

# Property Market Indicator Summary

All data to week ending 28<sup>th</sup> June 2026

## Sydney and Melbourne preliminary clearance rates hold at COVID lows

The preliminary auction clearance rate recorded a subtle rise last week to 49.2%, up from 47.4% the previous week. This marks the second consecutive week in which the preliminary clearance rate has remained below 50%. Given that the gap between preliminary and final results has averaged 5.0 percentage points over the past four weeks, the final clearance rate is expected to settle in the low 40% range again.

Adelaide and Brisbane contributed positively to the national result, with preliminary clearance rates rising in both cities. Melbourne and Sydney experienced slight declines, but the broader uplift came from outside the two biggest auction markets.

Not every property scheduled for auction made it under the hammer last week. Roughly one in five auctions was withdrawn, 21.5% to be precise, down from 23.6% the previous week. Among those that proceeded successfully, two in five sold before the auction even began, with pre-auction sales accounting for 41.3% of results.

Across the combined capitals, auction volumes continued to decline, with 1,771 homes taken to auction last week, representing a 5.8% decrease from the previous week and a 13.4% decline compared to the same period last year. Although auction volumes were ahead of 2025 levels for most of the year, they have remained consistently lower year on year since mid-May. This trend shows that vendors appear to be holding off on listing in response to persistently weak clearance rates.

Adelaide varied from the national trend. Auction volumes rose 23.7 percentage points to 115, nearly 28% higher than the same period last year, and the preliminary clearance rate rose to 68.7%, the strongest early result in five weeks.

Melbourne accounted for the majority of auction activity, with 815 homes auctioned, down 11.5% on the previous week and 15.3% on the same week last year. The city's preliminary clearance rate slipped to 50.2% from 50.6%, its softest early outcome since early September 2021, when Melbourne was in its sixth period of strict lockdowns.

Sydney's preliminary clearance rate remained relatively stable, decreasing by 0.1 percentage points to 47.3%. This represents the weakest early result since the week ending 19 April 2020. A total of 642 auctions were held across the city, consistent with the previous week but 16.7% lower than the same period last year.

Across Brisbane's 139 auctions, 39.3% reported a successful outcome, a 6.0 percentage-point lift on the previous week, but still the lowest preliminary clearance rate of any capital city. Volumes were 3.5% lower than the previous week and 1.4% down on a year earlier. Among the smaller capitals, Canberra hosted 47 auctions with 39.5% successful, Perth recorded 13 with four sold, and Tasmania held none.

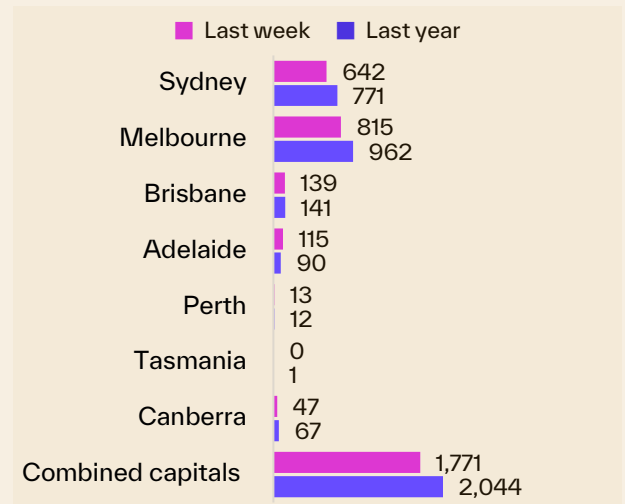
Around 1,800 auctions are scheduled this week, a modest step up, before volumes reduce to roughly 1,540 the week after.

## Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



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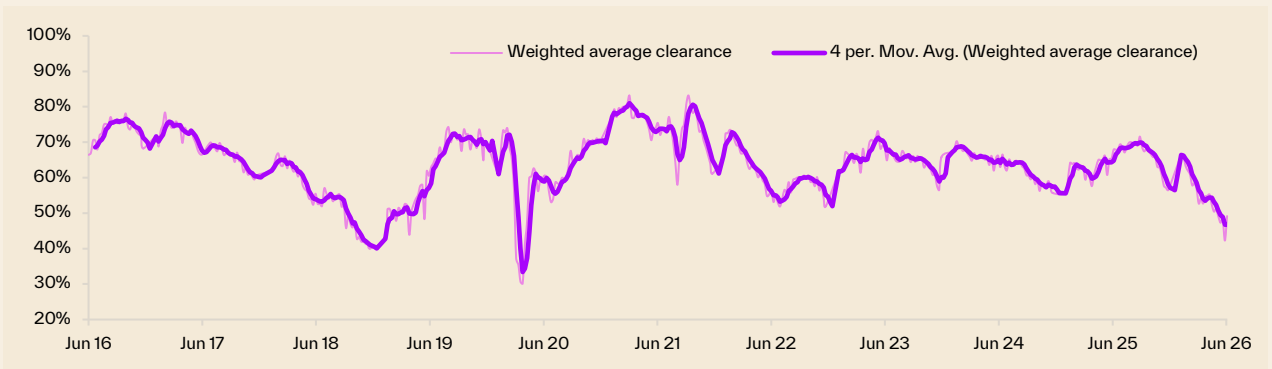
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## Capital City Auction Statistics (Preliminary)

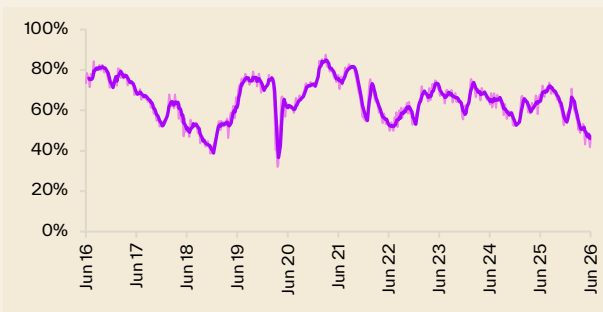
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	47.3%	642	478	226	252
Melbourne	50.2%	815	659	331	328
Brisbane	39.3%	139	117	46	71
Adelaide	68.7%	115	67	46	21
Perth	n.a.	13	9	4	5
Tasmania	n.a.	0	0	0	0
Canberra	39.5%	47	38	15	23
<b>Combined capitals</b>	<b>49.2%</b>	<b>1,771</b>	<b>1,368</b>	<b>673</b>	<b>695</b>

