

Property Market Indicator Summary

All data to week ending 30 June 2024



Winter slowdown underway as auction volumes fall across combined capitals

Both the volume of auctions and preliminary clearance rates fell in the last week of the financial year, with the number of auctions held recorded at 2,001, down from 2,150 the week prior but 458 auctions more than at the same time last year (1,543). The lower auction count was accompanied by a 2.4 percentage point drop in the preliminary clearance rate, from 72.4% over the previous week (revised down to 66.2% on final numbers) to 70.0% last week.

862 auctions were held in Melbourne, down from 975 a week earlier, returning a preliminary clearance rate of 68.2%. The preliminary clearance rate fell from 72.9% a week earlier which revised down to 66.5% on final numbers.

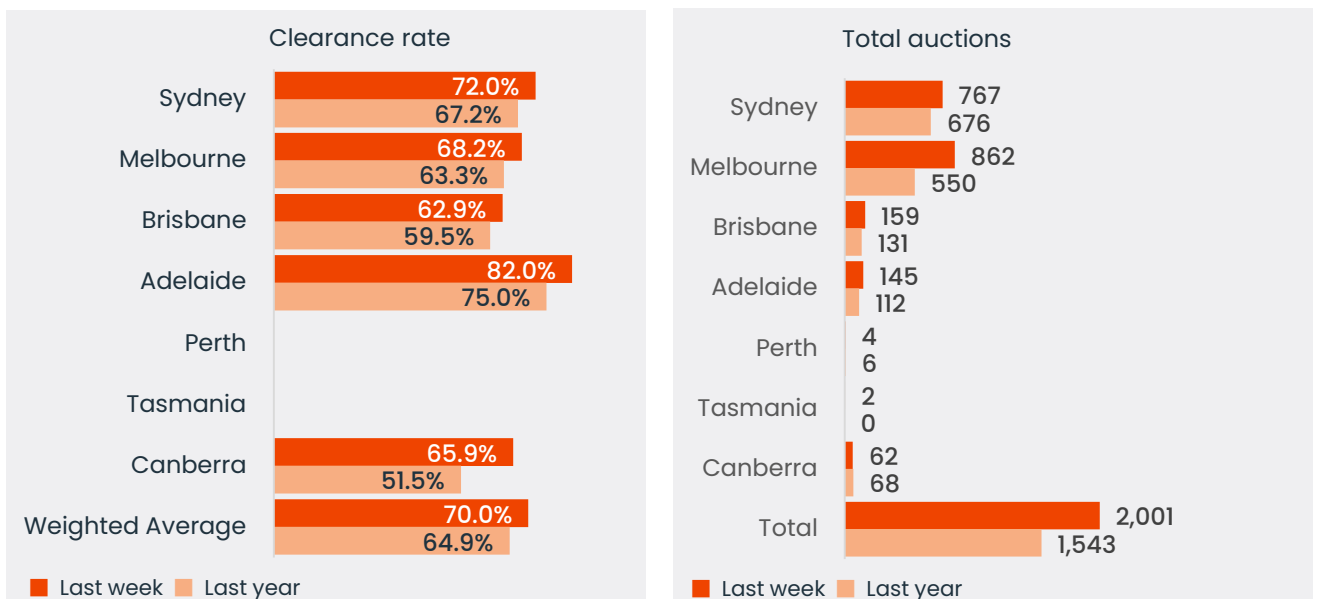
Sydney hosted 767 auctions, with 72.0% returning a successful result, up from 70.7% a week earlier (revised down to 63.9% once finalised, on par with the lowest final clearance rate so far this year).

The smaller auction markets returned mixed results. Adelaide continued to stand out with a high success rate: 82.0% of the 145 auctions held returned a positive result, however this was the lowest preliminary clearance rate for Adelaide since the last week of May. Brisbane hosted 159 auctions and returned a preliminary clearance rate of 62.9%, the lowest so far this year. 62 auctions were held in Canberra with an early clearance rate of 65.9%. Only four auctions were held in Perth and 2 in Tasmania.

This week, the number of auctions scheduled falls to around 1,800 and a bit less than 1,600 next week. Clearly the winter slowdown is underway, at least from a volume perspective.

