

Property Market Indicator Summary

All data to week ending 20 October 2024



Preliminary clearance rate improves week-on-week

The preliminary auction clearance rate edged higher last week, rising to 67.4% from 66.6% the week prior (revised lower to 60.8% on final numbers).

The improvement was recorded across 2,510 auctions, a reduction from the 2,598 auctions held over the previous week. Over the same week last year, 2,463 auctions were held across the combined capitals.

There were 1,069 auctions held across Melbourne last week, the third week running where more than 1,000 properties have gone under the hammer. 69.2% of auctions recorded a successful outcome, the highest preliminary clearance rate in six weeks. The previous week's preliminary clearance rate came in at 64.8%, revising down to 57.6%.

Last week saw 978 homes auctioned across Sydney, returning a preliminary clearance rate of 70.5%, the highest in five weeks. Over the previous

week, 1,018 homes were taken to auction across the city and a preliminary clearance rate of 69.0% was recorded (revised to 63.0% on final numbers).

Brisbane held the most auctions across the smaller capitals (227), returning a preliminary clearance rate of 47.6% which was the weakest result since the last week of April last year (43.0%).

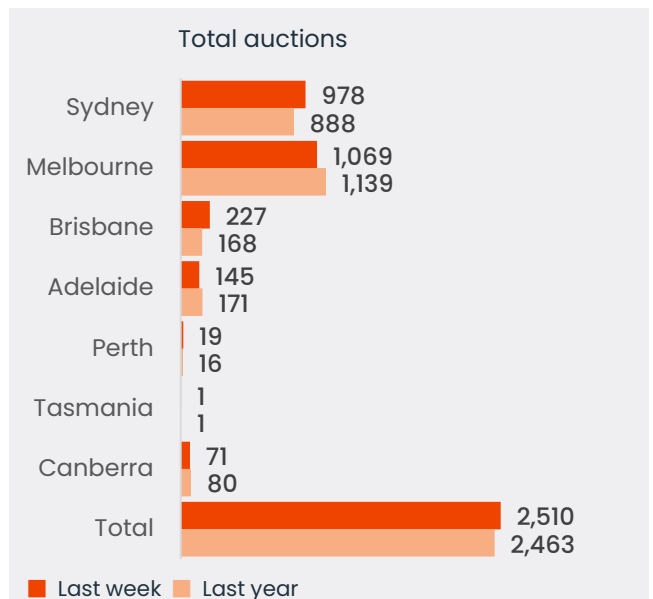
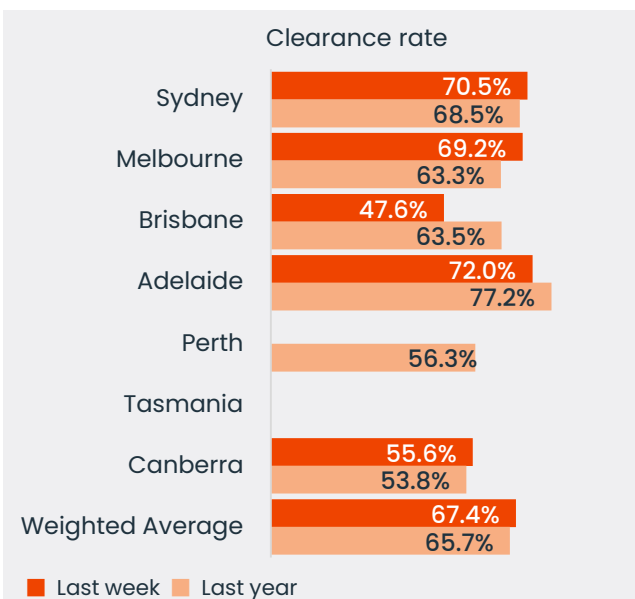
145 homes were auctioned in Adelaide, with 72.0% recording a successful result so far, the strongest result in three weeks.

71 auctions were held across Canberra with a preliminary clearance rate of 55.6%.

More than 3,000 homes are scheduled for auction this week, providing a timely test of the market's depth.

