

# Property Market Indicator Summary

All data to week ending 1 March 2026

## Auction activity ramped up last week ahead of March long weekend

It was a solid week of auction activity, with 3,479 homes going under the hammer last week, the largest volume of auctions since the week ending March 24th last year when 3,519 homes went to auction.

The preliminary auction clearance rate held reasonably firm in the face of higher supply, rising nine basis points relative to the previous weeks early result, to 68.9%.

Melbourne hosted the most auctions last week, with 1,838 events held, the highest number of auctions since the week ending 19 December 2021 (2,161). The preliminary clearance rate strengthened to 70.4%, up from 68.1% the week prior. This week will be a lot quieter across the Melbourne auction market due to the long weekend, with around 550 homes scheduled for auction.

1,182 auctions were held across Sydney last week, the highest volume since the last week of November in 2025. The preliminary clearance rate slipped to 65.5%, down from 67.1% two weeks ago and a recent high of 79.6% over the week ending February 8th. This was Sydney's lowest preliminary clearance rate so far this year.

Brisbane was the busiest auction market among the smaller capitals, with 175 homes taken to auction, the second highest volume so far this year. The early clearance rate came in at 74.8%, a solid result and the highest since the first week of February earlier this year.

137 homes went to auction in Adelaide, with 75.9% reporting a positive result so far, down from 82.6% two weeks ago.

Perth saw 12 homes go to auction, with a preliminary clearance rate of 85.7% and only 5 auctions were held across Tasmania.

This coming week the volume of auctions is expected to drop sharply to around 1,950 due to the long weekend in Victoria, South Australia, Tasmania and ACT.

### Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: [media@cotality.com](mailto:media@cotality.com)

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## Capital City Auction Statistics (Preliminary)

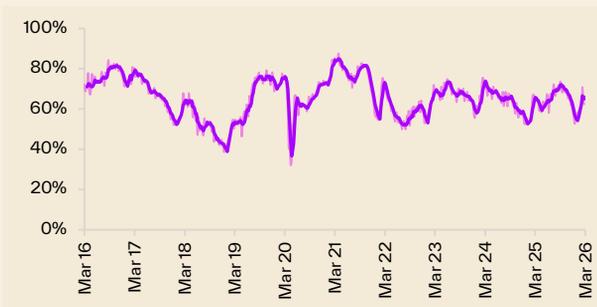
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	65.5%	1,182	910	596	314
Melbourne	70.4%	1,838	1,330	936	394
Brisbane	74.8%	175	123	92	31
Adelaide	75.9%	137	79	60	19
Perth	n.a.	12	7	6	1
Tasmania	n.a.	5	5	4	1
Canberra	62.8%	130	94	59	35
<b>Combined capitals</b>	<b>68.9%</b>	<b>3,479</b>	<b>2,548</b>	<b>1,757</b>	<b>791</b>