Capital City Auction Statistics (Preliminary)

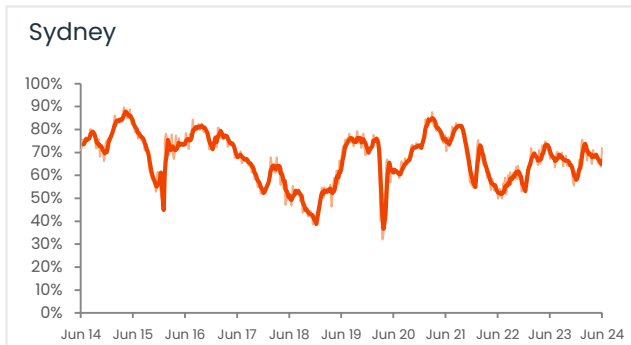
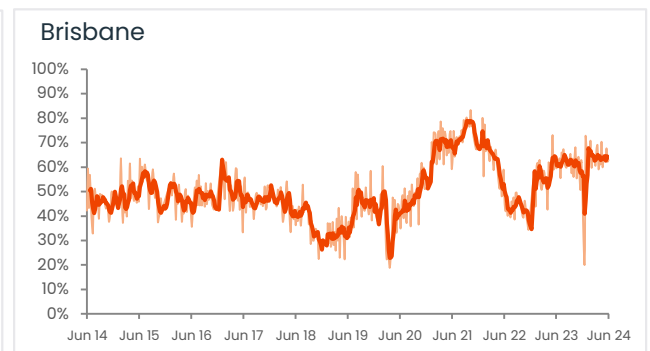
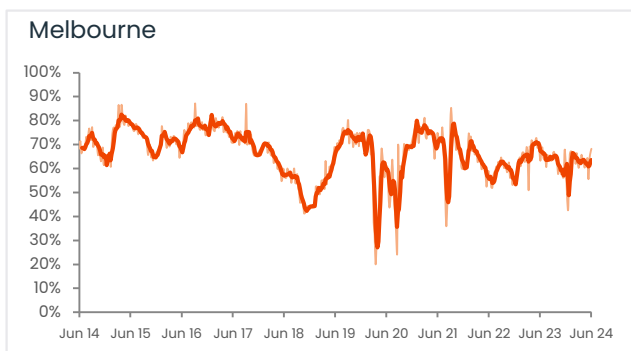
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	72.0%	767	546	393	153
Melbourne	68.2%	862	642	438	204
Brisbane	62.9%	159	124	78	46
Adelaide	82.0%	145	89	73	16
Perth	n.a.	4	4	1	3
Tasmania	n.a.	2	2	0	2
Canberra	65.9%	62	41	27	14
Weighted Average	70.0%	2,001	1,448	1,010	438

Weekly clearance rates



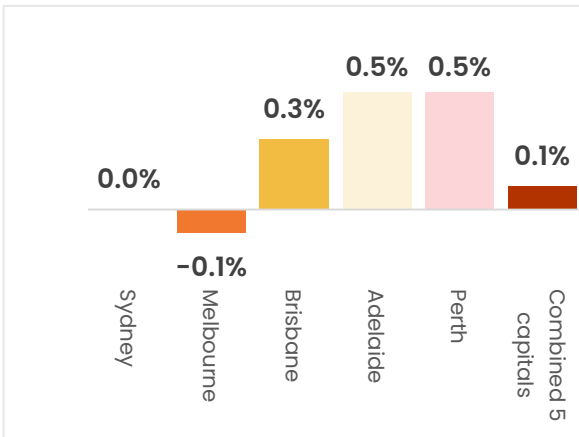
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	41.7%	20	12	5	7
Baulkham Hills and Hawkesbury	71.4%	34	14	10	4
Blacktown	78.6%	64	28	22	6
City and Inner South	77.6%	60	49	38	11
Eastern Suburbs	60.0%	77	70	42	28
Inner South West	70.8%	86	72	51	21
Inner West	93.3%	60	45	42	3
North Sydney and Hornsby	72.8%	113	81	59	22
Northern Beaches	61.0%	47	41	25	16
Outer South West	n.a.	17	7	5	2
Outer West and Blue Mountains	n.a.	13	3	2	1
Parramatta	73.9%	60	46	34	12
Ryde	63.6%	28	22	14	8
South West	86.8%	62	38	33	5
Sutherland	63.2%	27	19	12	7
Melbourne sub-regions					
Inner	69.2%	130	91	63	28
Inner East	70.7%	76	58	41	17
Inner South	67.2%	96	67	45	22
North East	68.9%	111	90	62	28
North West	69.8%	83	63	44	19
Outer East	63.4%	64	41	26	15
South East	67.1%	114	79	53	26
West	70.0%	171	140	98	42
Mornington Peninsula	46.2%	17	13	6	7
Regional SA4					
Newcastle and Lake Macquarie	69.2%	22	13	9	4
Illawarra	37.0%	33	27	10	17
Gold Coast	63.8%	70	47	30	17
Sunshine Coast	28.6%	37	28	8	20
Geelong	n.a.	15	7	3	4

