

Property Market Indicator Summary

All data to week ending 31 May 2026

Auction market cools as preliminary clearance rate hits six-year low

The combined capitals preliminary clearance rate reached a new cyclical low last week, easing to 54.5%, the lowest reading recorded since April 2020. The subdued result coincided with a notable increase in activity, with 2,681 homes taken to auction. Volumes were 15.2% higher than the previous week, with the upcoming King's Birthday public holiday potentially bringing some auctions forward, although they remained 8.1% below the equivalent week last year.

Melbourne accounted for the largest share of activity, with 1,264 homes going under the hammer, representing a 20.3% increase on the previous week. Of the results collected to date, 58.1% returned a positive outcome, compared with a preliminary reading of 60.2% the week prior.

Sydney recorded 997 auctions, a 23.9% rise on the volume held the week before. The preliminary clearance rate decreased to 51.8%, from 56.9% in the previous week. This represented Sydney's second weakest preliminary result so far this year, behind the 49.2% recorded during the week of the Federal Budget announcement. Outside of that result, Sydney's clearance rate has not been below this rate since the early months of the pandemic in April 2020.

Across the smaller capital cities, Brisbane saw the most activity, with 201 homes taken to auction and an early clearance rate of 43.3%, marking the lowest preliminary result since April 2023. Adelaide held 132 auctions, of which 65.3% reported a positive outcome to date. While

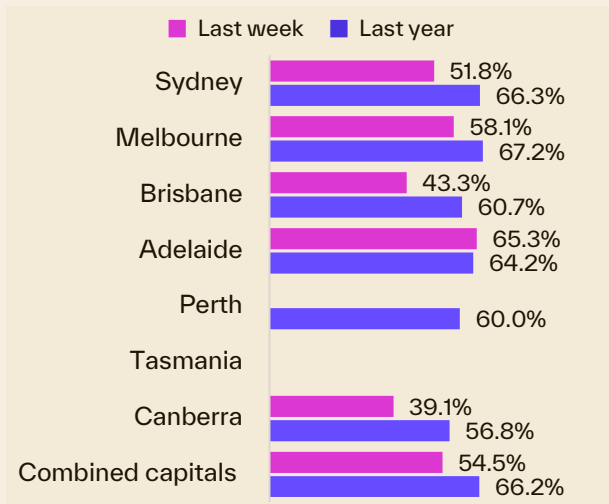
this was the strongest result across the capital cities, it was well below the preliminary readings of 72.0% and 75.7% recorded over the prior two weeks. Canberra hosted 75 auctions and returned an early clearance rate of just 39.1%, the lowest reading since June 2019. Perth recorded eleven auctions, while Tasmania held a single auction.

Overall, the combined capitals preliminary clearance rate fell (54.5%) to the lowest since April 2020, with weakness most pronounced in Sydney (51.8%) and Brisbane (43.3%). The combination of rising volumes and falling preliminary clearance rates points to a sizeable shift in the demand-supply balance across the country since last Spring, with demand facing the headwinds of affordability constraints, three interest rate rises and the deterioration in consumer sentiment, not to mention the policy changes in the Federal Budget that will discourage investor purchases of existing properties. Cotality's listing data points to a gradual increase in the total stock of properties available for sale, easing from very tight conditions in late 2025.

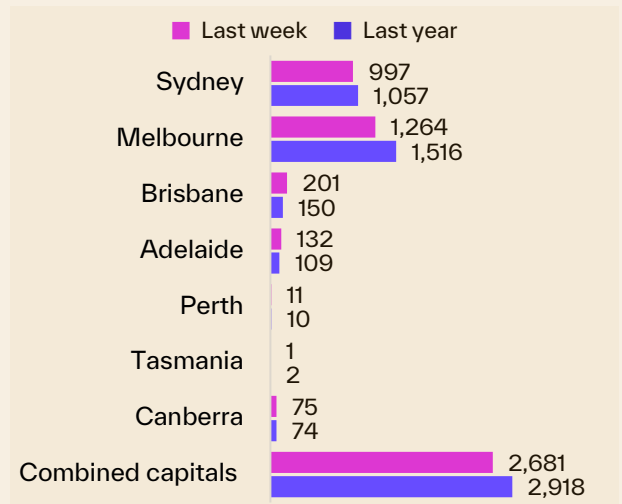
Looking to the week ahead, approximately 1,250 homes are scheduled to go to auction, with the King's Birthday Public Holiday impacting activity in both Sydney and Melbourne, rising to around 2,190 the following week.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

