

Property Market Indicator Summary

All data to week ending 14th June 2026

Preliminary clearance rate holds below 55% for third consecutive week

The combined capitals recorded a solid 80.8% bounce back in auction volume last week, following a week of softer activity as many states took a long weekend for the King's Birthday. 2,124 capital city homes went under the hammer, a touch lower than the same week a year ago (-2.7%), with this softer year-on-year trend evident for the fourth week running.

54.0% of capital city auctions recorded a positive outcome based on the results collected to date, a modest step higher from the 51.1% seen two weeks ago. Despite the rise, this was the third week in a row where the preliminary clearance rate held below 55%, and nine of the past eleven weeks have seen the preliminary clearance rate tracking below 60%.

Melbourne hosted 980 auctions last week, a 131% jump from the previous week when 424 auctions were held. The preliminary clearance rate rose to 57.6% (from 52.3% the week prior).

Sydney saw 797 homes go under the hammer last week, a 64.3% rise on the previous week but 3.9% lower than the same time a year ago. The preliminary clearance rate nudged lower to 52.8%, down from 52.9% the week prior. This was the third lowest preliminary clearance rate recorded so far this year, and four out of the past five weeks have seen Sydney's preliminary clearance rate hold below the 55% mark.

In Brisbane, 144 auctions were held last week, a 6.7% rise on the previous week and 13.4% above the same time a year ago. The 42.0% preliminary clearance rate was a substantial improvement on the prior week's 31.9%, although it marked the fourth week running where the early clearance rate sat below 50%.

Adelaide held 110 auctions last week, a 39.2% increase on the previous week but 9.1% lower than a year ago. 56.6% of auctions recorded a successful result, down from 64.2% the week prior, and the lowest preliminary clearance rate for Adelaide since June 2025.

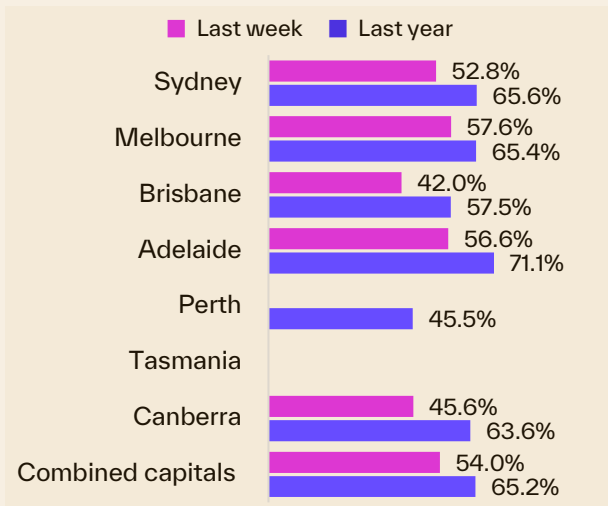
There were 79 auctions held across the ACT last week, up 119% on the previous week and 2.6% higher than the same week a year ago. 45.6% of auctions reported a successful result, down from 50.0% the week prior. This marked the ninth straight week where the ACT's preliminary clearance rate held below 55%.

Perth hosted 13 auctions last week, one less than the previous week, while just one auction was held in Tasmania last week, which was successful.

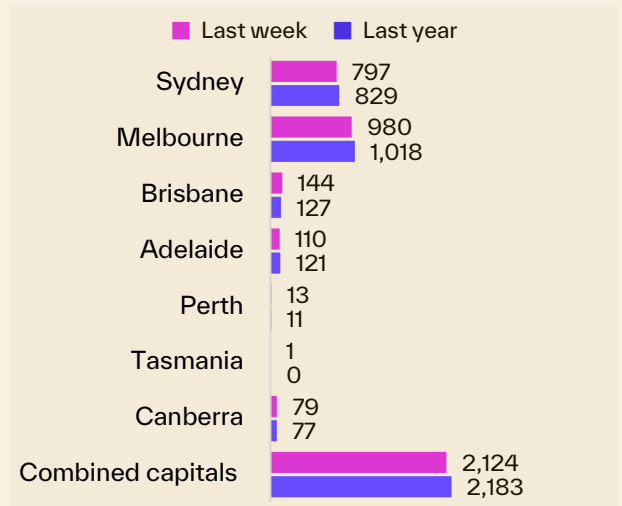
This week, Cotality is expecting around 1,950 capital city homes to go to auction, reducing to approximately 1,780 the following week. Auction volumes typically slow through the winter months.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

