

Property Market Indicator Summary

All data to week ending 7th June 2026

Preliminary auction clearance rate at lowest level since April 2020

Auction clearance rates remain at levels last seen during the early months of the COVID pandemic, with the preliminary combined capitals result falling to 51.1% last week, the lowest outcome since the week ending April 26th, 2020. The preliminary result is down from 54.5% the week prior, which revised back to 49.0%, the first time the *final* capital city clearance rate has been below 50% since May 2020.

The weak result was on lower volume, with 1,182 capital city homes taken to auction last week, down 55.5% relative to the week prior. The drop in auction volume can be attributed to the Kings Birthday long weekend in most states (except Qld and WA). The volume was also 13.9% down on a year ago – a time when housing conditions were accelerating after two rate cuts.

Sydney was the most active auction market last week, with 491 homes going under the hammer, a 50% drop from the week prior and 21% lower than this time last year. The preliminary clearance rate rose slightly last week, from 51.8% the previous week (revised lower to 46.5% once finalised) to 52.9%, which was the third lowest early clearance rate so far this year.

Melbourne recorded an early clearance rate of 52.3% last week, a sharp drop from the week prior (58.1% which revised down to 51.9% once finalised). This is the lowest

preliminary clearance rate since September 2021. The volume of auctions also fell sharply, down 67% from the week prior to 422 last week.

138 auctions were held in Brisbane last week. Despite the absence of a long weekend, Brisbane volumes also fell sharply, down 30% from the week prior. The preliminary clearance rate of 31.9% was the lowest since May 2020.

Adelaide hosted 79 auctions last week, 40% lower than the previous week and 4% lower than the same week a year ago. The preliminary clearance rate, at 64.2%, was the third lowest so far this year.

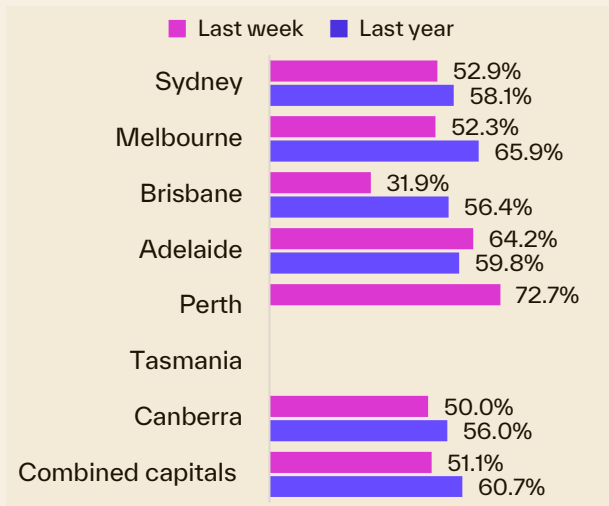
The ACT saw 36 homes go under the hammer last week, a 52% drop in volume week-on-week. The preliminary clearance rate of 50% was a sharp rise from the previous weeks multi-year low point of 39.1%.

There were 14 auctions held in Perth last week, with 72.7% reporting a successful result so far. Only two auctions were held in Tasmania last week, one of which sold under the hammer.

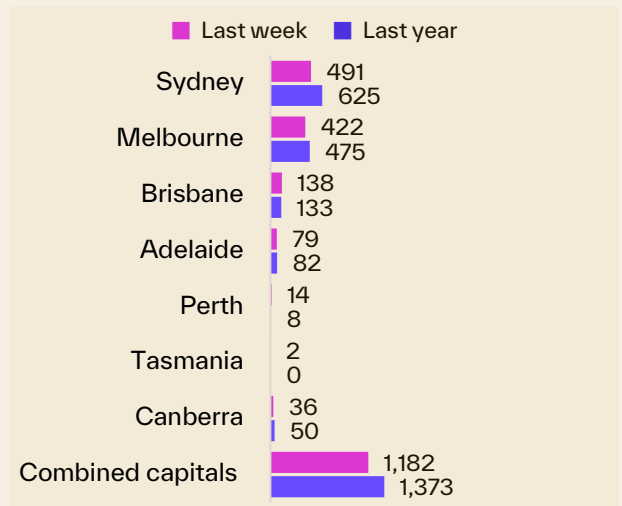
The volume of auctions is scheduled to bounce back this week, with around 2,200 homes currently scheduled to go under the hammer, falling back to less than 2,000 next week.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

