

Property Market Indicator Summary

All data to week ending 1 December 2024



Spring selling season comes to an end

The auction market ended the spring selling season with a whimper as the preliminary combined capitals clearance rate fell to 63.4%, on par with the first week of November as the lowest early clearance rate of the year so far.

The soft result occurred against a sizeable number of auctions. 2,680 capital city homes went under the hammer last week, 40 more than the previous week (2,640) and the eighth highest volume of auctions held through the year to-date.

1,193 auctions were held in Melbourne, up from 1,161 the previous week, but still 'only' the ninth highest volume of weekly auctions held in 2024 so far. 64.1% of auctions have been successful so far – the third lowest result of the spring selling season. The result is also lower than the previous week's preliminary auction clearance rate, which came in at 65.2% and revised down to 56.4%.

Sydney hosted 1,029 auctions last week, the sixth highest weekly volume so far this year and the fifth highest through the spring selling season. So far, 65.1% of auctions have been reported as successful, the fourth lowest preliminary clearance rate so far this year. This was also down from 68.4% a week earlier which revised lower to 59.0% on final numbers (the fifth week in a row where Sydney's final auction clearance rate has been below the 60% mark).

Across the smaller capitals, Brisbane hosted the most auctions with 175 homes taken under the hammer, well down on the week prior, which likely marked the seasonal peak in auction activity across the city, when 235 homes went to auction. 52.9% of Brisbane auctions have been reported as successful so far, the third lowest preliminary auction clearance rate this year to-date.

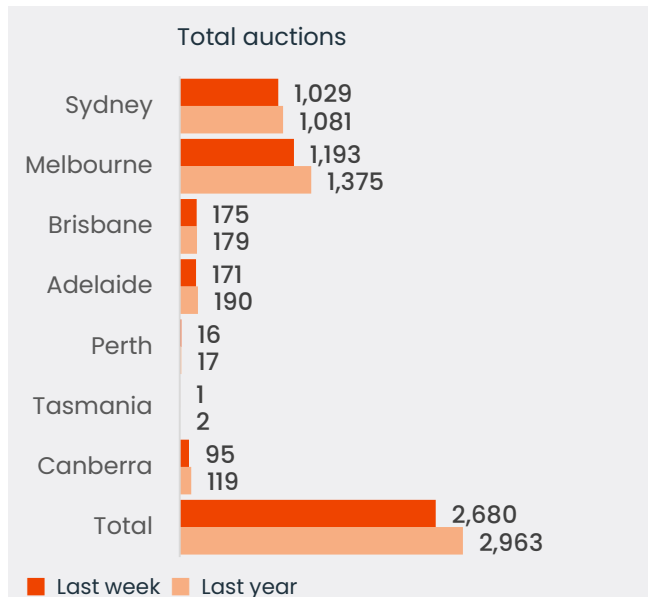
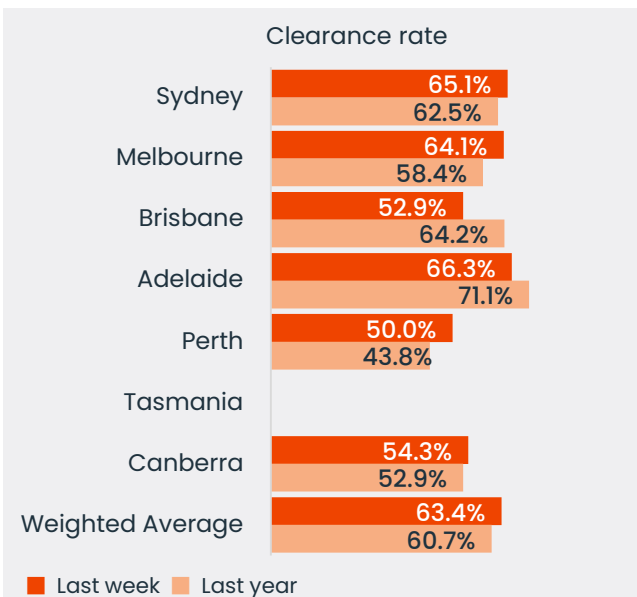
171 homes went to auction in Adelaide, the fourth highest volume of auctions held so far this year. With 66.3% of auctions collected so far recording a successful outcome, this was on par with the previous week as Adelaide's lowest preliminary clearance rate through the year to-date.

