Property Market Indicator Summary

All data to week ending 27th September 2026

Auction volumes drop 22.4% as preliminary clearance rate hits a ten-week low

Last week, clearance rates were lower across most capital cities, and the weighted average preliminary result of 50.3% was the lowest in ten weeks. Melbourne's preliminary clearance rate of 48.8% weighed on the result, with auction volumes in the city almost 70% lower than the previous week due to the long weekend. Adelaide's preliminary clearance rate also dropped sharply, to 39.3%.

It was a quieter week for auctions across the combined capitals, with 1,428 homes going under the hammer. That's 22.4% fewer than the week before and 17.7% fewer than this time last year.

Sydney held the most auctions last week, with 790 homes taken to auction. That was up 39% on the previous week but down 32% on a year ago, and the city's busiest week since the final week of May, when 977 auctions were held. Vendors brought more homes to auction ahead of the Labour Day long weekend, with only 390 auctions scheduled for this week. Sydney's preliminary clearance rate fell 0.6 percentage points to 53.6%, the lowest in eight weeks but slightly above the winter average of 52.9%.

In Melbourne, 286 auctions were held over the long weekend, 69% fewer than the previous week but 28% more than during last year's Grand Final week. The preliminary clearance rate fell 7.5 percentage points to 48.8%, the lowest since early September 2021.

In Brisbane, the preliminary clearance rate rose 5.1 percentage points to 42.6%. The city held 144 auctions, down 18.2% on the previous week and 2.7% on a year ago. Brisbane's preliminary clearance rate was below 50% in 18 of the past 19 weeks.

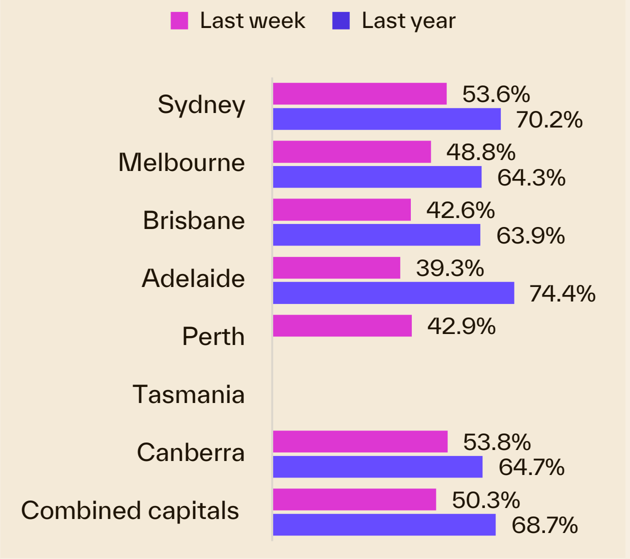
Adelaide had 103 auctions, 8.0% fewer than the previous week but 32.1% more than a year ago. Only 39.3% of reported auctions were successful, down 18.9 percentage points on the previous week. It was the second time this year the preliminary clearance rate was below 40%.

The preliminary clearance rate in Canberra decreased by 3.7 percentage points to 53.8%, remaining above the winter average of 45.4%. The city held 82 auctions, an increase of 46% from the previous week but a decrease of 29% compared to the same period last year.

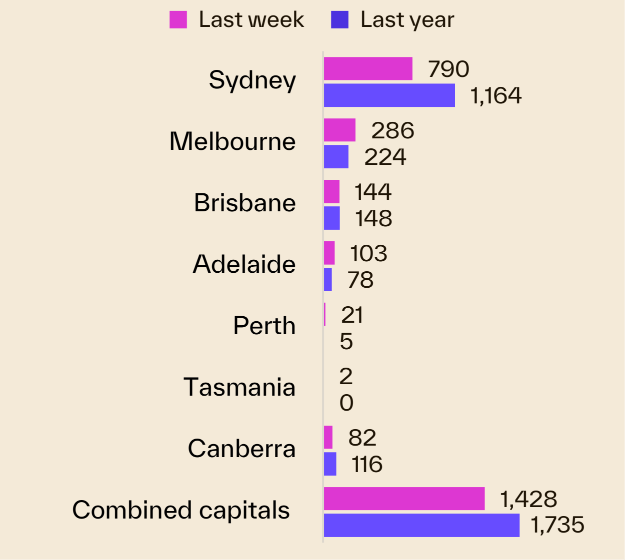
A further 21 auctions were held in Perth, where the preliminary clearance rate was 42.9%, and 2 were held in Tasmania.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



