

# Property Market Indicator Summary

All data to week ending 8 March 2026

## Auctions set to rebound this week from the long weekend lull

Last week was a quieter one for auction activity. 1,874 homes went to auction, a 44% drop from the week prior. The slump in volume can mostly be attributed to the long weekend in Victoria, South Australia, and the ACT, however the number of auctions was down across most other capital cities as well.

Across the combined capitals, the preliminary auction clearance rate rose to 72.1%, up from 68.8% the week prior, to be the second highest early clearance rate so far this year.

Sydney hosted the largest volume of auctions last week, with 969 homes going under the hammer, down 16.2% from the week prior. The preliminary clearance rate recorded a sharp rise, up from 65.5% the previous week ago to 74.3%, which was the second highest preliminary clearance rate through the year to date.

Despite the long weekend, Melbourne recorded the second highest volume of auctions across the capital cities. 585 homes went to auction, a 66% fall from the previous week, but almost 100 auctions more than the same week last year. The preliminary clearance rate was down from 70.4% a week prior, easing to 67.9%, on par with the second week of February as the lowest

early clearance rate so far this year.

123 auctions were held in Brisbane, a 30% drop in activity relative to the previous week. 72.1% of auctions have reported a successful result so far, down from 74.8% the week prior.

Adelaide recorded 108 auctions last week, a 19% fall on the volume of auctions the week prior. At 81.0%, the preliminary clearance rate was by far the highest of any capital, up from 75.9% the previous week.

Perth saw 144 auctions go to market, two more than the previous week, with only 55.6% reporting a positive result so far.

The volume of auctions is set to bounce back this week with approximately 2,900 homes currently scheduled to go under the hammer.

## Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: [media@cotality.com](mailto:media@cotality.com)

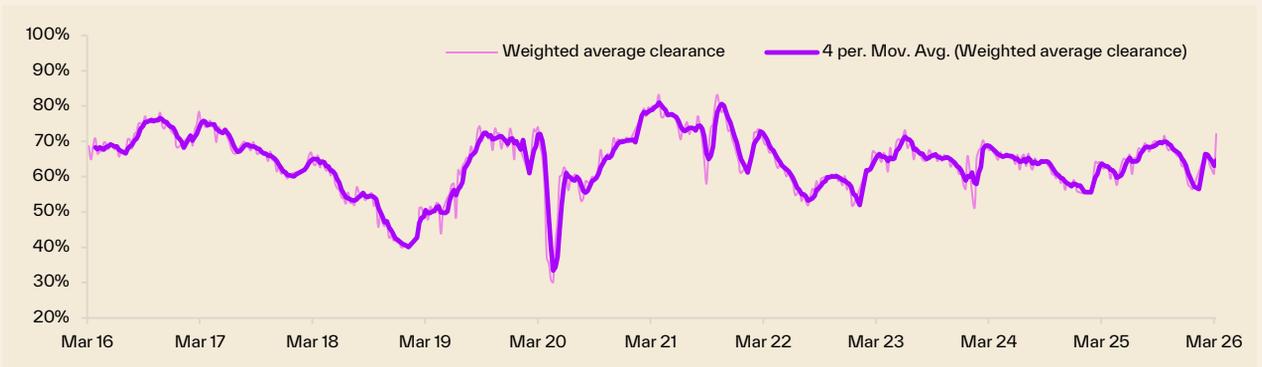
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## Capital City Auction Statistics (Preliminary)

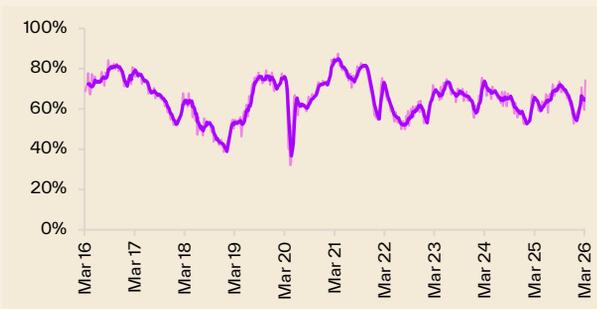
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	74.3%	969	584	434	150
Melbourne	67.9%	585	358	243	115
Brisbane	72.1%	123	68	49	19
Adelaide	81.0%	108	63	51	12
Perth	n.a.	14	9	5	4
Tasmania	n.a.	0	0	0	0
Canberra	65.0%	55	40	26	14
<b>Combined capitals</b>	<b>72.1%</b>	<b>1,854</b>	<b>1,122</b>	<b>809</b>	<b>313</b>