Capital City Auction Statistics (Preliminary)

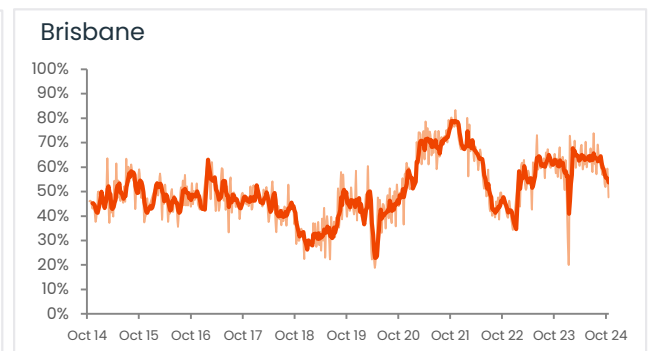
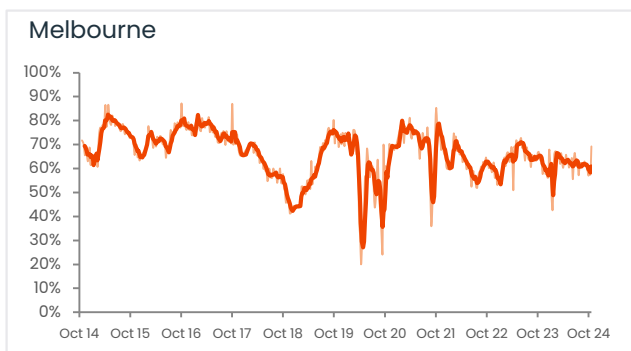
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	70.5%	978	713	503	210
Melbourne	69.2%	1,069	754	522	232
Brisbane	47.6%	227	170	81	89
Adelaide	72.0%	145	82	59	23
Perth	n.a.	19	7	4	3
Tasmania	n.a.	1	0	0	0
Canberra	55.6%	71	45	25	20
Weighted Average	67.4%	2,510	1,771	1,194	577

Weekly clearance rates



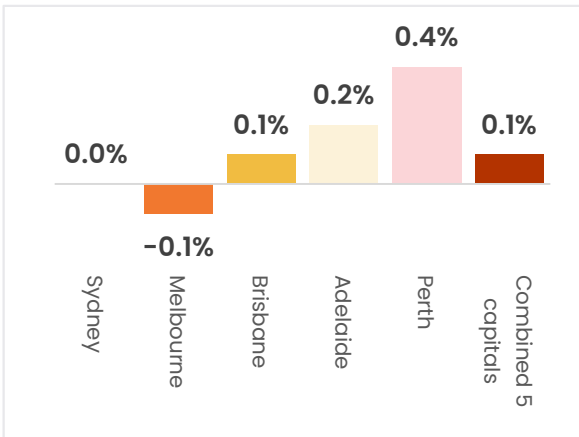
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	52.9%	32	17	9	8
Baulkham Hills and Hawkesbury	57.9%	34	19	11	8
Blacktown	53.3%	64	30	16	14
City and Inner South	74.7%	92	71	53	18
Eastern Suburbs	75.3%	102	93	70	23
Inner South West	75.0%	123	96	72	24
Inner West	84.1%	88	63	53	10
North Sydney and Hornsby	67.0%	137	97	65	32
Northern Beaches	73.0%	71	63	46	17
Outer South West	n.a.	9	6	3	3
Outer West and Blue Mountains	n.a.	8	7	2	5
Parramatta	55.8%	71	52	29	23
Ryde	71.9%	43	32	23	9
South West	69.0%	52	29	20	9
Sutherland	82.5%	54	40	33	7
Melbourne sub-regions					
Inner	75.2%	190	137	103	34
Inner East	75.9%	148	116	88	28
Inner South	74.2%	124	89	66	23
North East	69.9%	126	83	58	25
North West	58.9%	97	73	43	30
Outer East	78.7%	67	47	37	10
South East	71.6%	129	74	53	21
West	53.0%	163	117	62	55
Mornington Peninsula	62.5%	23	16	10	6
Regional SA4					
Newcastle and Lake Macquarie	78.6%	42	28	22	6
Illawarra	70.6%	25	17	12	5
Gold Coast	42.9%	79	56	24	32
Sunshine Coast	52.6%	31	19	10	9
Geelong	n.a.	8	3	1	2

