

Property Market Indicator Summary

All data to week ending 21st June 2026

Combined capitals preliminary clearance rate falls to 47.4%, lowest since April 2020

Across the combined capitals, the preliminary auction clearance rate fell to 47.4% last week, its lowest reading since the final week of April 2020. The rate has held below 60% in ten of the past 12 weeks, but last week was the first time it fell under 50% since the early pandemic period. Digging deeper into the data, 23.6% of scheduled auctions were withdrawn, and nearly half (48%) sold prior to going under the hammer. This could mean that vendors are unwilling to test the market under auction conditions.

Auction volumes across the capital cities remained relatively low. Only 1,869 capital city homes went to auction, a 10.8% drop on the previous week and 6.7% fewer than the same week a year ago. That made it the fifth consecutive week auction numbers have come in below year-ago levels.

Melbourne's auction market recorded a weaker result last week, with 910 homes taken to auction, down roughly 6.7% from two weeks ago and approximately 1.8% lower than the same week last year. The preliminary clearance rate fell to 50.6%, from 57.6% the previous week, marking the city's weakest early result since September 2021, when Melbourne was in its sixth COVID lockdown.

Similarly, Sydney's auction market lost momentum last week, with auction volumes falling to 645, down 17.5% on the previous week and 17.1% below the same time last year. The preliminary clearance rate was also noticeably lower compared to previous weeks, falling to 47.4% from 52.8%, its lowest early result since the week ending 19 April 2020.

Brisbane experienced another soft auction result last week, with its preliminary clearance rate at just 33.3%. Brisbane held 142 auctions, unchanged from the previous week but 6.6% lower than the same time last year. It was the fifth consecutive week Brisbane's preliminary clearance rate has fell below 50%, although the result was slightly higher than the 31.9% recorded three weeks ago.

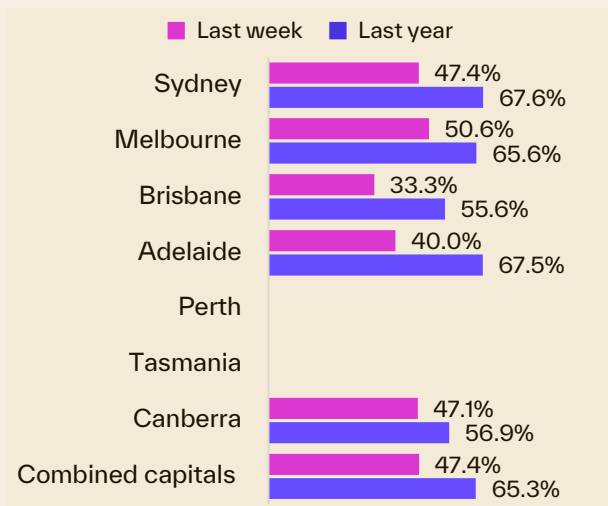
Adelaide's auction market also lost momentum last week, with the preliminary clearance rate falling to 40.0%, its weakest early result since May 2020. Across the capital, 91 homes were taken to auction, down 14.2% on the previous week but 18.2% higher than the same time last year.

The ACT was one of the few markets to record an improvement in clearance rates last week, with the preliminary result rising by 1.4 percentage points to 47.1%. Auction volumes eased to 65, down 14.5% from a week earlier, but were in line with the same time last year. Perth remained subdued, with only 16 auctions held and 40.0% reporting a successful result, while Tasmania had no scheduled auctions.

