

Property Market Indicator Summary

All data to week ending 10 May 2026

Preliminary clearance rate slips to second lowest result of the year

The preliminary clearance rate dropped to 56.5% last week, marking the second lowest early result recorded this year. The lowest clearance rate occurred during the Easter long weekend, coming in at 55.5%. This decline highlights softer auction market conditions compared to recent weeks, with clearance rates struggling to rebound from seasonal and market-related impacts.

Volumes softened, with 2,212 auctions held last week, 13.6% below the previous week. Relative to a year ago, volumes remained high, with 27.5% more homes going under the hammer than the same week last year. The higher number of auctions year-on-year is aligned with the overall flow of new listings coming to market, which had also been tracking above 2025 levels.

Melbourne led auction volumes, with 1,078 homes going under the hammer last week, a 15.6% reduction from the previous week but 34.9% higher than the same week last year. Melbourne's preliminary clearance rate of 57.7% was the lowest reading since the last week of September 2024.

In Sydney, 739 auctions were held, 10.5% fewer than the week prior but 12.7% more than the same week last year. The preliminary clearance rate fell to 55.2%, the lowest in four weeks, reversing the modest upward trend seen since mid-April.

Brisbane hosted 164 auctions, a 20.4% reduction on the previous week but 53.3% higher than a year ago. The preliminary clearance rate rose one percentage point, from 52.7% the week prior to 53.7%. Brisbane's preliminary clearance rate has held below 60% in six of the past seven weeks.

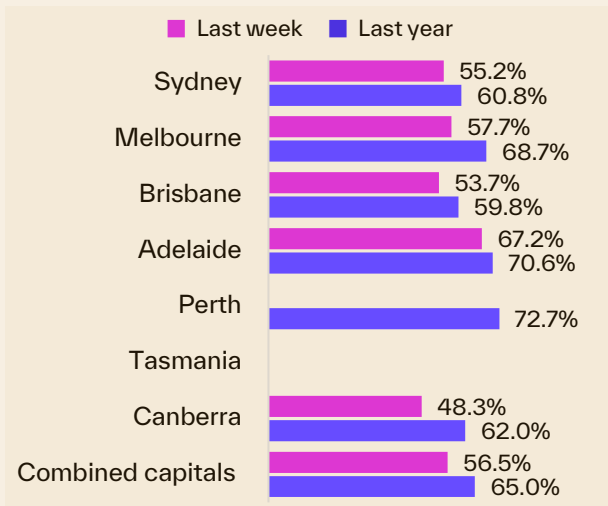
In Adelaide, 106 properties went to auction, down 27.4% on the previous week and 2.8% lower than a year ago. The preliminary clearance rate, at 67.2%, was 3.2 percentage points higher than the week prior.

Canberra saw 114 auctions, a 16.3% rise on the previous week and more than double the number held a year ago. Just 48.3% returned a positive result based on collected data so far. Eleven auctions were held in Perth and none in Tasmania.

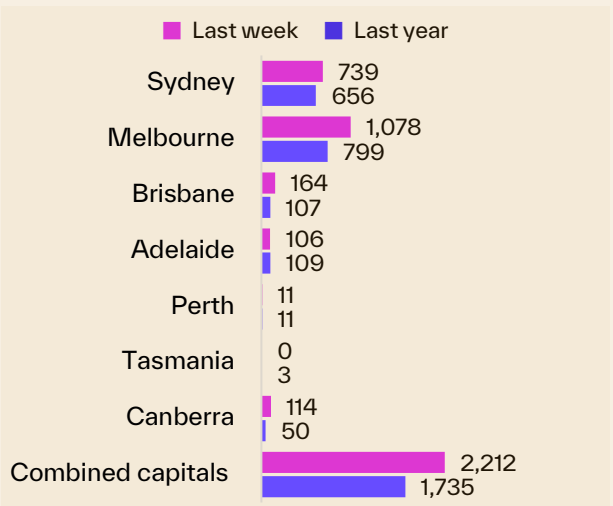
Auction volumes are set to ease again this week, with just over 2,000 events currently in the calendar, picking up to approximately 2,350 the following week.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