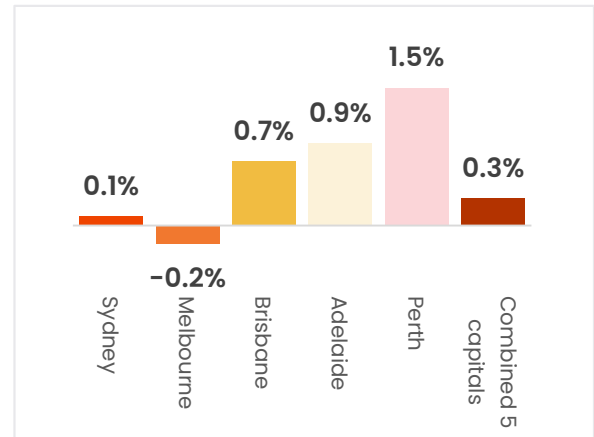
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

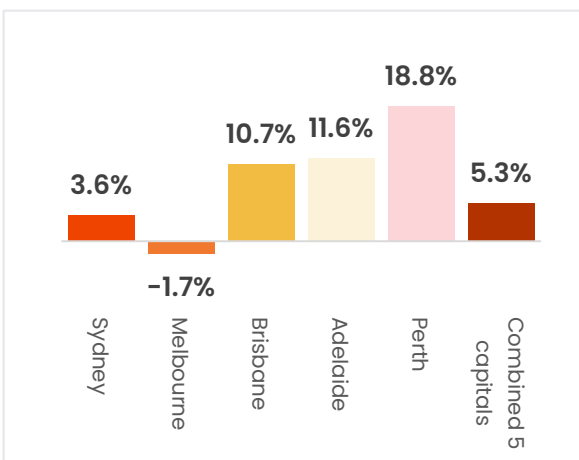
Weekly change



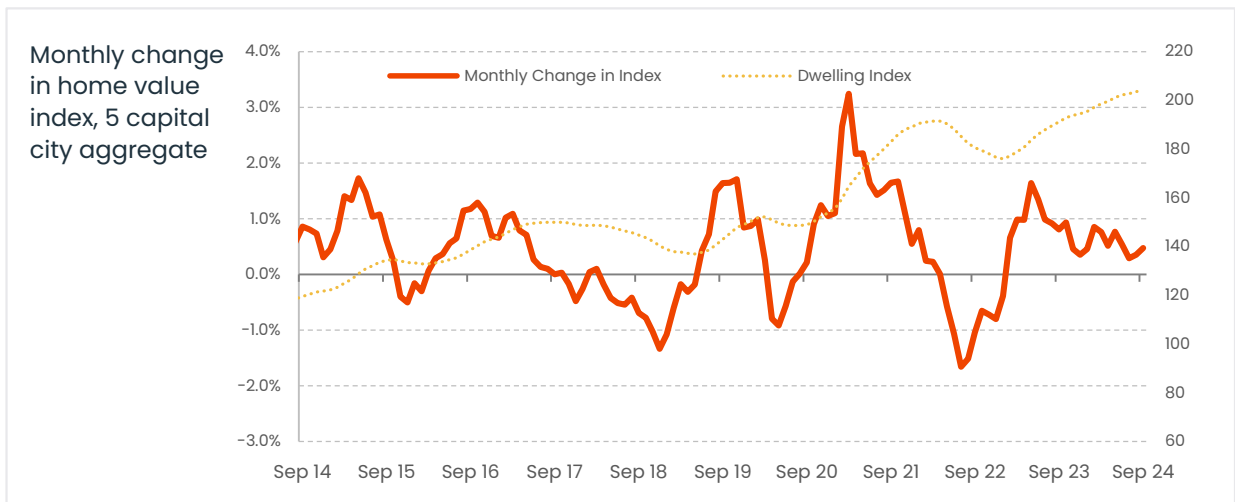
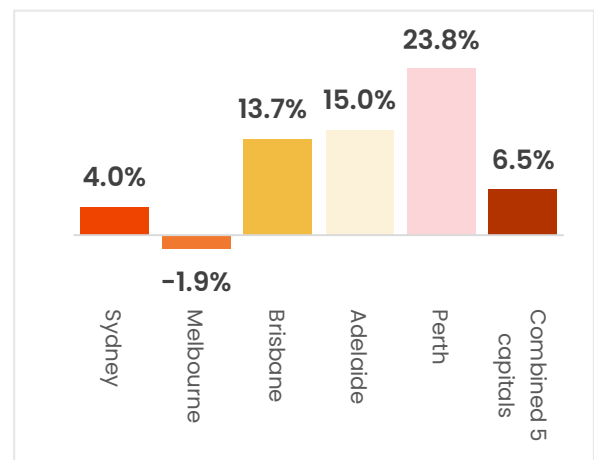
Monthly change



