

Property Market Indicator Summary

All data to week ending 24 November 2024



Preliminary clearance rate holds below 70% for 11th consecutive week

The preliminary auction clearance rate came in at 65.3% last week, up slightly from the week prior (64.1% which revised down to 57.3% on final figures) but below the spring season average to-date of 66.7% and the eleventh week in a row where the early success rate has been below the 70% mark.

2,577 auctions were held last week, down from 2,898 the week prior. The volume of auctions looks set to rise this week, with around 2,750 auction campaigns currently being tracked by CoreLogic.

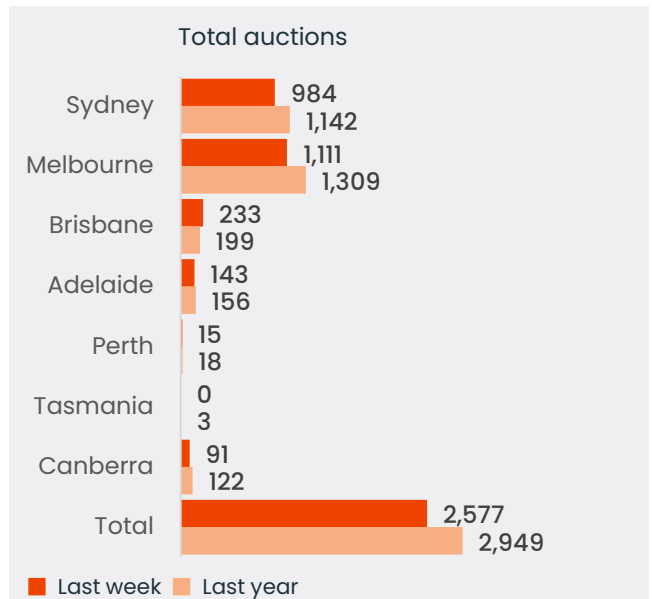
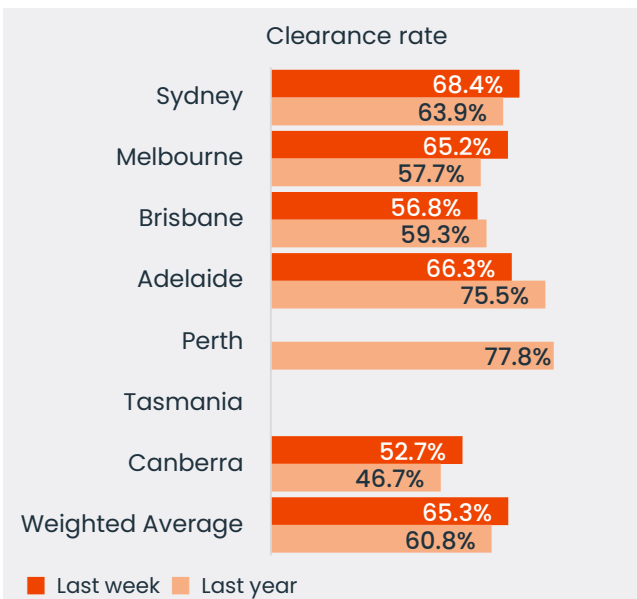
Melbourne was the only market to hold more than 1,000 auctions last week, with 1,111 homes taken under the hammer. Melbourne returned a preliminary clearance rate of 65.2%, up from the previous week's 64.9% (revised down to 56.9% on final numbers). The average preliminary clearance rate through the spring season to-date has been 66.2%.

For the first time in four weeks the volume of auctions in Sydney has dropped below the 1,000 mark, with 984 auctions held across the city. The preliminary clearance rate came in at 68.4%, up 5 percentage points from the previous week's 63.4% early clearance rate, which revised down to 57.9%.

Across the smaller cities, Brisbane held the most auctions, with 233 homes going under the hammer, the city's second highest volume of auctions so far this year (after the week leading into the Easter long weekend). Brisbane returned a 56.8% preliminary clearance rate, up slightly from 56.3% a week earlier. 143 auctions were held across Adelaide with a preliminary clearance rate of 66.3%, the lowest early success rate so far this year. 91 auctions were held in Canberra with a 52.7% preliminary clearance rate. In Perth, six auction results have been collected so far with four reported as successful (66.7%). There were no auctions in Tasmania last week.

