

Property Market Indicator Summary

All data to week ending 17 May 2026

Sydney cools to COVID-era lows while Adelaide gains momentum

1,939 capital city homes went to auction last week, an 11.1% drop from the previous week, but still tracking higher than a year ago (+8.7%) when 1,784 home auctions were held. The preliminary clearance rate rose 1.1 percentage points to 57.5%, still a soft result but with highly mixed outcomes across different cities. This was the fifth time in the past seven weeks that the early clearance rate had held below the 60% mark and the third lowest result for the year-to-date.

Sydney's preliminary clearance rate fell sharply last week, down 6.0 percentage points to 49.2%, the weakest result since auctions were heavily disrupted during the early COVID period in April 2020. Auction volumes also eased, with 616 homes taken to market, 14.9% fewer than the previous week, though still 11.0% above the same time last year.

The volume of auctions dropped below the 1,000 mark in Melbourne, with 906 homes taken to market, down 14.9% on the week prior but 1.8% higher than a year ago. The preliminary clearance rate showed a 3.7 percentage point rise, reaching 61.4%, but this was still the fifth lowest early result so far this year.

Brisbane hosted 177 auctions, marking an increase of 7.3% from the preceding week and a rise of 32% compared to

the same period last year. Last week, just over half of Brisbane auctions were successful (55.7%), up from 53.7% the previous week and the highest early result in four weeks.

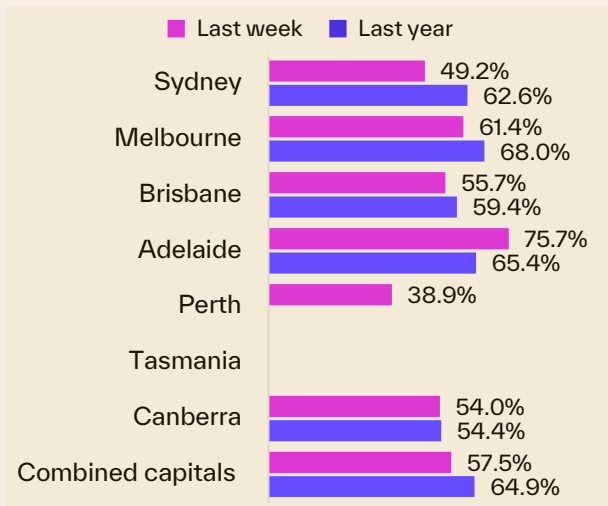
147 auctions went to market in Adelaide, a 41% jump on the previous week's volume. 75.7% of homes had reported a sale in the preliminary data, an 8.5 percentage point rise on the week prior and the strongest preliminary outcome since mid-March.

Perth recorded 25 auctions last week, the highest weekly volume since late last year, but only 38.9% reported a successful result. Tasmania recorded no auctions.

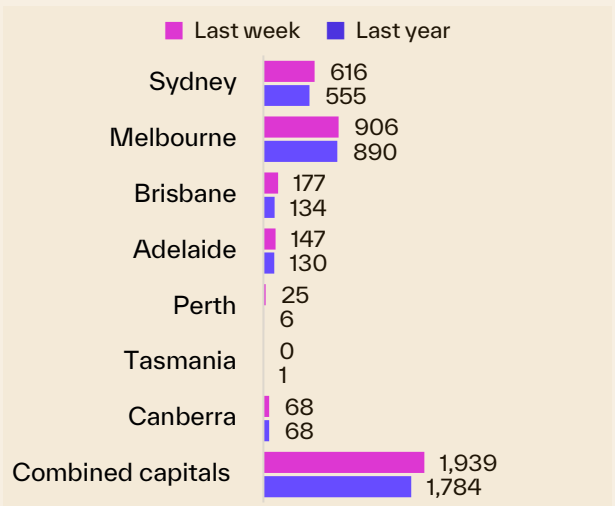
An estimated 2,650 auctions are scheduled for this week, with activity anticipated to rise above 3,000 in the following week.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