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 ■

DARWIN

181
835

BRISBANE

4,276
12,356

PERTH

4,521
10,435

SYDNEY

8,021
25,351

COMBINED CAPITALS
28,717
87,983

CANBERRA

667
2,157

HOBART

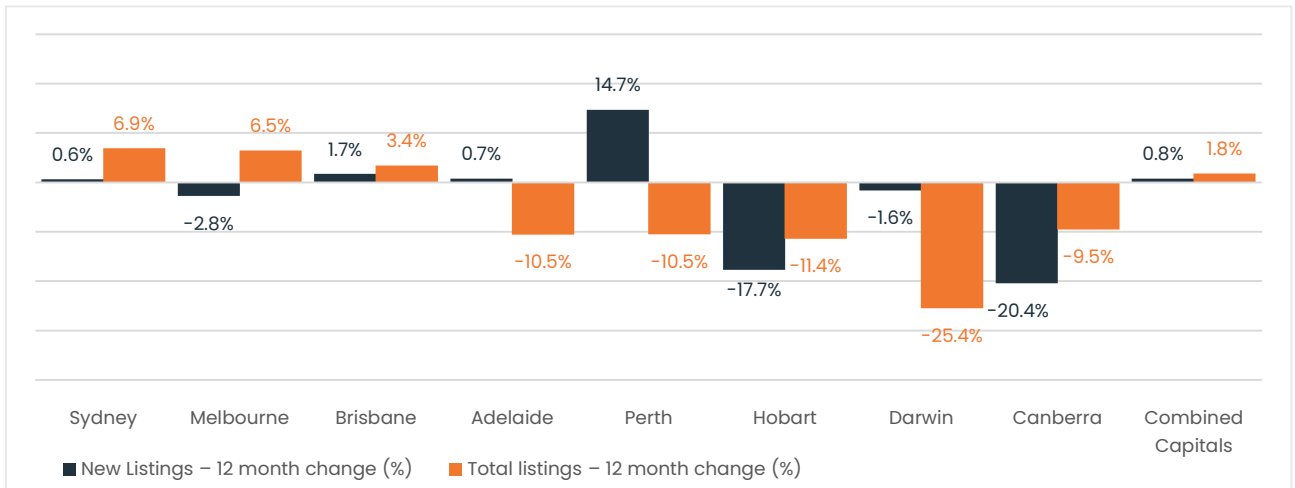
334
1,420

ADELAIDE
1,749
4,012

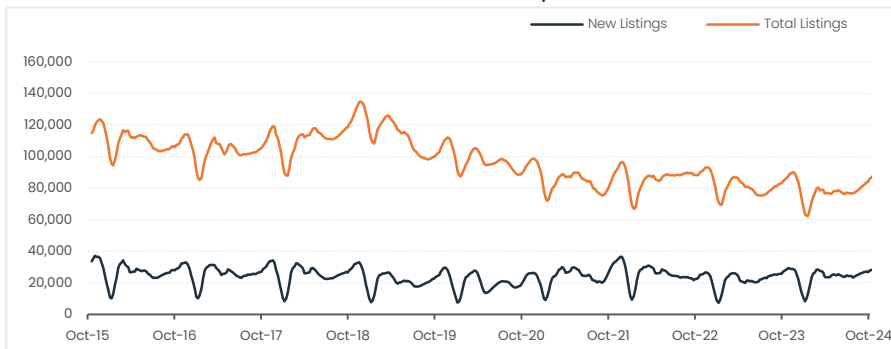
MELBOURNE

8,968
31,417

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 20 October 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