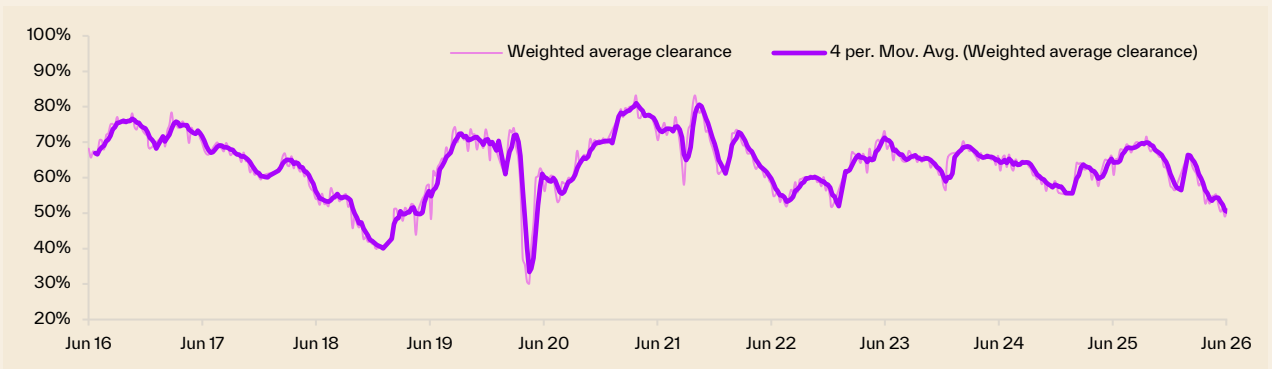
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Capital City Auction Statistics (Preliminary)

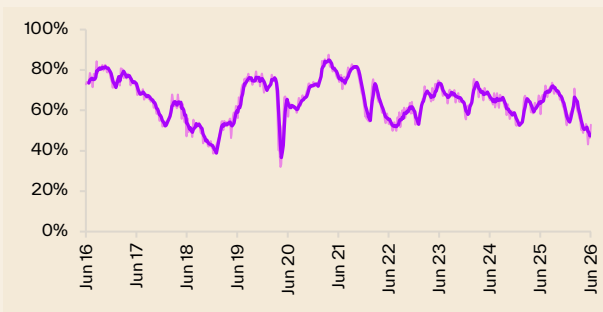
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	52.9%	491	416	220	196
Melbourne	52.3%	422	321	168	153
Brisbane	31.9%	138	94	30	64
Adelaide	64.2%	79	53	34	19
Perth	72.7%	14	11	8	3
Tasmania	n.a.	2	2	1	1
Canberra	50.0%	36	30	15	15
Combined capitals	51.1%	1,182	927	474	453

