PROPERTY MARKET SNAPSHOT

Australian residential property indicators

Week ending 1 November 2026

A clearer view of the market

A concise Orchard Lending presentation of key auction, home-value, listing and rental indicators from Cotality's weekly Property Market Indicator Summary.

47.2%	1,735	$715
Combined-capital preliminary auction clearance	Combined capital-city auctions	National median weekly rent

Prepared for Orchard Lending clients and market discussions

Auction market

Preliminary results for the week ending 1 November 2026

Across the combined capitals, 1,735 homes went to auction, down 7.3% on the previous week and 17.7% below the same week last year. The preliminary clearance rate fell to 47.2%, from 48.4% the week before,

based on 1,172 reported results. This was the lowest preliminary rate since April 2020.

Capital	Clearance	Auctions	Reported results	Cleared	Uncleared
Sydney	53.8%	731	511	275	236
Melbourne	49.5%	514	384	190	194
Brisbane	26.2%	238	130	34	96
Adelaide	46.5%	144	71	33	38
Perth	35.0%	24	20	7	13
Tasmania	n.a.	3	2	1	1
Canberra	38.9%	81	54	21	33
Combined capitals	47.2%	1,735	1,172	553	619

Market

Market	Commentary
Melbourne	49.5% preliminary clearance, the second-lowest result so far this year. Melbourne held 514 auctions, down 38% on the previous week ahead of the Melbourne Cup holiday.
Sydney	53.8% preliminary clearance, up 5.6 percentage points from 48.2% the previous week. Sydney held 731 auctions, up 17.3% week on week but 33% below the same week last year.
Brisbane	26.2% preliminary clearance, the lowest among the capitals. Brisbane held 238 auctions, up almost 20% week on week and 10.7% higher than a year earlier.
Adelaide	46.5% preliminary clearance, up 4 percentage points week on week. Adelaide held 144 auctions, matching the same week last year, and remained below 50% for a sixth consecutive week.

Auction volumes are expected to ease further, with Melbourne Cup holiday affecting activity. The combined capitals preliminary clearance rate was 47.2%, the lowest since April 2020. Sydney recorded the highest capital-city rate at 53.8%; Brisbane recorded the lowest at 26.2%.

Source note: Cotality Property Market Indicator Summary, data to week ending 1 November 2026. Auction results are preliminary.

Home values

28-day rolling and year-to-date indicators

The latest report shows continued declines across the combined capitals, with the Home Value Index down 1.4% over the latest 28 days. Sydney and Melbourne remain down over the year, while Brisbane, Adelaide and Perth record positive 12-month growth.

Market	28-day change	Year-to-date	12-month change
Sydney	-1.5%	-9.8%	-9.4%
Melbourne	-0.7%	-7.7%	-7.6%
Brisbane	-2.0%	-3.1%	+0.3%
Adelaide	-1.2%	+0.4%	+3.6%
Perth	-1.6%	-1.4%	+3.8%
Combined capitals	-1.4%	-6.3%	-4.9%

28-day rolling change in Home Value Index

Sydney -1.5% | Melbourne -0.7% | Brisbane -2.0% | Adelaide -1.2% | Perth -1.6% | Combined capitals -1.4%

Interpretation for lending conversations: the indicators point to softer short-term capital-city momentum, while longer-period outcomes vary materially between cities. Property value movement should be considered alongside serviceability, borrowing capacity, lender policy and the individual property.

Source: Cotality Property Market Indicator Summary, week ending 1 November 2026. Home Value Index figures are based on the Cotality Daily

Supply & rental market

Listings and rental indicators

Across the combined capitals, 24,370 new properties were listed for sale in the 28 days to 1 November, within a total of 92,016 advertised listings. New listings were 16.1% lower year on year, while total listings were 20.3% higher. Rental data is to October 2026.

24,370	92,016	$715
New sale listings 28 days to 1 November	Total sale listings 28 days to 1 November	National median rent October 2026

Properties for sale | Supply snapshot

The gap between new and total listings is significant. Around 67,646 of the 92,016 advertised properties (73.5%) had been advertised previously, under Cotality?s definition of a new listing as a property not advertised for sale within the preceding 75 days. This points to a larger pool of existing advertised stock, rather than a surge in fresh supply.