12 Brushtail Street
Throsby
 🏠 5 🛋️ 4 🚗 2
\$1,700,000

Confidence Real Estate Belconnen



23 Manning Street
Watson
 🏠 4 🛋️ 3 🚗 2
\$1,700,000

Home By Holly

New South Wales



52 Woodside Avenue
Strathfield
 🏠 8 🛋️ 4 🚗 2
\$12,500,000

McGrath



25A Nield Avenue
Balgowlah
 🏠 4 🛋️ 2 🚗 2
\$8,700,000

Belle Property Manly NSW

Northern Territory



20 Chateau Road
Connellan
 🏠 6 🛋️ 4 🚗 5
\$1,370,000

Alice Springs Realty



4 Beatrice Street
Stuart Park
 🏠 4 🛋️ 4 🚗 2
\$1,050,000

Ray White Darwin

Queensland



7 Ipsley Drive
Broadbeach Waters
 🏠 5 🛋️ 3 🚗 2
\$4,488,000

Kollosche Broadbeach



82 Admiralty Drive
Surfers Paradise
 🏠 4 🛋️ 2 🚗 2
\$4,300,000

Ray White Prestige Gold Coast

South Australia



10 Dunluce Avenue
Brighton
 🏠 4 🛋️ 2 🚗 1
\$2,255,000

Noakes Nickolas



165 Sixth Avenue
Royston Park
 🏠 3 🛋️ 1 🚗 2
\$1,860,000

Tanner Real Estate

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



44 Raymont Terrace
Mount Stuart
 5 3 2
\$1,700,000

Ray White Hobart



1 Cahill Place
Acton Park
 4 2 4
\$1,190,000

Harcourts Signature Sorell

Victoria



18 Parrong Road
Balwyn
 5 4 4
\$4,200,000

Fletchers Balwyn North



40 Caithwill Court
Narre Warren North
 8 4 7
\$4,000,000

Peake Real Estate

Western Australia



108 Weir Road
Baskerville
 7 5 12
\$5,180,000

The Agency Perth



6/5 Warton Street
Cottesloe
 3 2 2
\$2,980,000

Ray White Dalkeith/Claremont

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

Disclaimers

In compiling this publication, RP Data Pty Ltd trading as CoreLogic Asia Pacific (ABN 67 087 759 171) ("CoreLogic") has relied upon information supplied by a number of external sources. CoreLogic 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 CoreLogic for the supply of such information.

Queensland Data

Based on or contains data provided by the State of Queensland (Department of Resources) 2024. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

South Australian Data

© 2024 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for purpose.

New South Wales Data

Contains property sales information provided under licence from the Land and Property Information ("LPI"). CoreLogic is authorised as a Property Sales Information provider by the LPI.

Victorian Data

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Western Australian Data

Based on information provided by and with the permission of the Western Australian Land Information Authority (2024) trading as Landgate.

Australian Capital Territory Data

The Territory Data is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be directed to: Manager, Customer Services Environment, Planning and Sustainable Development Directorate. GPO Box 158 Canberra ACT 2601.

Tasmanian Data

This product incorporates data that is copyright owned by the Crown in Right of Tasmania. The data has been used in the product with the permission of the Crown in Right of Tasmania. The Crown in Right of Tasmania and its employees and agents:

- a) give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and
- b) do not accept liability howsoever arising, including but not limited to negligence for any loss resulting from the use of or reliance upon the data.

Base data from the LIST © State of Tasmania
<http://www.thelist.tas.gov.au>

CoreLogic