

Property Market Indicator Summary

All data to week ending 15 March 2026

Strong listings activity driving auctions up, but clearance rates fading

The combined capitals auction clearance rate faded to the lowest reading so far this year, with preliminary results indicating only 66.6% of auctions were successful. The soft outcome comes after the preliminary clearance rate bounced back to 72.1% last week, but after a sharp downwards revision, the final result ended at 57.9%, the lowest since mid-December last year.

2,871 capital city homes were auctioned last week, a 58% jump on the volume a week prior which was disrupted by the long weekend in some states. Compared with the same week a year ago, the number of auctions was up 16%, continuing a trend of strong listings activity that has been apparent more broadly in the flow of new listings coming to market.

Melbourne led the capitals for auction activity, with 1,389 homes going under the hammer, up 144% on the week prior which was impacted by Labour Day long weekend. 66.9% of auctions have reported a positive result based on the collection so far, down from 67.9% the previous week (revised down to 52.6%) and the lowest preliminary clearance rate since mid-December last year.

1,000 auctions were held in Sydney last week, a 6.2% rise from the week prior and only the second time this year the volume of auctions has reached the 1,000 mark. The preliminary clearance, at 65.1%, was the lowest so far this year and well down from the week prior at 74.3% (revised

down to 58.6% once finalised).

Brisbane saw 190 auctions held last week, the second highest number of auctions held so far this year. With a preliminary clearance rate of 65.9%, this was Brisbane's softest auction outcome so far this year.

155 auctions were held across Adelaide, 45% more than the previous week and on par with the week ending February 1st as the most auctions held so far this year. The preliminary clearance rate bucked the weaker trend seen across most of the capitals, coming in at 84.0%, the second highest early result through the year-to-date. Last week's 81.0% preliminary clearance revised down to 72.9% once finalised.

Canberra hosted 118 auctions last week, more the double the volume a week earlier (55) which was impacted by the Canberra Day long weekend. The preliminary clearance rate sank to 55.4%, down from 67.9% the week prior. 18 auctions were held in Perth with a preliminary clearance rate of 57.1% and only one auction was held in Tasmania.

This week we should see a similar number of auctions held, with around 2,900 homes currently scheduled to go under the hammer, rising to around 4,000 auctions in the ramp up to Easter.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

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Capital City Auction Statistics (Preliminary)

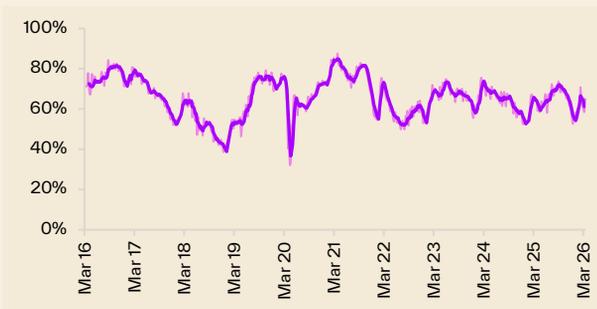
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	65.1%	1,000	745	485	260
Melbourne	66.9%	1,389	1,000	669	331
Brisbane	65.9%	190	123	81	42
Adelaide	84.0%	155	94	79	15
Perth	57.1%	18	14	8	6
Tasmania	n.a.	1	1	0	1
Canberra	55.4%	118	92	51	41
Combined capitals	66.6%	2,871	2,069	1,377	692