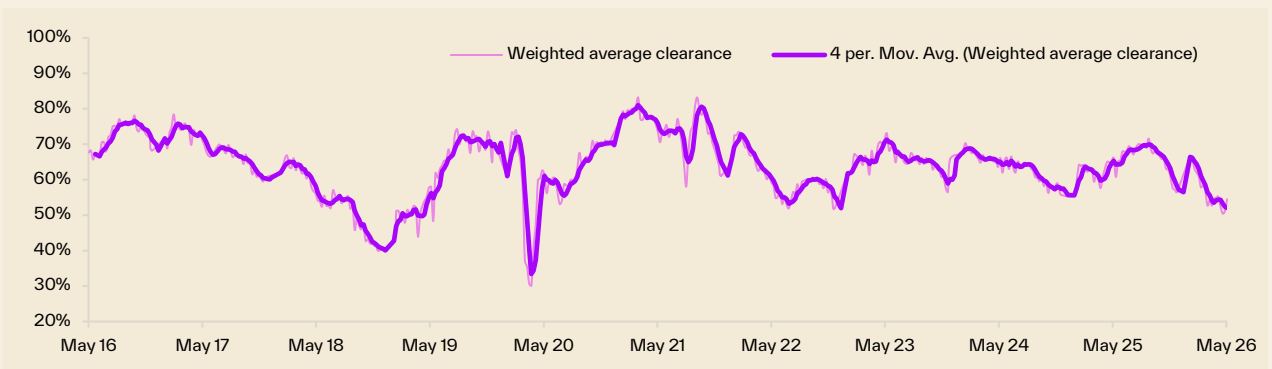
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Capital City Auction Statistics (Preliminary)

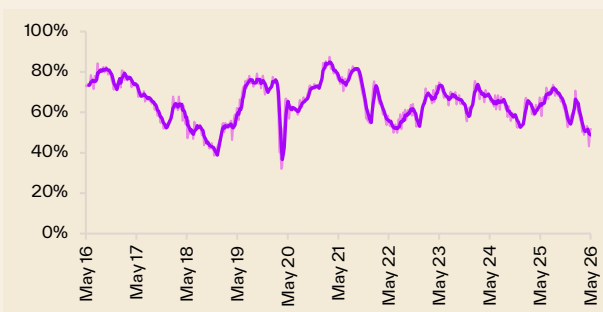
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	51.8%	997	731	379	352
Melbourne	58.1%	1,264	921	535	386
Brisbane	43.3%	201	141	61	80
Adelaide	65.3%	132	72	47	25
Perth	n.a.	11	9	5	4
Tasmania	n.a.	1	1	1	0
Canberra	39.1%	75	64	25	39
Combined capitals	54.5%	2,681	1,939	1,056	883

