myhousingmarket
CURRENT STATE AND FUTURE PROSPECTS OF YOUR HOUSING MARKET

National Auction Report November 14th 2026

Subdued Auction Markets Fade Over Week

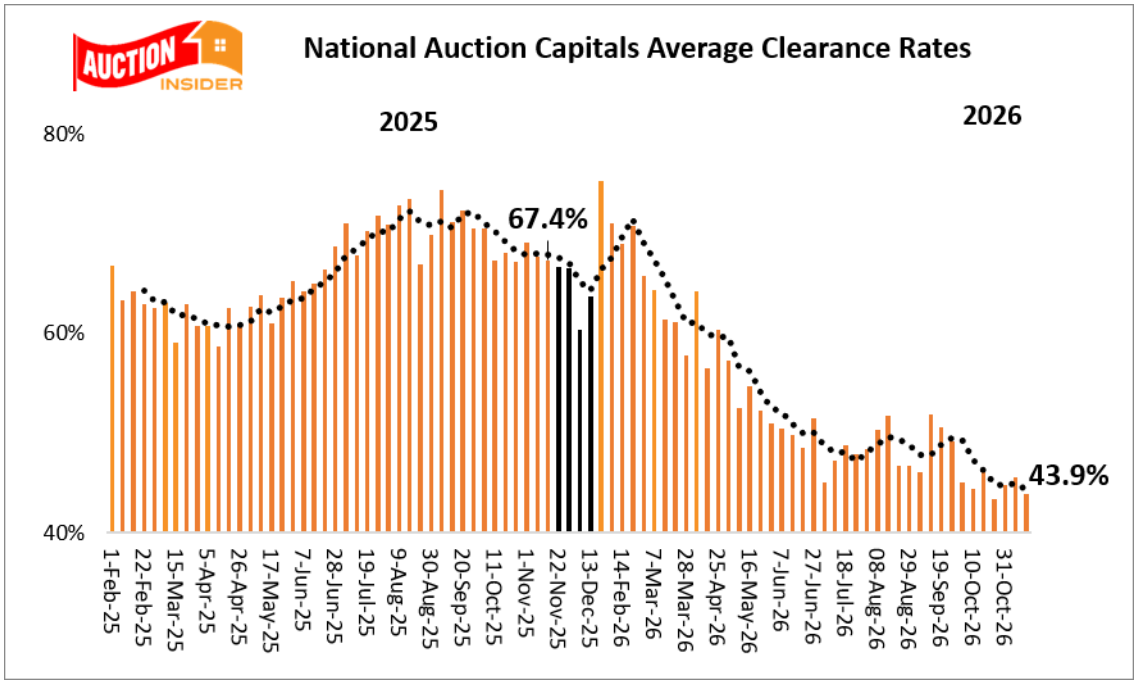
Subdued capital city home auction markets have generally faded over the past week with most reporting lower clearance rates.

AUCTION INSIDER

Weekly Auction Results to Saturday Nov 14 2026

Capital City	This Week		Last Week		Same Week Last Year	
	Auctions	Rate	Auctions	Rate	Auctions	Rate
Sydney	1013	49.7%	964	52.7%	1572	72.6%
Melbourne	773	60.1%	629	62.1%	1500	68.1%
Brisbane	236	18.8%	168	23.9%	210	58.3%
Adelaide	158	43.6%	162	37.0%	168	75.5%
Canberra	91	47.2%	91	52.2%	159	62.3%

The national weekend auction market reported an average clearance rate of 43.9% over the past week which was lower than the 45.6% reported over the previous week and well below the 67.4% reported over the same week last year.

