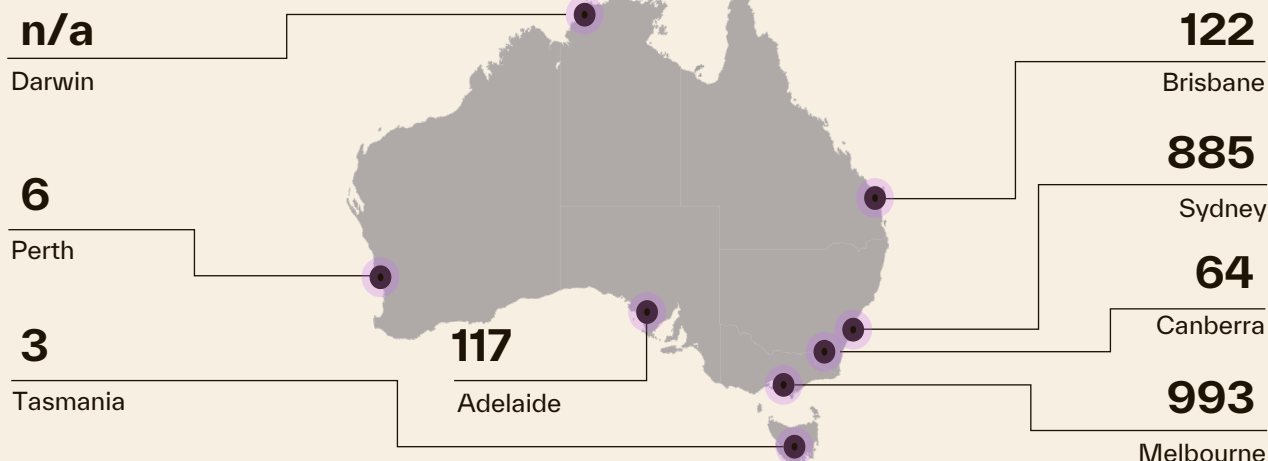


# Auction market preview

Week ending 31 August 2025

## Auctions this week



## Just shy of 2,200 homes scheduled for auction across the combined capitals

There are currently 2,190 capital city homes scheduled for auction – and if they all go ahead, it will be the busiest auction week in 13 weeks. This is up 6.0% on last week when 2,066 auctions were held, although -5.4% lower than the same week last year (2,315).

**Melbourne** is the busiest auction market this week, with 993 homes set to go under the hammer. Last week saw 985 homes taken to auction, while this time last year, 1,052 auctions were held across the city.

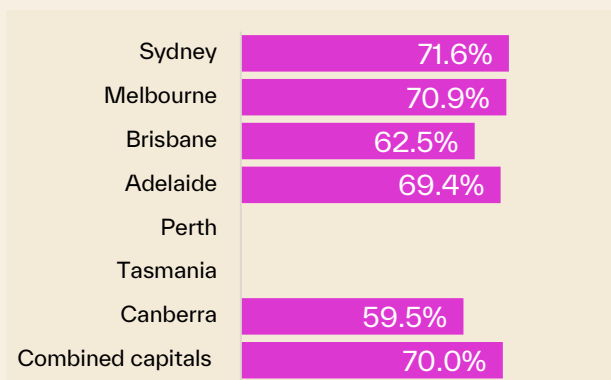
There are 885 homes scheduled for auction in **Sydney** this week, up from 729 last week. Over the same week last year, 874 homes were taken to auction across Sydney.

Across the smaller capitals, 122 homes are scheduled to go under the hammer in **Brisbane** this week, down -27.8% on last week (169). There are 117 auctions scheduled in **Adelaide**, 18.2% higher than last week (99), with this week gearing up to be the busiest auction week the city has seen in 11 weeks. **Canberra** is expecting to see fewer homes taken to auction this week (64), down from 75 last week. There are just six auctions scheduled in **Perth** this week, down from eight last week, while there are three auctions scheduled in **Tasmania**, up from just one last week.

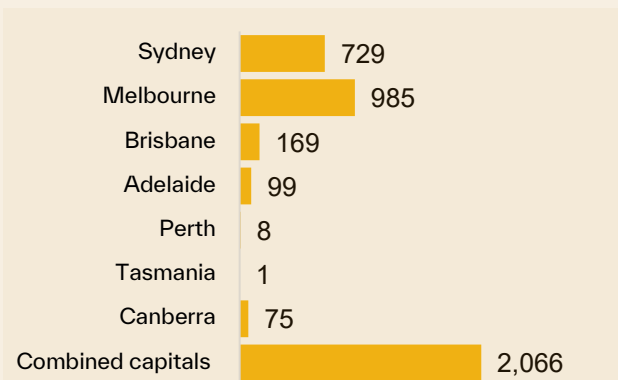
Auction activity is expected to fall slightly next week, with around 2,150 homes currently scheduled to go under the hammer across the combined capitals.