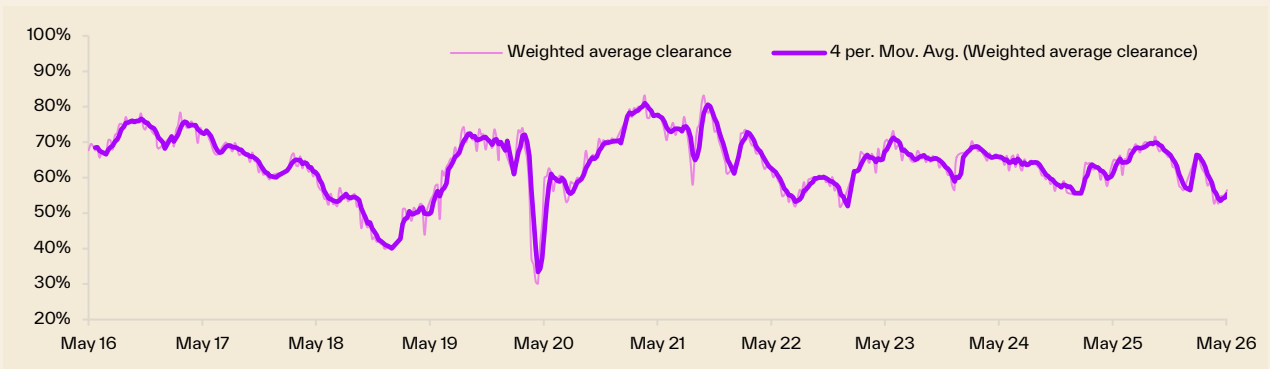
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Capital City Auction Statistics (Preliminary)

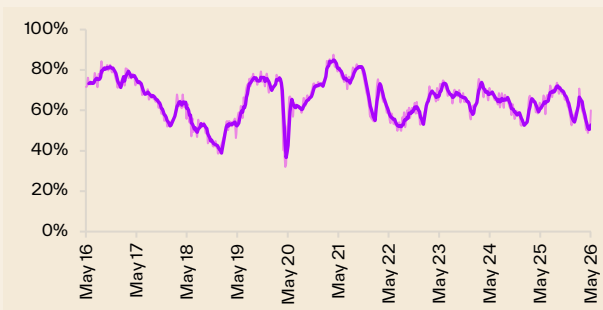
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	55.2%	739	567	313	254
Melbourne	57.7%	1,078	813	469	344
Brisbane	53.7%	164	121	65	56
Adelaide	67.2%	106	61	41	20
Perth	n.a.	11	9	4	5
Tasmania	n.a.	0	0	0	0
Canberra	48.3%	114	89	43	46
Combined capitals	56.5%	2,212	1,660	937	723

Weekly clearance rates

Combined capital cities



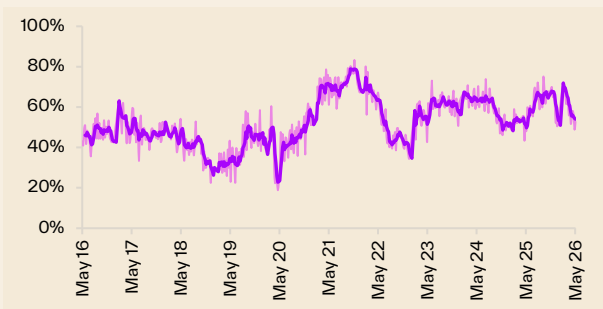
Sydney



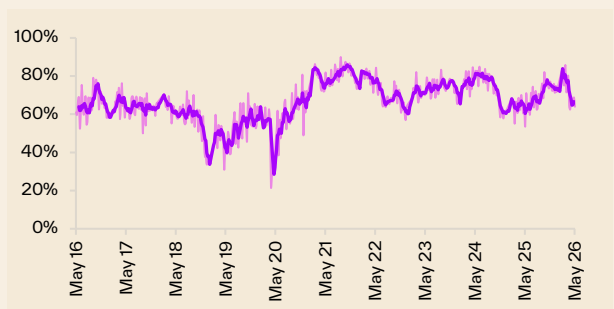
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