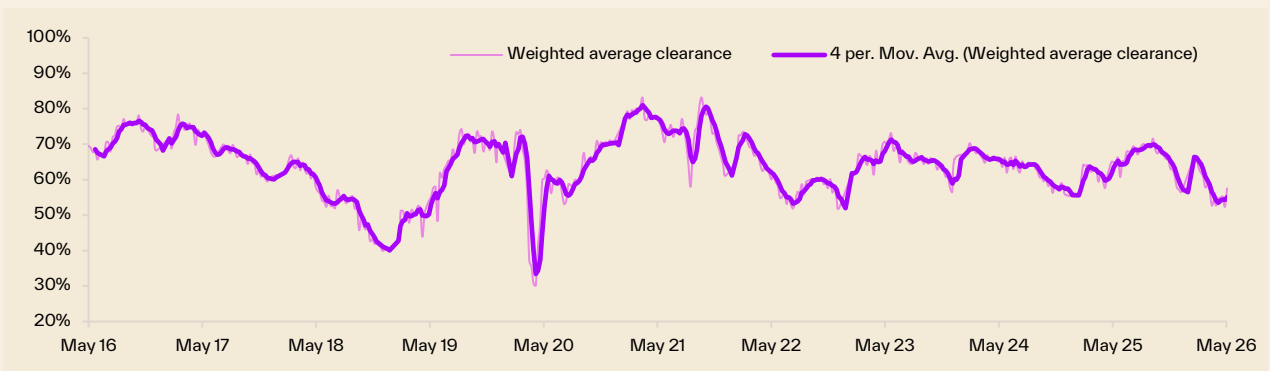
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Capital City Auction Statistics (Preliminary)

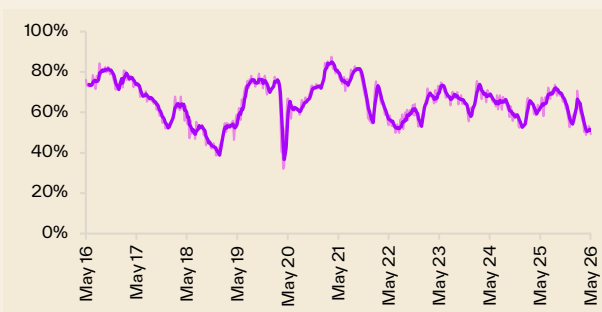
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	49.2%	616	453	223	230
Melbourne	61.4%	906	663	407	256
Brisbane	55.7%	177	122	68	54
Adelaide	75.7%	147	74	56	18
Perth	38.9%	25	18	7	11
Tasmania	n.a.	0	0	0	0
Canberra	54.0%	68	50	27	23
Combined capitals	57.5%	1,939	1,380	794	586

Weekly clearance rates

Combined capital cities



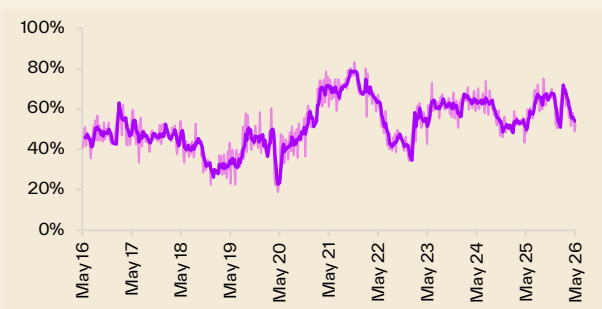
Sydney



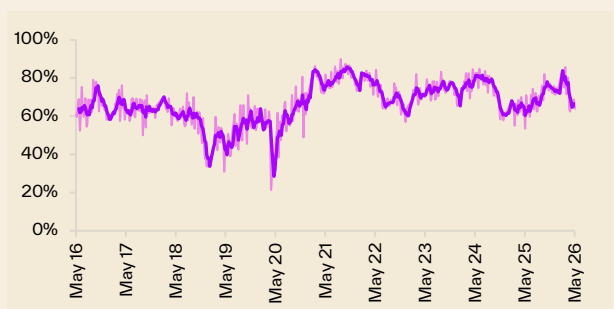
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