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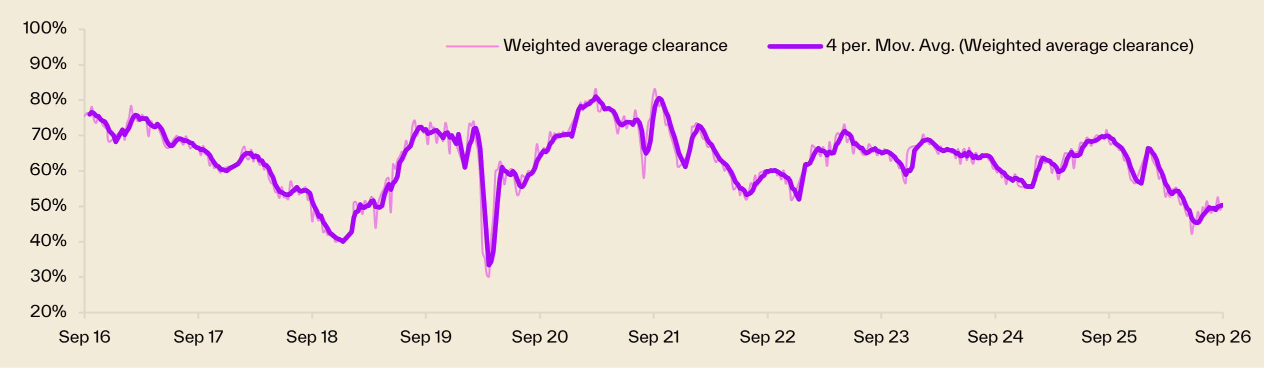
Property Market Indicator Summary

Capital City Auction Statistics (Preliminary)

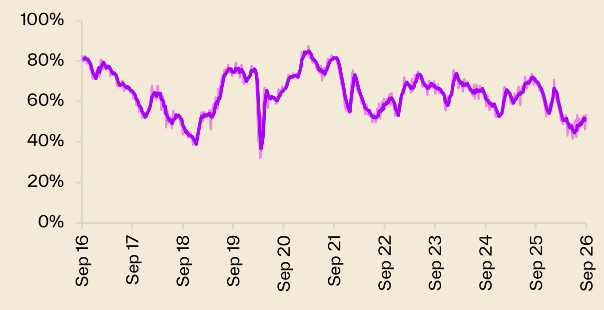
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	53.6%	790	603	323	280
Melbourne	48.8%	286	201	98	103
Brisbane	42.6%	144	94	40	54
Adelaide	39.3%	103	56	22	34
Perth	42.9%	21	14	6	8
Tasmania	n.a.	2	2	1	1
Canberra	53.8%	82	65	35	30
Combined capitals	50.3%	1,428	1,035	521	514

