

# Property Market Indicator Summary

All data to week ending 19 April 2026

## Close to one in Five Auctions Withdrawn as Clearance Rates Stall Below 60%

The preliminary auction clearance rate has recorded a modest rise since the Easter long weekend, rising to 58.9% last week, one percentage point higher than the week prior (57.9%, revised down to 52.7% once finalised) and 3.5 percentage points higher than the Easter low (55.5%). However, this was the third week running where the preliminary clearance rate has held below the 60% mark, well down on the March quarter average of 68.1%.

Auction clearance rates are being negatively impacted by a high portion of withdrawn auctions, which count as an unsuccessful outcome in the results. Last week, the preliminary numbers showed 19.1% of auctions were withdrawn from sale across the combined capitals, highest in Sydney, where 26.7% of auction results reported so far were withdrawn from the market.

The number of auctions held also rose, jumping by more than a third (34.3%) from the week prior, with 2,520 auctions held. Comparing with a year ago isn't all that helpful given the timing of Easter in 2025 (644 auctions held in the same week last year), but prior to Easter, the volume of auctions has been holding well above 2025 levels.

Melbourne led the auction market from a volume perspective, with 1,202 homes going under the hammer, up 37.4% from the week prior. The preliminary figures show 59.7% of auctions have reported a successful result so far, up from 57.8% the week prior (revised down to 52.3% on final numbers). This was the third week running

where Melbourne's preliminary clearance rate has held below 60%.

924 auctions were taken to market in Sydney, a 35.1% increase on the week prior. 56.5% of auctions have reported a successful result, based on the figures collected to date, up from 54.4% the previous week, which revised down to 48.8%, the lowest finalised clearance rate for Sydney since April 2020.

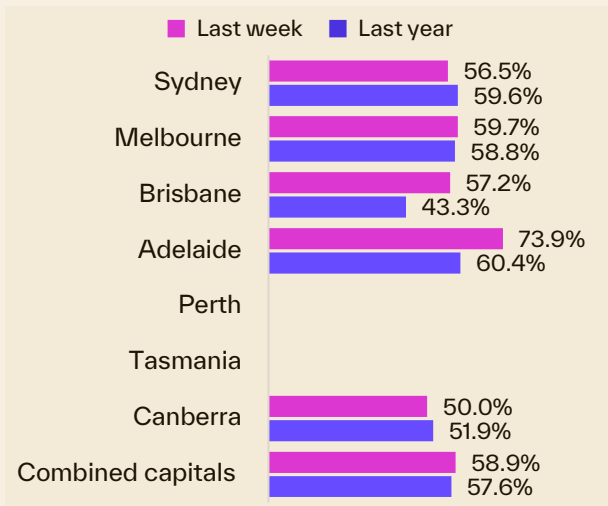
199 auctions were held in Brisbane, a 70.1% jump in volume relative to the week prior. The preliminary clearance rate dropped to 57.2%, down from 60.9% the previous week, to be the second lowest preliminary clearance rate so far this year (after the Easter long weekend).

Adelaide saw 118 homes taken to auction, 5.6% fewer than the week prior. The preliminary clearance rate came in at 73.9%, up from 70.8% and the second week in a row where the early clearance rate has been higher than 70%. Canberra hosted 66 auctions, with half (50%) reporting a successful result so far. Only eleven auctions were held in Perth and no auctions in Tasmania.

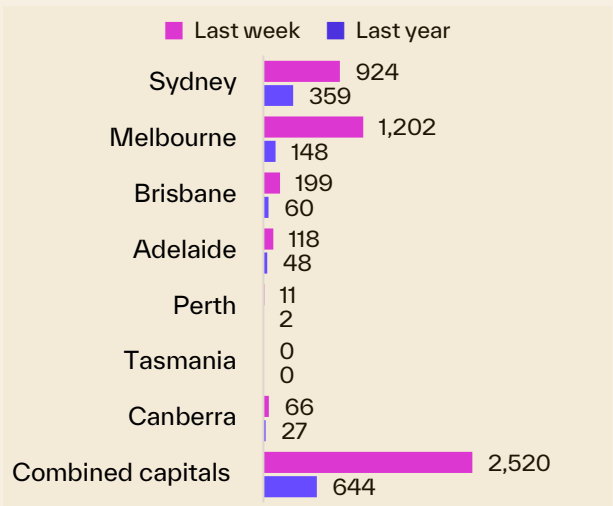
With ANZAC Day on Saturday this week and several states holding a long weekend (NSW, ACT and WA), auction numbers are set to drop. Cotality is currently tracking around 770 auctions scheduled to go under the hammer this week, bouncing back to approximately 2,660 the week after.

### Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



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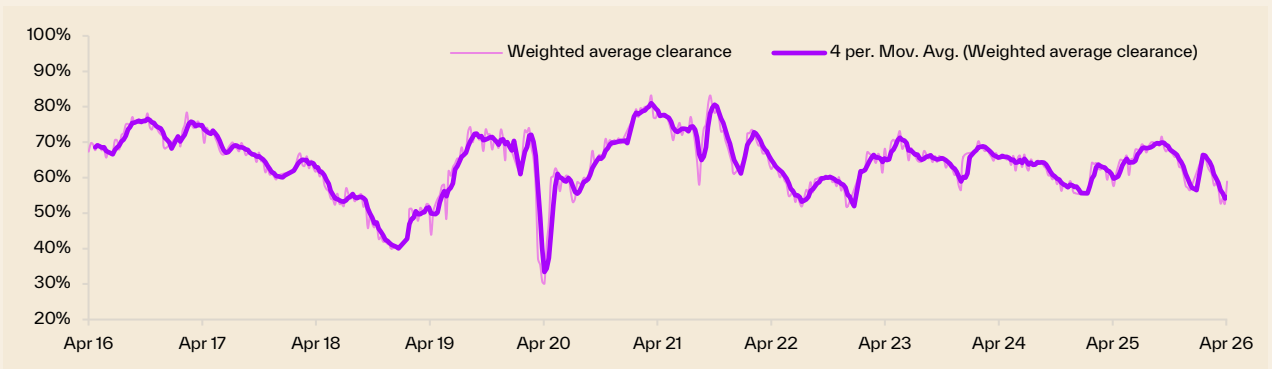
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## Capital City Auction Statistics (Preliminary)

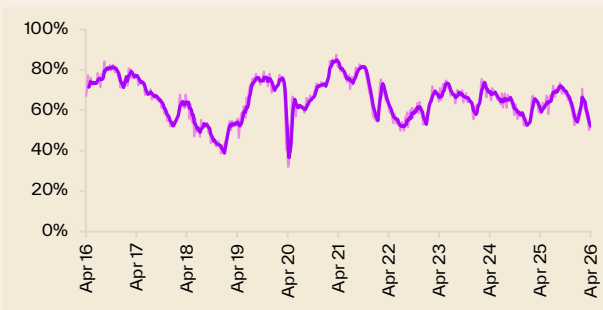
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	56.5%	924	688	389	299
Melbourne	59.7%	1,202	917	547	370
Brisbane	57.2%	199	152	87	65
Adelaide	73.9%	118	69	51	18
Perth	n.a.	11	6	6	0
Tasmania	n.a.	0	0	0	0
Canberra	50.0%	66	54	27	27
<b>Combined capitals</b>	<b>58.9%</b>	<b>2,520</b>	<b>1,886</b>	<b>1,111</b>	<b>775</b>

