

Property Market Indicator Summary

All data to week ending 29 March 2026

Highest volume of capital city auctions in over four years

The number of capital city auctions jumped to 4,062 last week, up 46% on the previous week and 41% higher than at the same time a year ago. This was the highest volume of auctions held in a week since December 2021.

The easing trend in auction clearance rates (that has been evident since the first rate hike in February) continued, falling to 60.9% based on the preliminary results. This was the lowest preliminary clearance rate since December 2022, when housing values were in the midst of a short but sharp correction as interest rates rose from pandemic lows.

Melbourne recorded the highest number of auctions last week, with 1,887 homes going under the hammer, a 38% increase on the previous week and the highest number of auctions held since December 2021. The preliminary clearance rate fell to 63.5%, the lowest outcome since April last year.

1,518 homes went to auction in Sydney last week, 55% more than the previous week and a 37% rise on the same week last year. Once again, December 2021 was the last time we saw a week with this many auctions held. The preliminary clearance rate reduced to 57.9%, the lowest early result since December 2024.

Brisbane saw 284 homes go to auction last week, up 42% on the week prior and 64% higher than this time last year. The preliminary clearance rate fell to 58.9%, the city's lowest since late last year.

190 auctions were held in Adelaide last week, a 47% increase on the week prior and the highest volume since September 2024. 69.2% of auctions have reported a positive result so far, marking Adelaide as the only capital city to record a rise in the preliminary clearance rate relative to a week ago. Despite the rise, the early clearance rate was well below the year-to-date average of 79.7%.

24 auctions were held in Perth last week, the highest since the week ending 7 December last year, returning a preliminary clearance rate of 62.5%.

Only one auction was held in Tasmania for the third consecutive week, and it was passed in.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

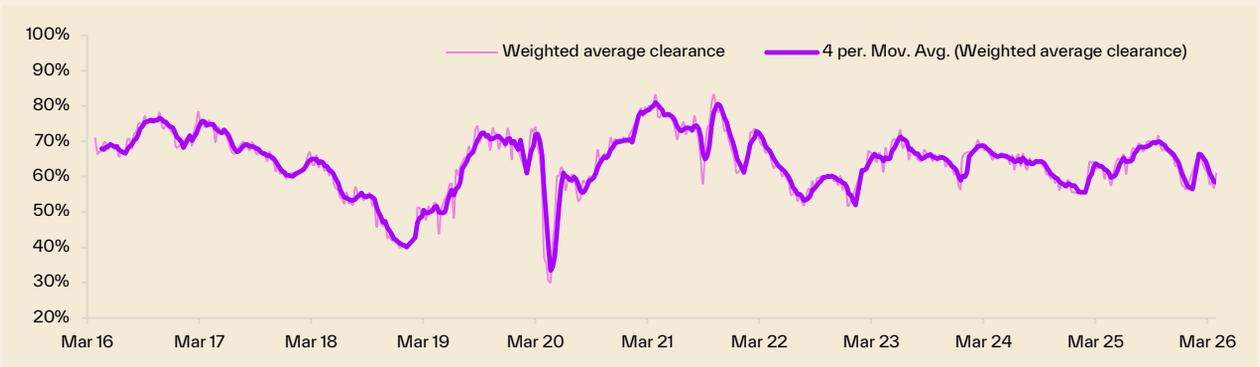
Property Market Indicator Summary

Capital City Auction Statistics (Preliminary)