Weekly clearance rates

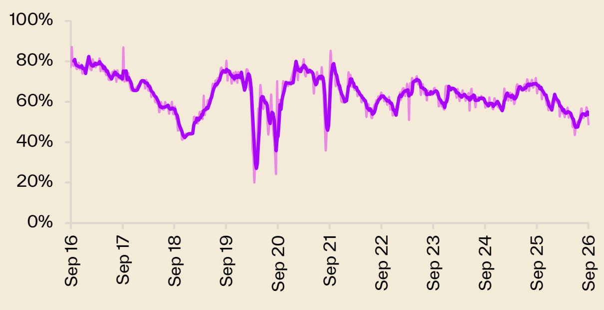
Combined capital cities



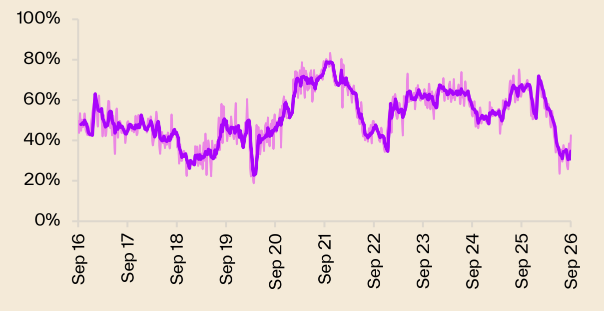
Sydney



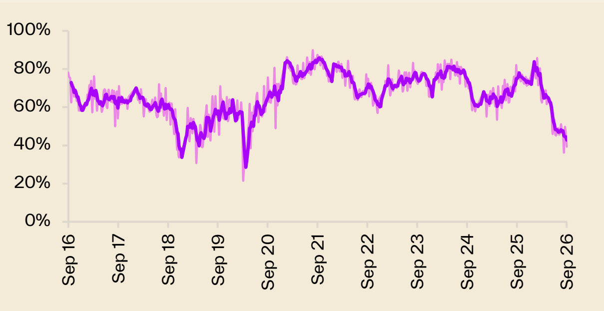
Melbourne



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.	11	8	3	5
Baulkham Hills and Hawkesbury	18.2%	23	11	2	9
Blacktown	42.1%	43	19	8	11
City and Inner South	51.5%	78	68	35	33
Eastern Suburbs	60.6%	110	94	57	37
Inner South West	56.7%	79	60	34	26
Inner West	52.6%	67	57	30	27
North Sydney and Hornsby	55.1%	136	109	60	49
Northern Beaches	66.7%	47	39	26	13
Outer South West	n.a.	4	4	0	4
Outer West and Blue Mountains	n.a.	8	7	2	5
Parramatta	41.3%	70	46	19	27
Ryde	64.7%	43	34	22	12
South West	40.0%	36	20	8	12
Sutherland	63.0%	35	27	17	10
Melbourne sub-regions					
Inner	68.8%	24	16	11	5
Inner East	54.2%	32	24	13	11
Inner South	70.6%	22	17	12	5
North East	52.0%	46	25	13	12
North West	29.4%	42	34	10	24
Outer East	83.3%	23	12	10	2
South East	34.9%	54	43	15	28
West	44.4%	40	27	12	15
Mornington Peninsula	n.a.	3	3	2	1
Regional SA4					
Newcastle and Lake Macquarie	54.6%	13	11	6	5
Illawarra	n.a.	9	3	0	3
Gold Coast	48.3%	166	58	28	30
Sunshine Coast	60.0%	17	10	6	4
Geelong	n.a.	2	1	0	1

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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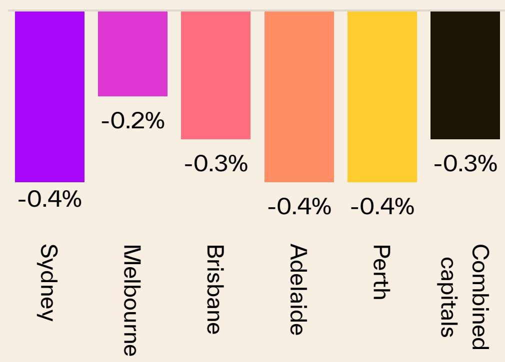
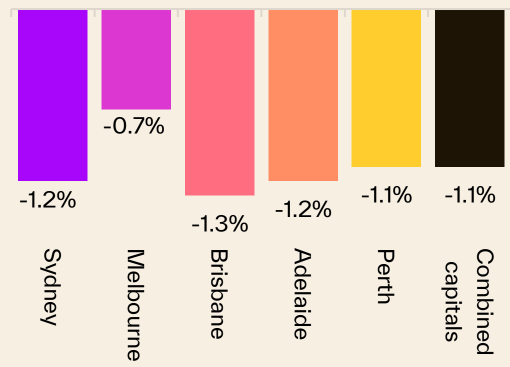
Property Market Indicator Summary

