

Property Market Indicator Summary

All data to week ending 03 May 2026

Auction volumes bounce back as clearance rates steady

Auction activity increased last week, with 2,529 properties going under the hammer, a solid rise from 757 two weeks ago, which was impacted by ANZAC Day commemorations and long weekends in some states. Compared with the same week last year, volumes were substantially higher (1,595, a 59% increase), with the year earlier result at least partly distorted by the timing of long weekends.

The preliminary clearance rate across the combined capitals came in at 60.2%, down slightly from 60.7% two weeks ago (albeit this was revised down to 54.9% on final numbers). However, this was the second week running where the preliminary clearance rate held above the 60% mark, suggesting a slightly better fit between buyer and seller pricing expectations.

Melbourne recorded the most auctions last week, with 1,249 events, up from 244 two weeks ago and a 61% increase on the same week a year ago. 61.8% of auctions reported a successful result, down from 62.5% two weeks ago (revised lower to 54.9% once finalised). This was the second week in a row where the early clearance rate held above the 60% mark.

825 homes were auctioned in Sydney last week, up from 257 two weeks ago and 46.8% higher than the same time last year. The preliminary clearance rate reached 60.0%, the highest early outcome in six weeks.

Across the mid-sized capitals, Brisbane led the way with 205 auctions, up from 87 two weeks ago and nearly double (+97%) the number held the same time last year. The preliminary clearance rate was 52.7%, on par with two weeks ago as the lowest preliminary clearance rate in twelve months.

145 auctions were held in Adelaide last week, up from 135 two weeks ago and 68.6% higher than the same week last year. 64.0% of auctions reported a successful result, down from 69.4% two weeks ago, and this was the lowest preliminary clearance rate since the Easter long weekend.

The ACT hosted 97 auctions last week with a preliminary clearance rate of 51.9%, up from 50.0% two weeks ago.

Only seven auctions were held in Perth last week and one in Tasmania.

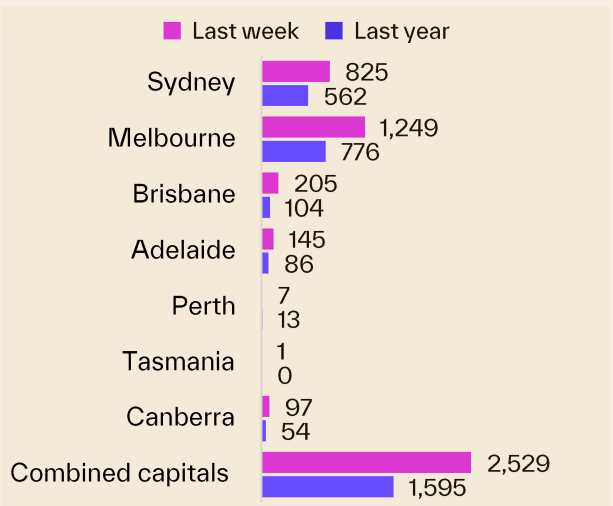
Cotality is currently tracking approximately 2,270 homes scheduled for auction this week, and close to 2,000 auctions the week after.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

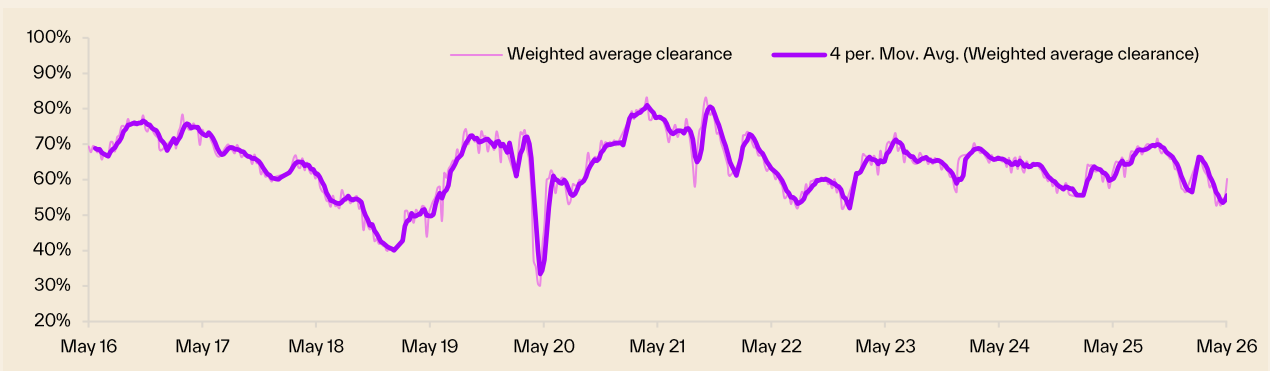
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Capital City Auction Statistics (Preliminary)

