

Property Market Indicator Summary

All data to week ending 8 February 2026

Strong start to the 2026 auction season

The start of the 2026 auction season has been surprisingly strong, with the preliminary clearance rate rebounding from the low 60% range in mid-December to last week's result of 73.7%, the highest preliminary clearance rate since the week ending October 19 last year. The bounce back was stronger than the previous week, where the preliminary clearance rate came in at 69.7%, revising down to 66.4% once finalised.

The result has been on the back of a softening in auction volume, with 1,593 homes going under the hammer last week, down 0.6% from the 1,603 auctions held a week earlier and 4.6% lower than the same week a year ago.

Much of the strength in clearance rates came from Sydney, which delivered a 79.6% early result, the highest preliminary outcome since the last week of August 2025 (80.3%). The strong result came with a 31% uplift in volume, with 602 homes taken to auction.

Melbourne recorded a higher volume than Sydney, with 638 homes taken to auction last week, but a lower preliminary clearance rate. 67.9% of Melbourne auctions have reported a successful result so far, down from 69.3% the week prior, which revised back to 63.7% on final numbers.

Across the smaller capitals, Brisbane recorded the most auctions, with 131 homes going under the hammer last week. A preliminary clearance rate of 69.0% was recorded, down from 75.0% the week prior (71.8% once finalised).

Adelaide returned another 80%+ preliminary clearance rate last week, a softer result week-on-week at 83.6% (down from 86.1%) across 117 auctions.

There were 92 auctions held across the ACT last week, down 31% from the previous week, with the preliminary clearance rate bouncing higher to 69.7% from a very low 39.8% the week prior.

Last week saw 12 auctions held in Perth with 75% reporting a positive result so far. There was only one auction in Tasmania last week, which was passed in.

We are expecting around 2,050 auctions to be held across the combined capitals this week, rising to approximately 2,800 next week.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

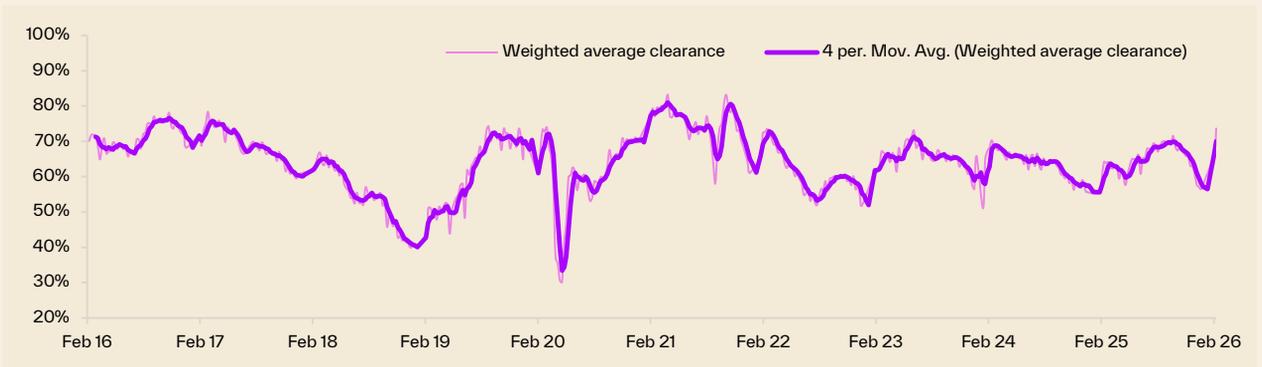
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Capital City Auction Statistics (Preliminary)

