

Property Market Indicator Summary

All data to week ending 24 May 2026

Combined capital cities clearance rate remains below 60%

Across the combined capital cities, the preliminary auction clearance rate saw a slight increase last week, reaching 58.2%, up from the 57.5% low recorded the week prior in the wake of policy changes in the 2026-27 federal budget. Despite this modest improvement, the rate has stayed under the 60% benchmark for six of the last eight weeks. These figures were based on 2,339 auction listings, which represented a 19% weekly volume increase but was 4.9% below the volume recorded during the same period last year.

Last week, Melbourne saw 1,043 properties taken to auction, a 13.6% increase in volume compared with the week before. While the preliminary clearance rate of 60.2% was a slight decrease from the previous week's 61.4%, it remained above the 60% threshold for the second week in a row.

Sydney saw 823 homes go to auction last week, up by a third on the previous week when 619 auctions were held. The preliminary clearance rate posted a solid rise to 56.9%, recovering from 49.2% the week prior (similar to lows last seen during the early stages of the pandemic). Although the clearance rate lifted, the result remained soft, with the early clearance rate sitting below 60% in eight of the past nine weeks.

Brisbane hosted 194 auctions, a 7.2% rise on the previous week but 5.4% lower than a year ago. The preliminary clearance rate came in at a soft 45.7%, the lowest early auction outcome for Brisbane since April 2023.

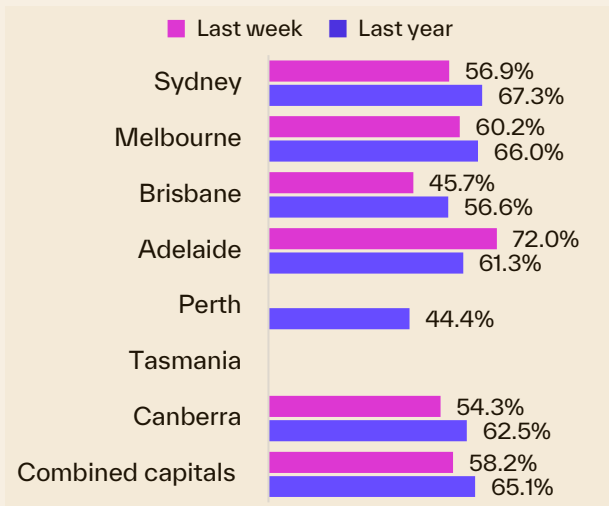
In Adelaide, auction volumes experienced an 8.8% decline from the preceding week, with 135 properties listed for sale. The preliminary clearance rate of 72.0% remained the highest among all capital cities, despite a decrease from the 75.7% recorded during the previous week.

In Canberra, auction activity surged with 131 homes entering the market, a notable increase from the 69 auctions held the week prior. Despite this rise in volume, the preliminary clearance rate remained steady at 54.3%, showing little change from the previous week's 54.0%.

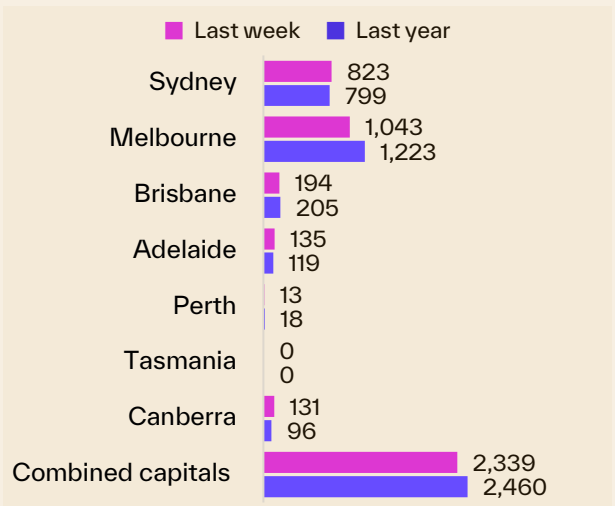
With just over 2,750 properties currently scheduled for auction, volumes are expected to rise significantly this week. Both Sydney and Melbourne are expected to see significant market activity, with each city having over 1,000 properties scheduled for auction.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

