

Property Market Indicator Summary

All data to week ending 22 September 2024



Preliminary clearance rates weakened on the back of high auction volume last week

There were 2,697 auctions held across the capitals last week, the highest volume of homes taken under the hammer since the week leading into Easter (3,519).

Based on results collected so far, 68.2% of auctions were successful, which is the second lowest preliminary clearance rate so far this year after the week ending June 9th (King's birthday long weekend in some states and territories), when the preliminary clearance rate came in at 67.3%.

Melbourne hosted the largest volume of auctions, with 1,274 homes taken under the hammer. 68.3% of auctions have recorded a successful result so far, roughly on par with the previous week (68.5% which revised down to 61.3% on final numbers).

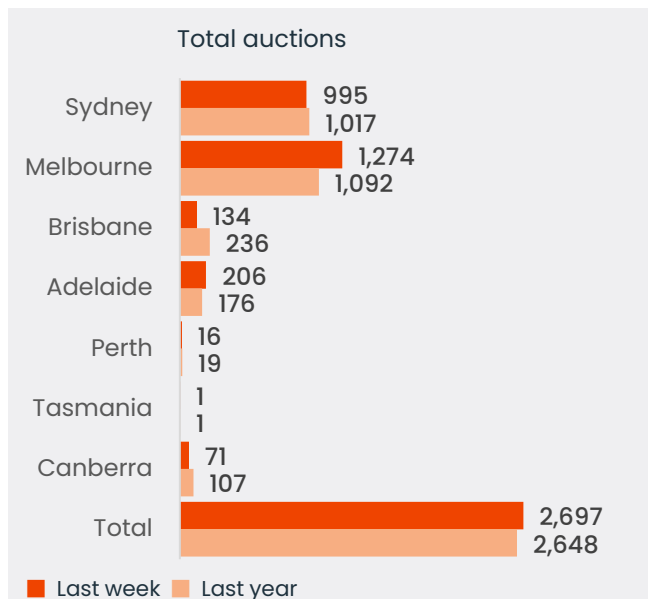
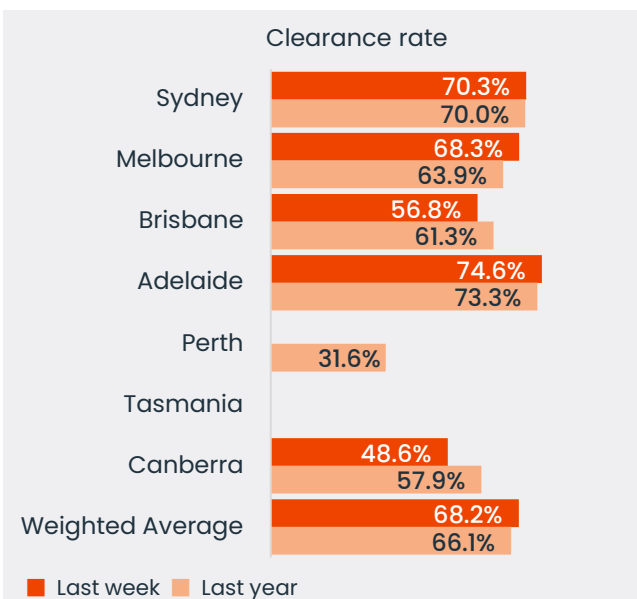
Sydney held its second busiest week of the year so far (after the week leading into Easter at 1,199), with 995 auctions held across the city. 70.3% of the results collected so far have returned a successful result, down slightly on the previous week's preliminary clearance rate of 70.6%, which was revised down to 63.2% once finalised.

Adelaide recorded the most auctions across the smaller capitals, with 206 homes taken to market, recording a preliminary clearance rate of 74.6% (lowest since the week ending August 4th at 66.7%). Brisbane held the second-highest volume of auctions last week, with 134 homes taken under the hammer. At 56.8%, last week's preliminary clearance rate was the lowest since mid-December last year. ACT recorded a preliminary clearance rate of 48.6%, on par with the week ending August 4th as the lowest early success rate so far this year.

The number of auctions is set to drop substantially this week due to the AFL grand final long weekend, with around 1,930 capital city homes currently scheduled to go under the hammer. Melbourne has around 250 homes scheduled for auction compared to nearly 1,300 auctions in Sydney.

