

Property Market Indicator Summary

All data to week ending 15 February 2026

Solid rise in auction activity across the combined capitals

The auction market is continuing to ramp up, with a solid 29.5% rise in the volume of auctions held last week (2,051) compared with the week prior, tracking 7.6% higher than the same week a year ago.

Every city recorded more auctions last week relative to the previous week and compared with last year.

The preliminary clearance rate has held above the 70% mark for the second week running, but slipped a little lower than the previous week, down from 73.7% (revised back to 66.1% on final results) to 70.7% last week across the combined capitals.

868 auctions were held in Melbourne, a 38.4% lift in activity last week. The preliminary clearance rate nudged higher, reaching 70.6%, which was the first time Melbourne's early clearance rate has been above the 70% mark since mid-November last year.

Sydney recorded a 29.5% increase in the number of auctions held last week relative to the previous week, with 70.1% of auctions reporting a successful result so far – a sharp drop from the 79.6% result recorded a week earlier (revised down to 70.8% on final numbers).

Brisbane saw 156 homes go under the hammer last week, 19.1% more than the week prior. 70.9% of auctions have reported a successful result so far, up from 69.0% the previous week.

128 homes were taken to auction in Adelaide last week, with the preliminary clearance rate slipping below the 80% mark for the first time this year, coming in at 78.9%.

20 homes were auctioned in Perth last week, with 83.3% selling so far. Only three homes were auctioned in Tasmania, one of which was sold under the hammer.

The number of auctions is set to continue rising over the coming weeks, with more than 2,800 events scheduled this week across the combined capitals, rising to almost 3,400 next week.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

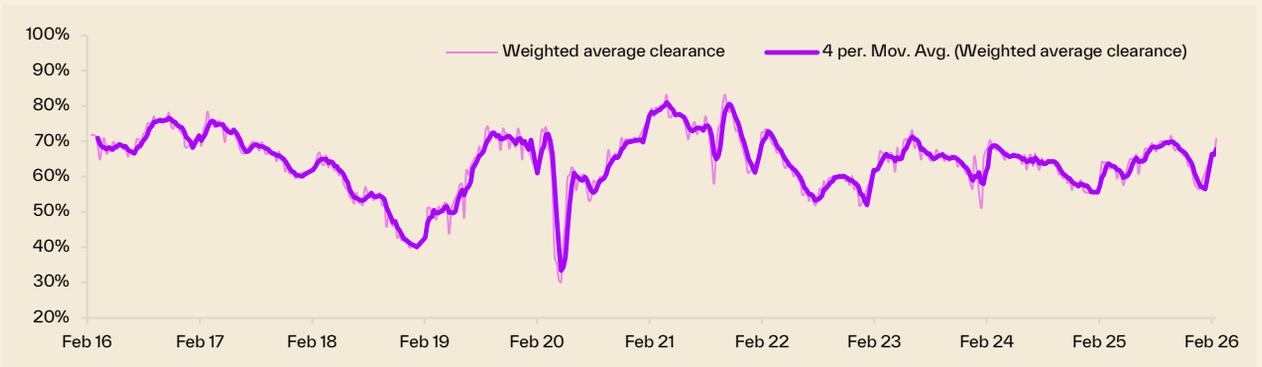
Property Market Indicator Summary

Capital City Auction Statistics (Preliminary)

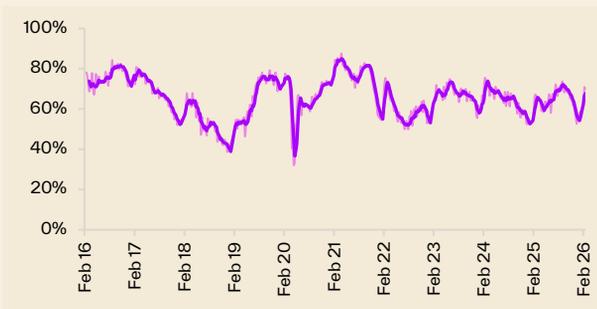
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	70.1%	781	608	426	182
Melbourne	70.6%	868	623	440	183
Brisbane	70.9%	156	117	83	34
Adelaide	78.9%	128	76	60	16
Perth	83.3%	20	12	10	2
Tasmania	n.a.	3	1	1	0
Canberra	62.0%	95	79	49	30
Combined capitals	70.7%	2,051	1,516	1,072	444

