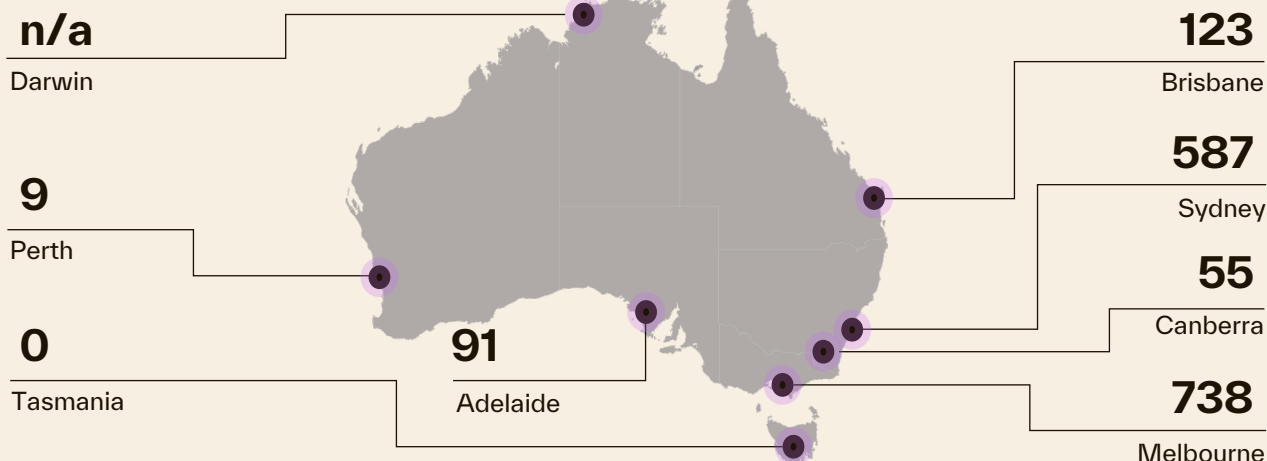


Auction market preview

Week ending 10 August 2025

Auctions this week



Auction activity remains relatively low across the combined capitals

There are currently 1,603 capital city homes scheduled for auction this week, a slight increase on last week when 1,575 auctions were held. Over the same week last year, 1,891 auctions were held across the combined capitals.

Melbourne is the busiest auction market this week, with 738 homes set to go under the hammer. The previous week saw a similar number of auctions (730), while this time last year, 897 auctions were held across the city.

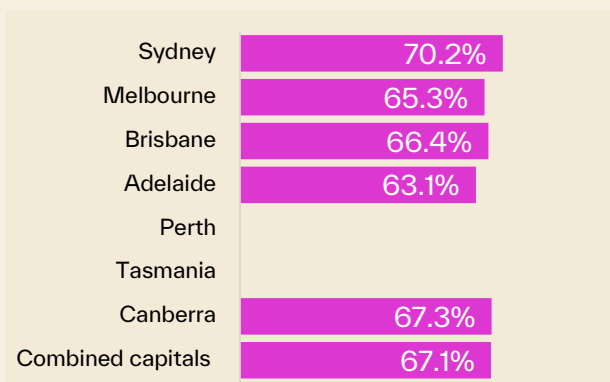
There are 587 homes currently scheduled for auction in **Sydney** this week, compared to 571 last week. Over the same week last year, 645 homes were taken to auction in Sydney.

Across the smaller capitals, 123 homes are scheduled to go under the hammer in **Brisbane** this week, down from 128 last week. In **Adelaide**, 91 auctions are scheduled this week, up from 84 last week. There are 55 homes scheduled to go under the hammer in **Canberra** this week, in line with last week. **Perth** is set to see nine homes taken to auction this week, compared to eight last week, while there are no auctions scheduled in **Tasmania** for the third week in a row.

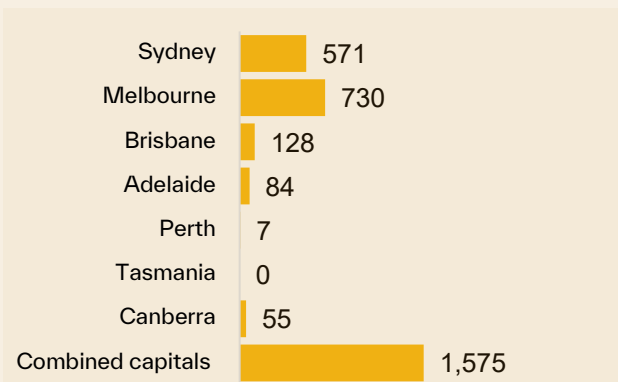
Auction activity is expected to pick up next week, with around 1,920 homes currently scheduled to go under the hammer across the combined capitals. If all of these auctions go ahead, it will be the busiest auction week since the end of June (2,044).

