

Property Market Indicator Summary

All data to week ending 12 April 2026

A Divided Picture: Preliminary Clearance Rates Split Across the Capitals Post-Easter

Across the combined capitals, the preliminary auction clearance rate rose slightly from the lows of the Easter long weekend, up from 55.5% the week prior to 57.9% last week. This was the second week running where the early auction clearance rate has held below the 60% mark.

The volume of auctions jumped 176% from the week prior, which was low due to the Easter break. 1,899 homes were taken to auction across the capital cities. Outside of seasonal events, the volume of auctions has been tracking substantially higher than a year ago since the first week of March.

890 homes were auctioned across Melbourne last week, a 489% jump on the week prior's volume. The preliminary clearance rate came in at 57.8%, down from 58.3% the week prior and the lowest early clearance rate since the last week of September 2024. This was the second week in a row where Melbourne's preliminary clearance rate has been below 60%.

Sydney saw 692 homes go under the hammer last week, a 79% increase from the preceding week. The preliminary clearance rate ticked a little higher,

rising from 53.4% to 54.4%, the third week in a row where the preliminary clearance rate has held below 60%.

Adelaide was the most active auction market across the smaller capitals, with 124 homes taken to market. The preliminary clearance rate, at 70.8%, was a sharp rise from the week prior's 57.7%, and the highest of any capital city.

116 homes were auctioned across Brisbane last week, recording a preliminary clearance rate of 60.9%, up from 55.7% the week prior.

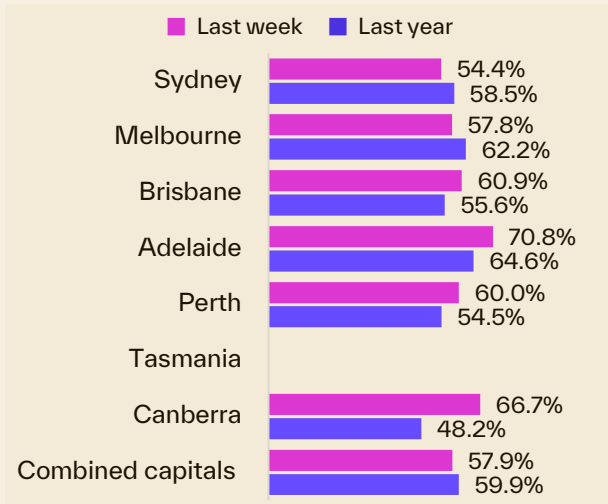
63 auctions were held across the ACT, with 66.7% reporting a successful result so far, up from 61.3% the previous week.

Perth recorded 13 auctions, with 60% selling on the early results, and only one auction was held in Tasmania.

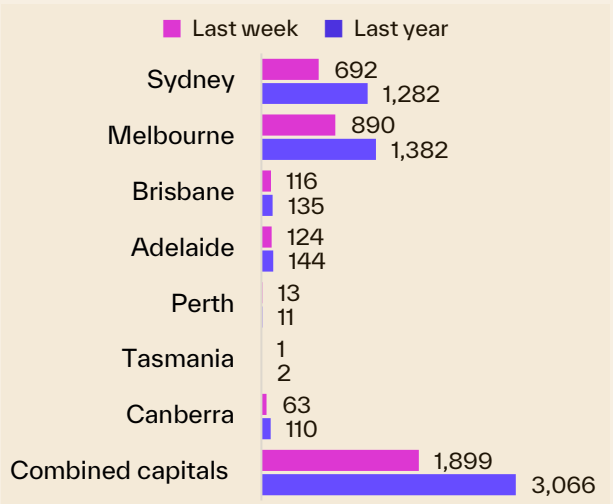
This week is set to see a further rise in the volume of auctions held, with approximately 2,650 homes scheduled to go under the hammer. Both Sydney and Melbourne have more than 1,000 homes set to go under the hammer.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