## Weekly clearance rates

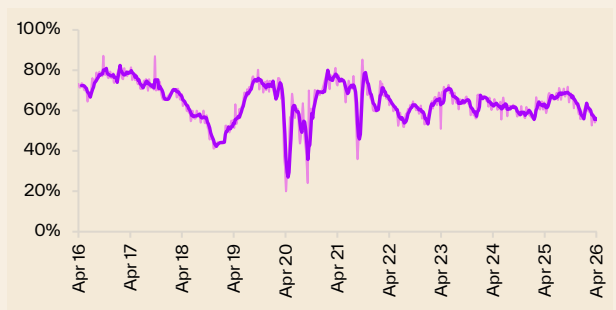
Combined capital cities



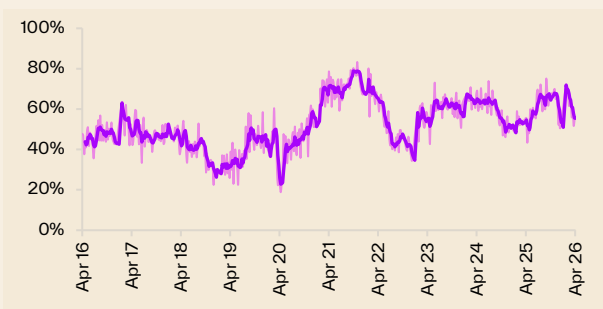
Sydney



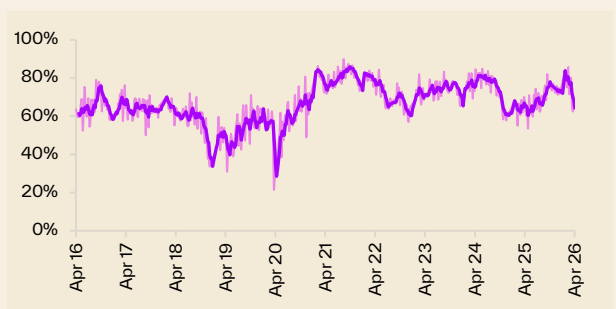
Melbourne



Brisbane



Adelaide



# Property Market Indicator Summary

## Sub-region auction statistics (Preliminary)

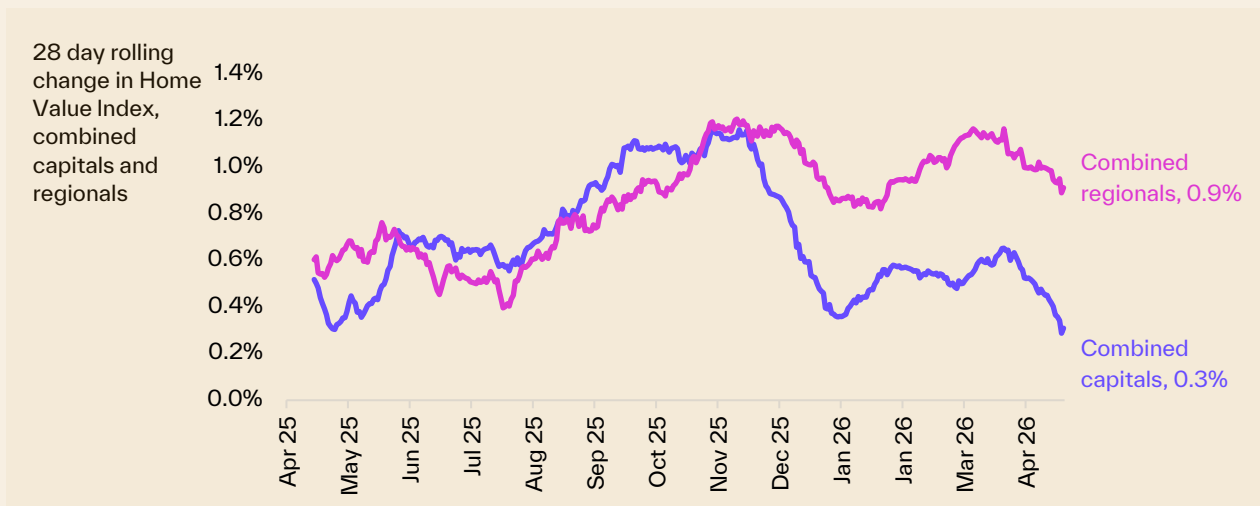
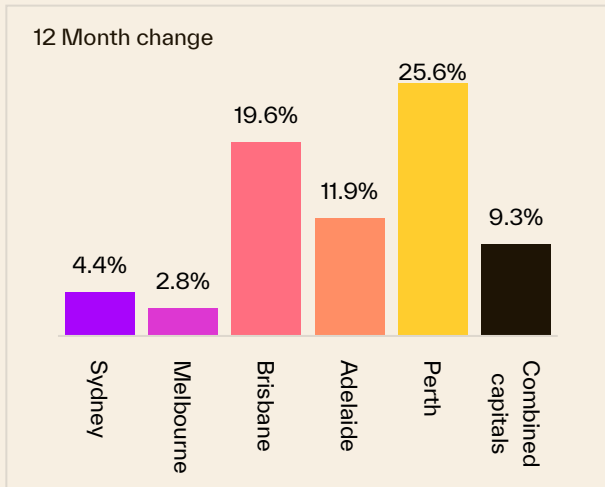
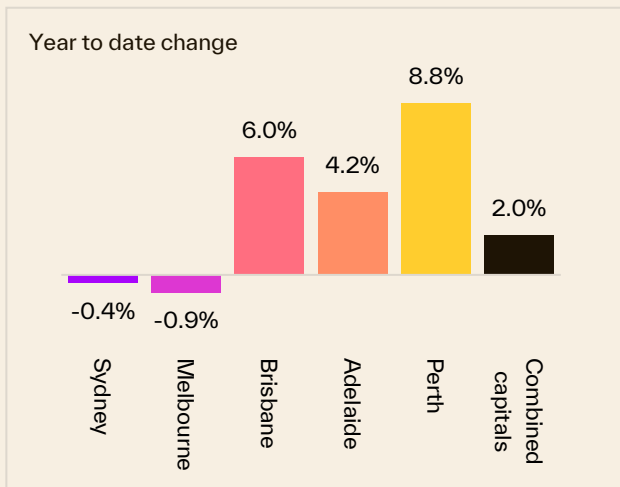
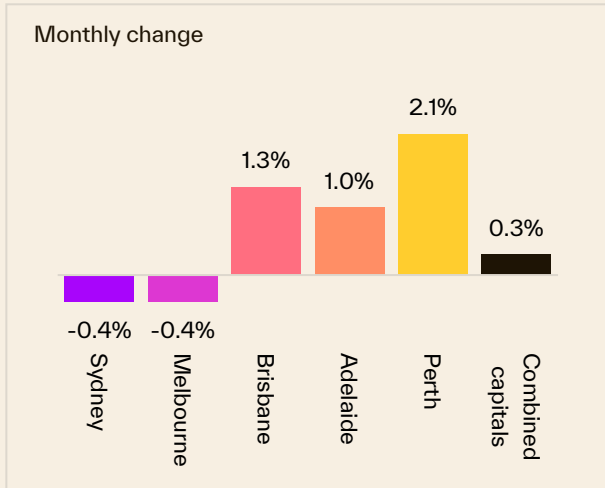
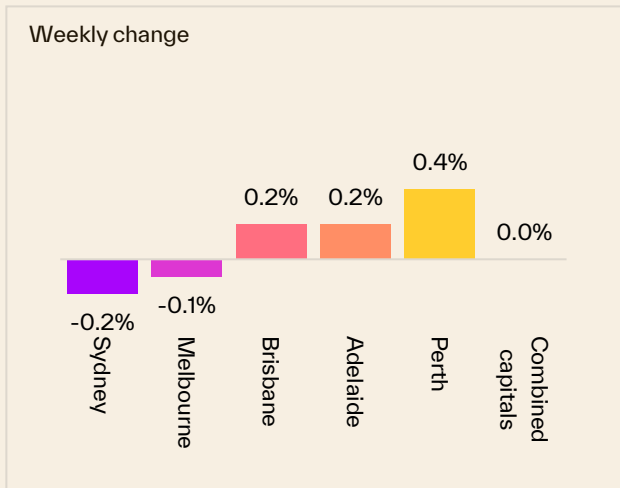
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
<b>Sydney sub-regions</b>					
Central Coast	33.3%	18	12	4	8
Baulkham Hills and Hawkesbury	45.5%	36	22	10	12
Blacktown	40.0%	57	30	12	18
City and Inner South	67.9%	92	81	55	26
Eastern Suburbs	54.4%	80	68	37	31
Inner South West	61.0%	113	82	50	32
Inner West	74.1%	85	58	43	15
North Sydney and Hornsby	57.0%	146	100	57	43
Northern Beaches	64.3%	62	56	36	20
Outer South West	n.a.	7	6	3	3
Outer West and Blue Mountains	n.a.	6	6	1	5
Parramatta	46.2%	71	52	24	28
Ryde	51.0%	70	51	26	25
South West	44.1%	46	34	15	19
Sutherland	53.3%	35	30	16	14
<b>Melbourne sub-regions</b>					
Inner	59.6%	176	146	87	59
Inner East	56.7%	128	90	51	39
Inner South	66.4%	141	104	69	35
North East	61.7%	185	141	87	54
North West	62.0%	141	113	70	43
Outer East	60.0%	84	60	36	24
South East	60.7%	170	112	68	44
West	52.9%	161	138	73	65
Mornington Peninsula	46.2%	16	13	6	7
<b>Regional SA4</b>					
Newcastle and Lake Macquarie	68.4%	26	19	13	6
Illawarra	56.3%	19	16	9	7
Gold Coast	32.8%	85	58	19	39
Sunshine Coast	63.6%	34	22	14	8
Geelong	36.4%	15	11	4	7

