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PROPERTY MARKET SNAPSHOT

Australian residential property indicators

Week ending 8 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.

51.5%	1,734	$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 8 November 2026

Across the combined capitals, 1,734 homes went to auction, up 1.2% on the previous week but 43.5% below the same week last year. The preliminary clearance rate rose to 51.5%, from 47.2% the week before. This was marginally above the spring-to-date average of 51.1%, but below the winter average of 52.3%.

Capital	Clearance	Auctions	Reported results	Cleared	Uncleared
Sydney	52.3%	709	514	269	245
Melbourne	59.1%	612	462	273	189
Brisbane	31.2%	178	109	34	75
Adelaide	43.5%	149	85	37	48
Perth	36.4%	17	11	4	7
Tasmania	n.a.	1	1	1	0
Canberra	47.2%	68	53	25	28
Combined capitals	**51.5%**	**1,734**	**1,235**	**636**	**599**

Market

Market	Commentary
Melbourne	59.1% preliminary clearance, the city’s strongest result in eight weeks. Melbourne held 612 auctions, up 18.4% on the previous week, although volumes remained 55.9% below last year.
Sydney	52.3% preliminary clearance, down 1.5 percentage points from 53.8%. Sydney recorded 709 auctions, virtually unchanged from 710 the previous week. Its spring-to-date average is 54.3%, compared with 52.9% in winter.
Brisbane	31.2% preliminary clearance across 178 auctions. Activity was 24.9% lower than the previous week and 14.8% below the same week last year.
Adelaide	43.5% preliminary clearance across 149 auctions, down 2.9 percentage points from the previous week and below its 44.5% spring-to-date average.

The combined improvement was largely driven by Melbourne, while Sydney moved in the opposite direction. All clearance rates are preliminary and may change as additional results are collected.

Source: Cotality Property Market Indicator Summary, data to week ending 8 November 2026.

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. All capital cities shown recorded a 28-day decline. Annual results remain mixed, with Adelaide and Perth recording positive 12-month growth.

Market	28-day change	Year-to-date	12-month change
Sydney	-1.5%	-10.1%	-9.9%
Melbourne	-0.7%	-7.9%	-8.0%
Brisbane	-2.1%	-3.6%	-0.6%
Adelaide	-1.2%	+0.3%	+3.3%
Perth	-1.7%	-1.8%	+2.7%
Combined capitals	**-1.4%**	**-6.6%**	**-5.4%**

28-day rolling change in Home Value Index

Sydney -1.5% | Melbourne -0.7% | Brisbane -2.1% | Adelaide -1.2% | Perth -1.7% | Combined capitals -1.4%

Interpretation for lending conversations: the indicators point to softer short-term capital-city momentum, while year-to-date and 12-month 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 8 November 2026. Home Value Index figures are based on the Cotality Daily Home Value Index.

Supply & rental market

Listings and rental indicators

Across the combined capitals, 24,087 new properties were listed for sale in the 28 days to 8 November, within a total of 93,151 advertised listings. New listings were 18.1% lower year on year, while total listings were 20.1% higher. Rental snapshot data is to October 2026.

24,087	93,151	$715
New sale listings | 28 days to 8 November	Total sale listings | 28 days to 8 November	National median rent | October 2026

Properties for sale | Supply snapshot

Around 69,064 of the 93,151 advertised properties (74.1%) had been advertised previously. Cotality defines a new listing as a property not advertised for sale within the preceding 75 days.

Capital	New listings	Total listings	New listings	Total listings
Sydney	6,289	25,482	-26.6%	+5.0%
Melbourne	6,909	27,936	-29.4%	+1.5%
Brisbane	3,679	16,020	-12.4%	+59.5%
Adelaide	2,024	6,023	+5.5%	+50.7%
Perth	4,140	14,031	+12.0%	+71.7%
Hobart	311	871	-10.4%	-13.4%
Darwin	163	528	-8.4%	+13.5%
Canberra	572	2,260	-19.4%	+7.3%
Combined capitals	**24,087**	**93,151**	**-18.1%**	**+20.1%**

The pattern is uneven across cities. Perth has the strongest annual growth in total listings (+71.7%), followed by Brisbane (+59.5%) and Adelaide (+50.7%).

Rental snapshot

Region	Median rent	Annual rent	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 12 months. Combined-capital total rental listings were 7.7% higher year on year.

Source: Cotality Property Market Indicator Summary, week ending 8 November 2026. Sale and rental listings reflect the 28 days ending 8 November; rental snapshot data to October 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	607/54-68 West Esplanade, Manly	2 bed / 2 bath / 2 car	$7,500,000
NSW	6 Durham Street, Concord	4 bed / 2 bath / 2 car	$5,710,000
VIC	83 High Street, Glen Iris	5 bed / 6 bath / 2 car	$4,750,000
VIC	86 Longview Road, Balwyn North	5 bed / 4 bath / 2 car	$4,300,000
QLD	20 Sundowner Court, Mermaid Waters	5 bed / 3 bath / 4 car	$4,800,000
QLD	25H/238 The Esplanade, Miami	3 bed / 3 bath / 1 car	$3,550,000
SA	13 Mitchell Street, Henley Beach	5 bed / 3 bath / 2 car	$2,650,000
SA	4 Monarto Court, Stonyfell	4 bed / 2 bath / 4 car	$2,100,000
WA	20 Leach Street, Marmion	4 bed / 3 bath / 2 car	$3,260,000
WA	21 Dampier Avenue, City Beach	4 bed / 3 bath / 2 car	$3,250,000
TAS	258 Grandview Drive, South Spreyton	4 bed / 2 bath / 2 car	$1,125,000
TAS	17 Ramsay Street, Newstead	4 bed / 2 bath / 3 car	$1,027,000
NT	20 Birripa Court, Rosebery	4 bed / 2 bath / 2 car	$750,000
NT	18 Bald Circuit, Alawa	3 bed / 1 bath / 2 car	$745,000
ACT	102 Gwen Meredith Loop, Franklin	6 bed / 5 bath / 2 car	$1,470,000
ACT	23 Blair Street, Watson	4 bed / 3 bath / 3 car	$1,450,000

Source note: Sales and property details reproduced from Cotality's weekly Property Market Indicator Summary for the week ending 8 November 2026.

What this means for borrowers

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

Indicator	Commentary
Auction conditions	The 51.5% preliminary combined-capital clearance rate rose from 47.2% the previous week. It was marginally above the 51.1% spring-to-date average, but below the 52.3% winter average. Auction volumes remained 43.5% below the same week last year.
Short-term values	The 28-day Home Value Index fell 1.4% across the combined capitals. The separate year-to-date decline was 6.6%, while the 12-month decline was 5.4%. These measures cover different comparison periods.
Rental pressure	National median rent was $715 per week in October, up 5.3% over 12 months. Combined-capital total rental listings were 7.7% higher year on year, adding context to rental growth.
Supply	New sale listings were 18.1% lower year on year, while total listings were 20.1% higher. This points to more advertised stock overall despite fewer fresh listings, although 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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Important: Market indicators are general information only and are not personal financial advice, property valuation advice or a guarantee of lending outcomes. Lending decisions depend on individual circumstances, lender policy, serviceability, security, credit history and other factors.