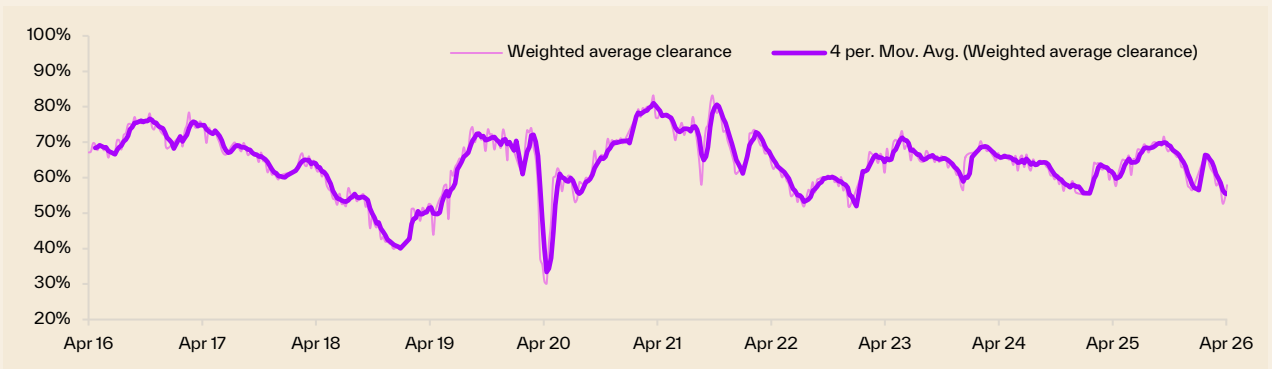
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Capital City Auction Statistics (Preliminary)

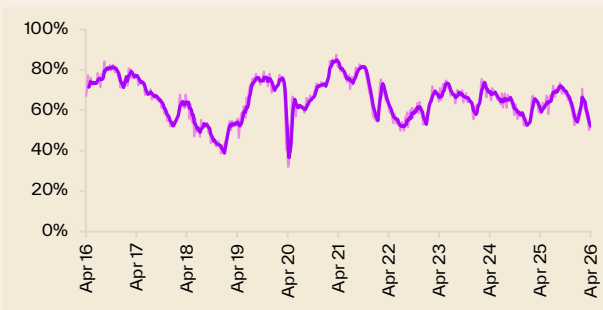
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	54.4%	692	498	271	227
Melbourne	57.8%	890	683	395	288
Brisbane	60.9%	116	87	53	34
Adelaide	70.8%	124	65	46	19
Perth	60.0%	13	10	6	4
Tasmania	n.a.	1	1	0	1
Canberra	66.7%	63	45	30	15
Combined capitals	57.9%	1,899	1,389	804	585

