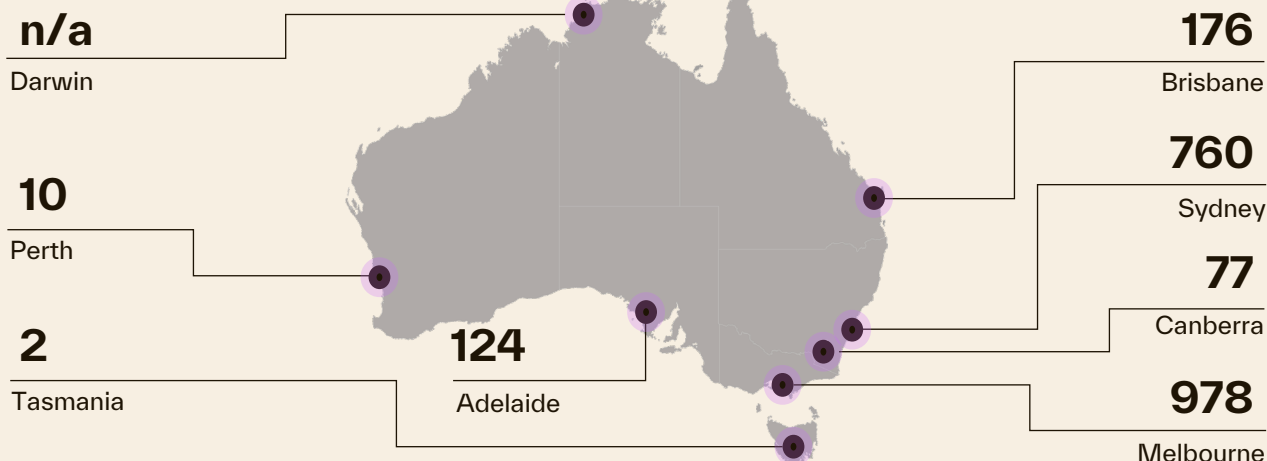


Auction market preview

Week ending 24 August 2025

Auctions this week



Auction volume set to rise above 2,000 for the first time since late-June

There are currently 2,127 capital city homes scheduled for auction this week – marking the first time auction volumes have risen above 2,000 since late-June (2,044). This is up 10.7% on last week when 1,921 auctions were held, and 0.4% higher than the same week last year (2,118).

Melbourne is the busiest auction market this week, with 978 homes set to go under the hammer. Last week saw 932 homes taken to auction, while this time last year, 938 auctions were held across the city.

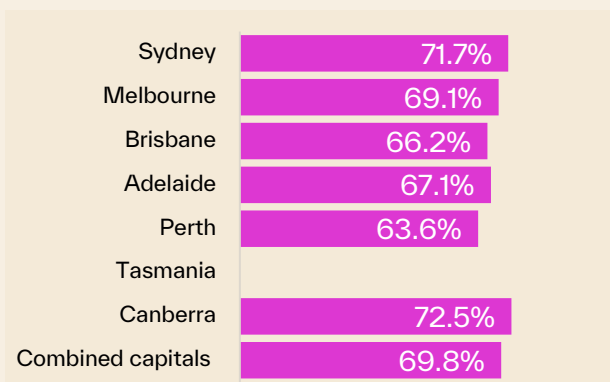
There are 760 homes scheduled for auction in **Sydney** this week, up from 705 last week. Over the same week last year, 816 homes were taken to auction across Sydney.

Looking at the smaller capitals, auction activity is expected to rise everywhere except Perth. There are 176 homes scheduled to go under the hammer in **Brisbane** this week, up from 136 last week. In **Adelaide**, 124 auctions are scheduled this week, up from 85 last week. There are 77 homes scheduled to go under the hammer in **Canberra** this week, up from 51 last week. **Perth** is set to see 10 homes taken to auction this week, compared to 11 last week, while there are two auctions scheduled in **Tasmania** this week, up from just one last week.

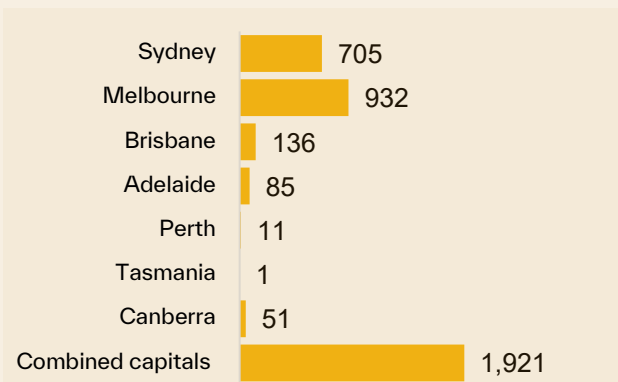
Auction activity is expected to hold reasonably firm next week, with around 2,150 homes currently scheduled to go under the hammer across the combined capitals.

