

Property Market Indicator Summary

All data to week ending 10 November 2024



Second highest volume of auctions through spring season to date

There were 2,820 auctions held last week, the second highest volume through the spring season to date and the fifth highest volume of auctions through 2024 so far.

The preliminary auction clearance rate came in at 65.8% across the combined capitals, 2.4 percentage points higher than the previous week but below the average through spring to date (67.1%).

Melbourne hosted the most auctions last week with 1,293 homes taken to market, which is the third highest weekly volume of auctions through the spring season so far. 66.5% of auctions have returned a successful result based on the preliminary collection, up from 62.4% over the previous week and roughly in line with the spring season average of 66.4%.

1,073 auctions were held in Sydney last week, the third highest volume through the year to date and the second highest week of auctions through spring so far. 68.2% of auctions returned a positive result on the preliminary numbers, up from 65.5% the week prior

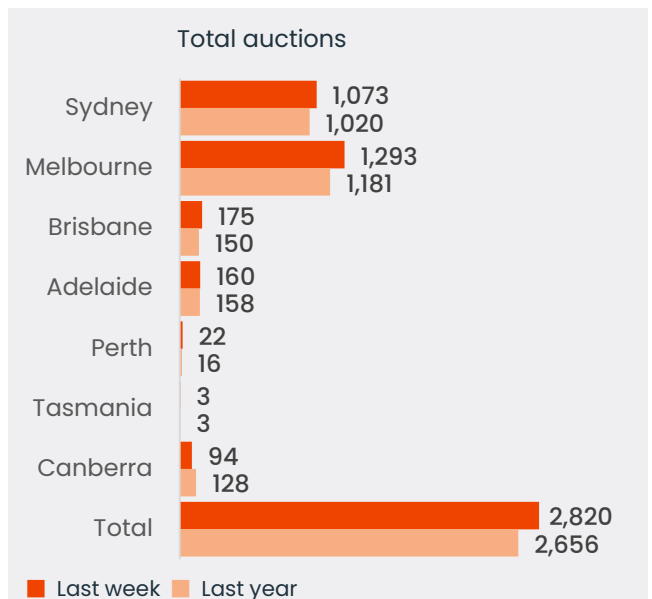
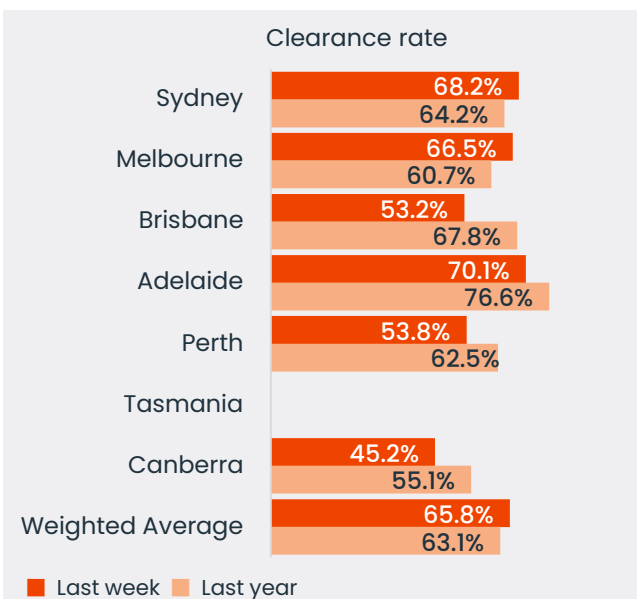
and only slightly below the spring season average of 68.4%. Sydney's preliminary auction clearance rate has held below the 70% mark for six of the past seven weeks.