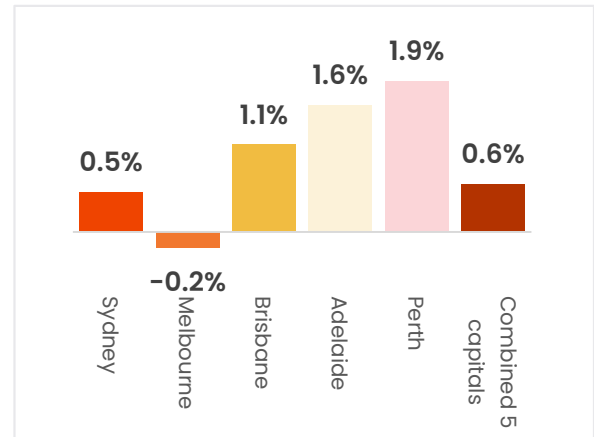
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

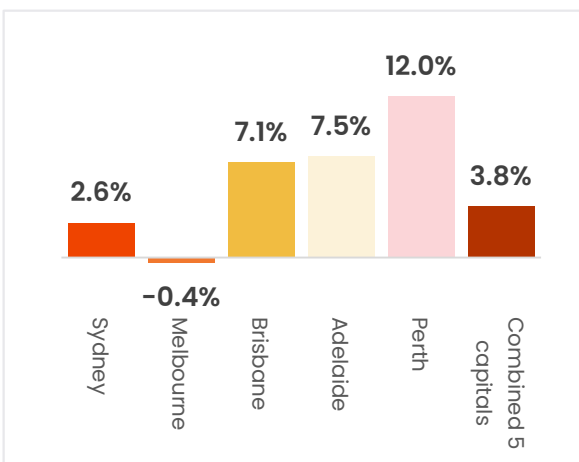
Weekly change



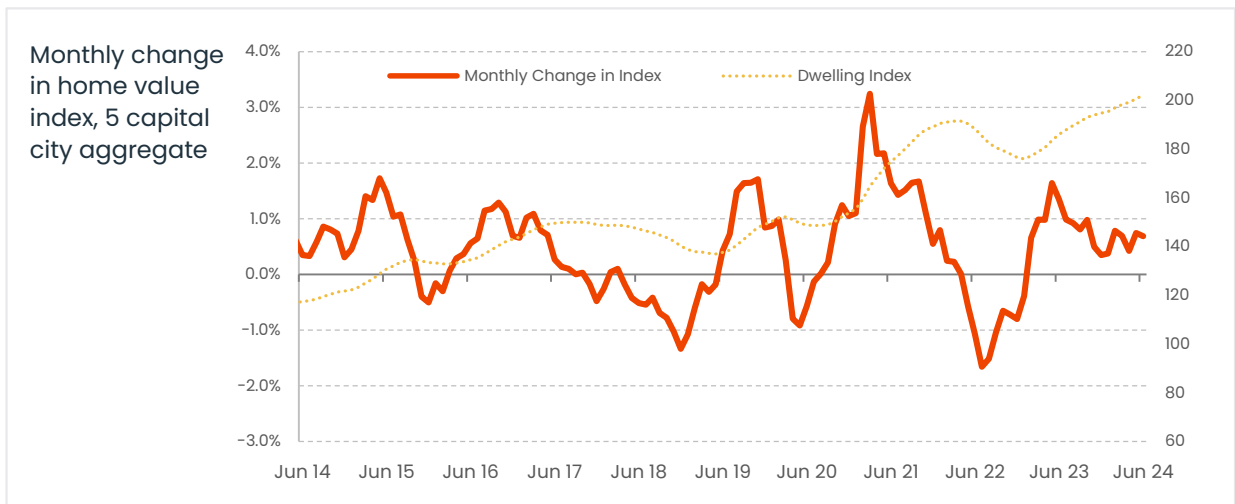
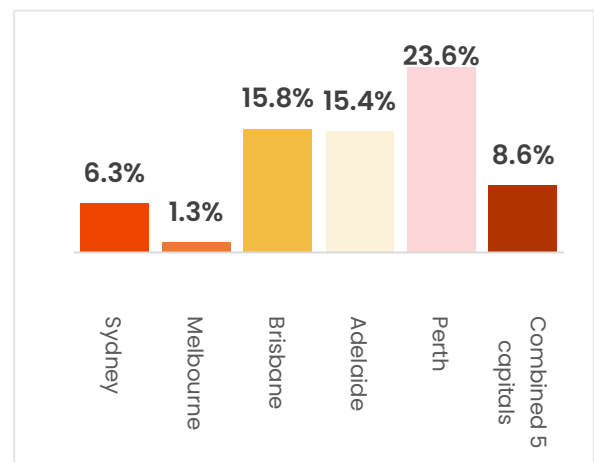
Monthly change



