

Property Market Indicator Summary

All data to week ending 5 April 2026

Easter delivers lowest preliminary clearance rate in almost four years

694 auctions were held last week, with auction volumes impacted by the Easter long weekend. Despite the lower activity, the number of homes taken under the hammer was 7.8% higher than the Easter week last year, when 644 homes went to auction.

The preliminary auction clearance rate fell sharply, reaching 55.5%, down from 60.9% the previous week (later revised lower to 52.7% on final numbers). This marked the lowest preliminary clearance rate since July 2022, and the first time the early clearance rate had fallen below the 60% mark since December 2022.

Sydney hosted the most auctions last week, with 389 homes taken to market, 8.4% higher than the Easter week last year. Around 53.4% of auctions reported a successful result, the lowest preliminary clearance rate since the first week of July 2022.

Melbourne saw 152 homes auctioned, 2.7% higher than the Easter week a year ago. The preliminary clearance rate came in at 58.3%, the lowest since September 2024, down from 63.5% the previous week (later revised down to 54.2% once finalised).

In Brisbane, 66 auctions were held, 10% more than Easter last year, returning a preliminary clearance rate of 55.7%. This was down from 58.9% the previous week and represented the lowest early clearance rate since the first week of December last year.

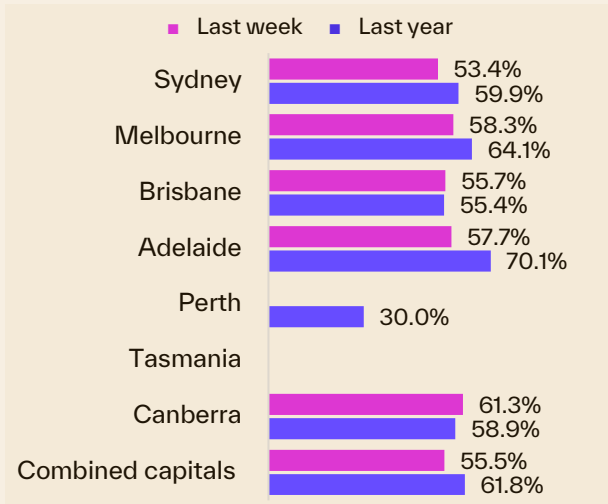
Adelaide hosted 53 auctions, 10% more than Easter a year ago. The preliminary clearance rate slipped to 57.7%, the lowest level since the week ending June 1 last year.

Across the ACT, 31 homes were auctioned, with a preliminary clearance rate of 61.3%, a lift from the 51.3% early clearance rate recorded the previous week.

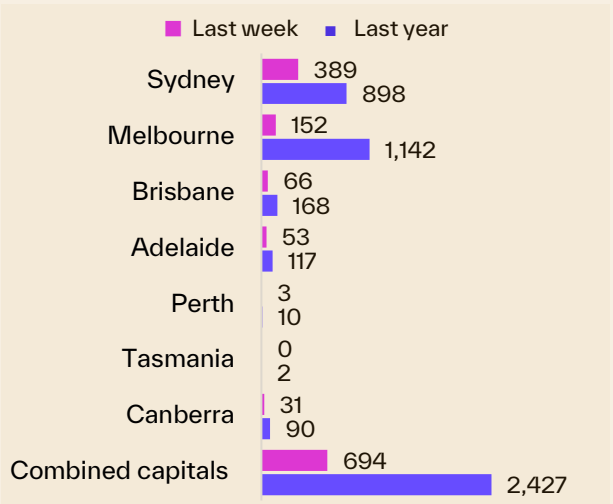
Auction volumes are expected to bounce back this coming week, providing a clearer indication of housing market conditions, with approximately 1,990 homes scheduled to go under the hammer.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