Capital City Auction Statistics (Preliminary)

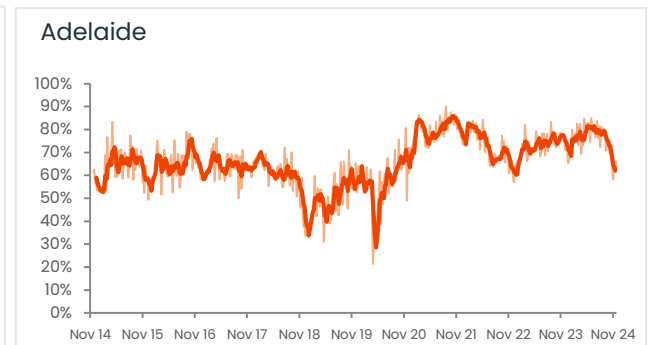
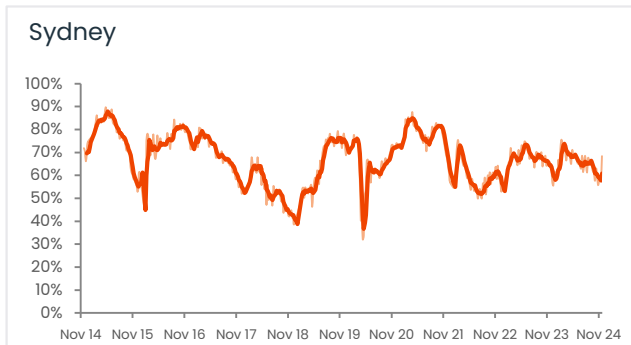
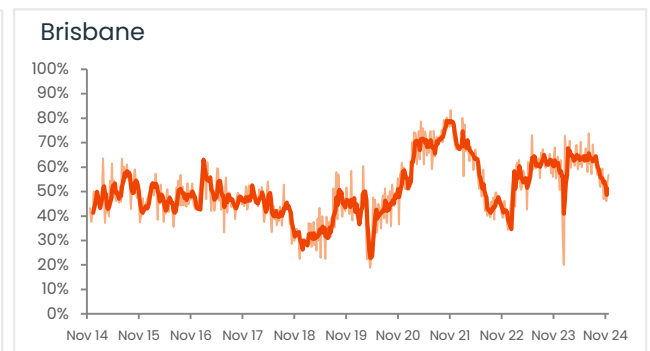
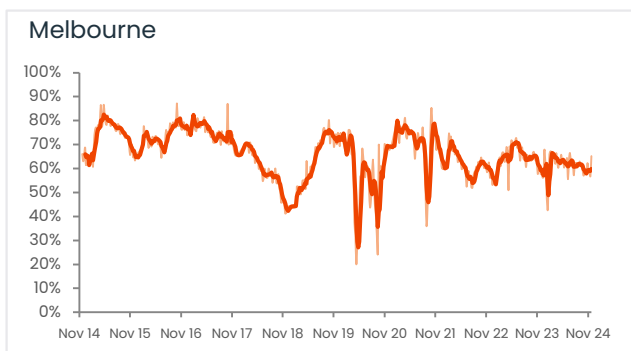
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	68.4%	984	699	478	221
Melbourne	65.2%	1,111	784	511	273
Brisbane	56.8%	233	176	100	76
Adelaide	66.3%	143	80	53	27
Perth	n.a.	15	6	4	2
Tasmania	n.a.	0	0	0	0
Canberra	52.7%	91	55	29	26
Weighted Average	65.3%	2,577	1,800	1,175	625