Across the smaller capitals, Brisbane saw the most auctions held with 175 homes going under the hammer, however this was the lowest weekly volume in five weeks. 53.2% of Brisbane auctions have been reported as successful so far, up from 52.3% the previous week but below the spring-to-date average of 57.4%. Adelaide saw 160 homes go to auction, with 70.1% selling so far. 94 auctions were held across the ACT with a preliminary clearance rate of 45.2%, the lowest preliminary clearance rate since the early phase of the pandemic in April 2020. 22 auctions were held in Perth with 53.8% selling so far, and only three auctions were held in Tasmania.

We are expecting to see over 2,900 auctions held this week before scaling back a little to around 2,550 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	68.2%	1,073	773	527	246
Melbourne	66.5%	1,293	908	604	304
Brisbane	53.2%	175	109	58	51
Adelaide	70.1%	160	67	47	20
Perth	53.8%	22	13	7	6
Tasmania	n.a.	3	2	2	0
Canberra	45.2%	94	62	28	34
Weighted Average	65.8%	2,820	1,934	1,273	661

Weekly clearance rates

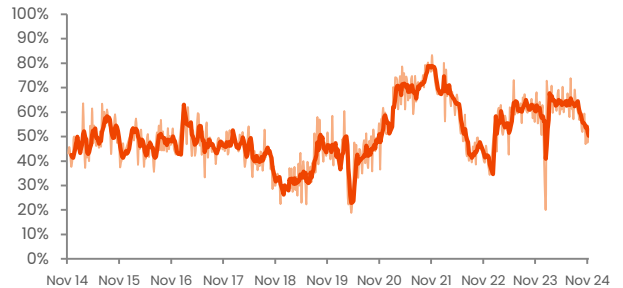
Combined capital cities



Melbourne



Brisbane



Sydney



Adelaide



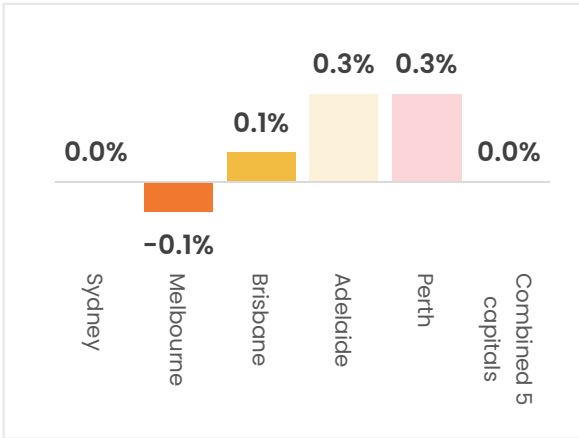
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	41.7%	20	12	5	7
Baulkham Hills and Hawkesbury	50.0%	43	22	11	11
Blacktown	55.3%	73	38	21	17
City and Inner South	69.1%	86	68	47	21
Eastern Suburbs	67.5%	91	77	52	25
Inner South West	83.2%	118	95	79	16
Inner West	71.4%	101	77	55	22
North Sydney and Hornsby	69.0%	165	116	80	36
Northern Beaches	65.1%	78	63	41	22
Outer South West	72.7%	17	11	8	3
Outer West and Blue Mountains	50.0%	15	14	7	7
Parramatta	51.0%	77	49	25	24
Ryde	79.0%	53	38	30	8
South West	69.1%	80	55	38	17
Sutherland	73.7%	56	38	28	10
Melbourne sub-regions					
Inner	64.4%	202	135	87	48
Inner East	65.2%	141	112	73	39
Inner South	68.7%	191	115	79	36
North East	65.9%	167	123	81	42
North West	64.8%	152	105	68	37
Outer East	75.4%	81	61	46	15
South East	73.1%	135	93	68	25
West	62.7%	195	142	89	53
Mornington Peninsula	59.1%	29	22	13	9
Regional SA4					
Newcastle and Lake Macquarie	79.4%	43	34	27	7
Illawarra	30.0%	13	10	3	7
Gold Coast	56.8%	67	44	25	19
Sunshine Coast	63.2%	35	19	12	7
Geelong	30.8%	19	13	4	9