Weekly clearance rates

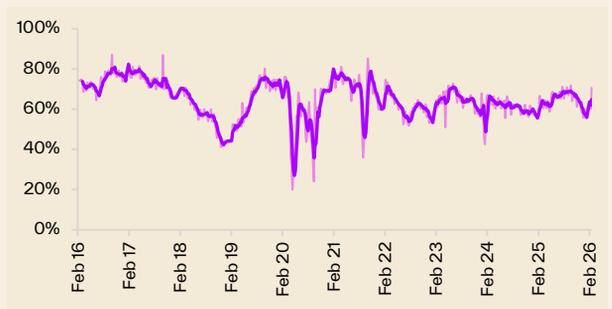
Combined capital cities



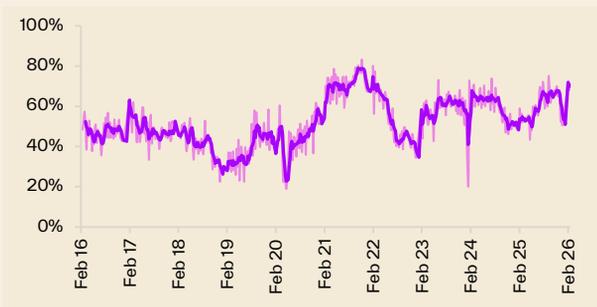
Sydney



Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

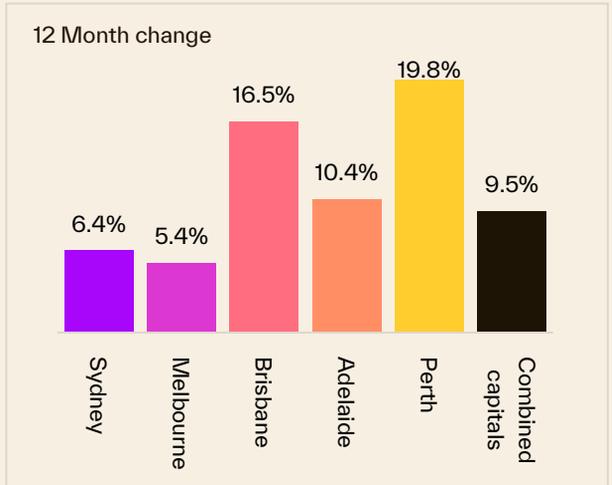
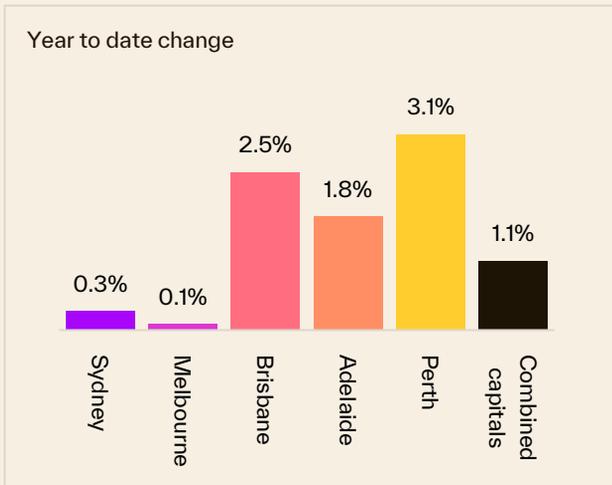
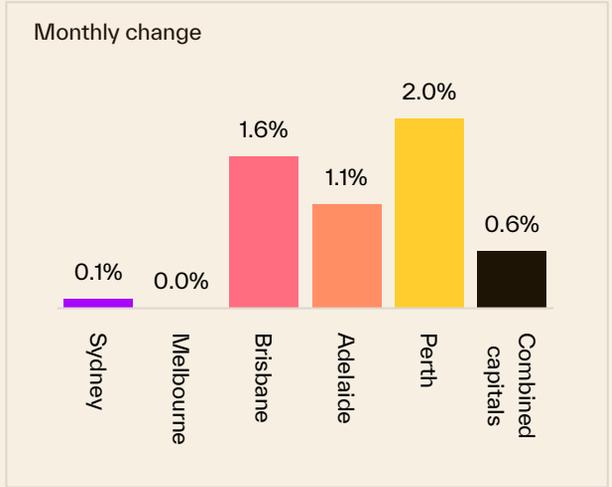
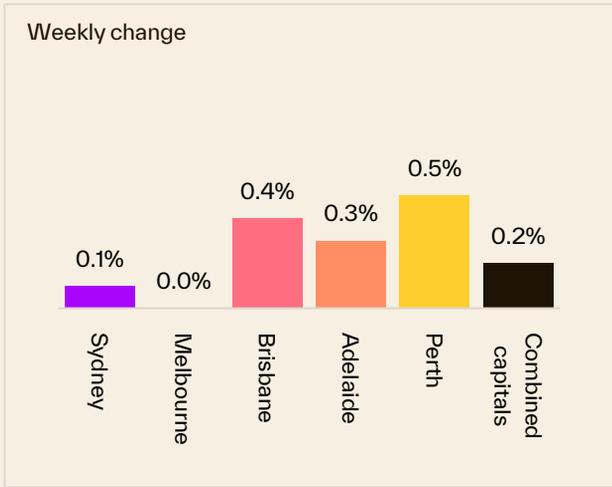
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	46.2%	18	13	6	7
Baulkham Hills and Hawkesbury	60.0%	38	20	12	8
Blacktown	75.0%	49	24	18	6
City and Inner South	74.6%	71	63	47	16
Eastern Suburbs	72.0%	117	107	77	30
Inner South West	74.3%	90	74	55	19
Inner West	72.2%	63	54	39	15
North Sydney and Hornsby	71.1%	108	83	59	24
Northern Beaches	65.1%	48	43	28	15
Outer South West	n.a.	5	5	4	1
Outer West and Blue Mountains	n.a.	6	5	4	1
Parramatta	58.1%	49	31	18	13
Ryde	75.7%	50	37	28	9
South West	33.3%	30	21	7	14
Sutherland	85.7%	39	28	24	4
Melbourne sub-regions					
Inner	75.9%	127	83	63	20
Inner East	69.0%	124	87	60	27
Inner South	69.1%	105	68	47	21
North East	74.7%	105	75	56	19
North West	73.9%	113	92	68	24
Outer East	74.5%	62	47	35	12
South East	67.6%	102	71	48	23
West	66.3%	111	83	55	28
Mornington Peninsula	50.0%	20	18	9	9
Regional SA4					
Newcastle and Lake Macquarie	72.2%	20	18	13	5
Illawarra	n.a.	11	9	5	4
Gold Coast	63.9%	55	36	23	13
Sunshine Coast	61.5%	22	13	8	5
Geelong	85.7%	16	14	12	2

