

Property Market Indicator Summary

All data to week ending 22 February 2026

Over 2,800 auctions held across combined capitals last week

With 2,831 capital city homes taken to auction, it was the busiest week of auction activity since mid-December last year. The volume of auctions is set to rise further this week, with approximately 3,400 homes currently scheduled to go under the hammer.

The weighted average preliminary auction clearance rate across the combined capitals has been facing as auction activity rises, reducing from 73.7% (w/e 8th February) to 70.7% (w/e 15th February) to 68.0% last week. Despite the easing, clearance rates are holding above the lows of mid-December, which plumbed the low 60% range.

Melbourne remains the auction volume epicentre, with 1,395 homes taken to auction last week, a solid 67% jump on the volume of auctions a week earlier. Scheduled auctions are even higher this week, with around 1,660 homes set to go under the hammer before dropping to around 530 next week due to the upcoming Labour Day public holiday. Melbourne's preliminary clearance rate reduced to 68.1% last week, down from 70.6% the week prior.

997 auctions were held in Sydney last week, a 29% rise from the week prior. The preliminary clearance rate is trending lower, reducing to 67.1% last week, down from 70.1% the previous week and 79.6% the week before that.

Brisbane was home to 156 auctions last week, with 66.7% reporting a positive result so far, down from 70.9% the week prior.

142 auctions were held in Adelaide last week with 82.6% reporting a successful outcome, by far the highest preliminary clearance rate of any capital city.

The ACT saw 122 auctions last week, with only 58.6% recording a positive outcome so far.

There were 15 auctions held in Perth last week, returning a preliminary clearance rate of 72.7%, while so far, just one of the three auctions reported in Tasmania has been successful.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

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Capital City Auction Statistics (Preliminary)

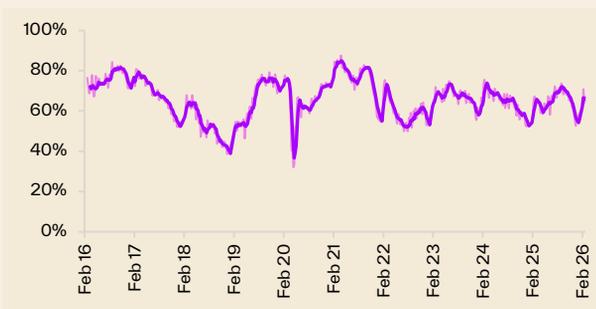
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	67.1%	997	774	519	255
Melbourne	68.1%	1,395	1,039	708	331
Brisbane	66.7%	156	120	80	40
Adelaide	82.6%	142	86	71	15
Perth	72.7%	15	11	8	3
Tasmania	n.a.	4	3	1	2
Canberra	58.6%	122	99	58	41
Combined capitals	68.0%	2,831	2,132	1,449	683

Weekly clearance rates

Combined capital cities



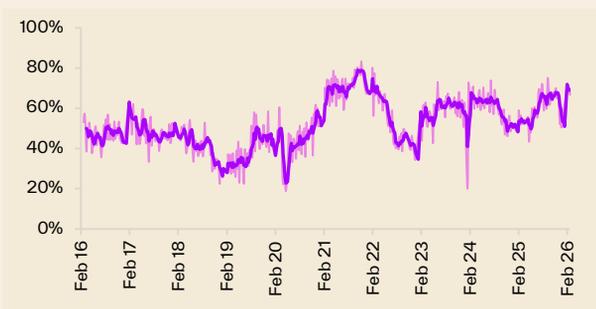
Sydney



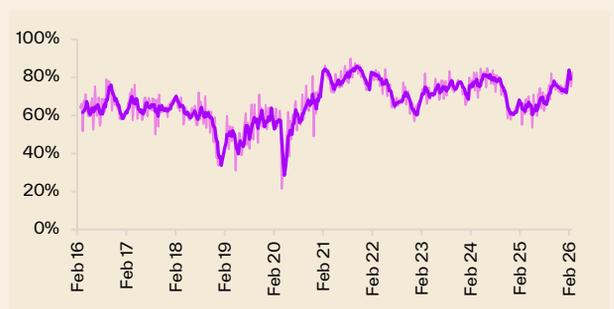
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

