

Property Market Indicator Summary

All data to week ending 22 March 2026

Lowest combined capital city preliminary clearance rate so far this year

The preliminary combined capitals auction clearance rate came in at 62.7% last week, the weakest so far this year and on par with the low point recorded at the end of the auction season in mid-December last year. Every capital city recorded a decline in the preliminary clearance rate relative to the week prior.

The soft auction result comes as the volume of auctions ramps up, with 2,857 homes taken under the hammer last week, 2.4% more than the previous week and the second highest weekly number of homes taken to auction so far this year.

The volume of auctions is expected to rise further this week, with more than 4,000 homes currently scheduled for auction in the week prior to the Easter long weekend. The week prior to Easter typically marks the seasonal high point in auction activity.

Melbourne hosted the most auctions last week, with 1,412 homes taken to market, the second highest volume so far this year. The number of auctions was 6.2% higher than a week ago and 15.6% above levels at the same time last year. The preliminary clearance rate came in at 64.2% last week, which was 2.7 percentage points lower than the previous week's preliminary clearance rate and the weakest since the week ending April 20th last year (impacted by the Easter long weekend).

Sydney hosted 1,008 auctions last week, 2.4% more than the week prior and 24.4% higher than the same week last year. 60.8% of auctions have reported a positive result based on the results collected so far, down 4.3 percentage points on the week prior and the lowest early result since mid-December last year when the preliminary clearance rate fell to 58.1%.

200 auctions were held across Brisbane last week, the second highest volume through the year to date and 37.9% more auctions than at the same time last year. 65.3% of auctions have reported a successful result so far, down 60 basis points on the previous week and the lowest since the week ending December 21st last year.

Adelaide saw 131 auctions over the week, down almost 14% from the week prior but 8.3% more auctions than at the same time last year. The preliminary clearance rate dropped sharply across Adelaide, falling to 65.4% last week, the lowest since the first week of August last year.

Last week saw 89 homes auctioned in Canberra with a preliminary clearance rate of 53.0%. Only 16 auctions were held in Perth last week, with 66.7% returning a positive result, and one auction was held in Tasmania, which was passed in.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

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Capital City Auction Statistics (Preliminary)

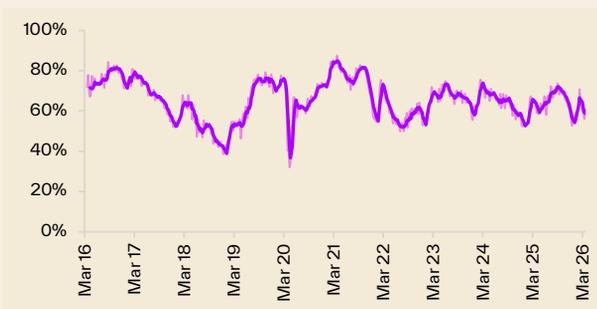
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	60.8%	1,008	744	452	292
Melbourne	64.2%	1,412	1,074	689	385
Brisbane	65.3%	200	147	96	51
Adelaide	65.4%	131	81	53	28
Perth	66.7%	16	12	8	4
Tasmania	n.a.	1	1	0	1
Canberra	53.0%	89	66	35	31
Combined capitals	62.7%	2,857	2,125	1,333	792

