



Subtle increase in combined capital city preliminary clearance rate

The combined capital cities preliminary auction clearance rate rose to 72.2% last week, up from 71.1% the week prior (revised down to 62.0%). The uptick in clearance rate was accompanied by a rise in the volume of auctions, with 1,930 homes going under the hammer. This was the largest volume of auctions since the last week of June (2,030) but slightly down on the same week last year (1,973 auctions).

The past four weeks has seen an average 8 percentage point difference between the preliminary and final auction clearance rate, suggesting a clearance rate around 64% once the results are finalised.

Melbourne recorded the highest number of auctions with 840 homes taken to market. The preliminary clearance rate held just below the 70% mark

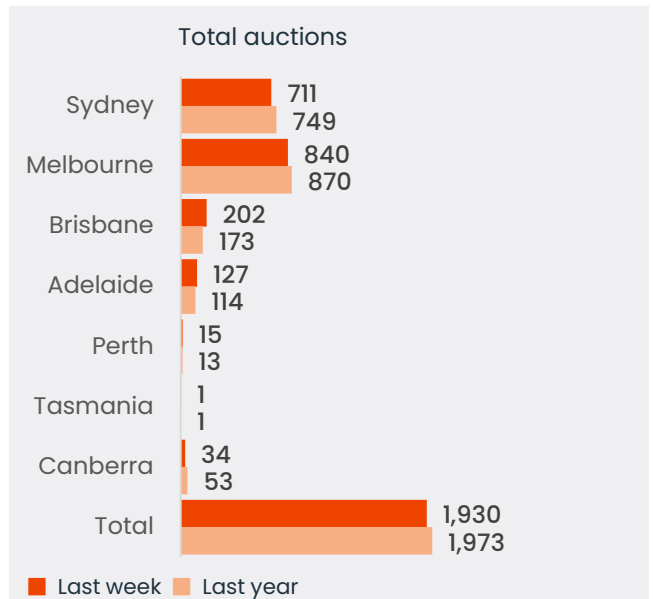
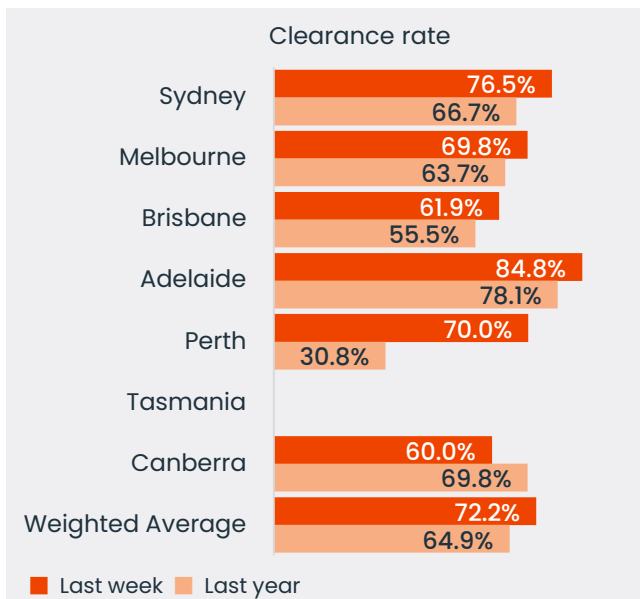
(69.8%), a step up from the previous week (66.9%, revised down to 57.2%) and 50 basis points above the 8-week average.

Sydney continued to record stronger auction results relative to Melbourne, with the preliminary clearance rate rising to 76.5%, up from 74.6% the week prior (revised down to 65.3% on final results). 711 auctions were held across Sydney last week, up from 605 over the previous week but lower than the same time last year (749).

Across the smaller auction markets, Adelaide recorded the highest early clearance rate at 84.8%, followed by Perth at 70.0%, Brisbane at 61.9% and ACT at 60.0%.