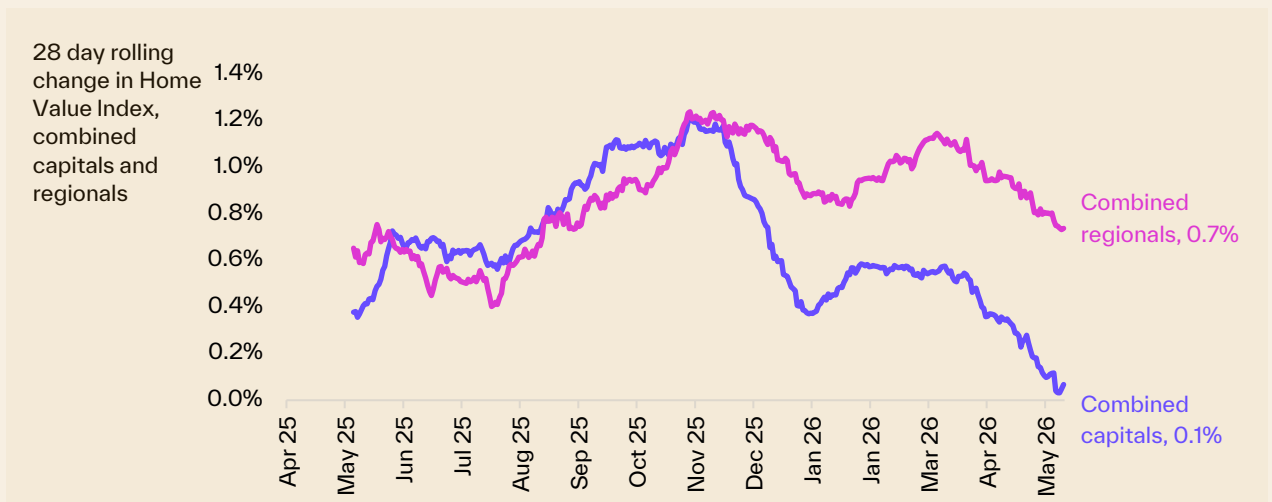
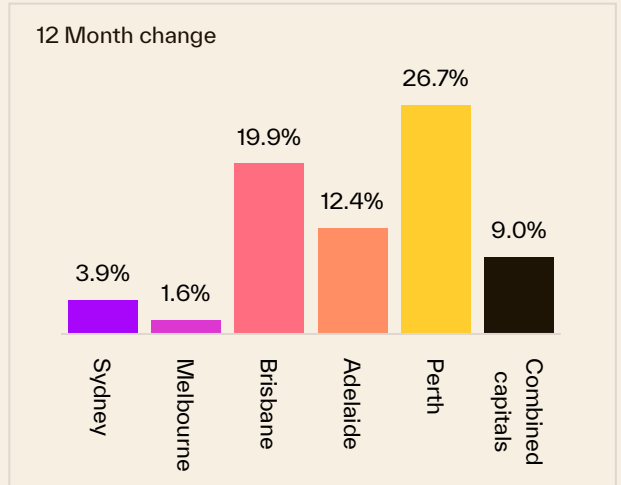
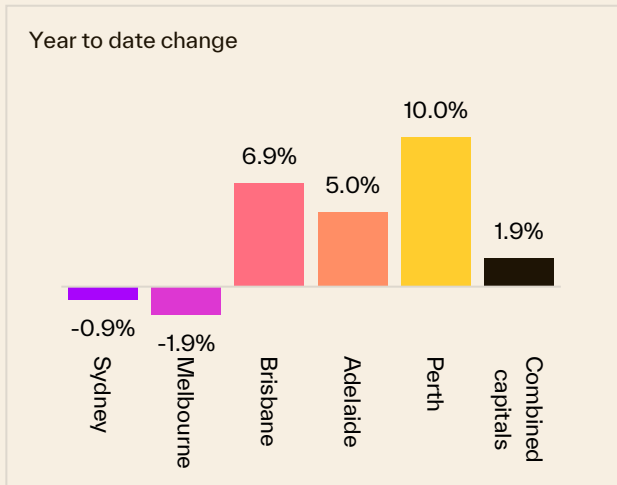
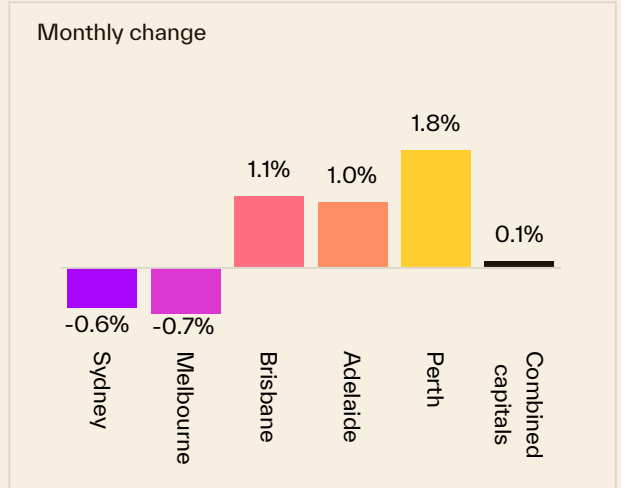
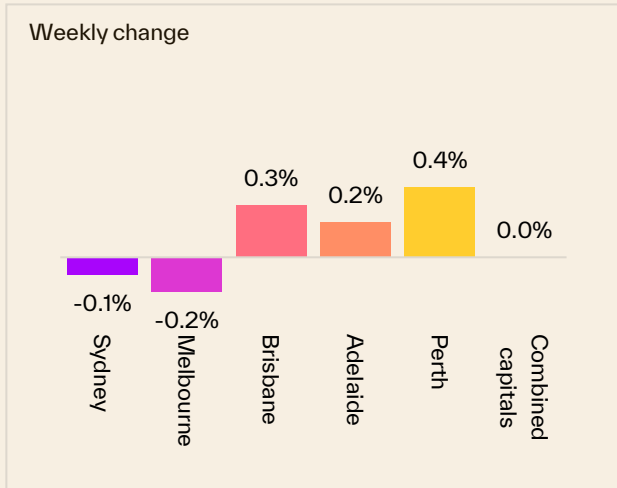
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	25.0%	21	16	4	12
Baulkham Hills and Hawkesbury	25.0%	34	20	5	15
Blacktown	64.7%	36	17	11	6
City and Inner South	62.0%	81	71	44	27
Eastern Suburbs	57.5%	76	73	42	31
Inner South West	59.2%	89	71	42	29
Inner West	72.0%	63	50	36	14
North Sydney and Hornsby	52.9%	96	68	36	32
Northern Beaches	46.0%	42	37	17	20
Outer South West	n.a.	6	6	3	3
Outer West and Blue Mountains	n.a.	9	6	3	3
Parramatta	63.2%	59	38	24	14
Ryde	48.8%	53	41	20	21
South West	44.4%	41	27	12	15
Sutherland	53.9%	33	26	14	12
Melbourne sub-regions					
Inner	58.7%	144	109	64	45
Inner East	65.8%	145	114	75	39
Inner South	61.5%	168	117	72	45
North East	54.8%	143	115	63	52
North West	56.5%	111	92	52	40
Outer East	50.9%	65	57	29	28
South East	57.6%	139	92	53	39
West	51.9%	145	104	54	50
Mornington Peninsula	53.9%	18	13	7	6
Regional SA4					
Newcastle and Lake Macquarie	68.4%	23	19	13	6
Illawarra	35.3%	18	17	6	11
Gold Coast	38.8%	66	49	19	30
Sunshine Coast	27.8%	31	18	5	13
Geelong	n.a.	12	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