Weekly clearance rates

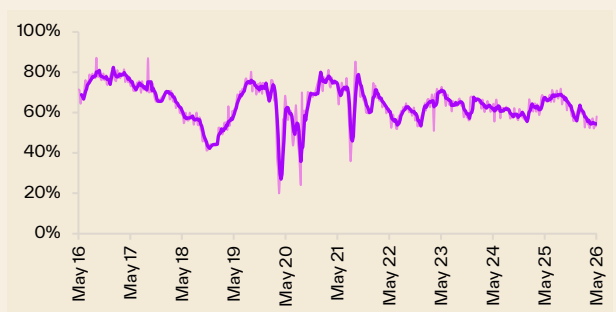
Combined capital cities



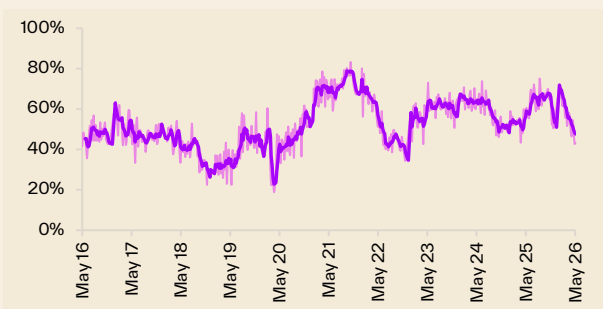
Sydney



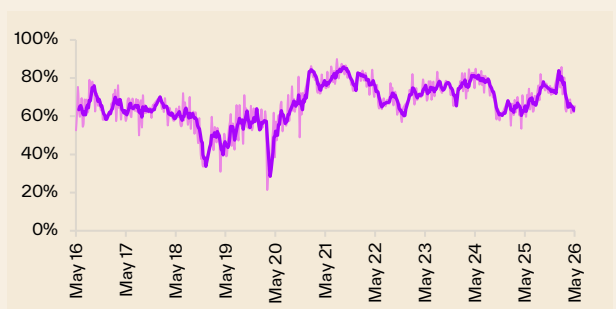
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