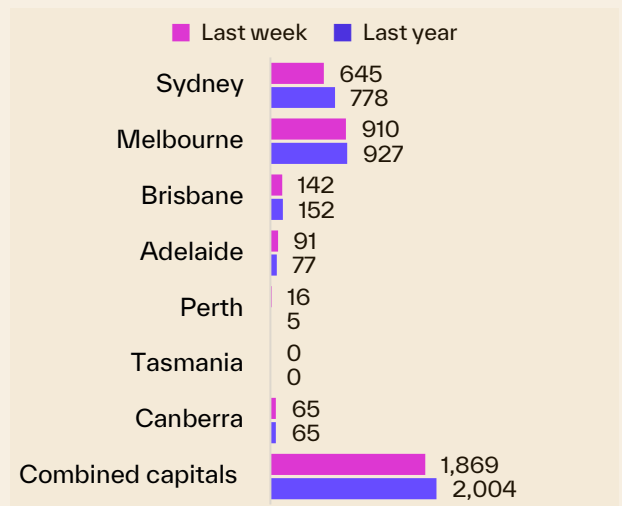
Auction volumes look set to ease further over the coming weeks, partly a seasonal trend but also likely in response to weaker selling conditions. Around 1,800 auctions are scheduled this week, dropping to less than 1,500 the following week.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

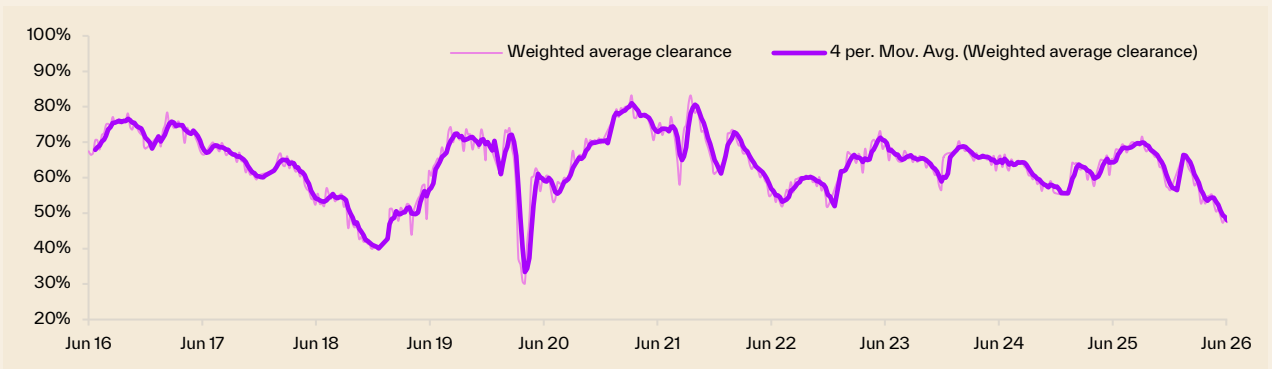
Property Market Indicator Summary

Capital City Auction Statistics (Preliminary)

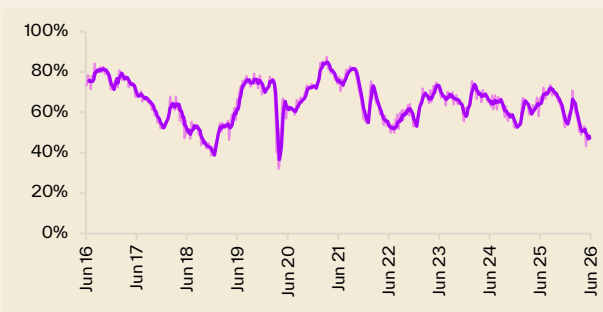
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	47.4%	645	475	225	250
Melbourne	50.6%	910	609	308	301
Brisbane	33.3%	142	108	36	72
Adelaide	40.0%	91	50	20	30
Perth	n.a.	16	5	2	3
Tasmania	n.a.	0	0	0	0
Canberra	47.1%	65	51	24	27
Combined capitals	47.4%	1,869	1,298	616	682