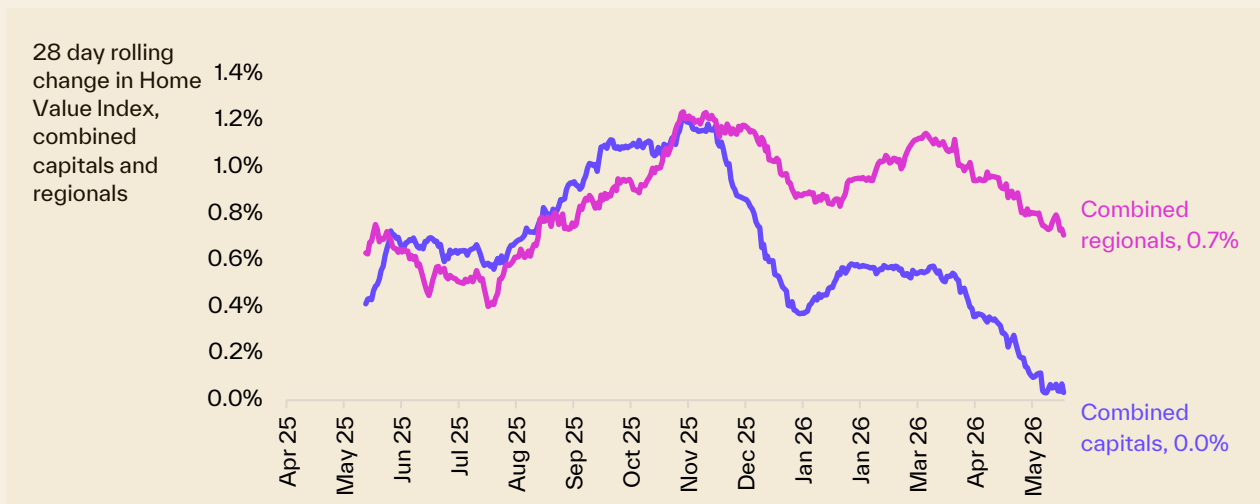
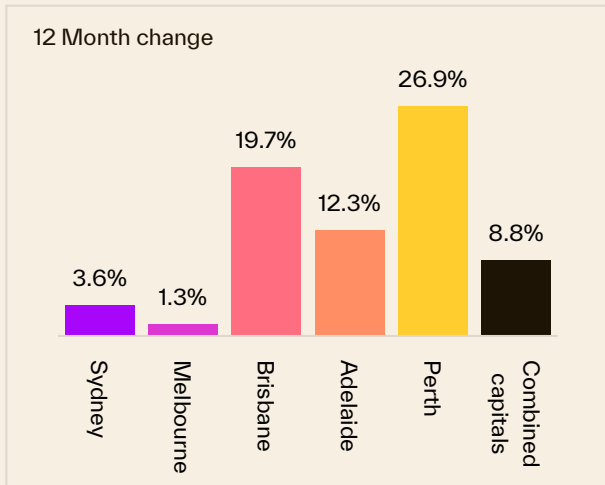
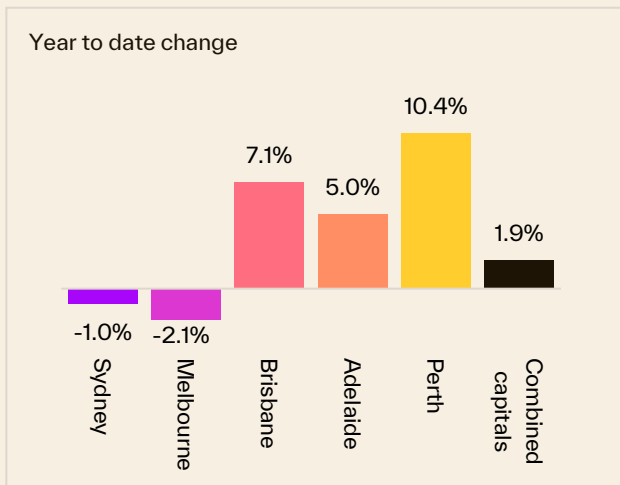
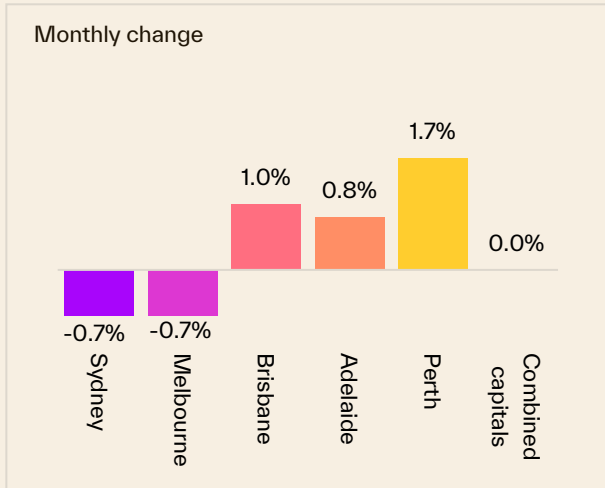
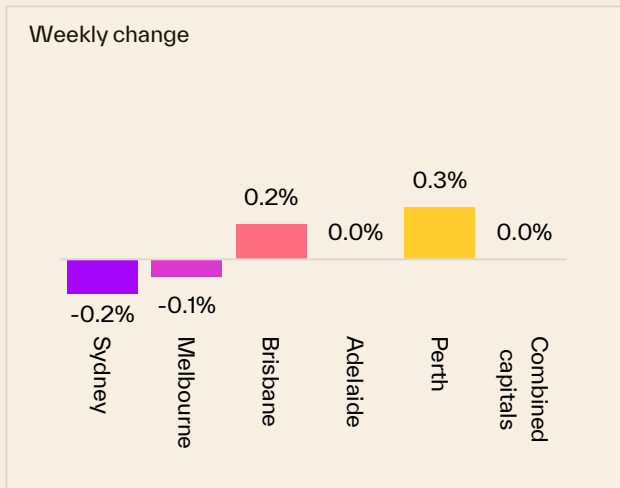
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	25.0%	18	16	4	12
Baulkham Hills and Hawkesbury	21.4%	26	14	3	11
Blacktown	33.3%	45	15	5	10
City and Inner South	64.3%	66	56	36	20
Eastern Suburbs	48.0%	57	50	24	26
Inner South West	61.5%	70	52	32	20
Inner West	50.0%	37	30	15	15
North Sydney and Hornsby	52.1%	96	73	38	35
Northern Beaches	50.0%	38	32	16	16
Outer South West	n.a.	2	0	0	0
Outer West and Blue Mountains	n.a.	10	8	2	6
Parramatta	50.0%	49	34	17	17
Ryde	53.6%	40	28	15	13
South West	18.2%	31	22	4	18
Sutherland	54.2%	32	24	13	11
Melbourne sub-regions					
Inner	54.0%	132	100	54	46
Inner East	58.9%	144	107	63	44
Inner South	63.2%	128	87	55	32
North East	67.1%	117	88	59	29
North West	58.7%	101	75	44	31
Outer East	58.1%	58	43	25	18
South East	66.7%	108	75	50	25
West	66.2%	106	77	51	26
Mornington Peninsula	54.6%	12	11	6	5
Regional SA4					
Newcastle and Lake Macquarie	73.3%	15	15	11	4
Illawarra	n.a.	12	9	3	6
Gold Coast	52.5%	57	40	21	19
Sunshine Coast	50.0%	31	20	10	10
Geelong	n.a.	11	7	4	3