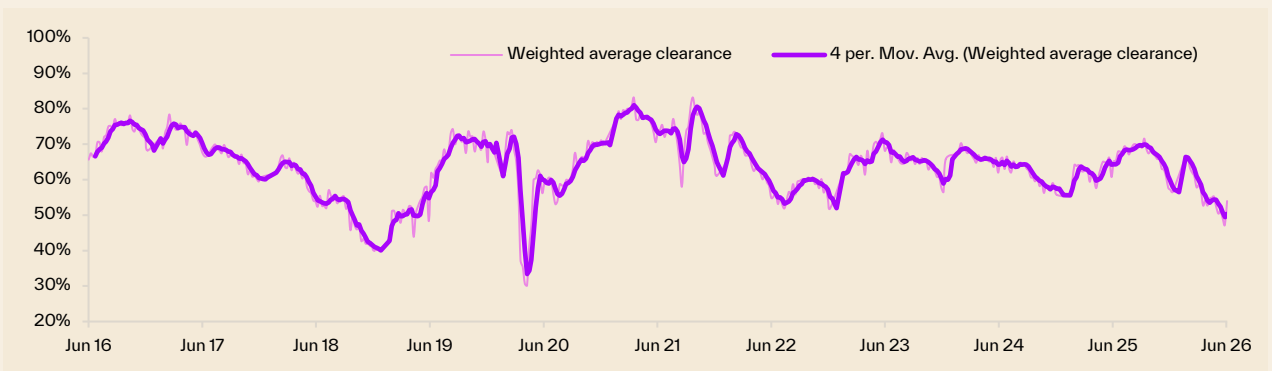
Property Market Indicator Summary

Capital City Auction Statistics (Preliminary)

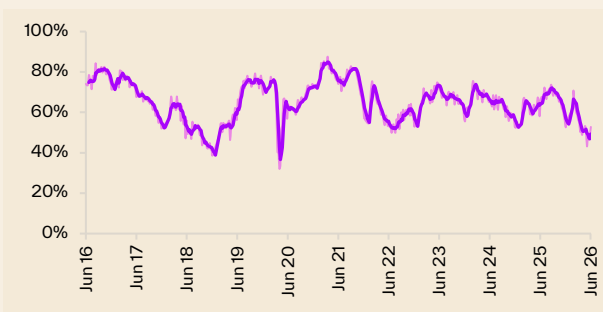
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	52.8%	797	593	313	280
Melbourne	57.6%	980	754	434	320
Brisbane	42.0%	144	112	47	65
Adelaide	56.6%	110	53	30	23
Perth	n.a.	13	7	1	6
Tasmania	n.a.	1	1	1	0
Canberra	45.6%	79	57	26	31
Combined capitals	54.0%	2,124	1,577	851	726