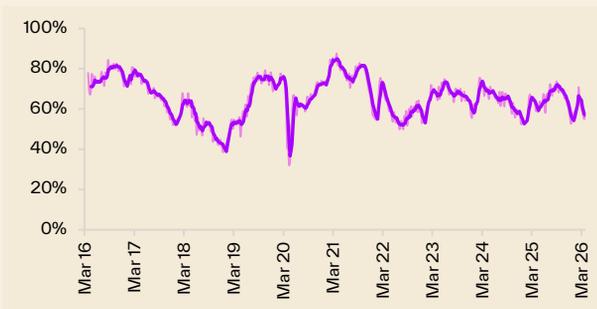
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	57.9%	1,518	1,112	644	468
Melbourne	63.5%	1,887	1,368	869	499
Brisbane	58.9%	284	175	103	72
Adelaide	69.2%	190	107	74	33
Perth	62.5%	24	16	10	6
Tasmania	n.a.	1	1	0	1
Canberra	51.3%	158	117	60	57
Combined capitals	60.9%	4,062	2,896	1,763	1,133

Weekly clearance rates

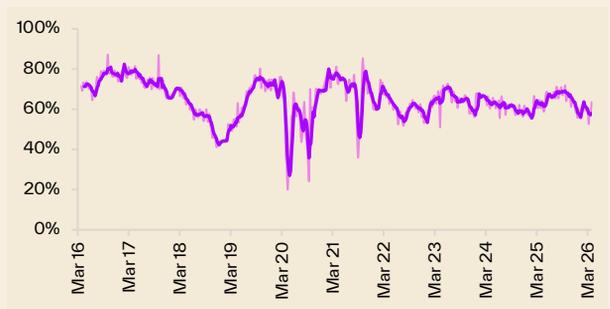
Combined capital cities



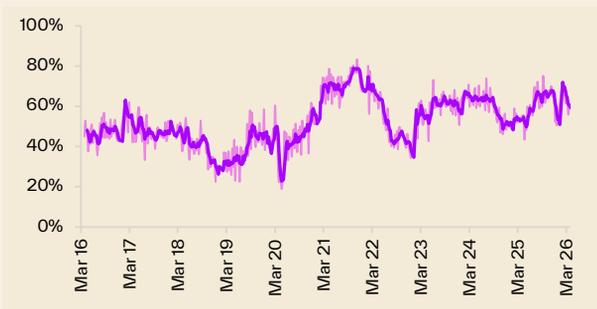
Sydney



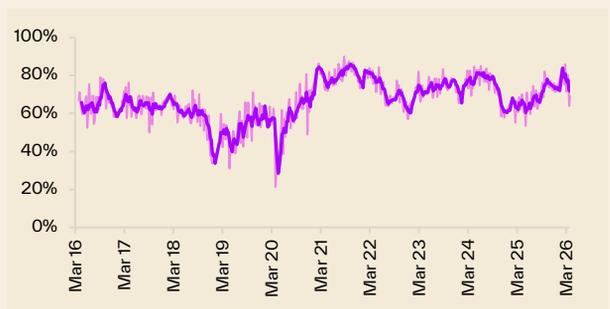
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