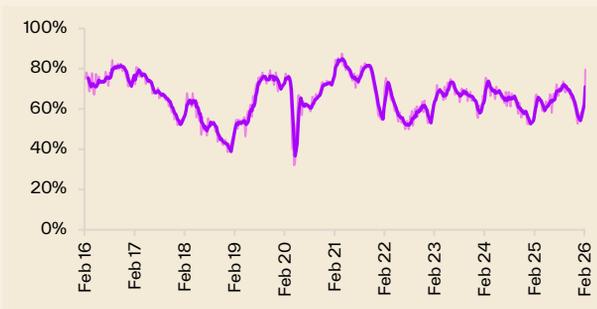
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	79.6%	602	455	362	93
Melbourne	67.9%	638	470	319	151
Brisbane	69.0%	131	100	69	31
Adelaide	83.6%	117	73	61	12
Perth	n.a.	12	8	6	2
Tasmania	n.a.	1	1	0	1
Canberra	69.7%	92	66	46	20
Combined capitals	73.7%	1,593	1,173	864	309

Weekly clearance rates

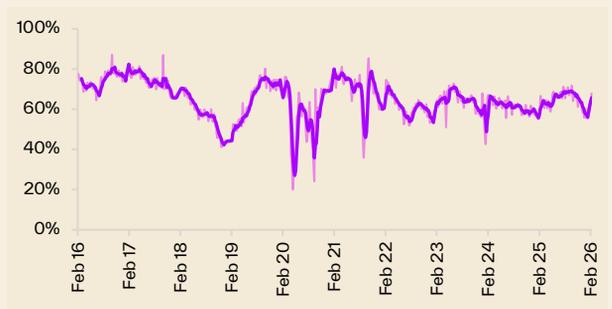
Combined capital cities



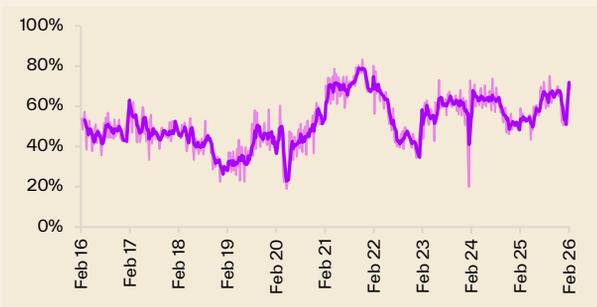
Sydney



Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

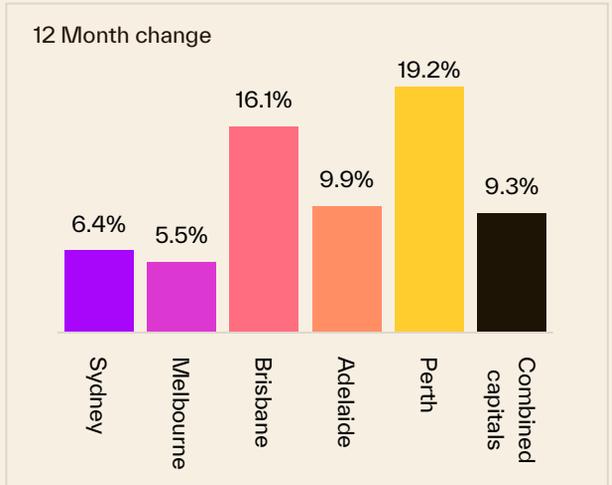
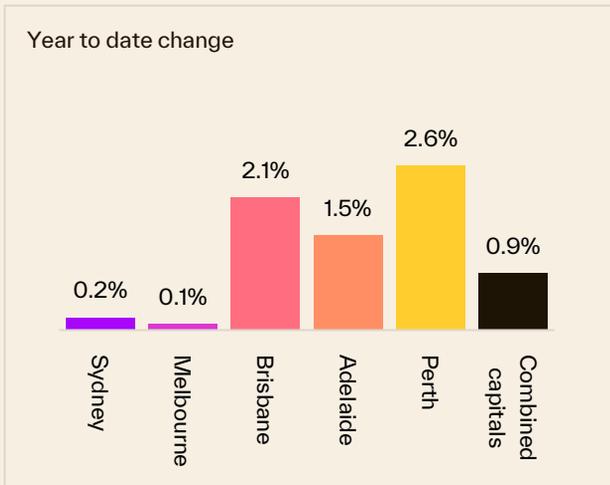
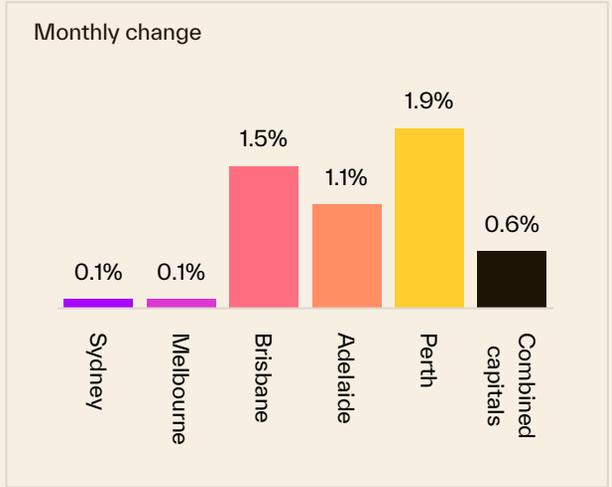
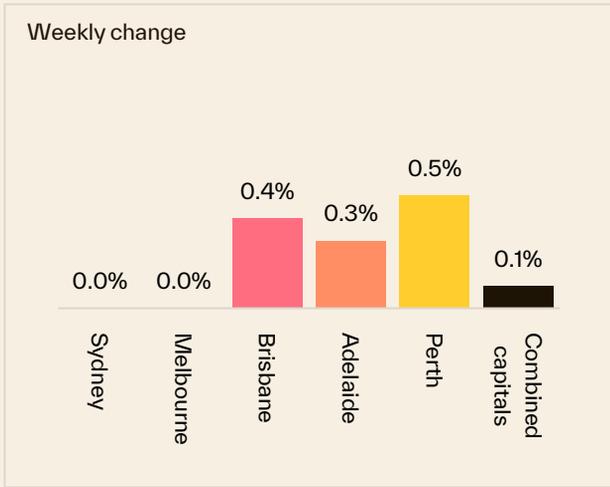
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	78.3%	32	23	18	5
Baulkham Hills and Hawkesbury	n.a.	18	8	7	1
Blacktown	66.7%	45	18	12	6