Capital city home value changes

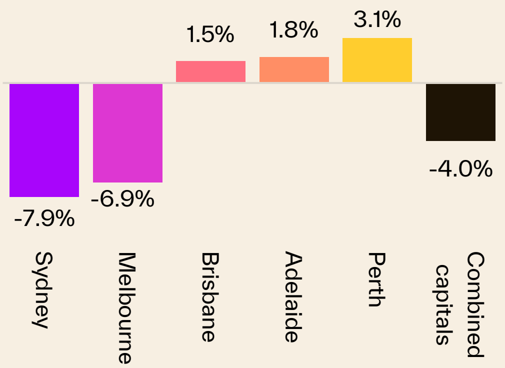
Weekly change



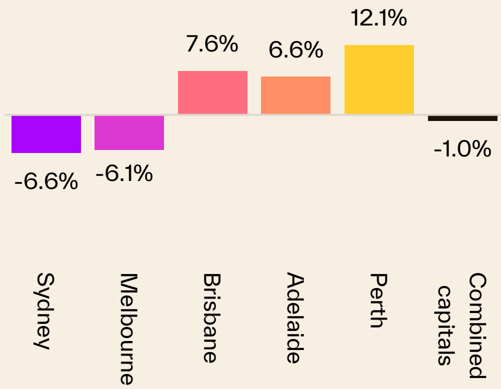
Monthly change



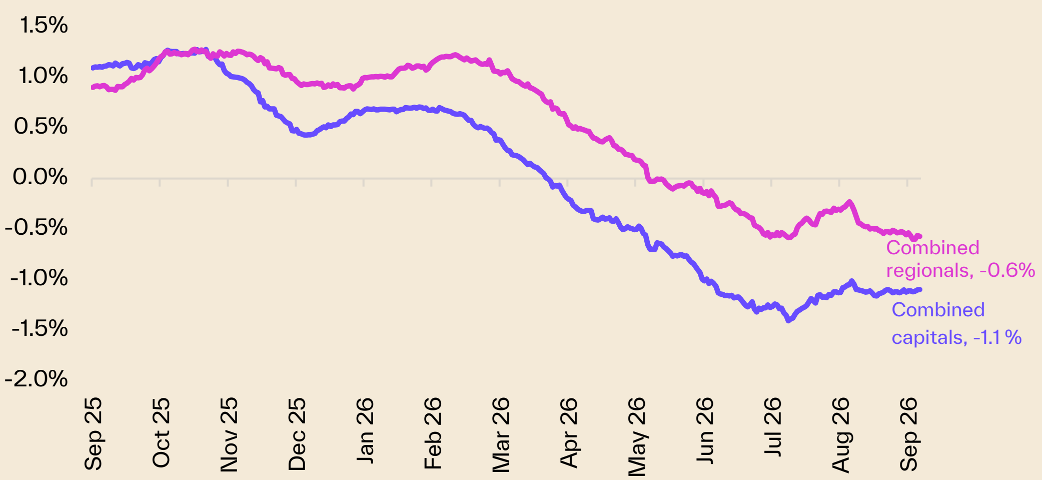
Year to date change



12 Month change



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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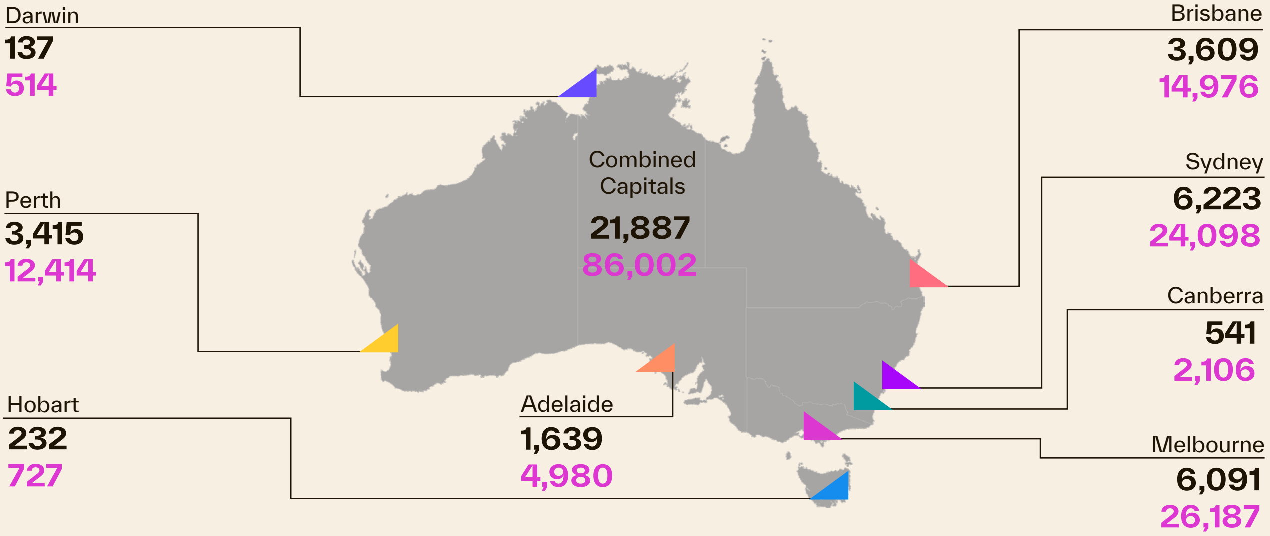
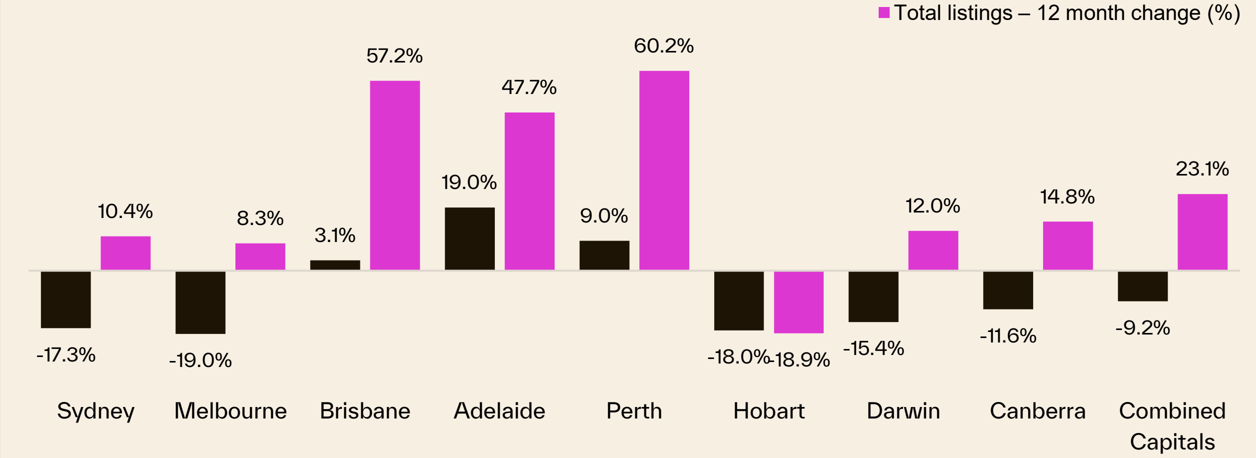
Property Market Indicator Summary