Capital city auction statistics (Final) – w/e 17 August 2025

Clearance rate



Total auctions



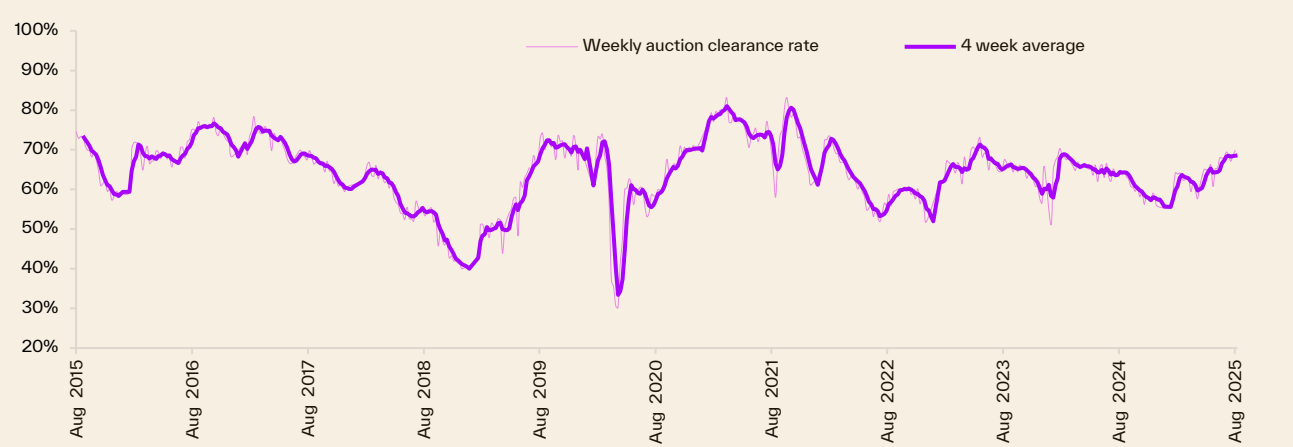
Auction Market Preview

Capital city auction statistics (Final) – w/e 17 August 2025

City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	71.7%	705	704	505	199
Melbourne	69.1%	932	932	644	288
Brisbane	66.2%	136	136	90	46
Adelaide	67.1%	85	85	57	28
Perth	63.6%	11	11	7	4
Tasmania	n.a.	1	1	1	0
Canberra	72.5%	51	51	37	14
Combined capitals	69.8%	1,921	1,920	1,341	579

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 1,921 homes taken to auction across the combined capitals, up 21.0% on the previous week (1,587), while -7.0% lower than this time last year (2,065).

The combined capital city clearance rate came in at 69.8% last week – the strongest clearance rate since the week ending 11th February 2024 (70.3%). Last week's result is 1.1 percentage points higher than the previous week (68.7%) and 5.0 percentage points higher than the same week last year (64.8%).

There were 932 auctions held across Melbourne last week, compared to 742 the previous week and 884 this time last year. Melbourne's clearance rate came in at 69.1% last week, up from 68.6% over the previous week – marking the strongest clearance rate in three weeks. This time last year, 61.0% of Melbourne auctions were successful.

In Sydney, 705 homes were taken to auction last week,

up from 556 the previous week and 756 this time last year. Sydney's clearance rate held above the 70% mark for the third consecutive week, coming in at 71.7% last week – the strongest clearance rate in five weeks. The previous week recorded a clearance rate of 70.5%, while this time last year, 67.6% of Sydney auctions were successful.

Brisbane (136) was the busiest auction market across the smaller capitals last week, followed by Adelaide (85), Canberra (51) and Perth (11). Canberra recorded a clearance rate of 72.5% last week, down from 75.4% over the previous week, while Adelaide's clearance rate came in at 67.1% last week, down from 70.7% the week prior. In Brisbane, 66.2% of auctions were successful last week, up from 58.9% the week prior. Perth recorded a clearance rate of 63.6% last week, noting volume was extremely low, while the one auction in Tasmania last week was successful.

Auction Market Preview

Sub-region auction statistics (Final) – w/e 17 August 2025

Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	7	7	3	4
Baulkham Hills and Hawkesbury	68.3%	41	41	28	13
Blacktown	50.8%	65	65	33	32
City and Inner South	65.0%	60	60	39	21
Eastern Suburbs	84.3%	51	51	43	8
Inner South West	73.3%	91	90	66	24
Inner West	79.7%	59	59	47	12
North Sydney and Hornsby	78.2%	87	87	68	19
Northern Beaches	75.9%	29	29	22	7
Outer South West	n.a.	8	8	5	3
Outer West and Blue Mountains	81.8%	11	11	9	2
Parramatta	70.7%	58	58	41	17
Ryde	71.1%	45	45	32	13
South West	69.2%	52	52	36	16
Sutherland	80.5%	41	41	33	8
Melbourne sub-regions					
Inner	63.5%	137	137	87	50
Inner East	69.2%	146	146	101	45
Inner South	63.1%	149	149	94	55
North East	75.9%	112	112	85	27
North West	70.1%	87	87	61	26
Outer East	80.0%	50	50	40	10
South East	64.4%	115	115	74	41
West	75.0%	120	120	90	30
Mornington Peninsula	75.0%	16	16	12	4
Regional SA4					
Newcastle and Lake Macquarie	57.1%	21	21	12	9
Illawarra	70.0%	10	10	7	3
Gold Coast	65.3%	49	49	32	17
Sunshine Coast	60.0%	15	15	9	6
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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