Weekly clearance rates

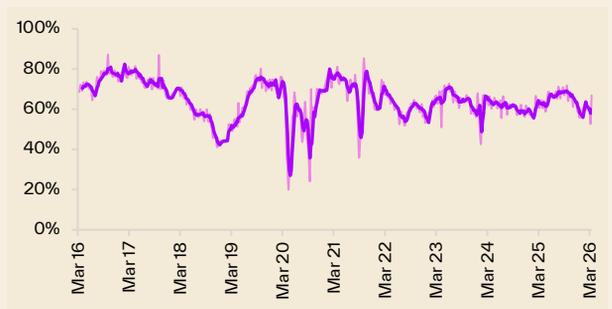
Combined capital cities



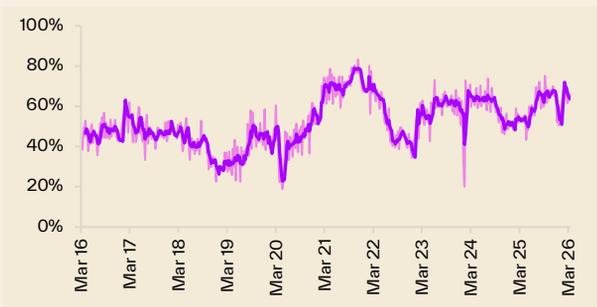
Sydney



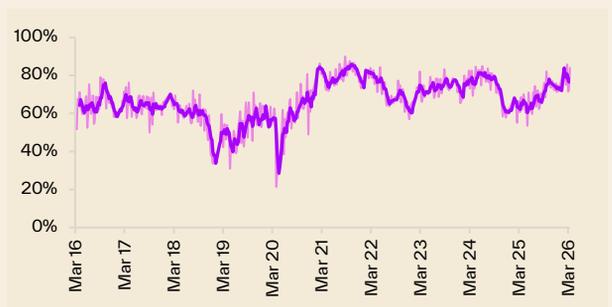
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

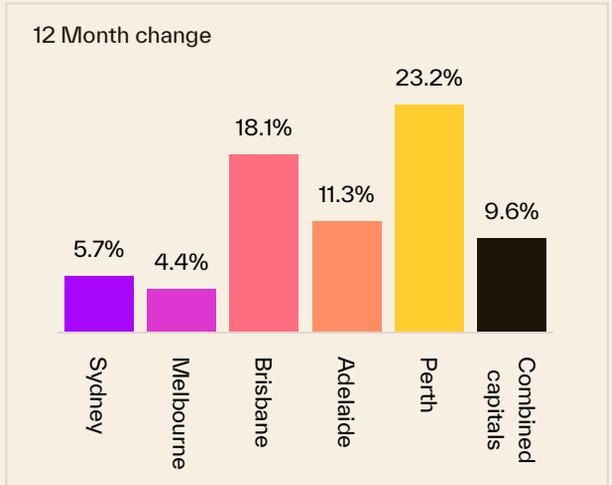
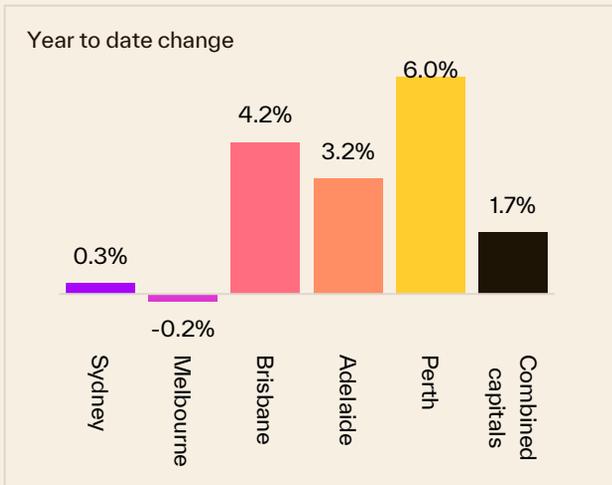
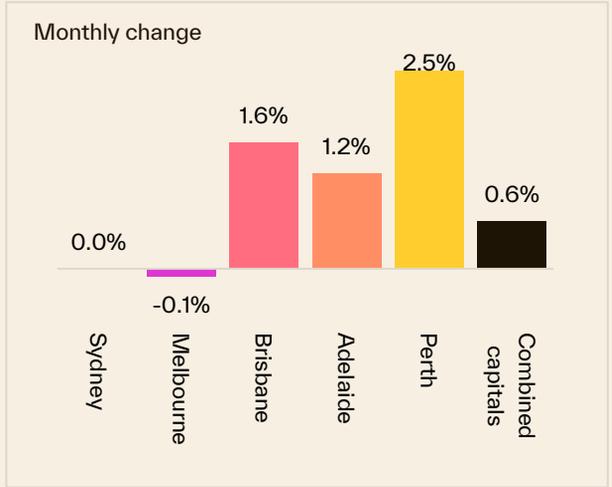
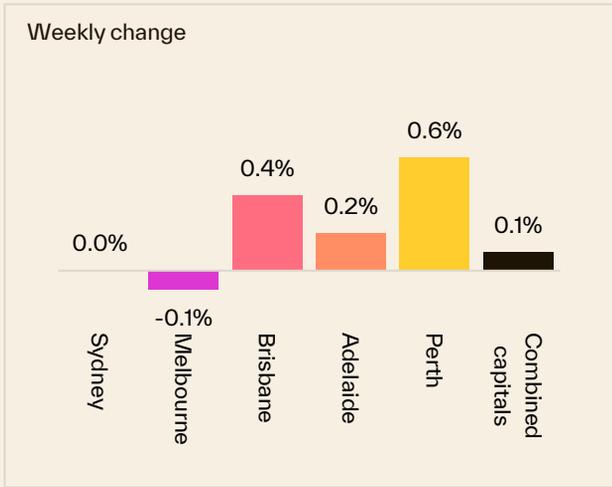
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	33.3%	16	12	4	8
Baulkham Hills and Hawkesbury	45.0%	30	20	9	11
Blacktown	69.6%	51	23	16	7
City and Inner South	68.2%	104	88	60	28
Eastern Suburbs	66.7%	119	111	74	37
Inner South West	69.2%	119	91	63	28
Inner West	60.0%	83	65	39	26
North Sydney and Hornsby	60.0%	172	125	75	50
Northern Beaches	74.6%	73	55	41	14
Outer South West	n.a.	9	6	4	2
Outer West and Blue Mountains	81.8%	13	11	9	2
Parramatta	70.2%	62	47	33	14
Ryde	61.3%	52	31	19	12
South West	60.6%	57	33	20	13
Sutherland	70.4%	40	27	19	8
Melbourne sub-regions					
Inner	69.4%	216	160	111	49
Inner East	63.8%	203	138	88	50
Inner South	69.4%	240	170	118	52
North East	72.8%	174	125	91	34
North West	68.0%	134	103	70	33
Outer East	71.2%	88	59	42	17
South East	63.3%	135	90	57	33
West	57.6%	171	132	76	56
Mornington Peninsula	70.8%	29	24	17	7
Regional SA4					
Newcastle and Lake Macquarie	82.4%	21	17	14	3
Illawarra	71.4%	16	14	10	4
Gold Coast	53.1%	66	49	26	23
Sunshine Coast	46.2%	22	13	6	7
Geelong	30.0%	13	10	3	7