95 auctions were in held across the ACT with 54.3% selling based on the early results. Only 16 homes were auctioned in Perth with half reporting a successful result. There was just one home auctioned in Tasmania although the result is yet to be collected.

This week we are expecting around 2,490 auctions to be held as the selling season starts to wind down. It looks like the peak volume for spring occurred relatively early this year, with the volume of auctions peaking at 3,135 over the last week of October.

Capital City Auction Statistics (Preliminary)

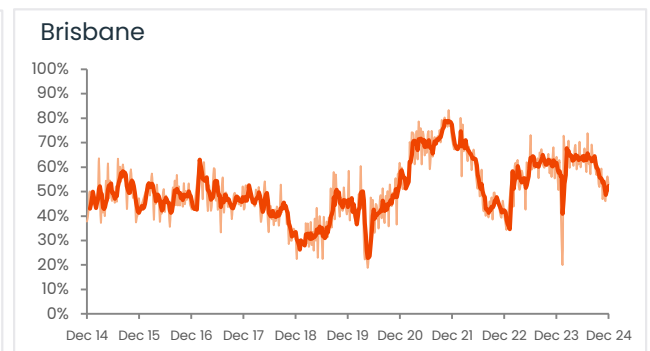
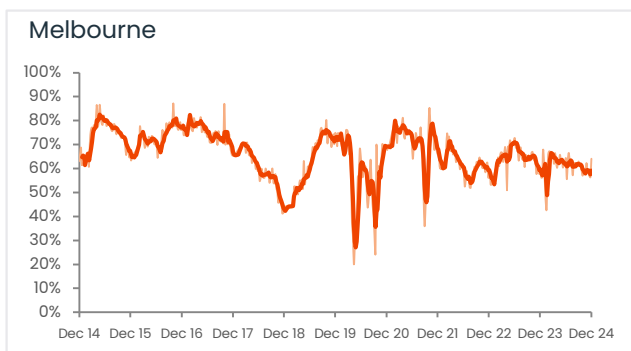
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	65.1%	1,029	765	498	267
Melbourne	64.1%	1,193	927	594	333
Brisbane	52.9%	175	138	73	65
Adelaide	66.3%	171	92	61	31
Perth	50.0%	16	10	5	5
Tasmania	n.a.	1	0	0	0
Canberra	54.3%	95	70	38	32
Weighted Average	63.4%	2,680	2,002	1,269	733