Weekly clearance rates

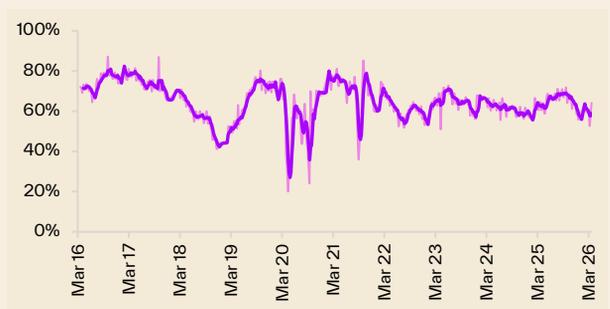
Combined capital cities



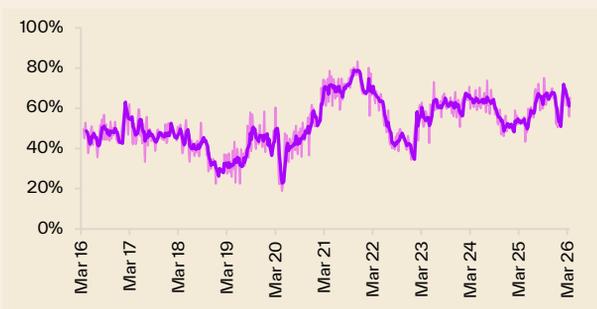
Sydney



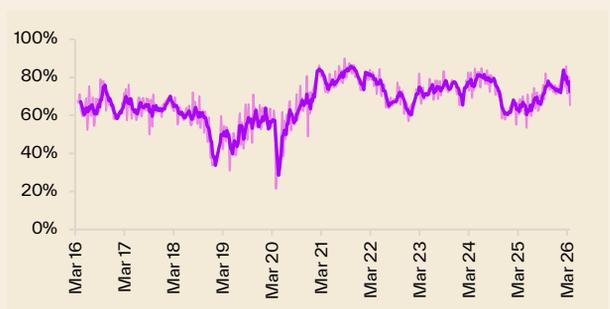
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