Capital city auction statistics (Final) – w/e 3 August 2025

Clearance rate



Total auctions



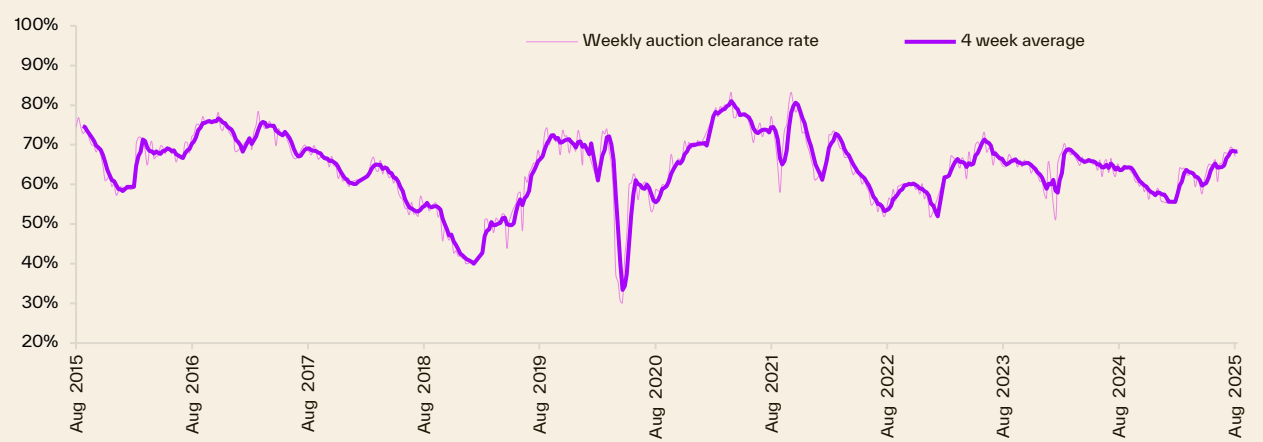
Auction Market Preview

Capital city auction statistics (Final) – w/e 3 August 2025

City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	70.2%	571	571	401	170
Melbourne	65.3%	730	730	477	253
Brisbane	66.4%	128	128	85	43
Adelaide	63.1%	84	84	53	31
Perth	n.a.	7	7	4	3
Tasmania	n.a.	0	0	0	0
Canberra	67.3%	55	55	37	18
Combined capitals	67.1%	1,575	1,575	1,057	518

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

Last week saw 1,575 homes taken to auction across the combined capitals, down from 1,710 the previous week and 1,778 this time last year.

The combined capital city clearance rate slipped from 68.5% over the previous week to 67.1% last week – the lowest clearance rate in six weeks. This time last year, 64.0% of capital city auctions were successful.

There were 730 auctions held across Melbourne last week, down from 786 the previous week and 834 this time last year. Melbourne's clearance rate came in at 65.3% last week, down from 69.9% over the previous week. Last week was tied with the week ending 13th July as the lowest clearance rate since the end of April (60.5%). Over the same week last year, 61.7% of Melbourne auctions were successful.

In Sydney, 571 homes were taken to auction last week, down from 597 the previous week and 612 this time last year. Sydney's clearance rate was back above the

70% mark for the first time in three weeks, coming in at 70.2% last week. The previous week saw the clearance rate slip to 66.6%, while this time last year, 64.8% of Sydney auctions were successful.

Brisbane (128) was the busiest auction market across the smaller capitals last week, followed by Adelaide (84) and Canberra (55). Canberra recorded the strongest clearance rate last week, coming in at 67.3%, in line with the previous week. Brisbane recorded a clearance rate of 66.4% last week, down from 72.2% the week prior. In Adelaide, 63.1% of auctions were successful last week, up from 62.5% the week prior. Just seven homes were taken to auction in Perth last week, four of which were successful, while there were no auctions in Tasmania last week.

Auction Market Preview

Sub-region auction statistics (Final) – w/e 3 August 2025

Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	40.0%	10	10	4	6
Baulkham Hills and Hawkesbury	60.6%	33	33	20	13
Blacktown	80.4%	46	46	37	9
City and Inner South	81.7%	60	60	49	11
Eastern Suburbs	76.7%	30	30	23	7
Inner South West	75.0%	68	68	51	17
Inner West	74.6%	55	55	41	14
North Sydney and Hornsby	64.0%	75	75	48	27
Northern Beaches	65.0%	20	20	13	7
Outer South West	n.a.	8	8	6	2
Outer West and Blue Mountains	n.a.	5	5	2	3
Parramatta	59.6%	52	52	31	21
Ryde	68.3%	41	41	28	13
South West	61.5%	39	39	24	15
Sutherland	82.8%	29	29	24	5
Melbourne sub-regions					
Inner	69.2%	94	94	65	29
Inner East	66.7%	78	78	52	26
Inner South	68.1%	72	72	49	23
North East	70.9%	86	86	61	25
North West	69.4%	85	85	59	26
Outer East	72.7%	55	55	40	15
South East	64.0%	100	100	64	36
West	54.2%	142	142	77	65
Mornington Peninsula	55.6%	18	18	10	8
Regional SA4					
Newcastle and Lake Macquarie	59.1%	22	22	13	9
Illawarra	n.a.	9	9	5	4
Gold Coast	65.0%	60	60	39	21
Sunshine Coast	55.6%	27	27	15	12
Geelong	n.a.	9	9	6	3

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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