Weekly clearance rates

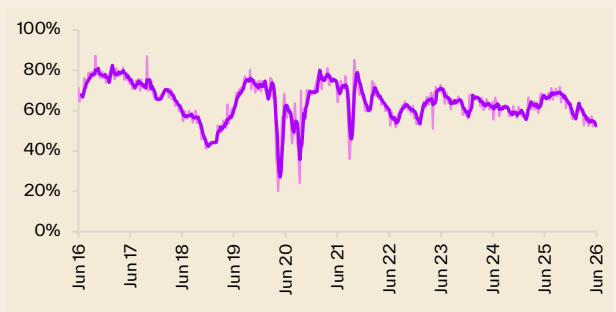
Combined capital cities



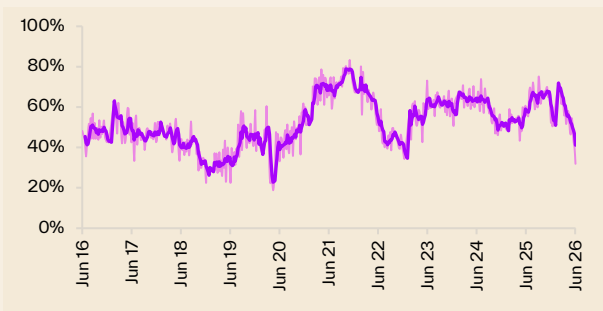
Sydney



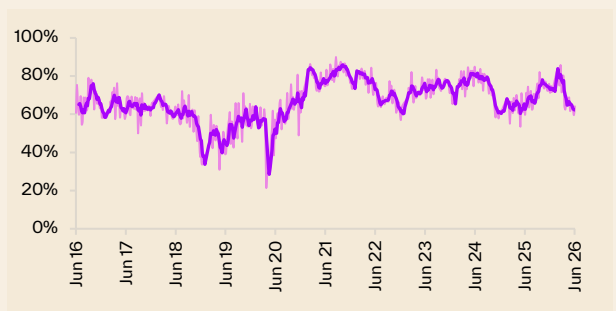
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