Weekly clearance rates

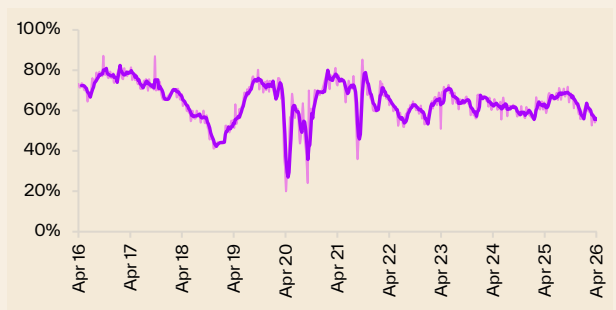
Combined capital cities



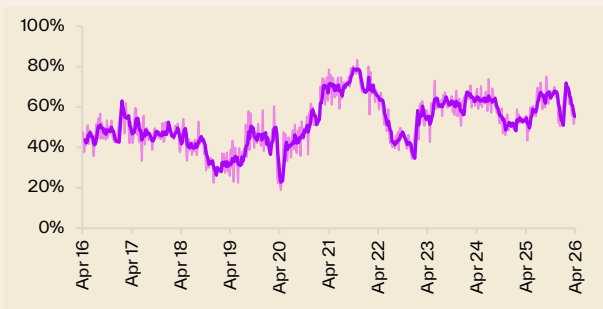
Sydney



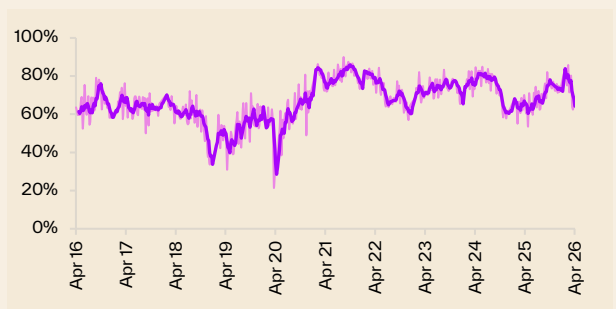
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