## Weekly clearance rates

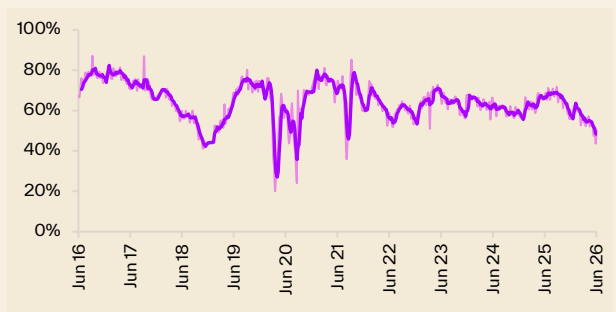
Combined capital cities



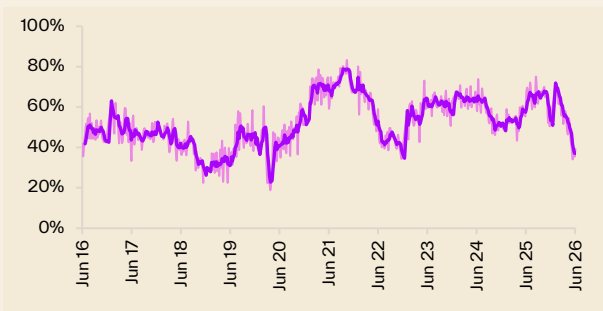
Sydney



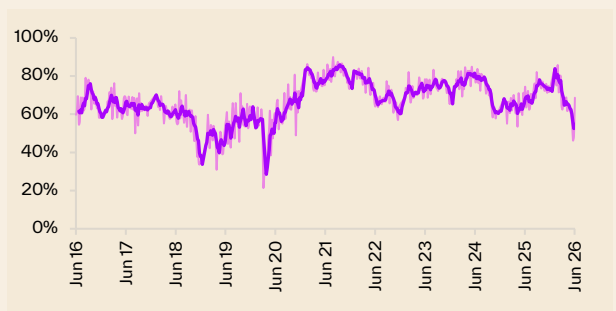
Melbourne



Brisbane



Adelaide



# Property Market Indicator Summary

## Sub-region auction statistics (Preliminary)

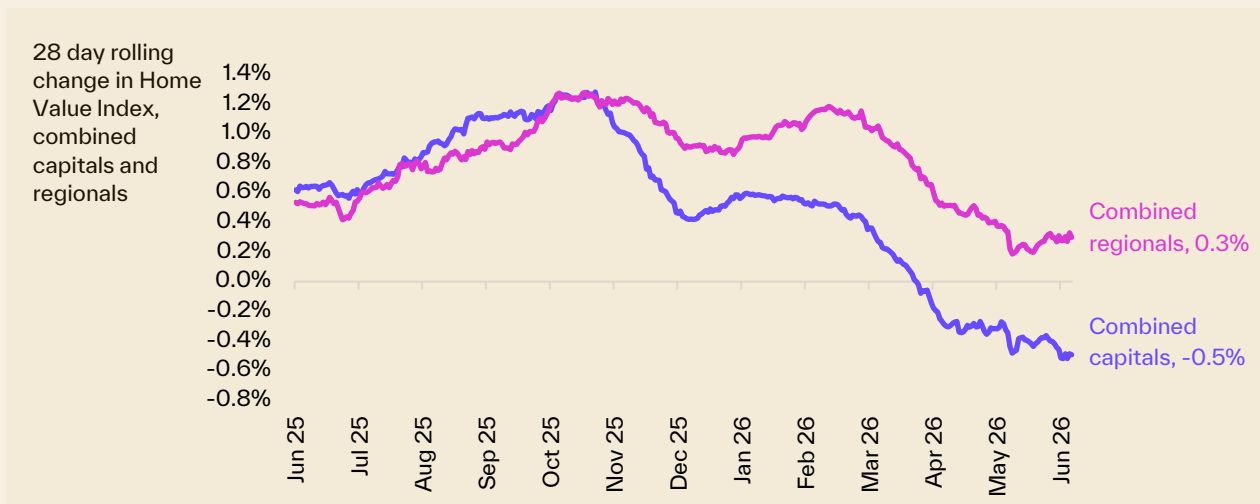
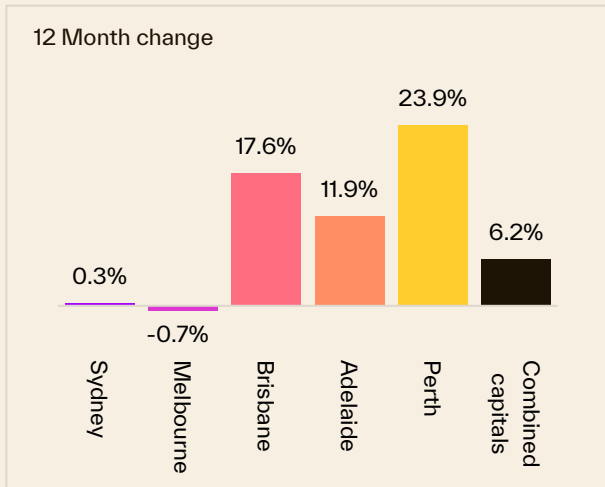
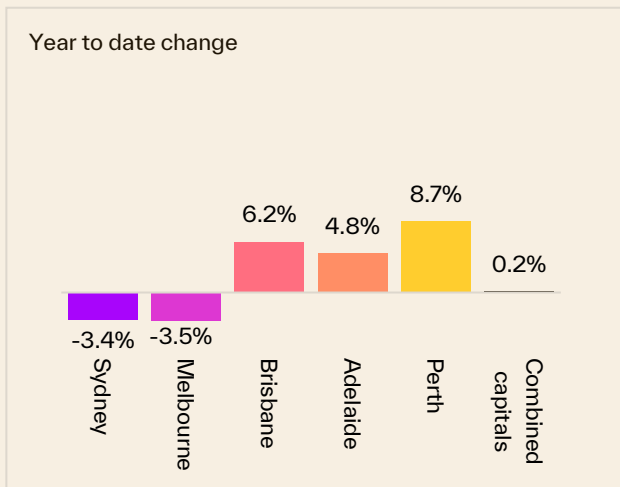
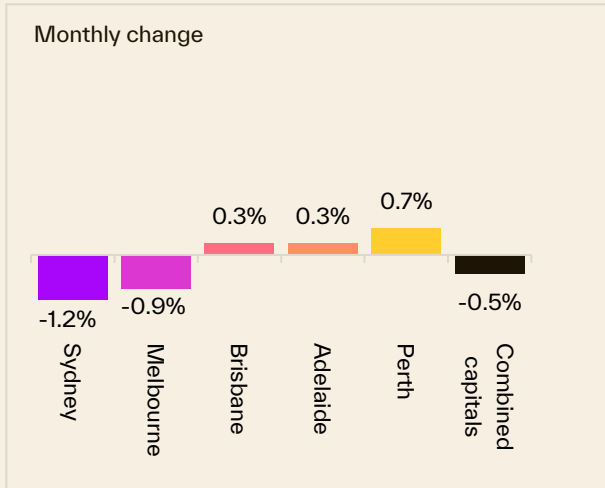
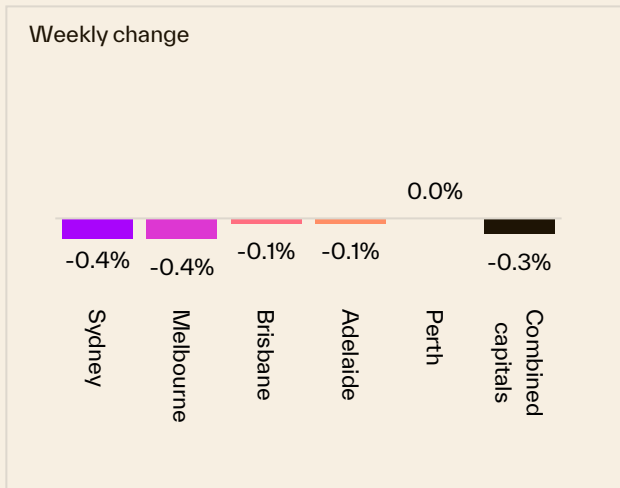
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
<b>Sydney sub-regions</b>					
Central Coast	n.a.	14	9	4	5
Baulkham Hills and Hawkesbury	50.0%	25	16	8	8
Blacktown	40.0%	30	15	6	9
City and Inner South	56.3%	54	48	27	21
Eastern Suburbs	43.9%	65	57	25	32
Inner South West	63.5%	70	52	33	19
Inner West	42.9%	47	35	15	20
North Sydney and Hornsby	39.8%	112	93	37	56
Northern Beaches	22.7%	50	44	10	34
Outer South West	n.a.	1	1	0	1
Outer West and Blue Mountains	n.a.	7	5	3	2
Parramatta	52.8%	66	36	19	17
Ryde	58.6%	46	29	17	12
South West	23.5%	26	17	4	13
Sutherland	87.0%	31	23	20	3
<b>Melbourne sub-regions</b>					
Inner	54.6%	113	97	53	44
Inner East	48.4%	109	91	44	47
Inner South	59.2%	91	71	42	29
North East	48.8%	96	82	40	42
North West	45.8%	100	83	38	45
Outer East	56.4%	59	39	22	17
South East	50.8%	92	65	33	32
West	45.0%	144	120	54	66
Mornington Peninsula	40.0%	10	10	4	6
<b>Regional SA4</b>					
Newcastle and Lake Macquarie	61.5%	17	13	8	5
Illawarra	n.a.	10	9	4	5
Gold Coast	30.8%	51	39	12	27
Sunshine Coast	54.2%	26	24	13	11
Geelong	n.a.	8	8	3	5