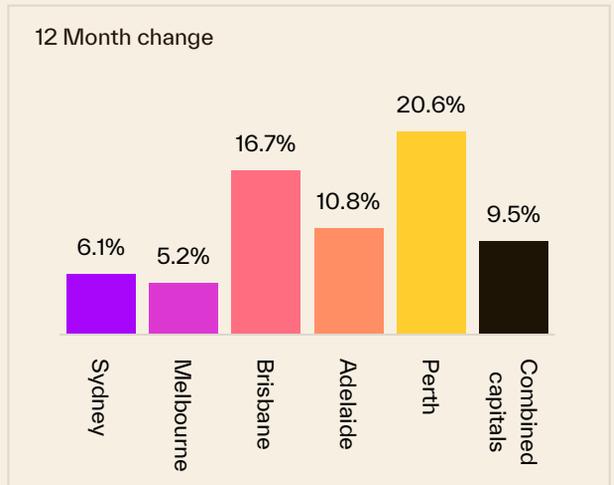
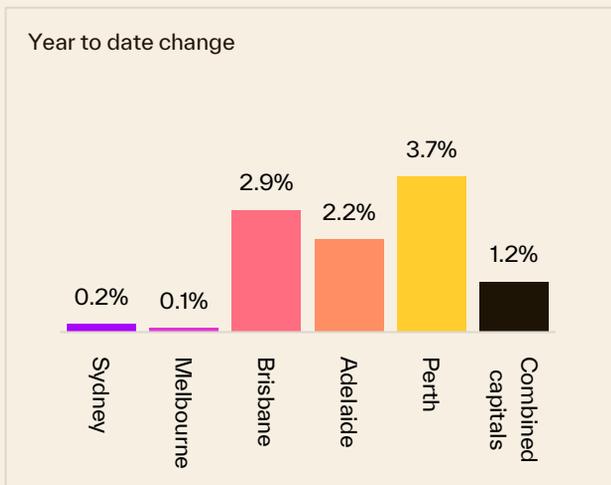
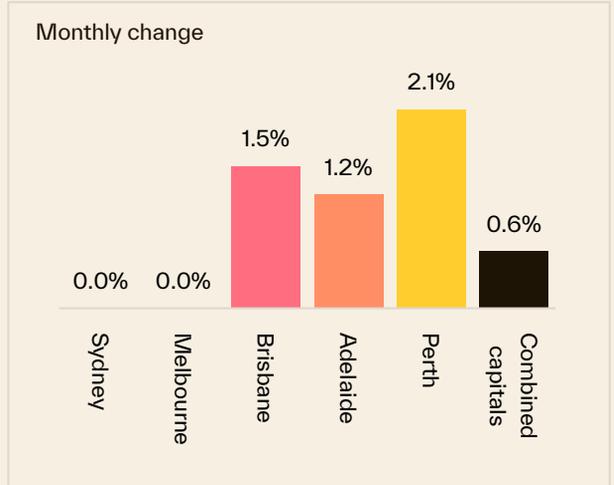
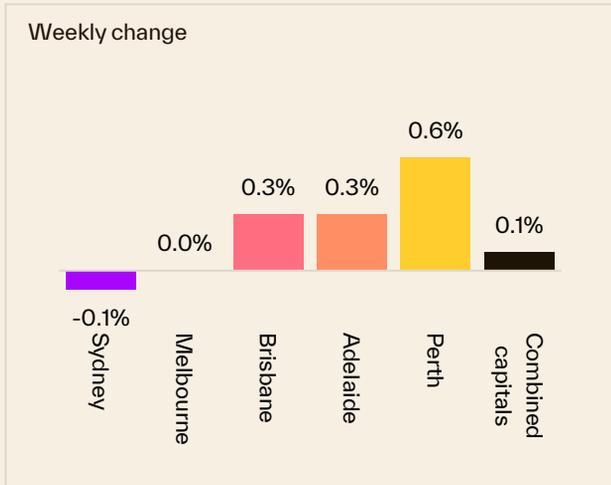
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	14	9	3	6
Baulkham Hills and Hawkesbury	66.7%	40	24	16	8
Blacktown	61.1%	47	18	11	7
City and Inner South	67.3%	115	101	68	33
Eastern Suburbs	63.6%	123	107	68	39
Inner South West	68.7%	109	83	57	26
Inner West	73.0%	97	74	54	20
North Sydney and Hornsby	63.7%	119	91	58	33
Northern Beaches	73.5%	89	83	61	22
Outer South West	n.a.	7	5	2	3
Outer West and Blue Mountains	n.a.	9	8	5	3
Parramatta	67.3%	77	55	37	18
Ryde	68.2%	57	44	30	14
South West	64.7%	47	34	22	12
Sutherland	71.1%	47	38	27	11
Melbourne sub-regions					
Inner	63.4%	256	202	128	74
Inner East	62.1%	203	145	90	55
Inner South	73.6%	228	163	120	43
North East	75.7%	175	136	103	33
North West	69.0%	128	100	69	31
Outer East	72.6%	92	62	45	17
South East	72.6%	145	102	74	28
West	65.2%	142	112	73	39
Mornington Peninsula	35.3%	26	17	6	11
Regional SA4					
Newcastle and Lake Macquarie	66.7%	25	18	12	6
Illawarra	81.3%	18	16	13	3
Gold Coast	62.5%	54	40	25	15
Sunshine Coast	36.4%	18	11	4	7
Geelong	83.3%	20	12	10	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