City and Inner South	92.2%	73	64	59	5
Eastern Suburbs	81.6%	38	38	31	7
Inner South West	66.7%	61	51	34	17
Inner West	81.6%	59	49	40	9
North Sydney and Hornsby	85.9%	93	71	61	10
Northern Beaches	70.0%	37	30	21	9
Outer South West	n.a.	2	1	0	1
Outer West and Blue Mountains	n.a.	7	4	1	3
Parramatta	81.3%	47	32	26	6
Ryde	71.4%	20	14	10	4
South West	77.8%	35	27	21	6
Sutherland	84.0%	35	25	21	4
Melbourne sub-regions					
Inner	69.7%	95	76	53	23
Inner East	64.7%	74	51	33	18
Inner South	79.2%	64	48	38	10
North East	63.0%	76	54	34	20
North West	63.8%	87	69	44	25
Outer East	70.6%	47	34	24	10
South East	71.2%	98	73	52	21
West	55.8%	82	52	29	23
Mornington Peninsula	92.3%	15	13	12	1
Regional SA4					
Newcastle and Lake Macquarie	82.6%	25	23	19	4
Illawarra	78.6%	15	14	11	3
Gold Coast	36.2%	54	47	17	30
Sunshine Coast	n.a.	19	7	2	5
Geelong	n.a.	10	7	3	4