Capital City Auction Statistics (Preliminary)

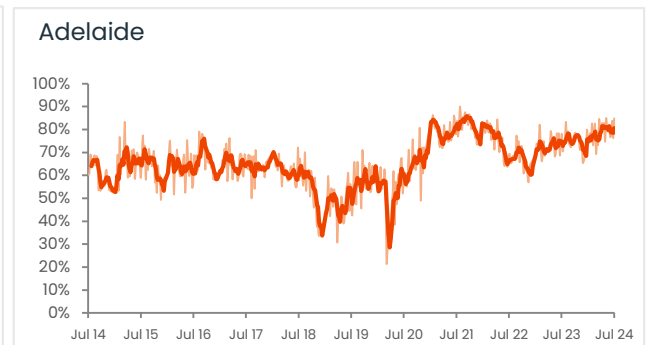
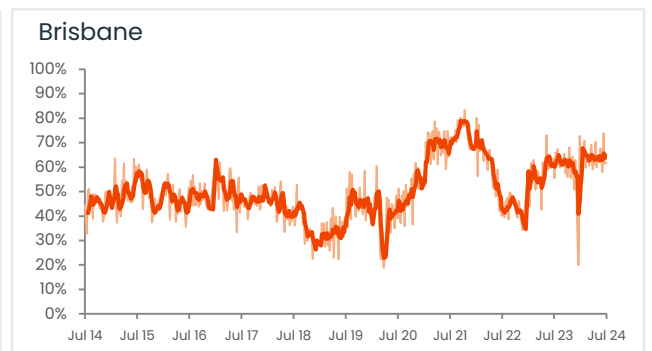
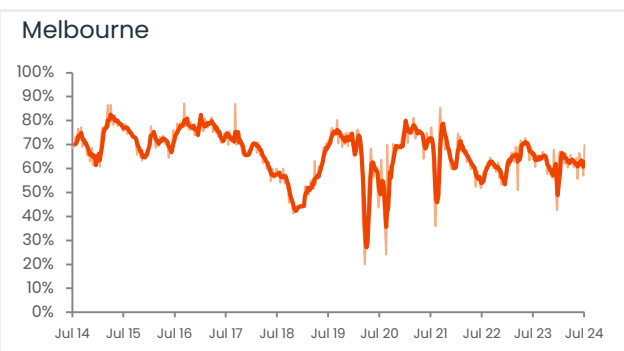
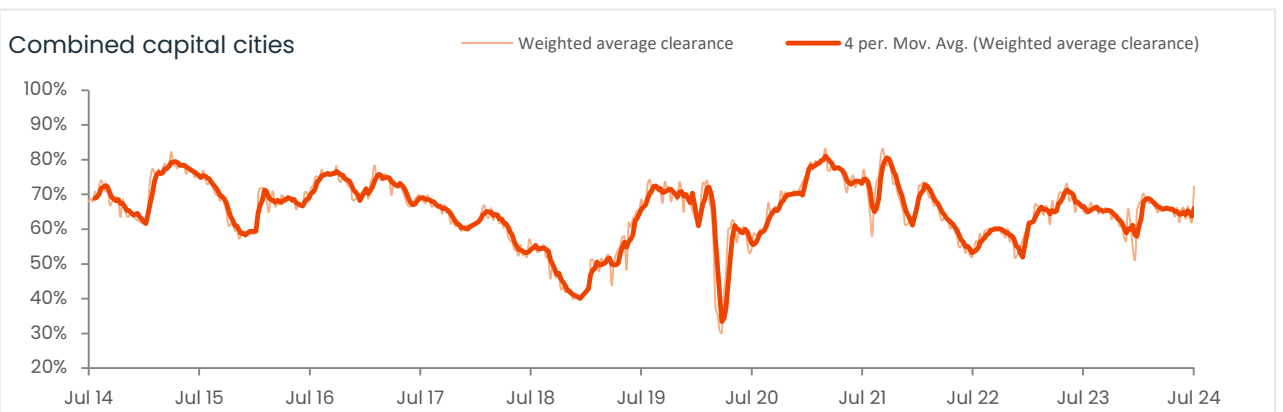
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	76.5%	711	514	393	121
Melbourne	69.8%	840	609	425	184
Brisbane	61.9%	202	134	83	51
Adelaide	84.8%	127	66	56	10
Perth	70.0%	15	10	7	3
Tasmania	n.a.	1	0	0	0
Canberra	60.0%	34	20	12	8
Weighted Average	72.2%	1,930	1,353	976	377