Weekly clearance rates



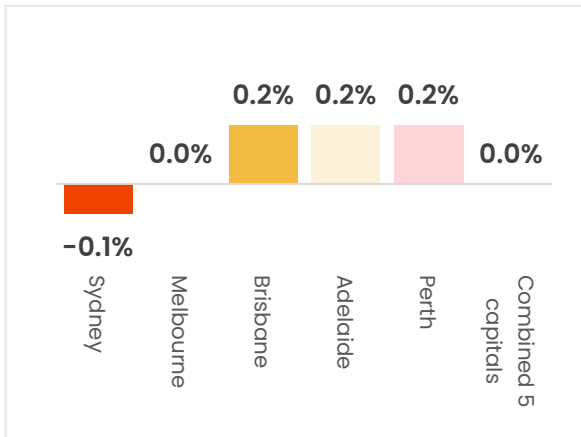
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast					
Central Coast	57.9%	30	19	11	8
Baulkham Hills and Hawkesbury	59.3%	40	27	16	11
Blacktown	66.7%	63	21	14	7
City and Inner South	72.0%	111	82	59	23
Eastern Suburbs	70.3%	106	91	64	27
Inner South West	60.7%	112	84	51	33
Inner West	86.4%	92	66	57	9
North Sydney and Hornsby	68.9%	139	103	71	32
Northern Beaches	73.7%	69	57	42	15
Outer South West	n.a.	7	4	3	1
Outer West and Blue Mountains	n.a.	10	4	2	2
Parramatta	51.8%	75	56	29	27
Ryde	70.0%	45	30	21	9
South West	82.6%	45	23	19	4
Sutherland	60.6%	41	33	20	13
Melbourne sub-regions					
Inner	54.4%	168	125	68	57
Inner East	67.8%	120	90	61	29
Inner South	70.2%	151	94	66	28
North East	69.7%	137	99	69	30
North West	65.9%	135	91	60	31
Outer East	78.3%	70	46	36	10
South East	72.8%	128	81	59	22
West	58.9%	181	141	83	58
Mornington Peninsula	52.9%	21	17	9	8
Regional SA4					
Newcastle and Lake Macquarie	80.7%	43	31	25	6
Illawarra	50.0%	18	14	7	7
Gold Coast	60.4%	67	48	29	19
Sunshine Coast	58.3%	19	12	7	5
Geelong	n.a.	12	9	6	3

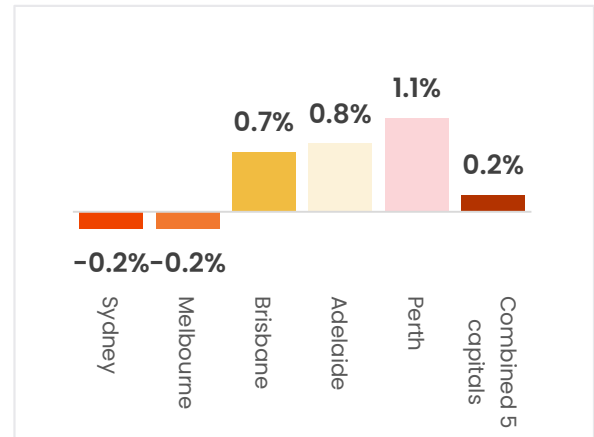
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