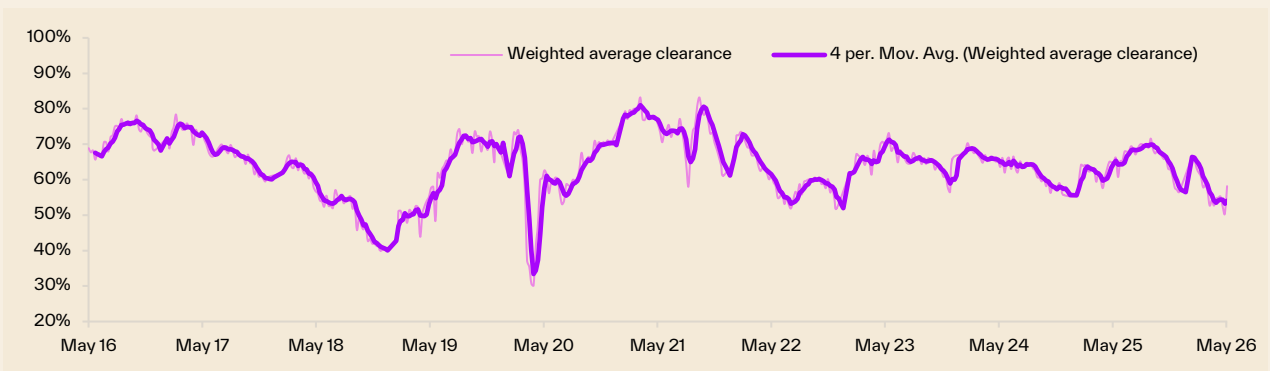
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Capital City Auction Statistics (Preliminary)

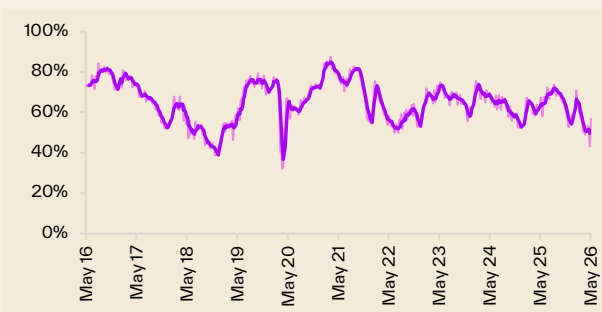
	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	56.9%	823	587	334	253
Melbourne	60.2%	1,043	777	468	309
Brisbane	45.7%	194	127	58	69
Adelaide	72.0%	135	75	54	21
Perth	n.a.	13	7	4	3
Tasmania	n.a.	0	0	0	0
Canberra	54.3%	131	94	51	43
Combined capitals	58.2%	2,339	1,667	970	697

Weekly clearance rates

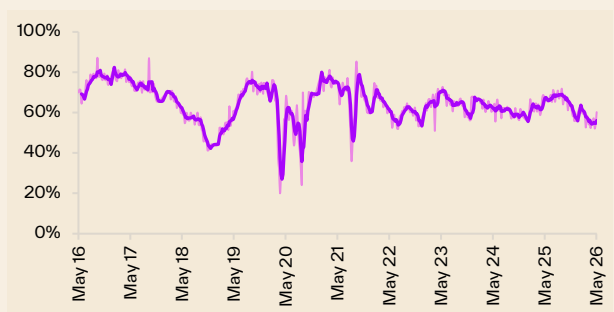
Combined capital cities



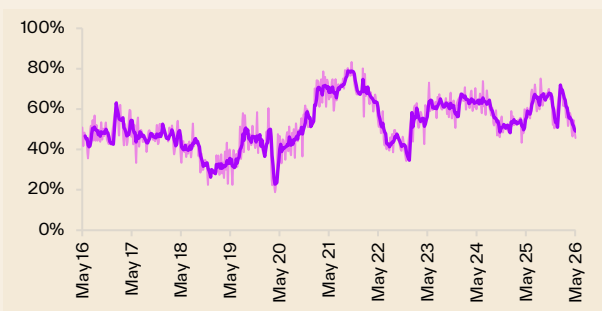
Sydney



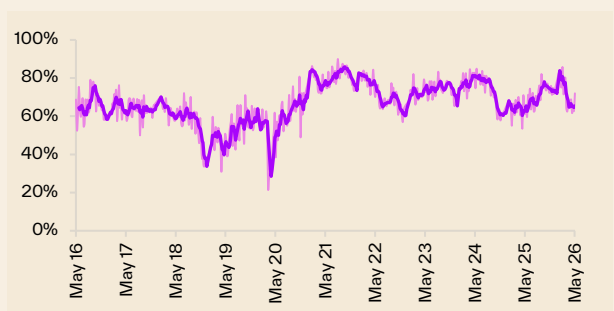
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