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

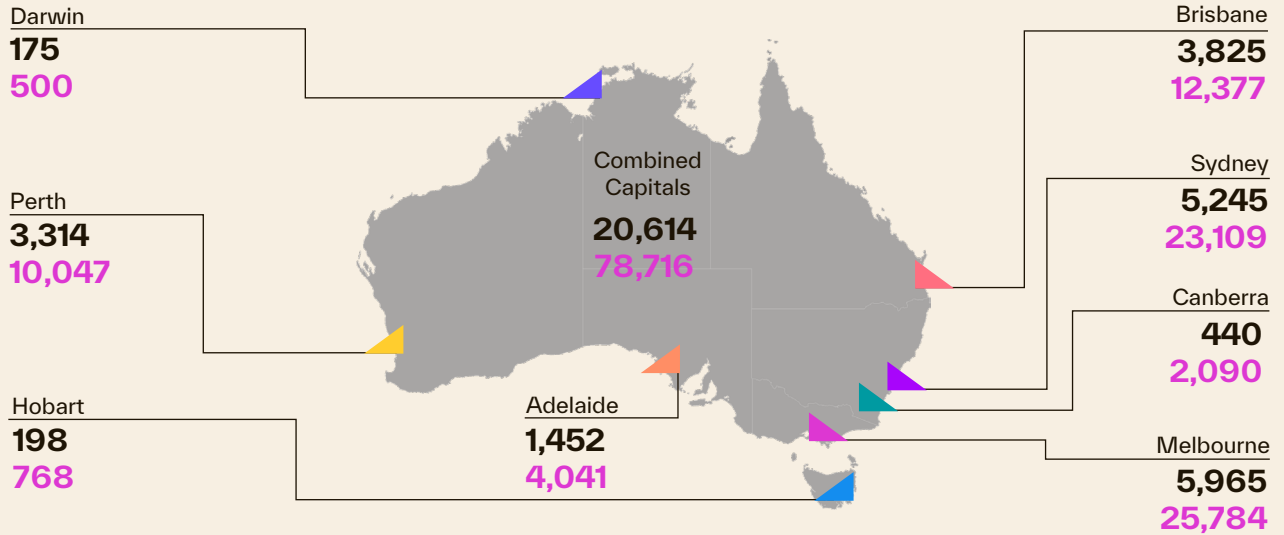


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

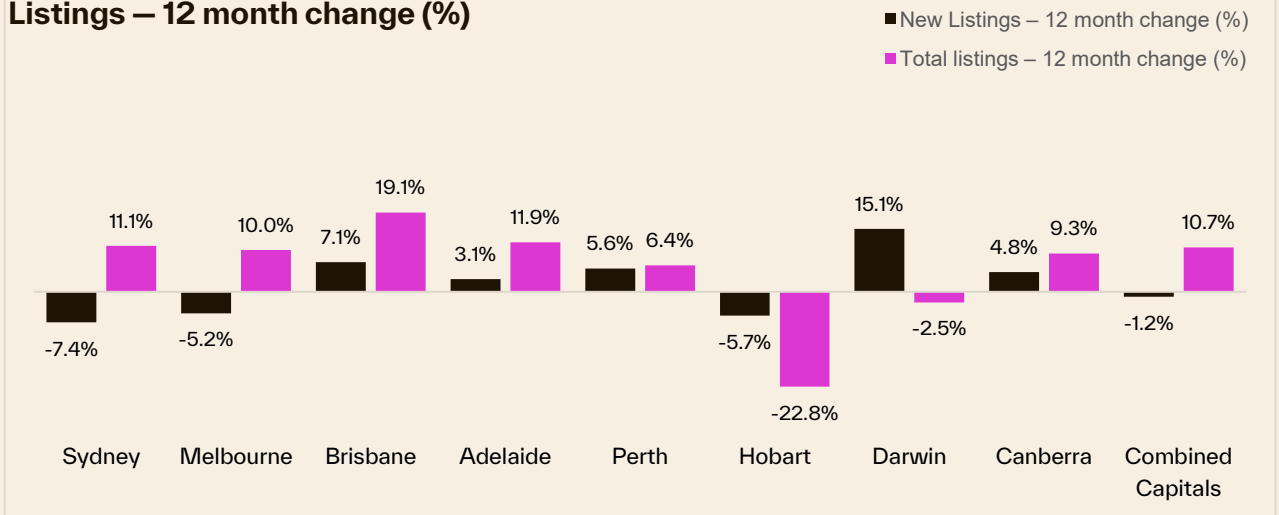
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# Property Market Indicator Summary