Weekly clearance rates

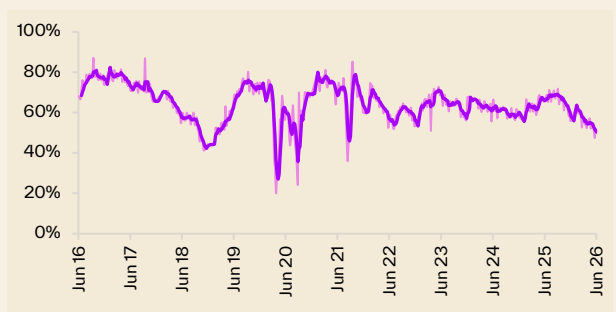
Combined capital cities



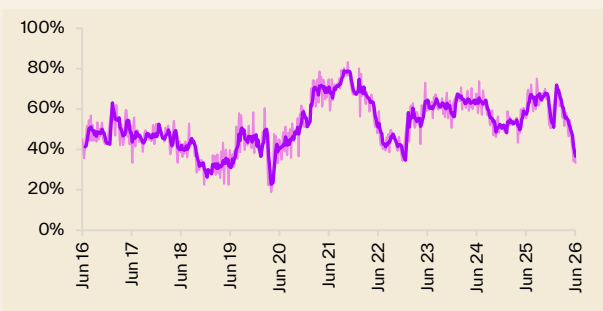
Sydney



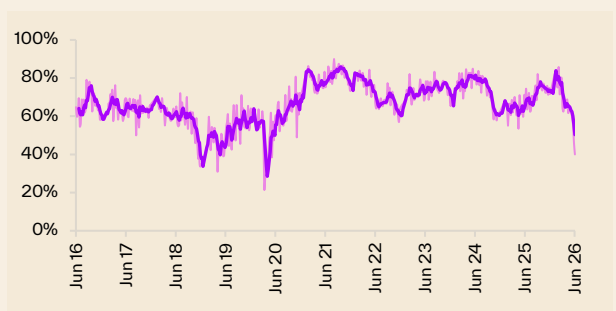
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