## Weekly clearance rates

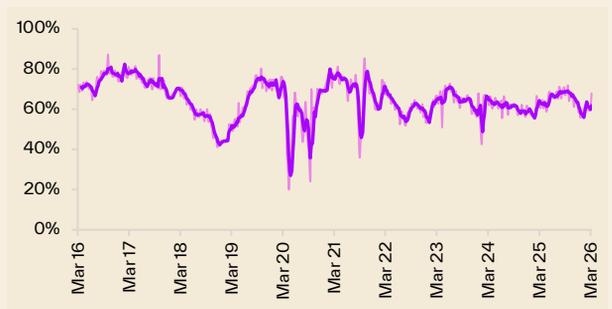
Combined capital cities



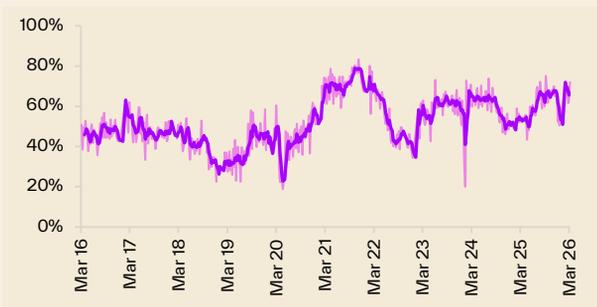
Sydney



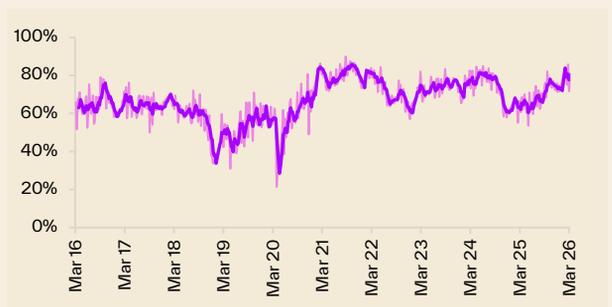
Melbourne



Brisbane



Adelaide



# Property Market Indicator Summary

## Sub-region auction statistics (Preliminary)

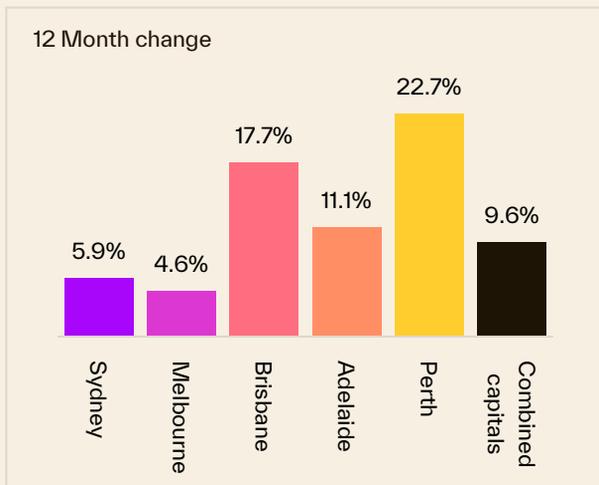
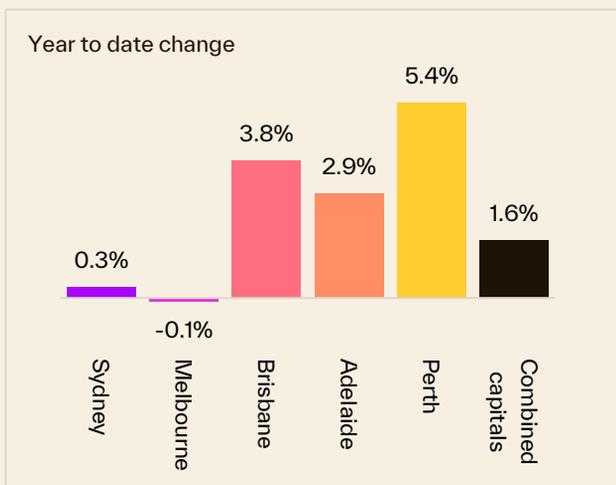
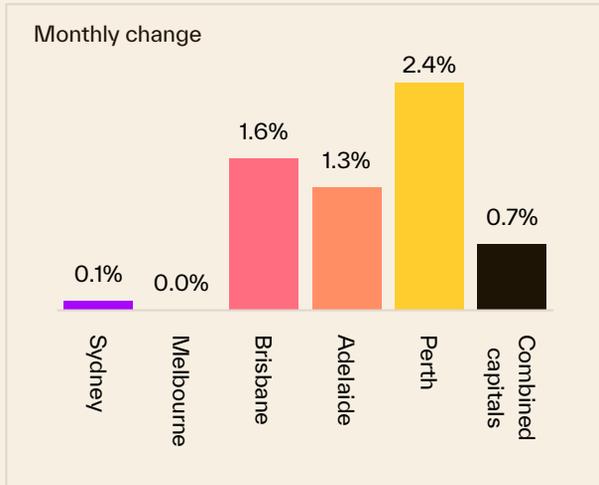
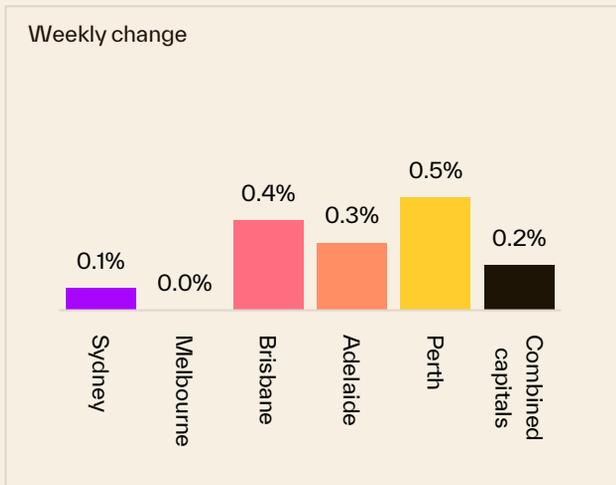
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
<b>Sydney sub-regions</b>					
Central Coast	53.9%	19	13	7	6
Baulkham Hills and Hawkesbury	62.5%	51	24	15	9
Blacktown	68.4%	53	19	13	6
City and Inner South	73.8%	85	61	45	16
Eastern Suburbs	81.3%	115	96	78	18
Inner South West	69.6%	102	56	39	17
Inner West	80.7%	94	57	46	11
North Sydney and Hornsby	75.3%	164	97	73	24
Northern Beaches	68.8%	75	48	33	15
Outer South West	n.a.	6	4	2	2
Outer West and Blue Mountains	n.a.	5	2	2	0
Parramatta	68.8%	69	32	22	10
Ryde	75.0%	52	32	24	8
South West	76.9%	36	13	10	3
Sutherland	83.3%	43	30	25	5
<b>Melbourne sub-regions</b>					
Inner	65.0%	61	40	26	14
Inner East	65.0%	88	60	39	21
Inner South	58.8%	49	34	20	14
North East	66.7%	77	51	34	17
North West	82.2%	74	45	37	8
Outer East	68.4%	37	19	13	6
South East	63.9%	101	61	39	22
West	69.8%	85	43	30	13
Mornington Peninsula	n.a.	13	5	5	0
<b>Regional SA4</b>					
Newcastle and Lake Macquarie	81.5%	30	27	22	5
Illawarra	n.a.	12	9	7	2
Gold Coast	54.8%	60	31	17	14
Sunshine Coast	76.9%	20	13	10	3
Geelong	n.a.	8	7	5	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