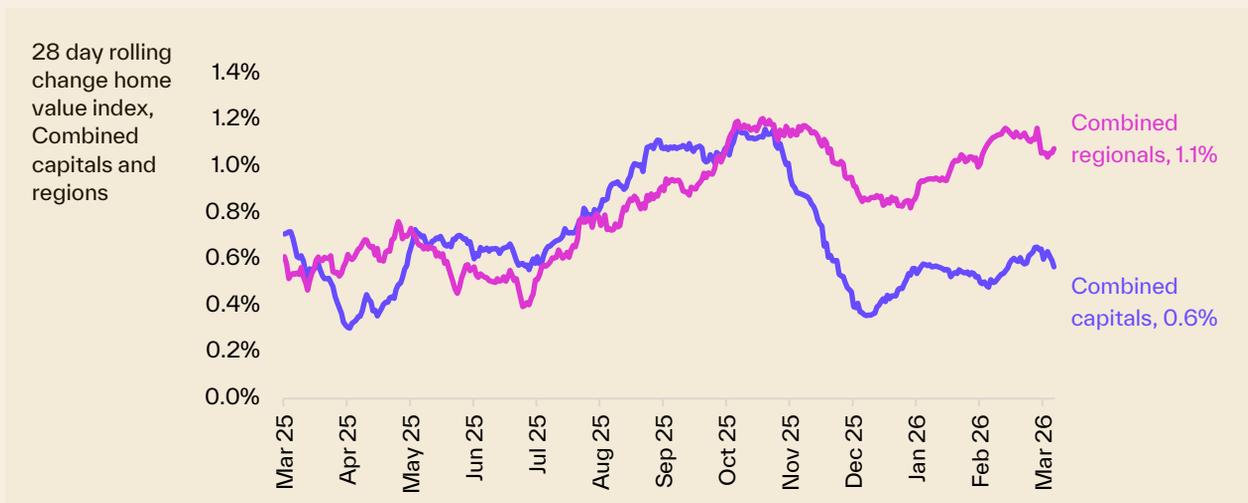
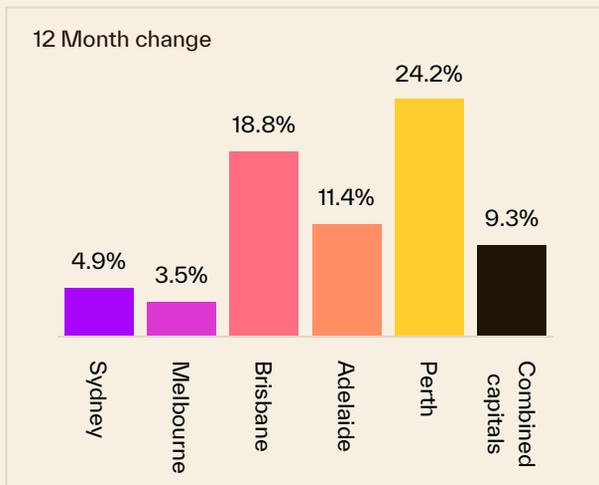
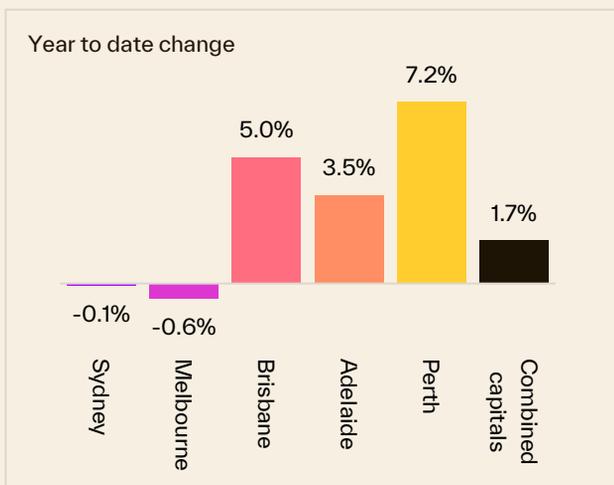
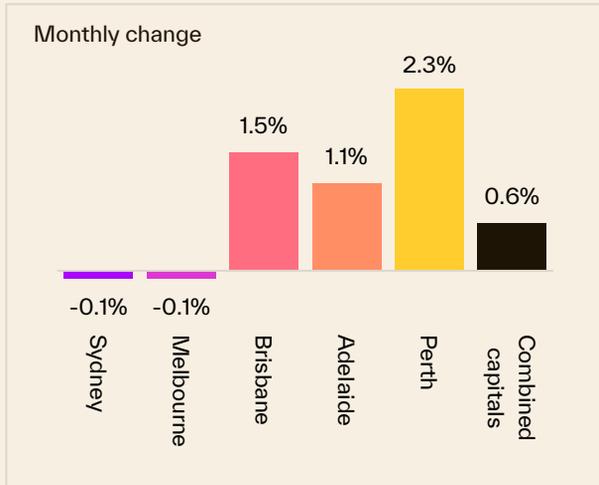
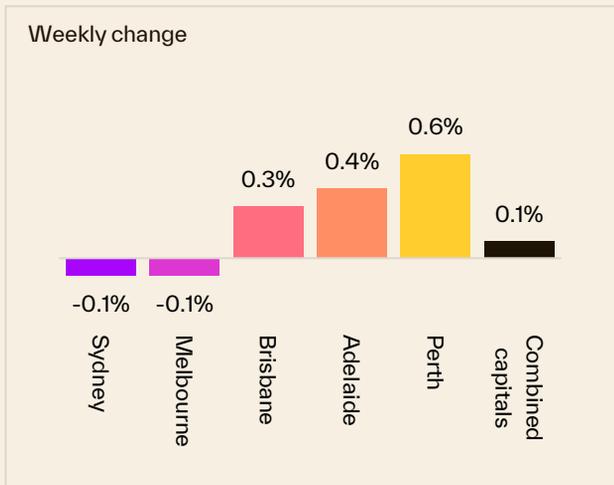
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	54.6%	29	22	12	10
Baulkham Hills and Hawkesbury	34.3%	64	35	12	23
Blacktown	54.8%	85	31	17	14
City and Inner South	57.9%	131	114	66	48
Eastern Suburbs	46.2%	170	158	73	85
Inner South West	61.3%	181	142	87	55
Inner West	74.0%	133	96	71	25
North Sydney and Hornsby	61.4%	273	189	116	73
Northern Beaches	48.4%	74	64	31	33
Outer South West	n.a.	9	8	7	1
Outer West and Blue Mountains	47.1%	17	17	8	9
Parramatta	58.1%	134	93	54	39
Ryde	68.1%	83	47	32	15
South West	53.5%	66	43	23	20
Sutherland	67.3%	71	55	37	18
Melbourne sub-regions					
Inner	60.6%	315	226	137	89
Inner East	59.4%	272	197	117	80
Inner South	72.3%	290	191	138	53
North East	68.6%	199	153	105	48
North West	62.3%	183	146	91	55
Outer East	66.7%	155	111	74	37
South East	60.6%	207	137	83	54
West	58.9%	233	180	106	74
Mornington Peninsula	65.4%	32	26	17	9
Regional SA4					
Newcastle and Lake Macquarie	55.6%	30	27	15	12
Illawarra	53.3%	17	15	8	7
Gold Coast	44.6%	93	83	37	46
Sunshine Coast	54.1%	56	37	20	17
Geelong	60.0%	24	15	9	6

