

Property Market Indicator Summary

All data to week ending 25th October 2026

Capital city auction volumes rise but preliminary clearance rate falls to 48.4%

Across Australia's capital cities, 1,882 auctions were held last week, 33.1% more than the previous week. The total was still 41.8% lower than the same week last year. This was the second consecutive week that capital city auction volumes were more than 40% below last year's levels. Auction volumes rose in most cities, led by a 68% increase in Melbourne.

As auction volumes rose, the preliminary clearance rate fell. Of the capital city auctions with results reported, 48.4% were successful, down from 51.2% the previous week. The preliminary clearance rate has stayed below 50% in three of the past four weeks.

The number of homes taken to auction in Melbourne increased significantly from 495 to 831. However, compared to the same week last year, the city held 54.7% fewer auctions. This substantial reduction is partly attributable to softer selling conditions while the implementation of the state's reserve price transparency requirements has also prompted a period of adjustment while vendors assess how best to sell their homes. The preliminary clearance rate declined by 1.4 percentage points to 54.8%, marginally below the spring-to-date average of 55.4%.

For the first time in twelve weeks, Sydney's preliminary clearance rate fell below 50%. The result of 48.2% was only just above the recent low of 47.3% in June. Sydney hosted 631 auctions, up 10.7% on the previous week, but auction volumes were 34.1% lower than the year prior.

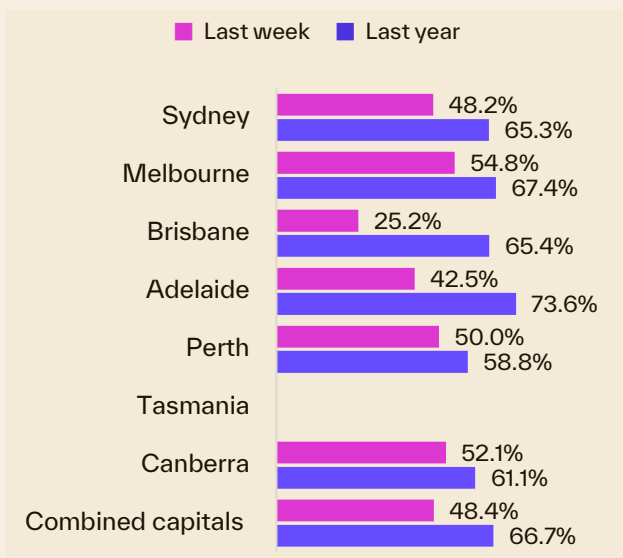
Brisbane had by far the lowest preliminary clearance rate of any capital city, at 25.2%. It was the city's fourth-lowest preliminary result so far this year. With 200 homes taken to auction, Brisbane's auction volumes were 25.0% higher than the previous week. The city was also one of the few capitals with higher auction volumes than a year ago, up 6.4% from the same week last year.

In Adelaide, 141 homes went to auction last week. This was 16.5% more than the previous week but 2.1% fewer than the same week last year. Against a spring-to-date average of 44.3%, the preliminary clearance rate was slightly lower at 42.5%.

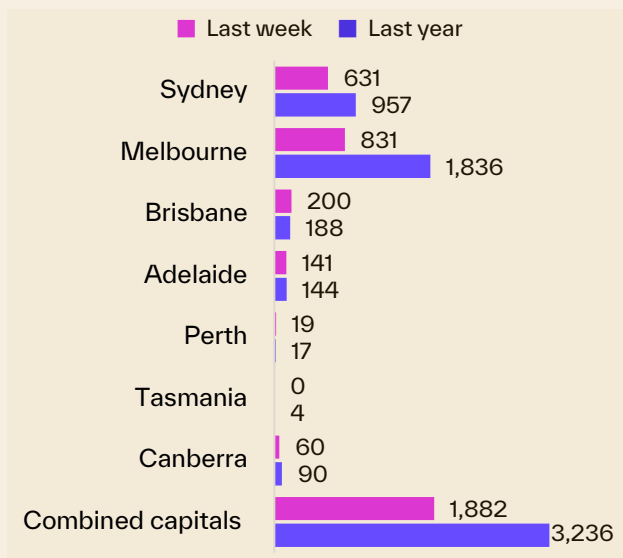
A 13.8 percentage-point drop brought the ACT's preliminary clearance rate to 52.1%. Year on year, auction volumes in the ACT were one-third lower, though the total of 60 auctions was 11.1% higher than the previous week. Half of the reported results from Perth's 19 auctions were successful. Tasmania did not hold any auctions last week.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