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

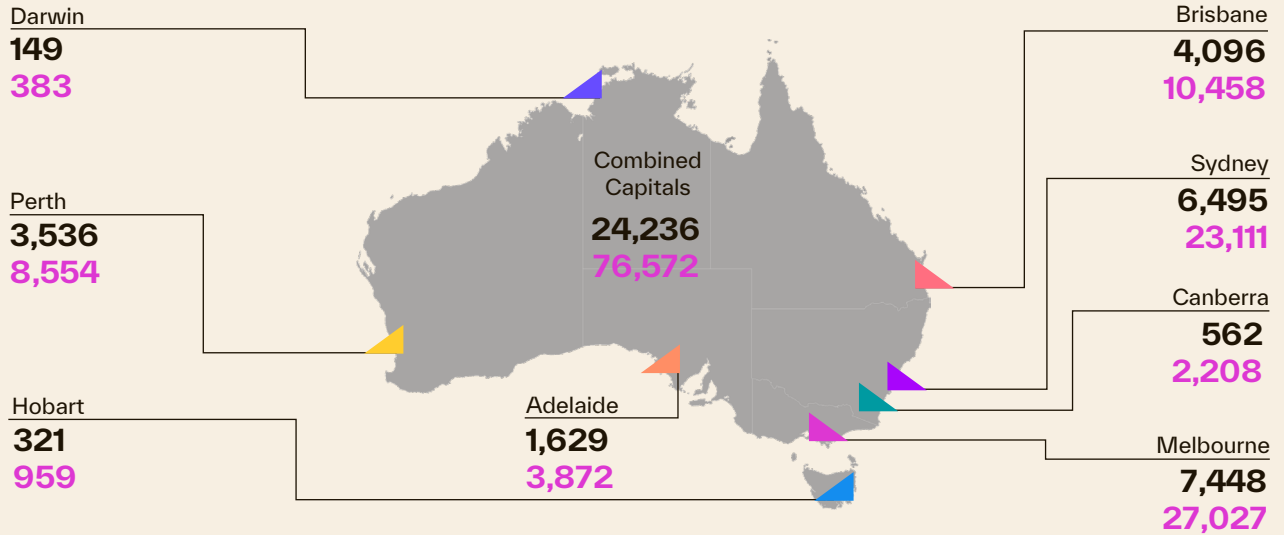


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

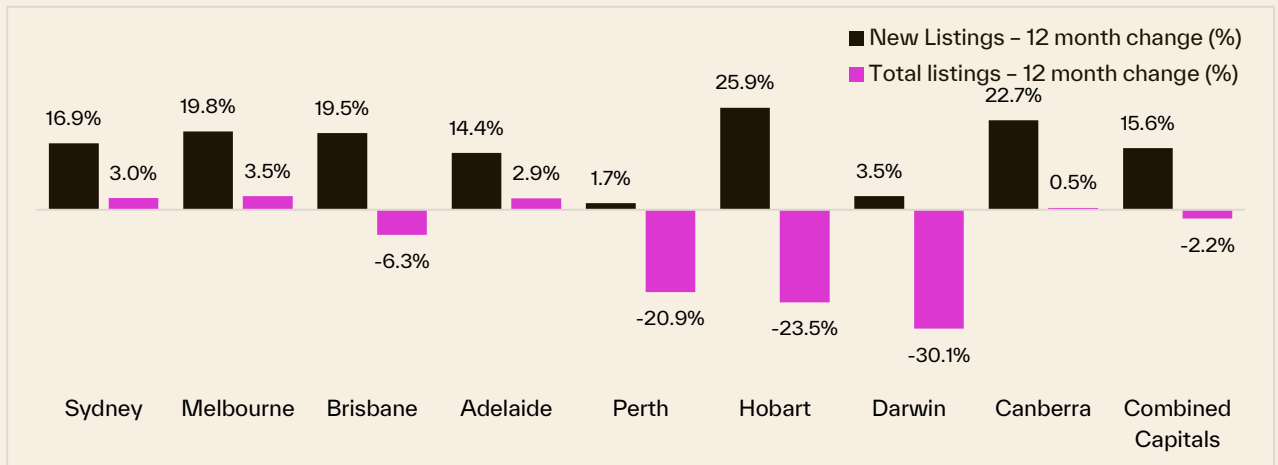
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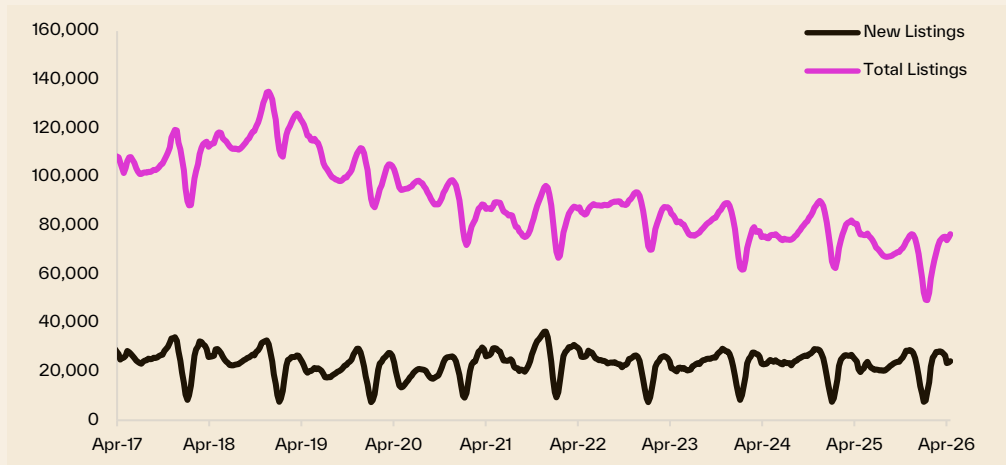
## Capital city properties listed for sale – four week count



