

Property Market Indicator Summary

All data to week ending 27 October 2024



More than 3,000 homes taken to auction across the combined capitals

3,076 auctions were held across the capital cities of Australia last week, the highest volume this year since the week prior to Easter (3,519) and only the second time this year where the weekly number of auctions has been above the 3,000 mark.

The preliminary auction clearance rate slipped a little relative to the week prior, coming in at 66.8%. This was down from 67.4% which revised to 58.2% on the final results; the lowest finalised clearance rate in the year to-date.

1,603 auctions were held in Melbourne, comprising 52% of capital city auctions last week and the highest volume this year since the week prior to Easter (1,760). Melbourne's preliminary clearance rate came in at 68.5%, down from 69.2% over the previous week (revised to 57.8% on final numbers).

Sydney hosted 987 auctions last week, the fifth largest weekly volume through the year to

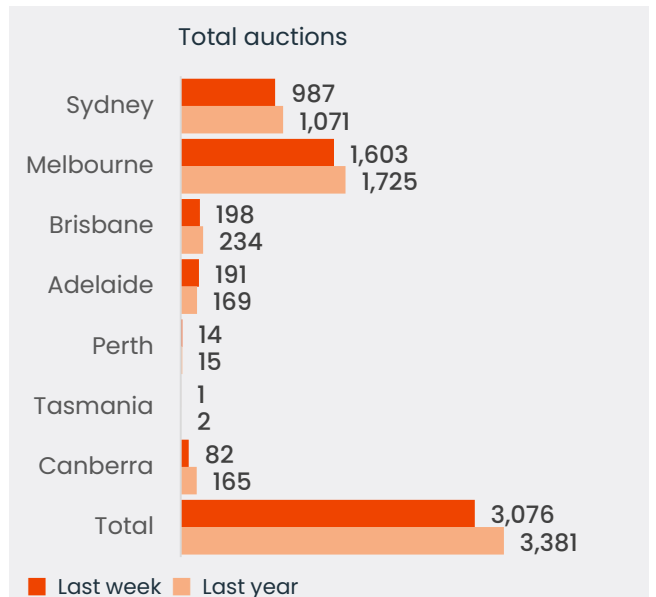
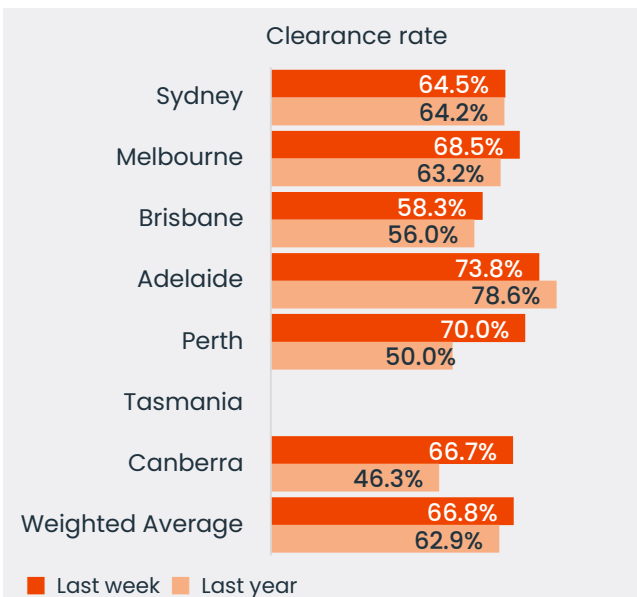
date. 64.5% of auctions have been successful so far in Sydney, well down from the 70.5% preliminary clearance rate recorded a week ago (revised down to 60.6%) to be the second lowest preliminary clearance rate so far this year after the week ending October 6th (62.7%).

Across the smaller capitals, Brisbane hosted the largest volume of auctions, with 198 homes going under the hammer, returning a preliminary clearance rate of 58.3%. 191 auctions were held in Adelaide with 73.8% successful so far and 82 auctions were held in the ACT with an early clearance rate of 66.7%. 14 auctions were held in Perth with 70% reported as selling and only one auction was held in Tasmania.

Auction activity is set to reduce this week with around 2,000 auctions currently scheduled, rising to around 2,800 the week after.