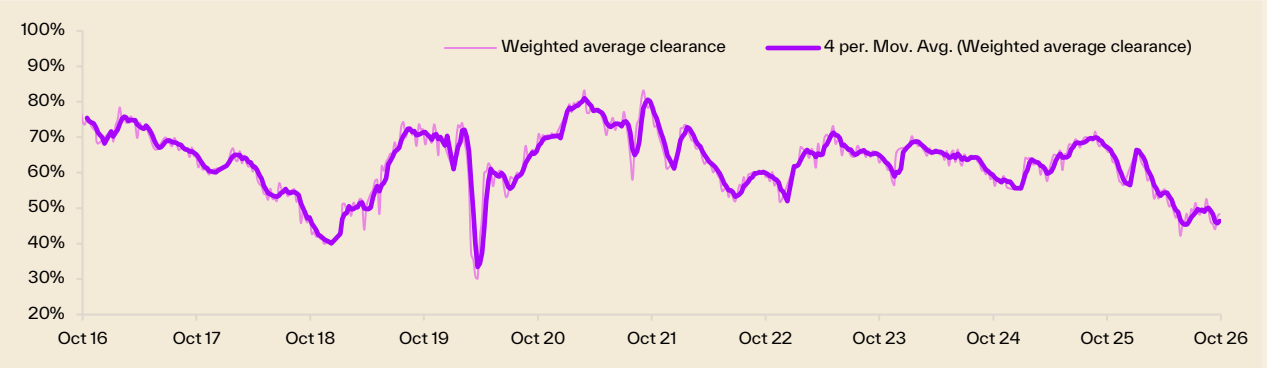
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Capital City Auction Statistics (Preliminary)

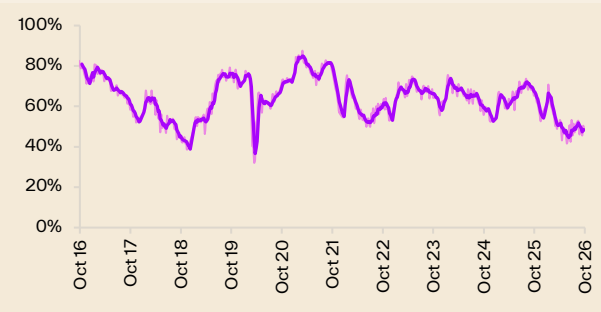
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	48.2%	631	440	212	228
Melbourne	54.8%	831	663	363	300
Brisbane	25.2%	200	123	31	92
Adelaide	42.5%	141	73	31	42
Perth	50.0%	19	14	7	7
Tasmania	n.a.	0	0	0	0
Canberra	52.1%	60	48	25	23
Combined capitals	48.4%	1,882	1,361	658	703