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

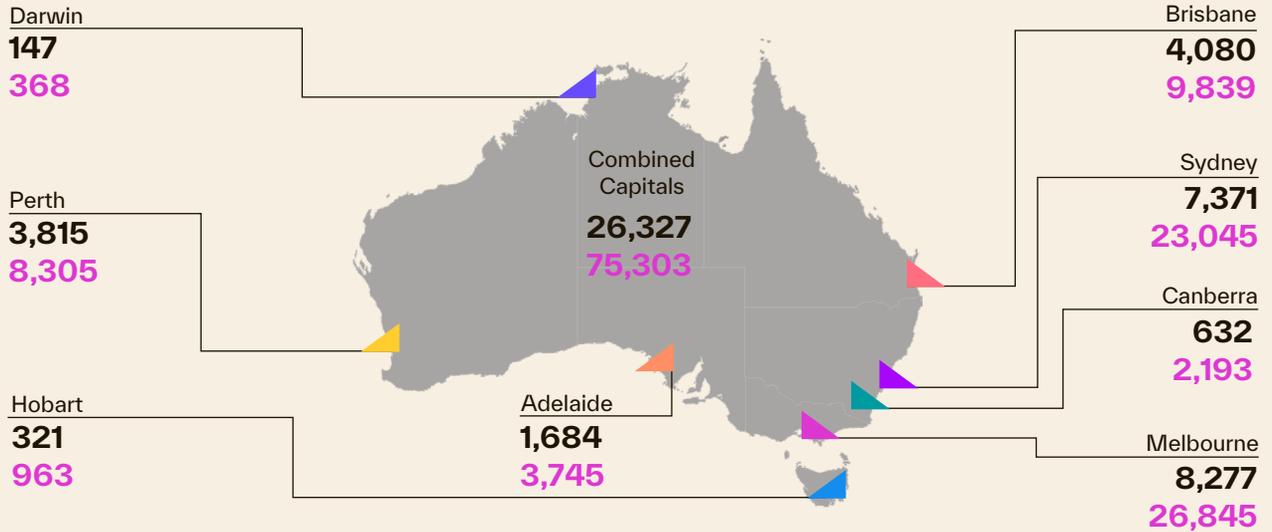


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

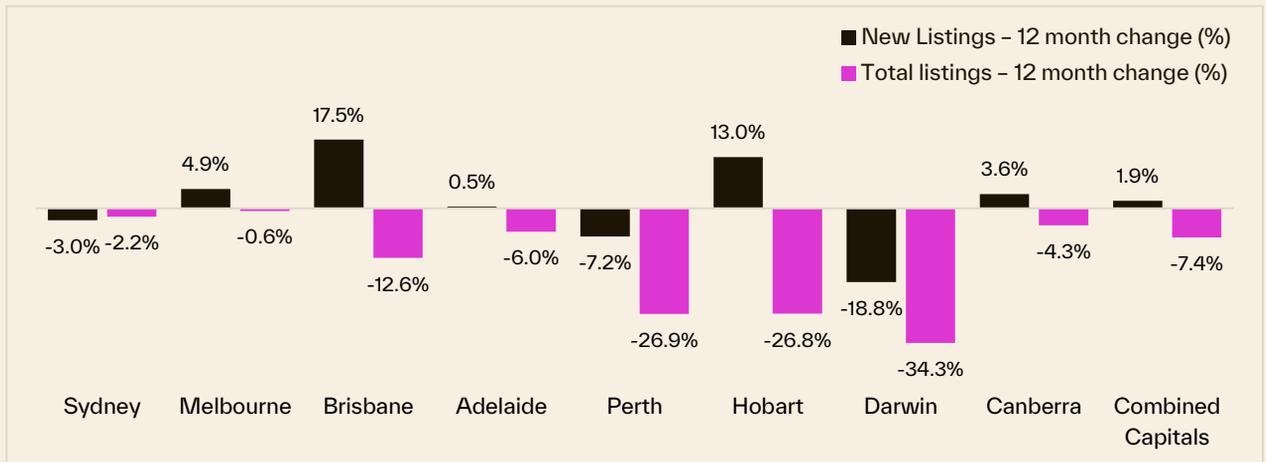
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Property Market Indicator Summary

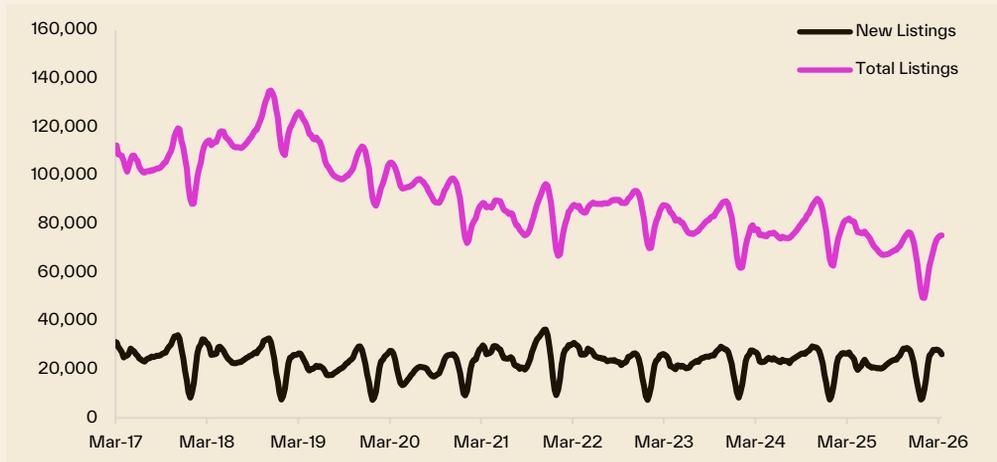
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