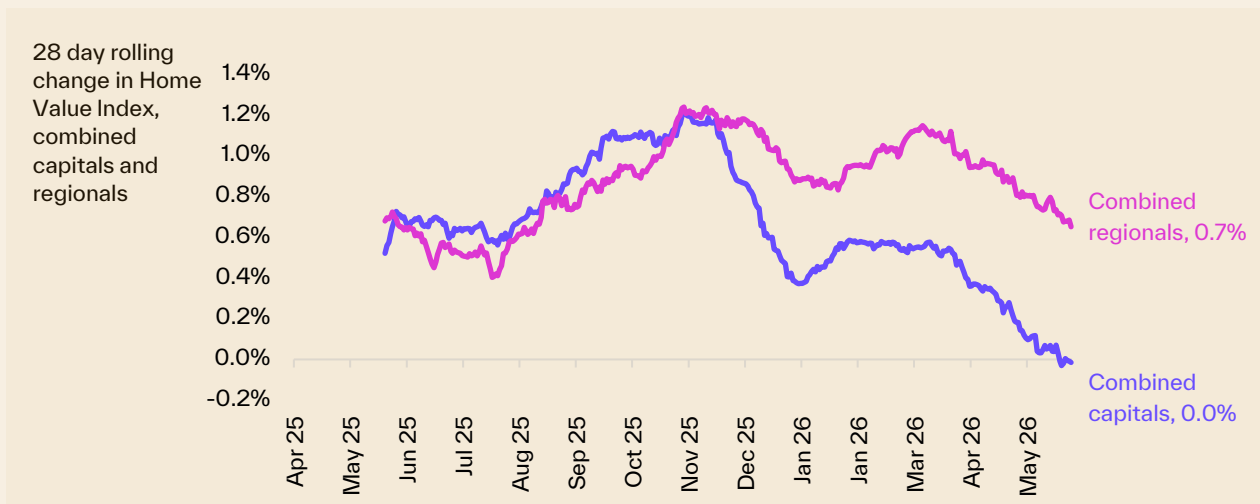
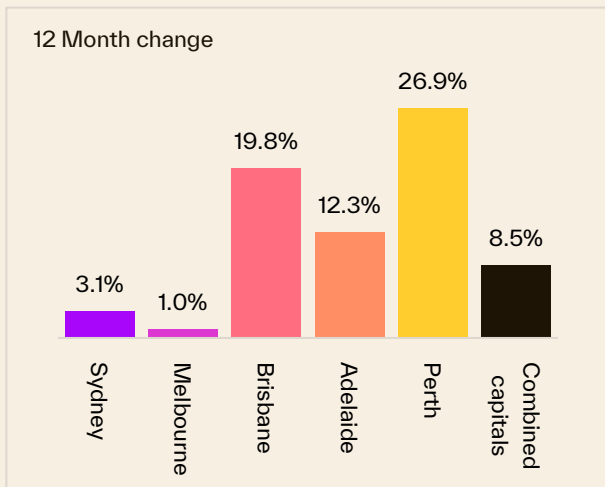
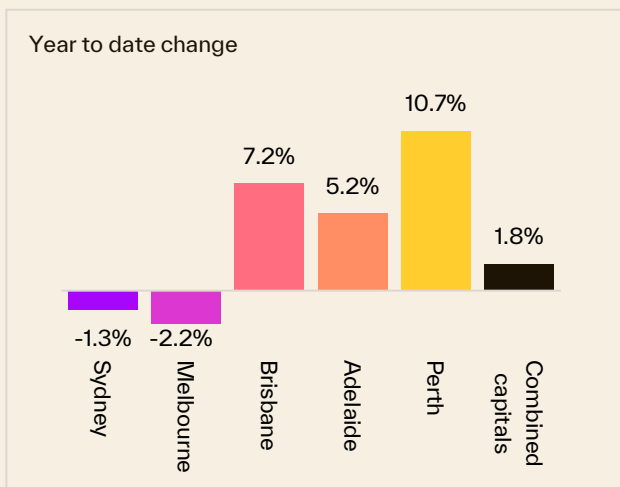
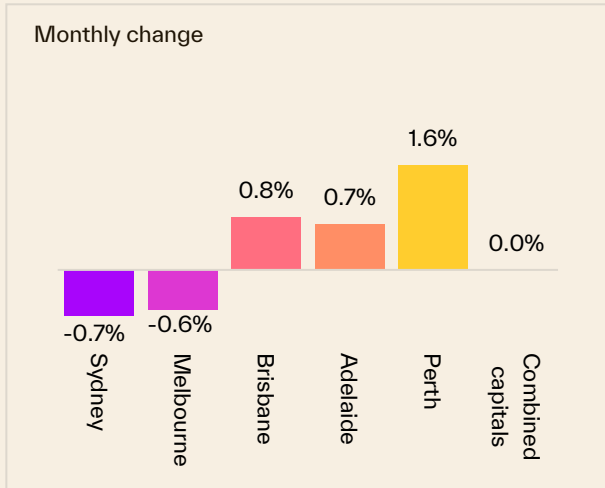
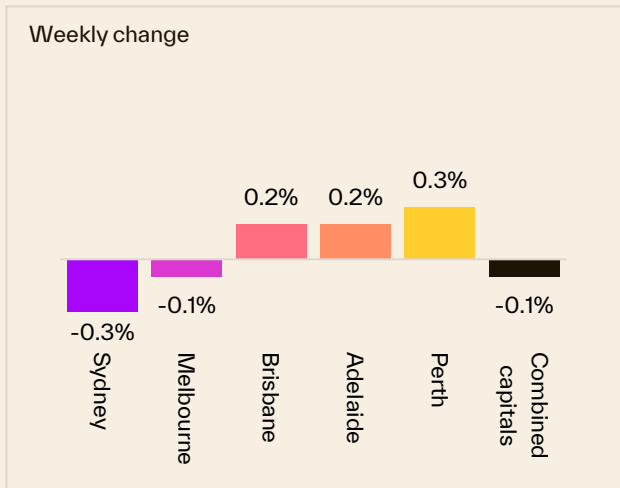
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	7	6	3	3
Baulkham Hills and Hawkesbury	35.7%	39	14	5	9
Blacktown	43.5%	48	23	10	13
City and Inner South	66.1%	77	62	41	21
Eastern Suburbs	50.9%	71	57	29	28
Inner South West	64.4%	99	73	47	26
Inner West	55.6%	74	54	30	24
North Sydney and Hornsby	56.6%	128	99	56	43
Northern Beaches	60.5%	51	43	26	17
Outer South West	n.a.	7	5	4	1
Outer West and Blue Mountains	n.a.	13	9	4	5
Parramatta	59.1%	69	44	26	18
Ryde	51.6%	40	31	16	15
South West	51.5%	56	33	17	16
Sutherland	58.8%	44	34	20	14
Melbourne sub-regions					
Inner	61.0%	168	136	83	53
Inner East	59.8%	132	102	61	41
Inner South	53.5%	157	101	54	47
North East	62.6%	131	99	62	37
North West	67.1%	109	82	55	27
Outer East	61.7%	61	47	29	18
South East	63.8%	118	80	51	29
West	57.4%	151	115	66	49
Mornington Peninsula	46.7%	16	15	7	8
Regional SA4					
Newcastle and Lake Macquarie	65.4%	37	26	17	9
Illawarra	n.a.	8	5	4	1
Gold Coast	46.7%	70	45	21	24
Sunshine Coast	69.0%	42	29	20	9
Geelong	n.a.	8	7	6	1

