

Property Market Indicator Summary

All data to week ending 4 August 2024



Preliminary clearance rate slips below 70% for the first time since early June

The preliminary combined capital city clearance rate fell below the 70% mark for the first time since the week ending June 9th (Kings birthday long weekend in most states) coming in at 69.2% last week, down from 72.2% the week prior (revised down to 65.1% once finalised).

The lower early clearance rate was accompanied by a drop in the volume of auctions, with 1,716 homes going under the hammer, down from 1,975 the week prior and down slightly on the same week last year (1,746).

Melbourne hosted the most auctions, with 801 homes going under the hammer, returning a preliminary clearance rate of 70.4%, one percentage point higher relative to the winter average to-date. The result was up slightly from the previous week (69.8% which revised down to 62.3% on final numbers).

Sydney held the second largest volume of auctions (594). This was well down on the prior week (721) and the same week a year ago (692), with the

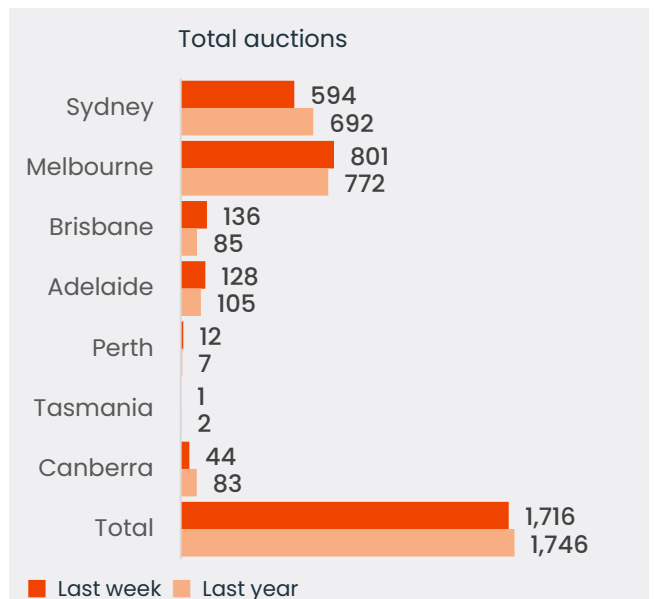
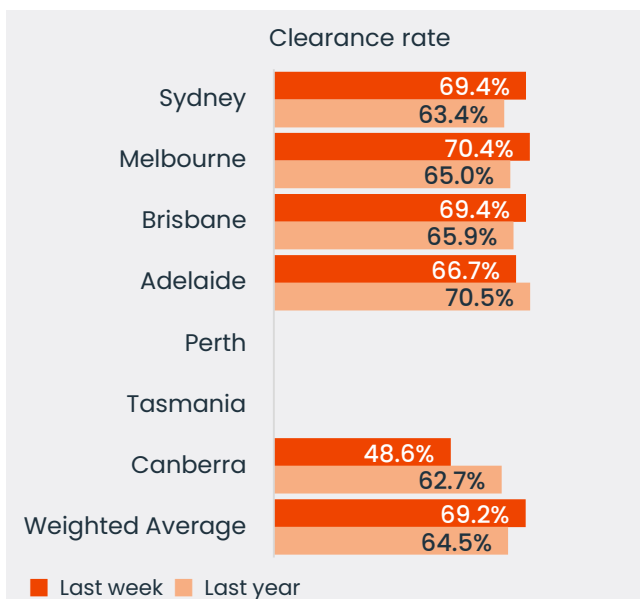
decline likely due to the bank holiday. The preliminary clearance rate came in at 69.4%, a substantial drop on the week prior (76.5% which revised down to 68.5% once finalised) and only the second time through the year to-date where Sydney's early clearance rate has dropped below the 70% mark.

Across the smaller capitals, Brisbane led on volume, with 136 homes going under the hammer last week, returning a preliminary clearance rate of 69.4%, up from 61.9% the week prior (revised down to 57.3% on final numbers). Adelaide hosted 128 auctions with 66.7% successful so far. 44 homes were auctioned across the ACT with 48.6% successful so far (lowest early clearance rate so far this year). Only 12 homes were auctioned in Perth with an early clearance rate of 88.9%.

The number of auctions this week looks set to pick up a little, with approximately 1,860 homes currently scheduled to go under the hammer, picking up to around 2,000 next week.

