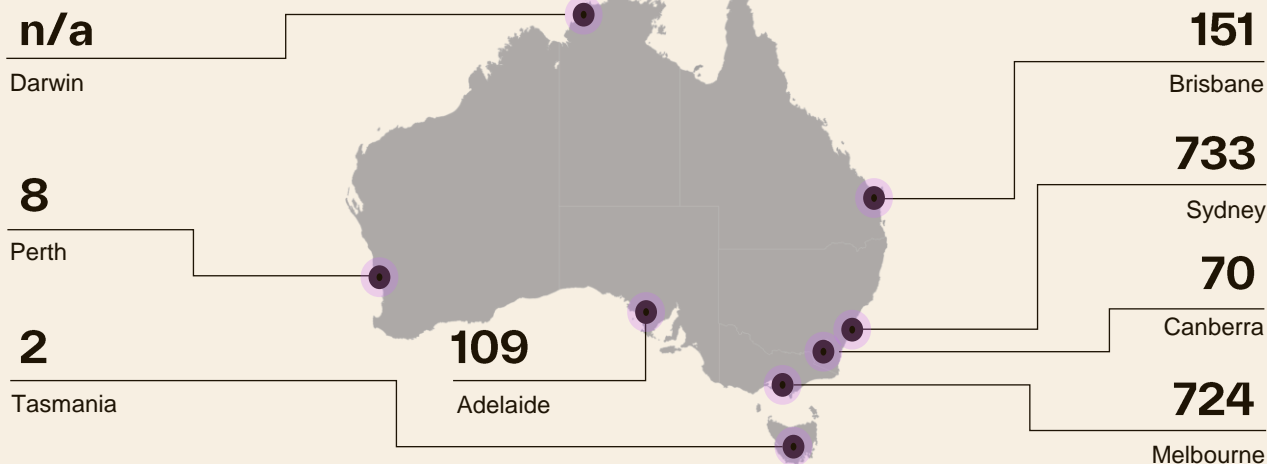


Auction market preview

Week ending 6 July 2025

Auctions this week



Winter school holidays chills auction activity

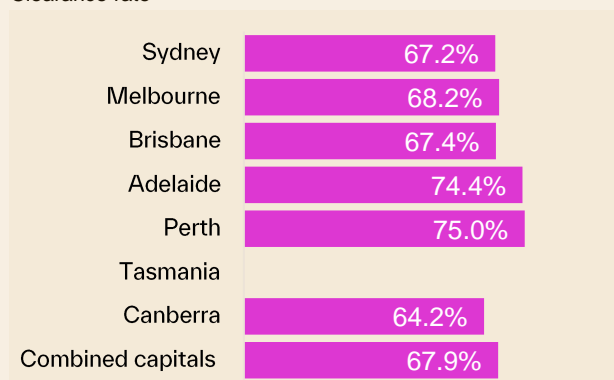
Cooling temperatures and the start of the school holidays means a quieter auction market this week, with 1,797 homes set to go under the hammer across the combined capitals. With declines in the larger auction markets outweighing increases in the smaller capitals, this week's scheduled numbers are down -12.1% compared to last week (2,044) but remain 1.2% above the numbers seen this time last year (1,776).

Despite a -4.9% decline in weekly numbers, **Sydney** is set to host the busiest auction market this week, with 733 auctions currently scheduled. Last week saw 771 homes taken to auction, while this time last year, 766 homes were auctioned across the city.

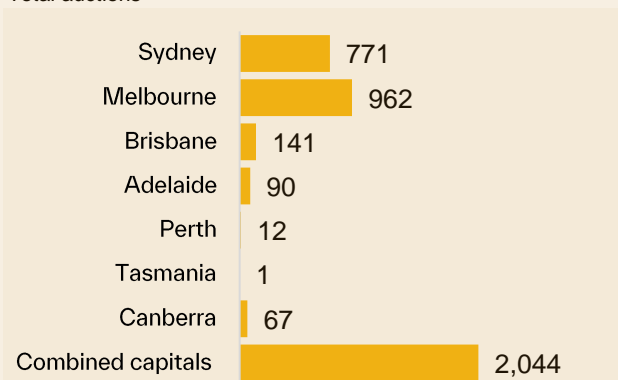
In **Melbourne**, 724 homes are expected to go under the hammer this week, down -24.7% from last week (962) but up 8.2%