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

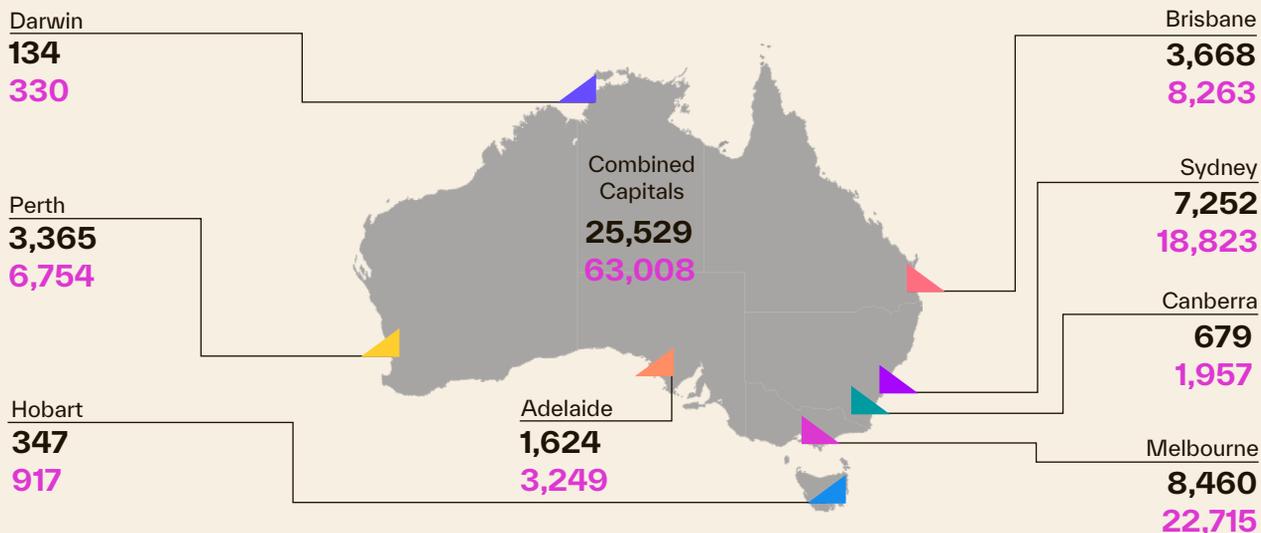


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

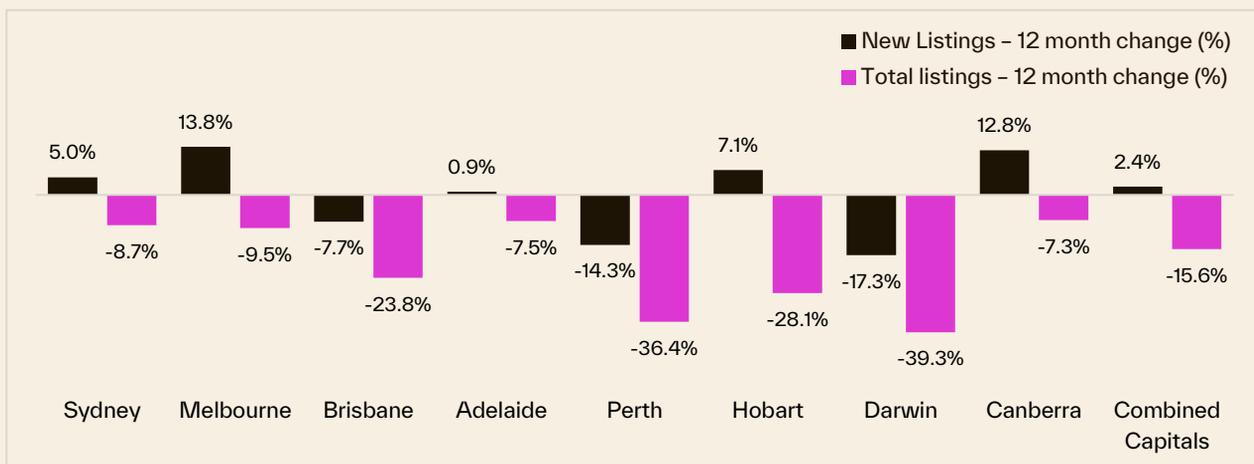
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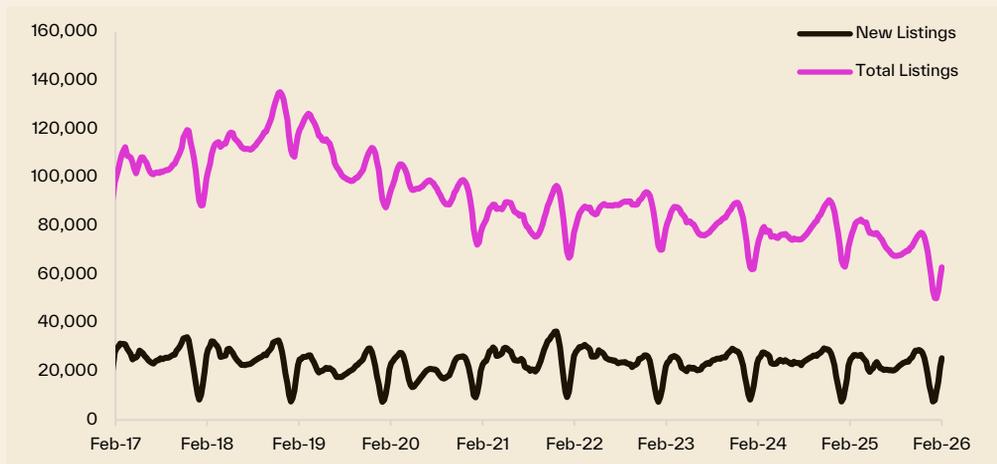
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