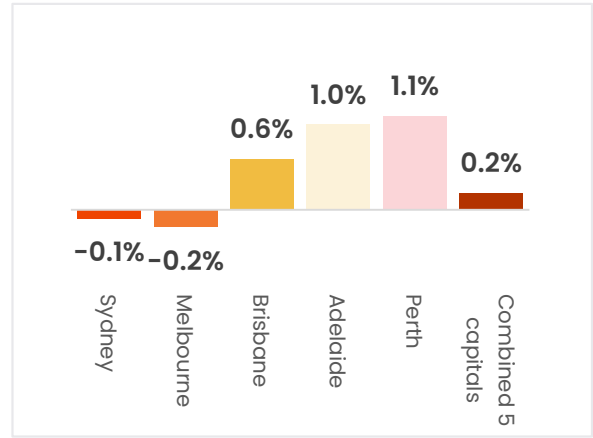
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

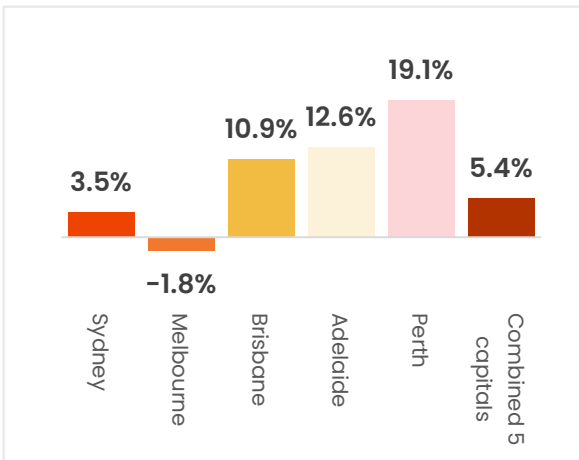
Weekly change



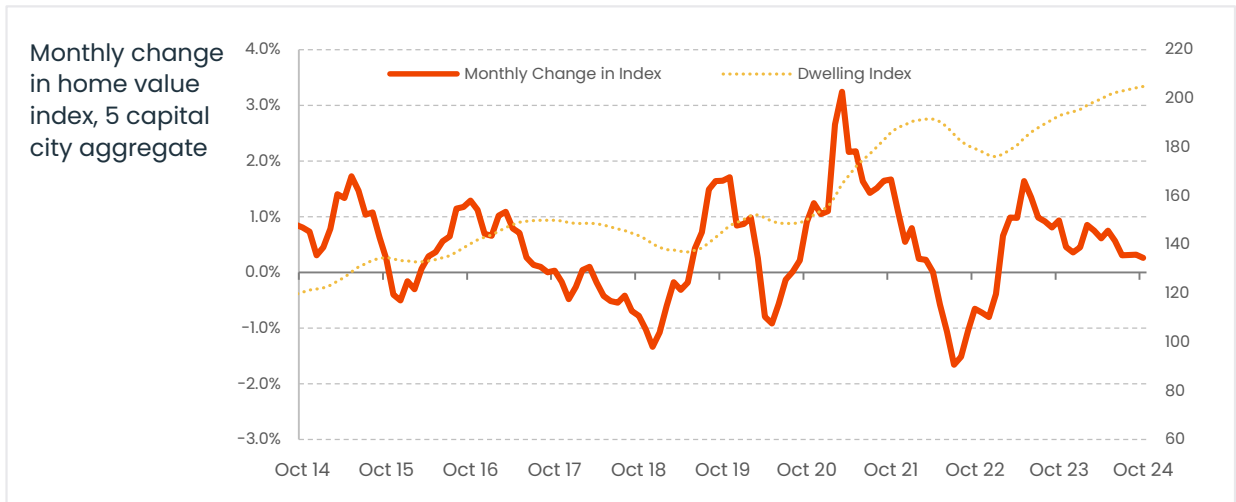
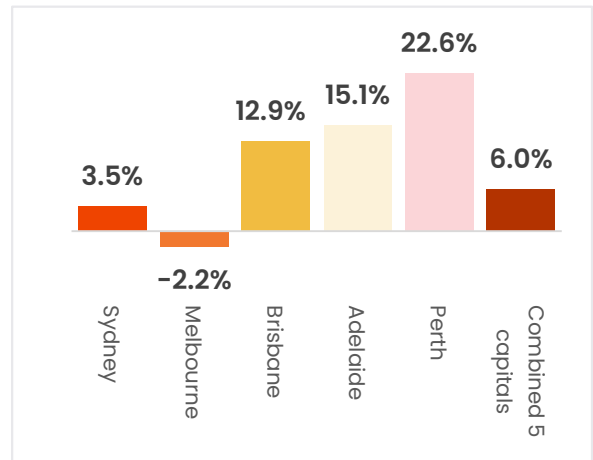
Monthly change