## Weekly clearance rates

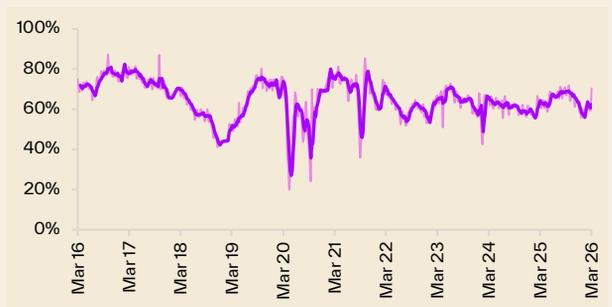
Combined capital cities



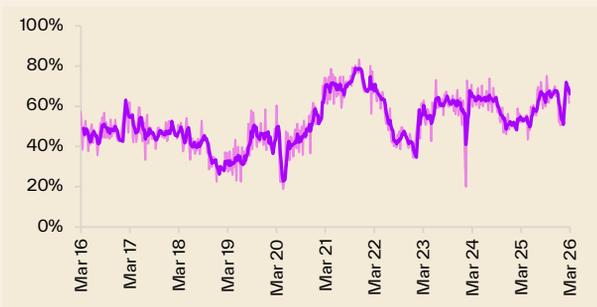
Sydney



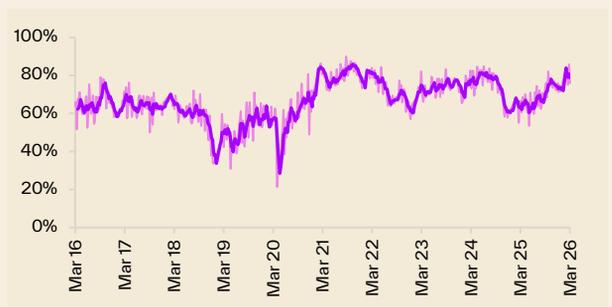
Melbourne



Brisbane



Adelaide



# Property Market Indicator Summary

## Sub-region auction statistics (Preliminary)

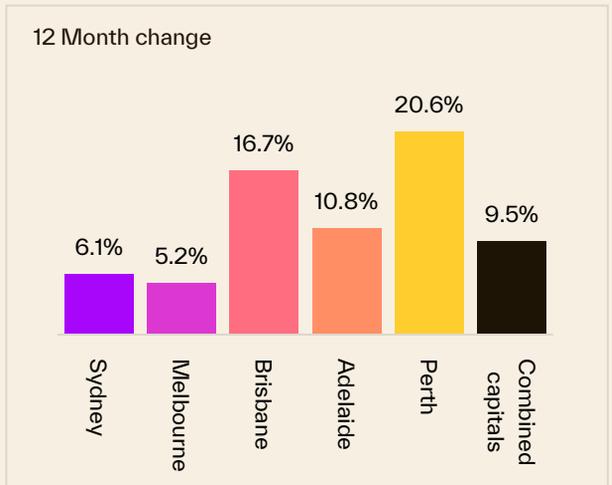
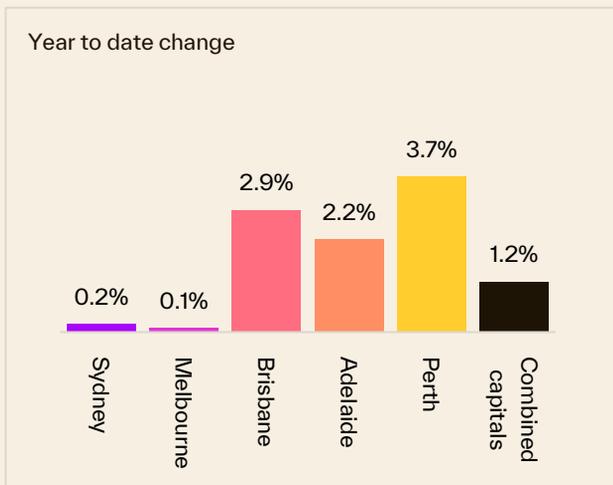
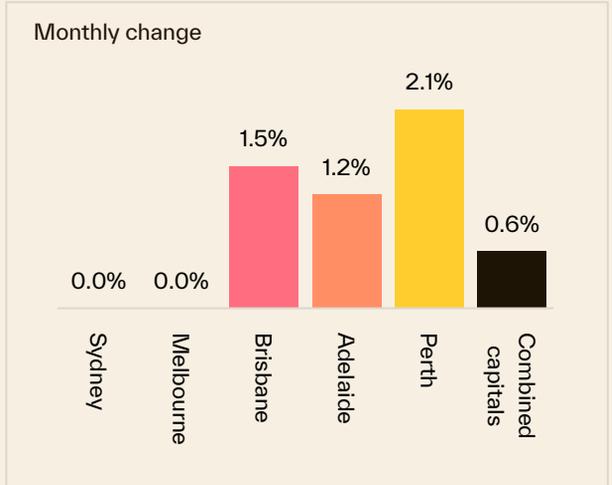
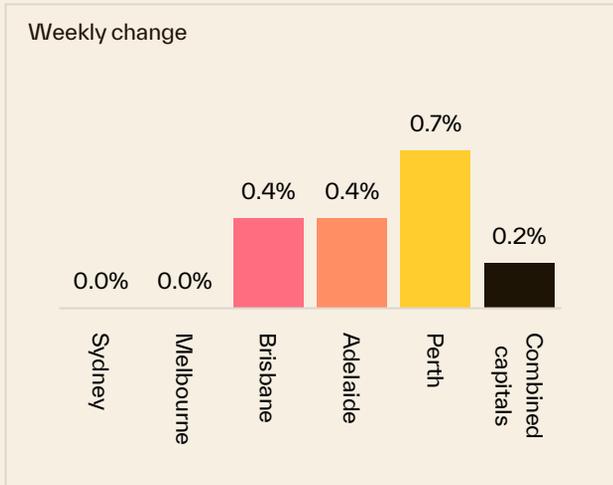
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
<b>Sydney sub-regions</b>					
Central Coast	45.0%	27	20	9	11
Baulkham Hills and Hawkesbury	71.4%	38	21	15	6
Blacktown	62.1%	58	29	18	11
City and Inner South	68.2%	101	85	58	27
Eastern Suburbs	67.9%	152	134	91	43
Inner South West	69.6%	103	79	55	24
Inner West	69.9%	105	83	58	25
North Sydney and Hornsby	67.9%	214	168	114	54
Northern Beaches	59.7%	83	72	43	29
Outer South West	n.a.	11	8	4	4
Outer West and Blue Mountains	n.a.	7	4	3	1
Parramatta	63.2%	98	76	48	28
Ryde	61.7%	68	47	29	18
South West	53.7%	61	41	22	19
Sutherland	67.4%	56	43	29	14
<b>Melbourne sub-regions</b>					
Inner	66.1%	336	236	156	80
Inner East	68.0%	284	206	140	66
Inner South	68.3%	290	211	144	67
North East	81.2%	207	154	125	29
North West	74.2%	175	120	89	31
Outer East	70.7%	109	82	58	24
South East	71.7%	185	127	91	36
West	69.5%	221	167	116	51
Mornington Peninsula	63.0%	31	27	17	10
<b>Regional SA4</b>					
Newcastle and Lake Macquarie	85.7%	26	21	18	3
Illawarra	58.8%	21	17	10	7
Gold Coast	50.0%	65	52	26	26
Sunshine Coast	65.6%	38	32	21	11
Geelong	64.7%	20	17	11	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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# Property Market Indicator Summary