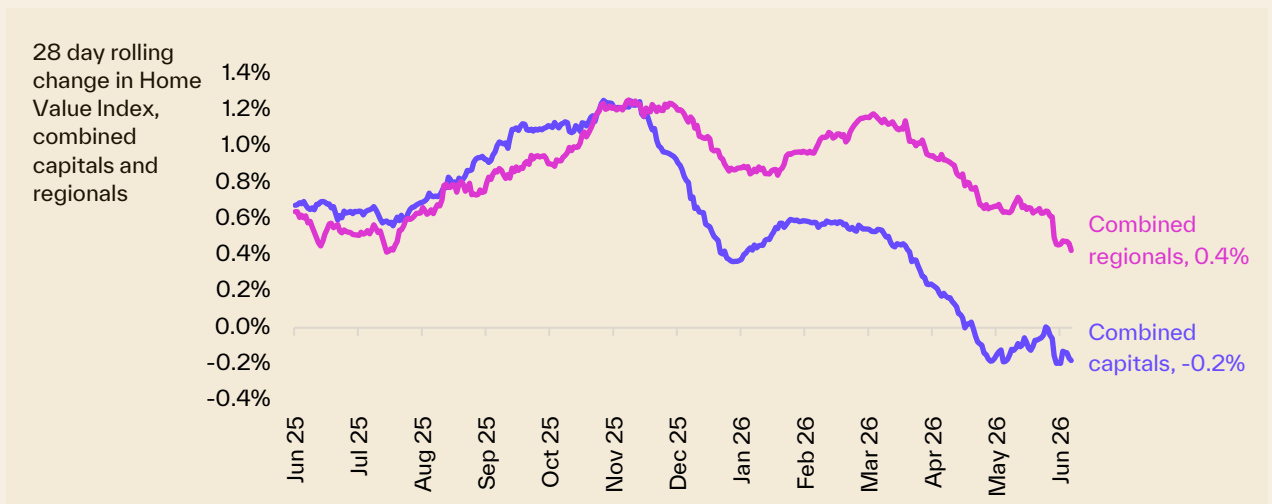
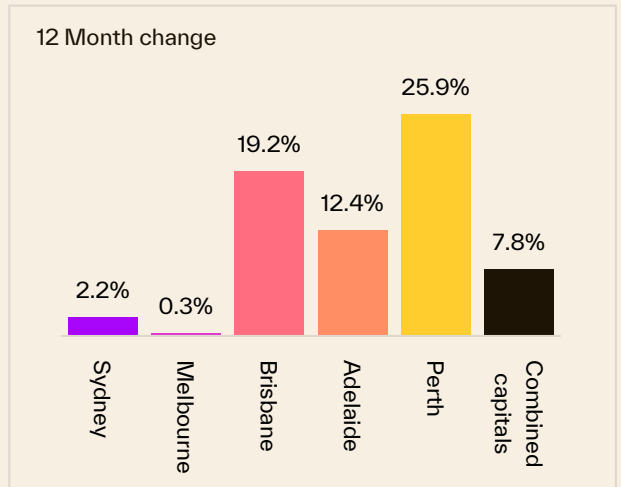
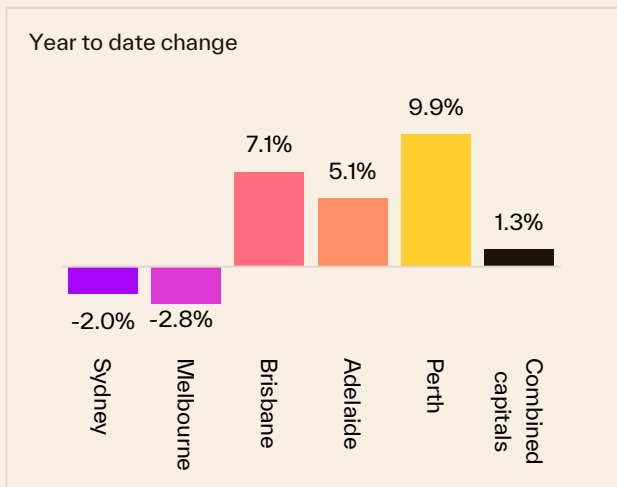
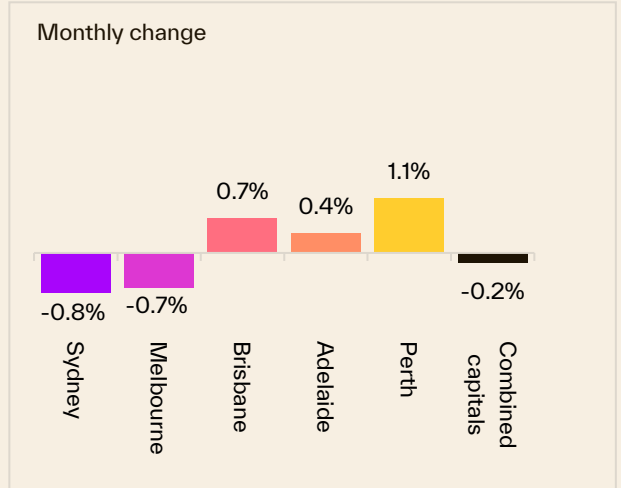
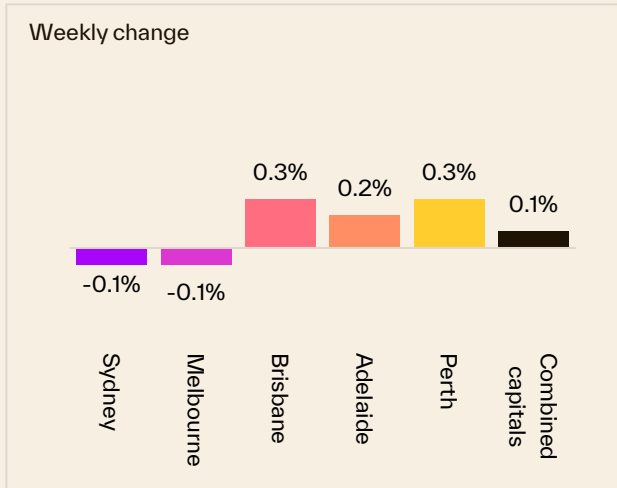
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	3	2	1	1
Baulkham Hills and Hawkesbury	n.a.	9	7	4	3
Blacktown	18.2%	19	11	2	9
City and Inner South	46.3%	45	41	19	22
Eastern Suburbs	55.6%	65	63	35	28
Inner South West	48.9%	52	45	22	23
Inner West	51.6%	38	31	16	15
North Sydney and Hornsby	50.8%	82	65	33	32
Northern Beaches	47.5%	42	40	19	21
Outer South West	n.a.	n.a.	n.a.	0	0
Outer West and Blue Mountains	n.a.	7	6	3	3
Parramatta	63.6%	33	22	14	8
Ryde	72.2%	44	36	26	10
South West	57.9%	23	19	11	8
Sutherland	53.6%	29	28	15	13
Melbourne sub-regions					
Inner	50.0%	48	44	22	22
Inner East	42.9%	57	42	18	24
Inner South	48.6%	43	35	17	18
North East	54.6%	51	44	24	20
North West	61.0%	52	41	25	16
Outer East	47.6%	27	21	10	11
South East	59.3%	84	54	32	22
West	48.4%	49	31	15	16
Mornington Peninsula	n.a.	11	9	5	4
Regional SA4					
Newcastle and Lake Macquarie	56.3%	17	16	9	7
Illawarra	n.a.	3	2	1	1
Gold Coast	33.3%	50	45	15	30
Sunshine Coast	44.4%	23	18	8	10
Geelong	n.a.	2	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