Weekly clearance rates

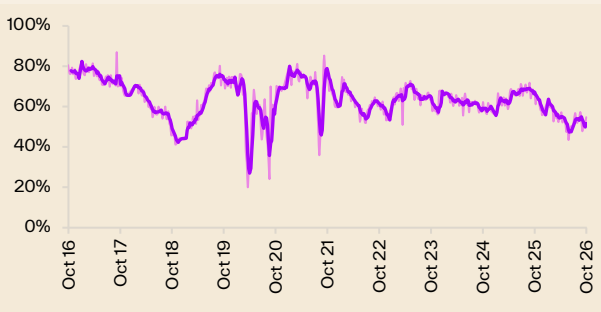
Combined capital cities



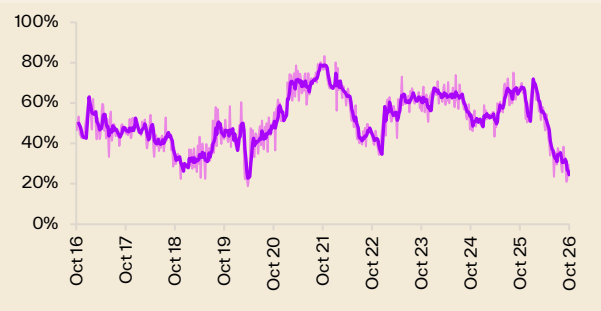
Sydney



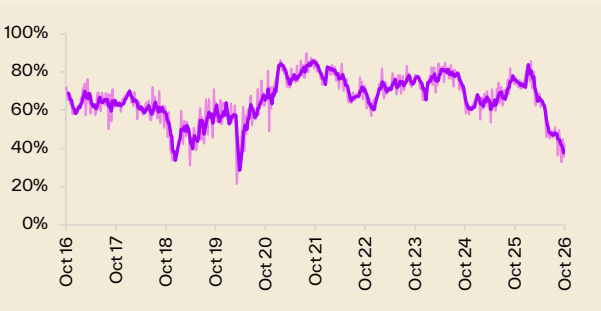
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

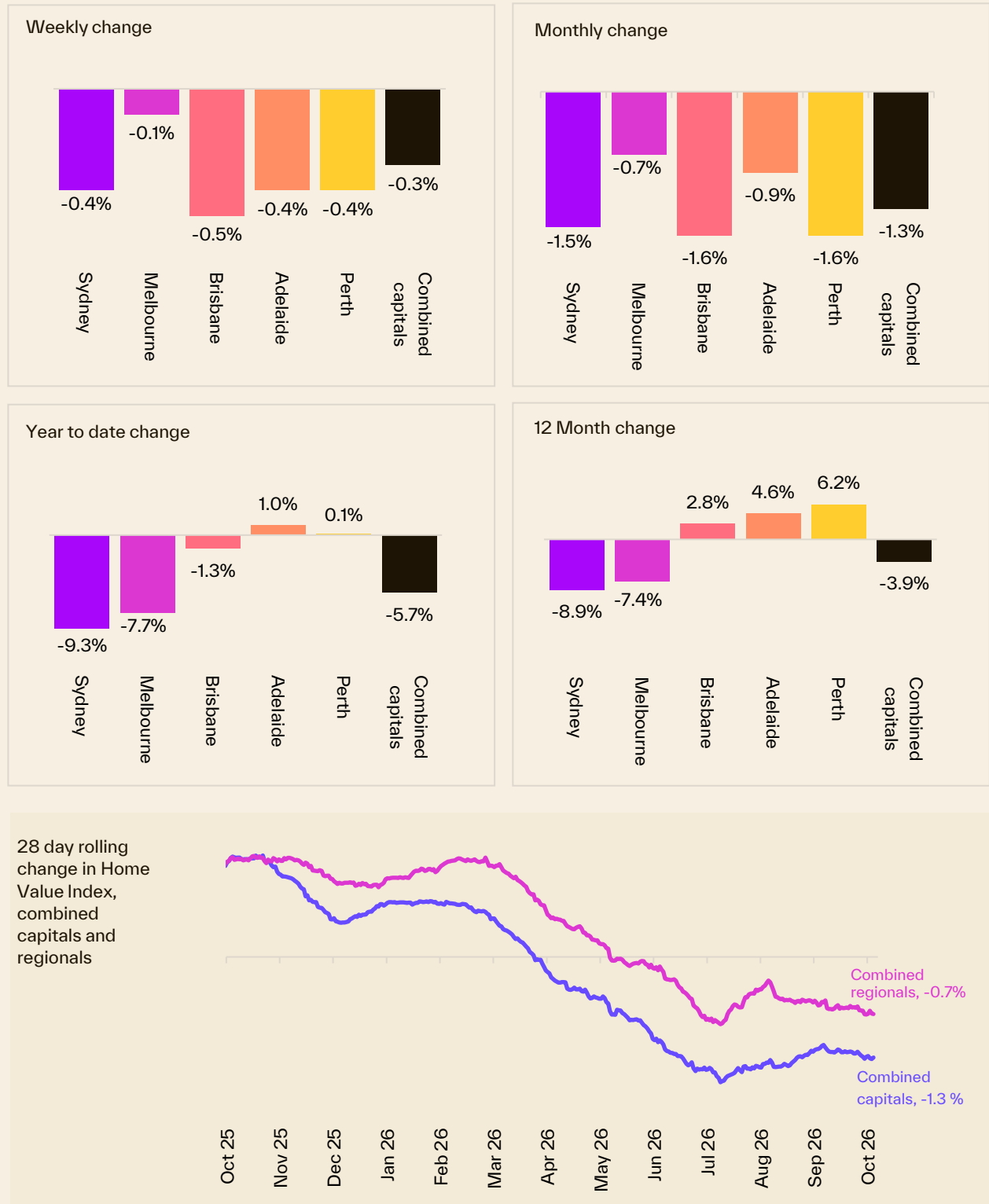
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	10	8	3	5
Baulkham Hills and Hawkesbury	28.6%	24	14	4	10
Blacktown	57.1%	36	14	8	6
City and Inner South	45.7%	56	46	21	25
Eastern Suburbs	60.7%	70	56	34	22
Inner South West	46.7%	69	45	21	24
Inner West	48.6%	54	35	17	18
North Sydney and Hornsby	53.2%	93	62	33	29
Northern Beaches	36.8%	45	38	14	24
Outer South West	n.a.	n.a.	n.a.	0	0
Outer West and Blue Mountains	18.2%	13	11	2	9
Parramatta	57.9%	57	38	22	16
Ryde	50.0%	44	30	15	15
South West	33.3%	23	12	4	8
Sutherland	48.5%	39	33	16	17
Melbourne sub-regions					
Inner	61.4%	153	127	78	49
Inner East	57.4%	128	108	62	46
Inner South	56.7%	139	104	59	45
North East	64.3%	92	70	45	25
North West	38.4%	89	73	28	45
Outer East	58.1%	44	31	18	13
South East	50.9%	79	59	30	29
West	46.3%	92	80	37	43
Mornington Peninsula	n.a.	13	9	4	5
Regional SA4					
Newcastle and Lake Macquarie	n.a.	8	6	3	3
Illawarra	n.a.	8	7	1	6
Gold Coast	25.4%	85	63	16	47
Sunshine Coast	47.6%	32	21	10	11
Geelong	40.0%	11	10	4	6

