

# Property Market Indicator Summary

All data to week ending 26 April 2026

## ANZAC Day lull brings a clearance rate boost; renewed vendor momentum ahead as volumes return to normal

The volume of auctions dropped sharply last week, with ANZAC Day commemorations and long weekends across several states weighing on market activity. Only 757 capital city homes went under the hammer last week, down from 2,551 the week prior, and 29.6% lower relative to the same week a year ago.

The preliminary auction clearance rate responded positively amid lower volumes, rising to 60.7%, from 58.9% the week prior. This was the first time in four weeks that the early clearance rate has been above the 60% mark, albeit trends differed widely across the country.

Sydney recorded the most auctions last week, with 257 homes put on the auctioneer's block. While the preliminary clearance rate nudged higher to 59.1%, from 56.5% the week prior and a recent low of 53.4% over the Easter long weekend, this was the fifth week in a row where Sydney's preliminary clearance rate has been below the 60% mark. The number of auctions is set to rise to around 960 this week.

242 auctions were held in Melbourne over the week, down from 1,231 the week prior. The preliminary clearance rate rose to 62.5%, the highest early auction result since the last week of March.

Adelaide was the most active among the smaller auction markets, with 135 homes going under the hammer,

recording a preliminary clearance rate of 69.4%.

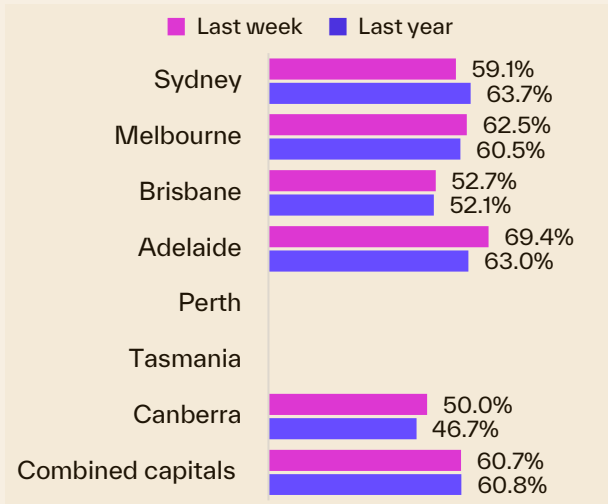
Brisbane saw 87 auctions held, with 52.7% reporting a successful result, the lowest early clearance rate since the first week of May last year.

29 homes were auctioned in Canberra with only 50% reporting a positive result on the early collection.

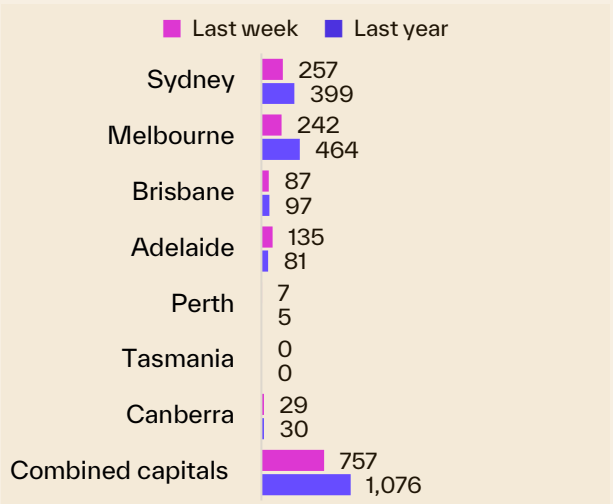
Auction activity will rebound to more normal levels this week, with around 2,650 homes currently scheduled to go under the hammer, drifting back to around 2,230 the week after.

### Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



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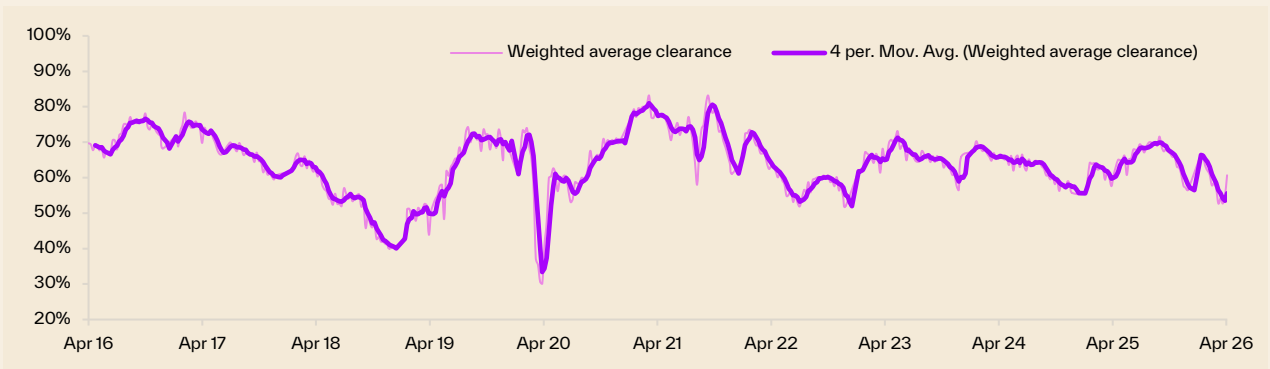
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## Capital City Auction Statistics (Preliminary)

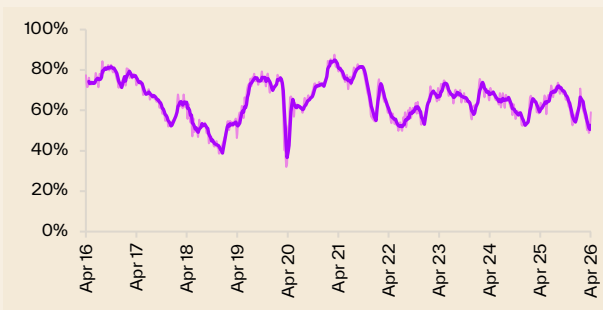
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	59.1%	257	193	114	79
Melbourne	62.5%	242	168	105	63
Brisbane	52.7%	87	55	29	26
Adelaide	69.4%	135	62	43	19
Perth	n.a.	7	6	2	4
Tasmania	n.a.	0	0	0	0
Canberra	50.0%	29	26	13	13
<b>Combined capitals</b>	<b>60.7%</b>	<b>757</b>	<b>510</b>	<b>309</b>	<b>201</b>