Year to date change



12 Month change

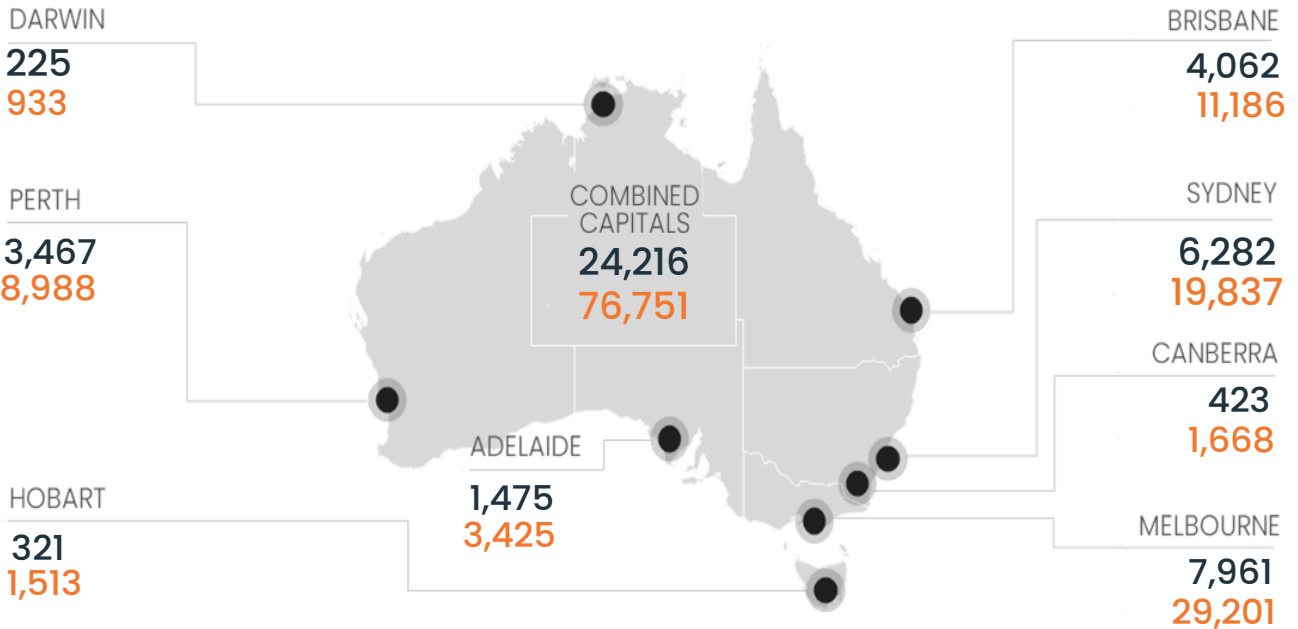


The monthly change is the change over the past 28 days.