Capital City Auction Statistics (Preliminary)

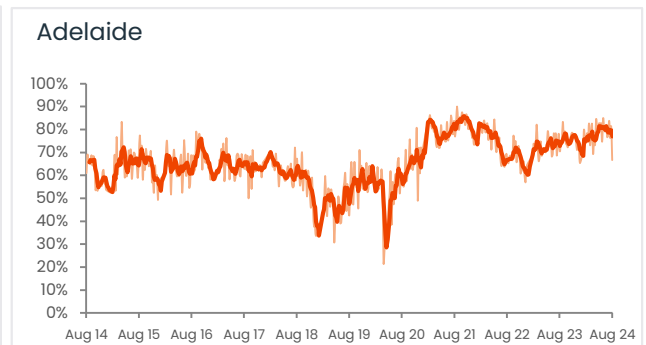
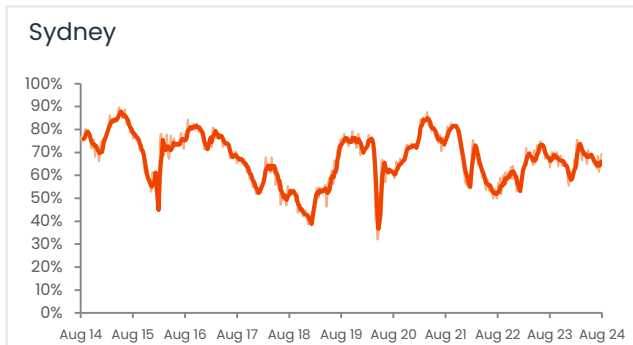
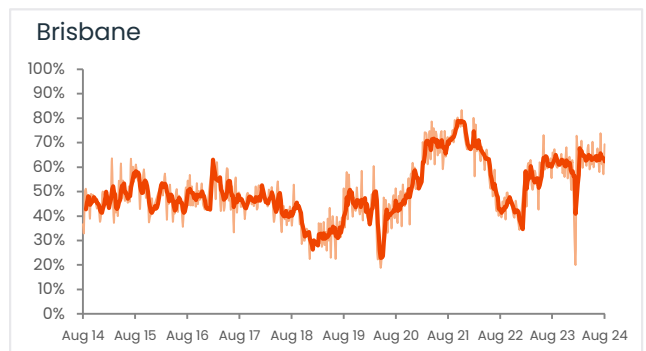
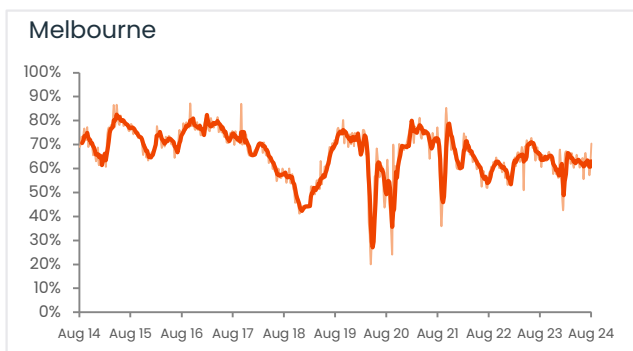
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	69.4%	594	454	315	139
Melbourne	70.4%	801	612	431	181
Brisbane	69.4%	136	98	68	30
Adelaide	66.7%	128	75	50	25
Perth	n.a.	12	9	8	1
Tasmania	n.a.	1	0	0	0
Canberra	48.6%	44	37	18	19
Weighted Average	69.2%	1,716	1,285	890	395