## Weekly clearance rates

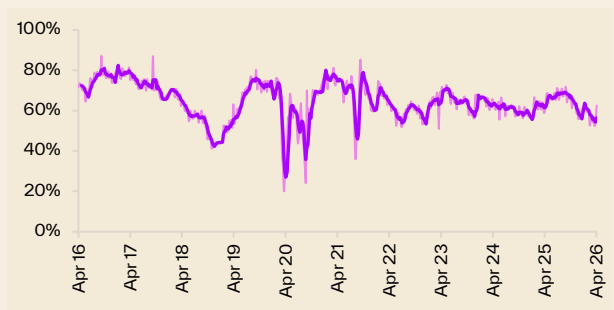
Combined capital cities



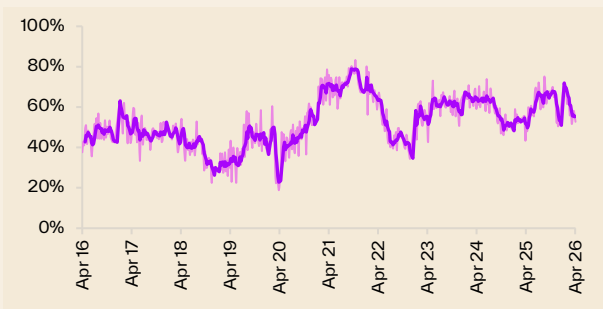
Sydney



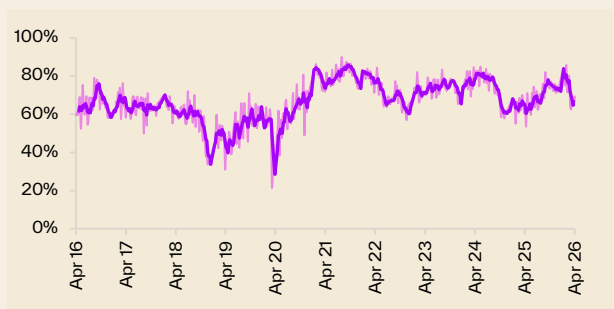
Melbourne



Brisbane



Adelaide



# Property Market Indicator Summary

## Sub-region auction statistics (Preliminary)

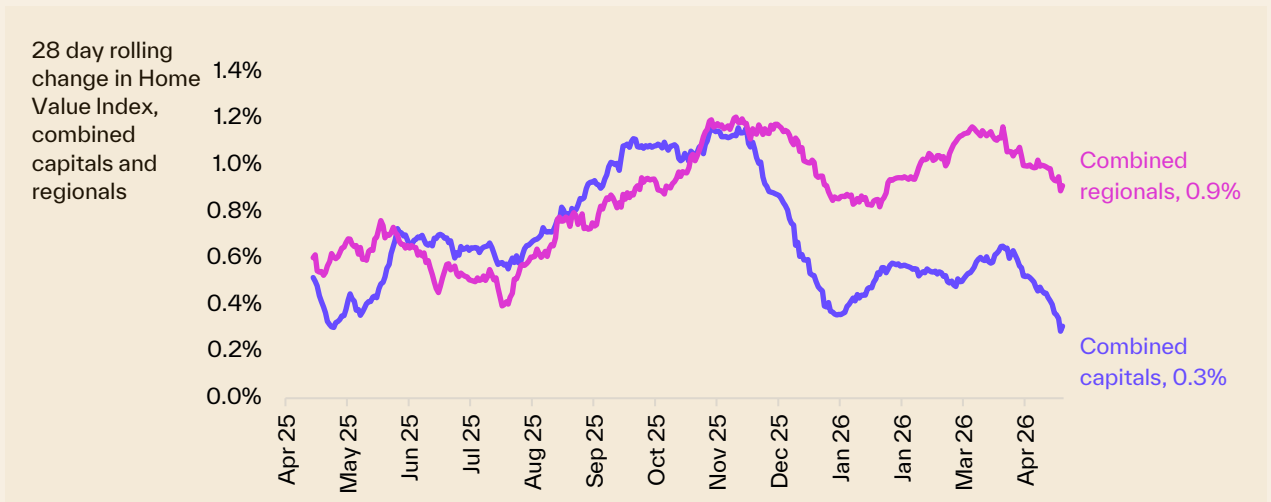
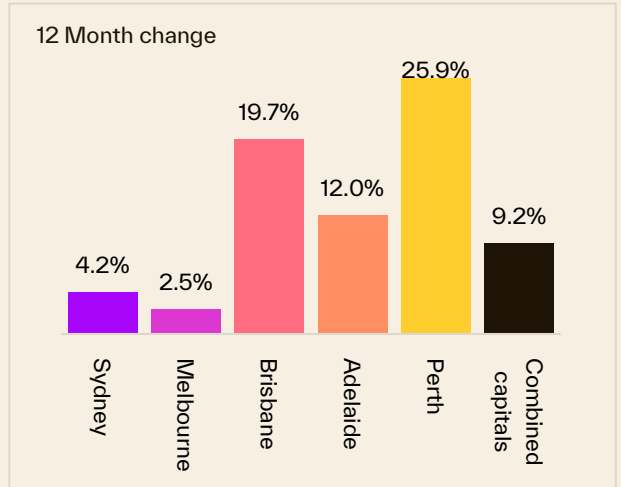
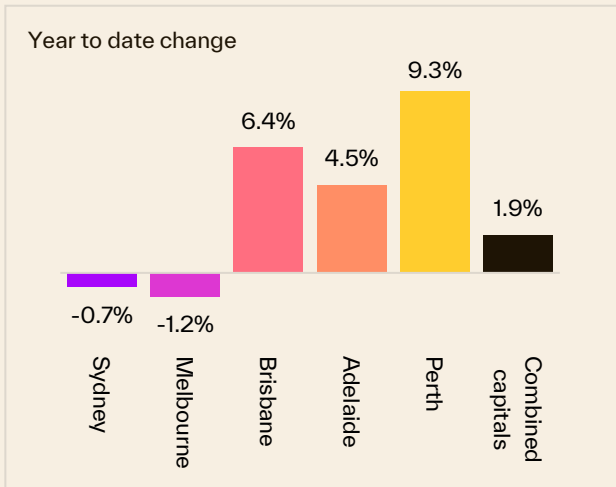
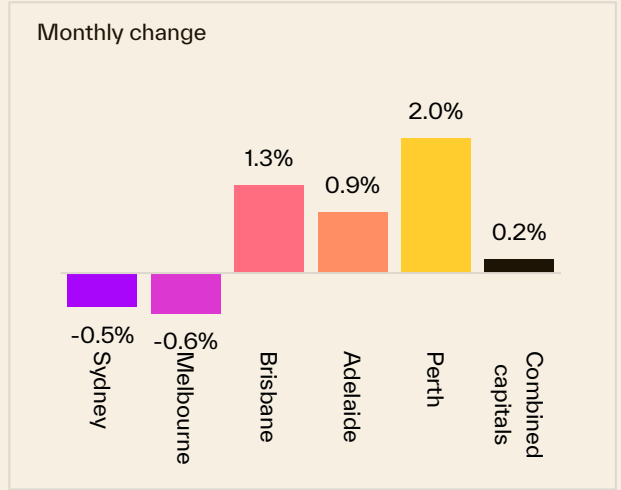
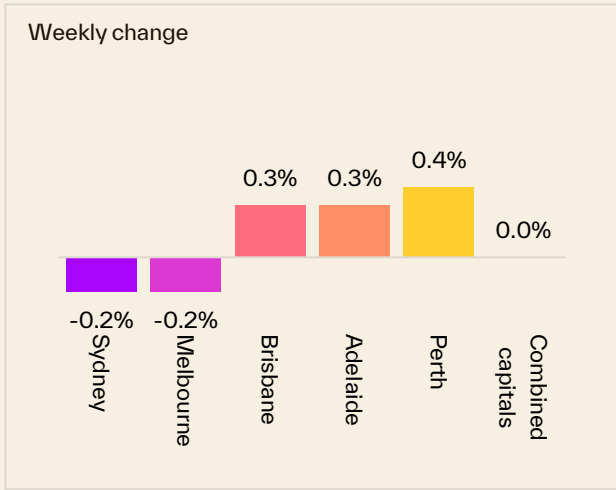
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
<b>Sydney sub-regions</b>					
Central Coast	n.a.	2	2	1	1
Baulkham Hills and Hawkesbury	n.a.	7	3	2	1
Blacktown	n.a.	12	3	3	0
City and Inner South	63.3%	35	30	19	11
Eastern Suburbs	65.4%	32	26	17	9
Inner South West	69.2%	14	13	9	4
Inner West	72.7%	12	11	8	3
North Sydney and Hornsby	75.0%	37	32	24	8
Northern Beaches	22.2%	20	18	4	14
Outer South West	n.a.	n.a.	n.a.	0	0
Outer West and Blue Mountains	n.a.	4	4	1	3
Parramatta	60.0%	27	10	6	4
Ryde	53.3%	21	15	8	7
South West	n.a.	13	7	0	7
Sutherland	63.2%	21	19	12	7
<b>Melbourne sub-regions</b>					
Inner	56.3%	24	16	9	7
Inner East	70.6%	20	17	12	5
Inner South	75.0%	24	16	12	4
North East	65.4%	33	26	17	9
North West	52.9%	28	17	9	8
Outer East	33.3%	20	12	4	8
South East	79.2%	42	24	19	5
West	58.3%	45	36	21	15
Mornington Peninsula	n.a.	6	4	2	2
<b>Regional SA4</b>					
Newcastle and Lake Macquarie	n.a.	10	6	5	1
Illawarra	n.a.	4	4	4	0
Gold Coast	30.8%	87	78	24	54
Sunshine Coast	68.4%	26	19	13	6
Geelong	n.a.	5	2	1	1