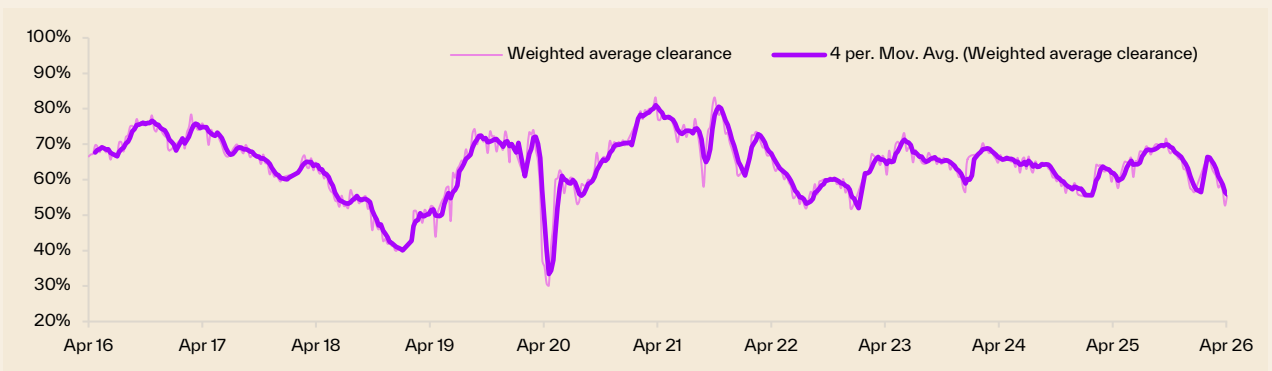
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Capital City Auction Statistics (Preliminary)

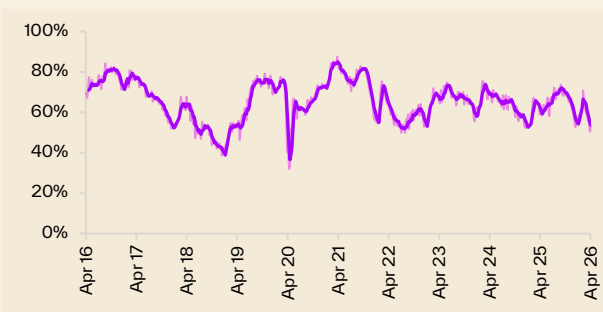
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	53.4%	389	348	186	162
Melbourne	58.3%	152	127	74	53
Brisbane	55.7%	66	61	34	27
Adelaide	57.7%	53	52	30	22
Perth	n.a.	3	3	2	1
Tasmania	n.a.	0	0	0	0
Canberra	61.3%	31	31	19	12
Combined capitals	55.5%	694	622	345	277

Weekly clearance rates

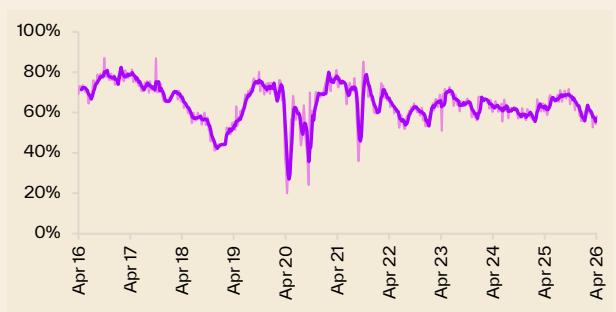
Combined capital cities



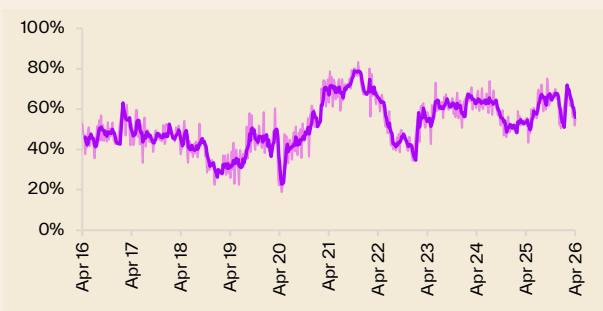
Sydney



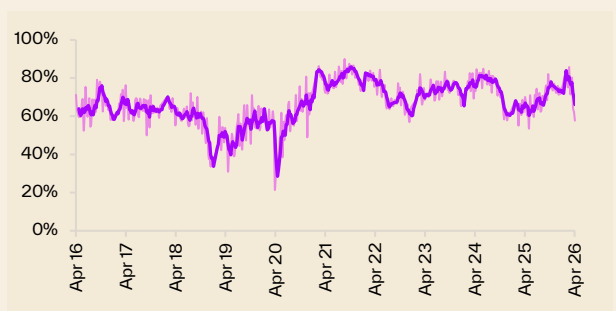
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

