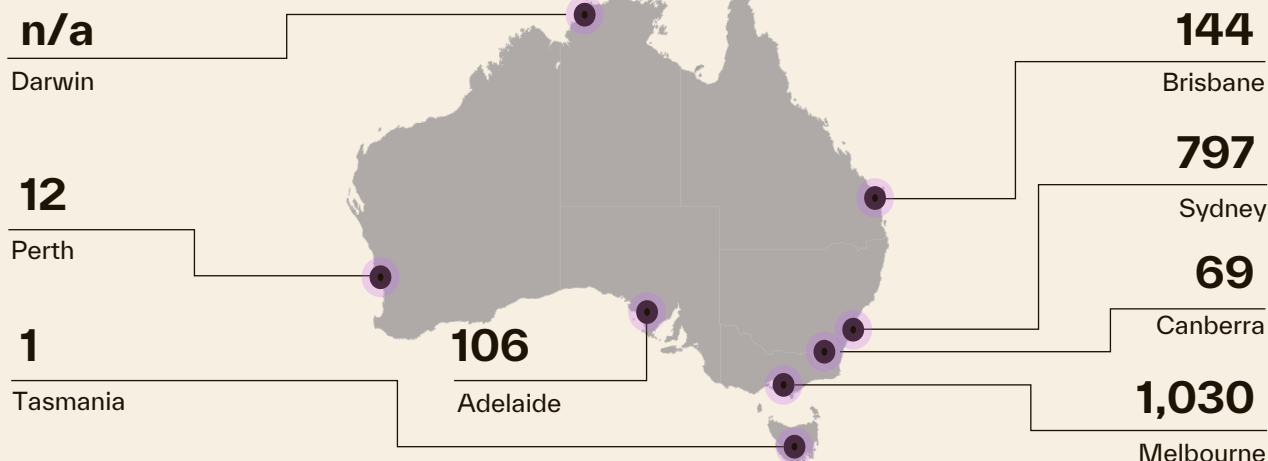


Auction market preview

Week ending 7 September 2025

Auctions this week



Auction volumes down slightly across Australia's two largest auction markets

There are currently 2,159 capital city homes scheduled for auction this week, down just -1.4% on the 2,190 held last week. This time last year, 2,112 homes were taken to auction across the combined capitals.

In **Melbourne**, 1,030 homes are currently scheduled to go under the hammer this week, making it the second week in a row where auction volumes are expected to hold above 1,000. Last week was slightly busier, with 1,082 homes taken to auction, while this time last year, 974 auctions were held across the city.

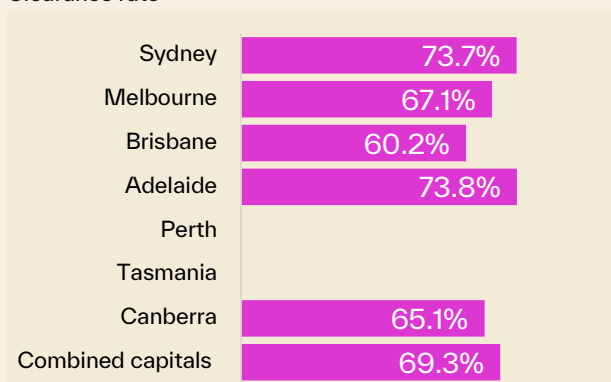
There are 797 auctions scheduled in **Sydney** this week, down -1.6% on last week when 810 auctions were held. Over the same week last year, 776 homes were taken to auction in Sydney.

Across the smaller capitals, expected auction volumes are up week-on-week (except for Tasmania). There are 144 homes scheduled to go under the hammer in **Brisbane**, up 17.1% on last week (123). **Adelaide** is set to host 106 auctions, up from 103 last week, which if they all go ahead, will make it the city's busiest auction week in 12 weeks. There are currently 69 auctions scheduled in **Canberra** this week, up from 63 last week, while 12 auctions are expected in **Perth**, up from just seven last week. There is only one auction set to go under the hammer in **Tasmania** this week, compared to two last week.

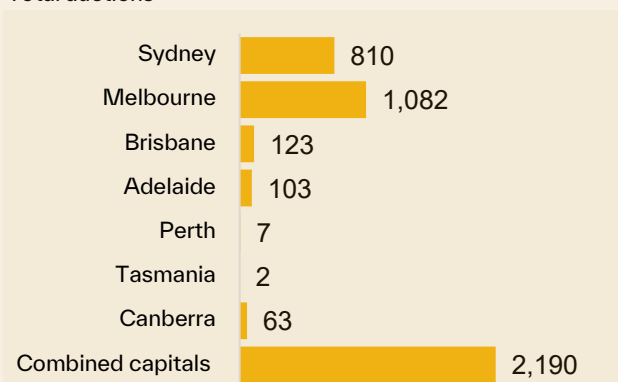
Auction activity is expected to rise next week, with around 2,420 capital city homes currently scheduled to go under the hammer.