Capital City Auction Statistics (Preliminary)

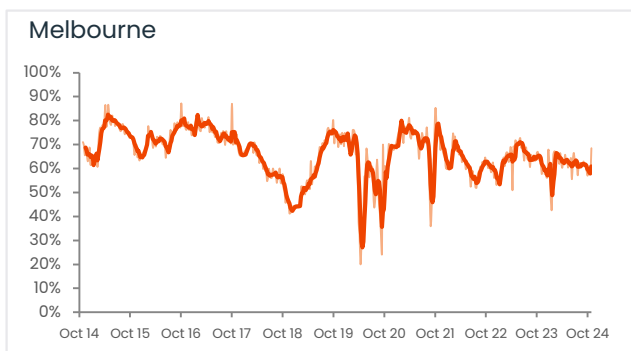
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	64.5%	987	707	456	251
Melbourne	68.5%	1,603	1,228	841	387
Brisbane	58.3%	198	127	74	53
Adelaide	73.8%	191	84	62	22
Perth	70.0%	14	10	7	3
Tasmania	n.a.	1	1	0	1
Canberra	66.7%	82	51	34	17
Weighted Average	66.8%	3,076	2,208	1,474	734

Weekly clearance rates



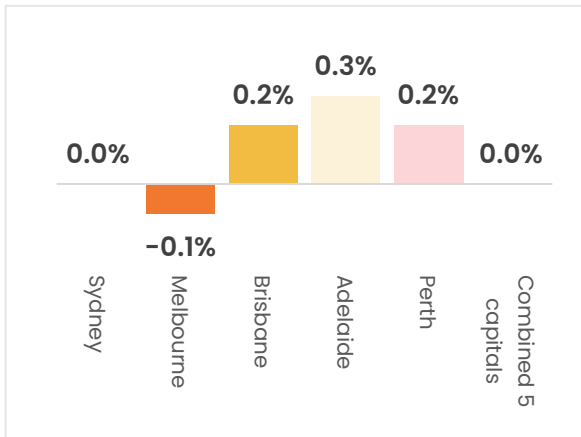
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	42.1%	29	19	8	11
Baulkham Hills and Hawkesbury	61.5%	33	13	8	5
Blacktown	67.7%	79	34	23	11
City and Inner South	62.0%	105	92	57	35
Eastern Suburbs	68.0%	92	78	53	25
Inner South West	72.2%	102	79	57	22
Inner West	75.5%	83	53	40	13
North Sydney and Hornsby	67.9%	140	106	72	34
Northern Beaches	70.7%	71	58	41	17
Outer South West	n.a.	16	9	2	7
Outer West and Blue Mountains	n.a.	11	7	4	3
Parramatta	64.3%	74	56	36	20
Ryde	51.3%	55	39	20	19
South West	48.3%	48	29	14	15
Sutherland	63.2%	52	38	24	14
Melbourne sub-regions					
Inner	64.0%	302	233	149	84
Inner East	73.6%	218	178	131	47
Inner South	74.4%	241	180	134	46
North East	69.7%	202	155	108	47
North West	66.7%	143	114	76	38
Outer East	78.0%	126	91	71	20
South East	71.8%	158	110	79	31
West	57.2%	183	145	83	62
Mornington Peninsula	47.8%	31	23	11	12
Regional SA4					
Newcastle and Lake Macquarie	61.5%	29	26	16	10
Illawarra	60.7%	32	28	17	11
Gold Coast	47.6%	84	63	30	33
Sunshine Coast	40.9%	36	22	9	13
Geelong	53.3%	18	15	8	7

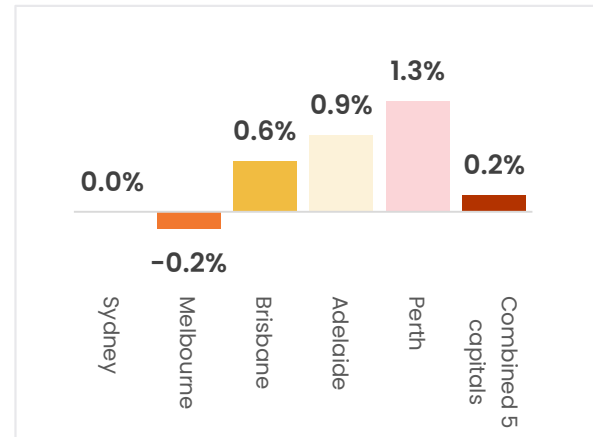
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