Capital City Auction Statistics (Preliminary)

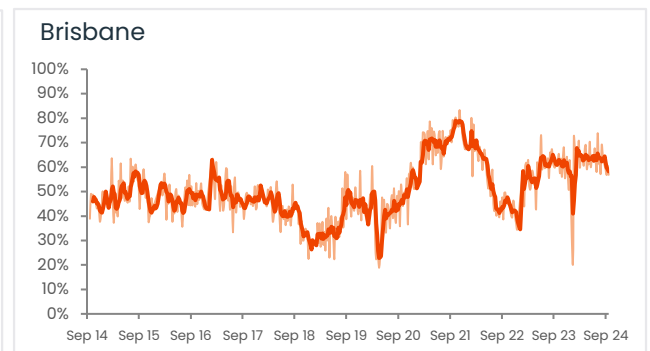
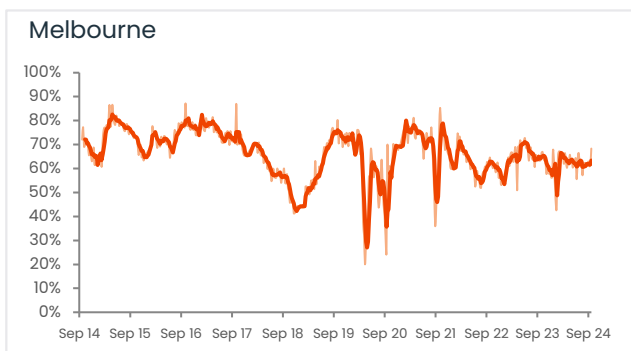
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	70.3%	995	713	501	212
Melbourne	68.3%	1,274	925	632	293
Brisbane	56.8%	134	95	54	41
Adelaide	74.6%	206	114	85	29
Perth	n.a.	16	7	2	5
Tasmania	n.a.	1	1	0	1
Canberra	48.6%	71	37	18	19
Weighted Average	68.2%	2,697	1,892	1,292	600

Weekly clearance rates



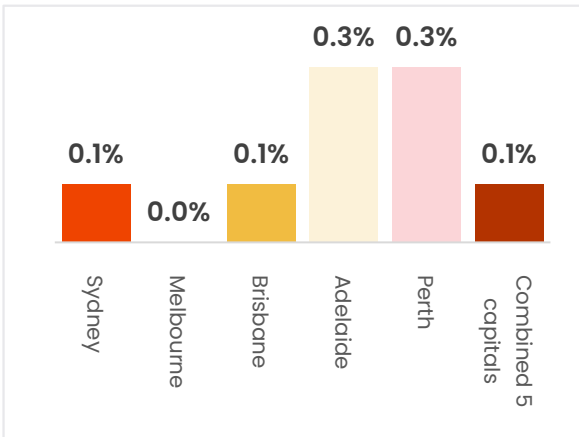
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	40.0%	21	15	6	9
Baulkham Hills and Hawkesbury	84.0%	49	25	21	4
Blacktown	77.3%	67	22	17	5
City and Inner South	74.0%	88	73	54	19
Eastern Suburbs	63.2%	115	95	60	35
Inner South West	71.7%	117	92	66	26
Inner West	76.4%	75	55	42	13
North Sydney and Hornsby	74.8%	144	107	80	27
Northern Beaches	76.3%	78	59	45	14
Outer South West	54.6%	12	11	6	5
Outer West and Blue Mountains	70.0%	13	10	7	3
Parramatta	69.4%	79	49	34	15
Ryde	57.9%	55	38	22	16
South West	62.5%	43	32	20	12
Sutherland	70.0%	39	30	21	9
Melbourne sub-regions					
Inner	66.5%	239	179	119	60
Inner East	83.8%	142	111	93	18
Inner South	68.2%	183	135	92	43
North East	72.6%	149	95	69	26
North West	65.9%	129	88	58	30
Outer East	65.7%	88	67	44	23
South East	69.3%	132	88	61	27
West	58.4%	175	137	80	57
Mornington Peninsula	64.0%	37	25	16	9
Regional SA4					
Newcastle and Lake Macquarie	65.0%	30	20	13	7
Illawarra	62.5%	18	16	10	6
Gold Coast	49.3%	105	75	37	38
Sunshine Coast	34.6%	115	26	9	17
Geelong	50.0%	15	14	7	7

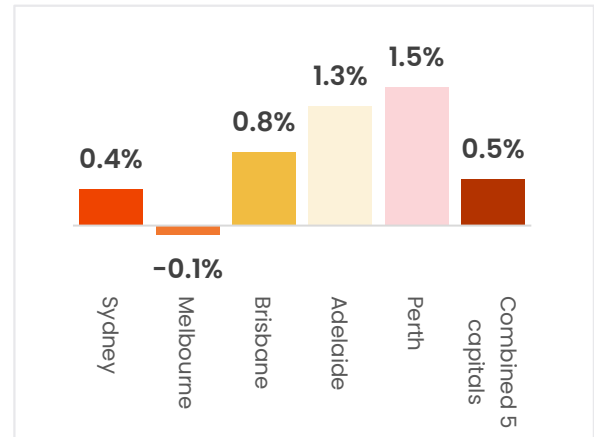
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