Weekly clearance rates

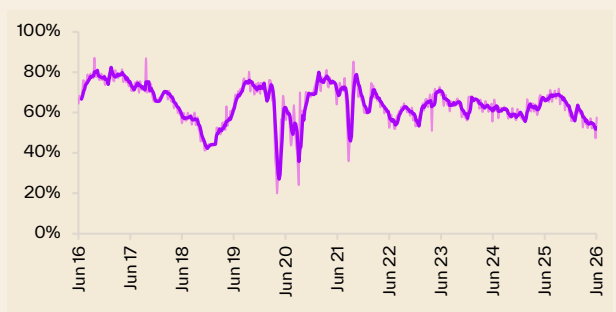
Combined capital cities



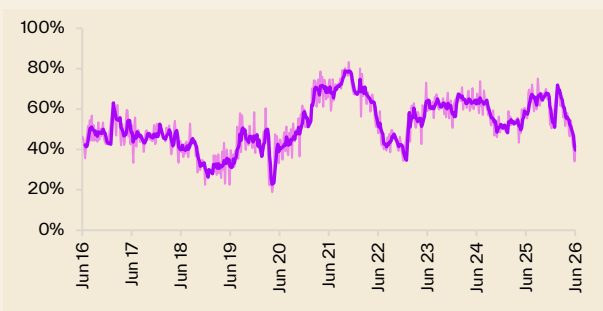
Sydney



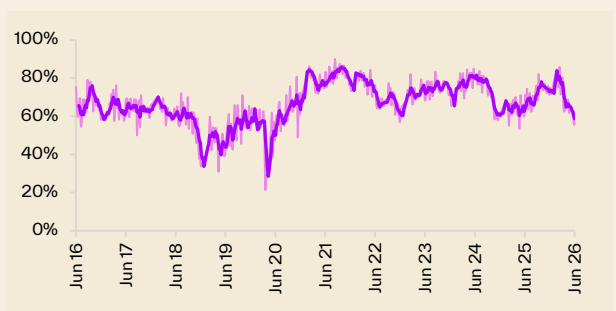
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