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

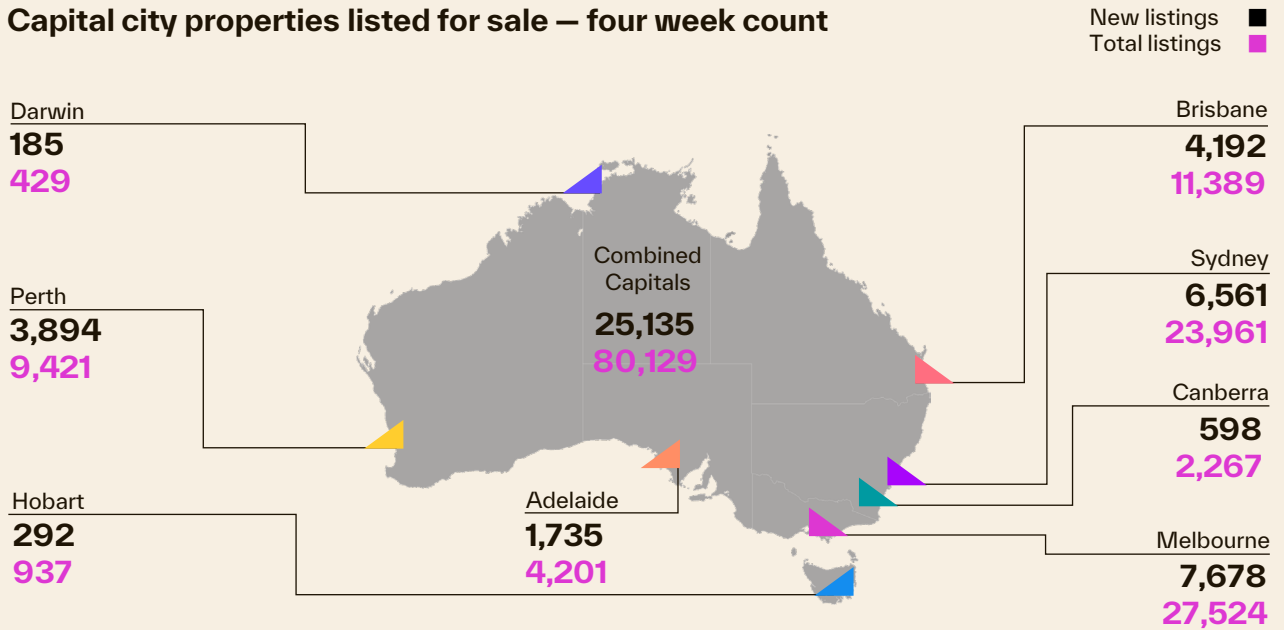


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

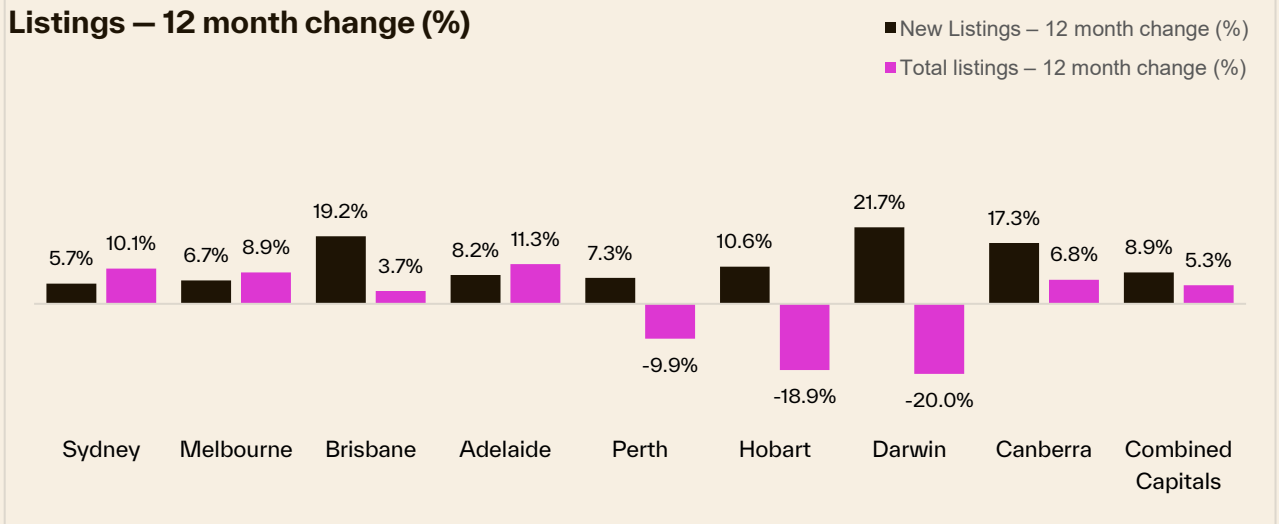
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Property Market Indicator Summary

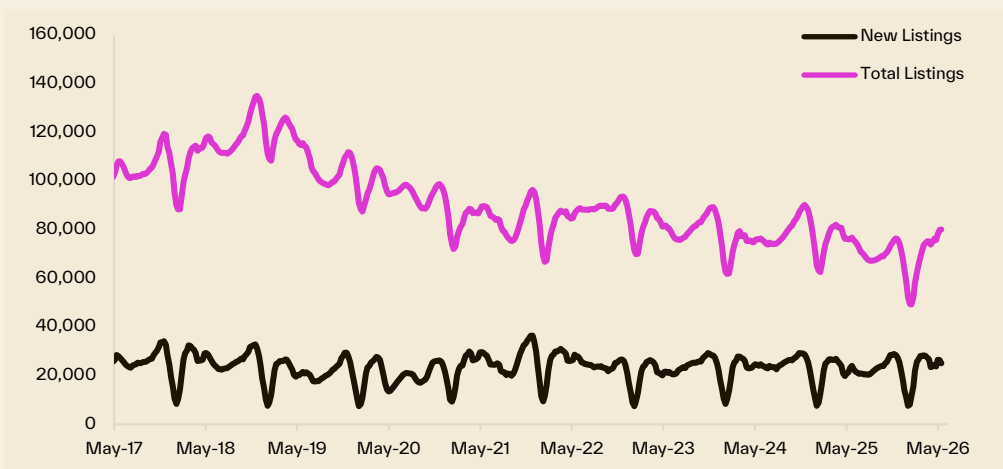
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