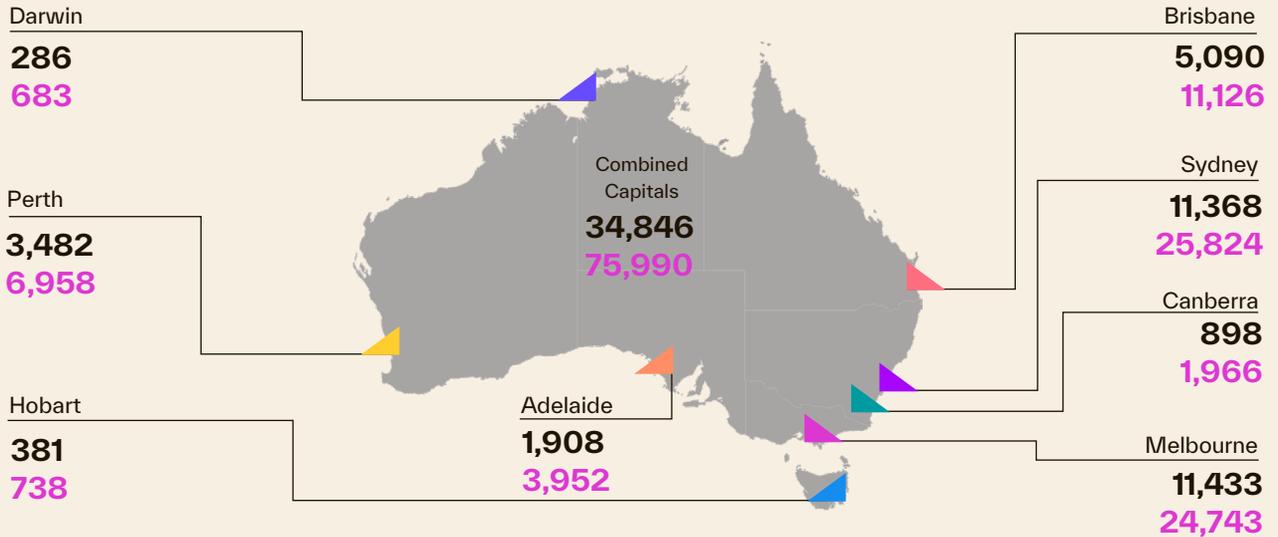
Number of homes for sale, combined capital cities