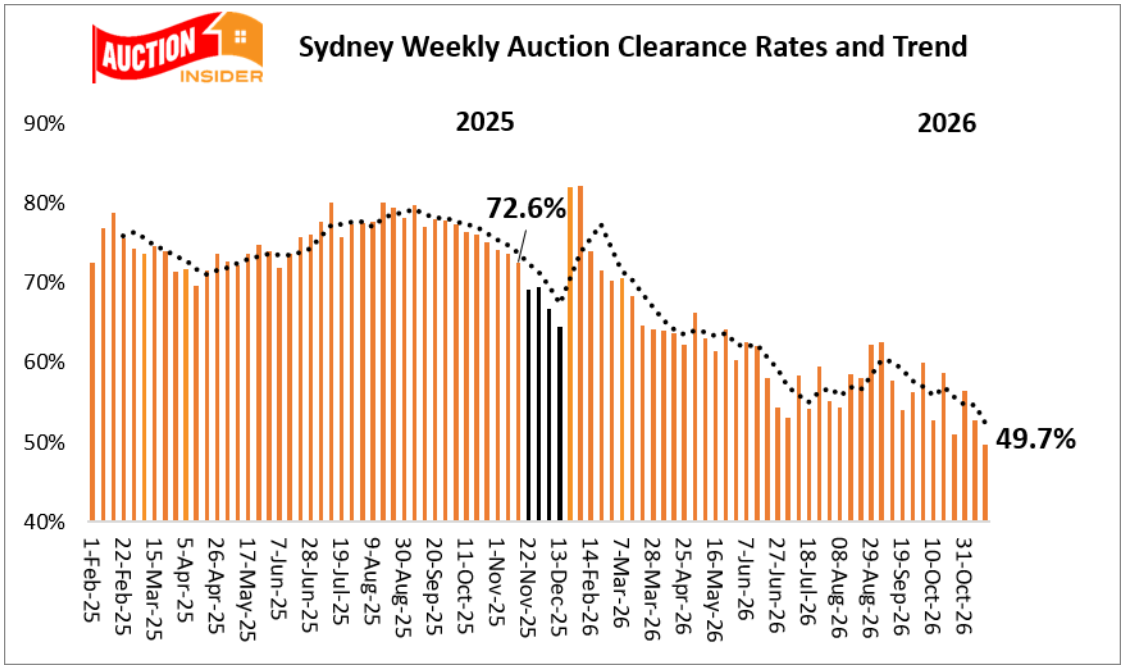


Recently higher interest rates are likely impacting buyer and seller confidence although auction numbers have increased over recent weeks - but remain significantly below the results over the same time last year.

SYDNEY

Sydney Auction Clearance Rate Falls Again

Sydney's auction clearance rate was down again over the past week with the local market now tracking at record low levels.



Sydney recorded a clearance rate of just 49.7% over the past week which was lower than the 52.7% recorded over the previous week and again significantly lower than the 72.6% reported over the same week last year.

Auction numbers were however higher with 1013 homes reported listed versus the 964 auctioned over the previous week but again well below the 1572 reported over the same week last year.

Sydney recorded a median price of $1,645,000 for houses sold at auction over the past week which was again lower than the $1,787,500 recorded over the previous week and 18.9% lower than the $2,027,500 reported over the same week last year.

The Canterbury Bankstown recorded the highest regional clearance rate over the past week at 74.7% followed by the Lower North at 61.4% and the Inner West at 59.2%. The Central Coast reported the lowest clearance rate at 31.6%.

The clearance rate for houses was 45.2% with units higher again this week at 57.8%.

Sydney Regions Weekly Auction Results to Nov 14 2026

Region	Results	Clearance Rate	Median
Canterbury Bankstown	17	64.7%	$1,720,000
Central Coast	19	31.6%	$742,500
City and East	122	54.1%	$1,525,000
Inner West	71	59.2%	$1,838,500
Lower North	44	61.4%	$1,557,500
North West	24	41.7%	$1,850,000
Northern Beaches	31	45.2%	$1,395,000
South	67	41.8%	$1,355,000
South West	17	35.3%	$1,027,500
Upper North Shore	80	47.5%	$2,050,000
West	31	41.9%	$1,015,000
Total	512	49.7%	$1,460,000
Houses	350	46.2%	$1,645,000
Units	162	57.8%	$1,100,000

The top Sydney home reported sold over the past week was a 5-bedroom house at 23 Buckra St Turramurra that sold for $8,100,000. View top selling home here 23 Buckra St Turramurra

The most affordable home reported sold at auction in Sydney over the past week was a 3-bedroom house at 1 Pamela Cl Green Point that sold for $590,000.