## Listings – 12 month change (%)



## Number of homes for sale, combined capital cities

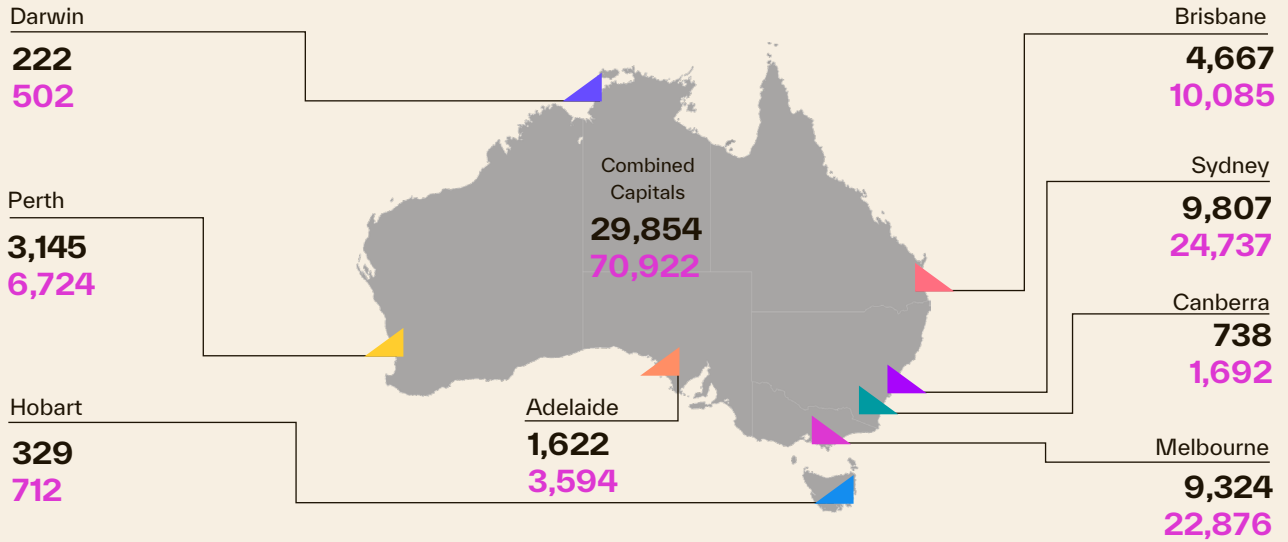


These results are calculated across properties that have been advertised for sale over the 28 days ending 19 April 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