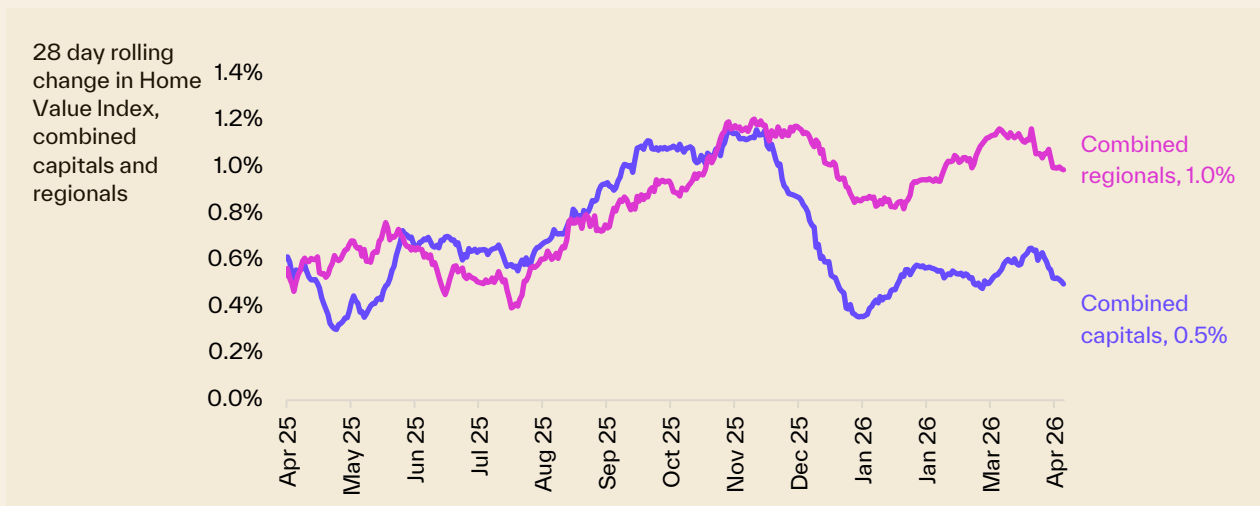
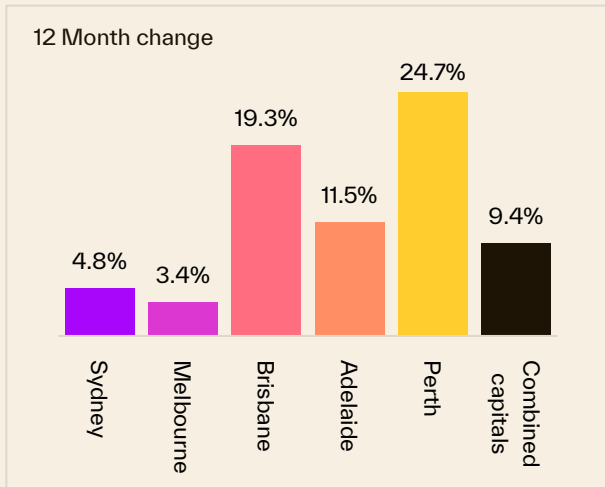
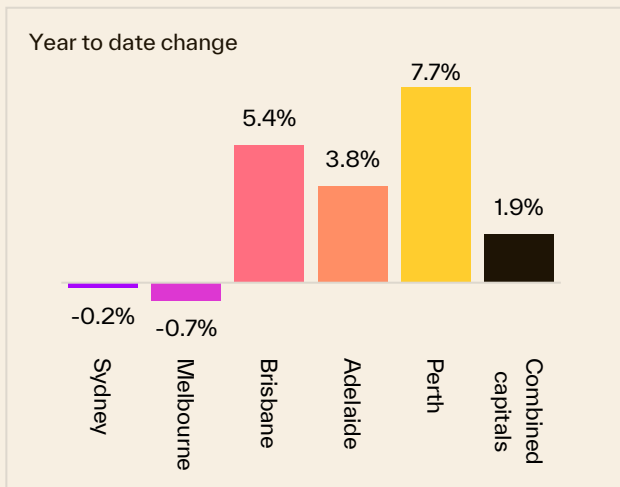
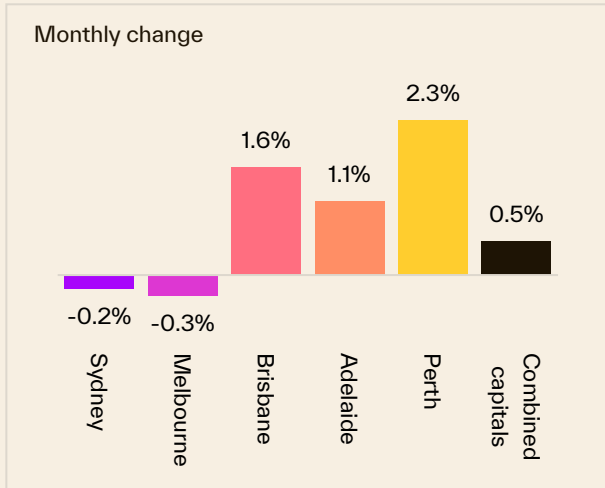
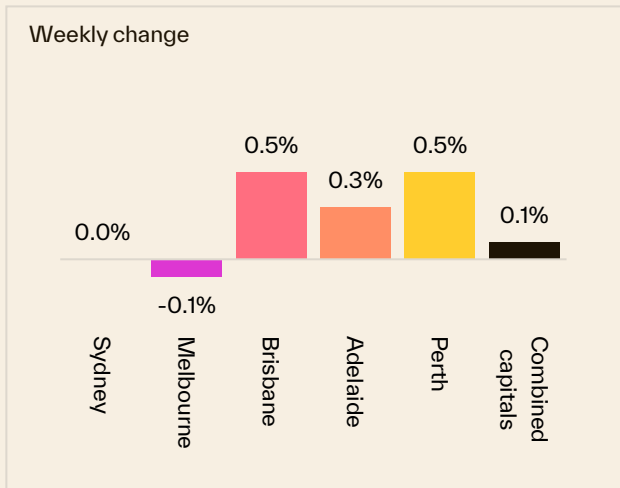
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	2	1	0	1
Baulkham Hills and Hawkesbury	n.a.	12	8	3	5
Blacktown	n.a.	7	4	2	2
City and Inner South	73.3%	31	30	22	8
Eastern Suburbs	67.5%	80	77	52	25
Inner South West	50.0%	17	14	7	7
Inner West	34.8%	25	23	8	15
North Sydney and Hornsby	46.4%	64	56	26	30
Northern Beaches	51.5%	72	68	35	33
Outer South West	n.a.	n.a.	n.a.	0	0
Outer West and Blue Mountains	n.a.	1	1	0	1
Parramatta	n.a.	10	7	1	6
Ryde	44.4%	22	18	8	10
South West	69.2%	17	13	9	4
Sutherland	48.3%	30	29	14	15
Melbourne sub-regions					
Inner	58.1%	33	31	18	13
Inner East	41.2%	18	17	7	10
Inner South	50.0%	13	12	6	6
North East	83.3%	15	12	10	2
North West	66.7%	17	12	8	4
Outer East	54.6%	13	11	6	5
South East	n.a.	11	6	3	3
West	60.9%	28	23	14	9
Mornington Peninsula	n.a.	5	4	3	1
Regional SA4					
Newcastle and Lake Macquarie	35.7%	14	14	5	9
Illawarra	41.7%	13	12	5	7
Gold Coast	41.7%	49	48	20	28
Sunshine Coast	n.a.	8	7	2	5
Geelong	n.a.	4	3	2	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