Top Sydney Weekly Sales to Nov 14 2026

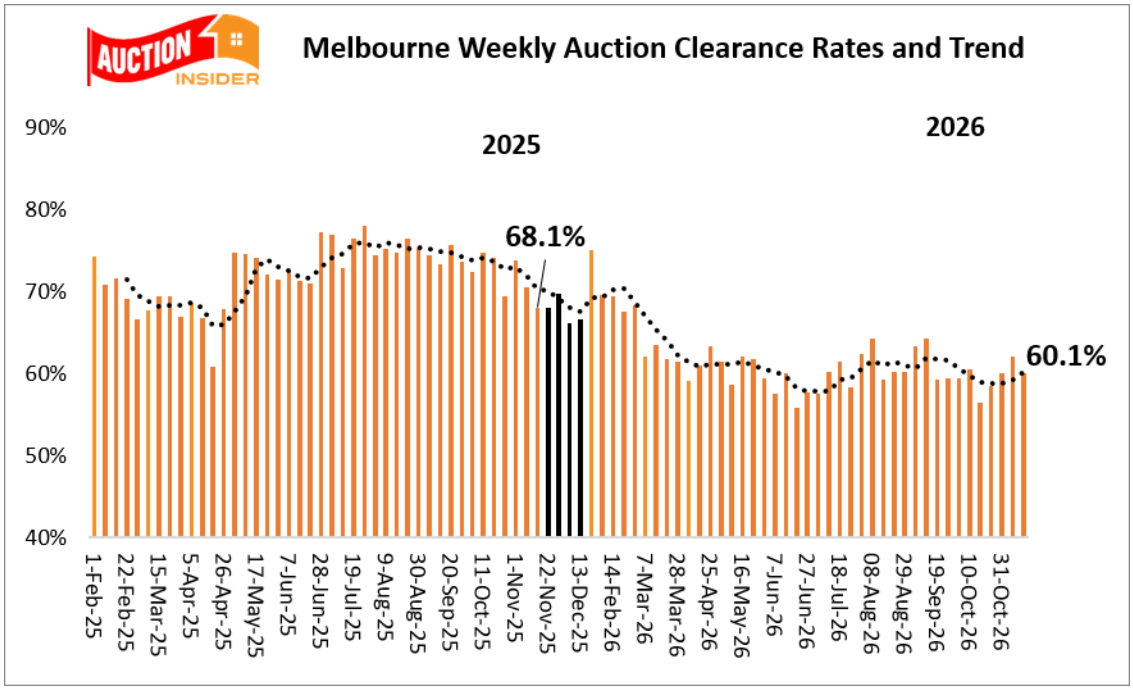
Address	Price	Agent
23 Buckra St Turramurra	$8,100,000	Ray White Upper North Shore
26/500 Crown St Surry Hills	$3,250,000	Ray White Touma Taylor
309 Rainbow St South Coogee	$3,090,000	Sydney Sotheby's International
9D/15-19 Onslow Av Elizabeth Bay	$3,050,000	Richardson & Wrench
82 Moncrieff Dr East Ryde	$2,850,000	CobdenHayson Lane Cove
22 Melba Dr East Ryde	$2,750,000	McGrath Hunters Hill
3 Tomah St St Ives	$2,640,000	Ray White Upper North Shore
311 The Grand Pde Sans Souci	$2,625,000	Stone Sans Souci
6 Blue Jay Ct West Pennant Hills	$2,565,000	Ray White Upper North Shore
53 Barrie St East Killara	$2,550,000	Ray White Upper North Shore

MELBOURNE

Melbourne Clearance Rate Falls – but Remains Above 60%

Melbourne was lower over the past week but remained above 60% and continues as the clear capital city auction market leader.

Melbourne recorded a weekly clearance rate of 60.1% which was slightly lower than the 62.1% recorded over the previous week and remained lower than the 68.1% reported over the same week last year.



773 homes were reported listed for auction over the past week which was higher than the 629 auctioned over the previous week but well below the 1500 reported over the same Melbourne Cup impacted week last year.

Melbourne recorded a median price of $1,100,000 for houses sold at auction over the past week which was higher than the $1,000,000 reported over the previous week and 4.8% higher than the $1,050,000 reported over the same week last year.

Melbourne's Outer East again reported the top regional clearance rate over the past week with 73.6% followed again by the Inner City at 65.1% and the Inner South at 63.3%. The South East again recorded the lowest regional rate this week at 50.0%.

The clearance rate for houses was 58.1% with units higher again this week at 63.9%.

Melbourne Regions Weekly Auction Results to Nov 14 2026

Region	Results	Clearance Rate	Median
Inner East	63	57.1%	$1,380,000
Inner South	79	63.3%	$1,080,000
Inner Urban	43	65.1%	$962,500
North East	76	57.9%	$785,000
Northern	63	55.6%	$840,500
Outer East	53	73.6%	$1,117,500
South East	26	50.0%	$945,000
West	95	50.5%	$1,070,000
Total	498	60.1%	$992,500
Houses	437	58.1%	$1,100,000
Units	61	63.9%	$651,000

Melbourne's top reported auction sale over the week was a 4-bedroom house at 66 Victoria Rd Hawthorn East that sold for $2,880,000. View top selling home here 66 Victoria Rd Hawthorn East

The most affordable home reported sold at auction in Melbourne over the week was a 2-bedroom house at 11 Ramornie Lp Wollert that sold for $427,000.