Weekly clearance rates



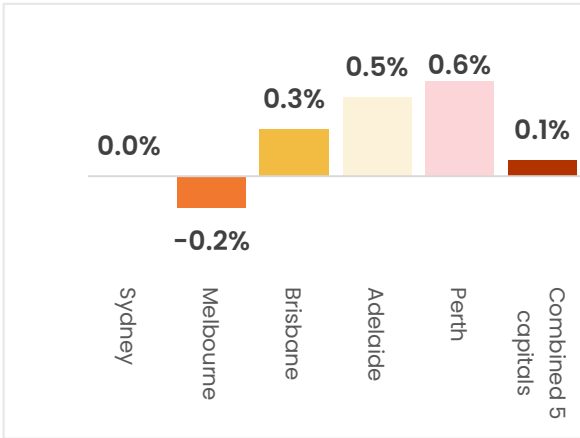
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	50.0%	20	10	5	5
Baulkham Hills and Hawkesbury	76.2%	34	21	16	5
Blacktown	71.4%	59	21	15	6
City and Inner South	76.4%	65	55	42	13
Eastern Suburbs	71.1%	41	38	27	11
Inner South West	85.9%	79	64	55	9
Inner West	73.8%	76	61	45	16
North Sydney and Hornsby	67.4%	73	49	33	16
Northern Beaches	87.5%	42	40	35	5
Outer South West	n.a.	17	8	7	1
Outer West and Blue Mountains	n.a.	9	7	5	2
Parramatta	79.6%	71	49	39	10
Ryde	91.7%	36	24	22	2
South West	68.8%	66	48	33	15
Sutherland	75.0%	25	20	15	5
Melbourne sub-regions					
Inner	71.4%	125	91	65	26
Inner East	83.6%	79	55	46	9
Inner South	72.1%	94	68	49	19
North East	65.6%	126	90	59	31
North West	72.4%	106	87	63	24
Outer East	68.6%	56	35	24	11
South East	76.1%	97	67	51	16
West	56.9%	147	109	62	47
Mornington Peninsula	n.a.	11	8	6	2
Regional SA4					
Newcastle and Lake Macquarie	88.2%	25	17	15	2
Illawarra	81.8%	19	11	9	2
Gold Coast	52.5%	73	59	31	28
Sunshine Coast	57.1%	37	21	12	9
Geelong	n.a.	9	6	4	2

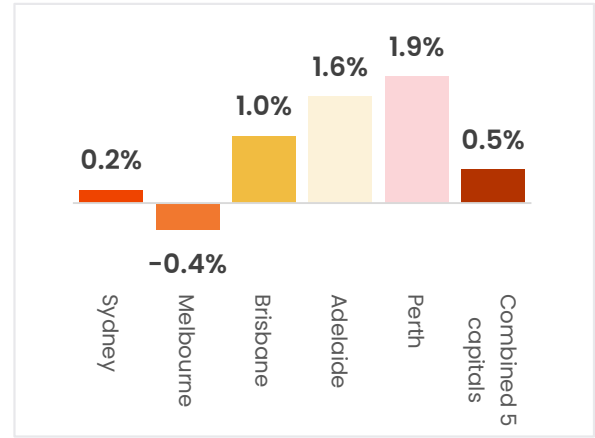
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