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

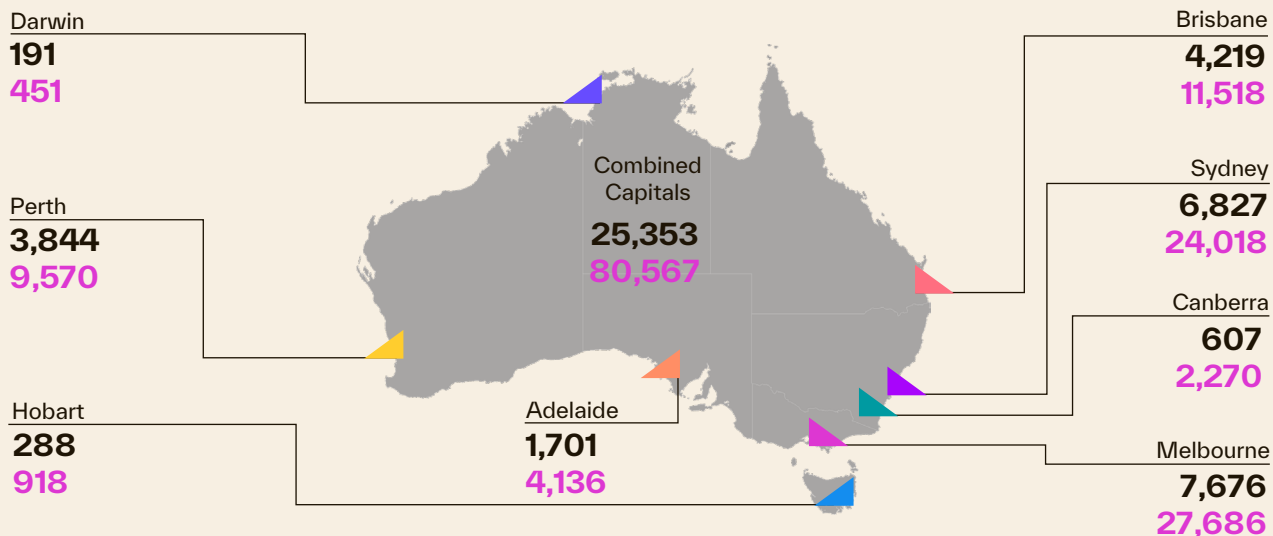


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

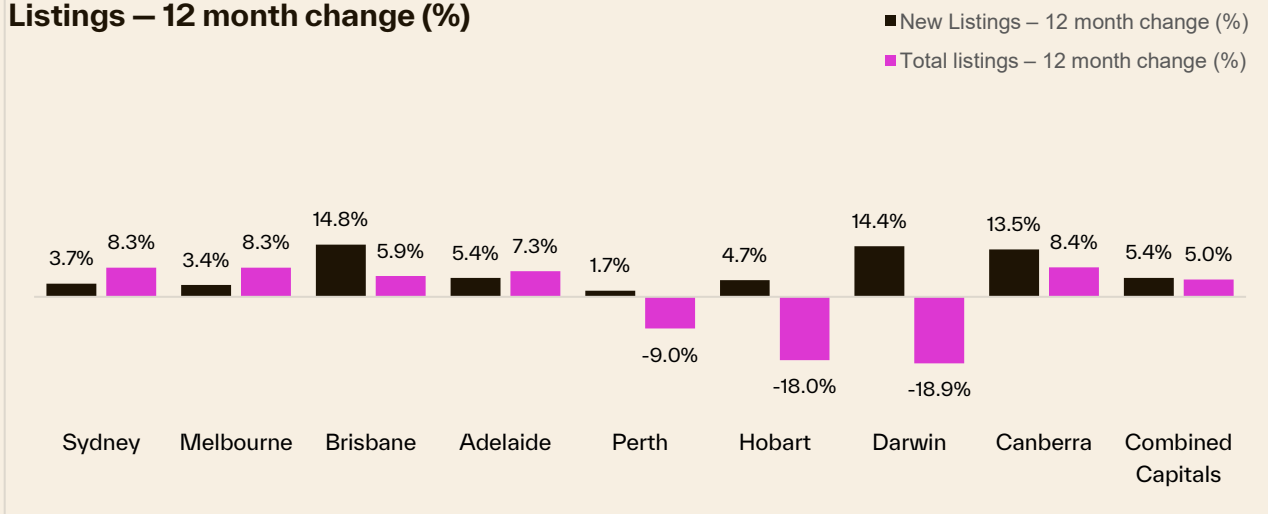
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Property Market Indicator Summary