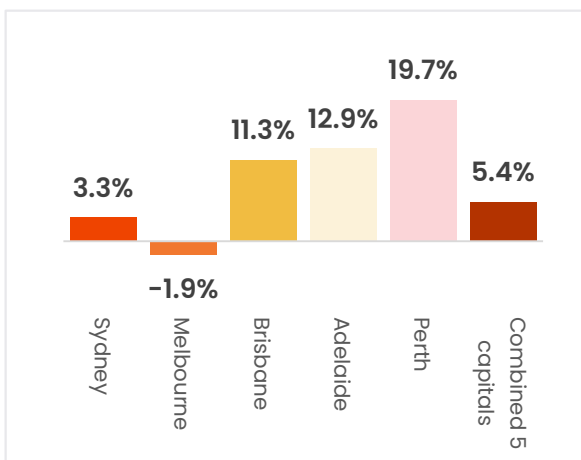
Weekly change



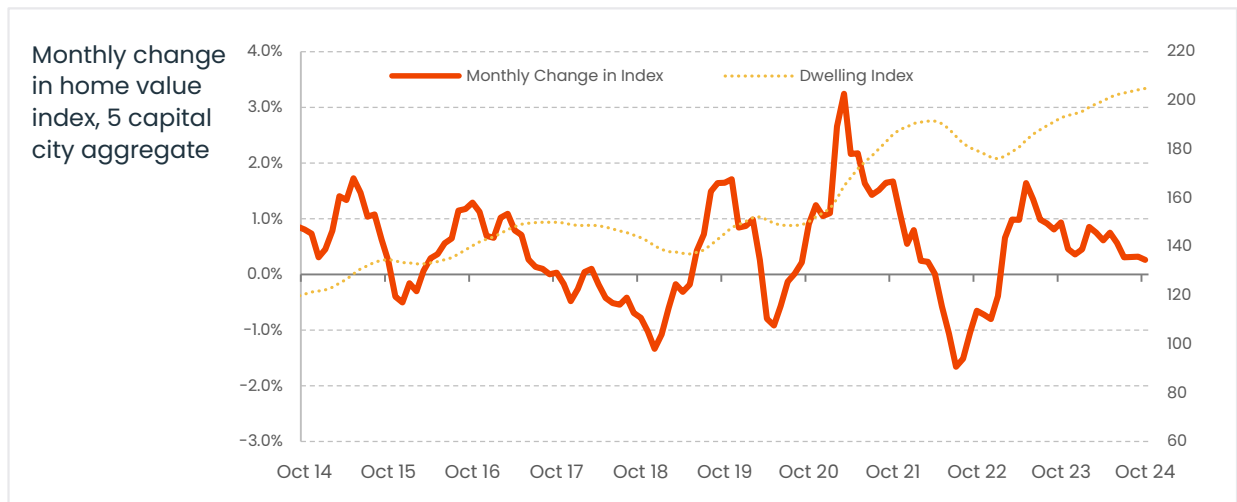
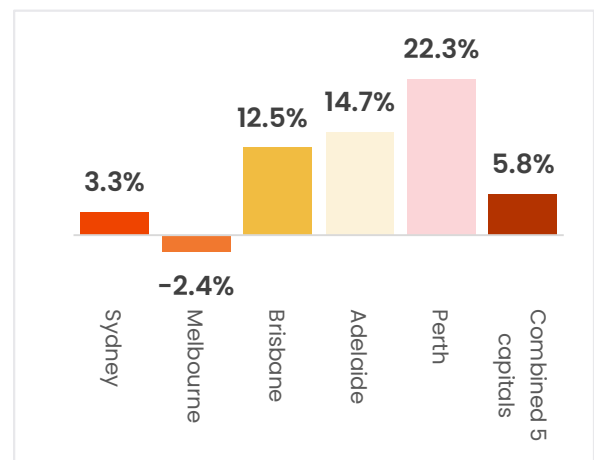
Monthly change