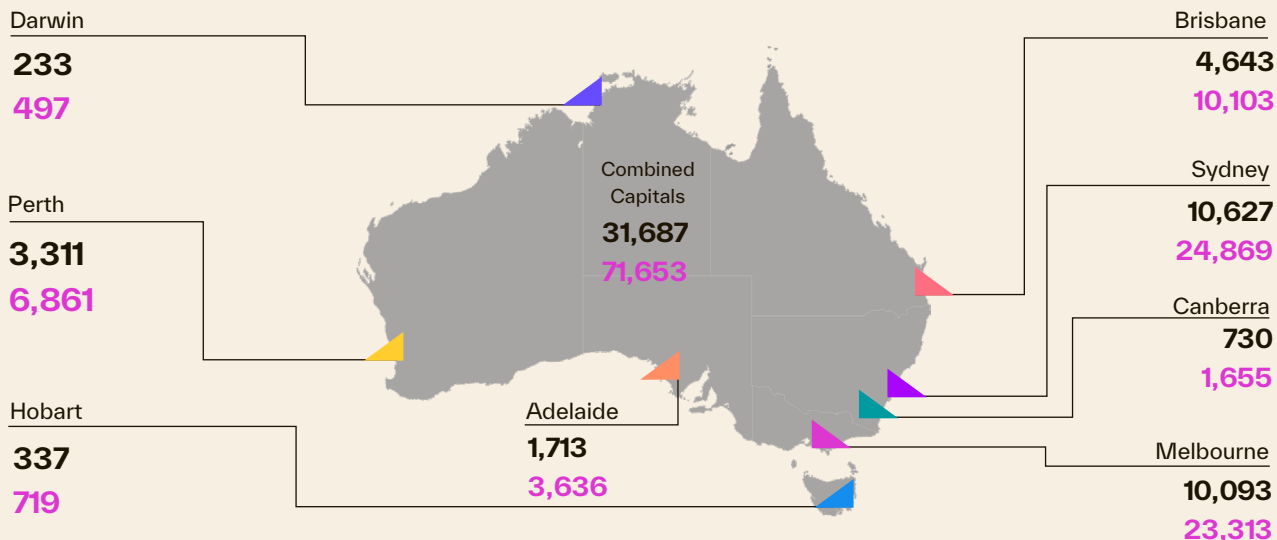
Number of homes for sale, combined capital cities



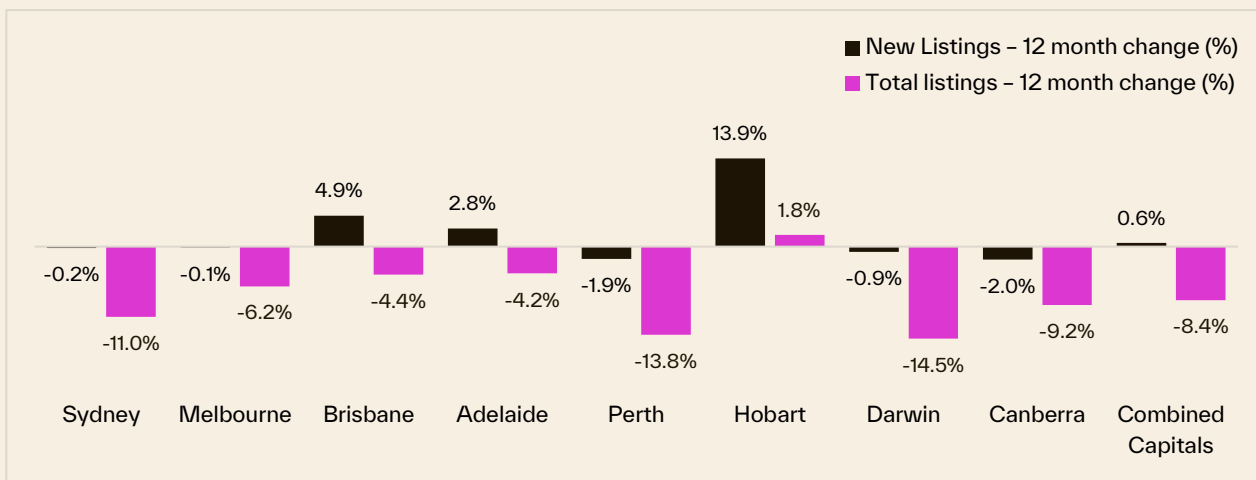
These results are calculated across properties that have been advertised for sale over the 28 days ending 17 May 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