## Capital city auction statistics (Final) – w/e 24 August 2025

### Clearance rate



### Total auctions



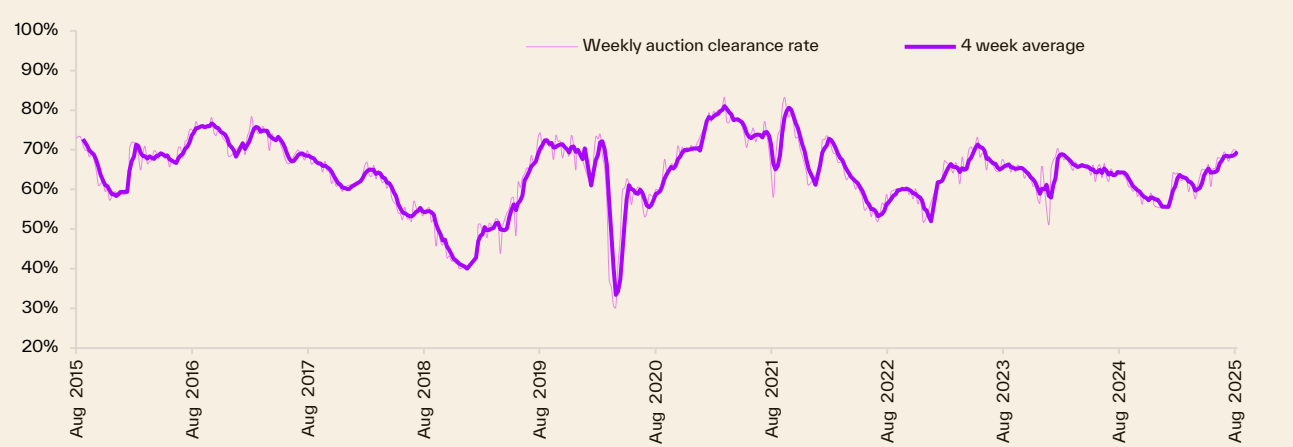
# Auction Market Preview

## Capital city auction statistics (Final) – w/e 24 August 2025

City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	71.6%	729	723	518	205
Melbourne	70.9%	985	980	695	285
Brisbane	62.5%	169	168	105	63
Adelaide	69.4%	99	98	68	30
Perth	n.a.	8	8	7	1
Tasmania	n.a.	1	1	0	1
Canberra	59.5%	75	74	44	30
Combined capitals	70.0%	2,066	2,052	1,437	615

*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 2,066 homes taken to auction across the combined capitals, up 7.5% on the previous week (1,921), and -2.5% lower than this time last year (2,118).

The combined capital city clearance rate rose for the third consecutive week, coming in at 70.0% last week. This is the strongest clearance rate since the week ending 11<sup>th</sup> February 2024 (70.3%). Last week's result is 20 basis points higher than the previous week (69.8%) and 5.4 percentage points higher than the same week last year (64.6%).

There were 985 auctions held in Melbourne last week, compared to 932 the previous week and 938 this time last year. Melbourne's clearance rate came in at 70.9% last week, up from 69.1% over the previous week – marking the strongest clearance rate in five weeks. This time last year, 61.7% of Melbourne auctions were successful.

In Sydney, 729 homes were taken to auction last week,

up from 705 the previous week and 816 this time last year. Sydney's clearance rate held above the 70.0% mark for the fourth consecutive week, coming in at 71.6% last week – just 10 basis points lower than the previous week (71.7%). Over the same week last year, 66.7% of Sydney auctions were successful.

Brisbane (169) was the busiest auction market across the smaller capitals last week, followed by Adelaide (99) and Canberra (75). Adelaide recorded a clearance rate of 69.4% last week, up from 67.1% over the previous week, while Brisbane's clearance rate came in at 62.5% last week, down from 66.2% the week prior. In Canberra, 59.5% of auctions were successful last week – the weakest clearance rate in nine weeks. Just eight auctions were held in Perth last week, seven of which were successful, while there was just one auction in Tasmania which was unsuccessful.

# Auction Market Preview

## Sub-region auction statistics (Final) – w/e 24 August 2025

Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	9	9	6	3
Baulkham Hills and Hawkesbury	73.2%	41	41	30	11
Blacktown	53.5%	58	58	31	27
City and Inner South	73.0%	64	63	46	17
Eastern Suburbs	84.6%	79	78	66	12
Inner South West	67.7%	96	96	65	31
Inner West	77.8%	63	63	49	14
North Sydney and Hornsby	67.9%	115	112	76	36
Northern Beaches	72.5%	41	40	29	11
Outer South West	n.a.	4	4	4	0
Outer West and Blue Mountains	n.a.	5	5	2	3
Parramatta	73.1%	52	52	38	14
Ryde	83.3%	36	36	30	6
South West	65.1%	43	43	28	15
Sutherland	80.0%	25	25	20	5
Melbourne sub-regions					
Inner	70.3%	148	148	104	44
Inner East	69.3%	137	137	95	42
Inner South	76.8%	143	142	109	33
North East	78.2%	120	119	93	26
North West	71.8%	112	110	79	31
Outer East	74.2%	62	62	46	16
South East	71.4%	113	112	80	32
West	55.6%	133	133	74	59
Mornington Peninsula	87.5%	16	16	14	2
Regional SA4					
Newcastle and Lake Macquarie	62.9%	35	35	22	13
Illawarra	42.9%	21	21	9	12
Gold Coast	41.2%	68	68	28	40
Sunshine Coast	51.5%	33	33	17	16
Geelong	72.7%	11	11	8	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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