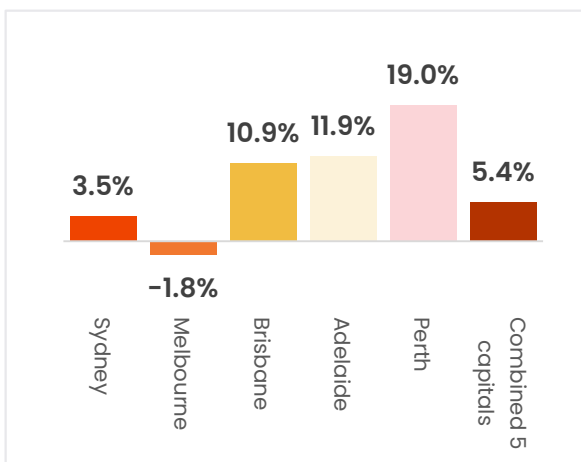
Weekly change



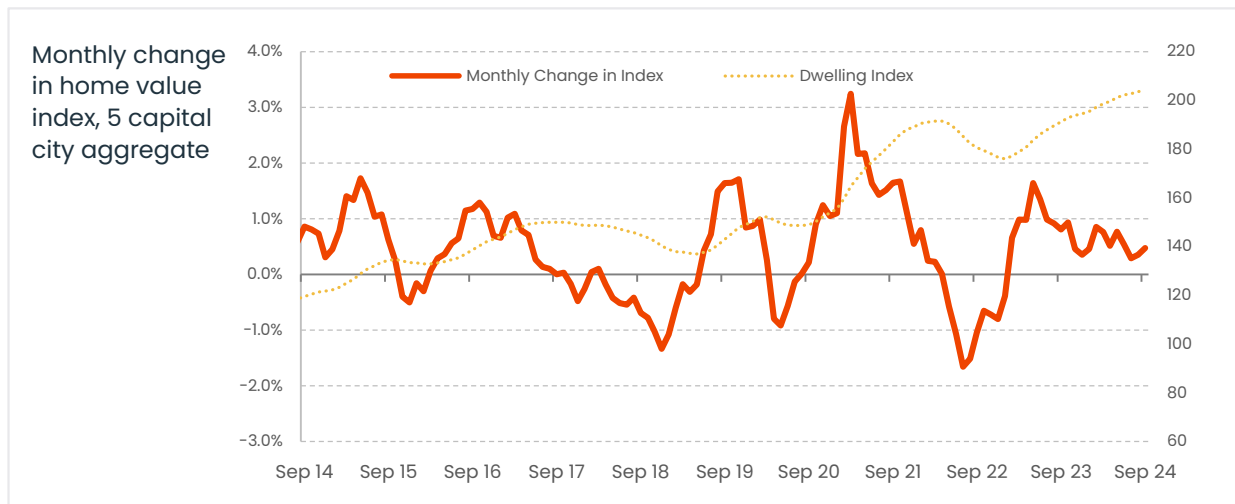
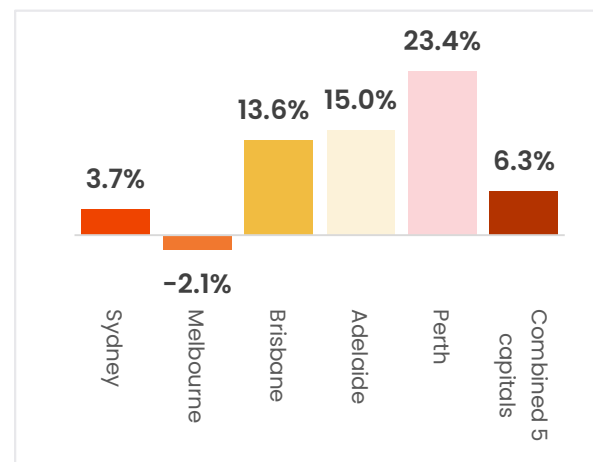
Monthly change