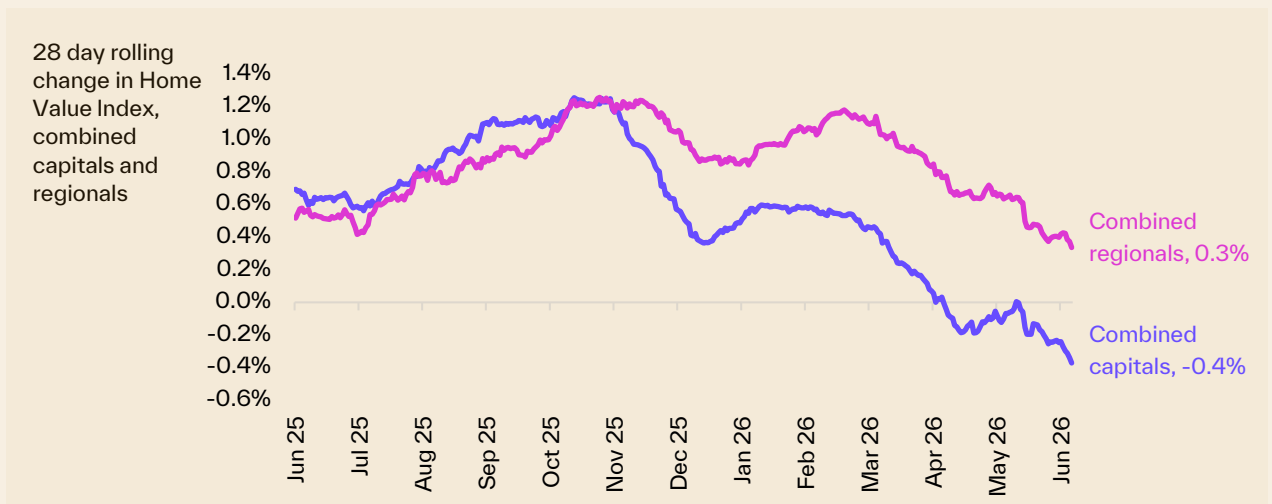
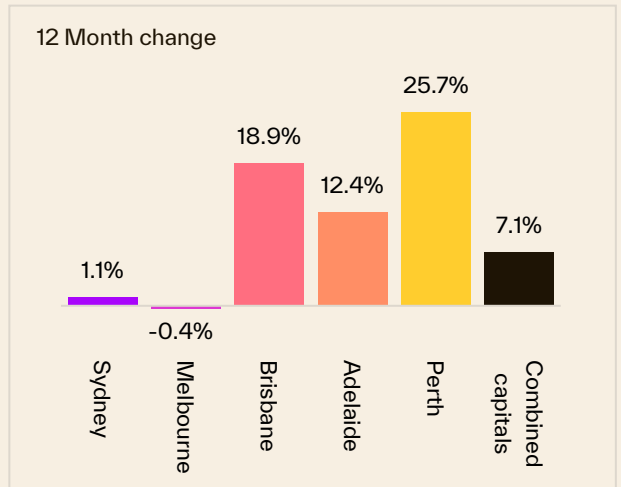
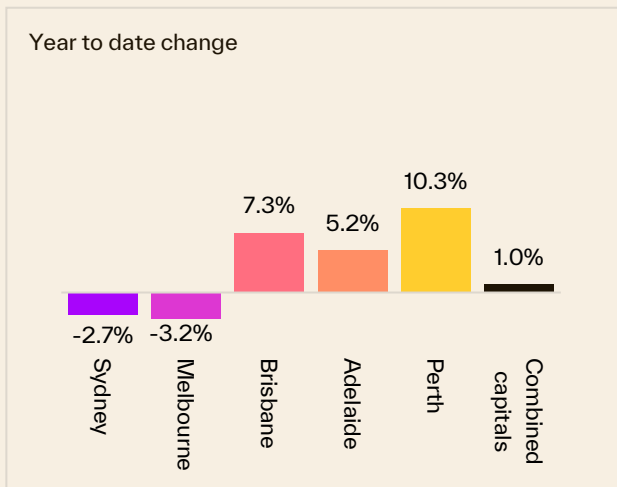
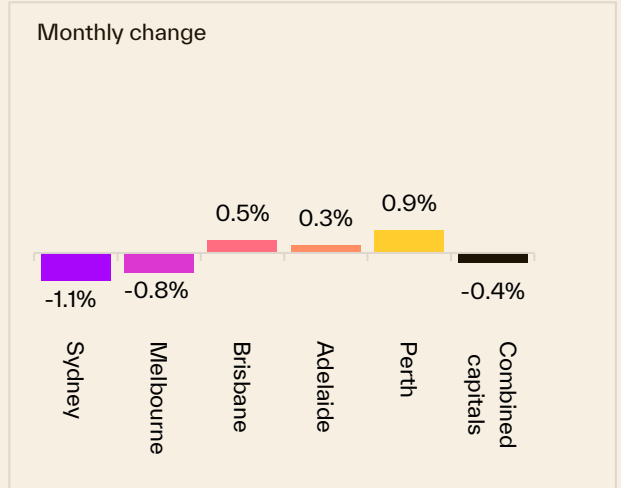
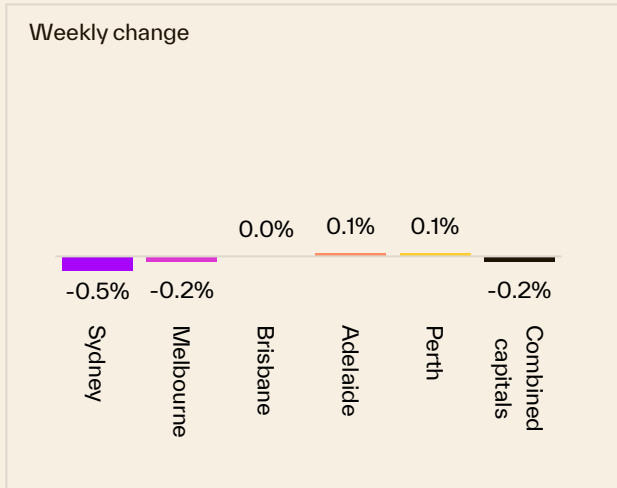
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	11	7	1	6
Baulkham Hills and Hawkesbury	45.5%	28	22	10	12
Blacktown	70.0%	32	10	7	3
City and Inner South	46.9%	71	64	30	34
Eastern Suburbs	41.3%	68	63	26	37
Inner South West	57.7%	74	52	30	22
Inner West	55.0%	57	40	22	18
North Sydney and Hornsby	50.6%	119	81	41	40
Northern Beaches	60.7%	34	28	17	11
Outer South West	n.a.	6	6	2	4
Outer West and Blue Mountains	n.a.	5	3	0	3
Parramatta	50.0%	35	24	12	12
Ryde	48.4%	50	31	15	16
South West	36.0%	31	25	9	16
Sutherland	20.0%	25	20	4	16
Melbourne sub-regions					
Inner	50.0%	133	86	43	43
Inner East	46.5%	143	99	46	53
Inner South	57.3%	119	82	47	35
North East	59.2%	107	76	45	31
North West	43.1%	94	58	25	33
Outer East	54.9%	63	51	28	23
South East	58.2%	104	55	32	23
West	42.1%	135	95	40	55
Mornington Peninsula	54.6%	17	11	6	5
Regional SA4					
Newcastle and Lake Macquarie	29.4%	21	17	5	12
Illawarra	50.0%	17	16	8	8
Gold Coast	23.5%	44	34	8	26
Sunshine Coast	44.4%	30	18	8	10
Geelong	n.a.	6	6	3	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.