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

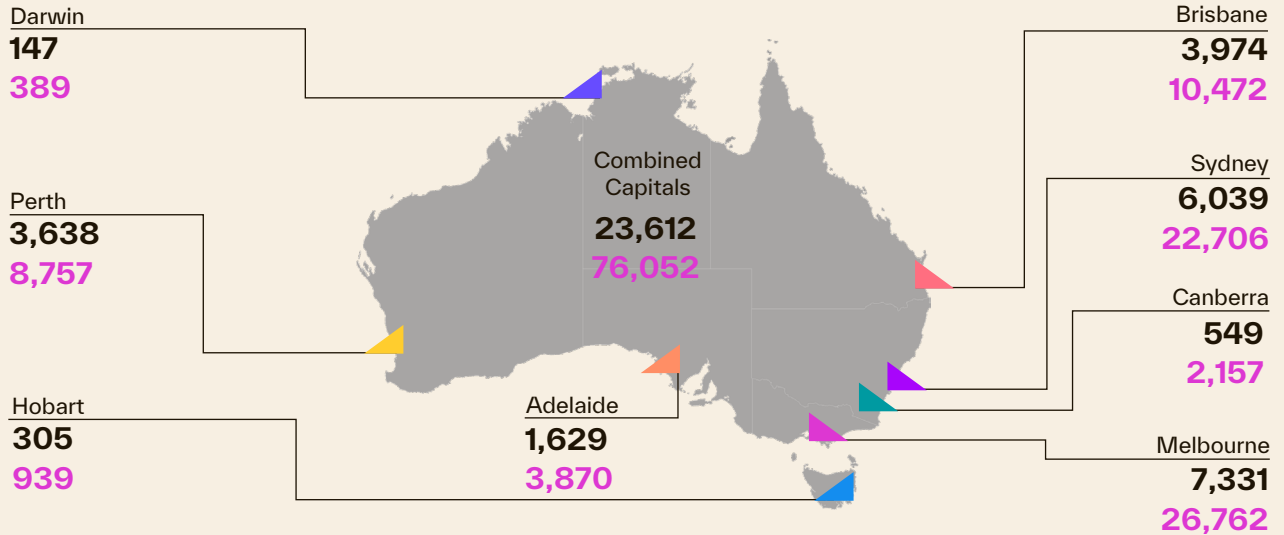


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

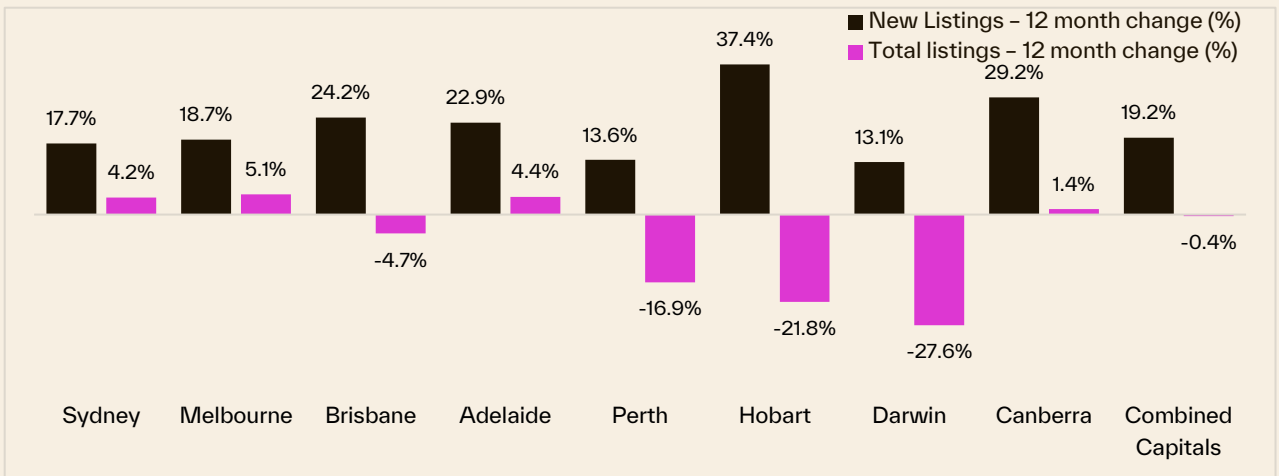
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# Property Market Indicator Summary