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

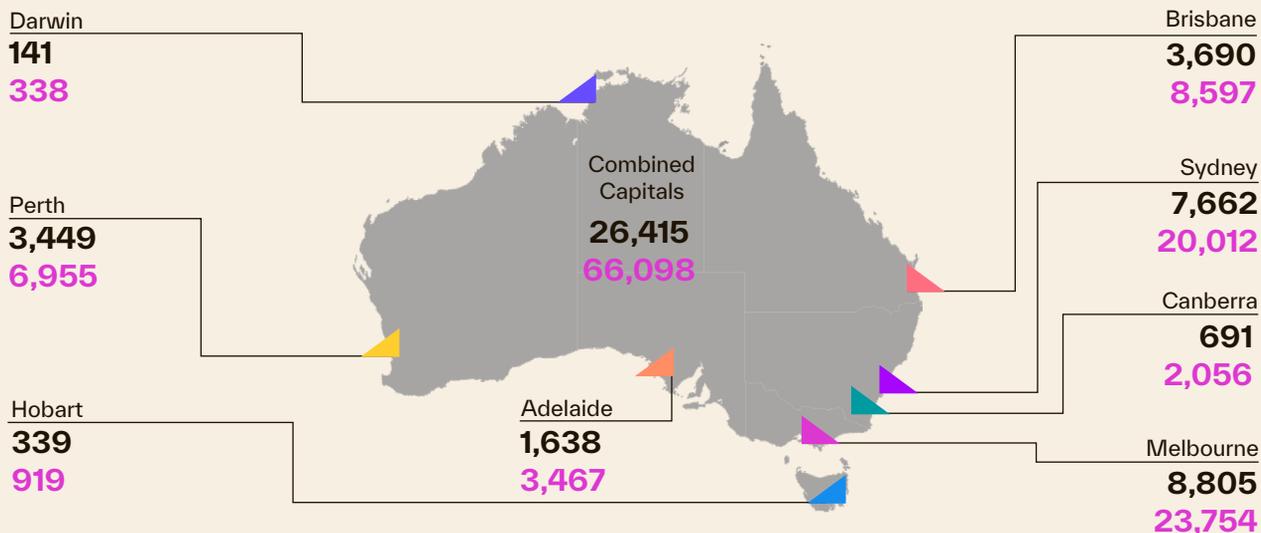


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

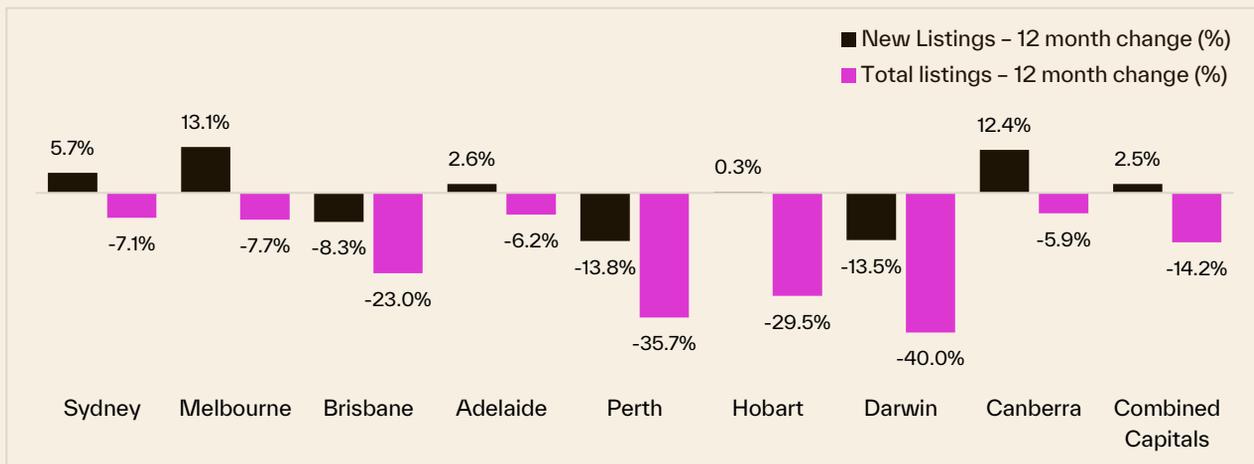
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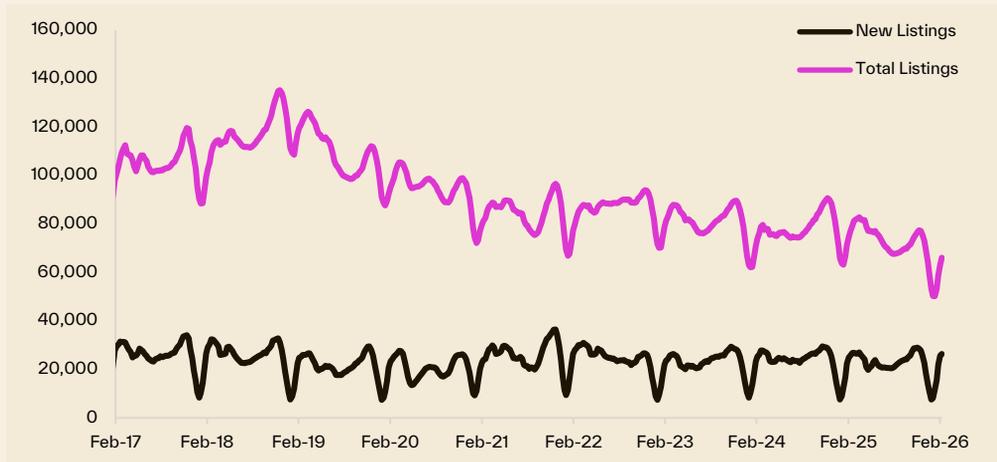
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