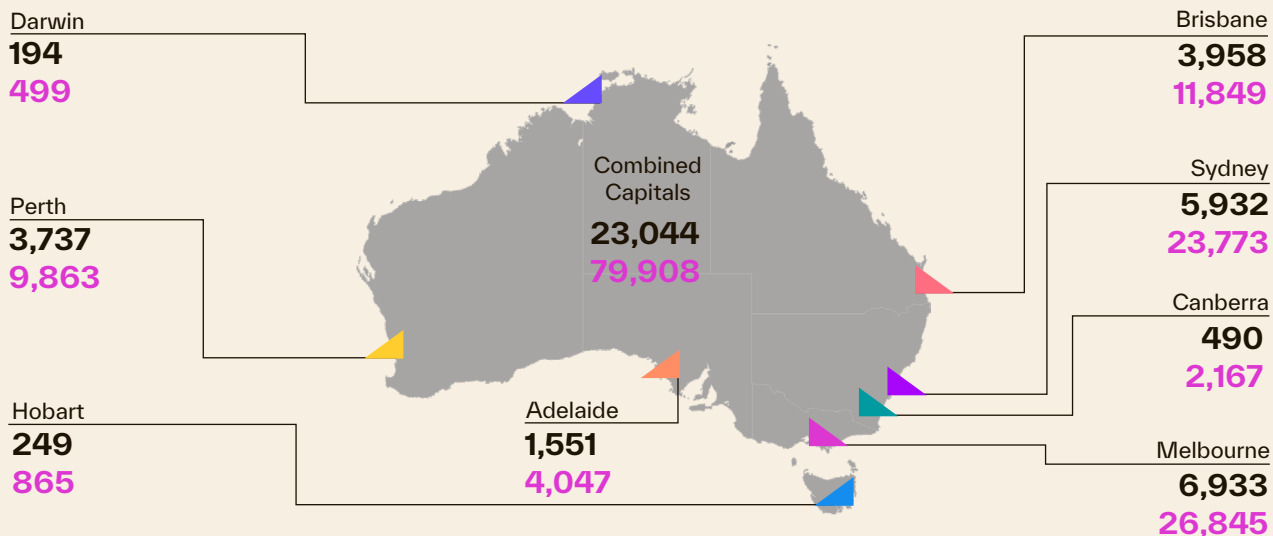


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

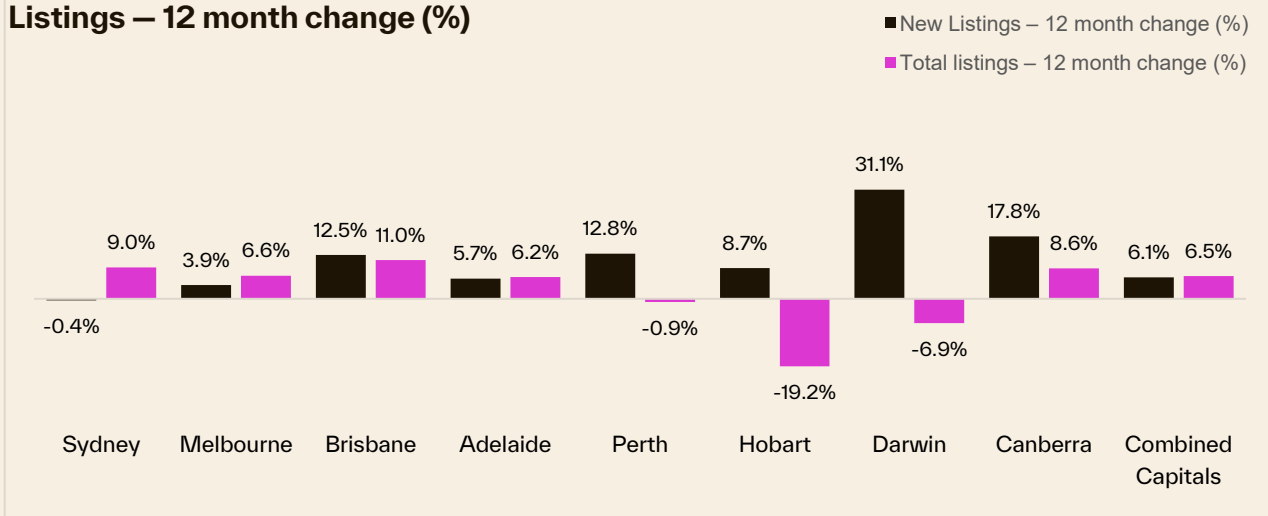
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Property Market Indicator Summary

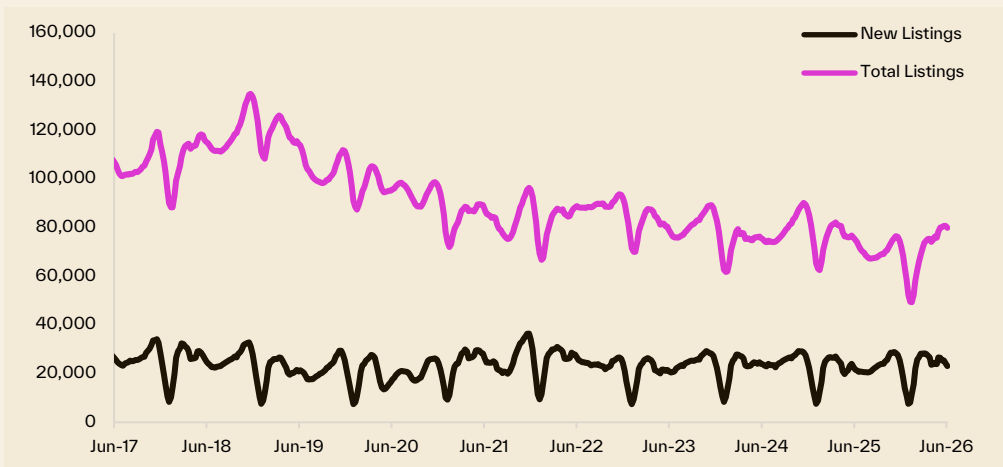
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