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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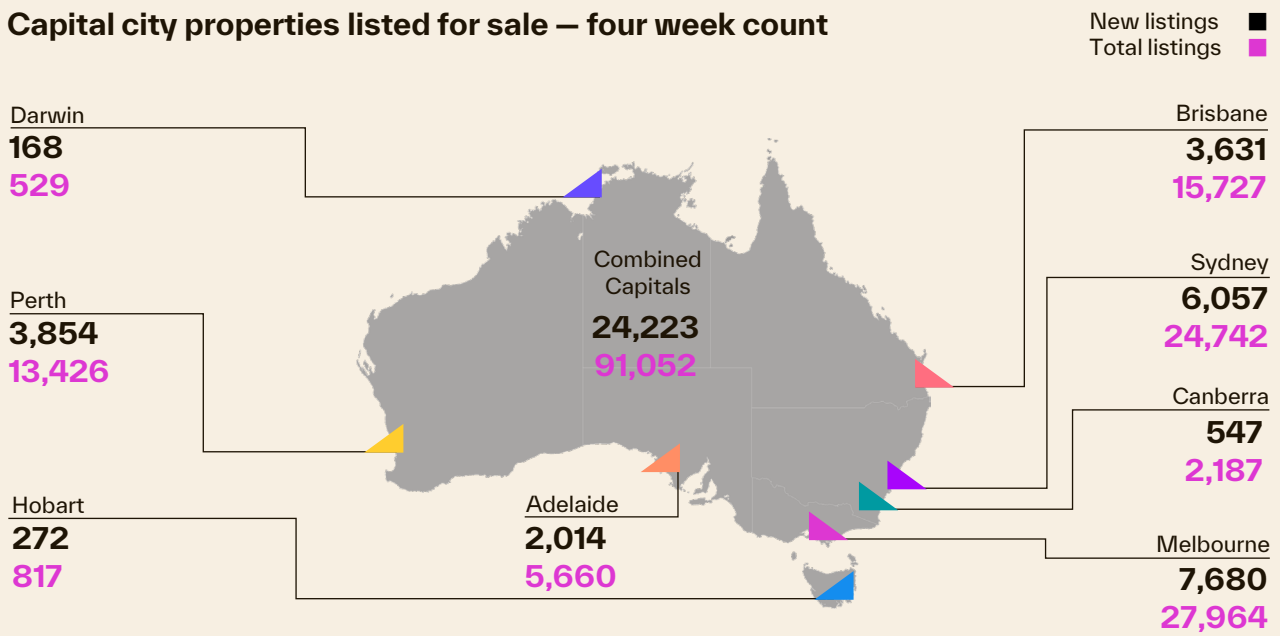
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Capital city home value changes