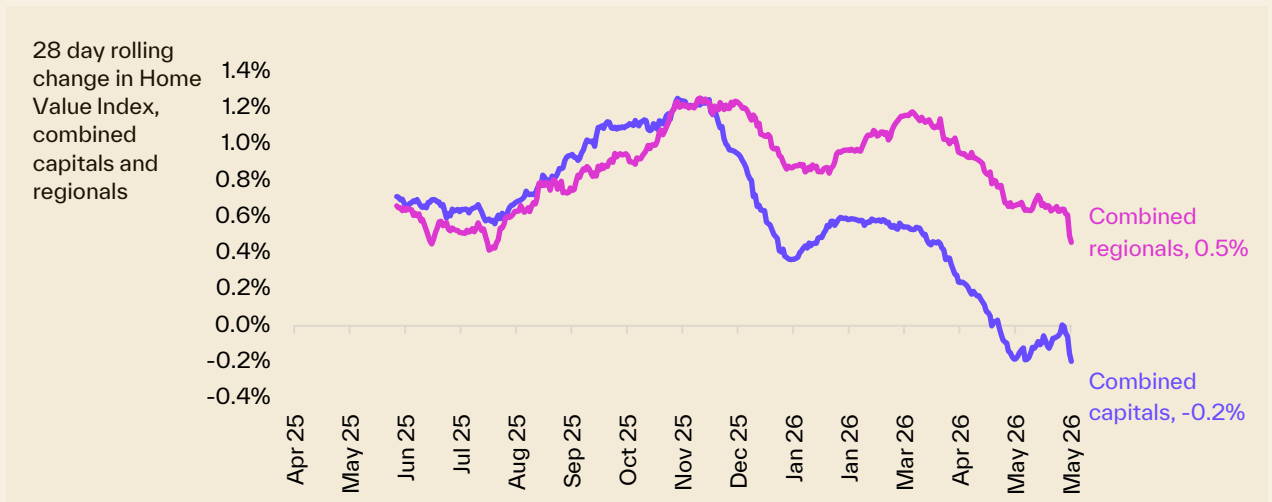
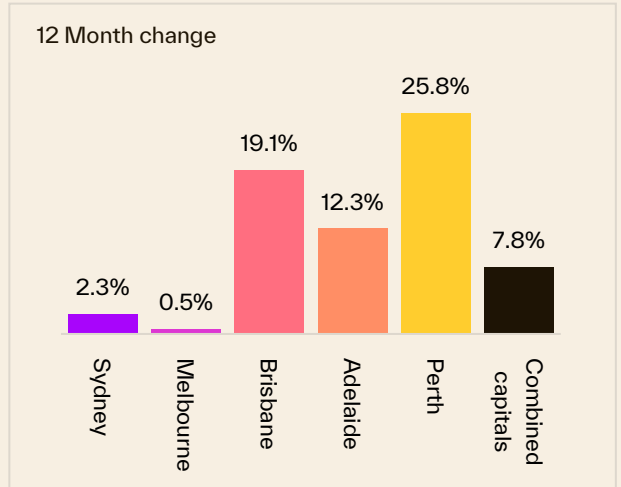
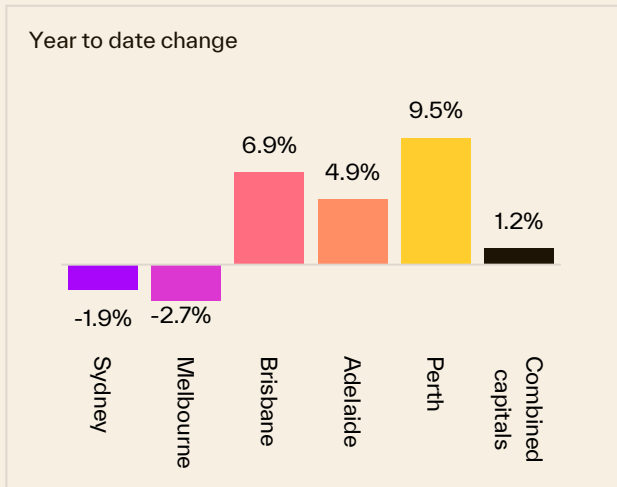
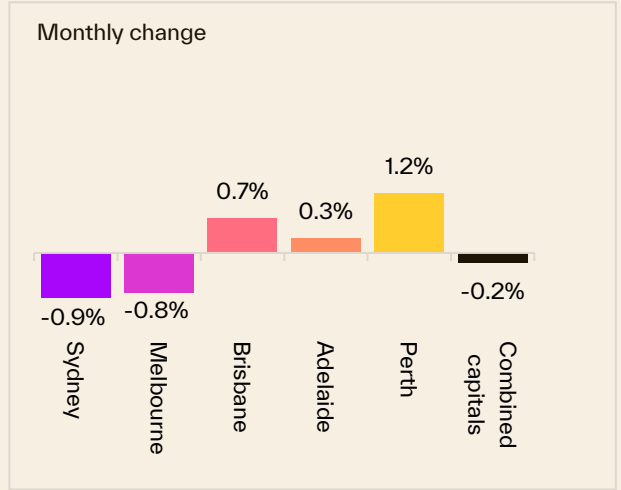
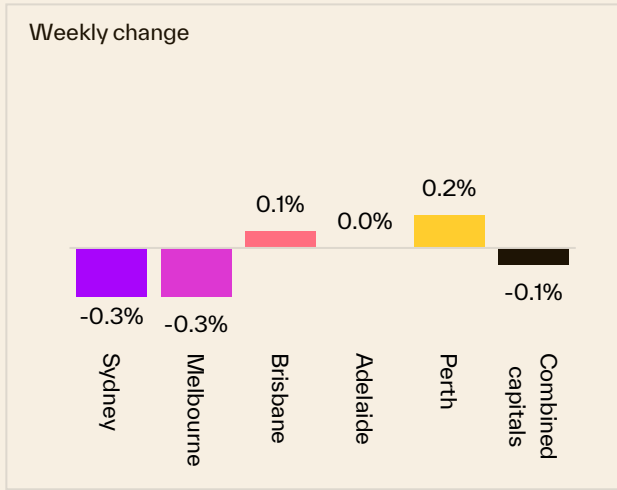
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	10.0%	22	10	1	9
Baulkham Hills and Hawkesbury	55.0%	38	20	11	9
Blacktown	68.4%	50	19	13	6
City and Inner South	54.8%	98	84	46	38
Eastern Suburbs	52.6%	106	97	51	46
Inner South West	58.6%	101	70	41	29
Inner West	61.1%	107	72	44	28
North Sydney and Hornsby	52.1%	165	121	63	58
Northern Beaches	47.8%	75	67	32	35
Outer South West	n.a.	9	6	1	5
Outer West and Blue Mountains	n.a.	8	7	5	2
Parramatta	45.5%	68	44	20	24
Ryde	40.5%	59	42	17	25
South West	37.0%	37	27	10	17
Sutherland	54.4%	55	46	25	21
Melbourne sub-regions					
Inner	68.2%	214	157	107	50
Inner East	53.4%	154	118	63	55
Inner South	58.7%	195	133	78	55
North East	52.5%	158	118	62	56
North West	55.7%	113	88	49	39
Outer East	63.3%	78	60	38	22
South East	64.8%	147	88	57	31
West	49.3%	183	142	70	72
Mornington Peninsula	66.7%	23	18	12	6
Regional SA4					
Newcastle and Lake Macquarie	50.0%	23	22	11	11
Illawarra	64.7%	19	17	11	6
Gold Coast	37.9%	82	58	22	36
Sunshine Coast	37.5%	31	24	9	15
Geelong	n.a.	7	4	2	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