Media enquiries: media@cotality.com

Property Market Indicator Summary

Capital city home value changes

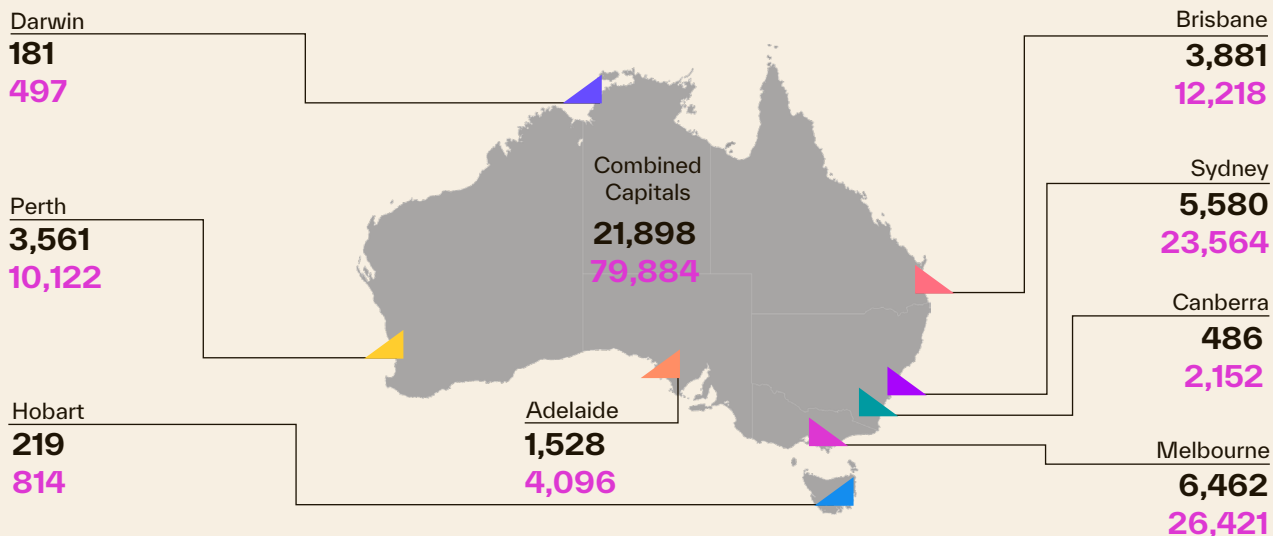


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

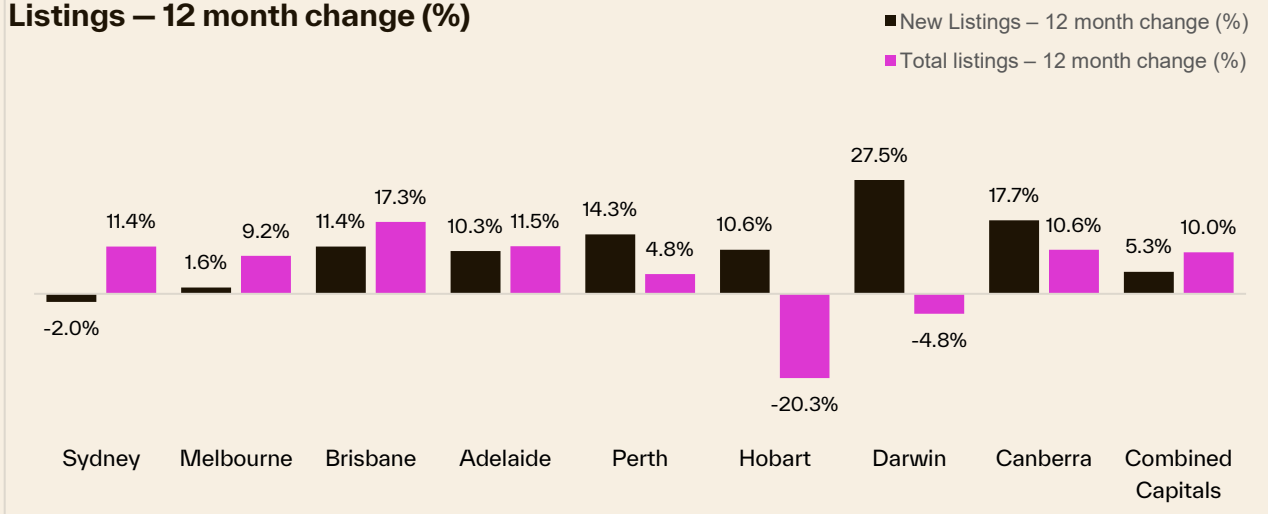
Media enquiries: media@cotality.com

Property Market Indicator Summary

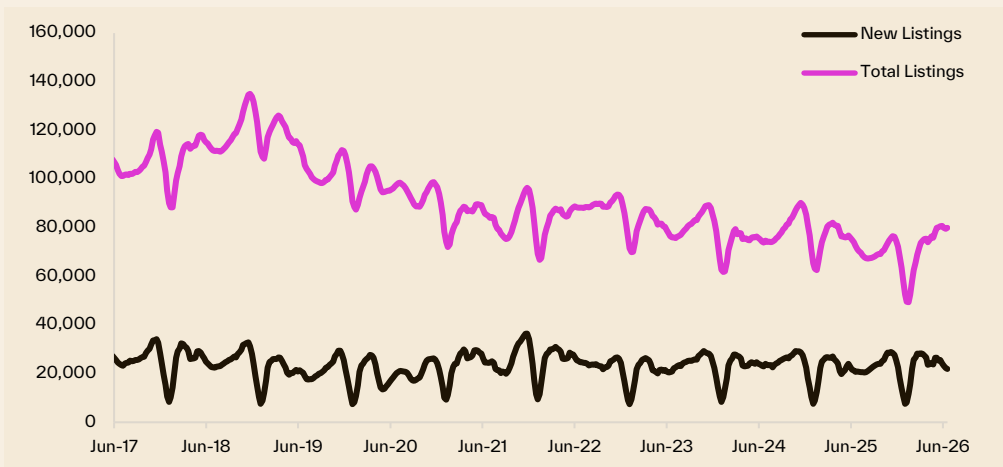
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