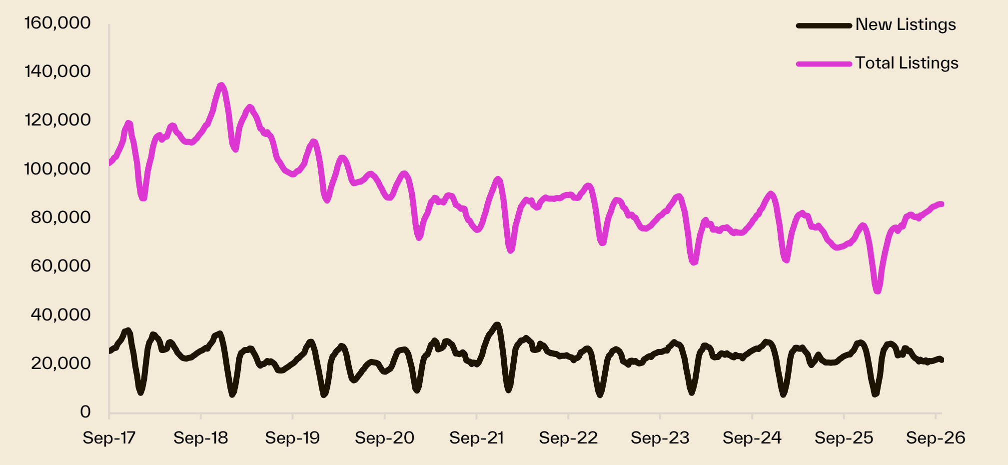
Capital city properties listed for sale — four week count



Listings — 12 month change (%)