Number of homes for sale, combined capital cities

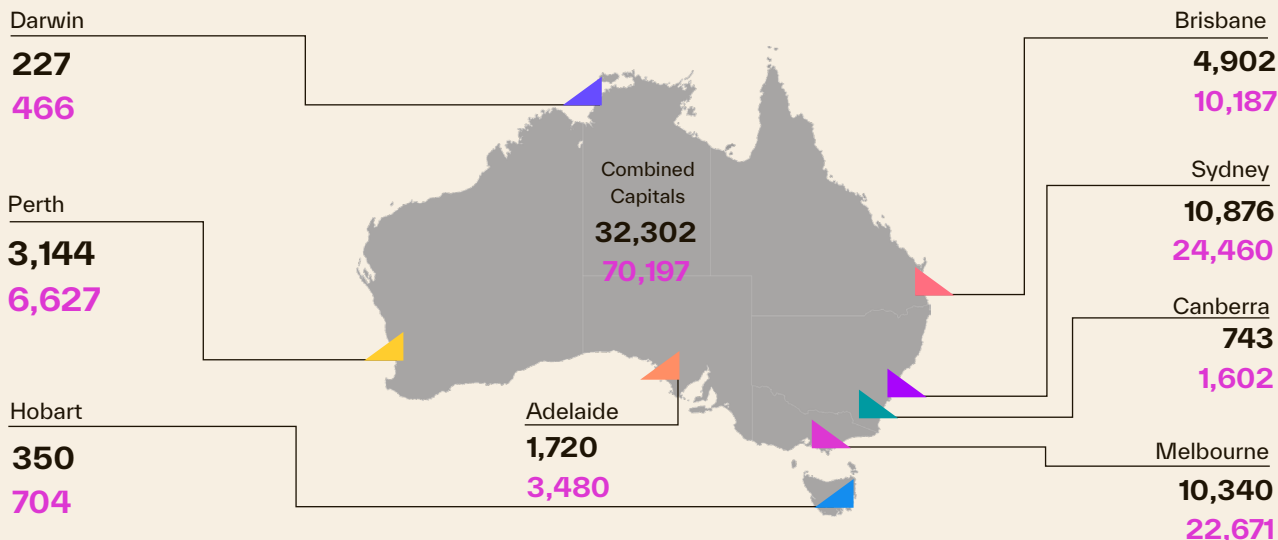


These results are calculated across properties that have been advertised for sale over the 28 days ending 07 June 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

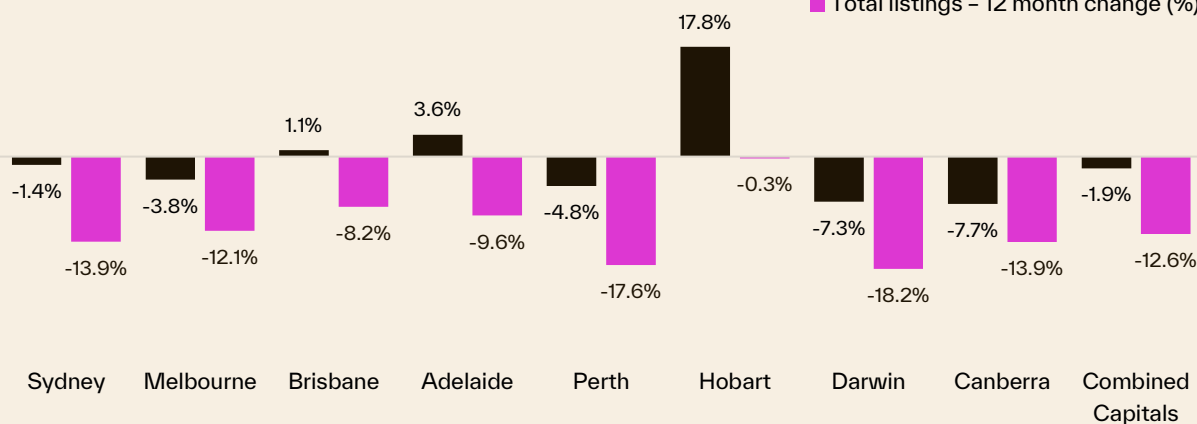
Capital city properties listed for rent – four week count