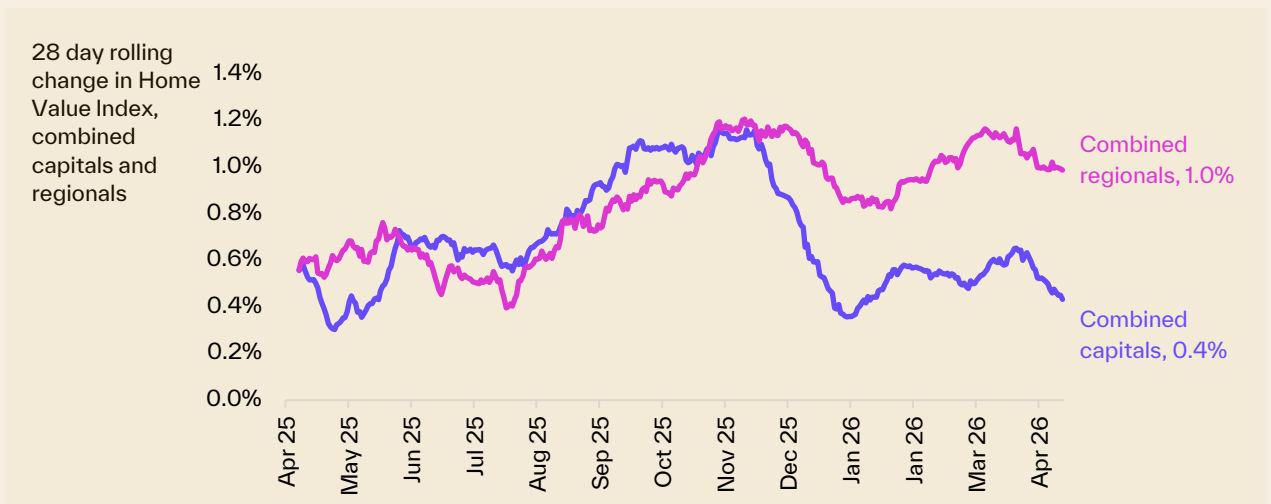
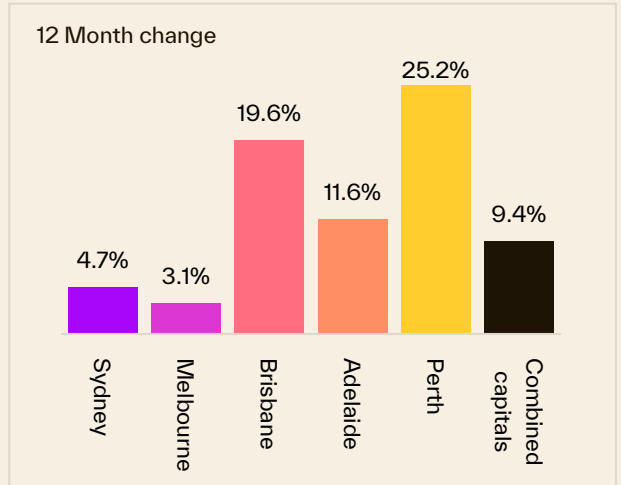
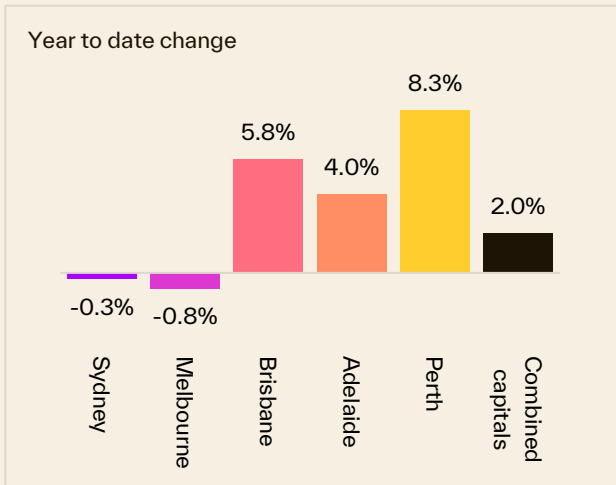
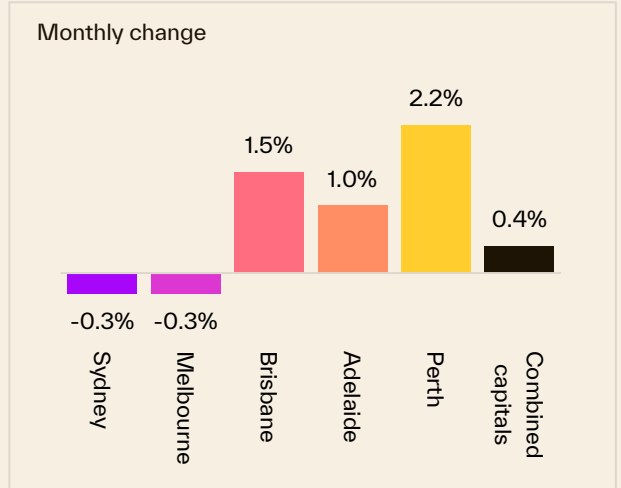
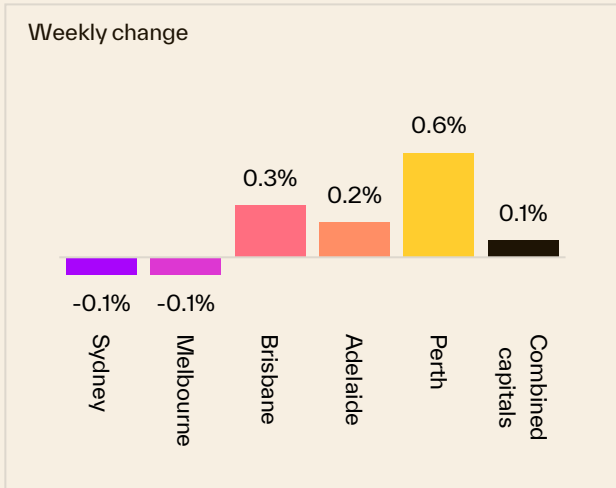
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	50.0%	16	12	6	6
Baulkham Hills and Hawkesbury	40.0%	33	10	4	6
Blacktown	51.7%	57	29	15	14
City and Inner South	57.9%	66	57	33	24
Eastern Suburbs	51.2%	48	43	22	21
Inner South West	67.4%	70	49	33	16
Inner West	58.0%	68	50	29	21
North Sydney and Hornsby	47.1%	86	70	33	37
Northern Beaches	44.7%	44	38	17	21
Outer South West	n.a.	9	4	1	3
Outer West and Blue Mountains	n.a.	9	7	3	4
Parramatta	54.3%	62	35	19	16
Ryde	48.0%	37	25	12	13
South West	59.5%	53	42	25	17
Sutherland	71.4%	35	28	20	8
Melbourne sub-regions					
Inner	55.4%	98	83	46	37
Inner East	49.0%	62	51	25	26
Inner South	68.1%	97	69	47	22
North East	68.2%	128	88	60	28
North West	59.0%	148	122	72	50
Outer East	62.8%	51	43	27	16
South East	52.9%	125	87	46	41
West	50.0%	169	132	66	66
Mornington Peninsula	n.a.	11	7	5	2
Regional SA4					
Newcastle and Lake Macquarie	64.7%	20	17	11	6
Illawarra	68.4%	23	19	13	6
Gold Coast	35.9%	50	39	14	25
Sunshine Coast	56.3%	26	16	9	7
Geelong	n.a.	10	8	3	5