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

160
739

BRISBANE

4,396
13,353

PERTH

4,774
11,936

SYDNEY

6,793
25,680

COMBINED
CAPITALS
27,730
92,653

CANBERRA

626
2,288

HOBART

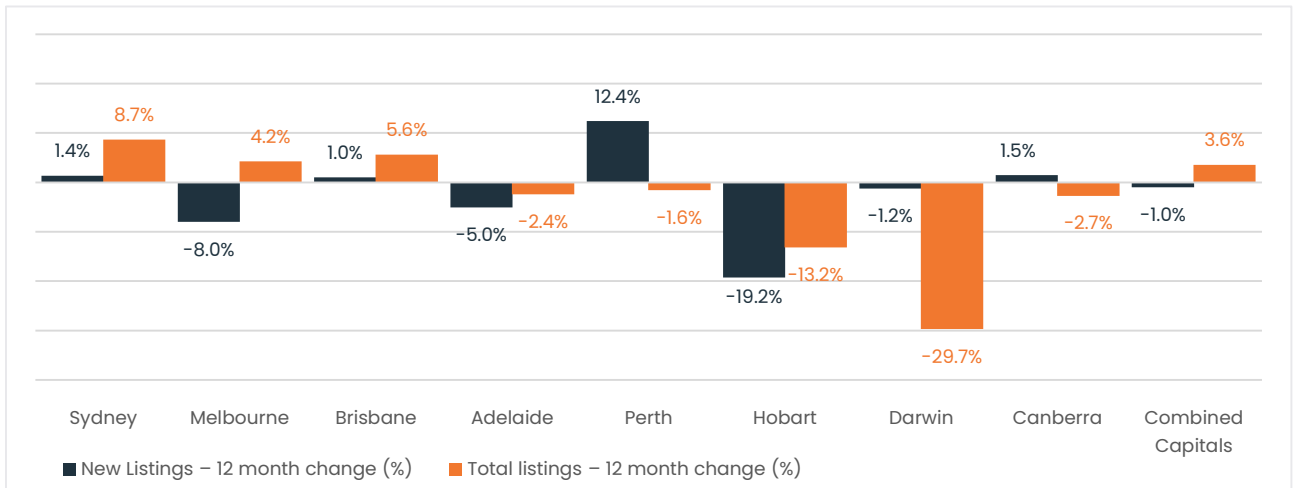
357
1,471

ADELAIDE
1,826
4,490

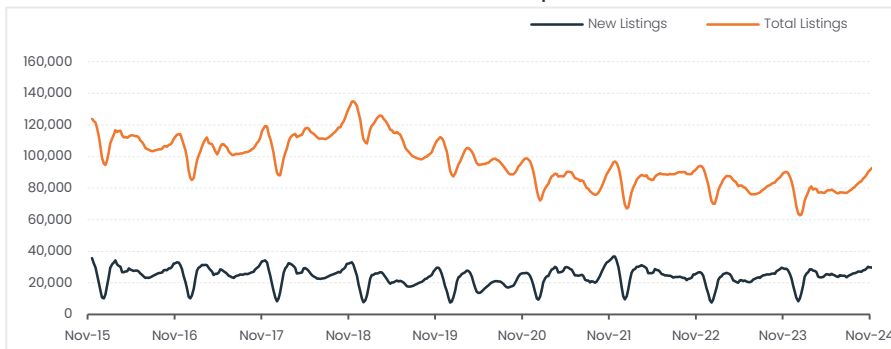
MELBOURNE

8,798
32,696

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 24 November 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



1 Kay Place
Nicholls

5 4 3

\$1,720,000

Marq Property



70 Wakefield Avenue
Ainslie

3 2 1

\$1,705,000

Home ByHolly

New South Wales



26 Morella Road
Mosman

6 4 4

\$19,000,000

Ray White Lower North Shore Group



1 Dick Street
Randwick

4 3 3

\$13,560,000

Sotheby's International

Northern Territory



6 Armstrong Court
Araluen

5 3 2

\$755,000

Alice Springs Realty



14 Spathe Court
Karama

5 2 6

\$755,000

Ray White Darwin

Queensland



2/1-7 Bayview Road
Noosa Heads

7 7 6

\$15,000,000

Tom Offerman Real Estate



48/3510 Main Beach Parade
Main Beach

4 3 2

\$7,000,000

Kollosche

South Australia



12 Fernleigh Avenue
Beaumont

4 3 2

\$2,630,000

Noakes Nickolas



26 Frederick Street
Glengowrie

6 3 3

\$2,300,000

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



34 View Street
Sandy Bay

 4  1  0

\$2,480,000

Elders Tasmania



6 Melrose Court
Sandy Bay

 5  2  2

\$1,820,000

Elders Tasmania

Victoria



60 Pepperell Avenue
Glen Waverley

 5  5  3

\$4,850,000

LLC Real Estate



5 Cowper Street
Hawthorn East

 5  3  2

\$4,530,000

Bekdon Richards Estate Agents

Western Australia



15 Fraser Road
Applecross

 4  4  2

\$4,200,000

*William Porteous Properties
International*



18 Catesby Street
City Beach

 4  2  0

\$2,800,000

The Agency Perth

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