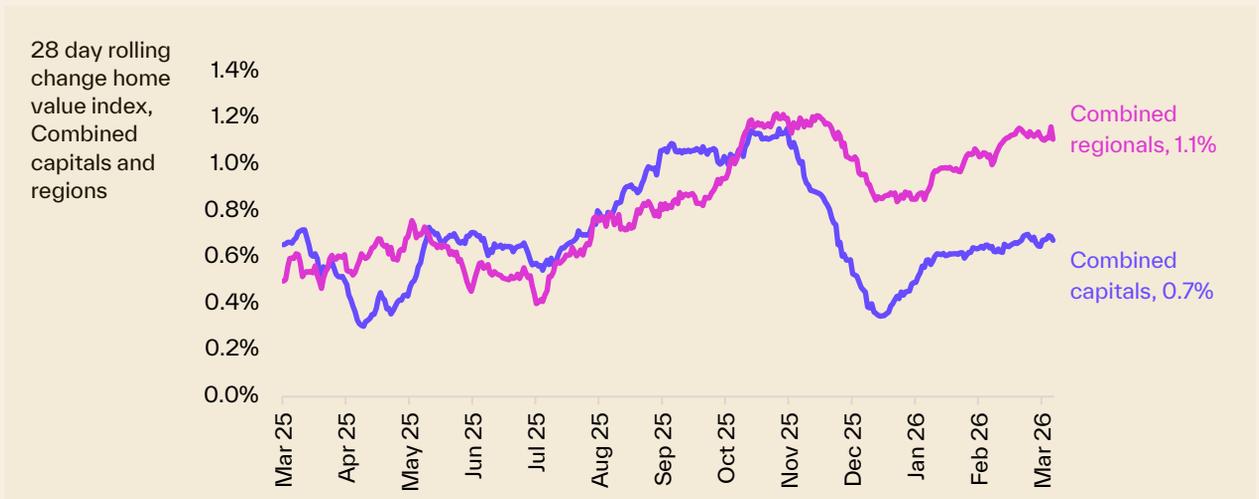
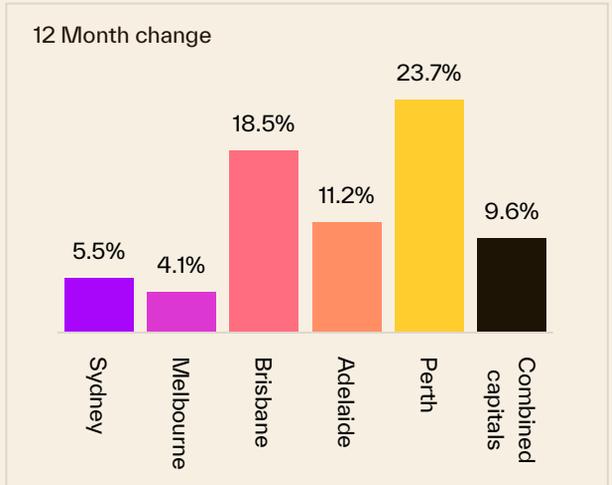
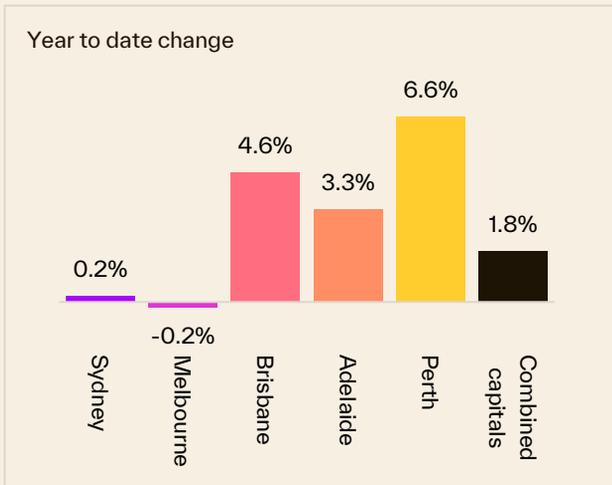
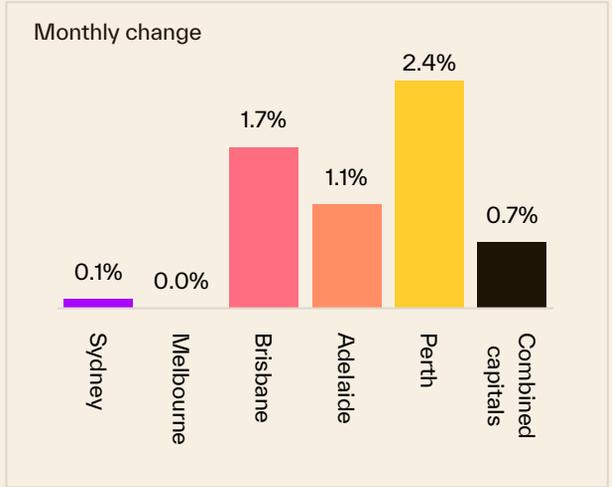
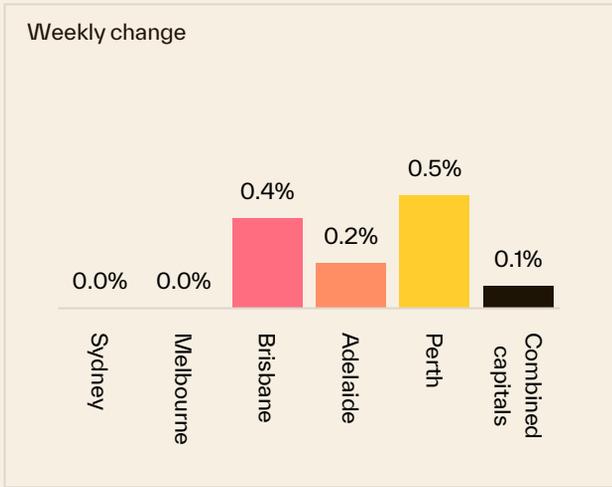
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	37.5%	22	16	6	10
Baulkham Hills and Hawkesbury	63.6%	38	22	14	8
Blacktown	53.9%	50	26	14	12
City and Inner South	58.1%	109	86	50	36
Eastern Suburbs	56.7%	98	90	51	39
Inner South West	67.8%	115	90	61	29
Inner West	80.3%	108	76	61	15
North Sydney and Hornsby	55.6%	125	90	50	40
Northern Beaches	60.6%	72	66	40	26
Outer South West	n.a.	6	6	2	4
Outer West and Blue Mountains	n.a.	9	7	5	2
Parramatta	52.0%	78	50	26	24
Ryde	56.5%	68	46	26	20
South West	48.3%	51	29	14	15
Sutherland	72.7%	59	44	32	12
Melbourne sub-regions					
Inner	65.3%	220	173	113	60
Inner East	60.0%	230	160	96	64
Inner South	67.5%	222	154	104	50
North East	68.3%	176	142	97	45
North West	71.4%	139	105	75	30
Outer East	57.6%	82	66	38	28
South East	68.9%	167	122	84	38
West	53.7%	170	147	79	68
Mornington Peninsula	n.a.	6	5	3	2
Regional SA4					
Newcastle and Lake Macquarie	69.2%	18	13	9	4
Illawarra	72.7%	14	11	8	3
Gold Coast	50.0%	76	58	29	29
Sunshine Coast	61.8%	42	34	21	13
Geelong	83.3%	15	12	10	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