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

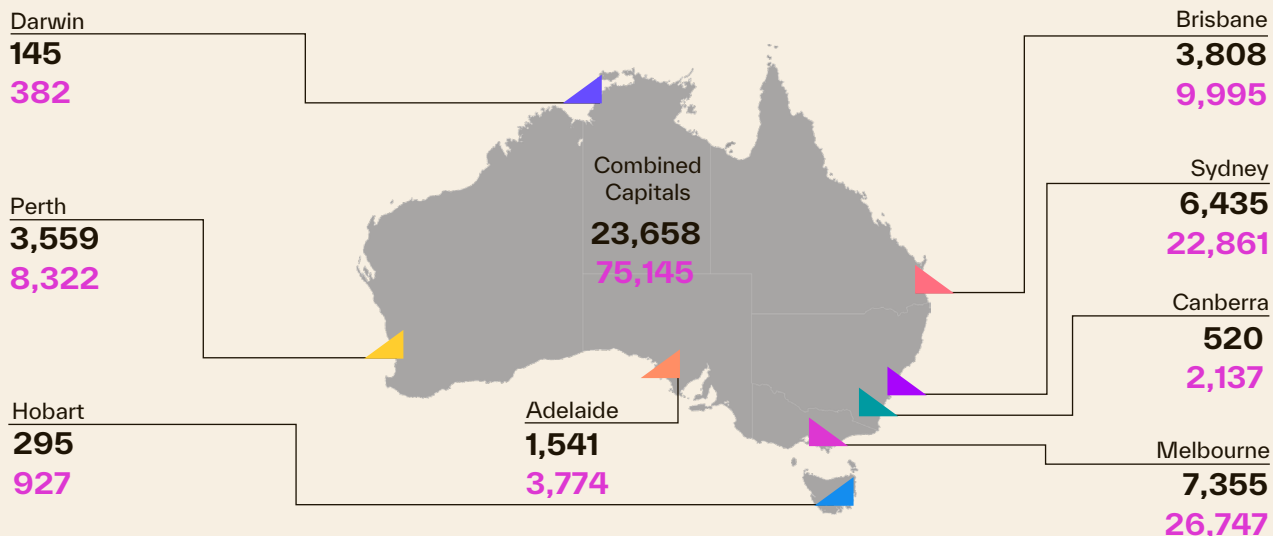


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

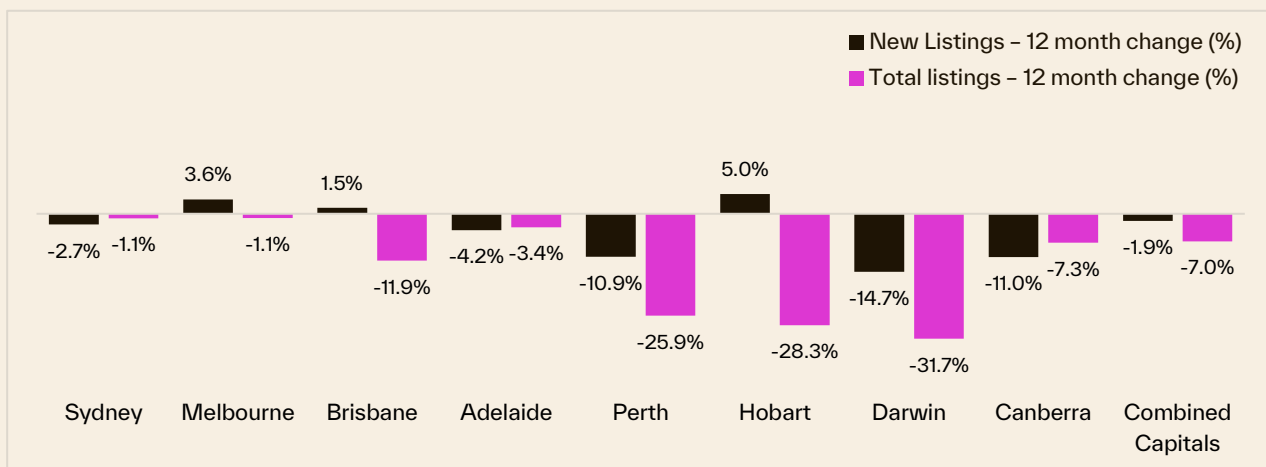
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Property