## Capital city home value changes

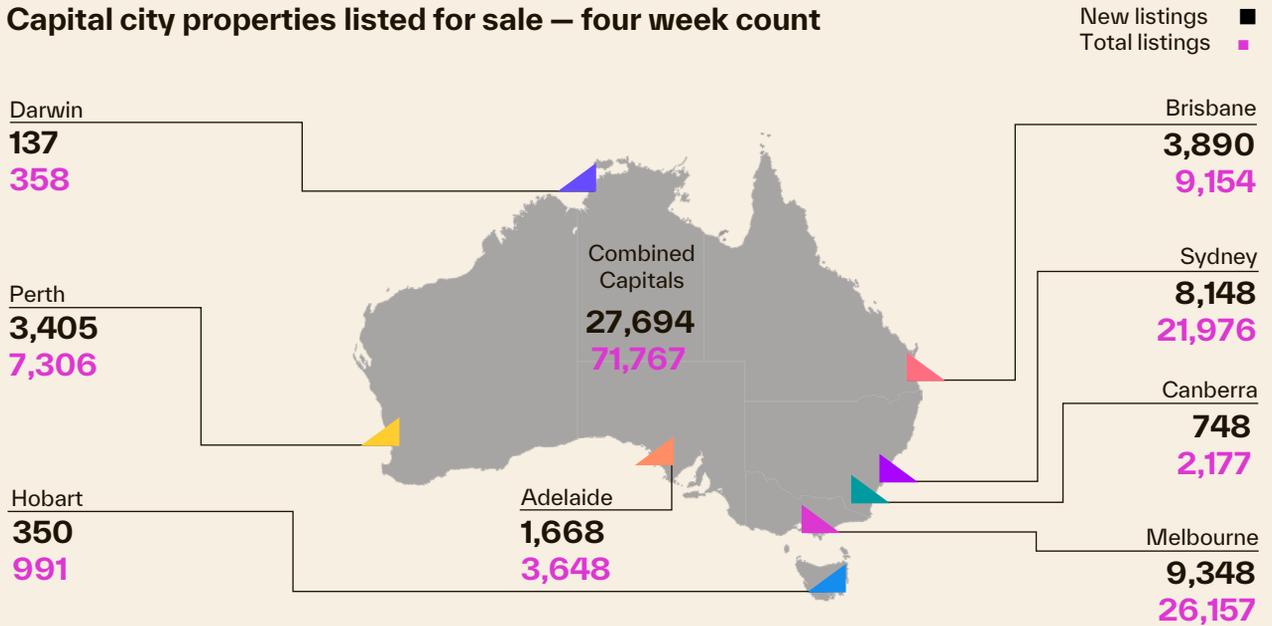


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

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# Property Market Indicator Summary

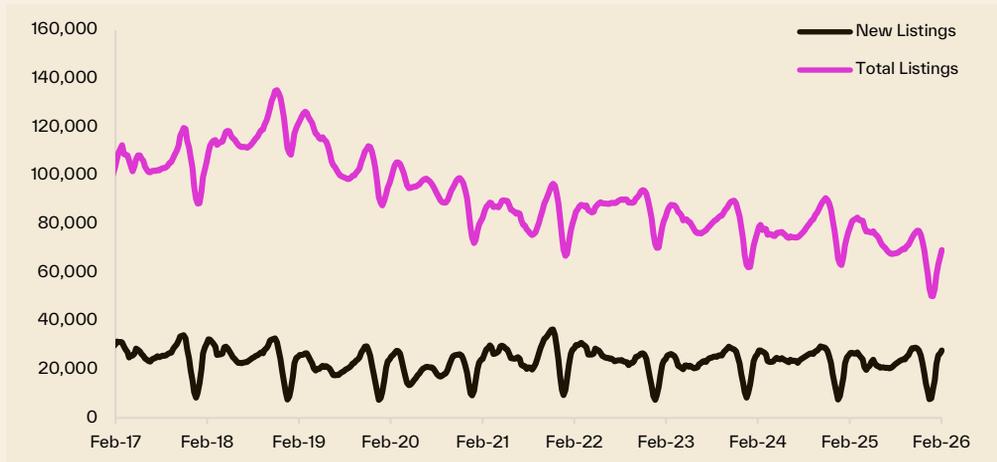
## Capital city properties listed for sale – four week count