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.

Media enquiries: media@cotality.com

Property Market Indicator Summary

Capital city home value changes

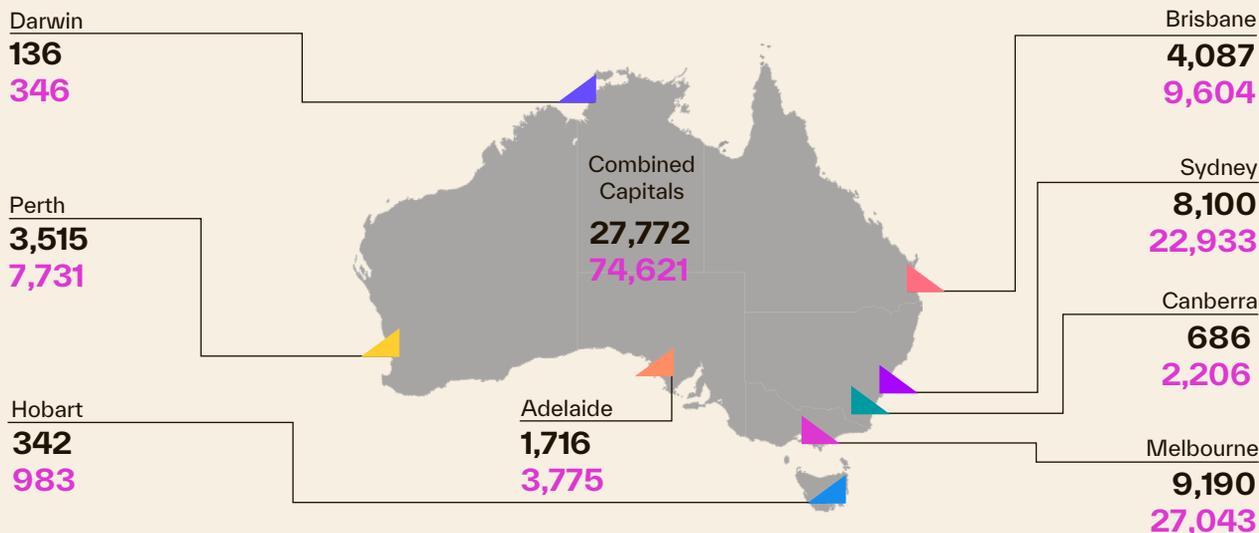


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

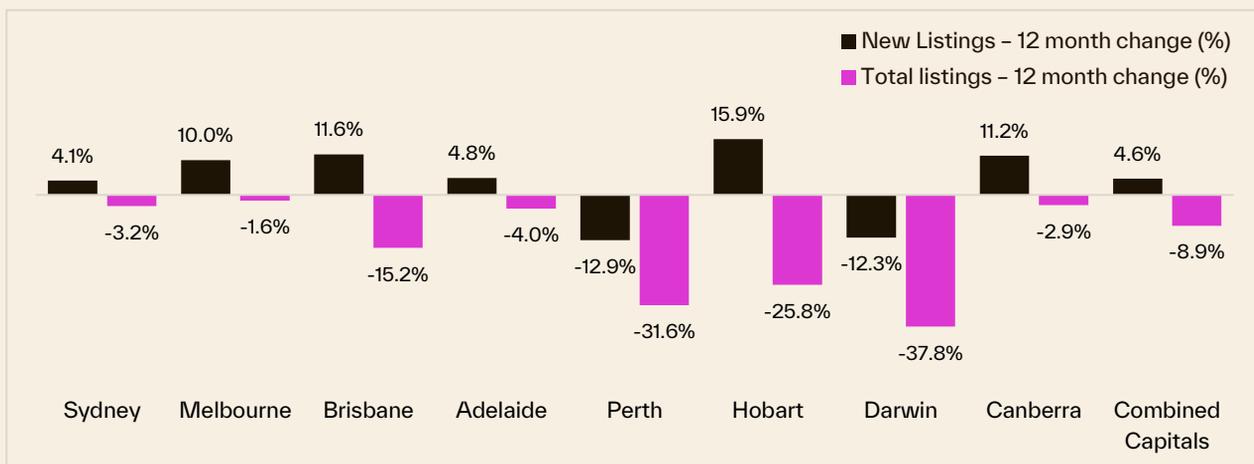
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Property Market Indicator Summary

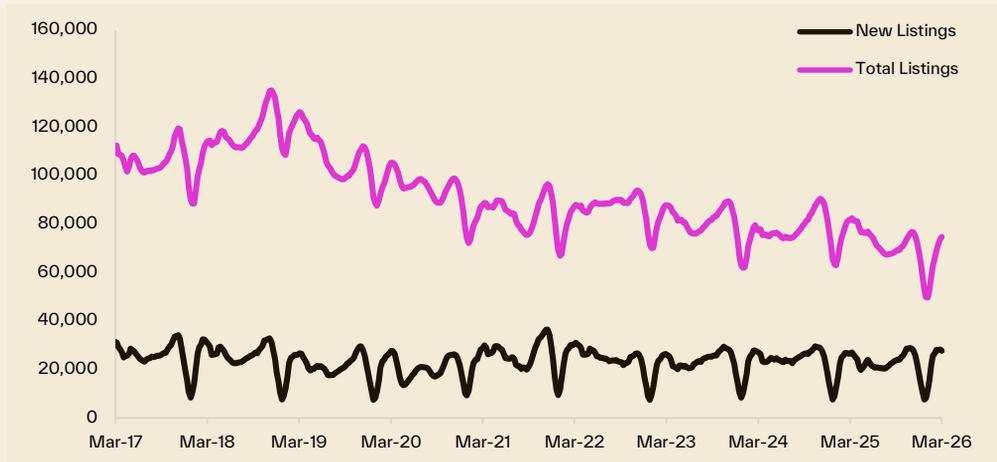
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



