

Brisbane Auction Clearance Rates

Brisbane's auction slump looks more like a return to normal than a collapse, says Time Home Loans

Brisbane, Oct 20, 2026 – Brisbane's auction clearance rates have fallen sharply this year, with Cotality's final results showing 21.2 per cent for the week ending 4 October, the city's lowest since 2008, and 21.8 per cent the following week. But an analysis of nine years of Domain's weekly Brisbane results by Time Home Loans shows the headline figure tells only part of the story.

Across 2026, Brisbane's average weekly clearance rate is about 35 per cent, almost identical to 2018 (35 per cent) and close to 2019 (39 per cent), before the pandemic boom. And even in the weakest weeks, more Brisbane homes are selling under the hammer each week than before COVID, because far more sellers are now choosing auction.

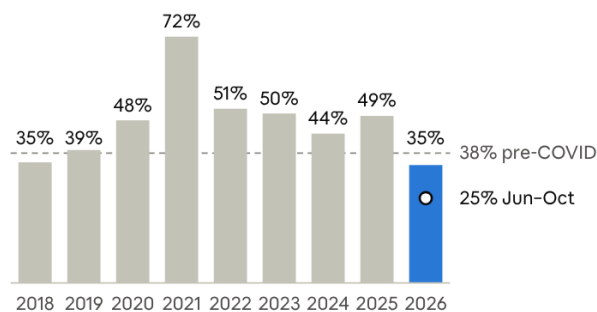
The numbers behind the headlines

Brisbane's pre-COVID normal was a clearance rate in the high 30s. From April 2018 to June 2020, Domain's weekly Brisbane results averaged 38 per cent. The 2021 boom pushed that to 72 per cent, and the years since have been a gradual return.

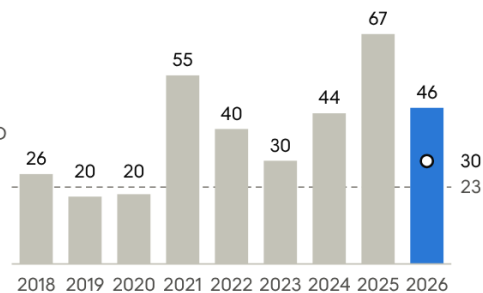
Brisbane's clearance rate is back near pre-COVID levels, but more homes now sell at auction each week

Yearly averages. Dashed line = Pre-COVID average (Apr 2018 – Jun 2020). Dot on 2026 = Jun–Oct 2026.

Average weekly clearance rate



Homes sold at auction per week



2018 from April; 2026 to 17 October. Weeks with fewer than 20 reported auctions excluded.

Domain weekly Brisbane auction results, Apr 2018 – 17 Oct 2026 (Wayback Machine archive and domain.com.au); analysis by Time Home Loans

The bigger change is volume. Around 130 Brisbane auction results are now reported each week, more than double the pre-COVID level of about 53. So even at a lower clearance rate, about 46 homes a week have sold under the hammer in 2026, against about 23 before the boom. In the softest stretch, since June, it has still been around 30 a week.

"A falling clearance rate with rising auction numbers is a very different story from buyers walking away," Mr Reeves said. "More Brisbane sellers are testing the auction market and naturally not every home suits it."

Prices: easing, but still up on a year ago

Brisbane home values are also cooling, but from a high base. Cotality's Home Value Index shows Brisbane dwelling values fell 1.5 per cent in September and 4.7 per cent over the quarter, leaving them 5.4 per cent below their May peak. Values are still 5.9 per cent higher than a year ago and roughly flat for 2026 so far.

"After a run of double-digit annual growth, some easing was always likely," Mr Reeves said. "Brisbane homeowners who bought before this year are generally still ahead and buyers are finally getting some breathing room."

What it means for buyers and sellers

"Brisbane has never been a high-clearance auction city. The 70 to 80 per cent results of 2021 were the exception, not the benchmark," said Johnathon Reeves, director of Time Home Loans. "What we're seeing in 2026 looks much more like Brisbane's pre-pandemic market, just with far more homes going to auction."

Mr Reeves said the past few months had been softer than usual. Since June, Domain's weekly Brisbane rate has averaged about 25 per cent, below the 34 to 52 per cent recorded over the same months in every year from 2018 to 2025. The past two weeks both came in at 18 per cent, equal to Domain's weakest Brisbane week since 2018.

"That's a real shift in bargaining power, and buyers should know it," he said. "Fewer bidders and more stock means buyers have time to negotiate, and many homes passed in at auction still sell in the days afterwards. Sellers who price realistically are still getting results."

Mr Reeves said buyers and sellers should focus on their own position rather than weekly headlines:

- **Buyers:** have finance pre-approved and know your limit before you bid. Allow for the chance that a bank valuation comes in below the price you agree.
- **Sellers:** set a realistic price and talk to your agent about whether auction or private sale suits your property.
- **Owners buying and selling at once:** think through the order you do it in, and the finance you need to bridge any gap.

About Time Home Loans

Time Home Loans is a Brisbane mortgage broking business helping buyers, investors and homeowners compare home loan options across a panel of lenders. Johnathon Reeves is Authorised Credit Representative 478570 under Australian Credit Licence 384324.

Media contact: Johnathon Reeves, Time Home Loans – 0477 030 456 – johnathon.reeves@timehomeloans.com.au

About the data: Clearance rates are from Domain's weekly Brisbane auction results, April 2018 to the week ending 17 October 2026 (Domain figures as last updated on each weekly page). Weeks with fewer than 20 reported auctions are excluded. Domain counts withdrawn auctions as unsuccessful, so its rates can differ from other providers such as Cotality. The 21.2 and 21.8 per cent figures (weeks ending 4 and 11 October 2026) are Cotality's final results. Price figures are from Cotality's Home Value Index, results to 30 September 2026.

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Sources

- [Domain Auction Results – Brisbane](#) (weekly pages, current and archived via the Wayback Machine)
- [Cotality – Final clearance rates, week ending 4 October 2026](#)
- [Cotality – Final clearance rates, week ending 11 October 2026](#)
- [Cotality Home Value Index, results to 30 September 2026](#)
- [Smart Property Investment – Brisbane property market update, September 2026](#) (Cotality September 2026 Home Value Index figures)
- [Westpac – Australian Dwelling Prices Bulletin, 1 October 2026](#)