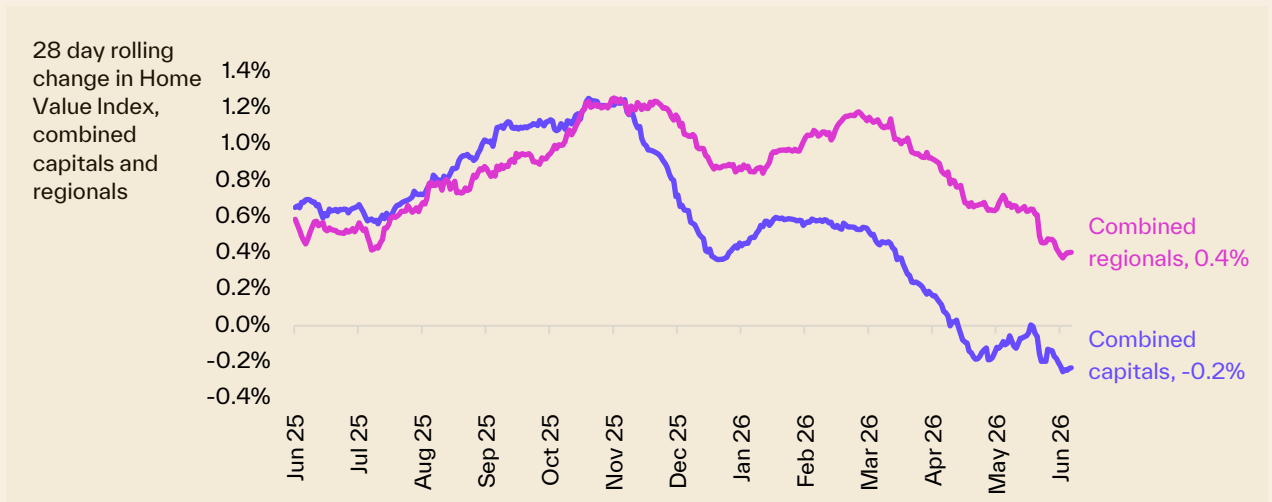
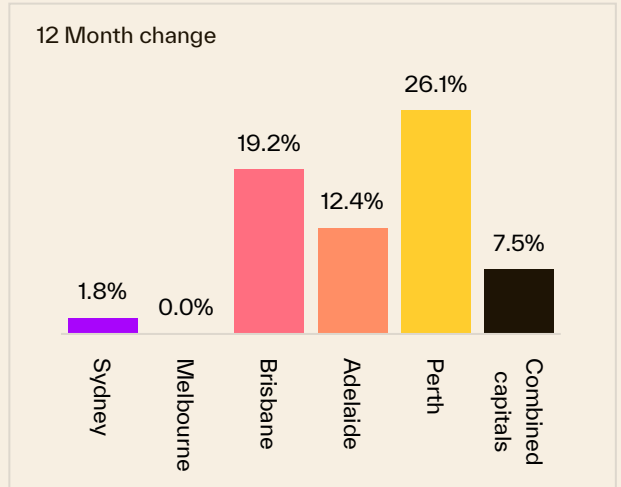
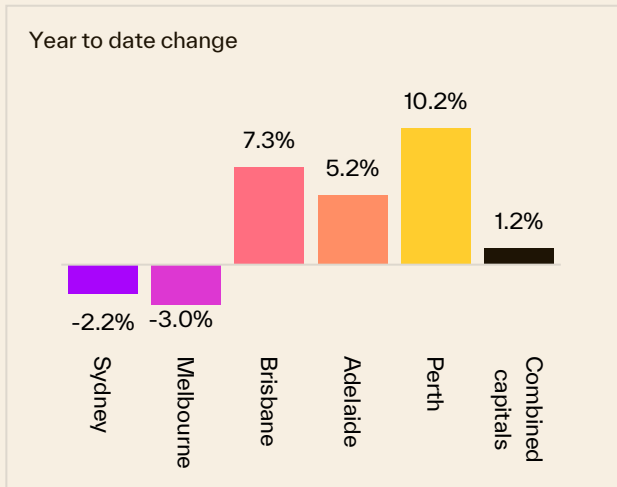
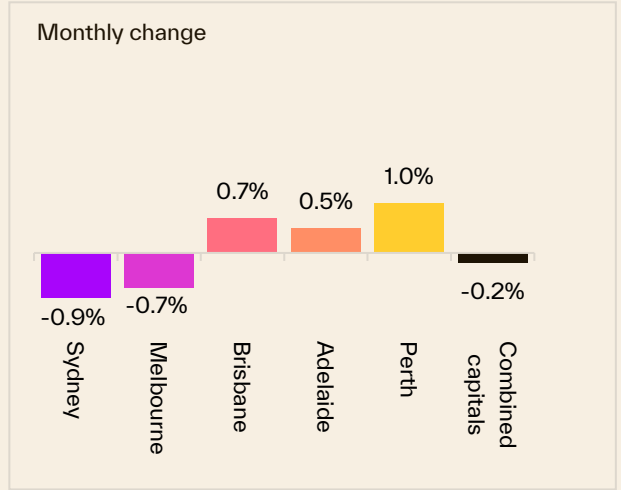
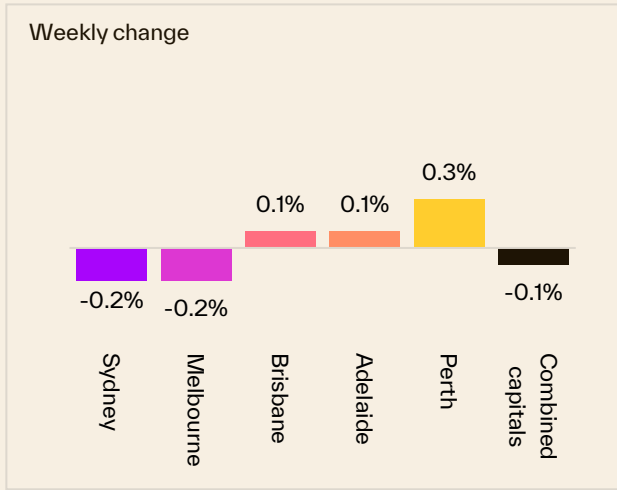
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	45.5%	16	11	5	6
Baulkham Hills and Hawkesbury	33.3%	28	21	7	14
Blacktown	64.7%	41	17	11	6
City and Inner South	56.9%	116	102	58	44
Eastern Suburbs	44.1%	86	68	30	38
Inner South West	59.7%	99	72	43	29
Inner West	55.4%	86	65	36	29
North Sydney and Hornsby	55.3%	107	76	42	34
Northern Beaches	38.5%	64	52	20	32
Outer South West	n.a.	8	3	1	2
Outer West and Blue Mountains	n.a.	5	5	2	3
Parramatta	55.3%	51	38	21	17
Ryde	58.3%	33	24	14	10
South West	36.8%	27	19	7	12
Sutherland	81.0%	31	21	17	4
Melbourne sub-regions					
Inner	63.4%	169	142	90	52
Inner East	58.9%	151	112	66	46
Inner South	63.1%	150	111	70	41
North East	64.4%	96	73	47	26
North West	47.7%	112	88	42	46
Outer East	51.5%	50	33	17	16
South East	67.8%	93	59	40	19
West	46.0%	145	124	57	67
Mornington Peninsula	41.7%	14	12	5	7
Regional SA4					
Newcastle and Lake Macquarie	60.0%	16	15	9	6
Illawarra	n.a.	9	7	2	5
Gold Coast	36.8%	55	38	14	24
Sunshine Coast	38.5%	26	13	5	8
Geelong	n.a.	3	3	1	2