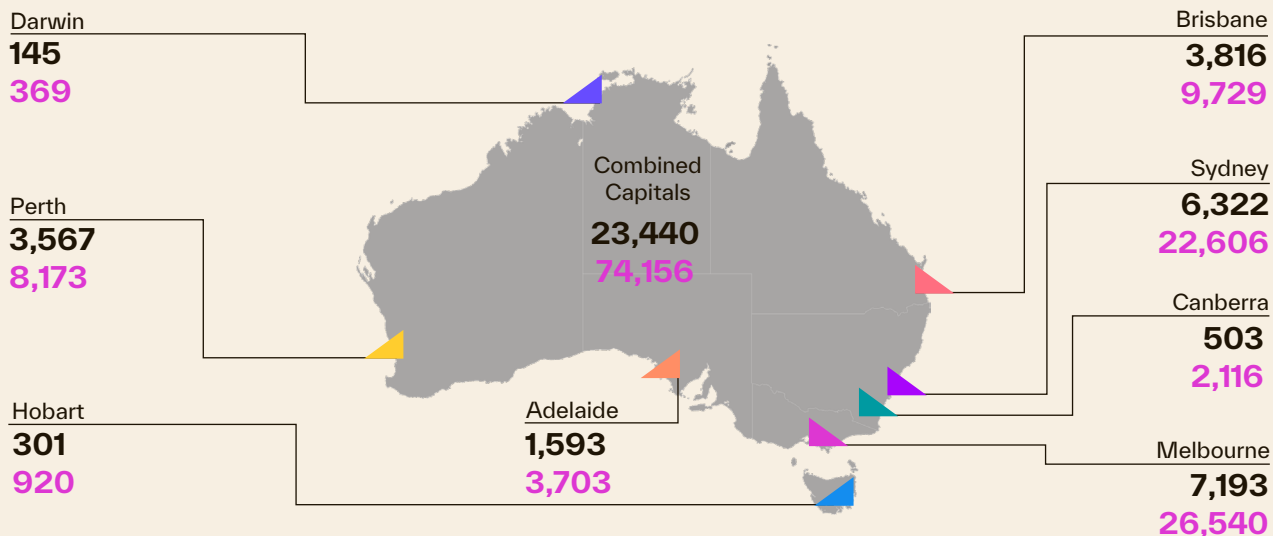


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

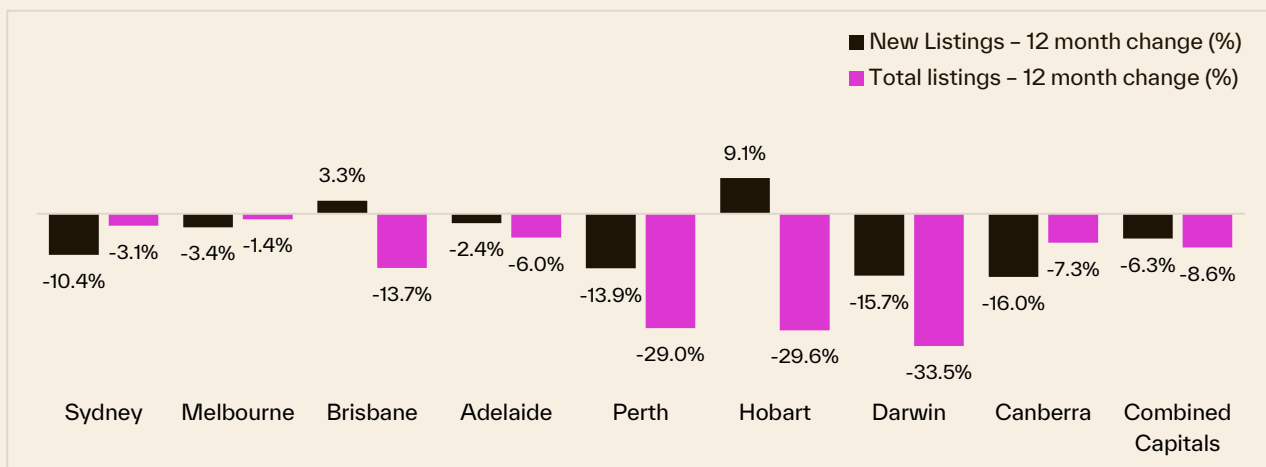
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Property Market Indicator Summary