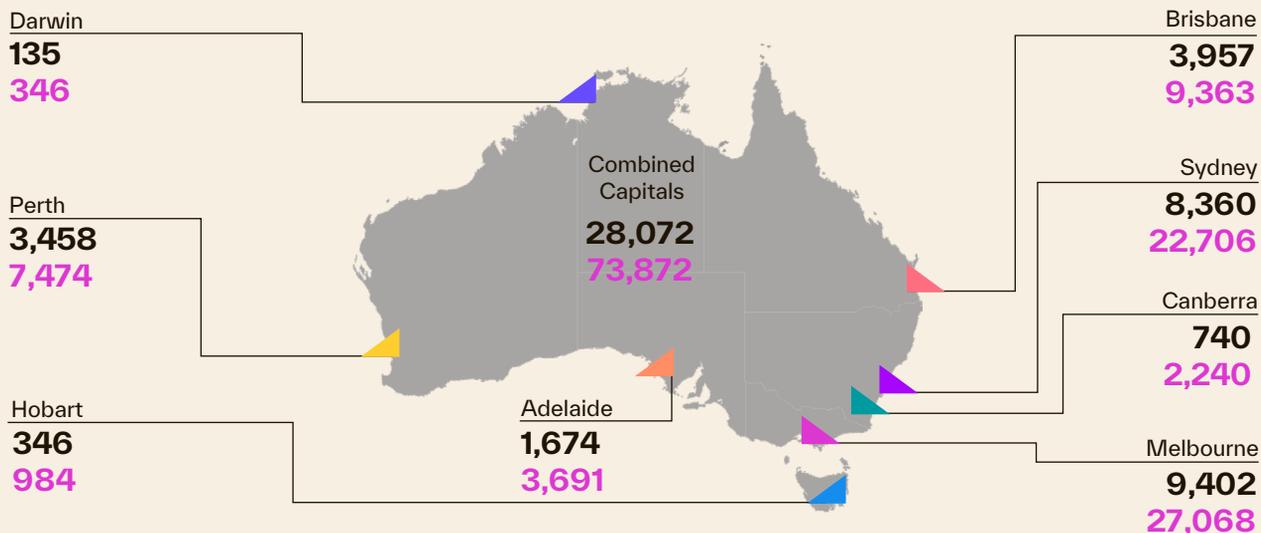


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

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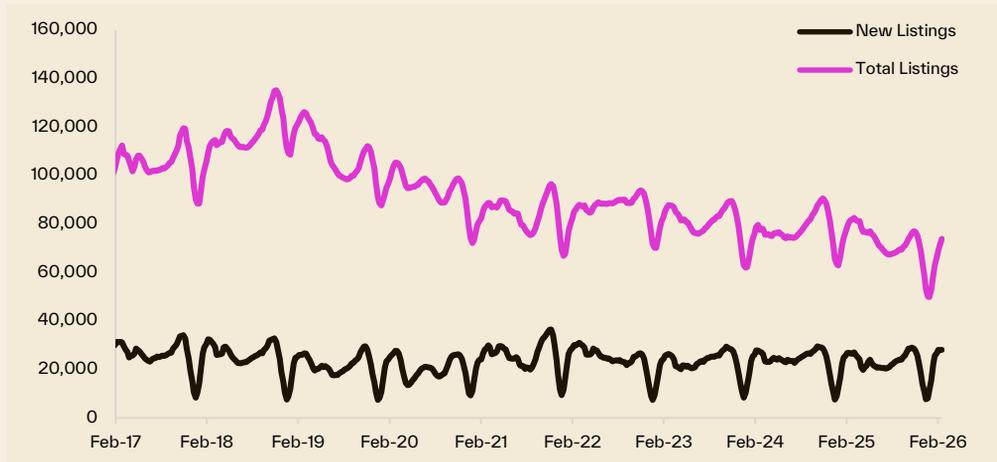
## Capital city properties listed for sale – four week count