Weekly clearance rates



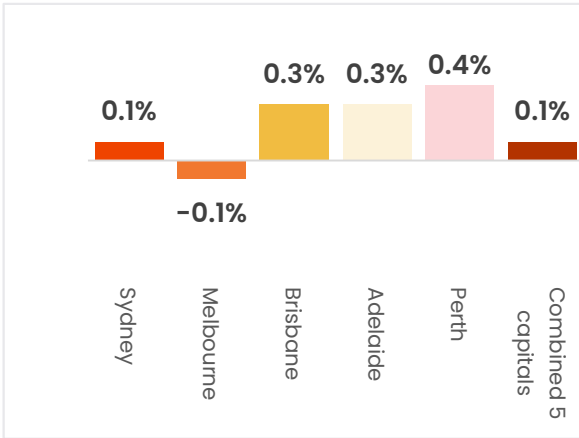
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	n.a.	11	9	1	8
Baulkham Hills and Hawkesbury	60.0%	33	15	9	6
Blacktown	61.1%	46	36	22	14
City and Inner South	67.7%	74	65	44	21
Eastern Suburbs	77.8%	31	27	21	6
Inner South West	67.3%	69	55	37	18
Inner West	79.1%	51	43	34	9
North Sydney and Hornsby	83.3%	59	48	40	8
Northern Beaches	77.8%	32	27	21	6
Outer South West	n.a.	8	7	5	2
Outer West and Blue Mountains	63.6%	13	11	7	4
Parramatta	70.5%	62	44	31	13
Ryde	86.7%	28	15	13	2
South West	55.6%	45	27	15	12
Sutherland	60.0%	32	25	15	10
Melbourne sub-regions					
Inner	75.3%	133	97	73	24
Inner East	74.0%	87	73	54	19
Inner South	75.4%	92	69	52	17
North East	75.4%	87	65	49	16
North West	59.4%	97	69	41	28
Outer East	78.9%	61	52	41	11
South East	66.7%	92	63	42	21
West	63.6%	143	118	75	43
Mornington Peninsula	n.a.	9	6	4	2
Regional SA4					
Newcastle and Lake Macquarie	61.9%	25	21	13	8
Illawarra	66.7%	25	24	16	8
Gold Coast	47.6%	51	42	20	22
Sunshine Coast	63.6%	18	11	7	4
Geelong	33.3%	13	12	4	8

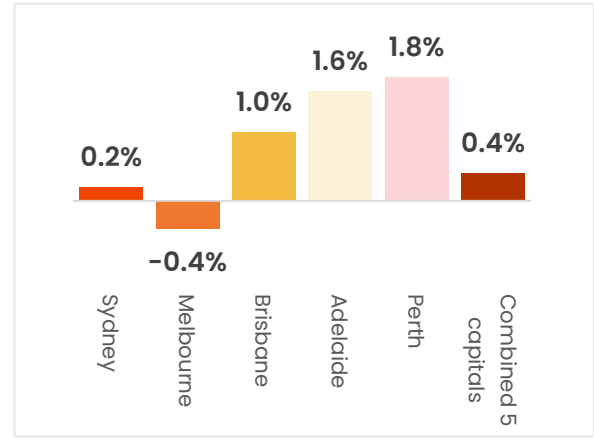
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