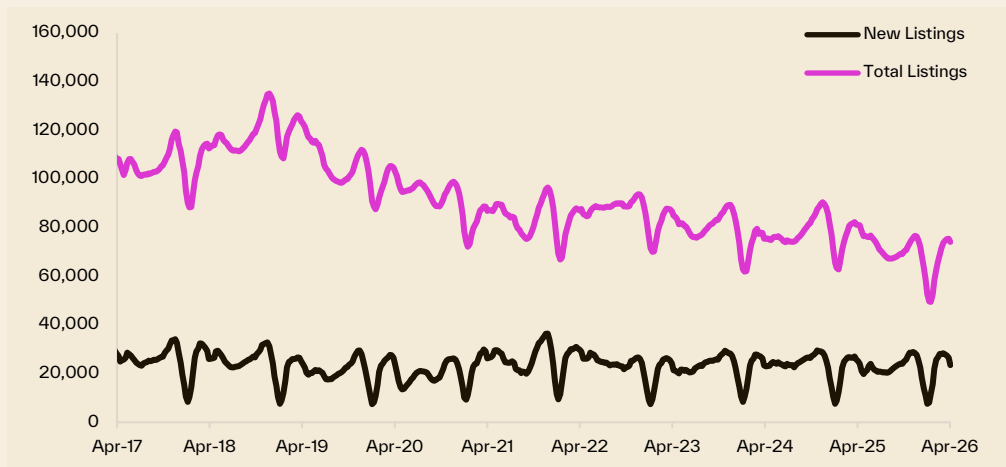
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



Number of homes for sale, combined capital cities

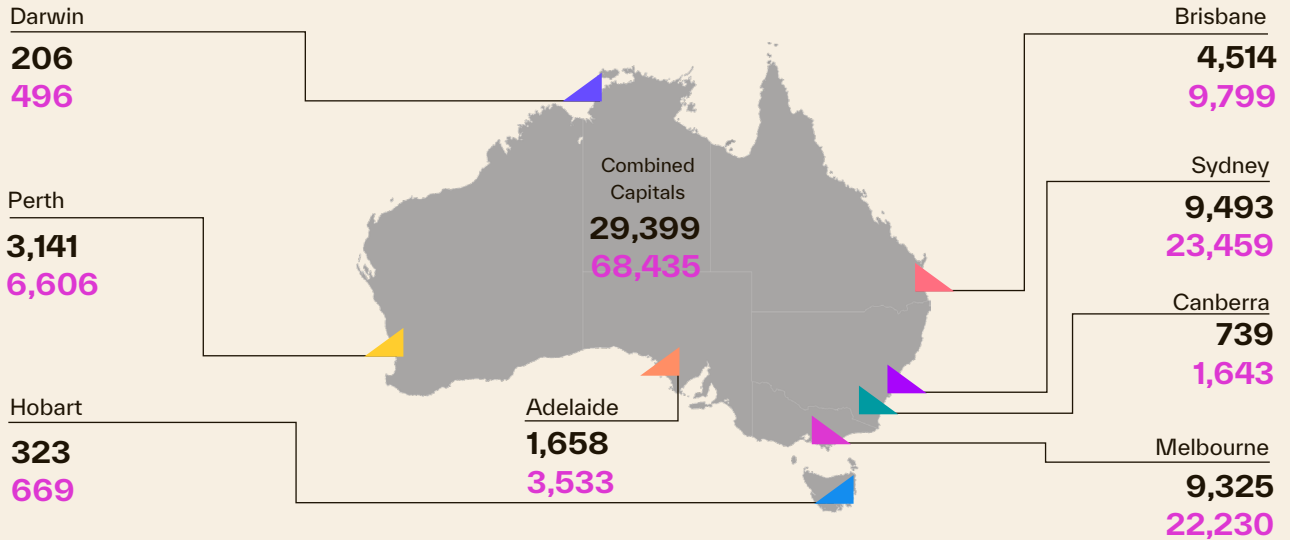


These results are calculated across properties that have been advertised for sale over the 28 days ending 05 April 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