Market Indicator Summary

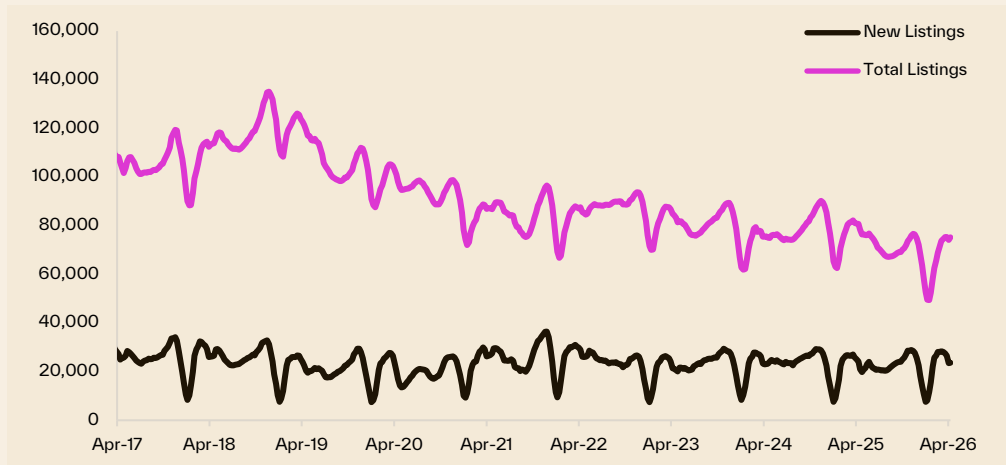
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



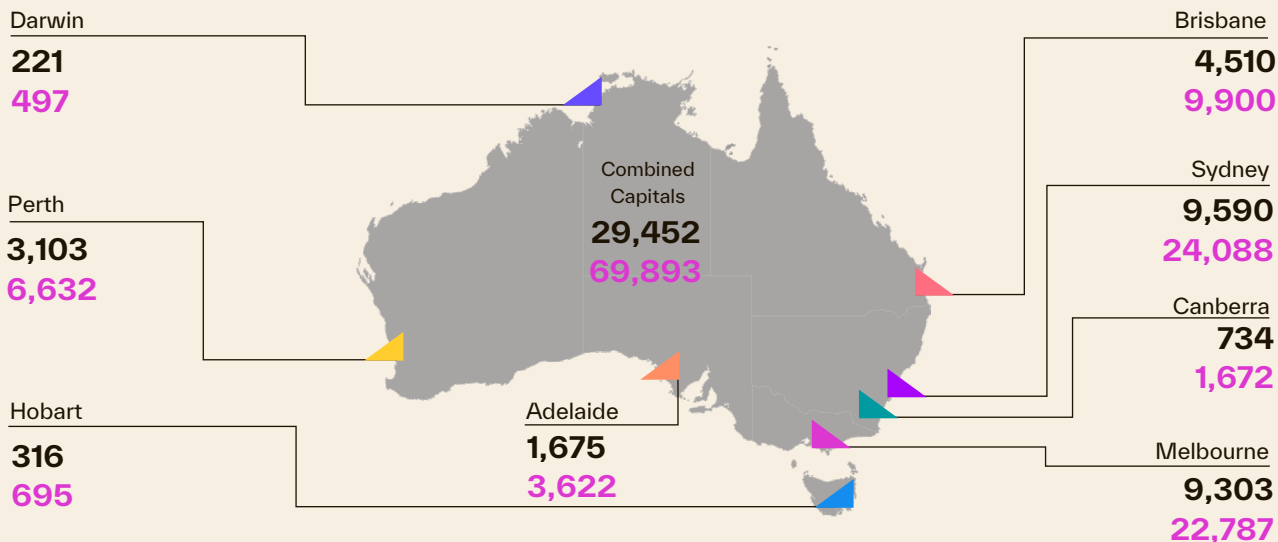
Number of homes for sale, combined capital cities