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
821

BRISBANE

4,287
12,530

PERTH

4,782
10,775

SYDNEY

8,154
25,661

COMBINED CAPITALS
29,752
89,642

CANBERRA

695
2,187

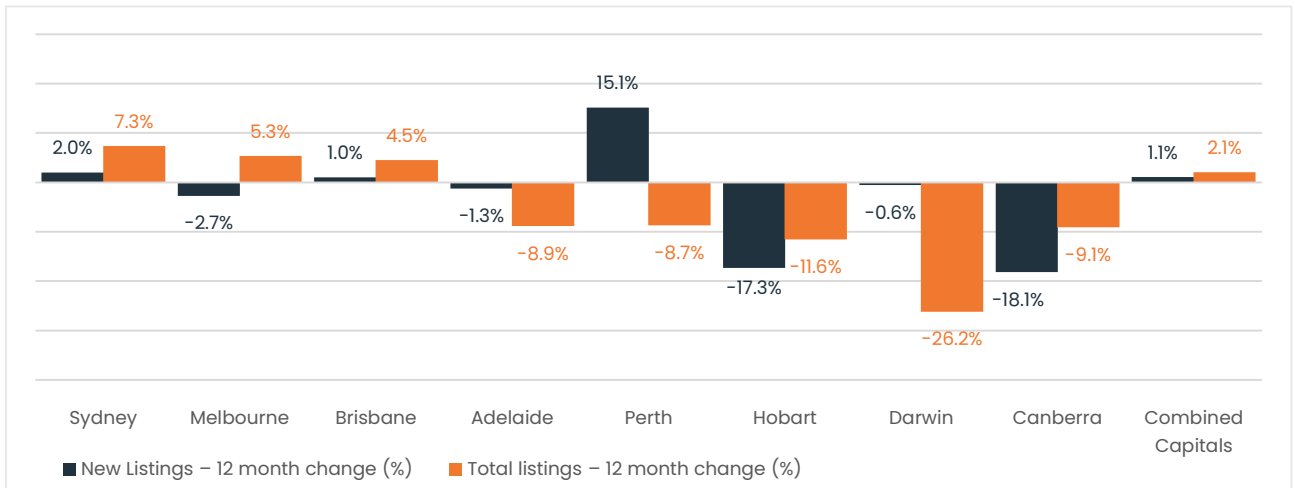
HOBART

334
1,416

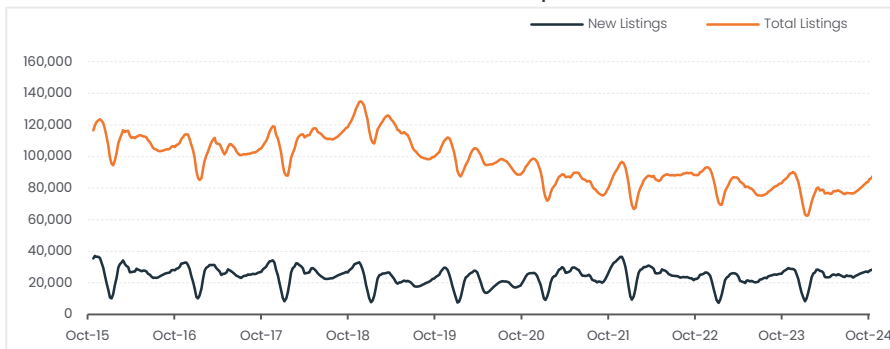
MELBOURNE

9,527
32,185

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 27 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



6 Just Place
Nicholls
 5 3 6
\$2,550,000

Civium Property Group



4 Bailey Place
Yarralumla
 4 2 0
\$2,350,000

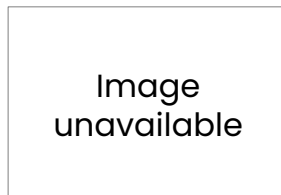
Blackshaw Manuka

New South Wales



7 Dalley Avenue
Vaucluse
 6 4 2
\$15,100,000

Ray White Double Bay



8 Perth Avenue
East Lindfield
 6 3 0
\$6,860,000

DiJones Lindfield

Northern Territory



19 Ostermann Street
Coconut Grove
 3 1 2
\$730,000

Ray White Darwin



52 Darwent Street
Malak
 4 2 1
\$650,000

Raine & Horne Darwin

Queensland



37 Mark Street
New Farm
 5 3 0
\$3,800,000

McGrath Estate Agents



28 Braeside Terrace
Alderley
 5 3 3
\$3,585,000

Ray White Wilston

South Australia



89 Kingston Terrace
North Adelaide
 4 2 2
\$3,350,000

WILLIAMS



55 Delamere Avenue
Springfield
 5 3 2
\$2,700,000

Toop & Toop Norwood

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



229 St John Street
Launceston

3 2 2

\$1,340,000

Sims For Property Launceston



281 Windermere Road
Windermere

5 3 4

\$1,250,000

The Agency Tasmania

Victoria



66 Alexandra Avenue
Canterbury

5 2 2

\$5,580,000

Kay & Burton Boroondara



9 Carson Street
Kew

4 2 4

\$5,125,000

Kay & Burton Hawthorn

Western Australia



32 Porteous Road
Sorrento

4 3 2

\$2,100,000

The Agency Perth



3/1 Johnson Parade
Mosman Park

2 1 2

\$1,960,000

Mack Hall Real Estate West Perth

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