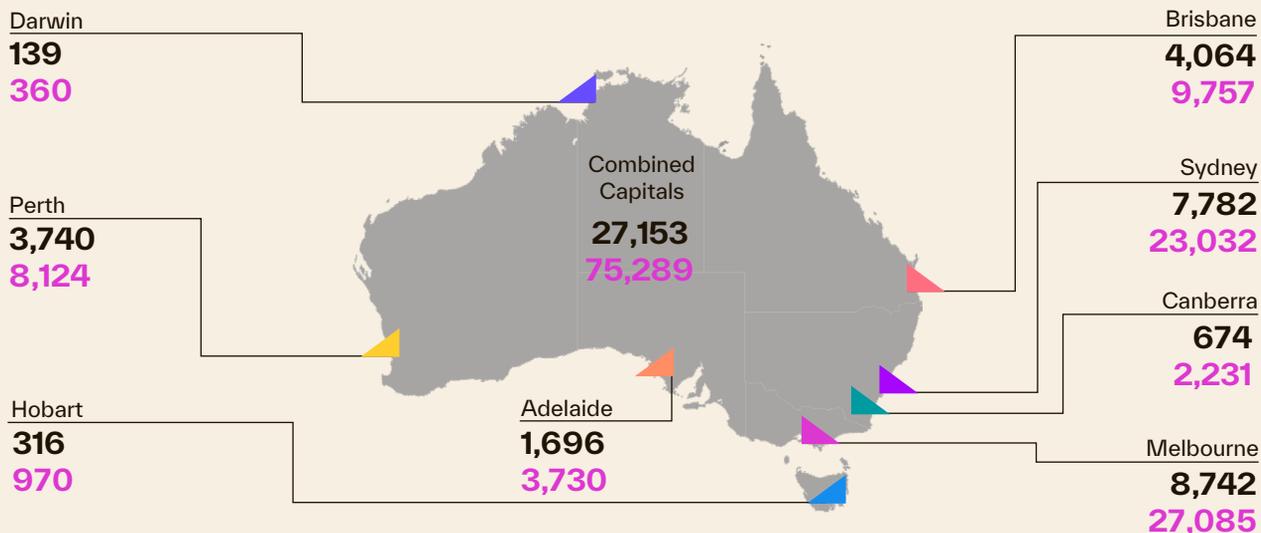


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

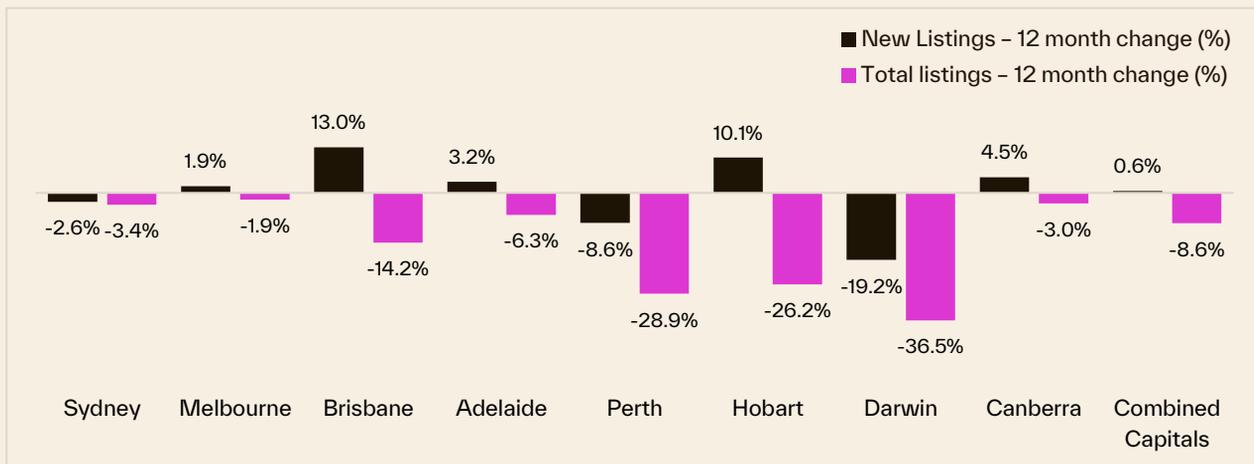
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Property Market Indicator Summary