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

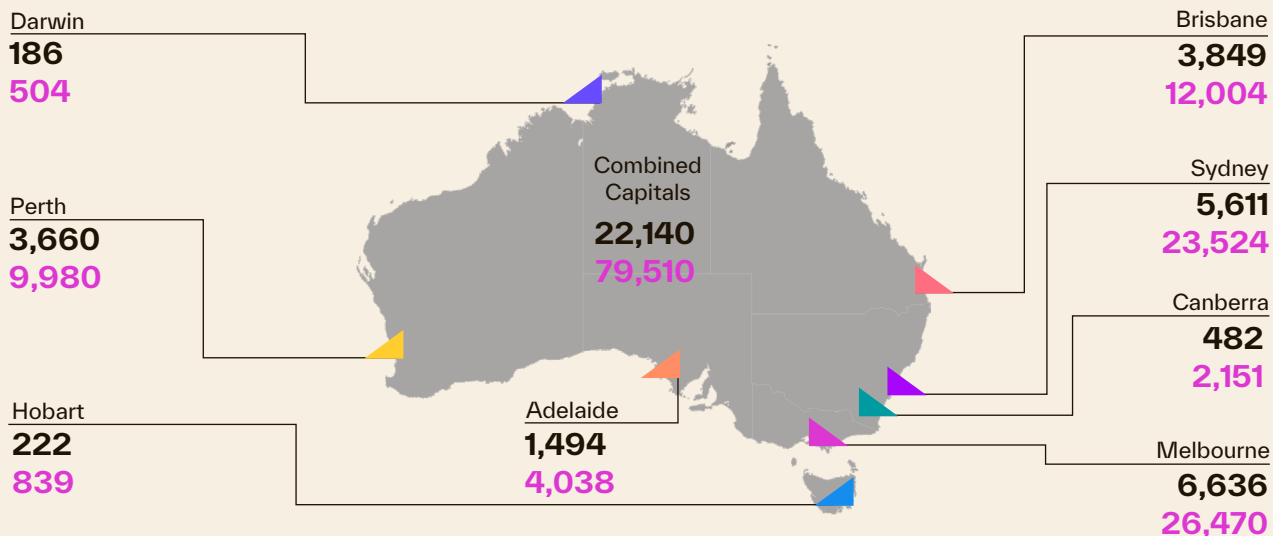


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

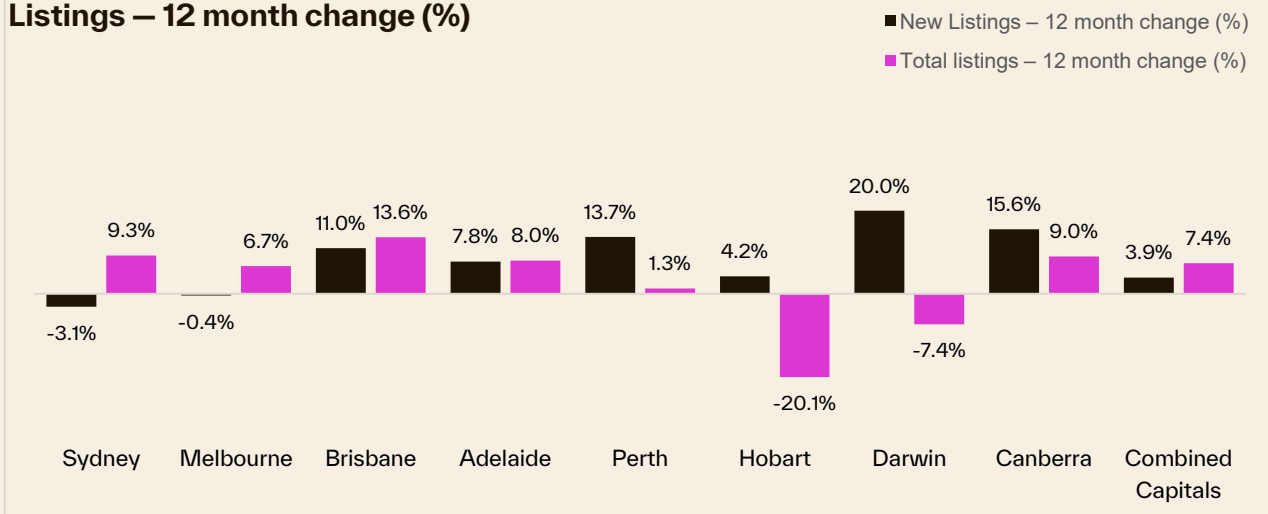
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Property Market Indicator Summary

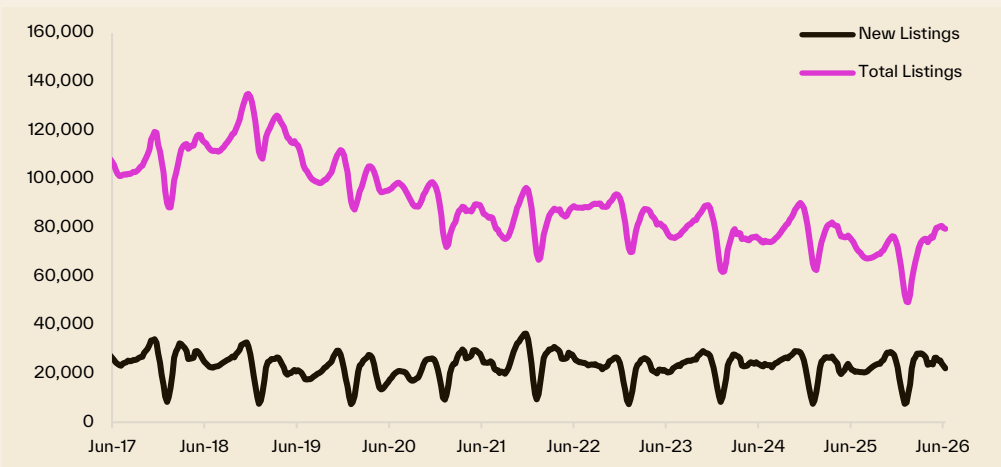
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