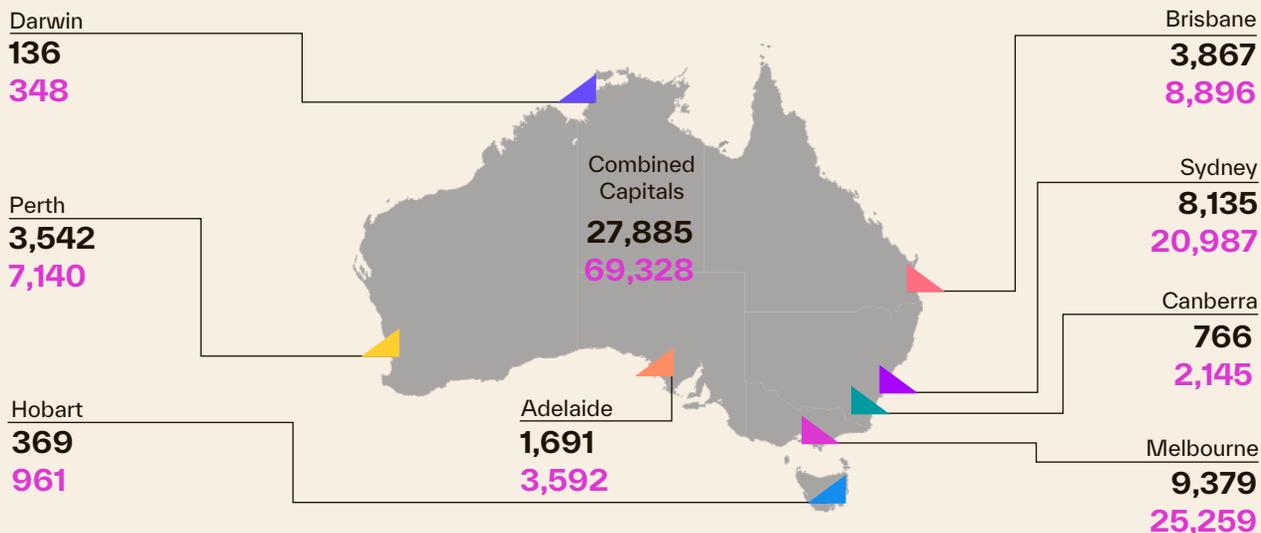


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

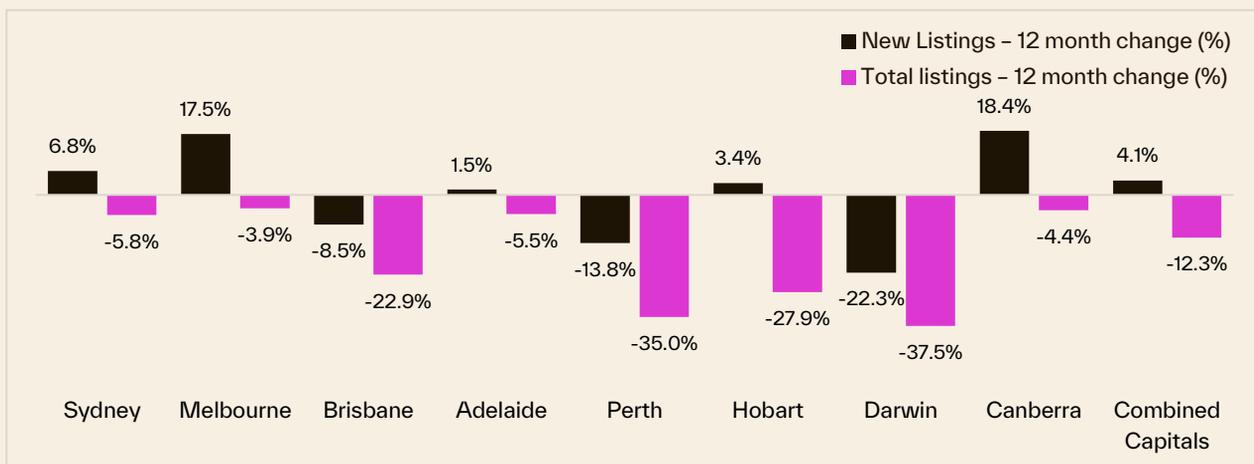
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Property Market Indicator Summary