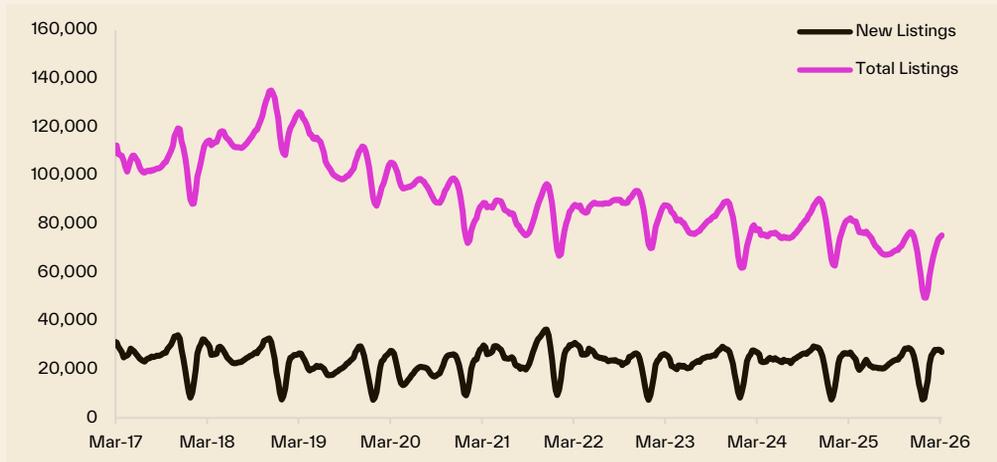
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



Number of homes for sale, combined capital cities

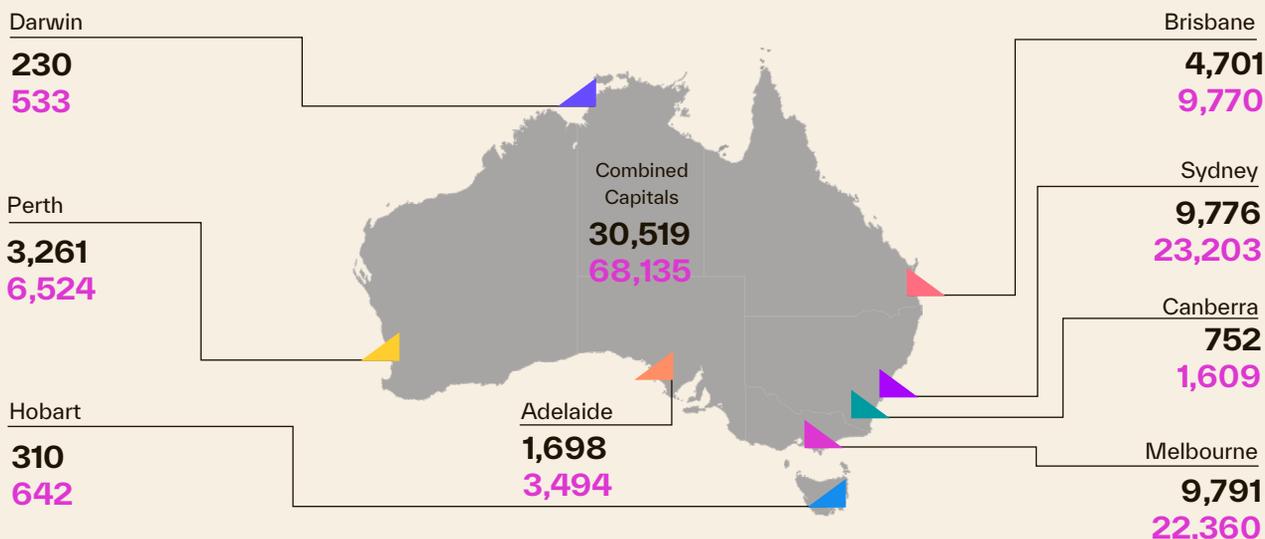


These results are calculated across properties that have been advertised for sale over the 28 days ending 22 March 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