Capital city auction statistics (Final)- w/e 29 June 2025

Clearance rate



Total auctions



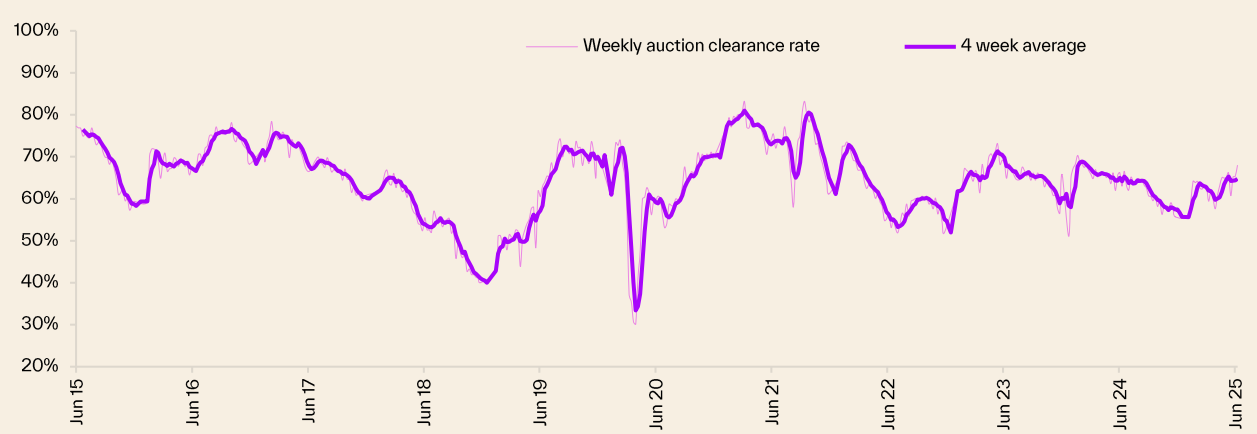
Auction Market Preview

Capital city auction statistics (Final)- w/e 29 June 2025

City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	67.2%	771	771	518	253
Melbourne	68.2%	962	961	655	306
Brisbane	67.4%	141	141	95	46
Adelaide	74.4%	90	90	67	23
Perth	75.0%	12	12	9	3
Tasmania	n.a.	1	1	1	0
Canberra	64.2%	67	67	43	24
Weighted Average	67.9%	2,044	2,043	1,388	655

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

The combined capital cities recorded the highest final clearance rate since mid-March 2024 (68.0%), with 67.9% of the 2,044 auctions held last week returning a successful result. The strong clearance rate was primarily driven by buyers, with the percentage of properties passed in at auction (20.3%) falling to its lowest rate since early June 2023 (20.0%), while the portion of properties withdrawn by vendors ticked higher (11.7%). The previous week saw 2,004 homes auctioned, with 65.3% reporting a positive result, while this time last year, 63.0% of the 2,030 auctions held were successful.

Melbourne was the busiest market last week, with 962 auctions held, up from 927 the week prior and 886 this time last year. The rise in auction activity was accompanied by an uptick in the city's success rate, with Melbourne recording its second-highest clearance rate over the year-to-date, behind the week ending 11 May (68.7%). At 68.2%, last week's result was 2.6 percentage points higher than the week prior, when 65.6% of auctions were successful, and 5.8 percentage points above the final rate recorded this time last year (62.4%).

Across Sydney, auction activity held reasonably flat with 771 homes auctioned, relatively in line with the 778 held the previous week. With 67.2% of auctions returning a successful result, Sydney was the only capital to see its final clearance rate decline last week, falling -40 basis points relative to the week prior (67.6%). Over the same week last year, 766 homes were taken to auction across the city, and a final clearance rate of 63.0% was reported.

Across the smaller capitals, Brisbane (141) was the busiest auction market, despite a -7.2% decline in weekly auction activity, followed by Adelaide (90), up 16.9% week-on-week, and Canberra (67), up 3.1%. Perth was the most successful auction market, albeit on low numbers (12), with 75.0% of auctions reporting a successful result, followed by Adelaide, which returned its highest clearance rate over the year-to-date (74.4%). Brisbane's success rate rose 11.8 percentage points to 67.4%, while Canberra saw 64.2% of auctions record a positive result. The one home taken auction across Tasmania last week was successfully sold at auction.

Auction Market Preview

Sub-region auction statistics (Final) –w/e 29 June 2025

Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	62.5%	16	16	10	6
Baulkham Hills and Hawkesbury	53.9%	39	39	21	18
Blacktown	77.4%	53	53	41	12
City and Inner South	77.0%	74	74	57	17
Eastern Suburbs	59.2%	71	71	42	29
Inner South West	78.6%	112	112	88	24
Inner West	66.7%	60	60	40	20
North Sydney and Hornsby	59.8%	127	127	76	51
Northern Beaches	62.8%	43	43	27	16
Outer South West	n.a.	5	5	4	1
Outer West and Blue Mountains	58.3%	12	12	7	5
Parramatta	57.5%	47	47	27	20
Ryde	63.2%	38	38	24	14
South West	70.0%	40	40	28	12
Sutherland	77.1%	35	35	27	8
Melbourne sub-regions					
Inner	59.7%	134	134	80	54
Inner East	67.3%	107	107	72	35
Inner South	68.8%	128	128	88	40
North East	67.7%	136	136	92	44
North West	70.0%	100	100	70	30
Outer East	80.5%	77	77	62	15
South East	67.8%	119	118	80	38
West	66.7%	144	144	96	48
Mornington Peninsula	87.5%	16	16	14	2
Regional SA4					
Newcastle and Lake Macquarie	60.0%	35	35	21	14
Illawarra	28.6%	14	14	4	10
Gold Coast	52.0%	50	50	26	24
Sunshine Coast	48.2%	27	27	13	14
Geelong	61.5%	13	13	8	5

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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