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

179
796

BRISBANE

4,538
13,237

PERTH

4,604
11,307

SYDNEY

8,127
26,393

CANBERRA

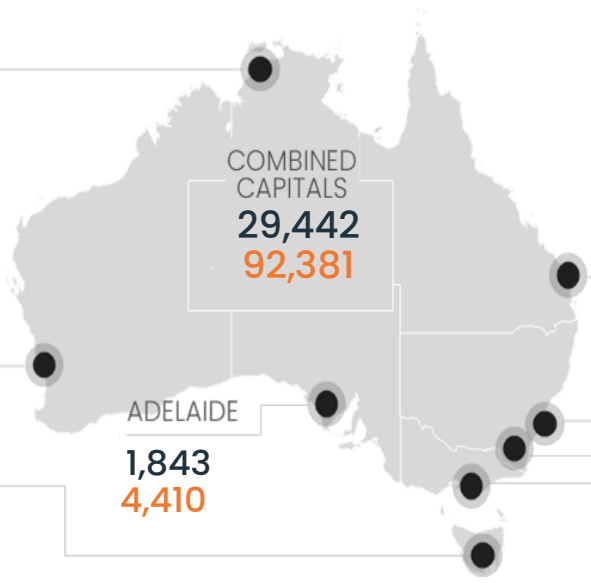
686
2,266

HOBART

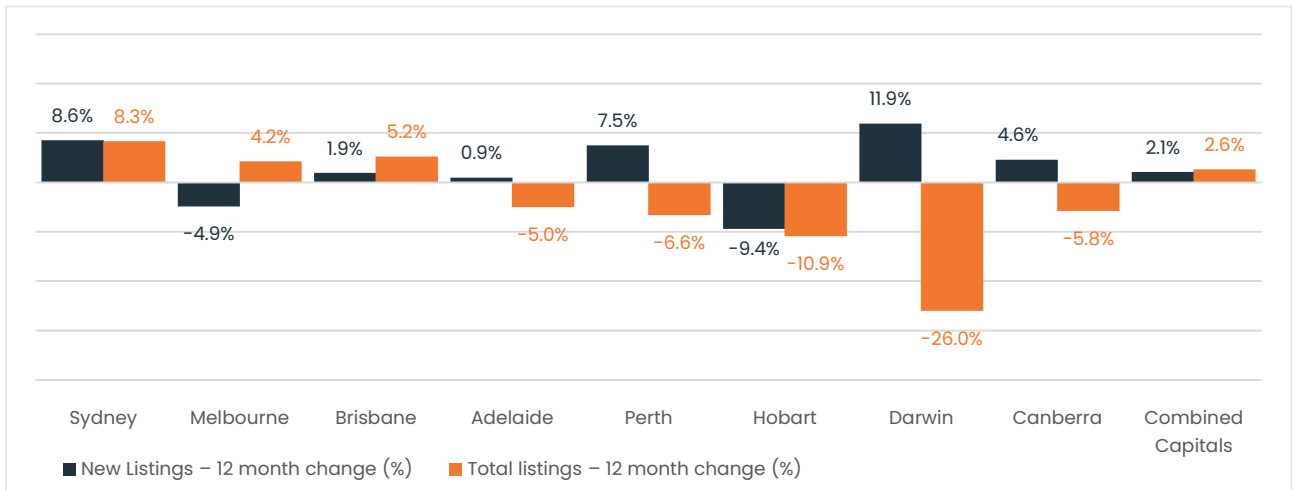
357
1,459

MELBOURNE

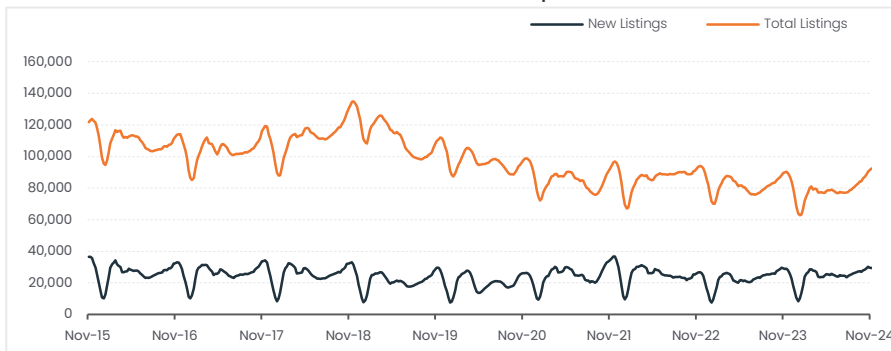
9,108
32,513



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 10 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



13 Farrer Street
Braddon
 🏠 4 🛋️ 2 🚗 2
\$2,505,000

Carter and Co Agents



42 Tyrrell Circuit
Kaleen
 🏠 6 🛋️ 3 🚗 2
\$1,410,000

LJ Hooker Kaleen

New South Wales



10 Queens Avenue
Vaucluse
 🏠 4 🛋️ 4 🚗 5
\$26,000,000

PPD Real Estate



44 Fitzroy Street
Kirribilli
 🏠 4 🛋️ 3 🚗 2
\$7,700,000

Ray White Lower North Shore Group

Northern Territory



27 Gumungwa Street
Lyons
 🏠 4 🛋️ 2 🚗 2
\$685,000

Property Shop Darwin



6406/7 Anchorage Court
Darwin City
 🏠 2 🛋️ 2 🚗 2
\$634,000

Eview Group Australia

Queensland



75 Bridgman Drive
Reedy Creek
 🏠 4 🛋️ 3 🚗 3
\$6,500,000

Amir Prestige Mermaid Beach



15 Victoria Terrace
Shelly Beach
 🏠 5 🛋️ 2 🚗 2
\$5,600,000

Ray White Caloundra

South Australia



2A Pier Street
Glenelg South
 🏠 3 🛋️ 2 🚗 0
\$2,900,000

Noakes Nickolas



1A Reddie Street
Henley Beach
 🏠 4 🛋️ 2 🚗 4
\$2,520,000

Barry Plant Adelaide

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



1 Morris Street
Cooee

5 3 2

\$2,310,000

Harcourts Burnie



3 Pindos Drive
Tranmere

3 2 1

\$1,010,000

Harcourts Signature Sorell

Victoria



33 Beaconsfield Parade
Albert Park

4 3 2

\$8,198,000

RT Edgar Albert Park



22 Hanby Street
Brighton

4 3 2

\$3,125,000

Marshall White Bayside

Western Australia



96A Victoria Avenue
Dalkeith

4 2 2

\$6,500,000

*William Porteous Properties
International*



10 Ness Road
Applecross

5 4 4

\$4,300,000

Ando Real Estate

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