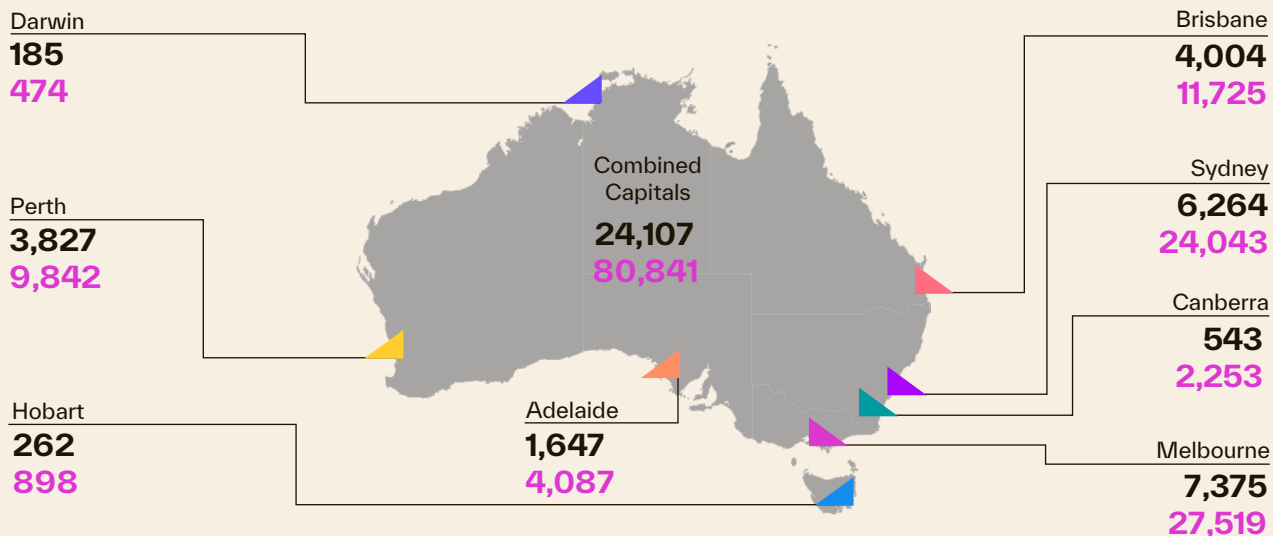


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

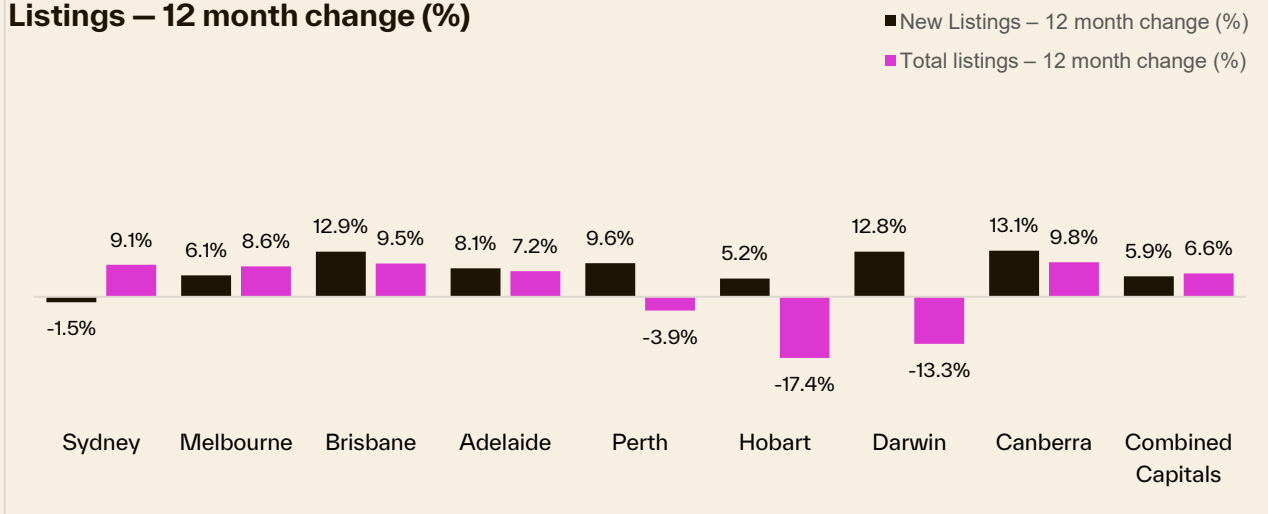
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Property Market Indicator Summary

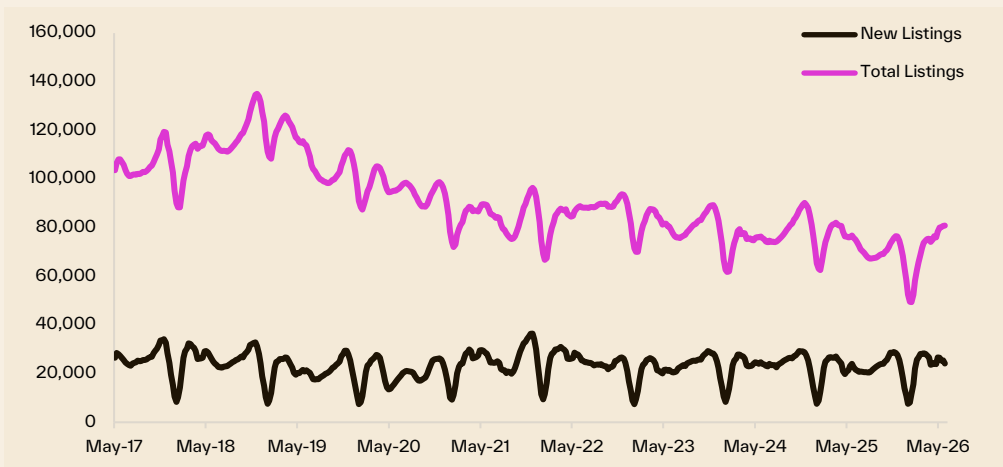
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