Capital city auction statistics (Final) – w/e 31 August 2025

Clearance rate



Total auctions



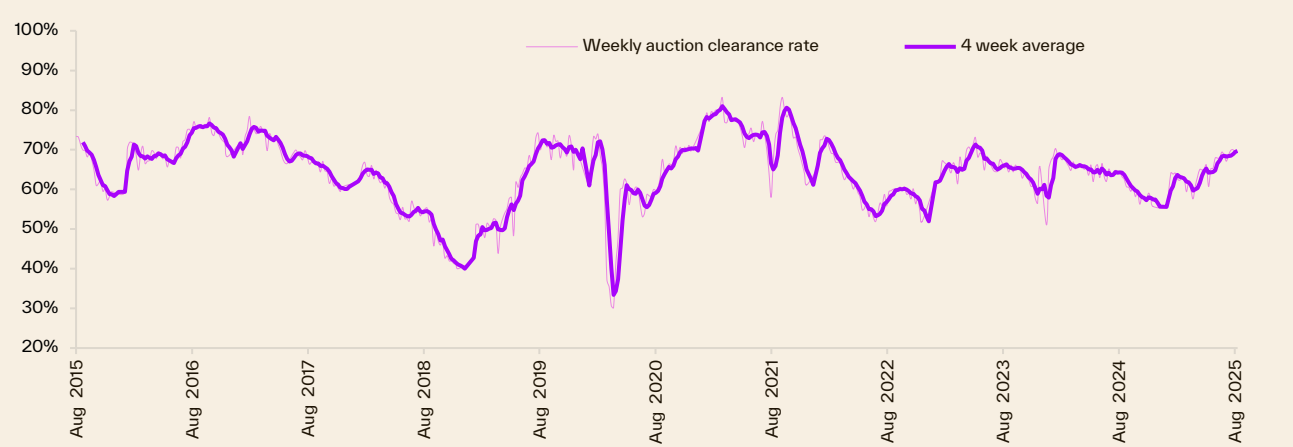
Auction Market Preview

Capital city auction statistics (Final) – w/e 31 August 2025

City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	73.7%	810	810	597	213
Melbourne	67.1%	1,082	1,082	726	356
Brisbane	60.2%	123	123	74	49
Adelaide	73.8%	103	103	76	27
Perth	n.a.	7	7	4	3
Tasmania	n.a.	2	2	0	2
Canberra	65.1%	63	63	41	22
Combined capitals	69.3%	2,190	2,190	1,518	672

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 2,190 homes taken to auction across the combined capitals, up 6.0% on the previous week (2,066), and -5.4% lower than this time last year (2,315).

After rising for three consecutive weeks, the combined capital city's final clearance rate slipped slightly last week, coming in at 69.3%. Last week's result was 70 basis points lower than the week prior (70.0%), but 4.9 percentage points higher than the same week last year (64.4%). Despite the slip, last week's result was still the fourth highest clearance rate so far this year.

There were 1,082 auctions held in Melbourne last week – the busiest auction week in 13 weeks. The previous week saw 985 auctions held, while this time last year, 1,052 homes were taken under the hammer. Melbourne's clearance rate came in at 67.1%, the lowest in four weeks, and down -3.8 percentage points from the previous week (70.9%). This time last year, 62.9% of Melbourne auctions were successful.

In Sydney, 810 homes were taken to auction last week, compared to 729 the previous week and 874 this time last year. At 73.7%, last week's result was the highest clearance rate Sydney has seen since mid-February last year (74.2%), marking the city's fifth consecutive week with a final clearance rate above the 70.0% mark. Over the previous week, 71.6% of auctions were successful, while this time last year, a success rate of 65.3% was reported.

Brisbane (123) was the busiest auction market across the smaller capitals last week, followed by Adelaide (103) and Canberra (63). Adelaide recorded its strongest result in nine weeks with a clearance rate of 73.8%, up from 69.4% over the previous week. Canberra's clearance rate came in at 65.1%, up from 59.5% the week prior. In Brisbane, 60.2% of auctions were successful last week, down from 62.5% over the previous week. Just seven auctions were held in Perth, four of which were successful, while the two auctions in Tasmania last week were both passed in at auction.

Auction Market Preview

Sub-region auction statistics (Final) – w/e 31 August 2025

Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	84.2%	19	19	16	3
Baulkham Hills and Hawkesbury	65.6%	32	32	21	11
Blacktown	60.7%	61	61	37	24
City and Inner South	77.8%	81	81	63	18
Eastern Suburbs	78.3%	92	92	72	20
Inner South West	77.3%	75	75	58	17
Inner West	76.7%	73	73	56	17
North Sydney and Hornsby	70.1%	127	127	89	38
Northern Beaches	81.3%	48	48	39	9
Outer South West	40.0%	10	10	4	6
Outer West and Blue Mountains	n.a.	8	8	5	3
Parramatta	72.1%	61	61	44	17
Ryde	69.6%	56	56	39	17
South West	82.5%	40	40	33	7
Sutherland	79.3%	29	29	23	6
Melbourne sub-regions					
Inner	61.5%	174	174	107	67
Inner East	64.0%	147	147	94	53
Inner South	67.1%	167	167	112	55
North East	68.5%	130	130	89	41
North West	69.2%	104	104	72	32
Outer East	70.2%	84	84	59	25
South East	71.3%	94	94	67	27
West	68.1%	163	163	111	52
Mornington Peninsula	79.0%	19	19	15	4
Regional SA4					
Newcastle and Lake Macquarie	70.0%	20	20	14	6
Illawarra	30.8%	13	13	4	9
Gold Coast	57.4%	54	54	31	23
Sunshine Coast	45.5%	33	33	15	18
Geelong	64.7%	17	17	11	6

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.

Get the latest property news and insights

cotality.com/au/newsroom