Number of homes for sale, combined capital cities

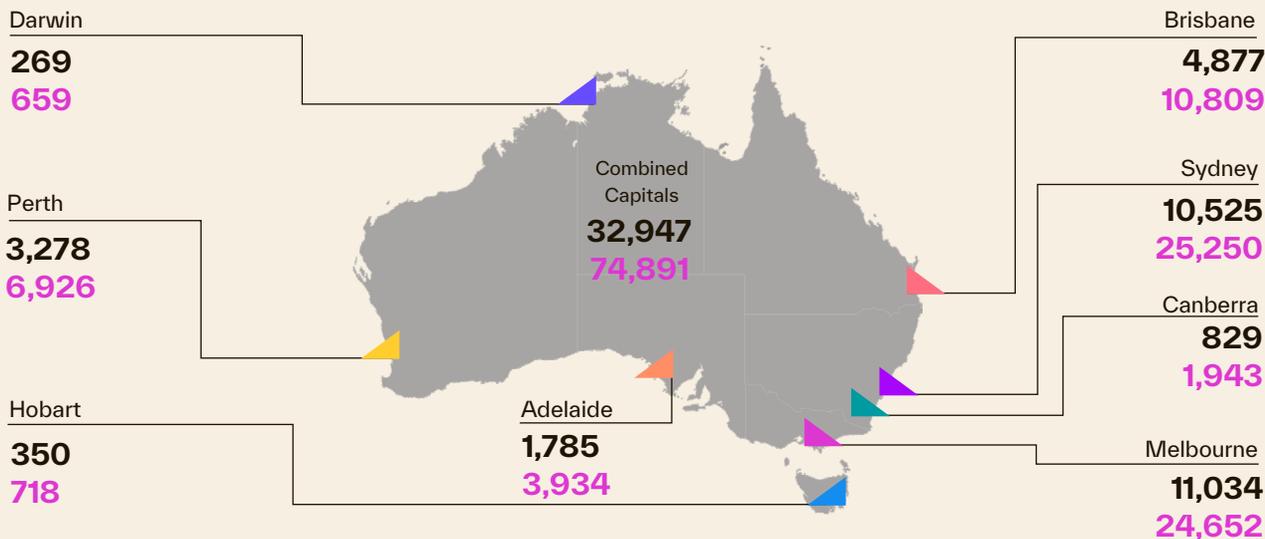


These results are calculated across properties that have been advertised for sale over the 28 days ending 15 February 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