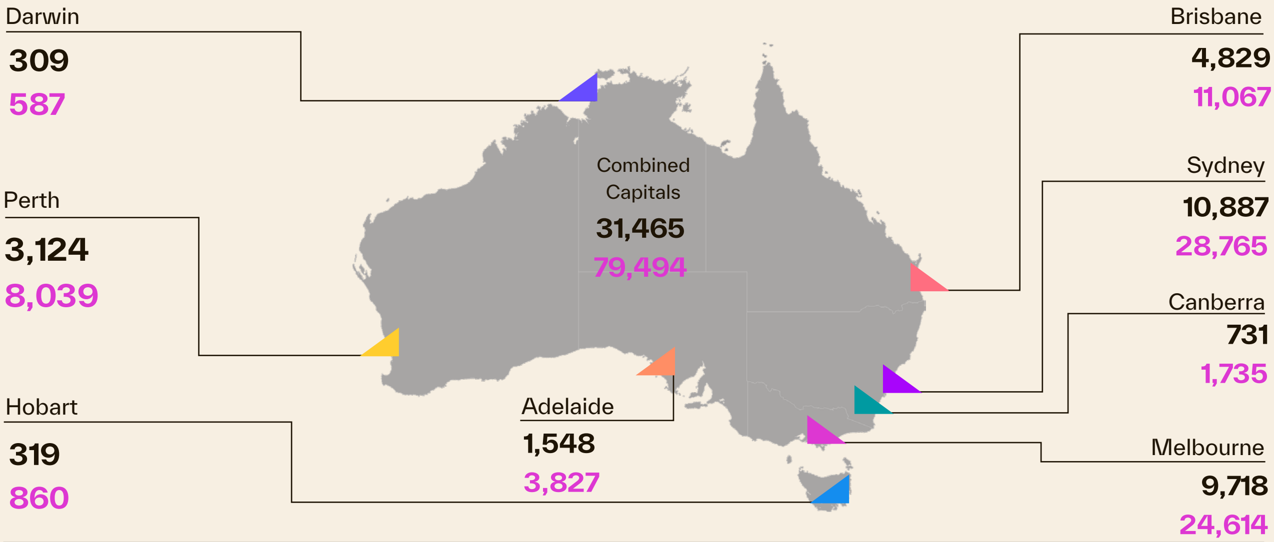
Number of homes for sale, combined capital cities



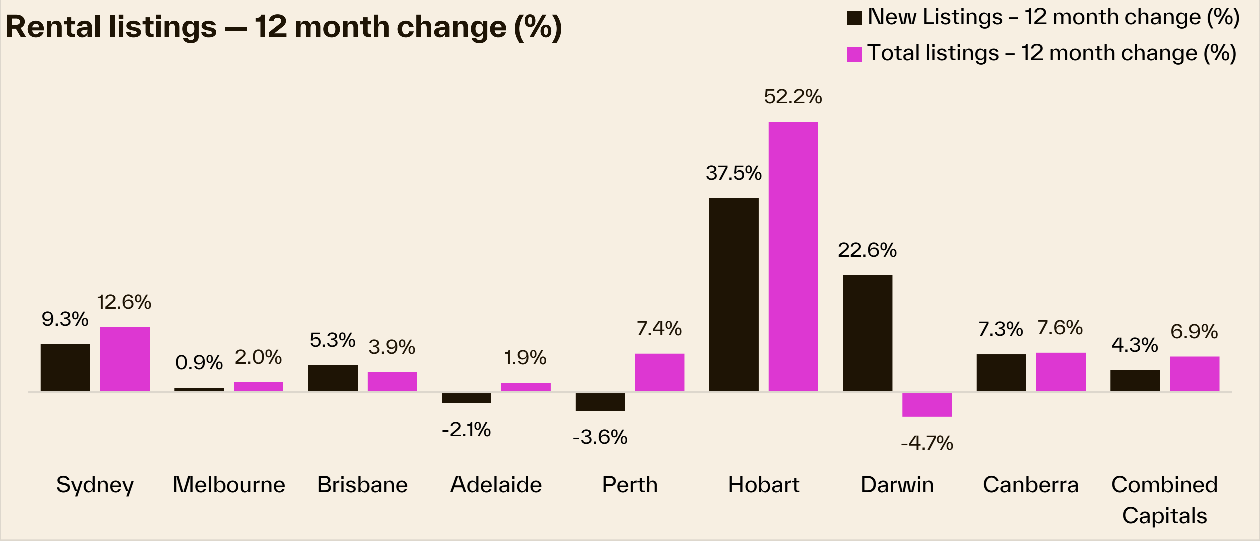
These results are calculated across properties that have been advertised for sale over the 28 days ending 27 September 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