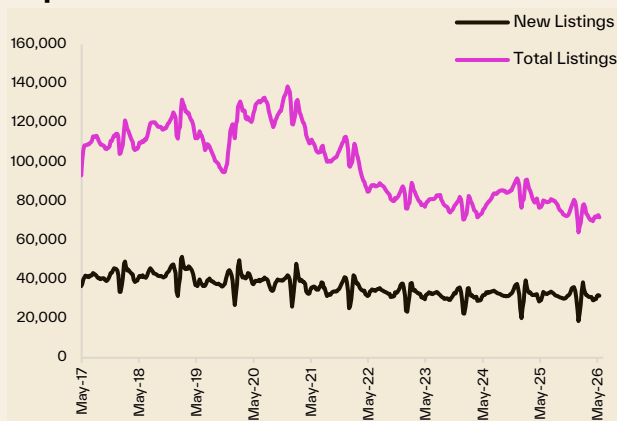
Capital city properties listed for rent – four week count



Rental listings – 12 month change (%)



Number of homes for rent, combined capital cities



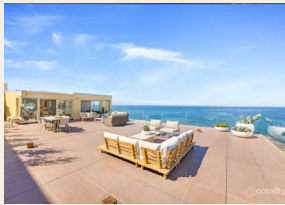
Rental snapshot – data to April 2026

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



6/168 Ramsgate Avenue
North Bondi

3 2 2

\$13,000,000

The Agency Eastern Suburbs



47 Newton Road
Strathfield

7 7 6

\$12,050,000

McGrath Strathfield

Victoria



33 Sunnyside Avenue
Camberwell

4 3 2

\$4,560,000

Marshall White Boroondara



5 Beverley Grove
Mount Waverley

4 3 2

\$3,488,000

Jellis Craig Mount Waverley

Queensland



55 Stella Place
Bonogin

6 5 9

\$13,500,000

Coastal



801/272 Hedges Avenue
Mermaid Beach

3 2 0

\$5,850,000

Kollosche

South Australia



11 Northgate Street
Unley Park

4 2 2

\$3,150,000

Ray White Glenelg



3 Millawa Avenue
Frewville

5 2 2

\$2,650,000

OC

Western Australia



238B Marmion Street
Cottesloe

4 3 3

\$5,300,000

Mack Hall Real Estate - West Perth



5/10 Avonmore Terrace
Cottesloe

3 2 2

\$3,100,000

Acton | Belle Property Cottesloe

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



24 French Street
Launceston

3 2 2

\$2,000,000

Sims For Property - Launceston



100 Preservation Drive
Preservation Bay

3 2 2

\$1,360,000

Harcourts Ulverstone & Penguin

Northern Territory



28 Blackburn Street
Muirhead

3 2 2

\$840,000

Ray White Darwin



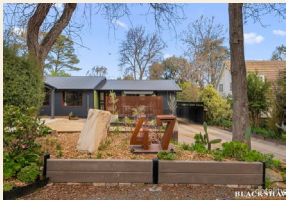
18/1 Daly Street
Larrakeyah

3 2 2

\$780,000

@realty

Australian Capital Territory



47 Rosenthal Street
Campbell

4 2 2

\$2,250,000

Blackshaw Manuka



5 Alura Place
Waramanga

4 2 2

\$2,001,000

Luton Properties - Manuka

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