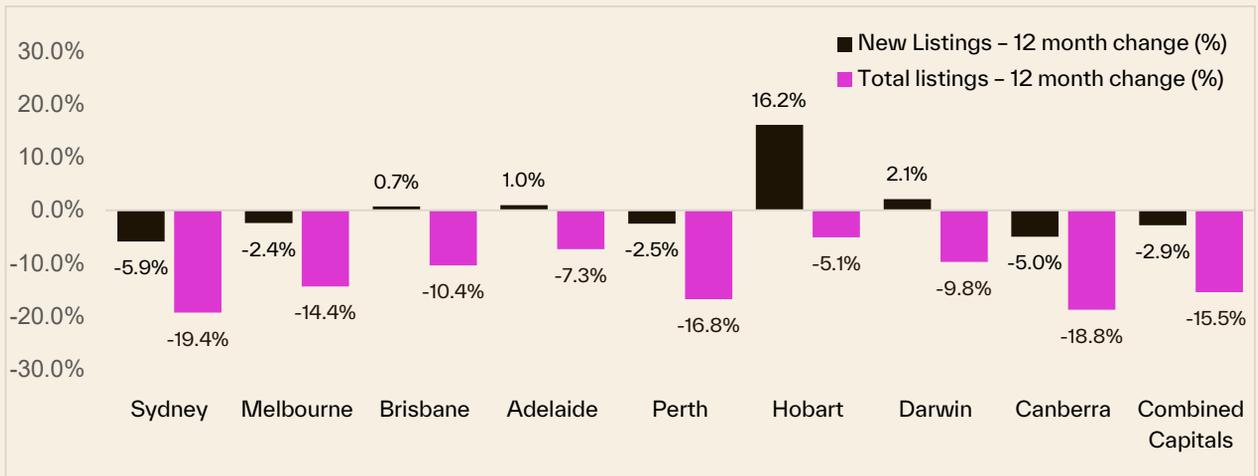
These results are calculated across properties that have been advertised for sale over the 28 days ending 08 February 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

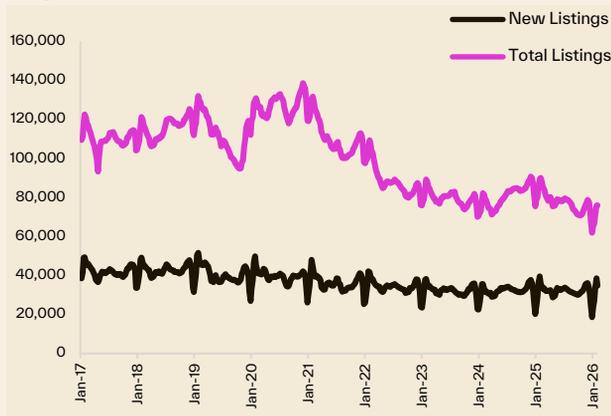
Capital city properties listed for rent – four week count



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



10/10 Lincoln Crescent
Woolloomooloo

4 3 2

\$6,425,000

Richardson & Wrench



74 Paddington Street
Paddington

4 2 1

\$6,100,000

Bresic Whitney Darlinghurst

Victoria



12 Halifax Street
Mont Albert North

6 6 0

\$3,900,000

Heavyside



122 Marshall Street
Ivanhoe

4 2 2

\$3,515,000

Vicprop Brunswick & Reservoir

Queensland



520/61 Noosa Springs Drive
Noosa Heads

5 4 3

\$8,100,000

McLure Prestige



1/24 Woodroffe Avenue
Main Beach

3 3 2

\$4,000,000

Ray White Main Beach

South Australia



2 Hextall Avenue
Tranmere

4 3 6

\$3,202,000

Ray White Burnside



14 Petrel Close
Hallett Cove

6 3 3

\$2,250,000

Ray White Glenelg

Western Australia



24 Viking Road
Dalkeith

5 4 3

\$5,300,000

Gordon Davies Real Estate



11 Swanview Terrace
South Perth

3 3 2

\$3,200,000

Art Of Real Estate

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



32-34 Frankcomb Street
Huonville

 5  3  2

\$1,710,000

Homelands Property Cygnet



232 Nelson Road
Mount Nelson

 4  2  5

\$1,150,000

Petrusma Property

Northern Territory



7 Ewens Street
Muirhead

 4  3  2

\$910,000

Ray White Darwin



40/3 Michie Court
Bayview

 3  2  2

\$546,000

Nick Mousellis Real Estate Eview Group

Australian Capital Territory



81 Captain Cook Crescent
Narrabundah

 5  4  0

\$4,000,000

Luton Properties Manuka



98 Buxton Street
Deakin

 5  3  0

\$3,200,000

Hive Property

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