Number of homes for sale, combined capital cities

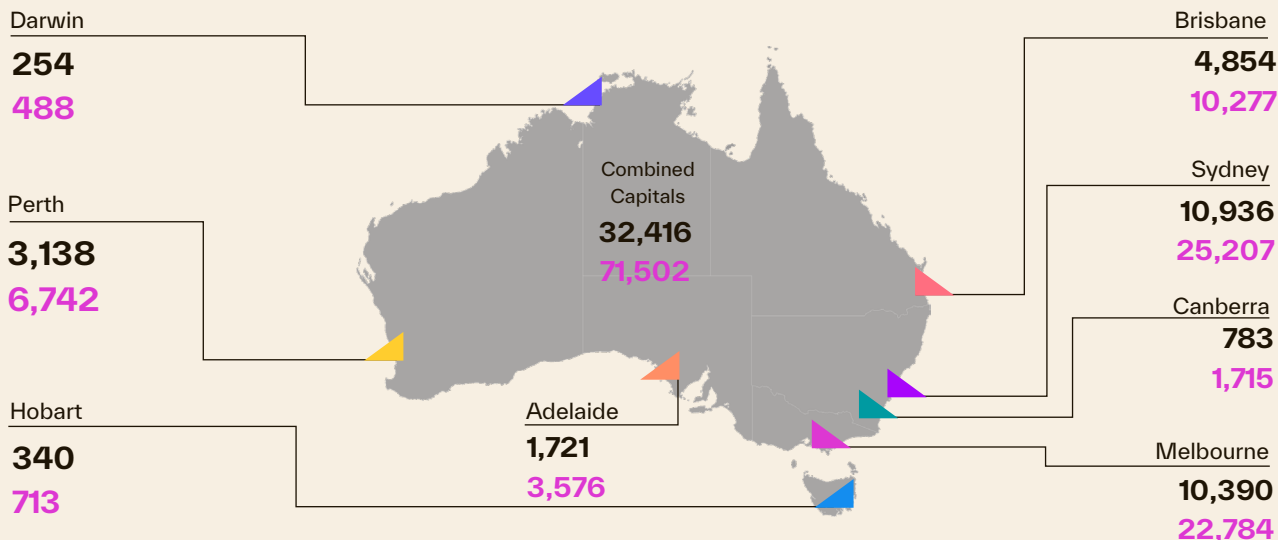


These results are calculated across properties that have been advertised for sale over the 28 days ending 21 June 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

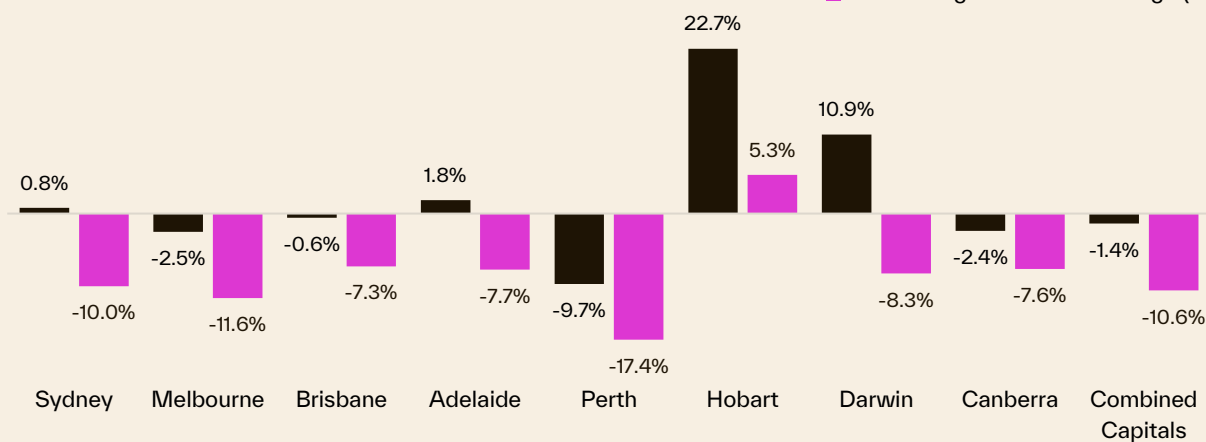
Capital city properties listed for rent – four week count

New listings ■
Total listings ■

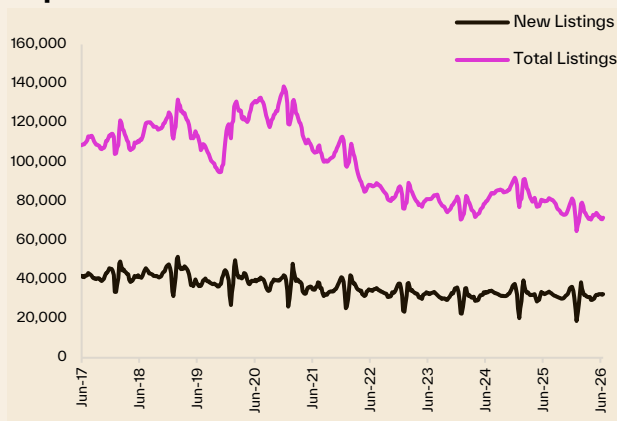


Rental listings – 12 month change (%)