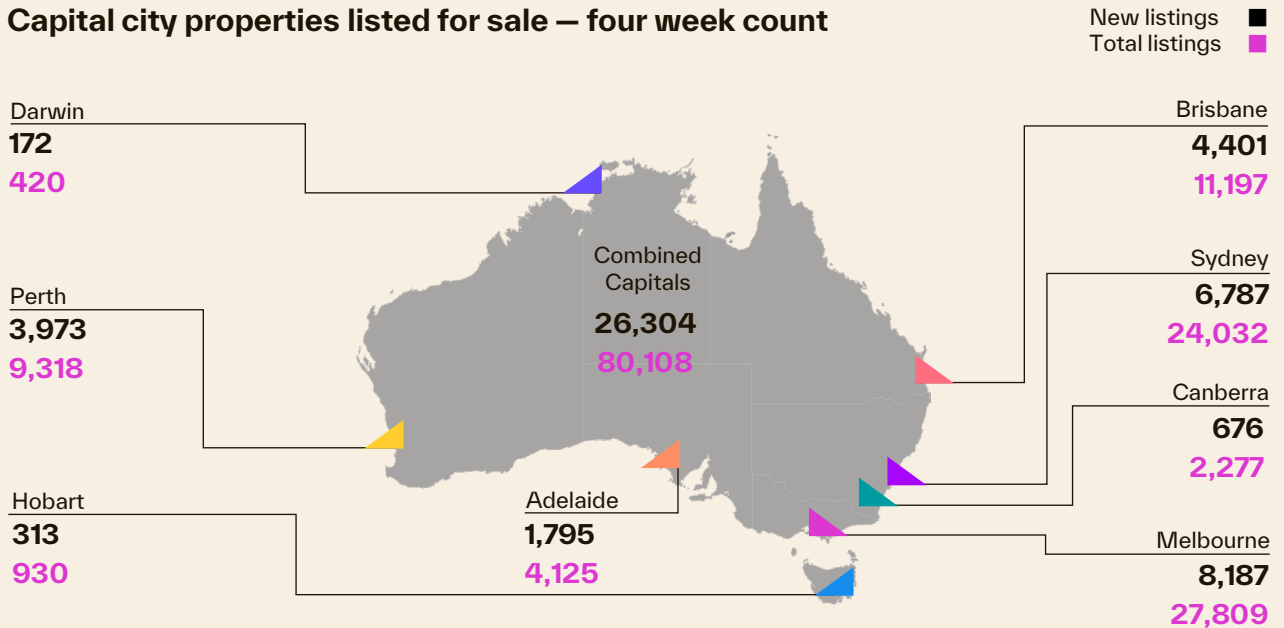


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

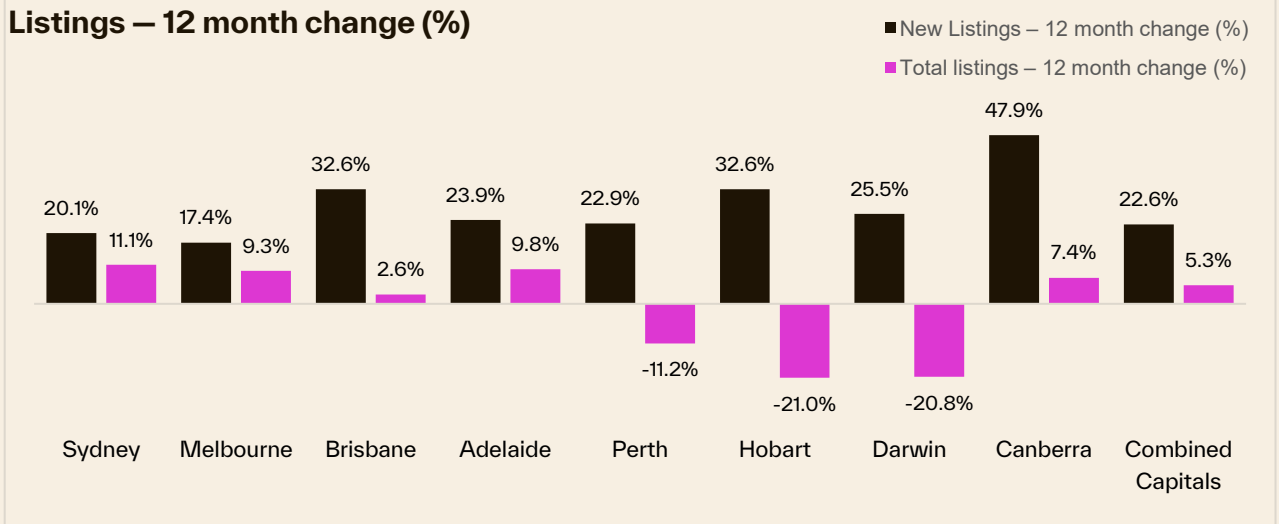
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Property Market Indicator Summary