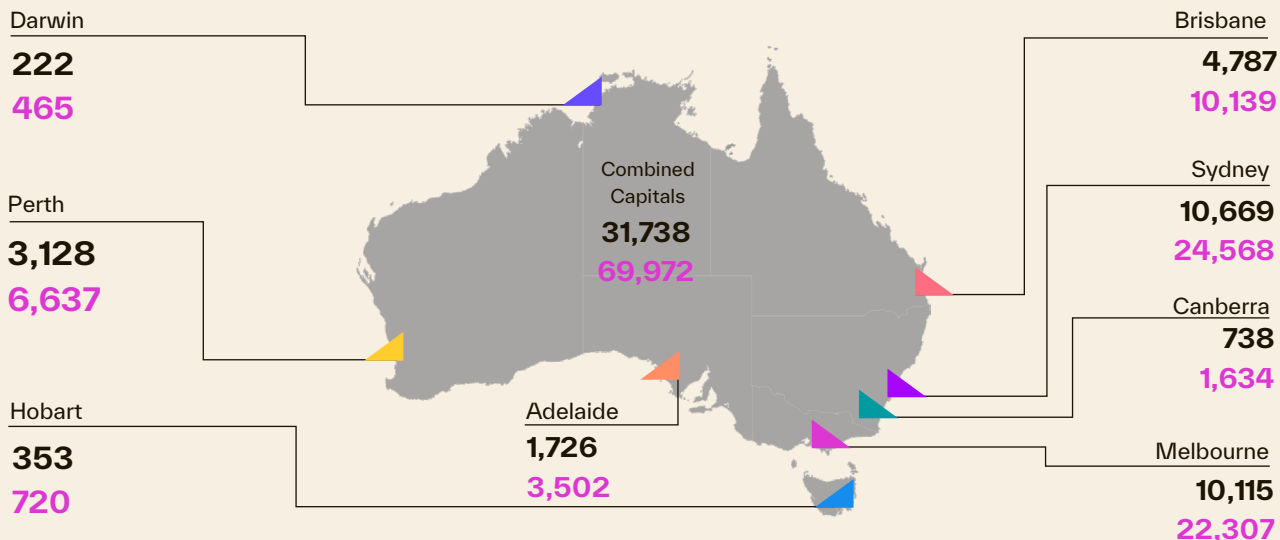
Number of homes for sale, combined capital cities



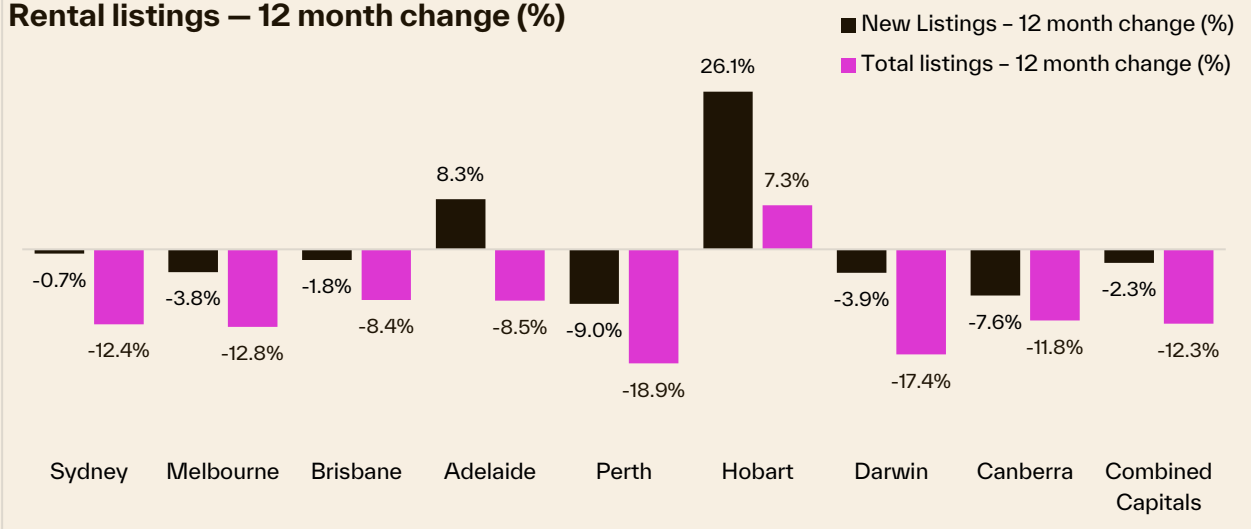
These results are calculated across properties that have been advertised for sale over the 28 days ending 14 June 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