Number of homes for sale, combined capital cities

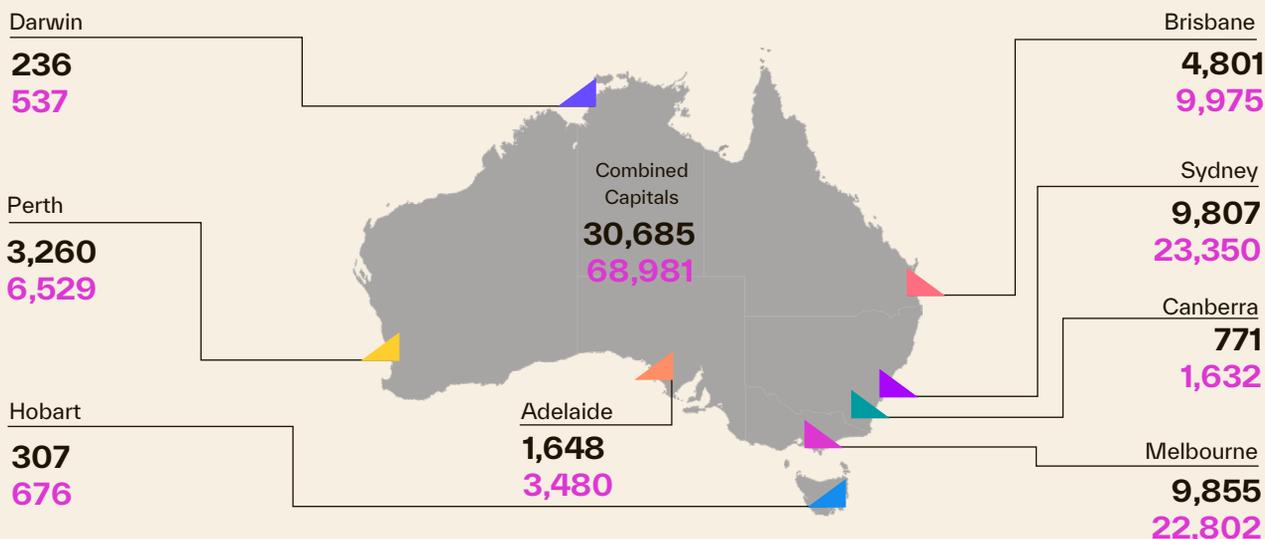


These results are calculated across properties that have been advertised for sale over the 28 days ending 15 March 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