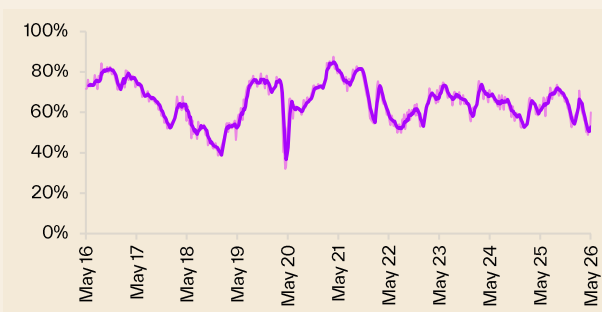
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	60.0%	825	600	360	240
Melbourne	61.8%	1,249	944	583	361
Brisbane	52.7%	205	148	78	70
Adelaide	64.0%	145	86	55	31
Perth	n.a.	7	5	4	1
Tasmania	n.a.	1	1	0	1
Canberra	51.9%	97	81	42	39
Combined capitals	60.2%	2,529	1,865	1,123	742

Weekly clearance rates

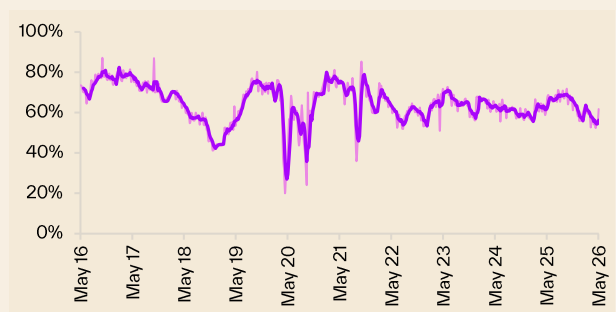
Combined capital cities



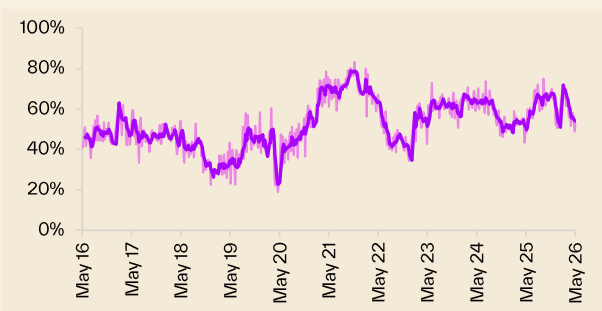
Sydney



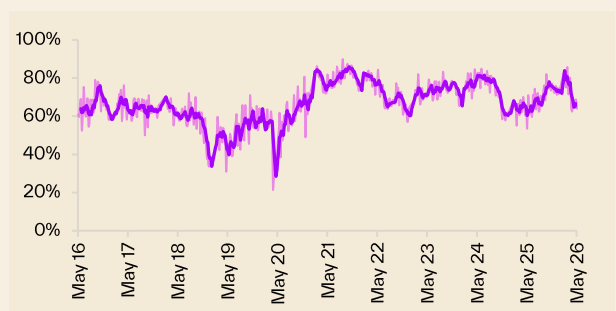
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