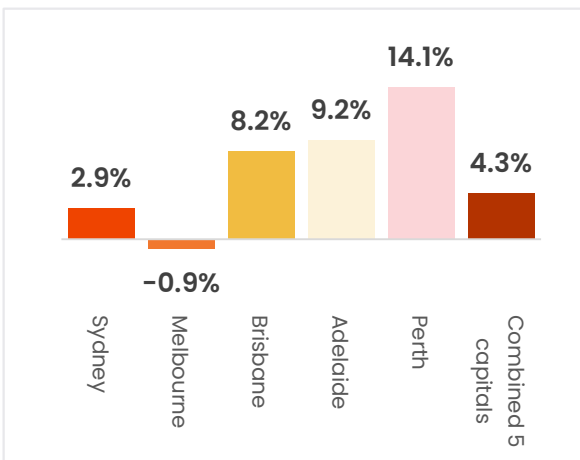
Weekly change



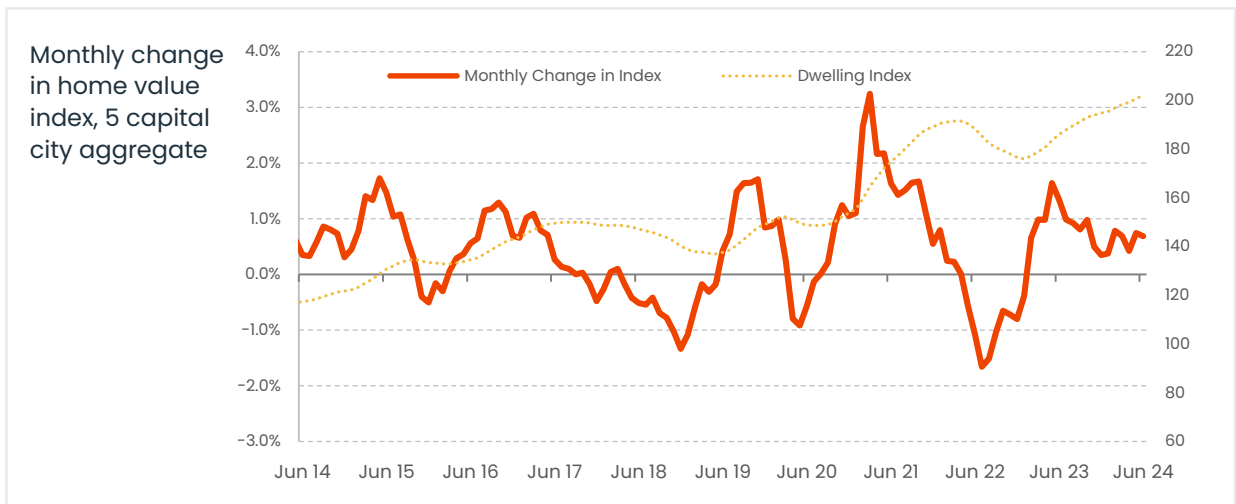
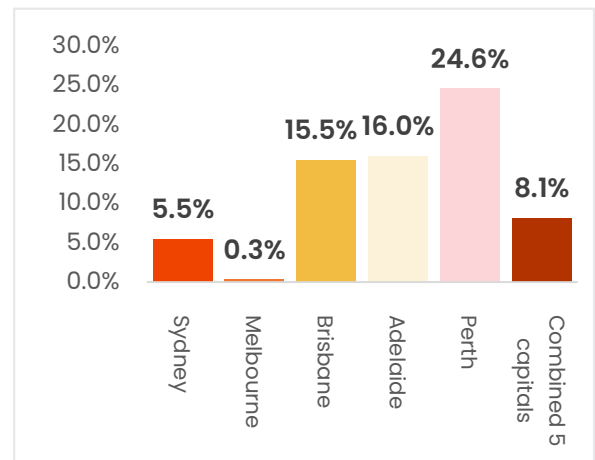
Monthly change