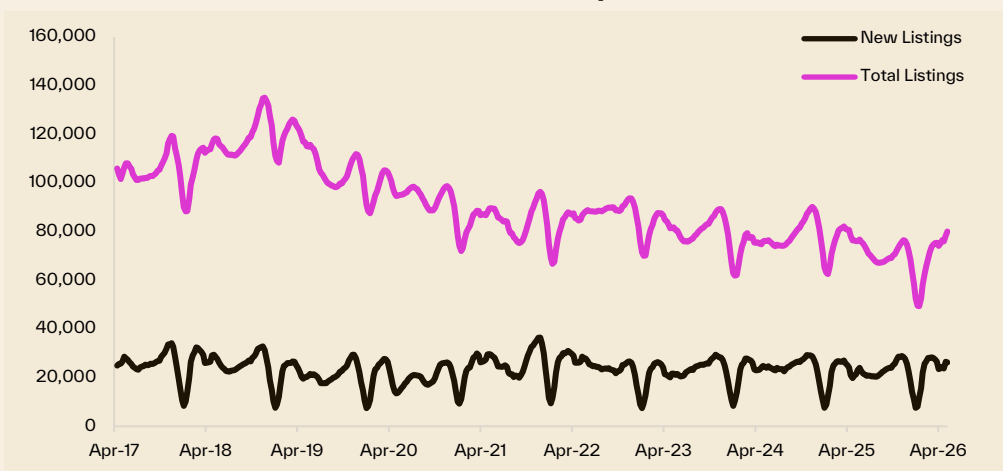
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



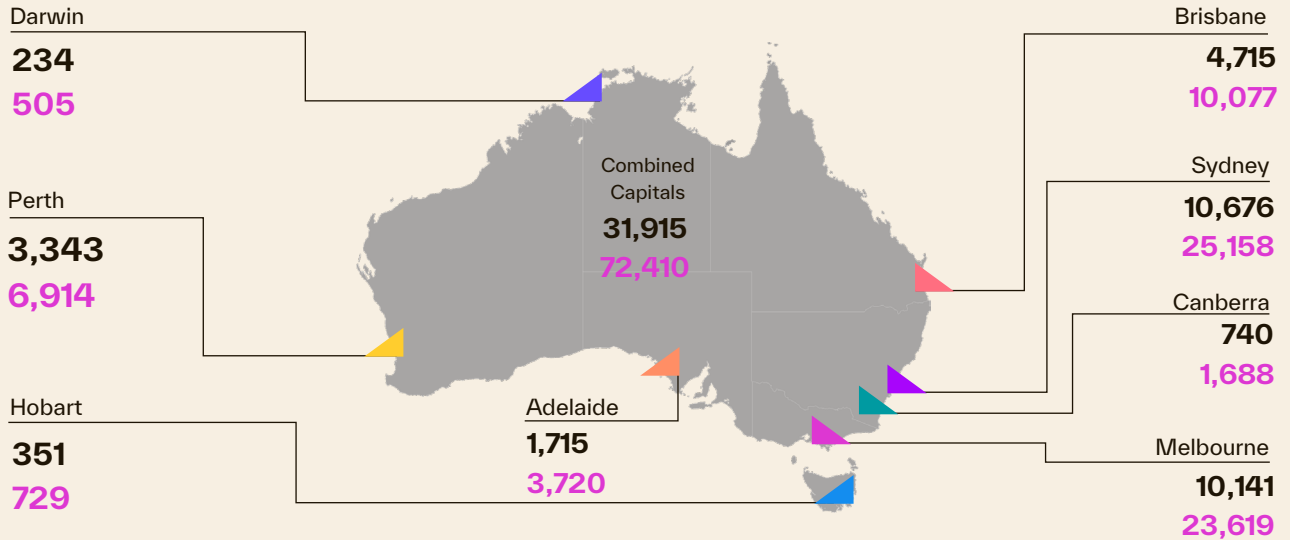
Number of homes for sale, combined capital cities