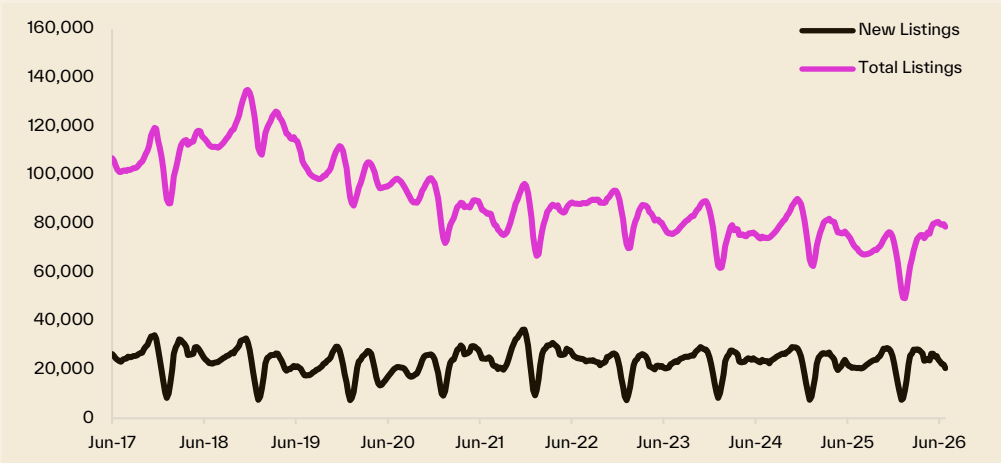
## Capital city properties listed for sale – four week count



## Listings – 12 month change (%)



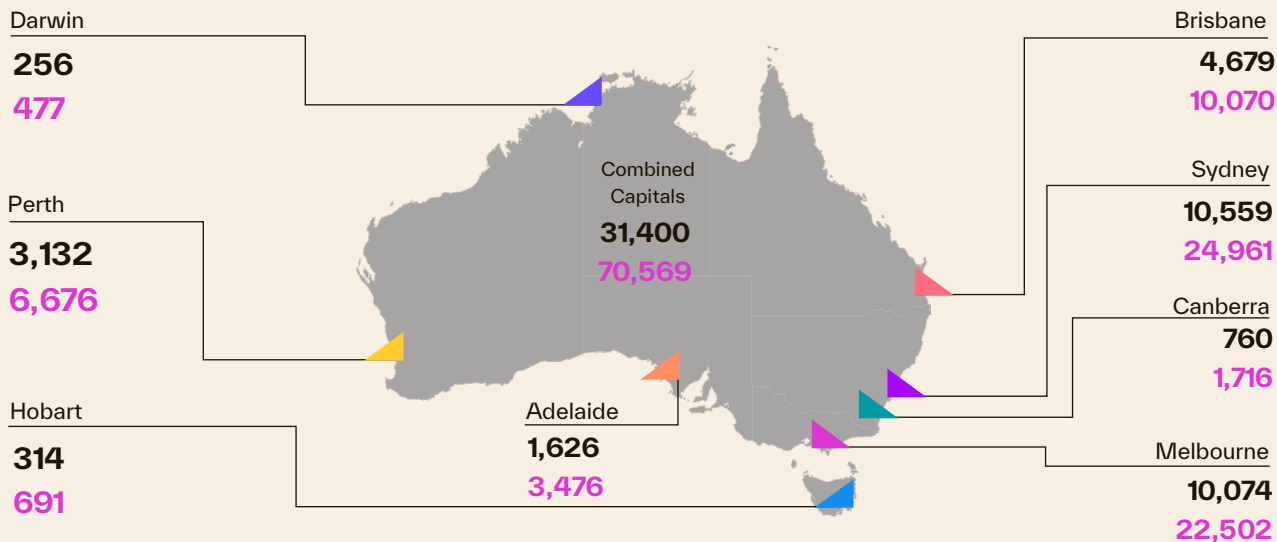
## Number of homes for sale, combined capital cities