## Listings – 12 month change (%)



## Number of homes for sale, combined capital cities

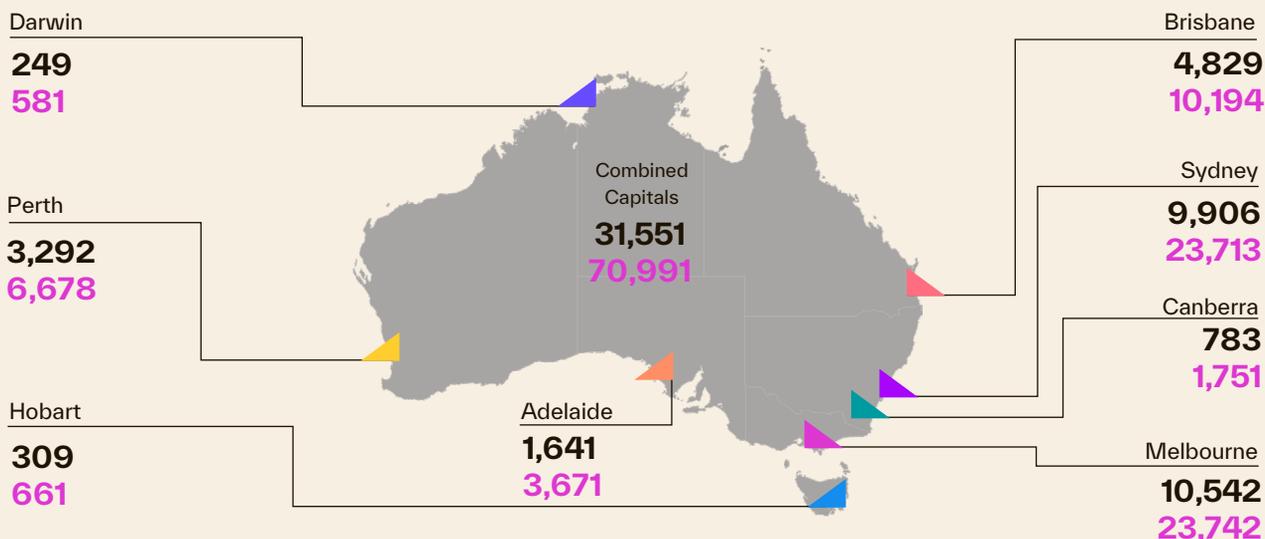


These results are calculated across properties that have been advertised for sale over the 28 days ending 01 March 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