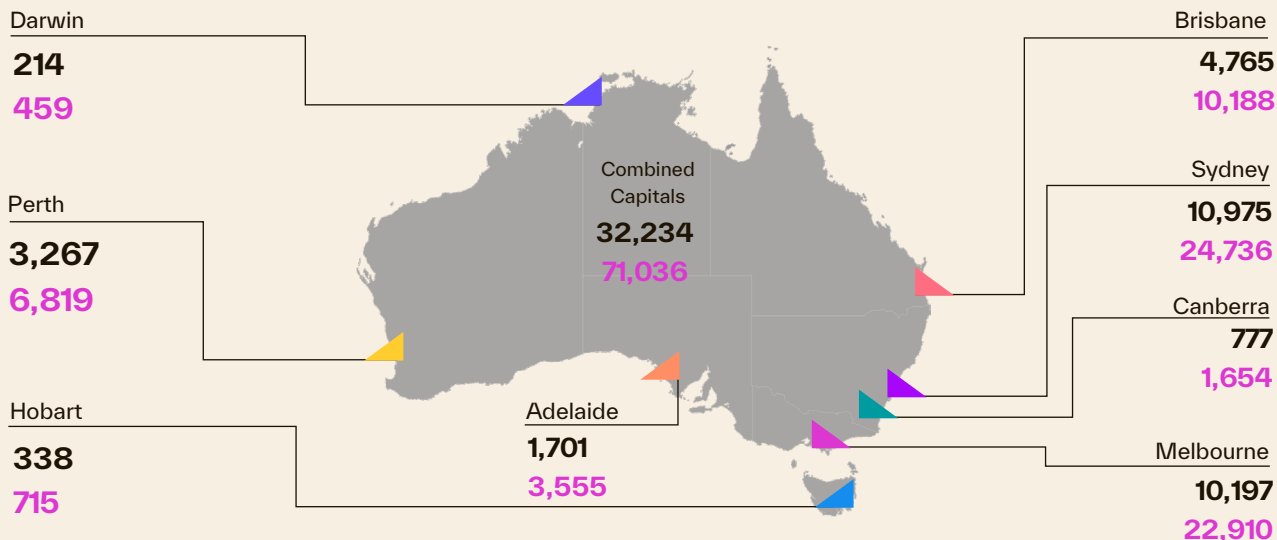
Number of homes for sale, combined capital cities



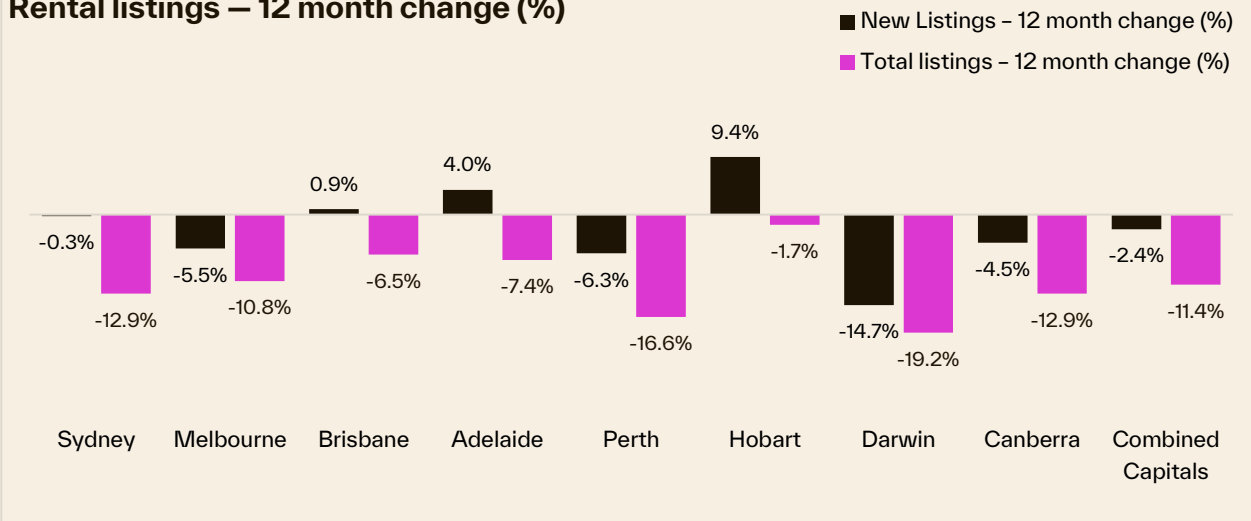
These results are calculated across properties that have been advertised for sale over the 28 days ending 31 May 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