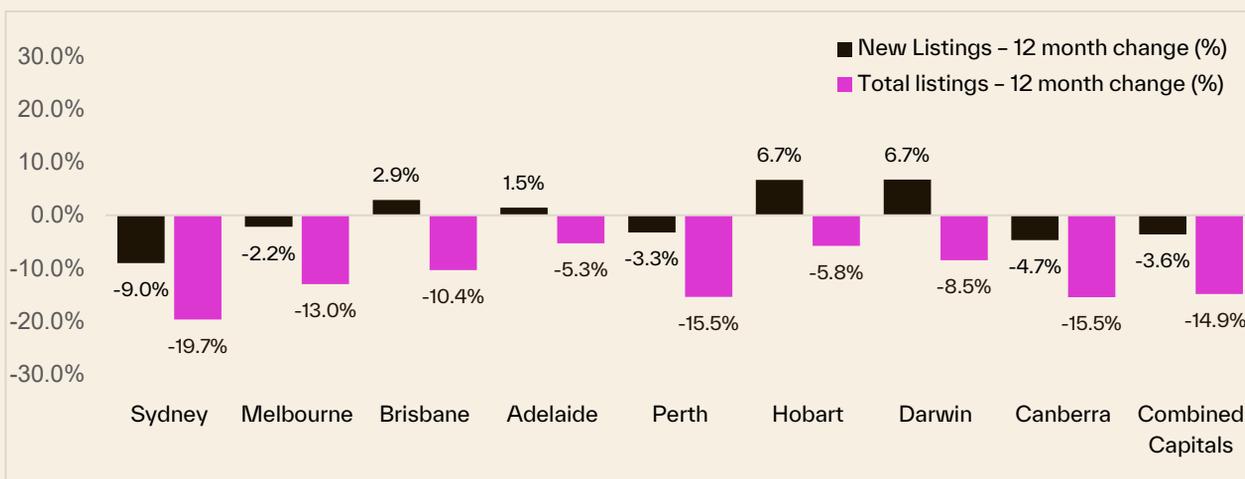
Property Market Indicator Summary

Capital city properties listed for rent – four week count

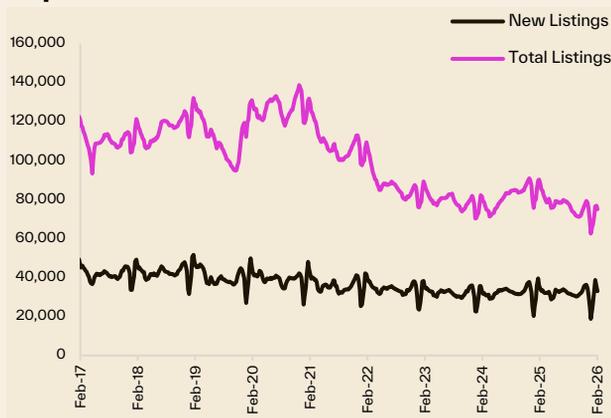
New listings ■
Total listings ■



Rental listings – 12 month change (%)



Number of homes for rent, combined capital cities



Rental snapshot – data to January 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	\$819	0.5%	1.3%	5.6%	3.0%	3.0%	1.9%	2.5%
Melbourne	\$627	0.7%	1.2%	3.5%	3.6%	3.6%	1.5%	1.9%
Brisbane	\$710	0.7%	1.4%	6.4%	3.4%	3.6%	2.0%	2.2%
Adelaide	\$640	0.8%	1.3%	3.3%	3.5%	3.7%	1.0%	1.1%
Perth	\$747	0.8%	1.9%	6.2%	3.8%	4.3%	1.2%	1.6%
Hobart	\$606	0.7%	2.4%	7.0%	4.3%	4.3%	1.7%	2.0%
Darwin	\$686	-0.6%	-0.4%	7.5%	6.0%	6.8%	2.3%	2.8%
Canberra	\$689	0.5%	1.2%	2.8%	4.1%	4.1%	1.9%	2.6%
Combined capitals	\$716	0.6%	1.4%	5.2%	3.4%	3.5%	1.7%	2.1%
Combined regionals	\$604	0.6%	1.6%	6.1%	4.2%	4.4%	1.8%	2.1%
National	\$685	0.6%	1.4%	5.4%	3.6%	3.7%	1.7%	2.1%

Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales



9 Surfside Avenue
Clovelly

5 3 0

\$10,425,000

PPD Real Estate



70/18 College Street
Darlinghurst

3 3 2

\$9,550,000

Ayre Real Estate

Victoria



12 Wheeler Street
Ormond

5 4 2

\$3,900,000

Jellis Craig Bentleigh



45 Ormond Road
Eaglemont

4 2 2

\$3,160,000

Miles Ivanhoe

Queensland



95 Tiverton Place
Bridgeman Downs

5 4 8

\$6,000,000

Place Kangaroo Point



1/56 Ferguson Street
Sunshine Beach

4 3 4

\$4,275,000

McLure Prestige

South Australia



9 Rockingham Street
West Beach

4 3 0

\$3,375,000

Noakes Nickolas



110 Mills Terrace
North Adelaide

3 2 2

\$2,875,000

Ray White Norwood

Western Australia



6 Alton Court
Rossmoyne

5 3 5

\$3,525,000

Art Of Real Estate



6 Australind Street
Swanbourne

5 2 2

\$3,200,000

Ray White Cottesloe Mosman Park

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



50 Esplanade Road
Cygnet

 3  2  4

\$1,800,000

EIS Property



22 Walters Drive
Orford

 3  2  0

\$1,575,000

Raine & Horne Sorell

Northern Territory



35 Matla Crescent
Lyons

 5  3  2

\$1,200,000

Ray White Darwin



5 Mullen Place
Alawa

 4  2  2

\$1,101,000

Ray White Darwin

Australian Capital Territory



15 Abbott Street
Yarralumla

 5  3  2

\$3,250,000

MARQ Property



93 Jansz Crescent
Griffith

 4  2  0

\$2,062,000

Blackshaw Manuka

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