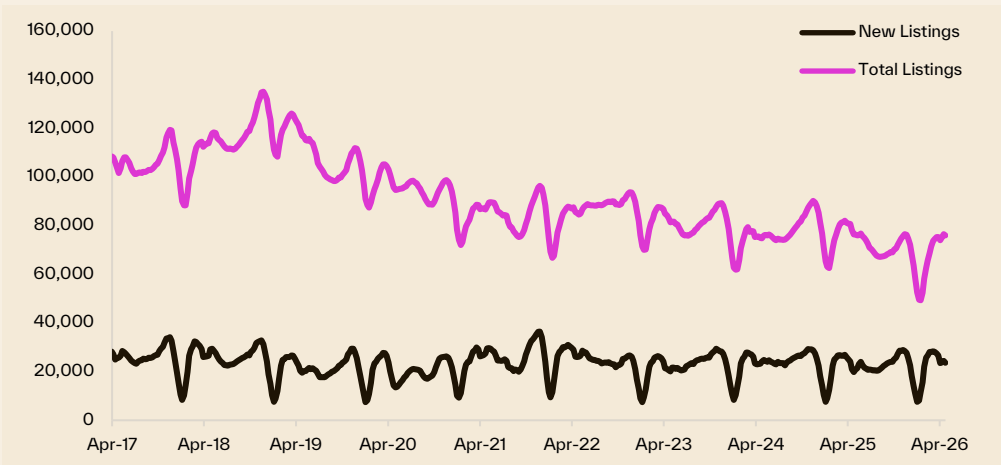
## Capital city properties listed for sale – four week count



## Listings – 12 month change (%)



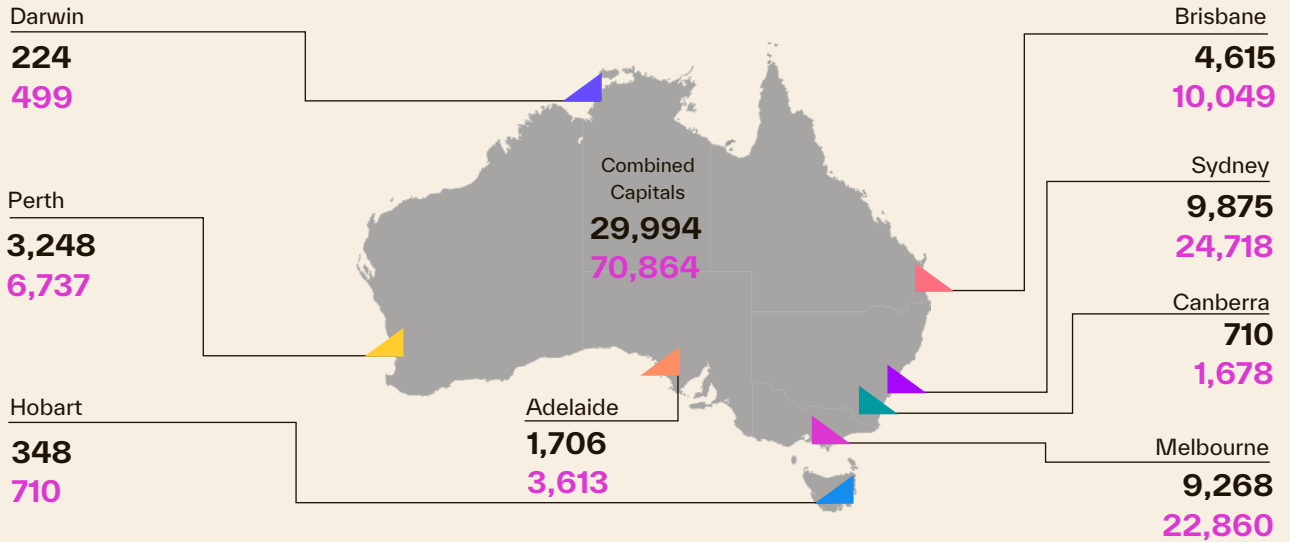
## Number of homes for sale, combined capital cities