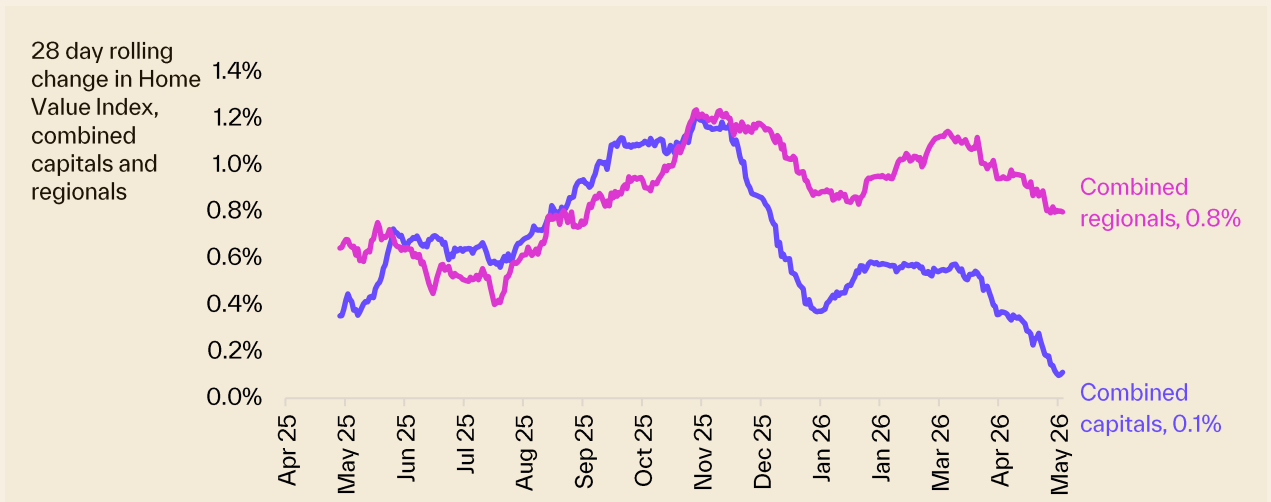
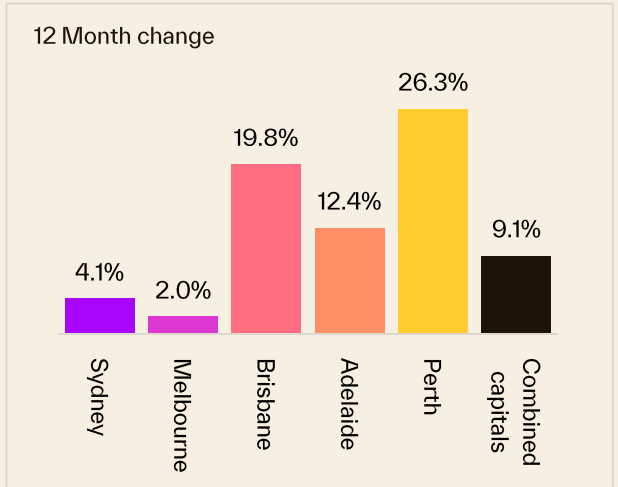
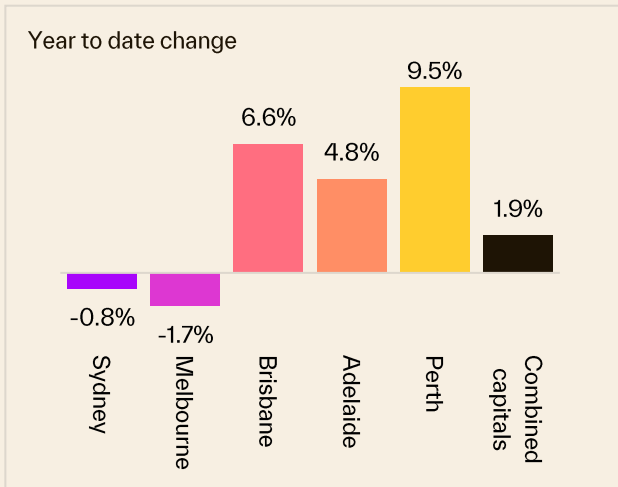
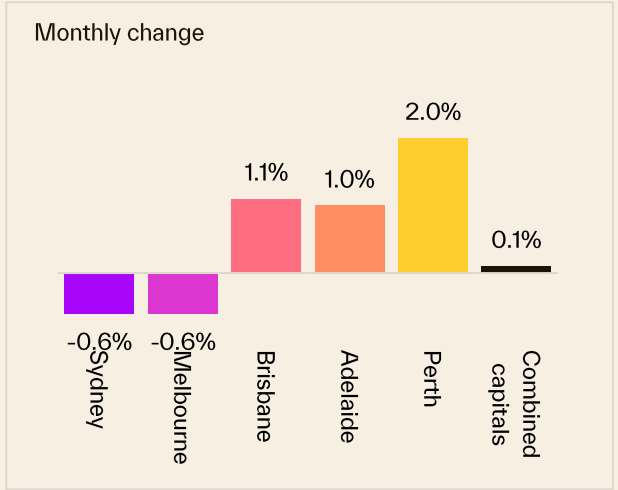
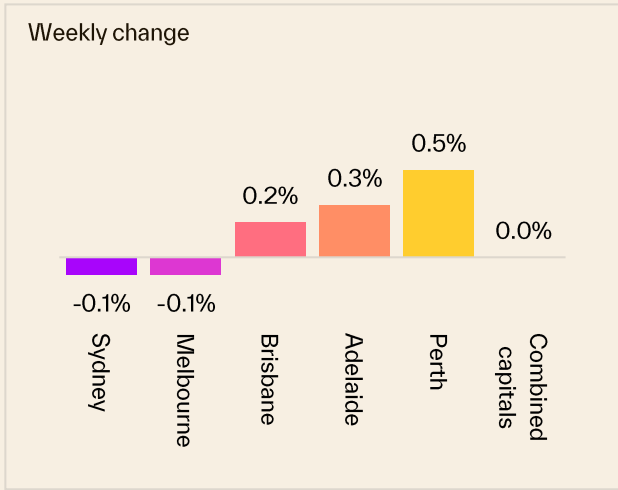
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	38.9%	22	18	7	11
Baulkham Hills and Hawkesbury	56.5%	35	23	13	10
Blacktown	54.2%	58	24	13	11
City and Inner South	71.6%	82	74	53	21
Eastern Suburbs	54.6%	73	66	36	30
Inner South West	65.8%	100	73	48	25
Inner West	72.9%	77	59	43	16
North Sydney and Hornsby	51.7%	89	58	30	28
Northern Beaches	45.8%	69	59	27	32
Outer South West	83.3%	14	12	10	2
Outer West and Blue Mountains	n.a.	12	8	6	2
Parramatta	60.0%	68	45	27	18
Ryde	51.9%	41	27	14	13
South West	51.6%	48	31	16	15
Sutherland	73.9%	37	23	17	6
Melbourne sub-regions					
Inner	54.1%	155	122	66	56
Inner East	61.8%	141	110	68	42
Inner South	63.3%	137	90	57	33
North East	67.6%	182	151	102	49
North West	65.4%	171	136	89	47
Outer East	56.0%	102	75	42	33
South East	66.0%	154	94	62	32
West	55.7%	188	149	83	66
Mornington Peninsula	83.3%	20	18	15	3
Regional SA4					
Newcastle and Lake Macquarie	77.8%	21	18	14	4
Illawarra	63.2%	20	19	12	7
Gold Coast	48.9%	64	47	23	24
Sunshine Coast	53.3%	26	15	8	7
Geelong	50.0%	14	10	5	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