Weekly clearance rates



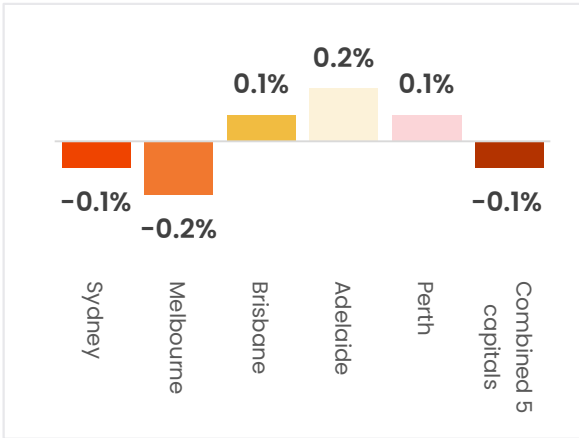
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	50.0%	23	14	7	7
Baulkham Hills and Hawkesbury	66.7%	37	18	12	6
Blacktown	64.3%	55	28	18	10
City and Inner South	60.0%	91	75	45	30
Eastern Suburbs	63.5%	118	104	66	38
Inner South West	74.4%	117	82	61	21
Inner West	72.4%	95	76	55	21
North Sydney and Hornsby	66.4%	153	125	83	42
Northern Beaches	67.1%	94	85	57	28
Outer South West	n.a.	11	6	4	2
Outer West and Blue Mountains	n.a.	12	9	6	3
Parramatta	60.4%	85	48	29	19
Ryde	63.2%	51	38	24	14
South West	73.3%	51	30	22	8
Sutherland	37.9%	39	29	11	18
Melbourne sub-regions					
Inner	62.4%	206	165	103	62
Inner East	71.6%	138	116	83	33
Inner South	65.0%	136	97	63	34
North East	65.4%	141	104	68	36
North West	61.7%	119	94	58	36
Outer East	71.4%	79	56	40	16
South East	62.6%	128	91	57	34
West	59.4%	211	175	104	71
Mornington Peninsula	62.1%	36	29	18	11
Regional SA4					
Newcastle and Lake Macquarie	51.7%	36	29	15	14
Illawarra	53.1%	42	32	17	15
Gold Coast	41.2%	64	51	21	30
Sunshine Coast	35.7%	35	28	10	18
Geelong	n.a.	8	4	2	2

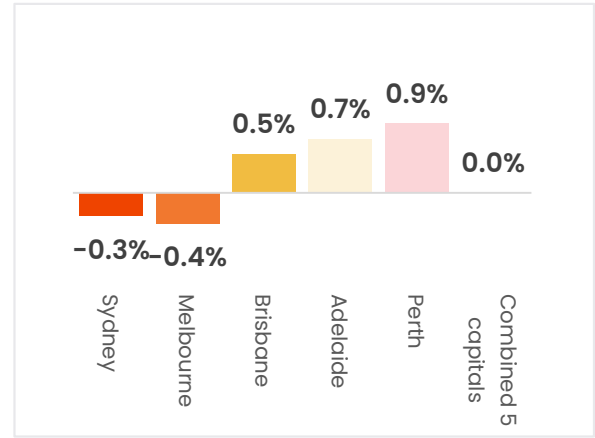
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