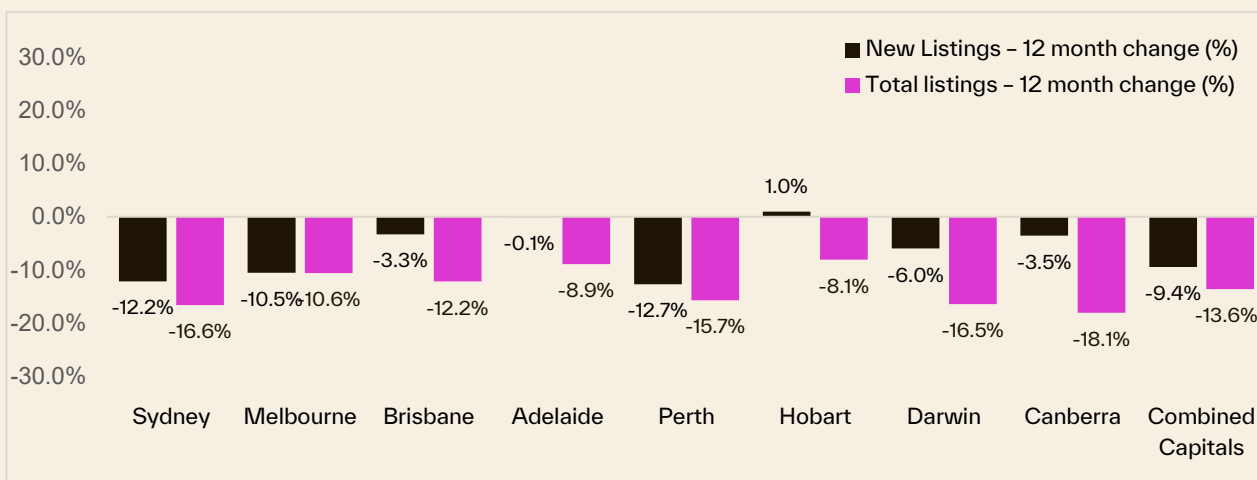
These results are calculated across properties that have been advertised for sale over the 28 days ending 12 April 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

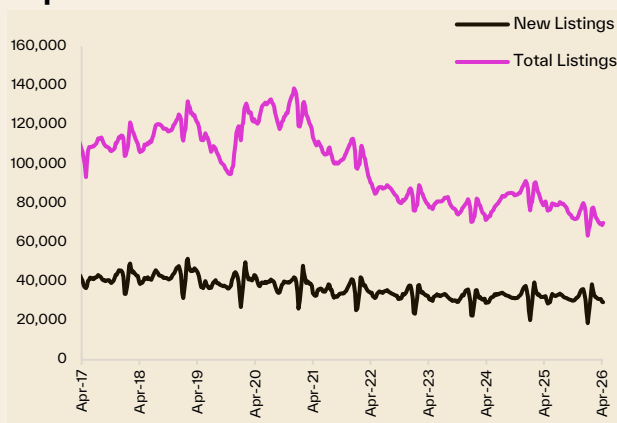
Capital city properties listed for rent – four week count