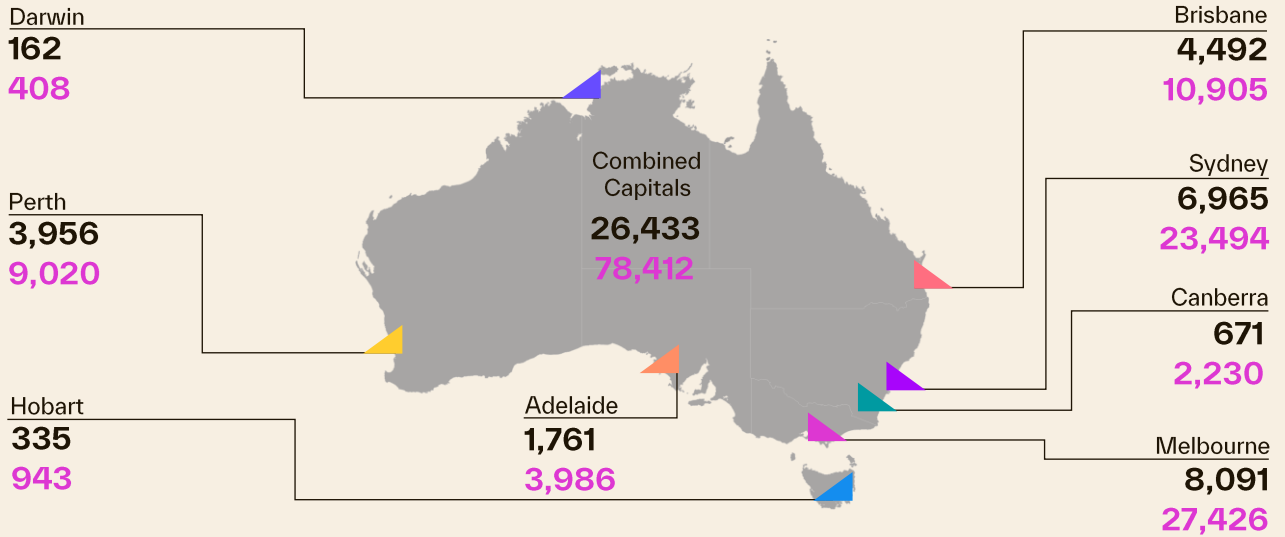


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

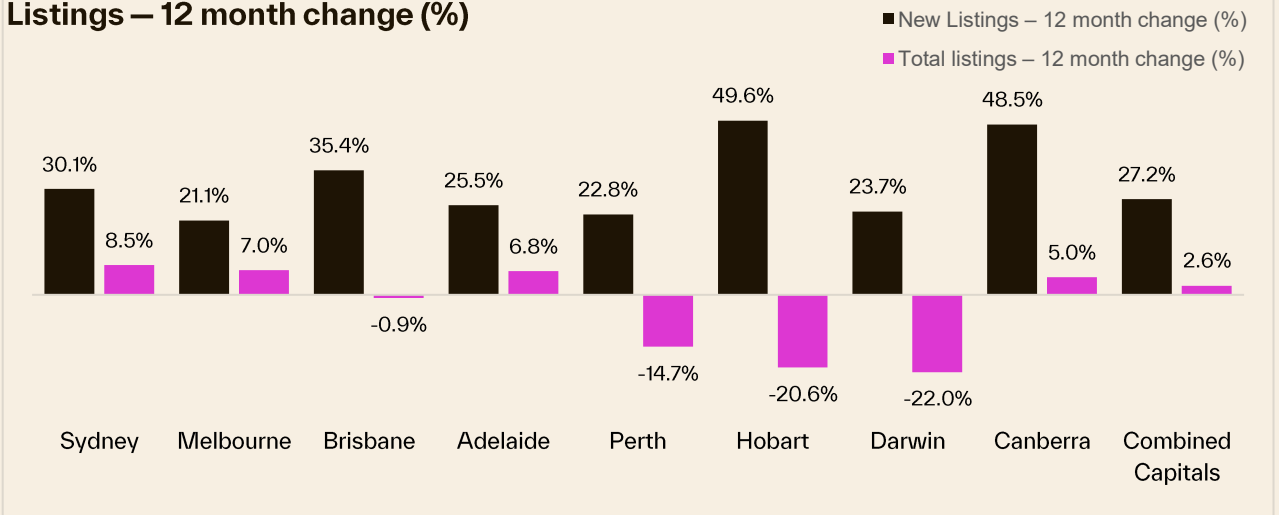
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Property Market Indicator Summary

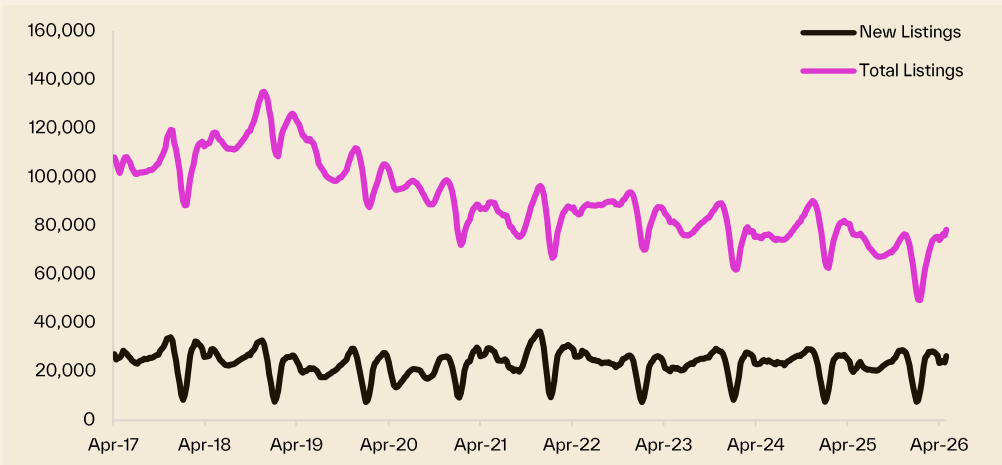
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