## Listings – 12 month change (%)



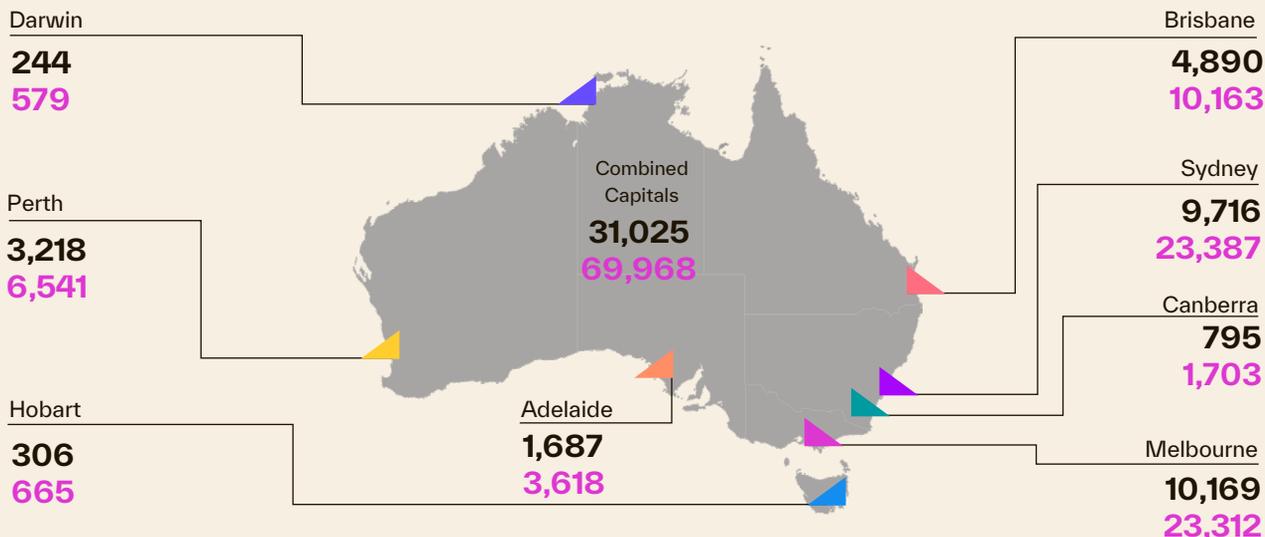
## Number of homes for sale, combined capital cities



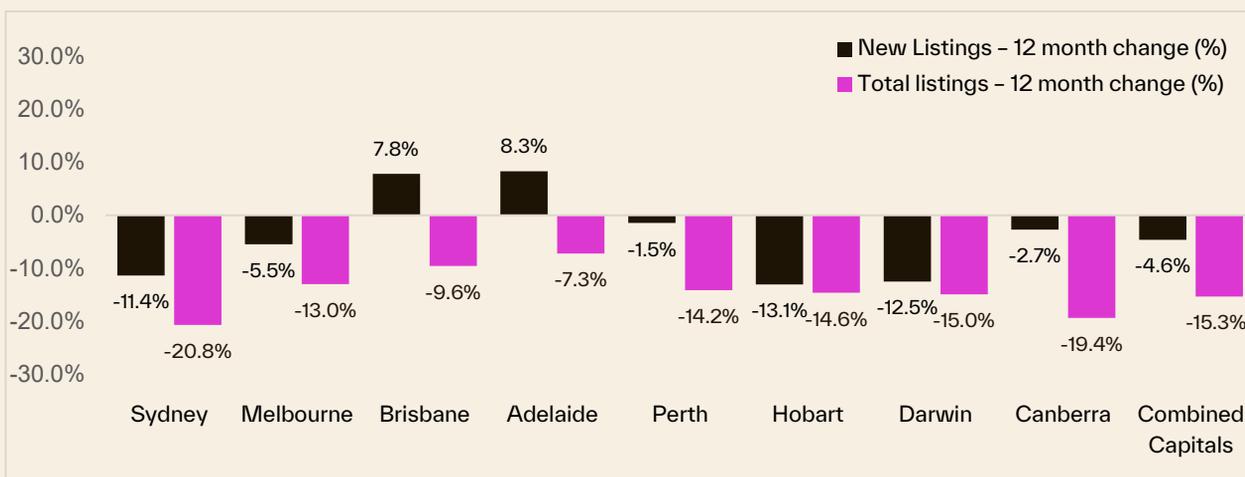
These results are calculated across properties that have been advertised for sale over the 28 days ending 08 March 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