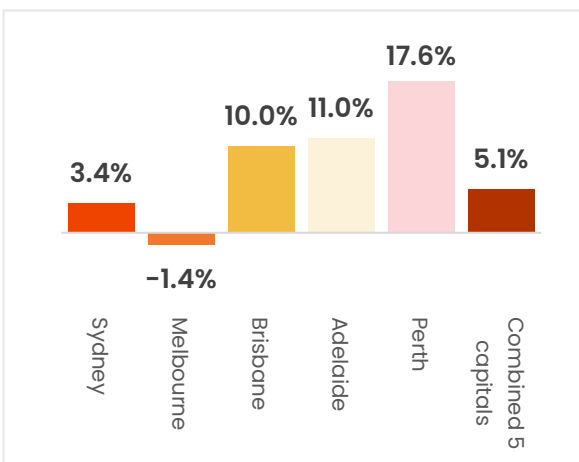
Weekly change



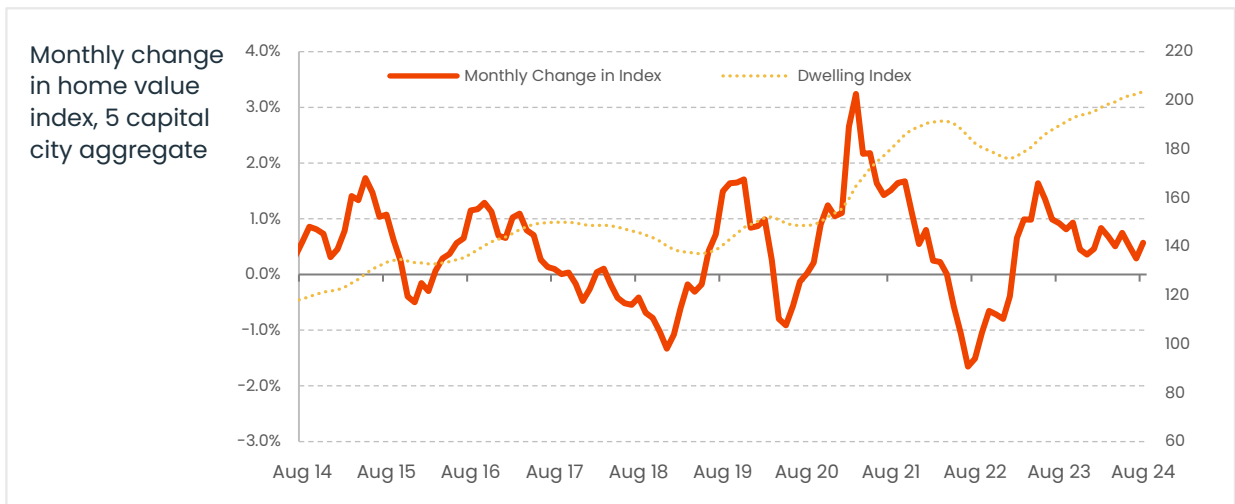
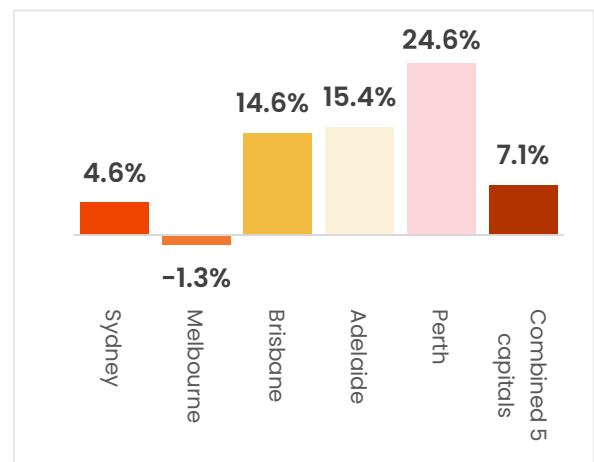
Monthly change