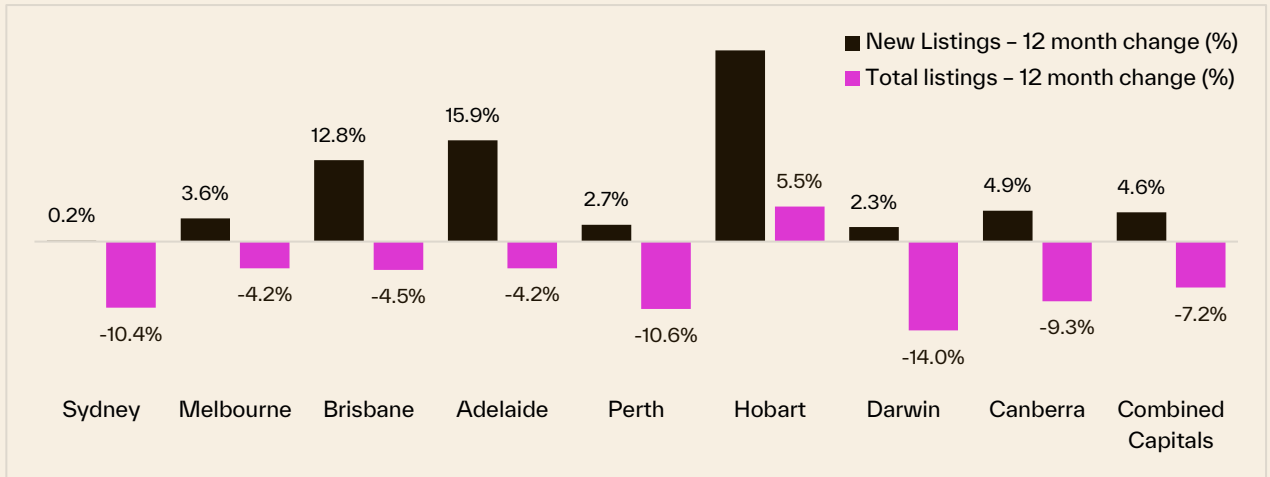
These results are calculated across properties that have been advertised for sale over the 28 days ending 26 April 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

# Property Market Indicator Summary

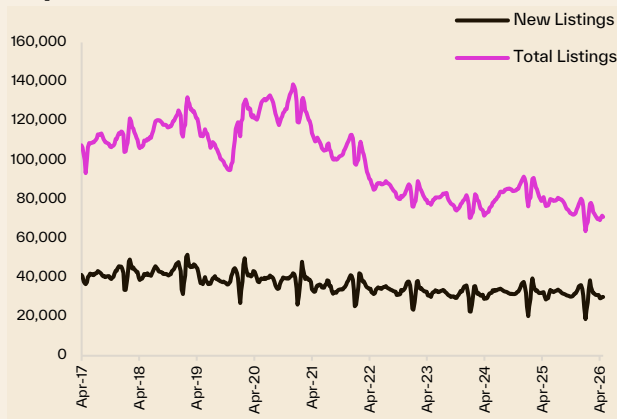
## Capital city properties listed for rent – four week count



## 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



4/2 Wulworra Avenue  
Cremorne Point

4 3 2

**\$8,550,000**

*Pello | Lower North Shore*



2/6 Cliff Street Milsons  
Point

3 2 0

**\$7,175,000**

*Holmes St Clair*

### Victoria



34 Greg Norman Drive  
Sanctuary Lakes

5 3 4

**\$4,750,000**

*Established Property*



2 Culla Hill  
Eltham

5 4 3

**\$3,950,000**

*Jellis Craig Eltham*

### Queensland



1/55 Jefferson Lane  
Palm Beach

5 3 3

**\$4,700,000**

*Coastal*



13 Crest View Key  
Broadbeach Waters

5 5 2

**\$4,450,000**

*Kollosche*

### South Australia



11/13 North Esplanade  
Glenelg North

4 3 5

**\$3,350,000**

*Belle Property Glenelg*



12 Wilsden Street  
Walkerville

4 2 2

**\$2,530,000**

*Ray White St Peters*

### Western Australia



35 Santavea Mews  
Halls Head

4 3 3

**\$4,150,000**

*Acton | Belle Property Mandurah*



2 Radbourn Street  
Marmion

5 3 4

**\$2,640,000**

*Haiven Property*

# Property Market Indicator Summary

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

### Tasmania



2 Greenlands Avenue  
Sandy Bay

4 3 2

**\$1,630,000**

*Petrusma Property - Hobart/ Sandy Bay*



3/479 Churchill Avenue  
Sandy Bay

2 2 2

**\$1,600,000**

*Elders Tasmania*

### Northern Territory



18 Ludmilla Terrace  
Ludmilla

5 3 4

**\$1,645,000**

*Real Estate Central*



14 O'Neill Street  
Muirhead

7 3 2

**\$1,130,000**

*Nick Mousellis Real Estate - Eview Group*

### Australian Capital Territory



29 Henry Street  
Cook

4 2 4

**\$1,580,000**

*Ray White Canberra*



27 Linke Crescent  
Bruce

5 2 2

**\$1,505,000**

*Onyx Property Agency*

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