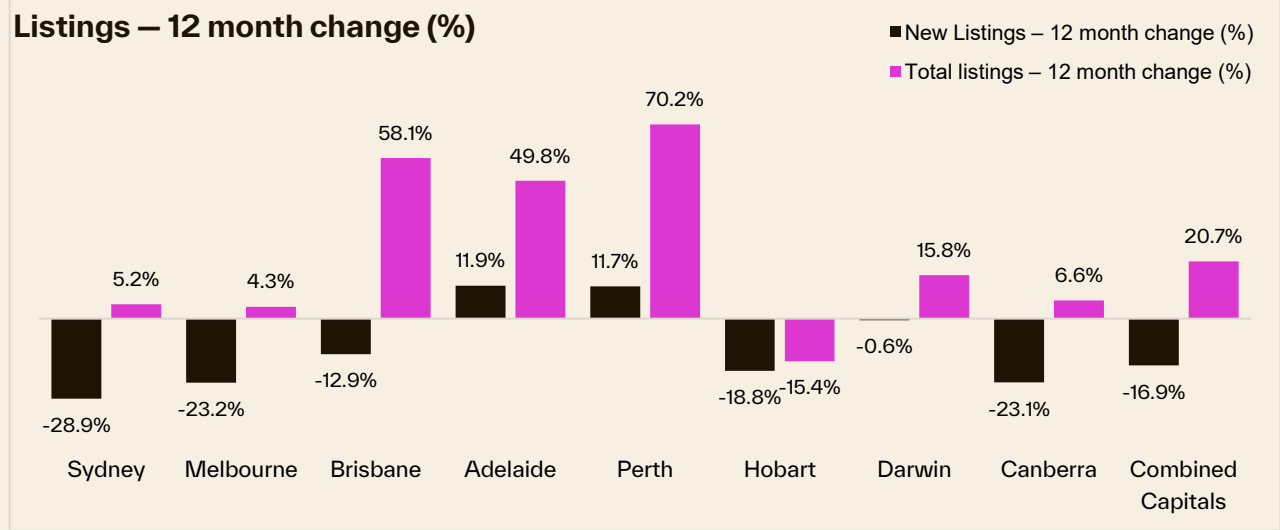


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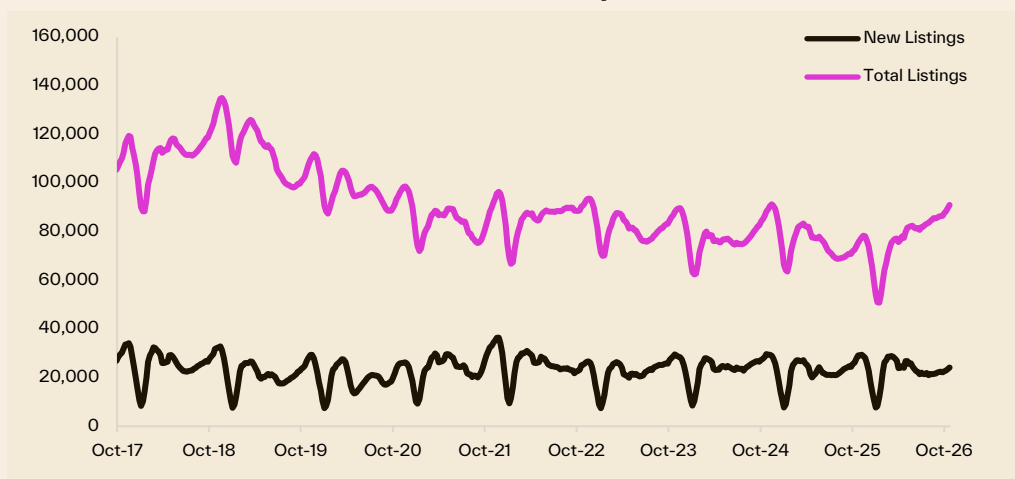
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