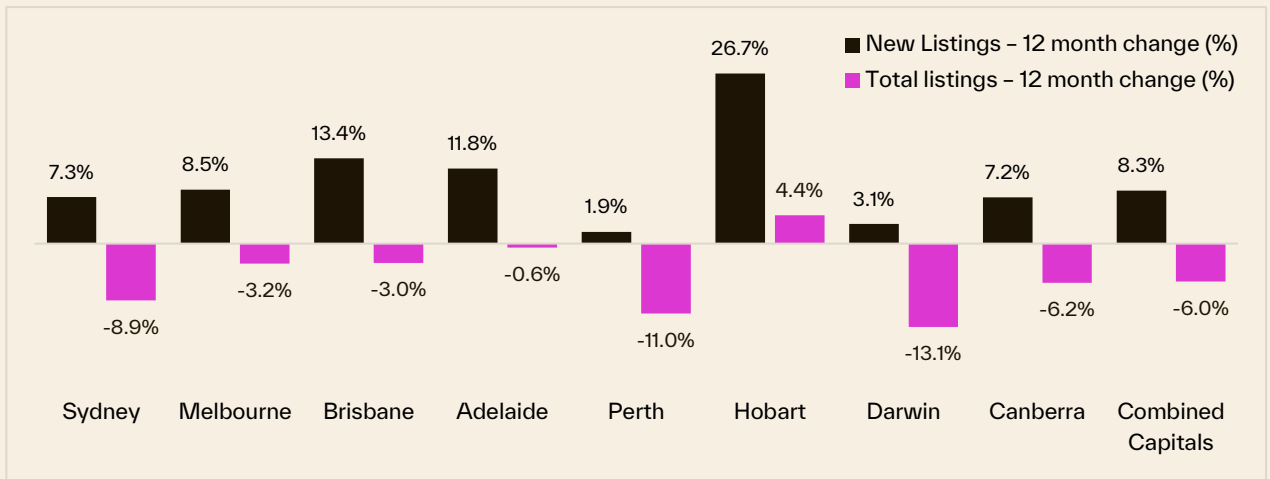
These results are calculated across properties that have been advertised for sale over the 28 days ending 10 May 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

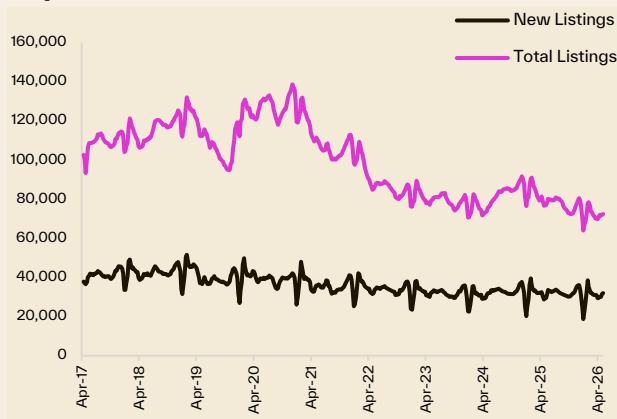
Capital city properties listed for rent – four week count



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



55 Carlotta Road
Double Bay

4 beds 6 baths 4 cars

\$17,250,000

Ray White Double Bay



16 Northumberland Street
Clovelly

5 beds 2 baths 2 cars

\$6,770,000

PPD Real Estate

Victoria



13 Leicester Street
Torquay

5 beds 3 baths 4 cars

\$4,100,000

Torquay Links Property



32 Anderson Street
Malvern East

4 beds 2 baths 2 cars

\$3,710,000

Marshall White Stonnington

Queensland



6 Delungra Street
Broadbeach Waters

5 beds 5 baths 2 cars

\$4,850,000

John Reid Real Estate



211 Arthur Street
Teneriffe

5 beds 3 baths 4 cars

\$4,200,000

Position Property

South Australia



56 Princes Road
Torrens Park

4 beds 2 baths 5 cars

\$2,700,000

McGrath Real Estate



44 Sunningdale Avenue
Novar Gardens

5 beds 3 baths 2 cars

\$2,500,000

Magain Real Estate

Western Australia



84 Oceanside Promenade
Mullaloo

6 beds 5 baths 2 cars

\$4,900,000

Haiven Property



97 Winery Drive
Karnup

5 beds 3 baths 0 cars

\$2,750,000

Ray White Rockingham Baldivis

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



46B Tasman Highway
Orford

3 2 3

\$2,300,000

Petrusma Property



186 Creamery Road
Sulphur Creek

5 2 5

\$1,591,000

Harcourts Ulverstone & Penguin

Northern Territory



6 Rowe Place
Rapid Creek

5 3 3

\$1,223,000

Ray White Darwin



42 Wells Street
Ludmilla

4 2 4

\$1,160,000

Real Estate Central

Australian Capital Territory



511/34 Eyre Street
Kingston

3 2 2

\$1,865,000

LJ Hooker Weston Creek



52 Munro Street
Curtin

3 1 1

\$1,830,000

Hayman Partners - Canberra

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