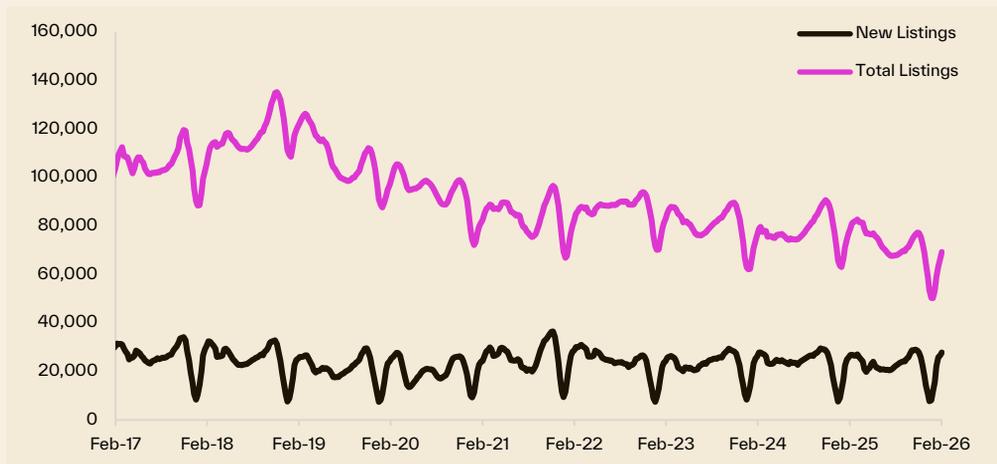
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



Number of homes for sale, combined capital cities

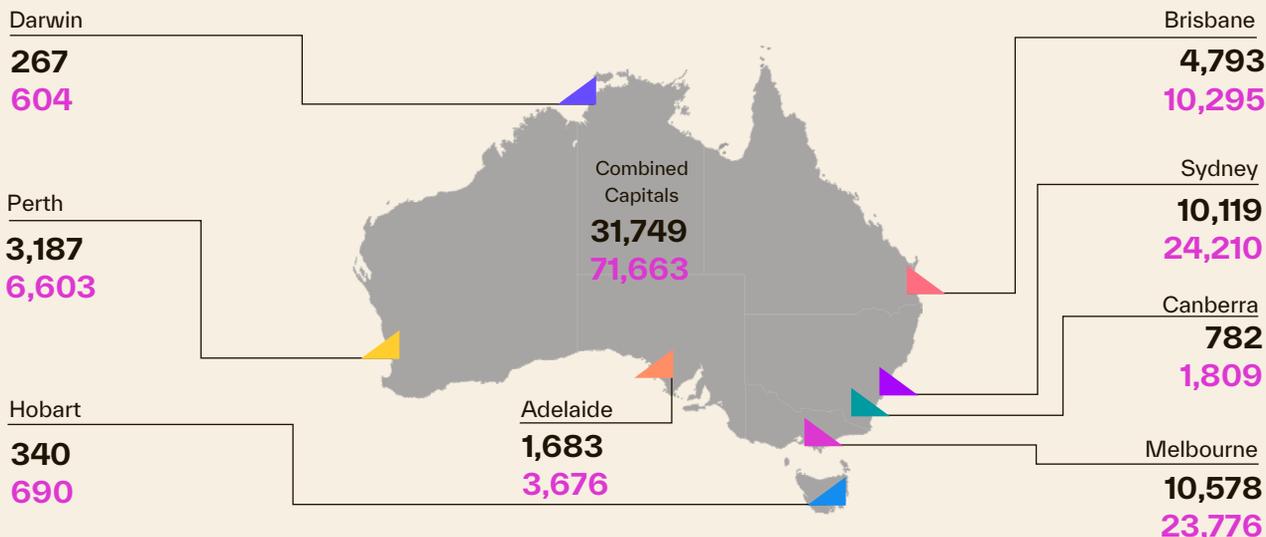


These results are calculated across properties that have been advertised for sale over the 28 days ending 22 February 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