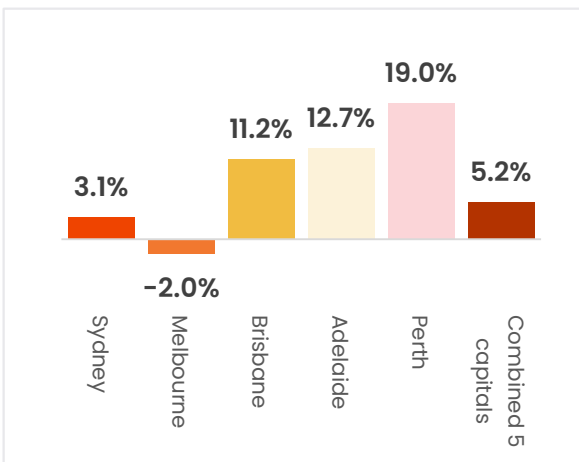
Weekly change



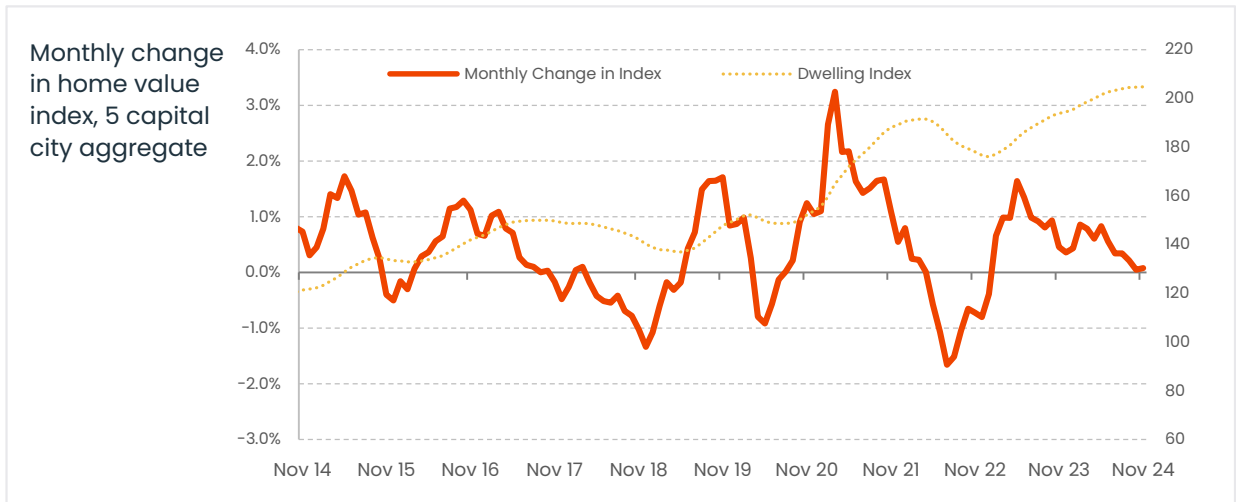
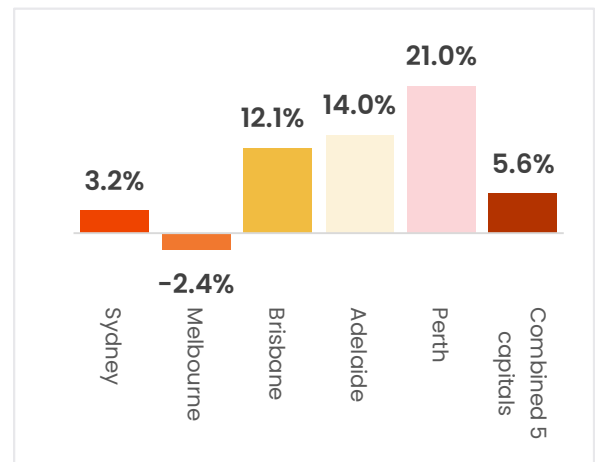
Monthly change