New listings ■
Total listings ■

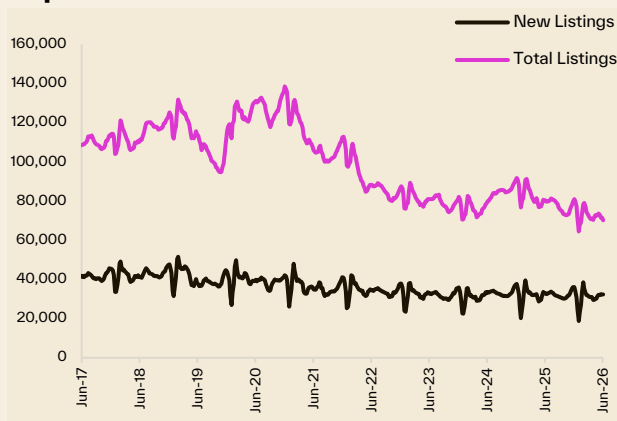


Rental listings – 12 month change (%)

■ New Listings – 12 month change (%)
■ Total listings – 12 month change (%)



Number of homes for rent, combined capital cities



Rental snapshot – data to May 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	\$835	0.6%	1.8%	5.8%	3.2%	3.0%	1.7%	2.0%
Melbourne	\$640	0.6%	1.7%	4.8%	3.9%	3.6%	1.2%	1.5%
Brisbane	\$731	0.6%	2.1%	6.6%	3.3%	3.7%	1.8%	1.8%
Adelaide	\$657	0.6%	2.2%	4.5%	3.4%	3.7%	0.9%	1.0%
Perth	\$777	0.8%	2.7%	7.5%	3.6%	4.3%	1.2%	1.4%
Hobart	\$628	1.0%	2.7%	8.0%	4.3%	4.4%	1.8%	1.8%
Darwin	\$716	0.8%	2.7%	10.0%	6.0%	6.6%	1.3%	1.7%
Canberra	\$702	0.2%	0.7%	3.3%	4.1%	4.1%	1.5%	1.7%
Combined capitals	\$735	0.6%	2.0%	5.8%	3.5%	3.5%	1.4%	1.7%
Combined regionals	\$617	0.5%	1.6%	5.9%	4.2%	4.4%	1.7%	1.9%
National	\$702	0.6%	1.9%	5.9%	3.6%	3.7%	1.5%	1.7%

Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales



73 Hewlett Street
Bronte

6 4 4

\$15,000,000

Richardson & Wrench Elizabeth Bay



18 Surfside Avenue
Clovelly

4 3 7

\$10,400,000

PPD Real Estate

Victoria



25 Bamfield Close
Templestowe

5 4 4

\$3,010,000

Barry Plant Manningham



13 Kirbister Street
Pascoe Vale

4 3 2

\$3,000,000

Ray White Brunswick

Queensland

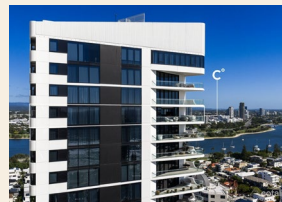


1/4 Quamby Place
Noosa Heads

3 2 1

\$7,150,000

Tom Offerman Real Estate



26/24 Woodroffe Avenue
Main Beach

3 3 3

\$5,700,000

Coastal

South Australia



12 McLaren Street
orrens Park

6 4 2

\$2,965,000

OC



17 William Road
Klemzig

3 1 4

\$2,700,000

Ray White North Adelaide

Western Australia



2 Phipps Street
Bicton

2 2 3

\$4,850,000

Scaffidi Real Estate



54 Tarongo Way
City Beach

5 3 2

\$4,100,000

Shore Property

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



54 Surf Road
Seven Mile Beach

6 4 2

\$1,910,000

Petrusma Property



16 Anchorage Court
Tranmere

3 2 3

\$1,750,000

Harcourts Signature - Rosny Park

Northern Territory



78 Nightcliff Road
Rapid Creek

6 5 4

\$1,600,000

Real Estate Central



26 Bailey Circuit
Muirhead

4 2 2

\$1,229,000

Ray White Darwin

Australian Capital Territory



60 Bingham Circuit
Kaleen

5 3 2

\$2,100,000

MARQ Property



60 Leontine Loop
Denman Prospect

4 3 2

\$1,620,000

Confidence Real Estate

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