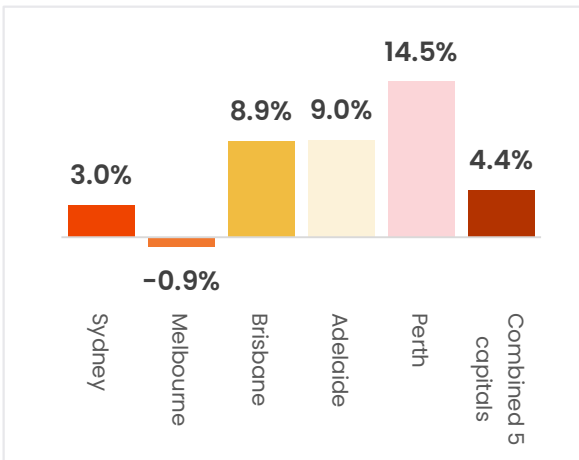
Weekly change



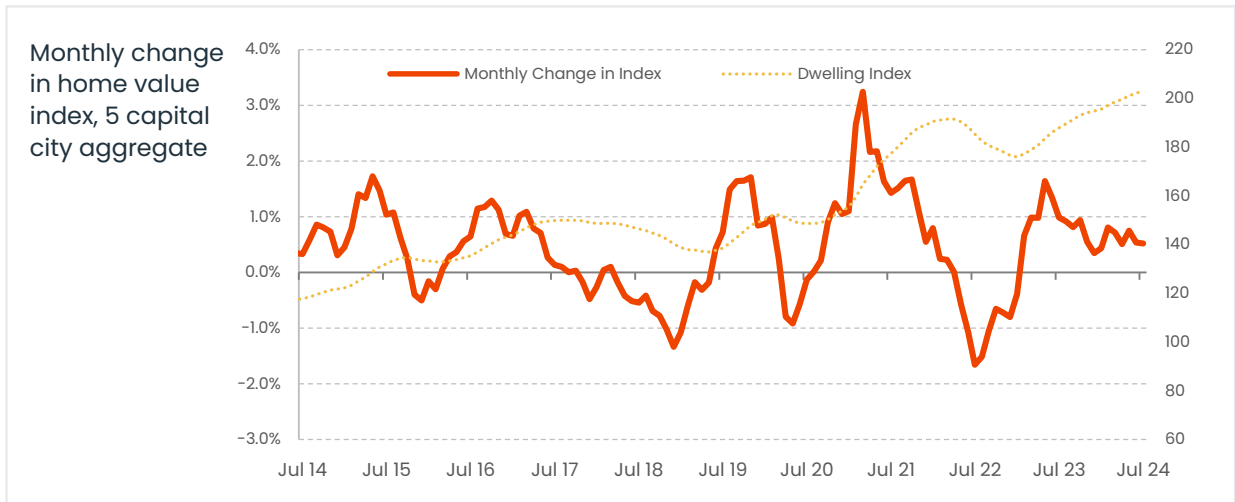
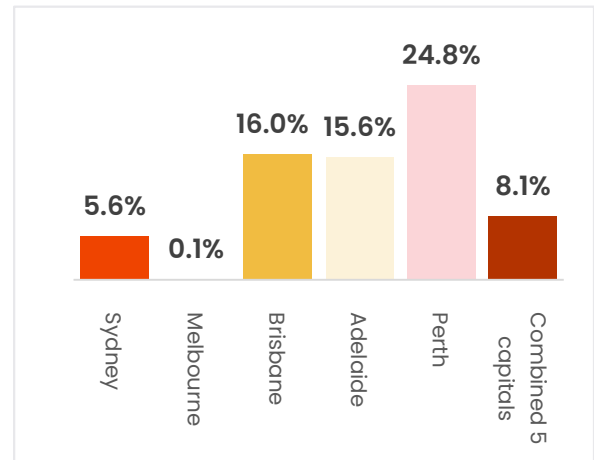
Monthly change



Year to date change



12 Month change



The monthly change is the change over the past 28 days.

Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale – four week count

NEW LISTINGS ■ TOTAL LISTINGS ■

DARWIN

180
934

BRISBANE

3,910
11,315

PERTH

3,447
8,834

COMBINED
CAPITALS
23,905
76,524

SYDNEY

6,373
19,872

CANBERRA

476
1,638

HOBART

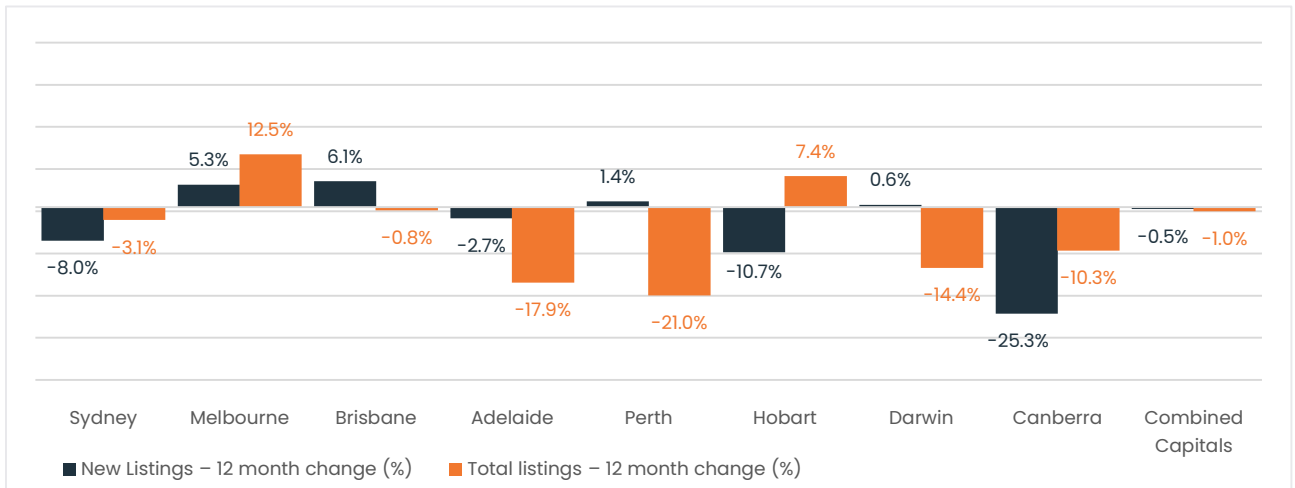
284
1,529

ADELAIDE
1,377
3,266

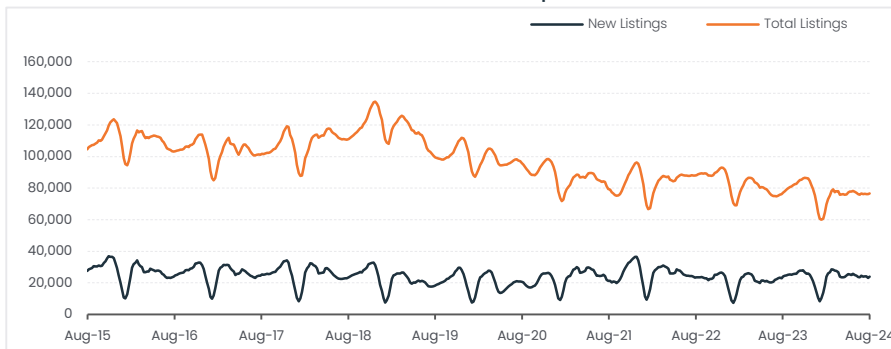
MELBOURNE

7,858
29,136

Listings 12 month change (%)



Number of homes for sale, combined capital cities



These results are calculated across properties that have been advertised for sale over the 28 days ending 04 August 2024. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

We are pleased to share our sales listings renewal project is now complete. While the project is now complete, we would ask that you please continue to be mindful when making comparisons with ACT data prior to December 2023. Thank you for your patience while we completed these important upgrades to our sale listing data.

Top two sales over the past week, states and territories

Australian Capital Territory



8 Birdwood Street
Hughes
 🏠 4 🛋️ 3 🚗 2
\$2,780,000

Blewitt Properties



3 Brennan Street
Hackett
 🏠 3 🛋️ 1 🚗 2
\$1,590,000

Home.ByHolly

New South Wales



27 Oxford Road
Strathfield
 🏠 5 🛋️ 5 🚗 0
\$7,100,000

McGrath



13 Gow Street
Balmain
 🏠 4 🛋️ 3 🚗 2
\$6,400,000

BresicWhitney Balmain

Northern Territory



3 Shield Court
Leanyer
 🏠 5 🛋️ 3 🚗 5
\$940,000

Elders Leanyer



18 Peregrine Street
Wulagi
 🏠 3 🛋️ 1 🚗 2
\$642,000

Smith Real Estate NT

Queensland



122 Tierney Drive
Currumbin Waters
 🏠 6 🛋️ 3 🚗 8
\$5,600,000

Kollosche



7 Cross Street
New Farm
 🏠 3 🛋️ 3 🚗 4
\$4,300,000

Hamish Bowman Properties

South Australia



3A Stewart Street
Henley Beach
 🏠 4 🛋️ 3 🚗 2
\$2,805,000

Magain Real Estate



151 Esplanade
Port Noarlunga South
 🏠 4 🛋️ 2 🚗 2
\$2,725,000

Noakes Nickolas

To access detailed analysis of some of these key indicators on a suburb level, please log into your CoreLogic Professional system or contact us on info@corelogic.com.au. Alternatively, ring **1300 734 318** to subscribe to Market Trends

Top two sales over the past week, states and territories

Tasmania



6 Englefield Drive
Margate

4 2 13

\$1,240,000

Homelands Property



3A Britannia Place
Bellerive

3 2 1

\$960,000

Petrusma Property Sandy Bay

Victoria



19 Parsons Avenue
Glen Waverley

5 5 2

\$3,820,000

Jellis Craig Monash



56 Nicholson Street
Fitzroy

5 2 2

\$3,495,000

Nelson Alexander Fitzroy

Western Australia



9 Loma Street
Cottesloe

3 2 3

\$5,600,000

Ray White Dalkeith



1502/1 Airlie Street
Claremont

3 2 4

\$5,100,000

Blackburne

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