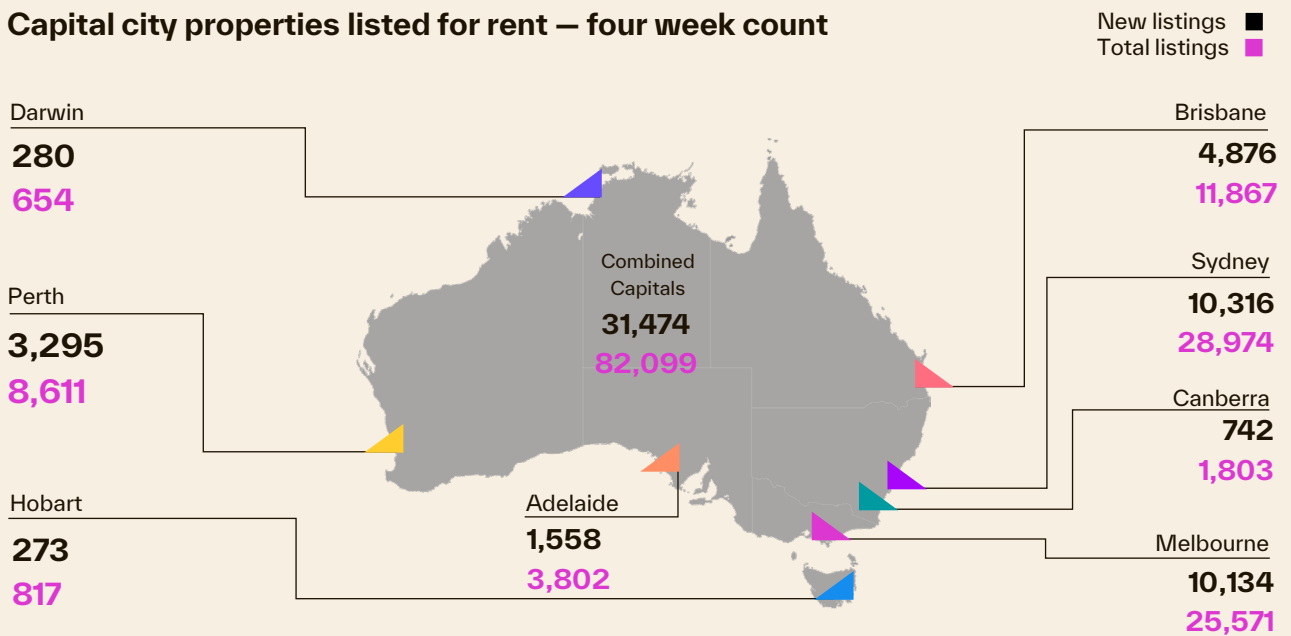
Number of homes for sale, combined capital cities



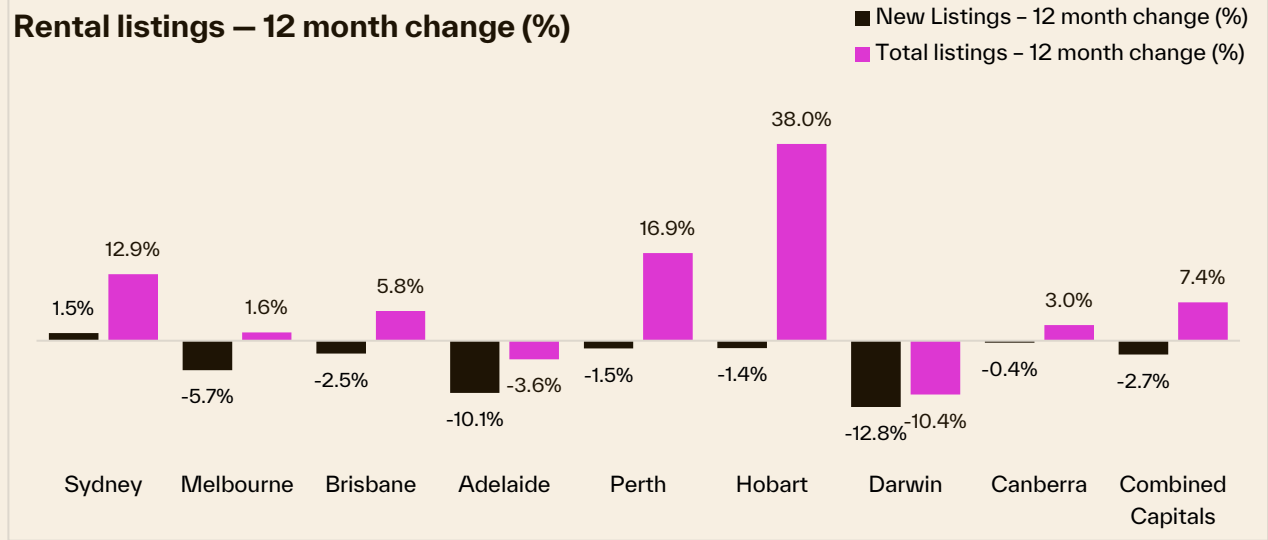
These results are calculated across properties that have been advertised for sale over the 28 days ending 25 October 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