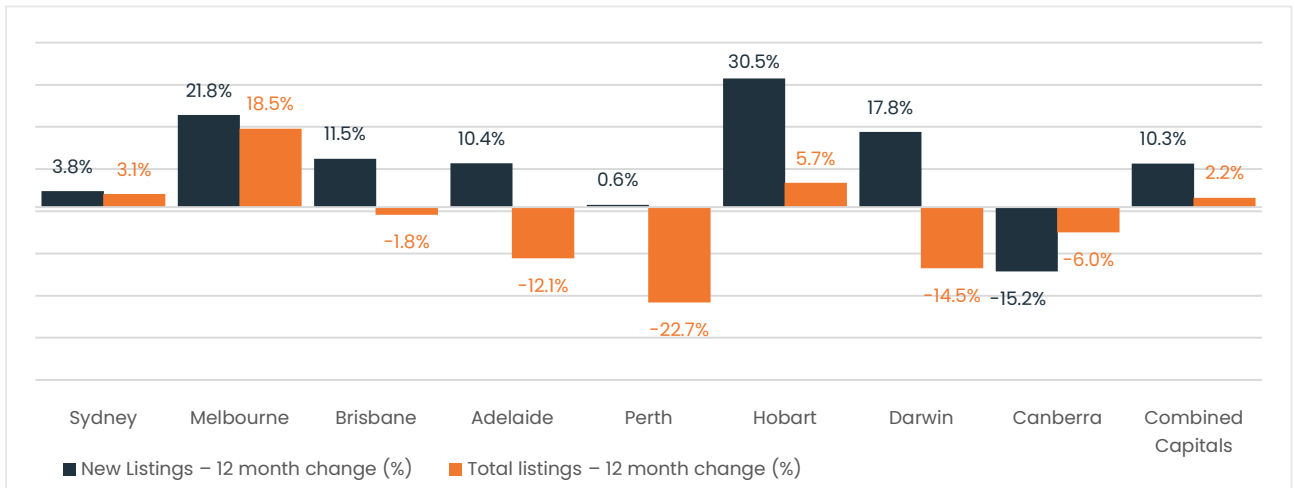
Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale – four week count

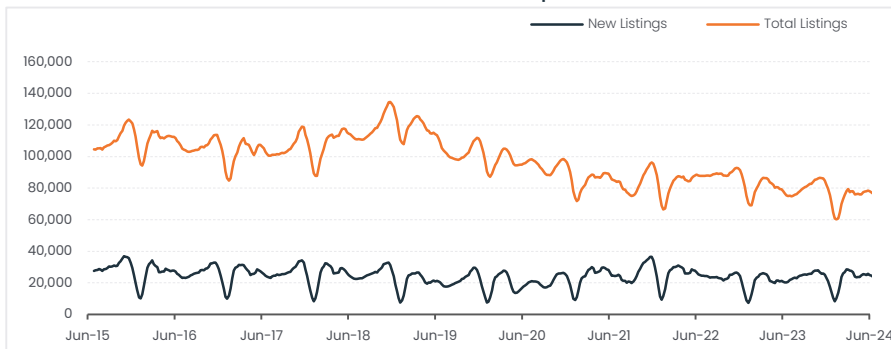
NEW LISTINGS ■ TOTAL LISTINGS ■



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 30 June 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 Couvreur Street
Garran
 🏠 4 🛋️ 2 🚗 2
\$1,850,000

Blackshaw Woden



44 Joan Tully Court
Strathnairn
 🏠 4 🛋️ 2 🚗 2
\$1,200,000

Carter and Co Agents

New South Wales



14 Olphert Avenue
Vaucluse
 🏠 4 🛋️ 4 🚗 2
\$8,550,000

Raine & Horne Double Bay



52 Eton Road
Lindfield
 🏠 5 🛋️ 5 🚗 2
\$7,350,000

Ray White Upper North Shore

Northern Territory



7 Stoddart Drive
Bayview
 🏠 5 🛋️ 3 🚗 2
\$990,000

Property Shop Darwin



2 Wingate Street
Gunn
 🏠 3 🛋️ 2 🚗 3
\$597,000

Elders Darwin

Queensland



59 Buena Vista Avenue
Coorparoo
 🏠 4 🛋️ 3 🚗 3
\$7,300,000

NGU Real Estate Toowong



82 Alkoomie Street
Wynnum
 🏠 5 🛋️ 5 🚗 2
\$4,005,000

McGrath

South Australia



10 Greenwood Grove
Urrbrae
 🏠 4 🛋️ 3 🚗 2
\$2,580,000

WILLIAMS



13 Mill Street
Dulwich
 🏠 4 🛋️ 2 🚗 3
\$2,125,000

Harcourts Pilgrim

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



405 Moina Road
Moina
 4 3 0
\$1,600,000

Roberts Real Estate Sheffield



27 Howrah Road
Howrah
 2 1 0
\$1,225,000

Harcourts Signature Sorell

Victoria



9 Lambourne Street
Surrey Hills
 5 3 2
\$3,160,000

Heavyside



9 Rosella Road
Parkdale
 5 4 2
\$3,010,000

Ray White Cheltenham

Western Australia



95 North Road
Bassendean
 5 4 8
\$5,500,000

William Porteous Properties



60 The Avenue
Nedlands
 3 2 4
\$3,900,000

William Porteous Properties

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