Top Melbourne Weekly Sales to Nov 14 2026

Address	Price	Agent
66 Victoria Rd Hawthorn East	$2,880,000	Jellis Craig & Company
5 Dominion Av Glen Waverley	$2,805,000	Ray White Mount Waverley
4 Toolangi Rd Alphington	$2,550,000	JELLIS CRAIG FITZROY
20 Naroo St Balwyn	$2,516,000	Marshall White
385 Balwyn Rd Balwyn North	$2,462,666	VICPROP Manningham
83 The Strand Newport	$2,430,000	Jellis Craig Inner West
90 Albion Rd Ashburton	$2,406,000	Marshall White Stonnington
27 Ailsa Gr Ivanhoe	$2,355,000	Darren Jones Real Estate
5 Imperial Av Caulfield South	$2,290,000	Gary Peer
13 Valley Pde Glen Iris	$2,267,500	Jellis Craig & Company

TOP REPORTED WEEKLY AUCTION SALES BRISBANE, ADELAIDE AND CANBERRA

Top Brisbane Weekly Sales to Nov 14 2026

Address	Price	Agent
1 - 3 Yanum Pl Chapel Hill	$2,170,000	Ray White (oowong
39 Blackwood Rd Geebung	$2,001,000	Ray White Wilston
70 Mawson St Kedron	$1,830,000	Ray White Wilston
46 Imbros St Nundah	$1,700,000	Ray White Nundah
96 Mcilwraith Av Norman Park	$1,440,000	Place Estate Agents - Bulimba
49 Baringa St Morningside	$1,330,000	Place Estate Agents - Bulimba
25 Monsour St Calamvale	$1,316,888	Place
9 Fairearth St The Gap	$1,270,000	Ray White Wilston
105/80 Mcintyre St Hendra	$1,255,000	Place Estate Agents Ascot
55 Allamanda Dr Bongaree	$1,250,000	Ray White

AUCTION INSIDER

Top Adelaide Weekly Sales to Nov 14 2026

Address	Price	Agent
31 Gage St St Morris	$1,750,000	Harris Real Estate - Kent Town
2 Ward St Semaphore	$1,450,000	Harcourts Port Adelaide
17A Sir John Marks Dr West Lakes	$1,330,000	Harcourts Port Adelaide
8 Torrens St Linden Park	$1,310,000	Ray White Burnside
61 Hart St Semaphore	$1,200,000	Ray White
1 Troon St Novar Gardens	$1,140,000	Williams Real Estate
7 Hamilton Av Warradale	$1,100,000	Ray White Flagstaff Hill
20 Da Costa Av Prospect	$1,000,000	TOOP+TOOP Real Estate
9A Willow Av Manningham	$992,000	Ray White Burnside
41 Australian Av Clovelly Park	$977,500	Ray White Burnside

Top Canberra Weekly Sales to Nov 14 2026

Address	Price	Agent
10 Jensen Pl Hughes	$1,715,000	Blackshaw Manuka
95 Lexcen Av Nicholls	$1,405,000	MARQ Property
16 Kellway St Evatt	$1,225,000	Suburbia Real Estate
36 Limb Cct Moncrieff	$1,165,000	Blackshaw Gungahlin
13 Crackajack Wy Moncrieff	$1,050,000	VC PROPERTY ACT
6 Veale St Monash	$1,045,000	Solely Properties
42 Crackajack Wy Moncrieff	$1,000,000	VC PROPERTY ACT
22 Nimbera St Harrison	$995,000	Ray White Canberra
65 Vonwiller Cr Theodore	$850,000	Ray White Canberra
1 Byrne St Wanniassa	$750,000	MARQ Property

Dr Andrew Wilson – Chief Economist

In compiling this publication, the Publisher relies upon information supplied by a number of external sources. The publication is supplied on the basis that, while the Publisher believes all the information in it will be correct at the time of publication, it does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to the Publisher for the supply of such information. The data and projections should be used as a guide only and should not be relied upon in making investment decisions.