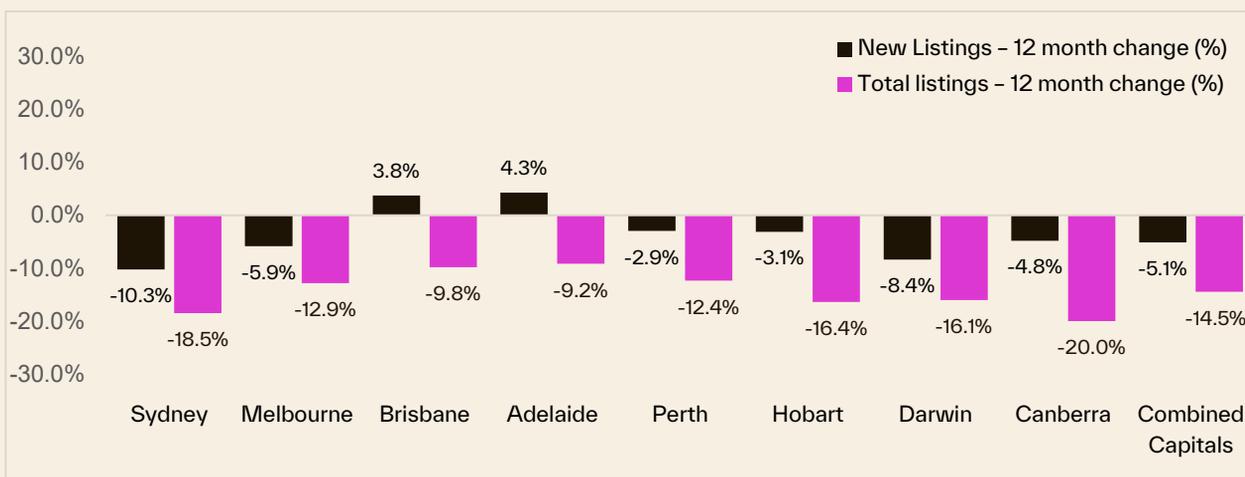
Property Market Indicator Summary

Capital city properties listed for rent – four week count

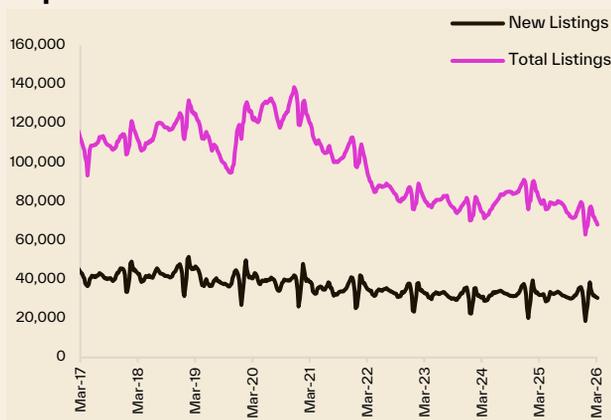
New listings ■
Total listings ■



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



3/9 Gladswood Gardens
Double Bay

4 3 2

\$20,000,000

Ray White Double Bay



31 Newton Road
Strathfield

6 5 0

\$10,815,000

McGrath

Victoria



208 Wharparilla Drive
Echuca

5 2 10

\$4,725,000

Charles L King & Co First National



8 Iona Street
Black Rock

4 3 2

\$4,200,000

Belle Property Sandringham

Queensland



16 Daly Street
Camp Hill

5 3 3

\$4,100,000

Ray White New Farm



43 Sixth Avenue
St Lucia

3 1 2

\$3,900,000

McGrath

South Australia



122 Swaine Avenue
Toorak Gardens

4 3 0

\$3,470,000

Alexander Real Estate



30 Second Avenue
Forestville

3 1 2

\$1,910,000

OC

Western Australia



65 Ullapool Road
Mount Pleasant

4 3 2

\$4,051,000

Ray White Cottesloe/Mosman Park



32 Katinka Retreat
Dudley Park

4 4 3

\$3,450,000

The Agency

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



11-13 Bracken Lane
Fern Tree

🛏️ 4 🏠 2 🚗 2

\$1,350,000

Harcourts Hobart



423 Nelson Road
Mount Nelson

🛏️ 5 🏠 3 🚗 2

\$1,275,000

EIS Property

Northern Territory



36 Drysdale Street
Parap

🛏️ 5 🏠 4 🚗 8

\$1,500,000

Real Estate Central



9 Clarke Crescent
Rapid Creek

🛏️ 4 🏠 2 🚗 4

\$1,100,000

Ray White Darwin

Australian Capital Territory



14 Lex Banning Street
Wright

🛏️ 4 🏠 3 🚗 2

\$1,681,000

The Property Collective



1 George Seddon Crescent
Taylor

🛏️ 5 🏠 4 🚗 2

\$1,620,000

Belle Property Canberra

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