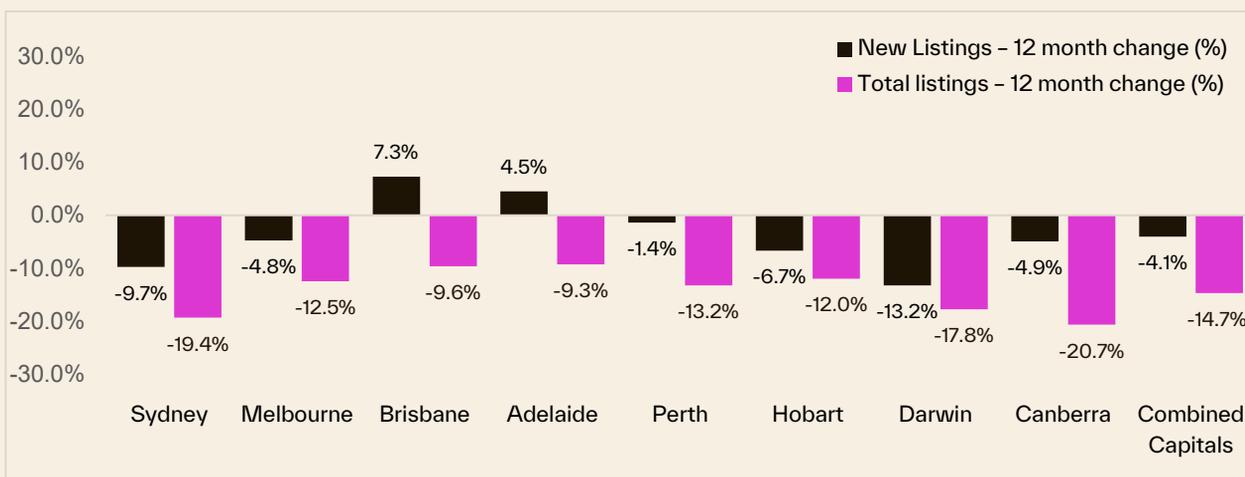
Property Market Indicator Summary

Capital city properties listed for rent – four week count

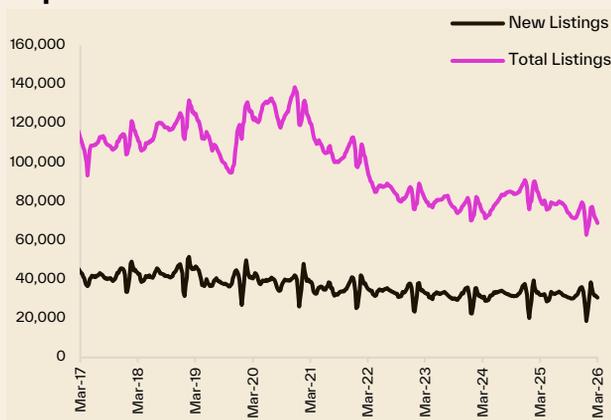
New listings ■
Total listings ■



Rental listings – 12 month change (%)



Number of homes for rent, combined capital cities



Rental snapshot – data to February 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	\$822	0.7%	1.4%	5.8%	3.0%	3.0%	1.5%	2.1%
Melbourne	\$629	0.8%	1.8%	3.9%	3.7%	3.7%	1.2%	1.5%
Brisbane	\$715	0.6%	1.6%	6.4%	3.3%	3.7%	1.5%	1.8%
Adelaide	\$641	0.3%	1.6%	3.2%	3.5%	3.7%	0.8%	1.1%
Perth	\$751	0.8%	2.4%	6.5%	3.8%	4.3%	1.0%	1.2%
Hobart	\$604	0.3%	2.2%	7.0%	4.3%	4.3%	1.4%	1.9%
Darwin	\$693	0.7%	0.0%	8.6%	6.1%	6.7%	1.6%	2.1%
Canberra	\$692	0.5%	1.4%	2.6%	4.1%	4.1%	1.2%	2.0%
Combined capitals	\$719	0.7%	1.7%	5.3%	3.4%	3.5%	1.3%	1.7%
Combined regionals	\$605	0.6%	1.7%	6.0%	4.2%	4.4%	1.4%	1.8%
National	\$687	0.7%	1.7%	5.5%	3.6%	3.7%	1.3%	1.7%

Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales



1/1 Grantham Street
Potts Point

3 2 2

\$10,600,000

Richardson & Wrench Elizabeth Bay



5 Augusta Street
Strathfield

3 2 3

\$6,688,000

McGrath Strathfield

Victoria



24 Avoca Avenue
Mount Martha

4 3 2

\$4,000,000

Danckert Real Estate



6 Inglis Street
Box Hill North

5 5 2

\$3,005,000

CHN Real Estate

Queensland



5 La France Court
Mermaid Waters

5 4 3

\$13,000,000

Kollosche



3301/1 Como Crescent
Southport

5 4 4

\$6,500,000

Ray White Surfers Paradise

South Australia



12B Blairgowrie Road
St Georges

4 2 2

\$2,940,000

Ray White Adelaide City



199 East Terrace
Adelaide

3 3 2

\$2,360,000

Harris Real Estate Kent Town

Western Australia



4/110 Marine Parade
Cottesloe

4 3 4

\$9,500,000

Shellabears



20 Leon Road
Dalkeith

5 5 3

\$6,320,000

William Porteous Properties International

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



28 Leyden Avenue
Seven Mile Beach

4 2 2

\$1,415,000

Harcourts Signature - Rosny Park



56 West Ridge
Road Penguin

5 2 4

\$1,370,000

Halliwell Property Agents

Northern Territory



2 Macartney Street
Fannie Bay

5 3 4

\$1,950,000

Ray White Darwin



55 Mirrakma Crescent
Lyons

4 2 2

\$895,000

Billy Nida Realty

Australian Capital Territory



13 Beauchamp Street
Deakin

5 3 2

\$2,520,000

Hive Property



23 Hendry Close
Nicholls

4 3 2

\$2,240,000

Town Residential

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