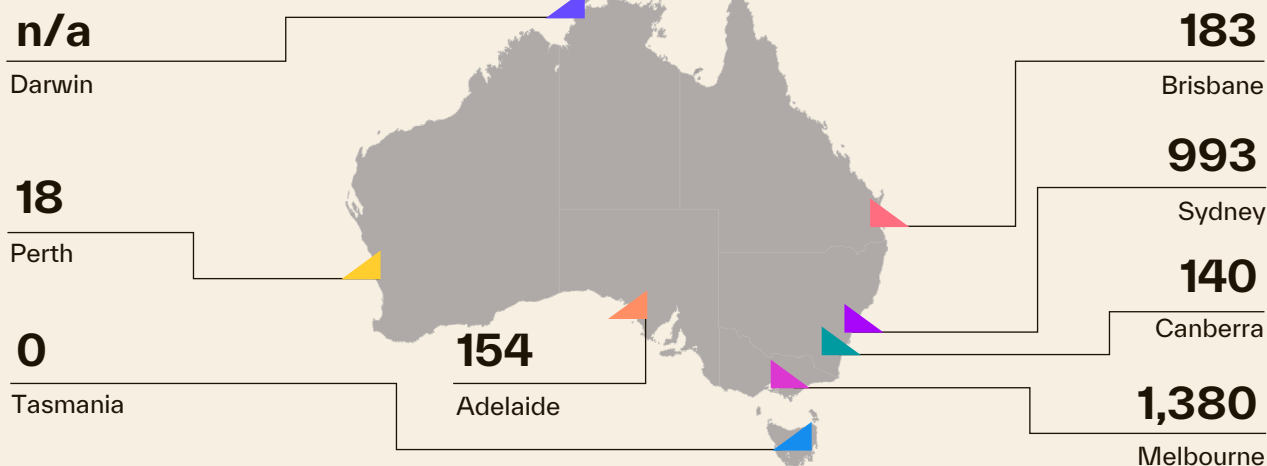


Auction market preview

Week ending 14 December 2025

Auctions this week



Auction volume continues to cool as we approach festive season

There are currently 2,868 homes scheduled to go under the hammer across the combined capitals this week, down -10.1% on last week (3,190), though 21.3% higher than this week last year (2,365). We will see a sharp drop in auction activity next week with less than 1,300 capital city homes scheduled to go under the hammer, before the auction market comes to a standstill in the final week of the year. We don't expect to see auction volume pick up until late-January to early-February.

In **Sydney**, 993 homes are scheduled for auction this week, down -8.8% on last week (1,089), and 20.8% higher than one year ago when 822 auctions were held across the city.

There are 1,380 homes scheduled for auction in **Melbourne** this week, down -14.7% on last week (1,617). Over the same

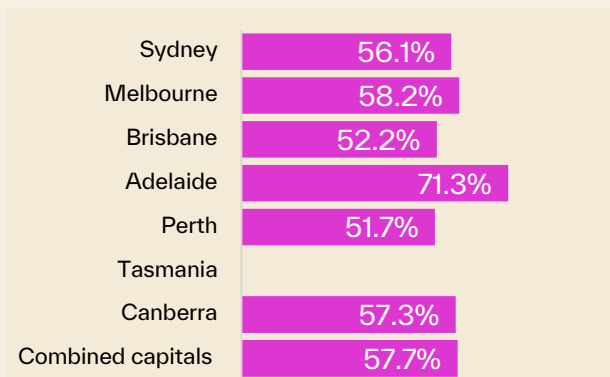
week last year, 1,113 homes were taken under the hammer.

Across the smaller capitals, **Brisbane** will be the busiest auction market, with 183 homes scheduled to go under the hammer, compared to 182 last week. **Adelaide** is set to host 154 auctions, down from 161 last week, while there are 140 homes scheduled for auction in **Canberra**, up from 110 last week. There are 18 auctions scheduled in **Perth** this week, down from 29 last week, while there are no auctions scheduled in **Tasmania** this week.

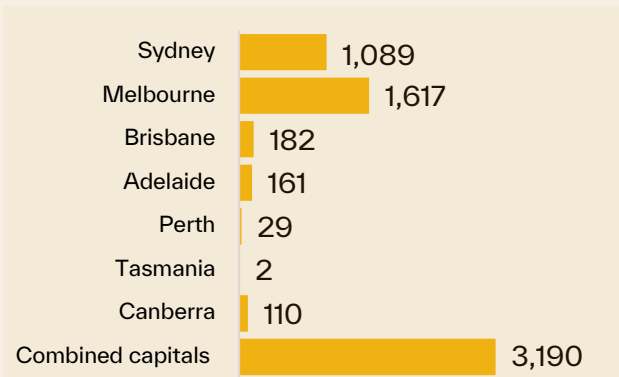
Please note this is our final auction preview for the year. Reporting will resume in late January/early February, depending on the volume of auctions.