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

151
714

BRISBANE

4,143
13,193

PERTH

4,720
12,072

SYDNEY

5,790
24,711

COMBINED
CAPITALS
25,660
91,178

CANBERRA

560
2,238

HOBART

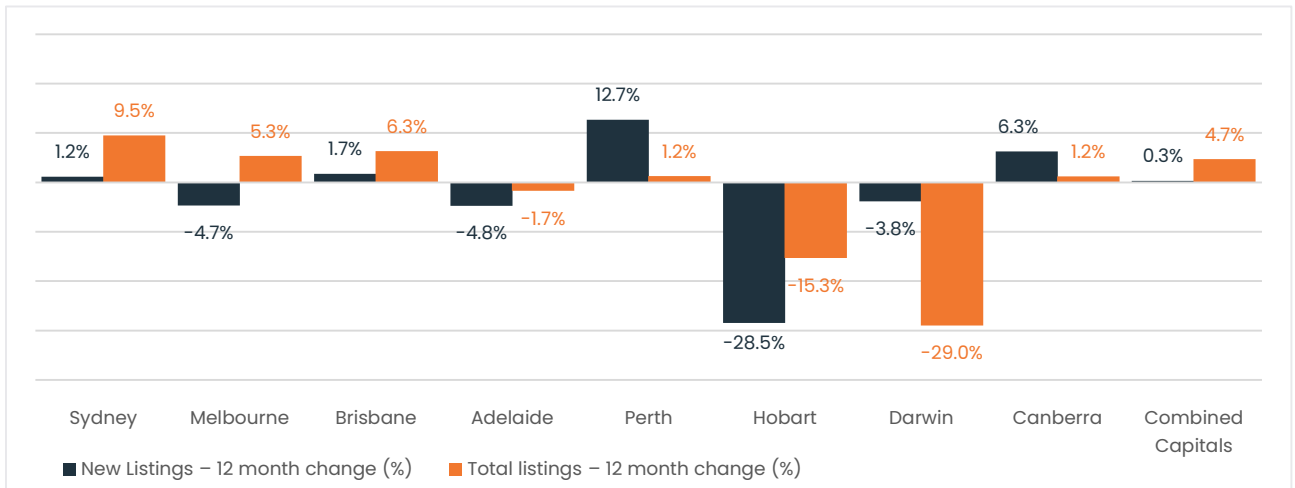
319
1,440

ADELAIDE
1,801
4,474

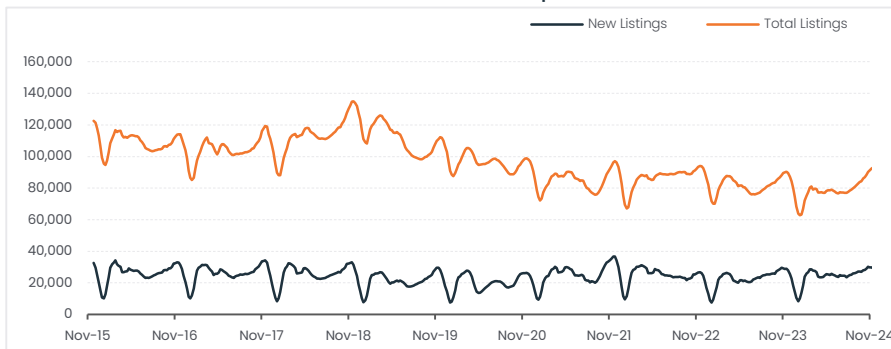
MELBOURNE

8,176
32,336

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 01 December 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



1014/39 London Circuit
City
 4 2 2
\$1,910,000

Ray White Canberra



139 Duffy Street
Ainslie
 6 4 2
\$1,740,000

LJ Hooker Weston Creek

New South Wales



15 Baden Road
Kurraba Point
 4 4 2
\$19,000,000

Ray White Lower North Shore Group



21 Parriwi Road
Mosman
 6 5 3
\$16,400,000

Ray White Lower North Shore Group

Northern Territory



8 Cooper Street
Fannie Bay
 5 3 2
\$1,230,000

Ray White Darwin



29 Kapalga Street
Tiwi
 4 2 2
\$750,000

@realty

Queensland



79 Duke Street
Toowong
 5 3 4
\$5,150,000

McGrath



56 Palm Avenue
Ascot
 5 4 2
\$4,950,000

Ray White Ascot

South Australia



27 Tennyson Street
Medindie
 4 2 2
\$2,520,000

Williams



2 Arafura Court
Hallett Cove
 4 4 4
\$1,650,000

Magain 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



37 Bingley Street
Howrah
🏠 5 🛋️ 2 🚗 2
\$1,100,000

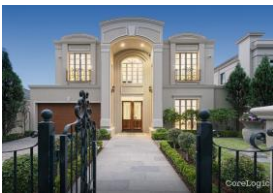
Area Specialist Tasmania



1/50 Mannata Street
Lauderdale
🏠 3 🛋️ 2 🚗 2
\$800,000

Raine & Horne Eastern Shore

Victoria



23 Alexandra Avenue
Canterbury
🏠 6 🛋️ 4 🚗 3
\$5,850,000

Kay & Burton Armadale



21 Margaret Street
Canterbury
🏠 5 🛋️ 3 🚗 3
\$4,470,000

Marshall White Boroondara

Western Australia



7 Rinaldi Crescent
Karrinyup
🏠 5 🛋️ 3 🚗 2
\$2,200,000

Realmark Coastal



90 Jackson Avenue
Karrinyup
🏠 4 🛋️ 2 🚗 2
\$2,200,000

Realmark Coastal

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