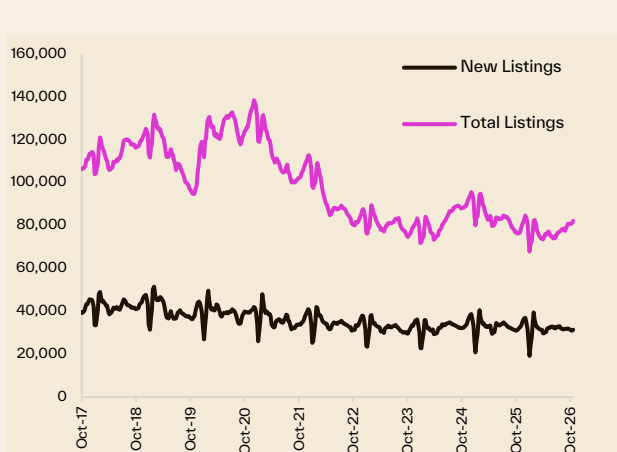
Capital city properties listed for rent – four week count



Rental listings – 12 month change (%)



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



3/18 Greycliffe Street
Queenscliff

4 3 1

\$10,100,000

Belle Property Northern Beaches



10/1-2 Tower Street
Manly

4 3 2

\$6,700,000

Clarke and Humel

Victoria

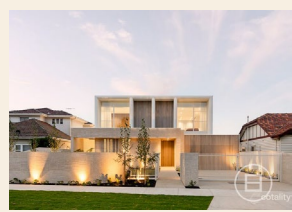


15 Freemans Road
Mount Eliza

6 4 2

\$12,000,000

Aqua Real Estate



52 William Street
Essendon

5 5 3

\$5,550,000

McDonald Upton

Queensland

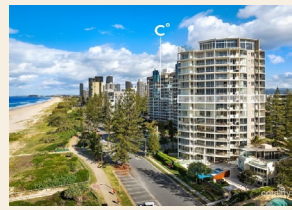


13/1 Enderley Avenue
Surfers Paradise

5 3 3

\$6,450,000

Coastal



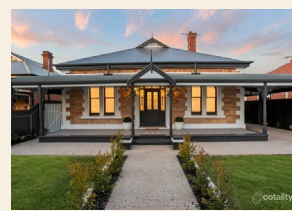
12/5-9 Broadbeach Boulevard
Broadbeach

4 2 2

\$5,700,000

Coastal

South Australia

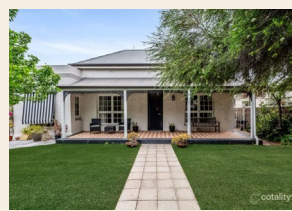


59 Windsor Avenue
Woodville Park

4 2 4

\$2,150,000

Ray White Woodville



7 Tarlton Street
Somerton Park

5 2 2

\$2,070,000

Belle Property Glenelg

Western Australia



130 Watsonia Road
Gooseberry Hill

6 3 10

\$2,500,000

Professionals Stirling Clark



7 Positano Way
Hillarys

4 2 2

\$2,275,000

Professionals Northern Coast - Butler

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



11 Hope Street
New Town

4 1 3

\$1,350,000

Slate Estate Agents



120 Kathleen Drive
Old Beach

3 2 20

\$1,175,000

Slate Estate Agents

Northern Territory



23 Claymore Circuit
Brinkin

4 2 2

\$1,512,000

Real Estate Central



68 Rocklands Drive
Tiwi

4 2 2

\$750,000

Smart Real Estate - Casuarina

Australian Capital Territory



59 Newdegate Street
Deakin

4 2 2

\$1,956,000

Homeplus Property Group

No Image
available



15 Aviemore Lane
Red Hill

3 2 2

\$1,735,000

Hive Property Canberra

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