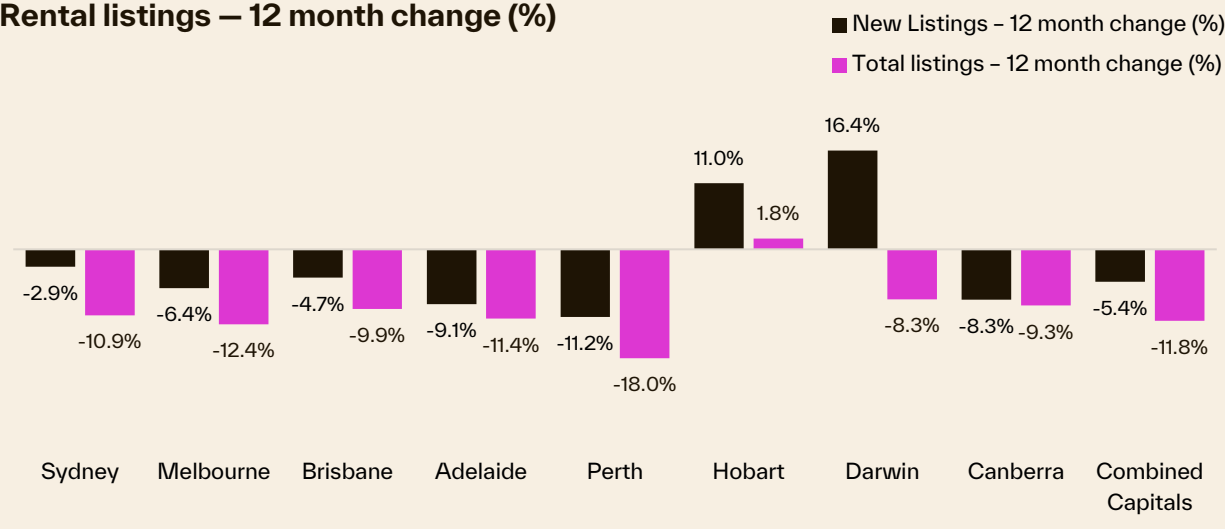
These results are calculated across properties that have been advertised for sale over the 28 days ending 28 June 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

# Property Market Indicator Summary

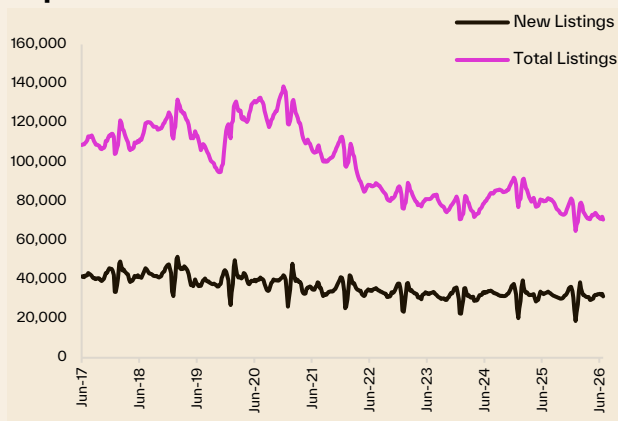
## Capital city properties listed for rent – four week count



## Rental listings – 12 month change (%)



## Number of homes for rent, combined capital cities



## Rental snapshot – data to May 2026

Region	Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)		
	Median rent	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



5 Gees Avenue  
Strathfield

5 5 3

**\$6,936,000**

McGrath Strathfield



38 Ferry Road  
Glebe

4 3 1

**\$5,500,000**

Bresic Whitney Darlinghurst

### Victoria



12 Aberfeldie Street  
Aberfeldie

5 2 1

**\$4,675,000**

Jellis Craig Moonee Valley



22 Rutland Avenue  
Mount Eliza

4 2 2

**\$3,200,000**

Aqua Real Estate

### Queensland



17/41 Hastings Street  
Noosa Heads

2 2 1

**\$7,425,000**

Richardson & Wrench Noosa



2605 Gracemere Circuit North  
Hope Island

6 5 3

**\$5,422,000**

Ray White Hope Island

### South Australia



4 Waterhouse Court  
Craigburn Farm

5 2 3

**\$2,875,000**

Professionals Robins 888



11 Adnunda Place  
Beaumont

4 2 2

**\$2,050,000**

Noakes Nickolas

### Western Australia



5 Dann Place  
Marmion

4 2 2

**\$2,500,000**

Haiven Property



24 Cassidae Terrace  
Karrinyup

4 3 2

**\$2,460,000**

Haiven Property

# Property Market Indicator Summary

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

### Tasmania



68 Victoria Street  
Youngtown

5 3 2

**\$955,000**

*Harcourts Launceston*



11 Gate Five Road  
Carlton River

3 2 2

**\$940,000**

*Roberts Real Estate Sorell*

### Northern Territory



2/3 Philip Street  
Fannie Bay

3 2 2

**\$975,000**

*Ray White Darwin*



12 Virginia Court  
Anul

5 3 4

**\$896,000**

*Ray White Darwin*

### Australian Capital Territory



37 Percy Crescent  
Chapman

5 2 2

**\$2,120,000**

*Hayman Partners - Canberra*



30 Arunta Street  
Narrabundah

4 2 2

**\$2,000,000**

*Hive Property*

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