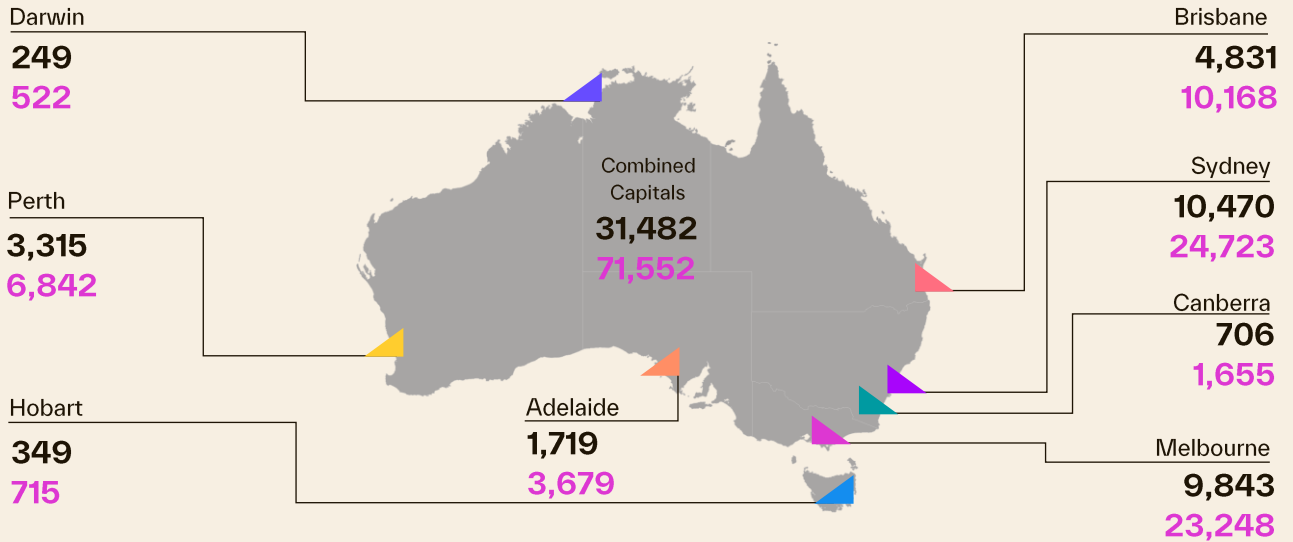
Number of homes for sale, combined capital cities



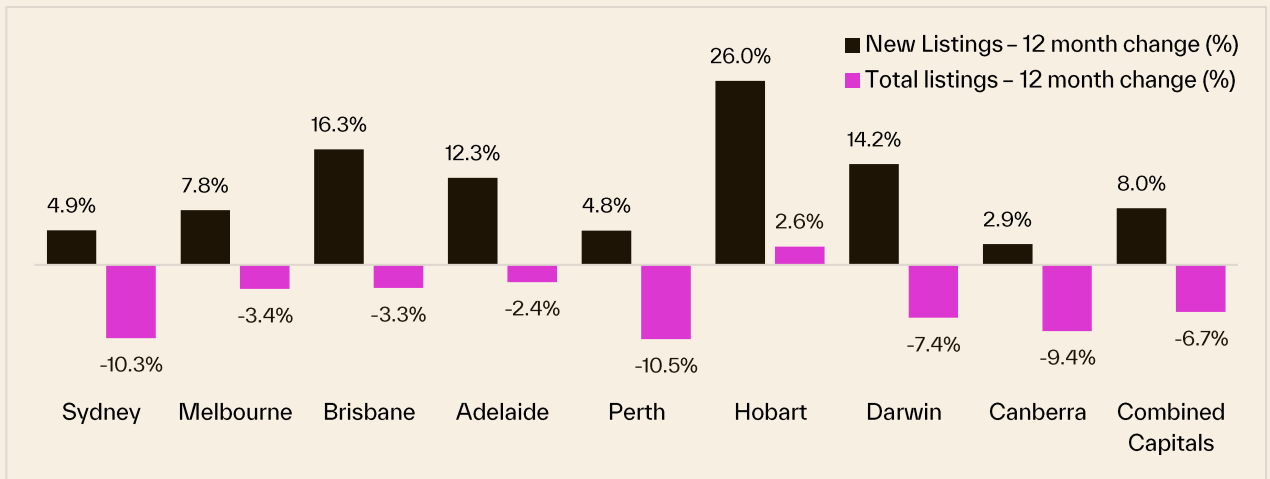
These results are calculated across properties that have been advertised for sale over the 28 days ending 03 May 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