Year to date change



12 Month change

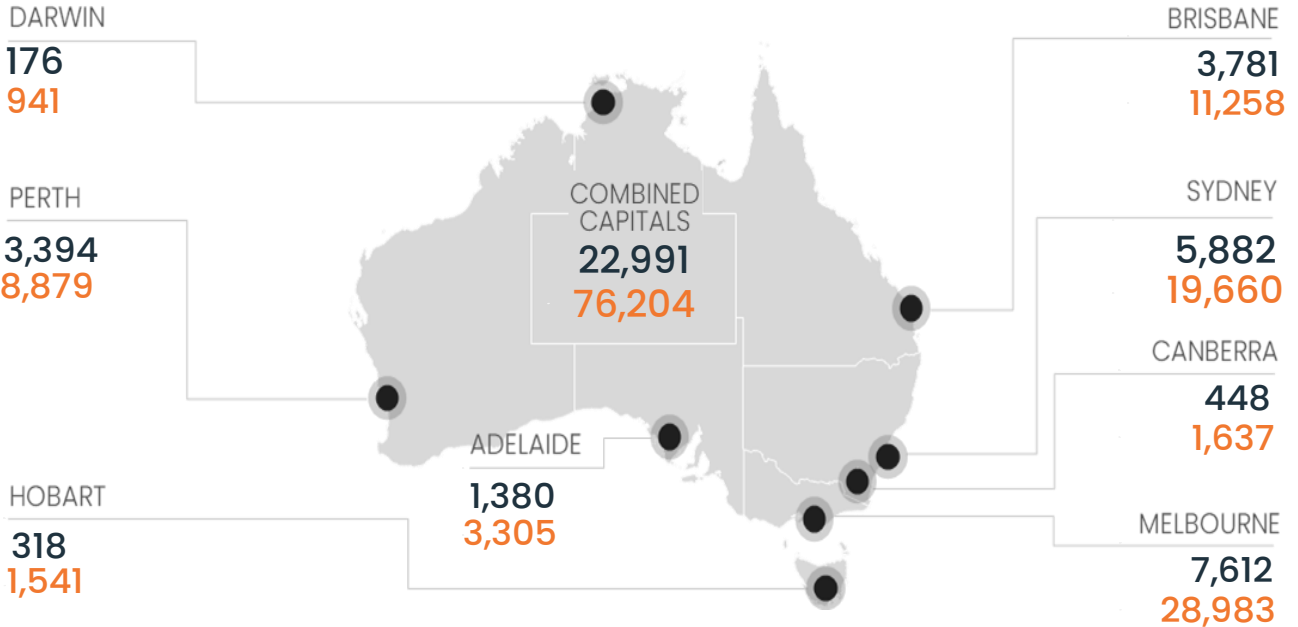


The monthly change is the change over the past 28 days.

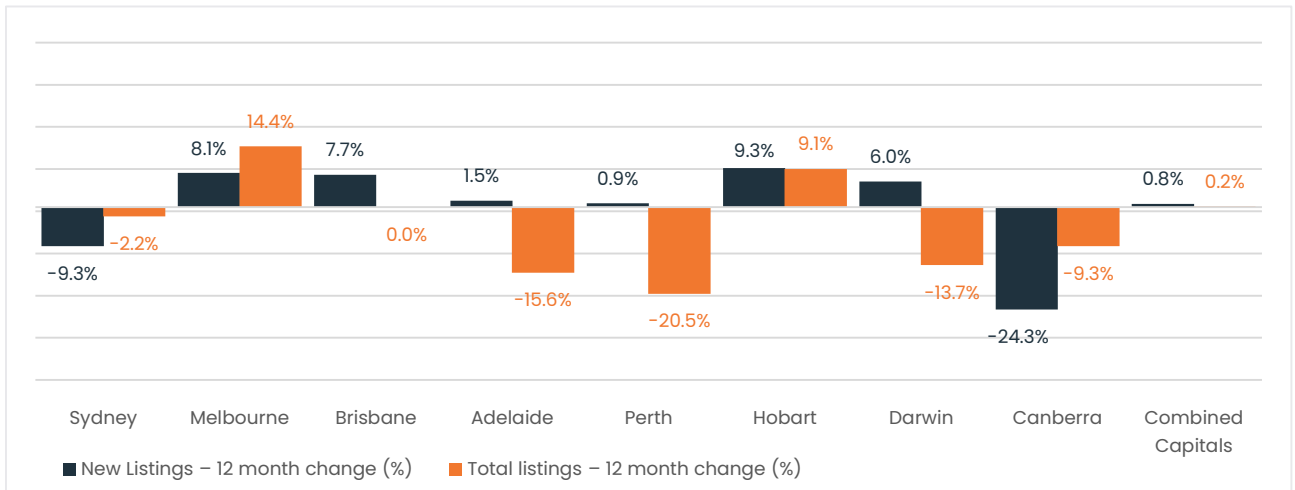
Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale – four week count