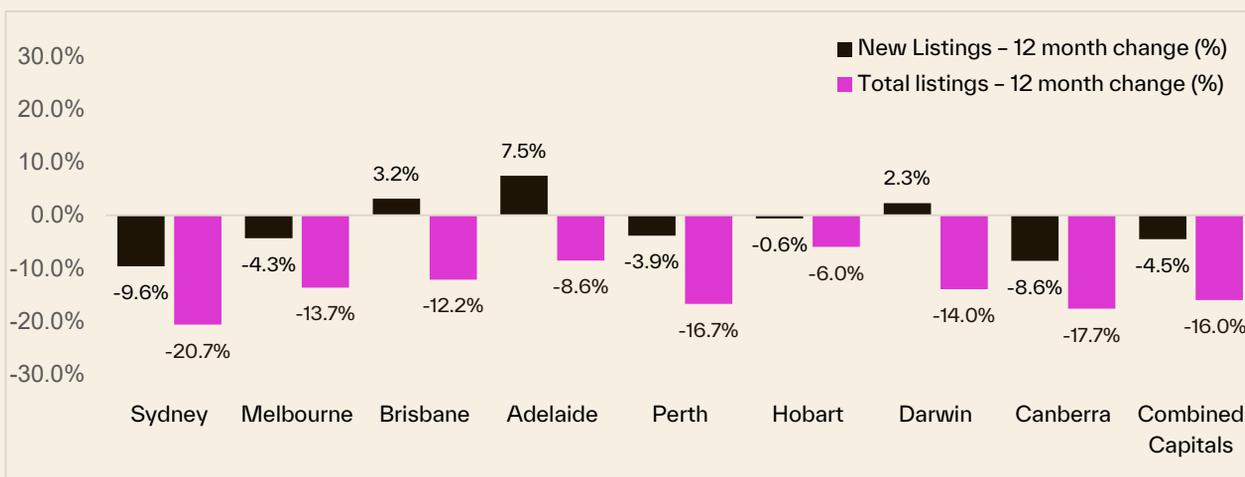
Property Market Indicator Summary

Capital city properties listed for rent – four week count

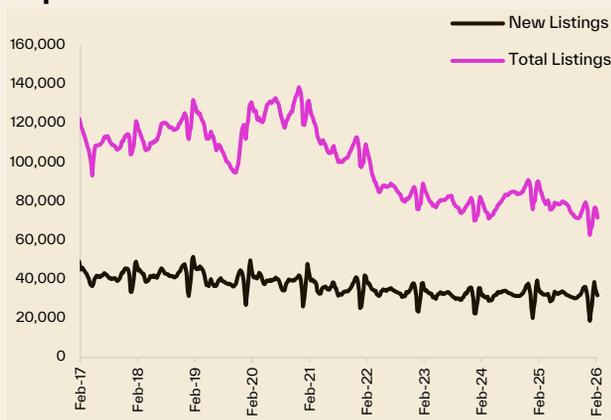
New listings ■
Total listings ■



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



167 Prince Edward Street
Malabar

4 3 0

\$6,000,000

NGFarah



970 Barrenjoey Road
Palm Beach

5 3 2

\$5,000,000

LJ Hooker Palm Beach

Victoria



127 Maud Street
Balwyn North

6 7 8

\$7,185,000

Kay & Burton Boroondara



43 Park Drive
Parkville

5 3 2

\$4,700,000

Nelson Alexander Carlton North

Queensland



756 Pacific Parade
Currumbin

5 2 0

\$8,250,000

Kollosche



20 Bal Harbour
Broadbeach Waters

5 5 7

\$7,450,000

Kollosche

South Australia



143 Seaview Road
Tennyson

4 3 4

\$2,800,000

Ray White Henley Beach



114 Angas Road
Westbourne Park

5 3 3

\$2,700,000

OC

Western Australia



3 Boscombe Avenue
City Beach

4 2 2

\$4,720,000

Whitefox Perth Pty Ltd



54 Siesta Park Road
Siesta Park

5 3 6

\$2,600,000

LJ Hooker Property South West WA

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



3 Sunburst Court
Cambridge

4  2  2 

\$1,420,000

Petrusma Property



69 Leura Street
Rosny

4  2  2 

\$1,220,000

Petrusma Property

Northern Territory



4 Muzzell Street
Bayview

5  3  4 

\$1,500,000

Ray White Darwin



11 Orchard Road
Coconut Grove

5  3  6 

\$1,490,000

Ray White Darwin

Australian Capital Territory



45 Bambridge Street
Weetangera

5  4  3 

\$2,625,000

Bastion Property Group



30 Vogelsang Place
Flynn

5  3  2 

\$2,065,000

Irwin Property

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