Number of homes for sale, combined capital cities

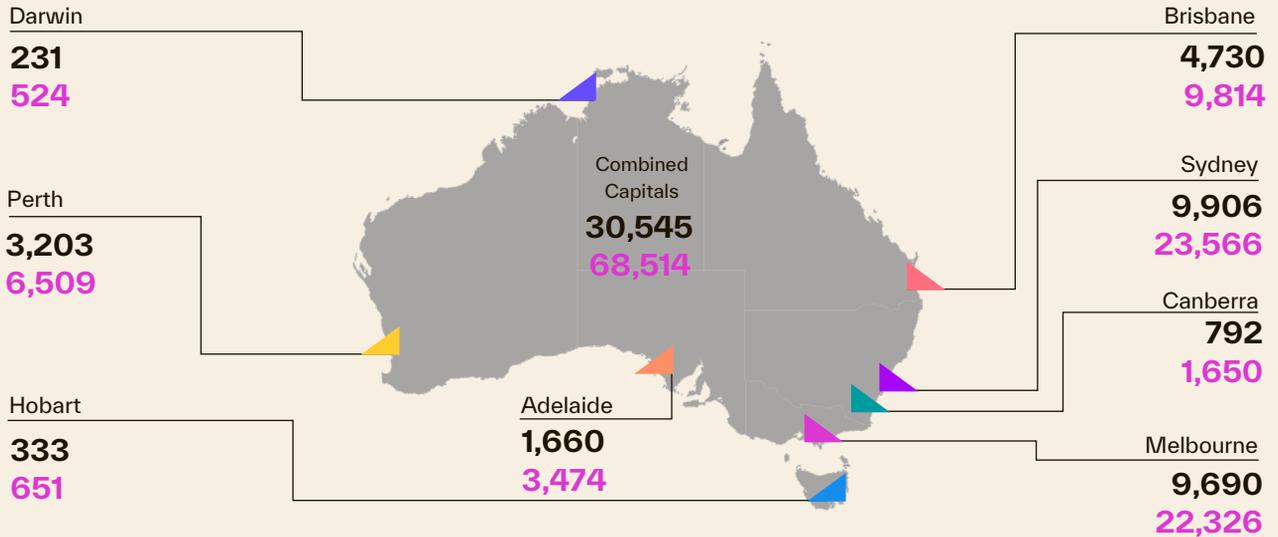


These results are calculated across properties that have been advertised for sale over the 28 days ending 29 March 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