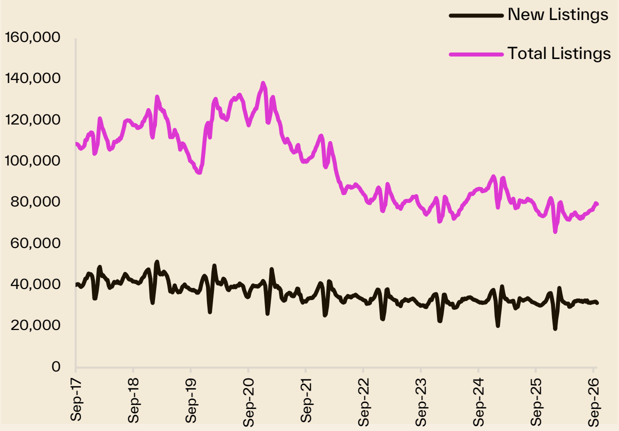
Capital city properties listed for rent — four week count



Rental listings — 12 month change (%)



Number of homes for rent, combined capital cities



Rental snapshot — data to August 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	$842	-0.2%	-0.2%	4.8%	3.3%	3.0%	2.2%	1.8%
Melbourne	$648	0.1%	0.7%	5.0%	4.0%	3.6%	1.6%	1.5%
Brisbane	$742	0.4%	1.4%	6.4%	3.4%	3.6%	2.0%	1.8%
Adelaide	$670	0.6%	1.7%	5.8%	3.6%	3.7%	1.3%	1.0%
Perth	$790	0.3%	1.2%	8.0%	3.9%	4.2%	1.8%	1.3%
Hobart	$633	0.6%	0.9%	7.9%	4.4%	4.3%	2.6%	1.4%
Darwin	$757	2.0%	5.5%	11.4%	6.3%	6.6%	1.5%	1.8%
Canberra	$712	0.3%	0.8%	3.2%	4.3%	4.1%	1.8%	1.6%
Combined capitals	$744	0.1%	0.7%	5.7%	3.6%	3.4%	1.9%	1.6%
Combined regionals	$626	0.3%	0.9%	5.8%	4.3%	4.3%	2.0%	1.7%
National	**$711**	**0.2%**	**0.7%**	**5.7%**	**3.8%**	**3.6%**	**1.9%**	**1.6%**

Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales

2/29 Billyard Avenue
Elizabeth Bay

4 4 4

$20,500,000

Richardson & Wrench Elizabeth Bay

9 Kenneth Street
Tamarama

8 5 0

$20,025,000

Ray White Phillips & Co

Victoria

34-36 Leggatt Crescent
Mount Martha

4 3 3

$4,500,000

Danckert Real Estate

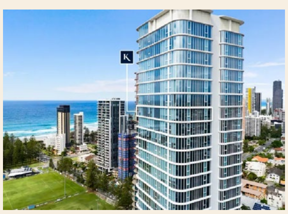
33 Anthony Avenue
Doncaster

5 4 2

$3,700,000

Bella Real Estate

Queensland



2601/4-6 Rosewood Avenue
Broadbeach

3 3 2

$4,500,000

Kollosche

10 Mawarra Street
Buddina

4 3 2

$4,425,000

Town Pty Ltd

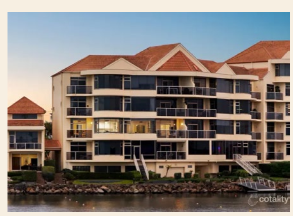
South Australia

15 Wootoona Terrace St
Georges

5 3 3

$11,000,000

Pilgrim Real Estate



16/24 Martin Court
West Lakes

3 2 2

$1,680,000

Ray White Semaphore

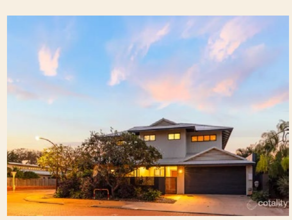
Western Australia

7 Pulo Road
Brentwood

4 2 2

$2,540,000

Haiven Property



6 Bubur Crossing
Cable Beach

5 4 6

$1,950,000

The Agency

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania

19 Pitt Street
North Hobart

4 2 1

$1,979,000

Petrusma Property - Hobart/Sandy Bay

949 Oceana Drive
ranmere

5 2 2

$1,800,100

Raine & Horne Northern Suburbs

Northern Territory

200 Balanda Drive
Dundee Beach

3 2 0

$950,000

Coles and Carter

70 Malak Crescent
Malak

3 2 2

$715,000

Nick Mousellis Real Estate - Eview Group

Australian Capital Territory

9 Turner Place
Yarralumla

4 2 2

$2,425,000

Blackshaw Manuka

2 Bage Place
Mawson

4 2 2

$2,080,000

Hive Property

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