Capital city auction statistics (Final) – w/e 7 December 2025

Clearance rate



Total auctions



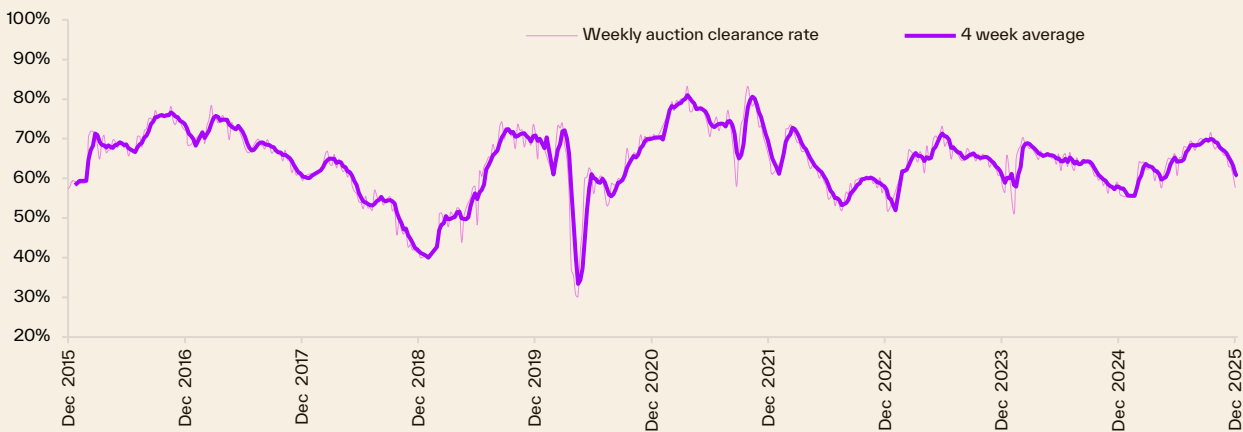
Auction Market Preview

Capital city auction statistics (Final) – w/e 7 December 2025

City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	56.1%	1,089	1,089	611	478
Melbourne	58.2%	1,617	1,617	941	676
Brisbane	52.2%	182	182	95	87
Adelaide	71.3%	161	160	114	46
Perth	51.7%	29	29	15	14
Tasmania	n.a.	2	2	2	0
Canberra	57.3%	110	110	63	47
Combined capitals	57.7%	3,190	3,189	1,841	1,348

Note: A minimum sample size of 10 results is required to report a clearance rate

Weekly clearance rate, combined capital cities



Summary of last week's results

There were 3,190 homes taken to auction across the combined capitals last week, after the previous week (3,427) recorded the highest auction volume since the lead up to Easter 2024 (3,519). Over the same week last year, 2,617 auctions were held across the combined capitals.

The combined capital city clearance rate dipped below the 60% mark for the first time since Easter, coming in at 57.7% last week, down from 60.9% over the previous week. This time last year, 57.6% of reported auctions were successful.

There were 1,617 auctions held in Melbourne last week – the third-busiest auction week of the year. The previous week saw 1,643 homes taken to auction, while this time last year, 1,236 auctions were held across the city. Melbourne's clearance rate slipped from 60.6% over the previous week to 58.2% last week – marking the lowest clearance rate of the year-to-date (excl January). Over the same week last year, a clearance rate of 60.5% was reported.

In Sydney, 1,089 homes went under the hammer last week, compared to 1,249 the previous week and 927 this time last year. Like Melbourne, Sydney recorded its lowest clearance

rate of the year-to-date (excl January), coming in at 56.1% last week, down from 58.5% over the previous week. One year ago, 54.8% of auctions in Sydney were successful.

Across the smaller auction markets, Adelaide recorded the highest clearance rate last week, coming in at 71.3%, down from 75.9% the week prior. Canberra's clearance rate came in at 57.3%, down from 62.5% over the previous week, while Brisbane's clearance rate dropped to 52.2% last week (lowest since early-May), down from 62.7% the previous week. In Perth, 51.7% of auctions were successful, down from 60.9% the previous week, while both auctions in Tasmania were successful last week.

Brisbane was the busiest auction market across the smaller capitals last week with 182 homes taken to auction, down from 209 the week prior. There were 161 auctions held in Adelaide last week, down from 187, while 110 homes went under the hammer in Canberra last week, down from 112. In Perth, 29 auctions were held last week, up from 23 over the previous week.

Auction Market Preview

Sub-region auction statistics (Final) - w/e 7 December 2025

Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	42.9%	28	28	12	16
Baulkham Hills and Hawkesbury	46.5%	43	43	20	23
Blacktown	57.5%	47	47	27	20
City and Inner South	61.5%	109	109	67	42
Eastern Suburbs	62.9%	116	116	73	43
Inner South West	60.3%	121	121	73	48
Inner West	57.7%	97	97	56	41
North Sydney and Hornsby	50.6%	164	164	83	81
Northern Beaches	46.8%	77	77	36	41
Outer South West	n.a.	6	6	3	3
Outer West and Blue Mountains	47.1%	17	17	8	9
Parramatta	52.0%	102	102	53	49
Ryde	65.3%	49	49	32	17
South West	47.2%	53	53	25	28
Sutherland	72.1%	61	61	44	17
Melbourne sub-regions					
Inner	54.3%	289	289	157	132
Inner East	50.8%	201	201	102	99
Inner South	56.2%	260	260	146	114
North East	60.5%	185	185	112	73
North West	66.0%	156	156	103	53
Outer East	68.2%	110	110	75	35
South East	59.8%	189	189	113	76
West	57.4%	195	195	112	83
Mornington Peninsula	65.6%	32	32	21	11
Regional SA4					
Newcastle and Lake Macquarie	58.5%	41	41	24	17
Illawarra	70.8%	24	24	17	7
Gold Coast	50.6%	87	87	44	43
Sunshine Coast	52.2%	46	46	24	22
Geelong	47.4%	19	19	9	10

Note: A minimum sample size of 10 results is required to report a clearance rate

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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