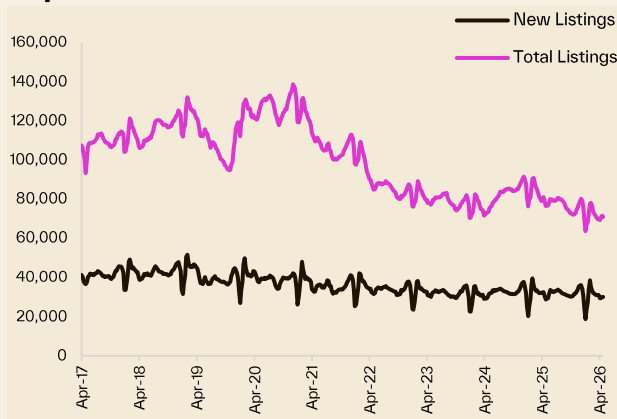
Capital city properties listed for rent – four week count



Rental listings – 12 month change (%)



Number of homes for rent, combined capital cities



Rental snapshot – data to April 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	\$831	0.6%	1.9%	5.9%	3.1%	3.0%	1.8%	2.1%
Melbourne	\$638	0.5%	2.0%	4.5%	3.8%	3.6%	1.5%	1.6%
Brisbane	\$726	0.7%	2.1%	6.4%	3.3%	3.7%	1.8%	1.8%
Adelaide	\$652	0.8%	2.0%	4.1%	3.4%	3.7%	1.0%	1.0%
Perth	\$773	0.9%	2.9%	7.0%	3.6%	4.3%	1.2%	1.4%
Hobart	\$617	0.8%	2.2%	6.7%	4.3%	4.3%	1.9%	1.9%
Darwin	\$705	0.9%	2.6%	9.1%	6.0%	6.6%	1.5%	1.9%
Canberra	\$699	0.1%	0.8%	2.9%	4.0%	4.1%	1.7%	1.8%
Combined capitals	\$731	0.6%	2.1%	5.7%	3.4%	3.5%	1.6%	1.7%
Combined regionals	\$615	0.6%	1.8%	5.9%	4.2%	4.4%	1.9%	1.9%
National	\$698	0.6%	2.0%	5.7%	3.6%	3.7%	1.7%	1.8%

Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales



59 Victoria Street
Potts Point

6 4 2

\$9,000,000

Highland Property Double Bay



6 Norfolk Street
Killara

5 6 4

\$7,608,888

The Marshall Group RE

Victoria



690 Nepean Highway
Carrum

5 3 4

\$3,100,000

Ray White Chelsea



160 Wattle Valley Road
Camberwell

5 3 2

\$2,951,800

Heavyside

Queensland



39 Hawthorn Terrace
Red Hill

6 4 3

\$4,250,000

Ray White New Farm



65/35 Buchanan Street
West End

3 3 2

\$3,800,000

Position Property

South Australia



11 Smith Avenue
Hove

4 3 3

\$3,500,000

Allan Real Estate



63 Richmond Road
Westbourne Park

5 2 2

\$2,650,000

Noakes Nickolas

Western Australia



30A Tweeddale Road
Applecross

4 3 2

\$3,405,000

Haiven Property South



14 Hallin Court
Ardross

4 2 2

\$3,000,000

Haiven Property South

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



3/107 Derwent Avenue
Lindisfarne

4 2 2

\$1,700,000

Petrusma Property - Hobart/Sandy Bay



8 Norla Street
Tranmere

4 2 2

\$1,401,000

Petrusma Property

Northern Territory



8 Wagaman Terrace
Wagaman

3 2 3

\$900,000

Coles and Carter



2 Kempeana Crescent
Araluen

4 2 2

\$645,000

LJ Hooker Alice Springs

Australian Capital Territory



67 Elimatta Street
Braddon

3 3 2

\$2,075,000

Home.ByHolly



21 Favenc Circle
Griffith

4 2 1

\$1,800,000

Belle Property Canberra

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