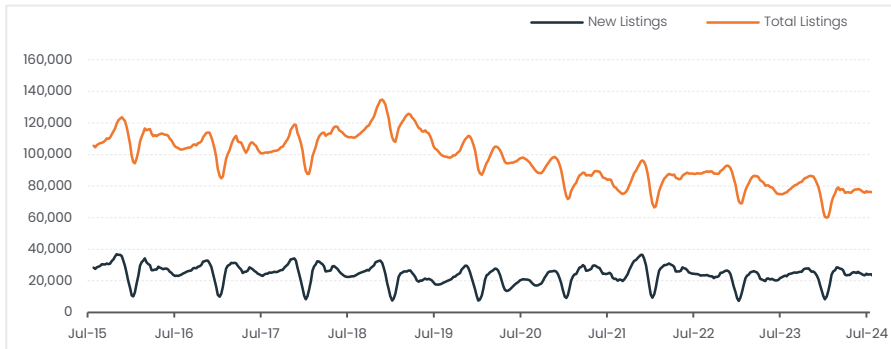
NEW LISTINGS ■ TOTAL LISTINGS ■



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 28 July 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



209/23 State Circle
Forrest
 4 2 4
\$2,300,000

Blackshaw Manuka



81 Piddington Street
Watson
 4 2 0
\$2,160,000

Hive Property

New South Wales



38 Myrna Road
Strathfield
 7 7 0
\$8,901,000

McGrath



14 Seaview Avenue
Curl Curl
 5 3 2
\$6,855,500

Whitehouse Real Estate

Northern Territory



11 Makryllos Circuit
Tiwi
 4 2 4
\$1,001,000

Real Estate Central



5 Newell Crescent
Jingili
 5 2 0
\$865,000

Heron Property

Queensland



10 Brakes Crescent
Miami
 4 4 0
\$5,850,000

Kollosche



40 Aberdeen Terrace
Gordon Park
 6 3 3
\$3,950,000

Ray White Wilston

South Australia



115 Princes Road
Mitcham
 5 2 2
\$1,925,000

Toop & Toop Norwood



14 Cooba Way
West Lakes
 4 3 0
\$1,825,000

Harris Real Estate Kent Town

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



1 Welman Street
Launceston

4 2 6

\$1,840,000

Elders Hobart



383 Shark Point Road
Penna

5 4 2

\$1,300,000

PRDnationwide Hobart

Victoria



17 Beaver Street
Aberfeldie

4 3 10

\$4,900,000

Mcdonald Upton Essendon



165 Kerferd Road
Albert Park

4 2 0

\$2,670,000

Cayzer Real Estate

Western Australia



4 Duncraig Road
Applecross

4 3 2

\$11,000,000

Mont Property



43 Rookwood Street
Mount Lawley

5 4 3

\$3,725,000

Acton | Belle Property Mount Lawley

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