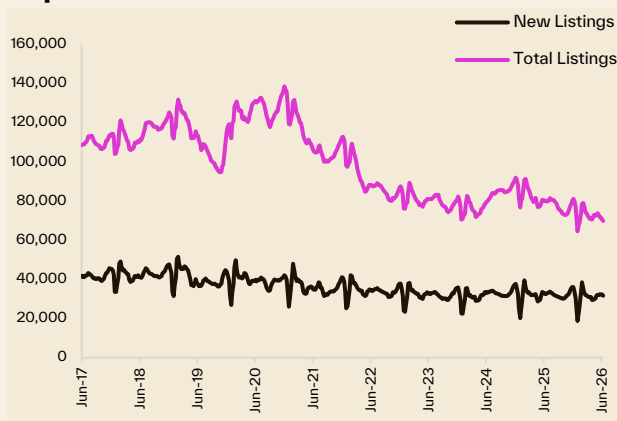
Capital city properties listed for rent – four week count



Rental 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



48 Henley Marine Drive
Rodd Point

🛏️ 4 🏠 2 🚗 2

\$6,600,000

York Property Group



14 Belgium Avenue
Roseville

🛏️ 4 🏠 2 🚗 2

\$5,650,000

LJ Hooker Gordon

Victoria



37-39 Bournian Avenue
Strathmore

🛏️ 5 🏠 5 🚗 8

\$5,300,000

McDonald Upton



849-851 Heidelberg Road
Alphington

🛏️ 5 🏠 3 🚗 6

\$3,920,000

Nelson Alexander - Northcote

Queensland



64 Victoria Street
Balmoral

🛏️ 5 🏠 5 🚗 4

\$5,150,000

Place New Farm



21 Tarcoola Crescent
Surfers Paradise

🛏️ 4 🏠 4 🚗 4

\$4,600,000

Ray White Malan + Co - Broadbeach

South Australia



16 David Avenue
Glenelg North

🛏️ 5 🏠 3 🚗 2

\$2,650,000

Ray White Unley



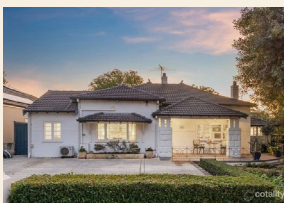
1A Caralue Road
Marino

🛏️ 5 🏠 3 🚗 4

\$2,500,020

Noakes Nickolas

Western Australia



125 Dalkeith Road
Nedlands

🛏️ 3 🏠 2 🚗 2

\$2,770,000

Duet Property Group



56 Southern Cross Circle
Ocean Reef

🛏️ 4 🏠 3 🚗 2

\$2,475,000

Realmark Urban

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



333 Old Station Road
Lower Snug

 4  2  1

\$1,450,000

Harcourts Kingborough



61B Beach Road
Kingston Beach

 2  2  1

\$1,230,000

Elders Tasmania

Northern Territory



28 Smith Court
Bella Mack

 4  3  5

\$1,880,000

Call 2 View Real Estate



12 Fuhrmann Street
Muirhead

 4  2  4

\$975,000

Billy Nida Realty

Australian Capital Territory



34 Conyers St
Hughes

 3  2  2

\$1,600,000

Luton Properties - Manuka



98 Irvine Street
Watson

 4  2  1

\$1,365,000

Home.ByHolly

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