■ New Listings - 12 month change (%)
■ Total 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



36 Cambridge Street
North Willoughby

4 2 1

\$6,670,000

Dijones Willoughby



8 Lyle Avenue
Lindfield

5 5 4

\$6,100,000

Premier Property

Victoria



30 Kunyung Road
Mount Eliza

4 4 4

\$4,700,000

Aqua Real Estate



326 Richardson St
Middle Park

3 2 1

\$2,850,000

Jellis Craig Port Phillip

Queensland



49 The Corso
Surfers Paradise

4 4 4

\$8,000,000

Amir Mian Prestige



202/88 Duporth Avenue
Maroochydore

3 2 2

\$4,300,000

Ray White Maroochydore

South Australia



25 Wright Street
Henley Beach

4 3 2

\$2,175,000

Ray White Grange



14 Scott Street
Dulwich

3 1 4

\$1,915,500

Pilgrim Real Estate

Western Australia



15 Lennard Street
Marmion

4 3 2

\$2,950,000

Haiven Property



27 Nyamina Road
Baynton

4 4 3

\$2,700,000

Acton | Belle Property Karratha

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



15 Woodbridge Hill Road
Woodbridge

 4  4  4

\$1,580,000

View Hobart



2A Bindaree Road
Legana

 4  2  5

\$1,200,000

Harcourts West Tamar

Northern Territory



13 Danimila Terrace
Lyons

 4  2  2

\$930,000

Billy Nida Realty



6 Villaflor Crescent
Woolner

 3  2  2

\$850,000

Ray White Darwin

Australian Capital Territory



25 Finnis Crescent
Narrabundah

 3  2  2

\$1,555,000

Luton Properties - Manuka



123 Launceston Street
Lyons

 3  2  2

\$1,510,000

Home.ByHolly

Media enquiries: media@cotality.com

Property Market Indicator Summary

Disclaimers

In compiling this publication, RP Data Pty Ltd trading as Cotality (ABN 67 087 759 171) (“**Cotality**”) has relied upon information supplied by a number of external sources. Cotality does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to Cotality for the supply of such information.

New South Wales Data

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as Cotality is authorised as a Property Sales Information provider by the Valuer General New South Wales.

Victorian Data

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Queensland Data

Based on or contains data provided by the State of Queensland (Department of Resources) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

Australian Capital Territory Data

The Territory Data is the property of the Australian Capital Territory. Any form of Territory Data that is reproduced, stored in a retrieval system or transmitted by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) must be in accordance with this agreement. Enquiries should be directed to: acepdcustomerservices@act.gov.au. Director, Customer Coordination, Access Canberra ACT Government. GPO Box 158 Canberra ACT 2601.

South Australian Data

© 2026 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for any purpose.

Western Australian Data

Information contained within this product includes or is derived from the location information data licensed from Western Australian Land Information Authority (WALIA) (2026) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose. Western Australian Land Information Authority owns all copyright in the location information which is protected by the Copyright Act 1968 (Cth) and apart from any use as permitted under the fair dealing provisions of the Copyright Act 1968 (Cth), all other rights are reserved and no location information, or part of the location information, may be reproduced, distributed, commercialised or re-used for any other purpose without the prior written permission of Western Australian Land Information Authority (Landgate).

Tasmanian Data

This product incorporates data that is copyright owned by the Crown in Right of Tasmania. The data has been used in the product with the permission of the Crown in Right of Tasmania. The Crown in Right of Tasmania and its employees and agents:

- a) give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and
- b) do not accept liability howsoever arising, including but not limited to negligence for any loss resulting from the use of or reliance upon the data.

Base data from the LIST © State of Tasmania
<http://www.thelist.tas.gov.au>

Media enquiries: media@cotality.com



Get the latest property news and insights

cotality.com/au/newsroom