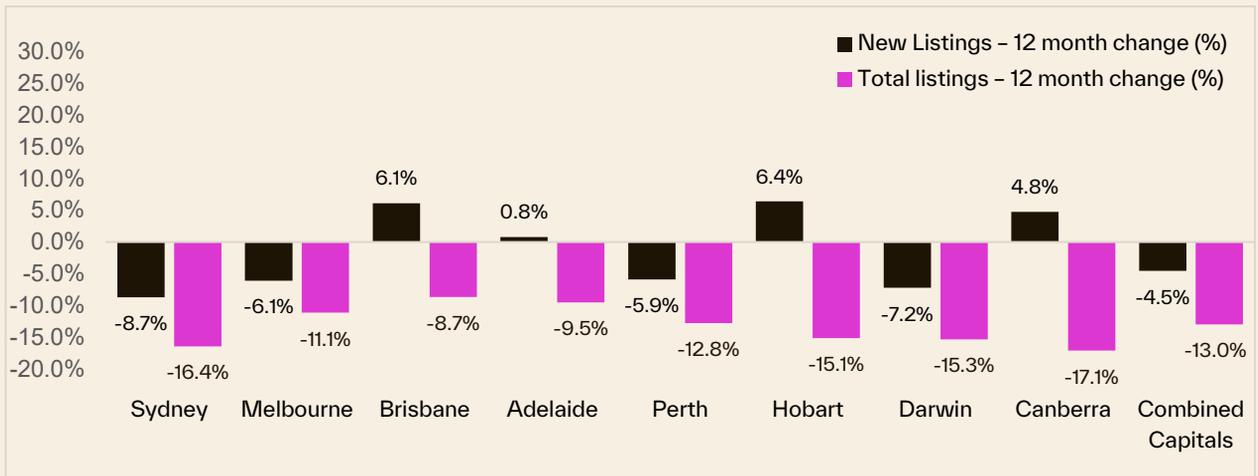
Property Market Indicator Summary

Capital city properties listed for rent – four week count

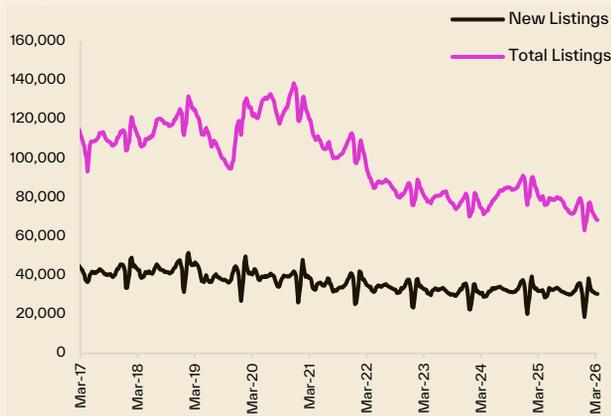
New listings ■
Total listings ■



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



10A Dalley Avenue
Vaucluse

🛏️ 5 🏠 4 🚗 4

\$19,500,000

Ray White Double Bay



82 Abbotsford Road
Homebush

🛏️ 5 🏠 3 🚗 0

\$8,000,000

McGrath

Victoria



303 Lennox Street
Richmond

🛏️ 4 🏠 3 🚗 2

\$4,200,000

Jellis Craig Richmond



3 Watts Crescent
Mount Eliza

🛏️ 5 🏠 3 🚗 3

\$4,100,000

Aqua Real Estate

Queensland



6 Comus Avenue
Ascot

🛏️ 5 🏠 3 🚗 3

\$6,000,000

Ray White Collective Luxury



19 Kingfisher Crescent
Burleigh Waters

🛏️ 7 🏠 3 🚗 3

\$5,100,000

Realty Blue Burleigh Heads

South Australia



236 Esplanade
Seacliff

🛏️ 3 🏠 2 🚗 2

\$4,700,000

Magain Real Estate



34 King Street
Brighton

🛏️ 4 🏠 3 🚗 2

\$3,951,000

OC

Western Australia



205 The Esplanade
Mount Pleasant

🛏️ 4 🏠 2 🚗 1

\$3,500,000

JW Residential



5 Mcpherson Street
Menora

🛏️ 6 🏠 3 🚗 2

\$3,275,000

Sovereign Property Solutions

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



1/479 Churchill Avenue
Sandy Bay

3 2 2

\$1,650,000

Elders Tasmania



34 Coolabah Road
Sandy Bay

4 2 1

\$1,340,000

Petrusma Property Hobart/ Sandy Bay

Northern Territory



5 Martin Crescent
Coconut Grove

4 3 4

\$1,250,000

Ray White Darwin



10 Latrobe Street
Bayview

5 2 2

\$1,150,000

Ray White Darwin

Australian Capital Territory



17 Evans Crescent
Griffith

4 2 2

\$2,626,000

Luton Properties Manuka



17 Cowper Street
Ainslie

5 3 3

\$2,000,000

LJ Hooker Dickson

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