# Property Market Indicator Summary

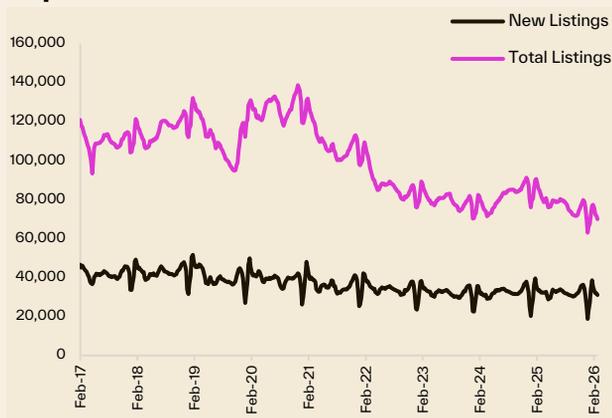
## Capital city properties listed for rent – four week count



## 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%
<b>Combined capitals</b>	<b>\$719</b>	<b>0.7%</b>	<b>1.7%</b>	<b>5.3%</b>	<b>3.4%</b>	<b>3.5%</b>	<b>1.3%</b>	<b>1.7%</b>
<b>Combined regionals</b>	<b>\$605</b>	<b>0.6%</b>	<b>1.7%</b>	<b>6.0%</b>	<b>4.2%</b>	<b>4.4%</b>	<b>1.4%</b>	<b>1.8%</b>
<b>National</b>	<b>\$687</b>	<b>0.7%</b>	<b>1.7%</b>	<b>5.5%</b>	<b>3.6%</b>	<b>3.7%</b>	<b>1.3%</b>	<b>1.7%</b>

# Property Market Indicator Summary

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

### New South Wales



84 Queens Park Road  
Queens Park

4 2 0

**\$14,500,000**

PPD Real Estate



1/50 Mona Road  
Darling Point

4 3 2

**\$12,700,000**

Richardson & Wrench Double Bay

### Victoria



12 Joyce Street  
Elwood

5 4 4

**\$5,850,000**

Jellis Craig Port Phillip



4 Hillcroft Avenue  
Hampton

4 4 7

**\$3,920,000**

Buxton Bentleigh

### Queensland



60 Riverview Terrace  
Hamilton

4 3 2

**\$6,500,000**

Ray White Ascot



41 Laurel Avenue  
Chelmer

6 7 2

**\$4,500,000**

Smart Property Services

### South Australia



3 Cheltenham Street  
Highgate

5 3 2

**\$2,675,000**

OC



11 Immanuel Drive  
Salisbury Heights

6 3 2

**\$2,150,000**

Ray White Port Adelaide & Largs Bay

### Western Australia



42 Burke Drive  
Attadale

5 3 4

**\$6,700,000**

Mont Property



4 Southampton Lane  
Mindarie

4 4 3

**\$5,650,000**

Haiven Property

# Property Market Indicator Summary

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

### Tasmania



4 Skala Road  
Tranmere

 5  3  2

**\$1,400,000**

*Harcourts Signature - Rosny Park*



73 Gillies Road  
Granton

 4  2  2

**\$1,375,000**

*Harcourts Signature - Rosny Park*

### Northern Territory



6 Taiyuan Street  
Muirhead

 4  2  2

**\$1,026,000**

*Ray White Darwin*



36 Wells Street  
Ludmilla

 5  2  0

**\$1,000,000**

*@realty*

### Australian Capital Territory



16 Rawson Street  
Deakin

 4  3  2

**\$2,900,000**

*Hive Property*



5 Hale Crescent  
Turner

 5  2  2

**\$2,100,000**

*Home By Holly*

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