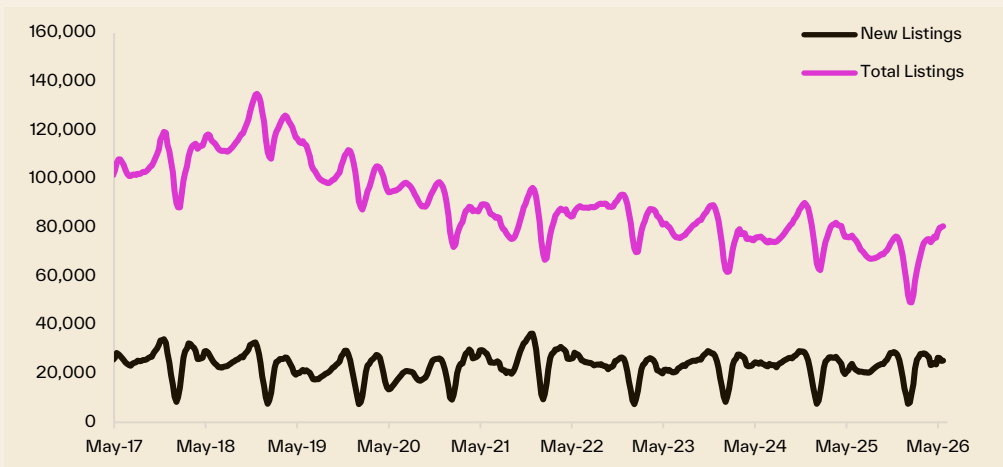
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



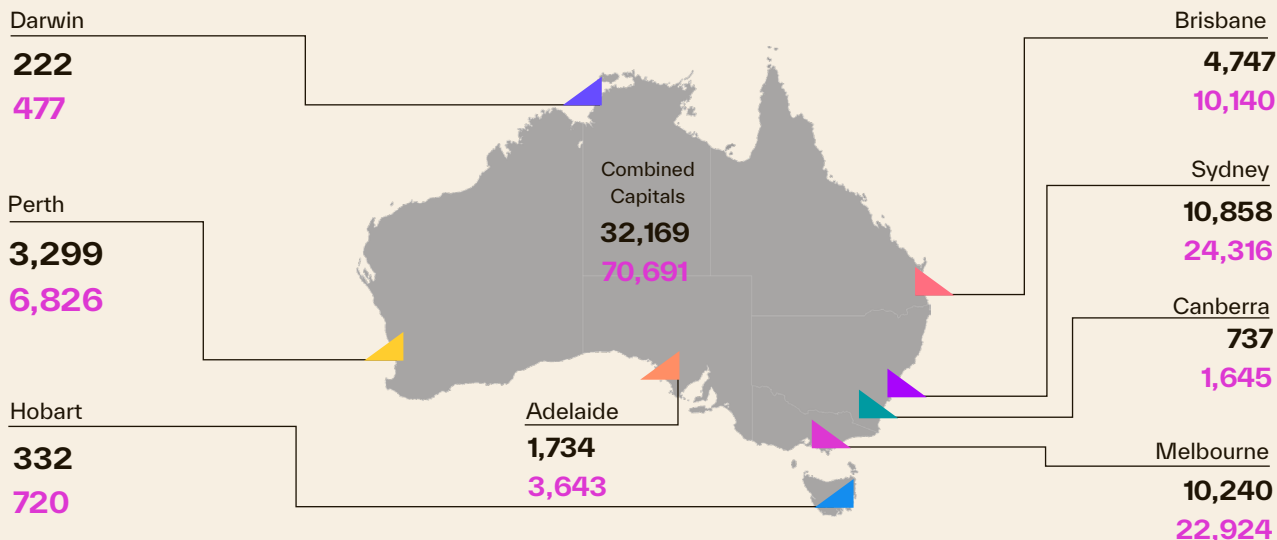
Number of homes for sale, combined capital cities



