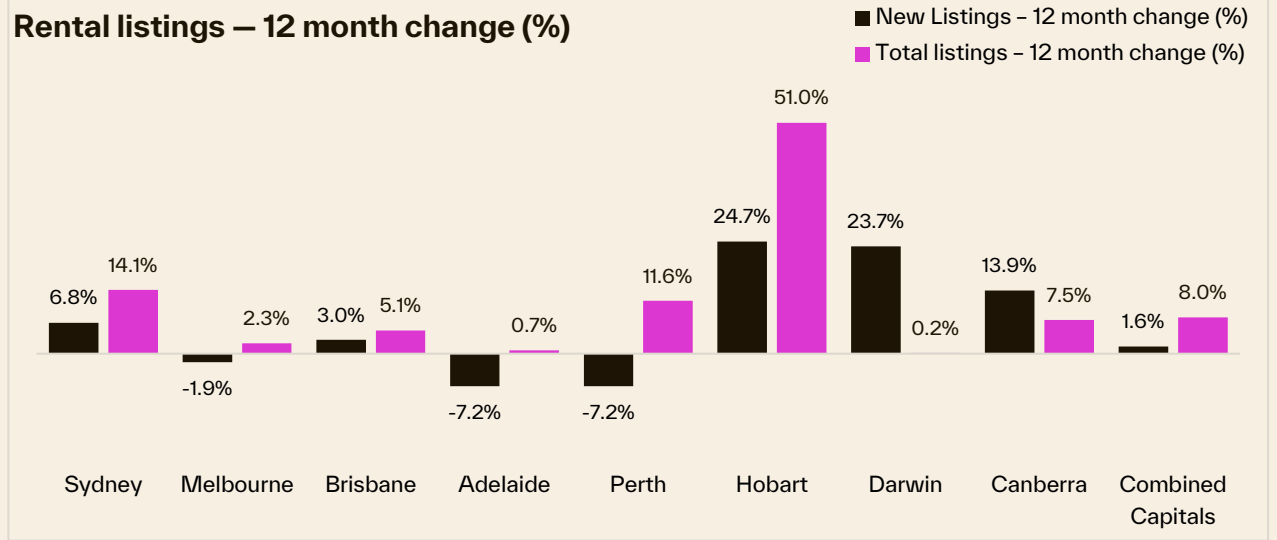
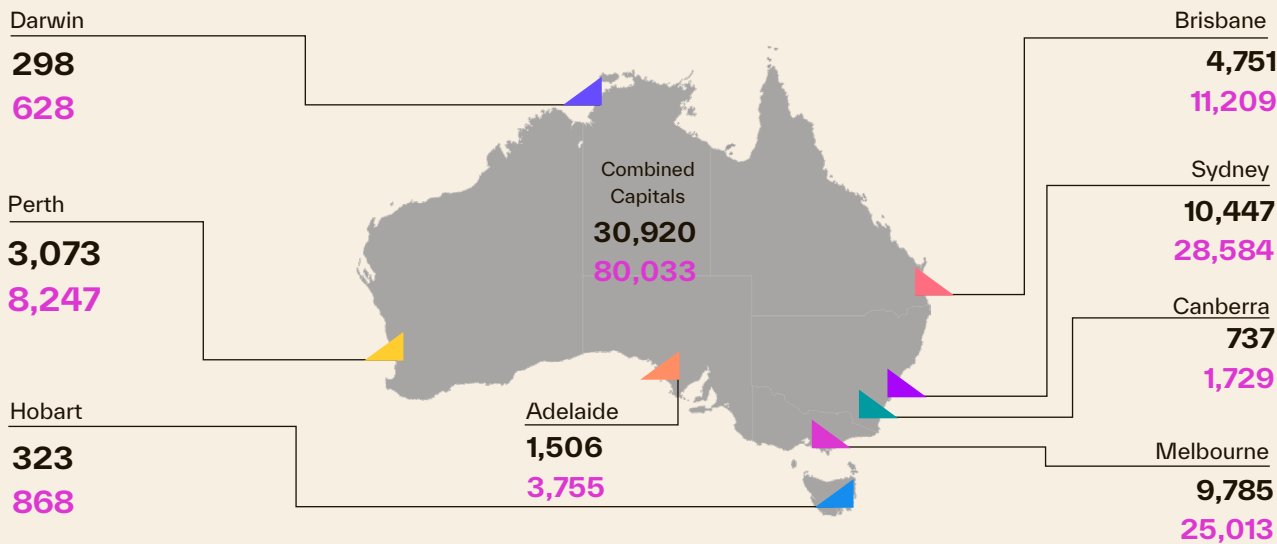
Number of homes for sale, combined capital cities