Capital	New listings	Total listings	New listings 12m change	Total listings 12m change
Sydney	6,302	25,142	-27.2%	+5.6%
Melbourne	7,239	27,967	-23.7%	+2.6%
Brisbane	3,673	15,751	-12.4%	+57.5%
Adelaide	2,049	5,808	+7.2%	+49.2%
Perth	4,072	13,757	+14.8%	+71.3%
Hobart	299	849	-11.3%	-14.5%
Darwin	157	533	-10.3%	+15.6%
Canberra	579	2,209	-22.6%	+6.0%
Combined capitals	**24,370**	**92,016**	**-16.1%**	**+20.3%**

The pattern is uneven across cities. Perth has the strongest growth in total listings (+71.3%), followed by Brisbane (+57.5%) and Adelaide (+49.2%). Sydney and Melbourne have fewer new listings than a year ago (-27.2% and -23.7%), yet total advertised stock is still higher. This suggests buyers in several markets have more advertised choice, although the mix and pace of sales vary by city.

Rental snapshot

Region	Median rent	Annual rent change	Gross yield	Vacancy rate
Sydney	$844	4.0%	3.5%	1.8%
Melbourne	$647	4.5%	3.6%	1.6%
Brisbane	$746	6.5%	3.5%	2.0%
Adelaide	$675	6.3%	3.6%	1.1%
Perth	$799	7.5%	4.0%	1.4%
Hobart	$641	8.4%	4.3%	1.5%
Darwin	$772	11.4%	6.5%	2.4%
Canberra	$710	3.2%	4.0%	1.7%
Combined capitals	**$747**	**5.2%**	**3.4%**	**1.7%**
Combined regionals	$631	5.5%	4.3%	1.8%
National	**$715**	**5.3%**	**3.6%**	**1.7%**

National median rent was $715 per week in October, up 5.3% over the year. Darwin recorded the strongest annual rental growth at 11.4%.

Source: Cotality Property Market Indicator Summary, week ending 1 November 2026. Listings reflect the 28 days to 1 November 2026.

Top reported sales

Highest sales listed in the supplied weekly report

The Cotality weekly summary lists the top two sales in each state and territory. These are included as market colour only and are not valuation benchmarks for individual properties.

State / territory	Property	Sale details	Price
NSW	35 Bishops Avenue, Randwick	4 bed / 2 bath / 2 car	$6,260,000
NSW	22 Bligh Crescent, Seaforth	4 bed / 3 bath / 3 car	$4,520,000
VIC	60 Avoca Street, South Yarra	4 bed / 3 bath / 2 car	$11,300,000
VIC	7 Montalto Avenue, Toorak	5 bed / 3 bath / 5 car	$9,900,000
QLD	41 Bailey Street, New Farm	5 bed / 3 bath / 2 car	$7,300,000
QLD	24 Mermaid Quay, Noosaville	4 bed / 4 bath / 2 car	$6,000,000
SA	31 Church Avenue, Norwood	3 bed / 2 bath / 2 car	$2,951,000
SA	5 Gilbert Street, Goodwood	4 bed / 1 bath / 4 car	$2,550,000
WA	83A Thelma Street, Como	5 bed / 2 bath / 6 car	$2,600,000
WA	12 Solstraale Place, Halls Head	4 bed / 2 bath / 2 car	$2,250,000
TAS	19 Wentworth Street, Bellerive	5 bed / 3 bath / 5 car	$1,450,000
TAS	7A Gladman Street, East Launceston	4 bed / 2 bath / 2 car	$1,800,000
NT	22 Waters Street, Rapid Creek	4 bed / 2 bath / 2 car	$1,210,000
NT	44 Lakeside Drive, Alawa	4 bed / 3 bath / 2 car	$900,000
ACT	110 Carnegie Crescent, Griffith	4 bed / 3 bath / 2 car	$4,000,000
ACT	1 Culgoa Circuit, O'Malley	7 bed / 4 bath / 3 car	$2,800,000

Source note: sales and property details reproduced from Cotality·s weekly Property Market Indicator Summary for the week ending 1 November 2026. Listings reflect the examples shown in that source report.

What this means for borrowers

Using market indicators as context, not as a substitute for individual lending advice

Indicator	Commentary
Auction conditions	The 47.2% preliminary combined-capital clearance rate fell from 48.4% the previous week and was the lowest since April 2020. Auction volumes were 17.7% below the same week last year. One week?s result is not enough to confirm a broad recovery.
Short-term values	The 28-day Home Value Index fell 1.4% across the combined capitals, with monthly declines across all five capital markets shown. Year-to-date and annual outcomes differ materially by city.
Rental pressure	National median rent was $715 per week in October, up 5.3% annually. Investors should assess realistic property-level rent against purchase price, costs and finance.
Supply	New sale listings were 16.1% lower year on year, while total listings were 20.3% higher. This suggests more advertised stock overall despite fewer fresh listings, but local conditions vary.

YOUR VISION. OUR GUIDANCE.

Finance decisions are personal. Orchard Lending can help compare lender options and structure finance around your needs, objectives and broader financial position.

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