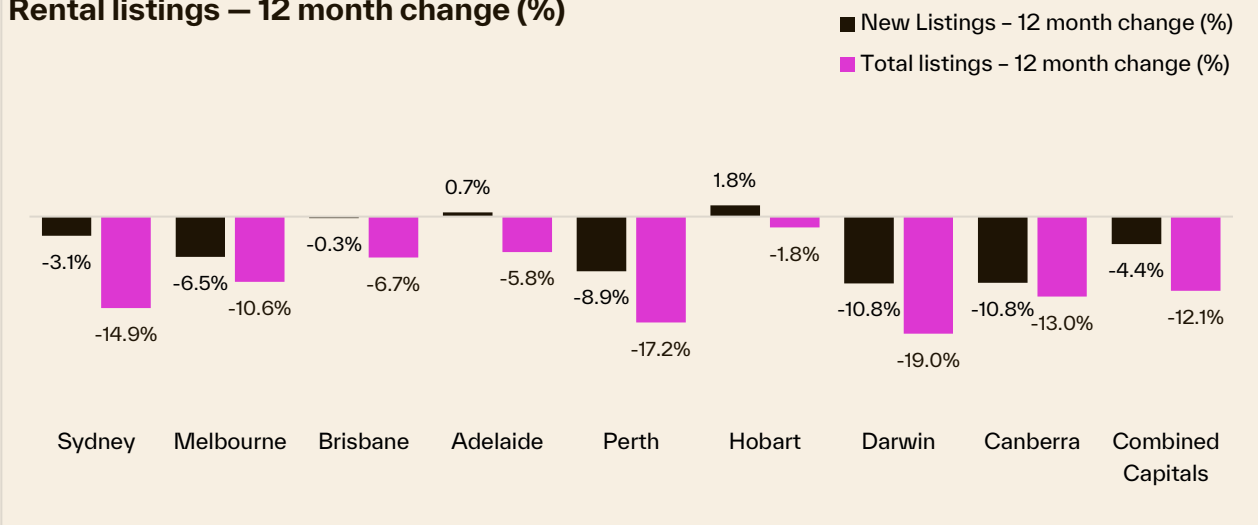
These results are calculated across properties that have been advertised for sale over the 28 days ending 24 May 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

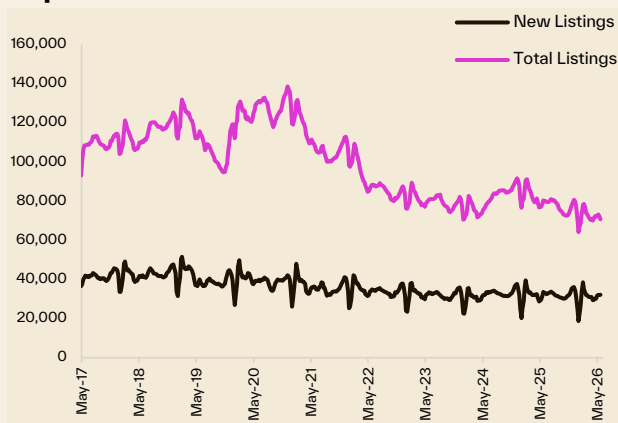
Capital city properties listed for rent – four week count



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



5 Kulgoa Road
Bellevue Hill

3 2 2

\$8,475,000

Ray White Double Bay



20 Tennyson Avenue
Turramurra

5 4 2

\$6,850,000

Ray White Upper North Shore

Victoria



76 Park Road
Middle Park

3 2 2

\$4,350,000

Marshall White Port Phillip



5 Winona Road
Mount Eliza

4 2 2

\$3,430,000

Aqua Real Estate

Queensland



36 Jenkins Court
Upper Coomera

6 5 3

\$8,000,000

Queensland Sotheby's International



1/7 Alfred Street
Mermaid Beach

3 4 4

\$5,000,000

Deluxe Estate

South Australia



17 Stephens Avenue
Torrensville

4 2 2

\$2,925,000

Noakes Nickolas



36 Fergusson Avenue
Craighburn Farm

4 3 2

\$2,700,000

Noakes Nickolas

Western Australia



23 Mary Street
Watermans Bay

4 2 3

\$2,670,000

Haiven Property



6 Peirse Way
Marmion

5 3 2

\$2,660,000

Haiven Property

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



99 Hampden Road
Battery Point

 5  3  0

\$2,075,000

Elders Tasmania



5140 Channel Highway
Gordon

 3  2  3

\$1,255,000

View

Northern Territory



26 Gulnare Street
Millner

 5  2  4

\$1,465,000

Ray White Darwin



34 Chapman Road
Rapid Creek

 5  2  2

\$1,210,000

Real Estate Central

Australian Capital Territory



10B Emery Street
Chapman

 4  2  2

\$2,080,000

MARQ Property



1 Hargraves Crescent
Ainslie

 4  2  2

\$2,000,000

Stone Real Estate Gungahlin

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