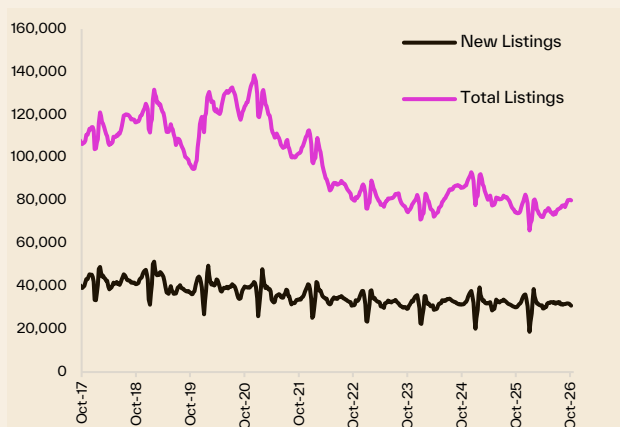
These results are calculated across properties that have been advertised for sale over the 28 days ending 11 October 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

Capital city properties listed for rent – four week count



Number of homes for rent, combined capital cities



Rental snapshot – data to September 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	\$843	-0.1%	-0.4%	4.4%	3.4%	3.0%	2.5%	1.8%
Melbourne	\$648	0.1%	0.4%	4.9%	4.1%	3.6%	1.8%	1.5%
Brisbane	\$746	0.4%	1.3%	6.4%	3.5%	3.5%	2.3%	1.8%
Adelaide	\$672	0.5%	1.7%	6.3%	3.6%	3.6%	1.4%	1.0%
Perth	\$798	0.3%	1.0%	8.0%	4.0%	4.1%	2.2%	1.2%
Hobart	\$637	0.0%	0.2%	8.0%	4.4%	4.4%	3.1%	1.3%
Darwin	\$774	1.8%	5.8%	11.6%	6.5%	6.6%	1.9%	2.1%
Canberra	\$708	-0.3%	0.1%	3.1%	4.4%	4.1%	1.8%	1.5%
Combined capitals	\$746	0.1%	0.4%	5.5%	3.7%	3.4%	2.1%	1.6%
Combined regionals	\$628	0.2%	0.8%	5.6%	4.3%	4.3%	2.2%	1.6%
National	\$713	0.2%	0.5%	5.5%	3.9%	3.6%	2.1%	1.6%

Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales



2A Barry Street
Clovelly

5 3 2

\$6,825,000

Ray White Phillips & Co



174 Albert Road
Strathfield

8 5 3

\$5,500,000

Horwood Nolan Concord

Victoria

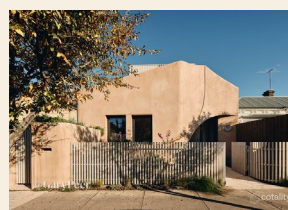


97 Rowena Parade
Richmond

4 3 1

\$3,075,000

Jellis Craig Richmond



71 Chapel Street
St Kilda

4 3 2

\$2,950,000

Gary Peer & Associates St Kilda

Queensland



175 Virginia Avenue
Hawthorne

5 5 2

\$6,500,000

Ray White Bulimba



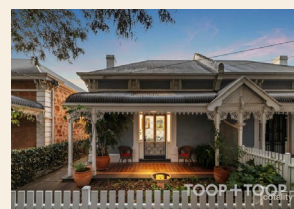
30 Matong Street
Hendra

5 6 3

\$5,500,000

Ray White Collective Luxury

South Australia



11 Mackinnon Parade
North Adelaide

4 2 2

\$1,960,000

Toop+Toop



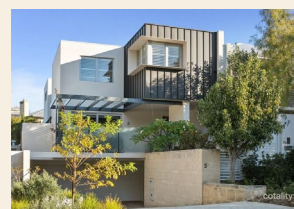
6 Rhind Road
Lightview

4 2 2

\$1,770,000

Noakes Nickolas

Western Australia

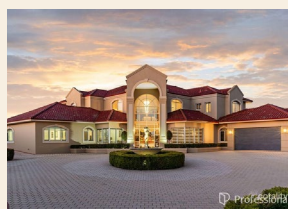


5B Stanhope Street
Cottesloe

4 3 2

\$4,900,000

Acton | Belle Property Cottesloe



51 Ellen Brook Drive
The Vines

5 5 4

\$4,050,000

Professionals Granger Clark Real Estate

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



5 Grange Court
West Ulverstone

 3  2  5

\$1,595,000

Roberts Real Estate Ulverstone



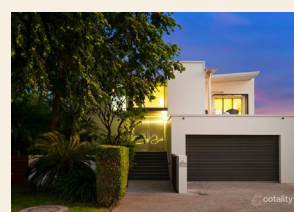
11 Franklin Street
West Hobart

 3  2  1

\$1,500,000

Elders Tasmania

Northern Territory



15 Paspaley Place
Larrakeyah

 5  3  2

\$2,300,000

Ray White Darwin



6 Thorpe Place
Rapid Creek

 5  3  2

\$1,250,000

Ray White Darwin

Australian Capital Territory



2/68 Gouger Street
Torrens

 4  2  2

\$1,610,000

Independent Property Group South



35 Justice Kelly Street
Forde

 5  2  2

\$1,530,000

Marq Property

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