Rental listings – 12 month change (%)



Number of homes for rent, combined capital cities



Rental snapshot – data to March 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	\$824	0.6%	1.9%	5.9%	3.1%	3.0%	1.8%	2.0%
Melbourne	\$632	0.7%	2.3%	4.4%	3.7%	3.6%	1.5%	1.5%
Brisbane	\$720	0.8%	2.2%	6.7%	3.3%	3.7%	1.7%	1.8%
Adelaide	\$646	0.8%	2.2%	3.6%	3.4%	3.7%	1.0%	1.1%
Perth	\$761	1.1%	3.0%	6.7%	3.7%	4.3%	1.2%	1.2%
Hobart	\$609	0.6%	1.9%	6.4%	4.3%	4.3%	1.6%	1.9%
Darwin	\$699	0.8%	1.4%	9.2%	6.0%	6.7%	1.5%	1.9%
Canberra	\$696	0.4%	1.3%	2.6%	4.0%	4.1%	1.4%	2.0%
Combined capitals	\$724	0.7%	2.2%	5.6%	3.4%	3.5%	1.5%	1.7%
Combined regionals	\$612	0.6%	1.9%	6.0%	4.2%	4.4%	1.7%	1.9%
National	\$692	0.7%	2.1%	5.7%	3.6%	3.7%	1.6%	1.7%

Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales



81/6 Greenknowe Avenue
Elizabeth Bay

4 4 2

\$13,400,000

Richardson & Wrench Elizabeth Bay



16 Dock Road
Birchgrove

5 4 2

\$8,200,000

Bresic Whitney Balmain

Victoria

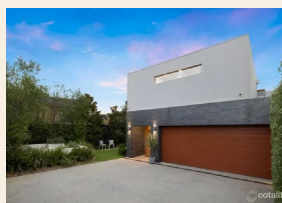


13 Sarah Crescent
Templestowe

6 6 4

\$3,720,000

Jellis Craig Doncaster



586 Nepean Highway
Bonbeach

4 3 2

\$3,500,000

Belle Property Mentone

Queensland

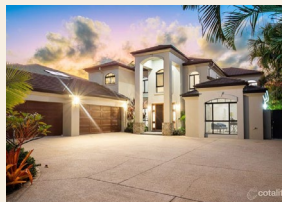


30 Hedges Avenue
Mermaid Beach

5 4 12

\$16,750,000

Amir Mian Prestige



2346 Cressbrook Drive
Hope Island

5 4 3

\$4,150,000

Ivy Realty

South Australia



12 Hall Street
Semaphore

5 4 1

\$2,525,000

Ray White Semaphore



85 Ferguson Avenue
Myrtle Bank

4 2 2

\$2,207,000

Toop+Toop

Western Australia



15 Larwood Crescent
High Wycombe

5 2 4

\$3,300,000

Centurion Real Estate



313 Park Street
Brabham

5 3 3

\$2,300,000

Professionals Granger Clark Real Estate

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



21 Parliament Street
Sandy Bay

4 2 4

\$1,670,000

View Hobart



673 Oceana Drive
Tranmere

4 2 2

\$1,505,000

Harcourts Signature - Rosny Park

Northern Territory



10 Hinkler Crescent
Fannie Bay

4 3 2

\$1,065,000

Ray White Darwin



5A Petermann Street
Gunn

5 2 2

\$891,000

KG Young & Associates Pty Ltd - DARWIN

Australian Capital Territory



20 Cherry Place
Pearce

4 3 4

\$2,400,000

Edge Quality Property



5 Pendred Street
Pearce

4 2 2

\$2,200,000

Hive Property

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