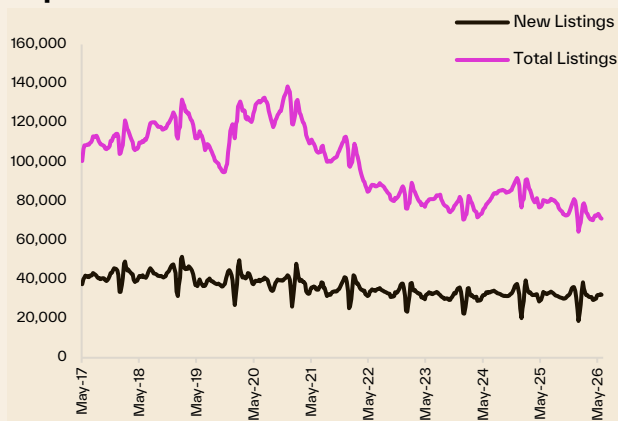
Capital city properties listed for rent – four week count



Rental listings – 12 month change (%)



Number of homes for rent, combined capital cities



Rental snapshot – data to May 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	\$835	0.6%	1.8%	5.8%	3.2%	3.0%	1.7%	2.0%
Melbourne	\$640	0.6%	1.7%	4.8%	3.9%	3.6%	1.2%	1.5%
Brisbane	\$731	0.6%	2.1%	6.6%	3.3%	3.7%	1.8%	1.8%
Adelaide	\$657	0.6%	2.2%	4.5%	3.4%	3.7%	0.9%	1.0%
Perth	\$777	0.8%	2.7%	7.5%	3.6%	4.3%	1.2%	1.4%
Hobart	\$628	1.0%	2.7%	8.0%	4.3%	4.4%	1.8%	1.8%
Darwin	\$716	0.8%	2.7%	10.0%	6.0%	6.6%	1.3%	1.7%
Canberra	\$702	0.2%	0.7%	3.3%	4.1%	4.1%	1.5%	1.7%
Combined capitals	\$735	0.6%	2.0%	5.8%	3.5%	3.5%	1.4%	1.7%
Combined regionals	\$617	0.5%	1.6%	5.9%	4.2%	4.4%	1.7%	1.9%
National	\$702	0.6%	1.9%	5.9%	3.6%	3.7%	1.5%	1.7%

Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales



501/34 Cross Street
Double Bay

🛏️ 4 🏠 4 🚗 2

\$14,250,000

Richardson & Wrench Elizabeth Bay



7 Stack Street
Balmain East

🛏️ 5 🏠 3 🚗 2

\$11,250,000

Bresic Whitney Balmain

Victoria



8 Mcevoy Street
Kew

🛏️ 6 🏠 5 🚗 6

\$7,900,000

Kay & Burton - Bororoondara



5 Noble Avenue
Strathmore

🛏️ 4 🏠 3 🚗 5

\$3,250,000

McDonald Upton

Queensland



305 Monaco Street
Broadbeach Waters

🛏️ 5 🏠 5 🚗 4

\$9,000,000

Kollosche



62 Marriott Street
Coorparoo

🛏️ 5 🏠 3 🚗 4

\$5,023,000

Place Woolloongabba

South Australia



186 Salisbury Highway
Salisbury

🛏️ 3 🏠 1 🚗 2

\$3,710,000

Ray White Norwood



37 Edward Street
Norwood

🛏️ 2 🏠 1 🚗 2

\$1,827,000

Toop+Toop

Western Australia



20 Norbury Crescent
City Beach

🛏️ 3 🏠 2 🚗 2

\$2,700,000

Perth Property Partners



48A Glenelg Street
Applecross

🛏️ 3 🏠 1 🚗 2

\$2,300,000

Lift Property Group

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



11 Clarke Avenue
Battery Point

3 2 1

\$2,065,000

Elders Tasmania



92 Esplanade
Turners Beach

4 2 4

\$1,620,000

Harcourts Devonport & Shearwater

Northern Territory



12/3 Lambell Terrace
Larrakeyah

4 3 2

\$930,000

Ray White Darwin



3 Datlawwa Street
Lyons

4 2 2

\$895,000

Property Shop Darwin

Australian Capital Territory



7 Evadell Street
Gungahlin

5 3 3

\$1,786,000

Marq Property



2 Claxton Crescent
Lyneham

4 2 2

\$1,585,000

Purnell

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