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

173
872

BRISBANE

3,988
11,568

PERTH

3,933
9,365

SYDNEY

7,843
22,750

COMBINED
CAPITALS
27,461
83,132

CANBERRA

597
1,914

HOBART

335
1,517

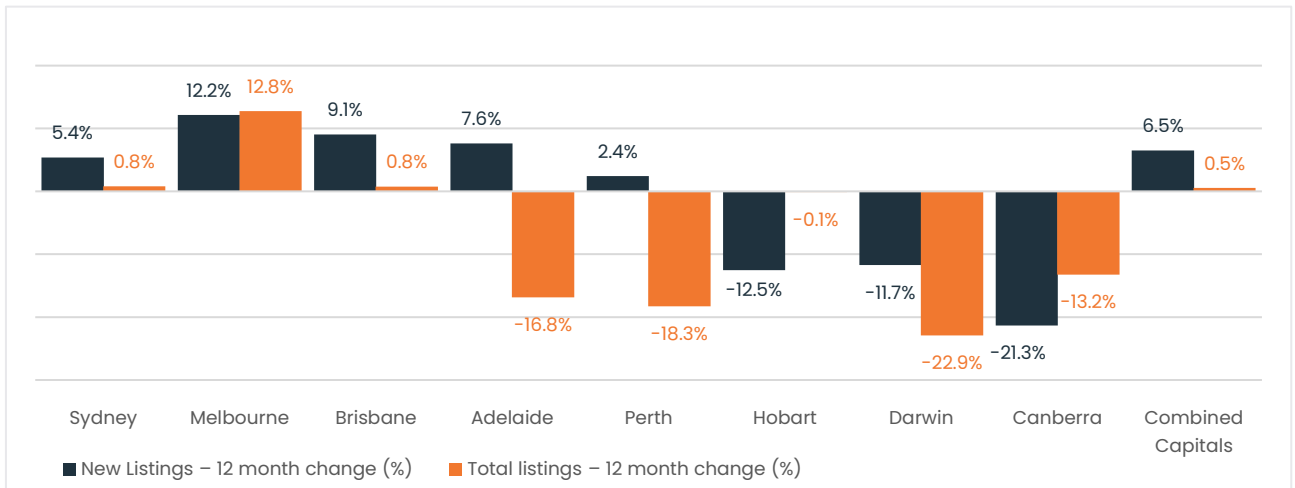
ADELAIDE

1,753
3,636

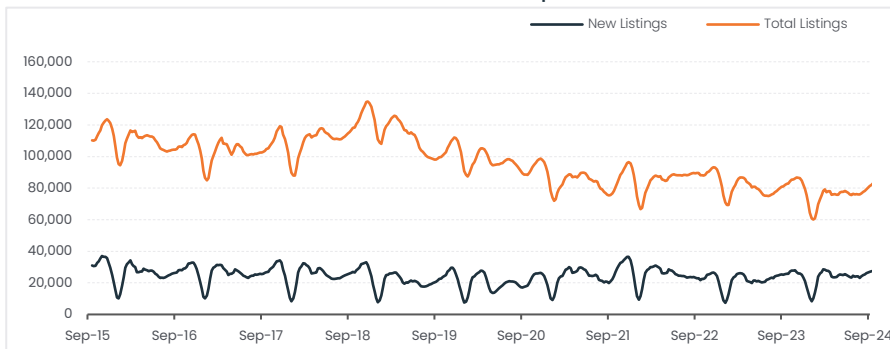
MELBOURNE

8,839
31,510

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 22 September 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



10 Mirri Close
Throsby
 🏠 4 🛋️ 4 🚗 0
\$1,900,000

Stone Real Estate Gungahlin



65 Dunstan Street
Curtin
 🏠 4 🛋️ 3 🚗 2
\$1,670,000

Home.ByHolly

New South Wales



1/8-10 Notts Avenue
Bondi Beach
 🏠 1 🛋️ 1 🚗 2
\$11,000,000

PPD Real Estate



31 Boden Avenue
Strathfield
 🏠 5 🛋️ 6 🚗 0
\$9,300,000

McGrath Strathfield

Northern Territory



10 Bullita Street
Durack
 🏠 4 🛋️ 3 🚗 2
\$870,000

Renees Realty NT



14 Leonie Street
Bellamack
 🏠 4 🛋️ 2 🚗 2
\$765,000

Call 2 View Real Estate

Queensland



3 Allambi Rise
Noosa Heads
 🏠 3 🛋️ 2 🚗 1
\$16,900,000

Tom Offermann Real Estate



38 Seaview Terrace
Sunshine Beach
 🏠 5 🛋️ 3 🚗 2
\$13,100,000

Tom Offermann Real Estate

South Australia



43 Hereford Avenue
Trinity Gardens
 🏠 4 🛋️ 2 🚗 1
\$2,600,000

Alexander Real Estate



39 Bosanquet Avenue
Prospect
 🏠 5 🛋️ 2 🚗 4
\$2,225,000

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



35 Alma Street
Bellerive

4 2 2

\$1,625,000

Petrusma Property - Sandy Bay



117 Woodcutters Road
Tolmans Hill

3 2 2

\$1,385,000

EIS Property

Victoria



104 Eglinton Street
Moonee Ponds

5 4 6

\$4,610,000

Jellis Craig Kensington



5 Highton Grove
Deepdene

4 2 2

\$4,275,000

Heavyside

Western Australia



96 West Coast Drive
Sorrento

5 2 2

\$3,600,000

Reamark Coastal



69 Peet Crescent
Trigg

5 4 2

\$2,900,000

Davey Real Estate

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