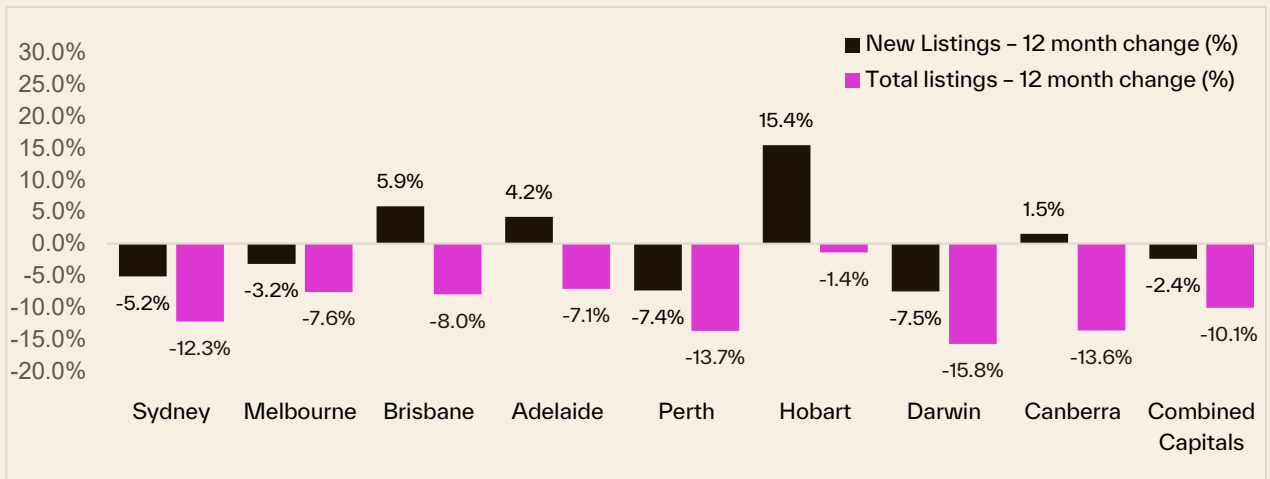
# Property Market Indicator Summary

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

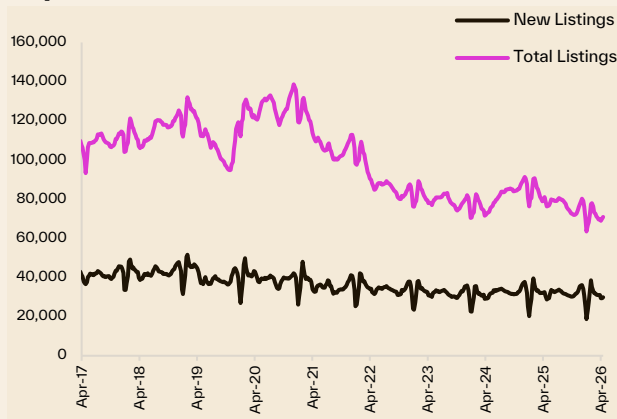
New listings ■  
Total listings ■



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



24 Northcote Road  
Lindfield

5 4 2

**\$7,875,000**

McGrath



1/79B Lauderdale Avenue  
Fairlight

2 3 2

**\$5,450,000**

Stone Manly

### Victoria



11 Hannan Street  
Williamstown

5 5 4

**\$4,700,000**

Ray White Williamstown



25 Beckett Road  
Donvale

5 3 5

**\$2,785,000**

Barry Plant Manningham

### Queensland



155 Bleasby Road  
Eight Mile Plains

6 4 3

**\$4,750,000**

Brisvegas Property Group Pty Ltd



60 Orient Drive  
Sunrise Beach

3 2 2

**\$3,990,000**

Reed & Co. Estate Agents

### South Australia



15 Fifth Avenue  
St Peters

4 2 2

**\$3,026,000**

OC



10A Mariner Street  
Linden Park

4 3 2

**\$2,250,000**

Noakes Nickolas

### Western Australia



19 Belhus Drive  
Trigg

4 2 2

**\$2,900,000**

The Agency



24 Tristania Rise  
Duncraig

5 3 2

**\$2,845,000**

Realmark North Coastal

# Property Market Indicator Summary

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

### Tasmania



85 Hillcrest Road  
Tolmans Hill

3 3 2

**\$1,700,000**

*EIS Property*



26A Talune Street  
Lindisfarne

4 2 0

**\$1,570,000**

*Petrusma Property*

### Northern Territory



11 Sanderling Street  
Wulagi

4 2 2

**\$1,040,000**

*Real Estate Central*



5/39 Duke Street  
Stuart Park

2 2 2

**\$550,000**

*Ray White Darwin*

### Australian Capital Territory



16 Gardiner Street  
Downer

4 2 0

**\$1,727,000**

*Luton Properties Manuka*



508/21 Marcus Clarke Street  
City

3 2 2

**\$1,475,000**

*Hive Property*

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