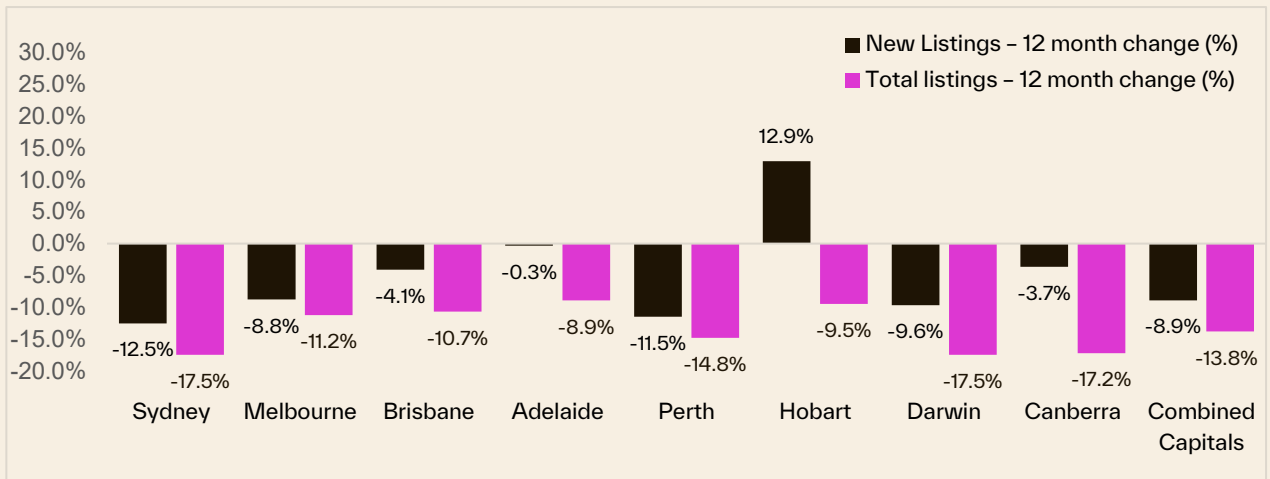
Property Market Indicator Summary

Capital city properties listed for rent – four week count

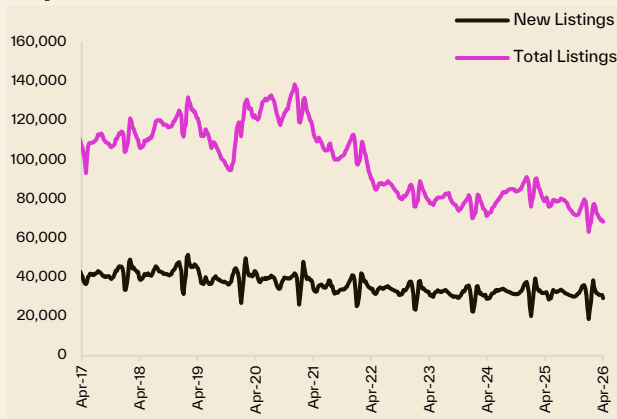
New listings ■
Total listings ■



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
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



17 Morella Road
Mosman

4 3 2

\$23,000,000

Atlas | Lower North Shore



263 Darlinghurst Road
Darlinghurst

5 3 1

\$6,450,000

Ray White Double Bay

Victoria



104 -108 Serpells Road
Templestowe

5 4 3

\$4,850,000

Jellis Craig Doncaster



16 Cudmore Street
Essendon

5 4 3

\$3,690,000

McDonald Upton

Queensland



1202/4 Musgrave Street
Kirra

4 3 3

\$5,700,000

Base Property Group Pty Ltd



55 Platypus Avenue
Bundall

5 4 2

\$5,020,000

John Reid Real Estate

South Australia



3 Curnow Street
Brighton

4 2 1

\$2,420,000

Magain Real Estate



25 Invergowrie Avenue
Highgate

3 2 5

\$2,065,000

OC

Western Australia



16 Venn Street
Peppermint Grove

5 3 2

\$7,000,000

Wallace Realty



5 Kent Street
Bicton

4 2 2

\$2,900,000

Haiven Property South

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



38 Flowerpot Crescent
Blackmans Bay

 3  3  1

\$1,415,000

EIS Property



19 McGuinness Crescent
Lenah Valley

 4  3  1

\$1,272,000

EIS Property

Northern Territory



7 Larrakeyah Terrace
Larrakeyah

 5  2  2

\$3,450,000

Property Shop Darwin



425 Trower Road
Brinkin

 5  4  2

\$2,300,000

Smart Real Estate

Australian Capital Territory



66 Waller Crescent
Campbell

 4  2  2

\$2,450,000

Belle Property Canberra



70/11 Kerridge Street
Kingston

 3  2  2

\$2,000,000

Belle Property Canberra

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