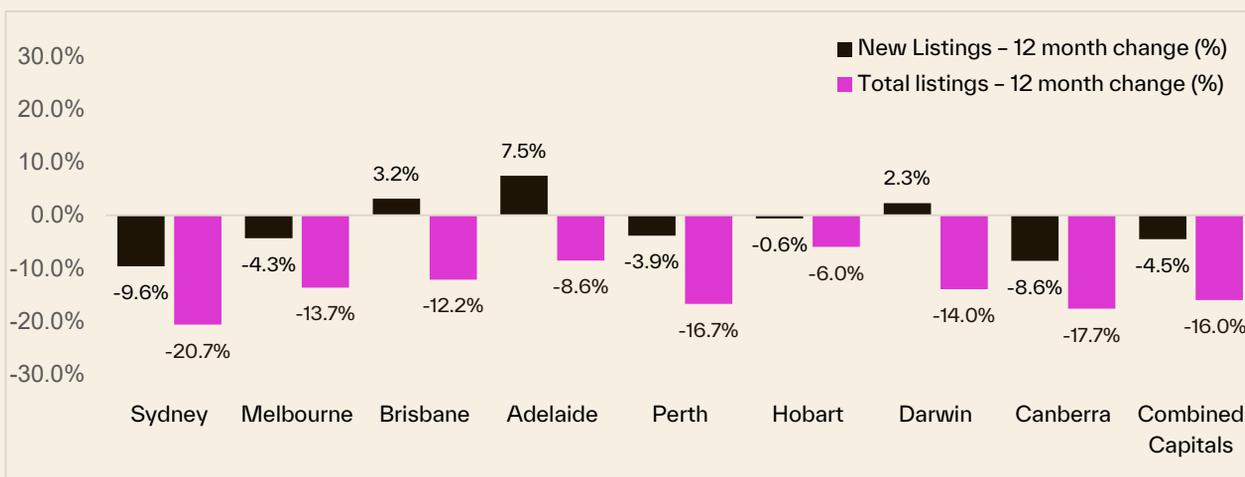
# Property Market Indicator Summary

## Capital city properties listed for rent – four week count

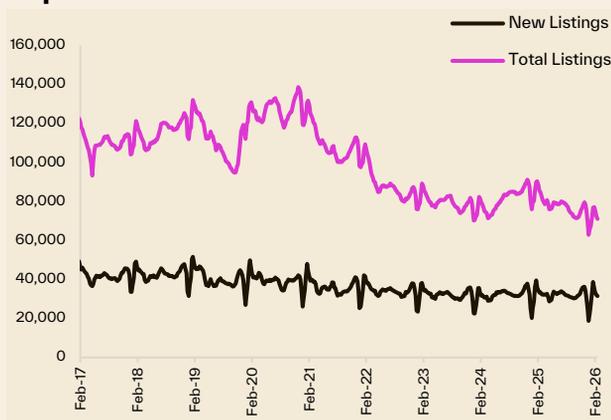
New listings ■  
Total listings ■



## Rental listings – 12 month change (%)



## Number of homes for rent, combined capital cities



## Rental snapshot – data to February 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	\$822	0.7%	1.4%	5.8%	3.0%	3.0%	1.5%	2.1%
Melbourne	\$629	0.8%	1.8%	3.9%	3.7%	3.7%	1.2%	1.5%
Brisbane	\$715	0.6%	1.6%	6.4%	3.3%	3.7%	1.5%	1.8%
Adelaide	\$641	0.3%	1.6%	3.2%	3.5%	3.7%	0.8%	1.1%
Perth	\$751	0.8%	2.4%	6.5%	3.8%	4.3%	1.0%	1.2%
Hobart	\$604	0.3%	2.2%	7.0%	4.3%	4.3%	1.4%	1.9%
Darwin	\$693	0.7%	0.0%	8.6%	6.1%	6.7%	1.6%	2.1%
Canberra	\$692	0.5%	1.4%	2.6%	4.1%	4.1%	1.2%	2.0%
<b>Combined capitals</b>	<b>\$719</b>	<b>0.7%</b>	<b>1.7%</b>	<b>5.3%</b>	<b>3.4%</b>	<b>3.5%</b>	<b>1.3%</b>	<b>1.7%</b>
<b>Combined regionals</b>	<b>\$605</b>	<b>0.6%</b>	<b>1.7%</b>	<b>6.0%</b>	<b>4.2%</b>	<b>4.4%</b>	<b>1.4%</b>	<b>1.8%</b>
<b>National</b>	<b>\$687</b>	<b>0.7%</b>	<b>1.7%</b>	<b>5.5%</b>	<b>3.6%</b>	<b>3.7%</b>	<b>1.3%</b>	<b>1.7%</b>

# Property Market Indicator Summary

## Top two sales over the past week, states and territories

### New South Wales



1-13 Grafton Street  
Balmain

🛏️ 4 🏠 5 🚗 4

**\$12,200,000**

*Bresic Whitney Balmain*



19 Wallis Avenue  
Strathfield

🛏️ 5 🏠 6 🚗 0

**\$8,400,669**

*McGrath Strathfield*

### Victoria



2 Grandview Terrace  
Kew

🛏️ 5 🏠 5 🚗 6

**\$4,681,000**

*Levic Group - Docklands*



125 Richardson Street  
Albert Park

🛏️ 3 🏠 1 🚗 2

**\$3,910,000**

*Marshall White Port Phillip*

### Queensland



10 Mayfield Street  
Ascot

🛏️ 5 🏠 4 🚗 2

**\$7,750,000**

*Grace and Keenan Pty Ltd*



114 Seagull Avenue  
Mermaid Beach

🛏️ 5 🏠 3 🚗 0

**\$4,210,000**

*Kollosche*

### South Australia



45 Gilbert Street  
Gilberton

🛏️ 4 🏠 2 🚗 2

**\$2,526,000**

*Fox Real Estate*



14 Leonard Terrace  
Torrens Park

🛏️ 4 🏠 2 🚗 3

**\$2,460,000**

OC

### Western Australia



55 West Coast Drive  
Watermans Bay

🛏️ 5 🏠 3 🚗 2

**\$5,900,000**

*The Agency*



2 Southampton Lane  
Mindarie

🛏️ 5 🏠 4 🚗 4

**\$4,850,000**

*Haiven Property*

# Property Market Indicator Summary

## Top two sales over the past week, states and territories

### Tasmania



25 Fisher Avenue  
Sandy Bay

 3  2  4

**\$2,500,000**

*Elders Tasmania*



215 Nierinna Road  
Margate

 4  2  3

**\$1,575,000**

*South Property Group*

### Northern Territory



32 Hedley Place  
Durack

 4  3  3

**\$849,000**

*Call 2 View Real Estate*



4 Wessel Street  
Wagaman

 3  2  0

**\$800,000**

*Smart. Real Estate*

### Australian Capital Territory



16 Bizant Street  
Amaroo

 5  2  6

**\$2,645,000**

*MARQ Property Dickson*



2 Hovell Street  
Griffith

 5  2  2

**\$2,610,000**

*Luton Properties - Manuka*

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