

# Property Market Indicator Summary

All data to week ending 15 December 2024



## Auction market winding down in the final weeks of December

There were 2,264 capital city homes taken to auction last week, down from 2,617 over the previous week and 2,884 over the same week last year. The preliminary clearance rate came in at 64.6%, 2.2 percentage points higher than the previous week's preliminary clearance rate (62.4%, revised down to 57.6% once finalised).

Across Melbourne, 1,022 homes were taken to auction last week, compared to 1,236 over the previous week and 1,398 one year ago. Melbourne's preliminary clearance rate came in at 68.6%, up 1.6 percentage points from the previous week (67.0%, revising down to 60.5% on final numbers), the highest preliminary result since 20<sup>th</sup> October (69.2%).

816 homes went under the hammer in Sydney last week, down from 927 the week prior week and 934 this time last year. The preliminary clearance rate came in at 63.0%, after the previous week recorded the lowest preliminary clearance rate of the year to date (57.5% which revised down to 54.8% on final numbers).

Brisbane hosted the most auctions across the smaller capitals, with 166 homes taken to auction last week. A preliminary clearance rate of 59.3% has been reported, up from 57.6% a week earlier (which revised down to 51.0% on final numbers).

There were 159 auctions in Adelaide last week, returning an early clearance rate of 63.0%, up from 61.7% the previous week (which was revised to 61.9% on final numbers).

Just 62 auctions were held in the ACT, down from 78 the previous week. Of the results reported so far, 54.5% were successful, down from 60.8% the week prior (revising down to 53.2% on final numbers).

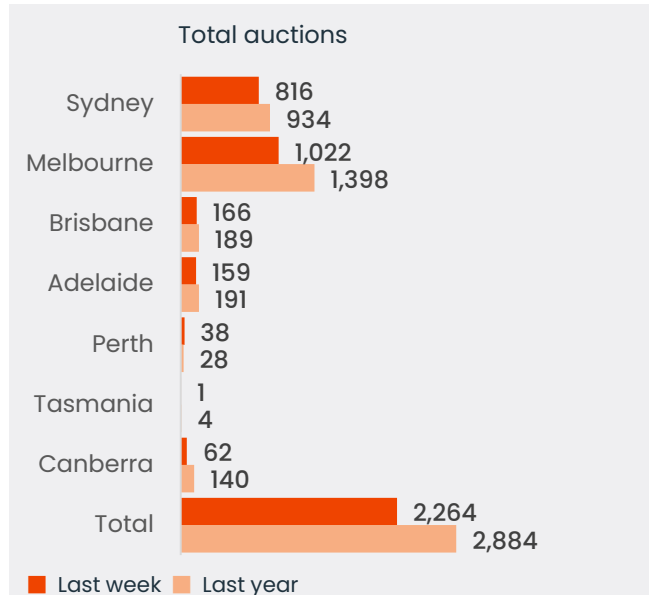
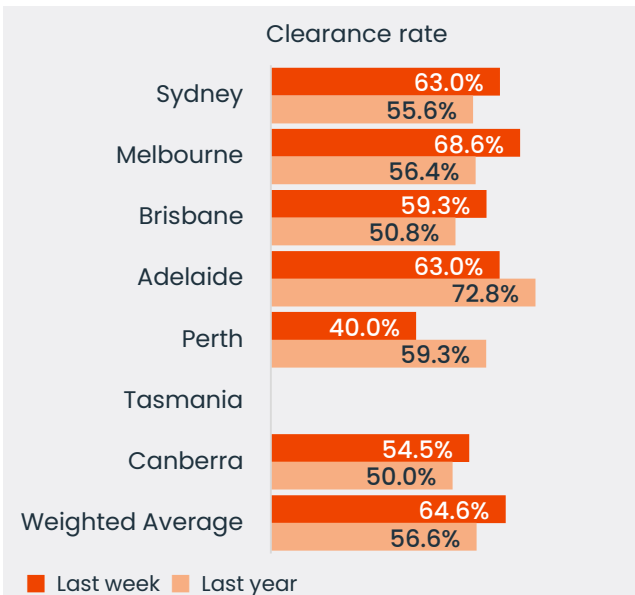
There were 38 auctions held in Perth, the busiest auction week of the year, returning a preliminary auction clearance rate of 40.0%. Just one auction was held in Tasmania last week, with the result yet to be reported.

Auctions are winding down as Christmas approaches, with just under 850 capital city homes currently scheduled for auction this week, while just a handful of homes are scheduled for auction next week.

**Please note this is our final weekly market update for the year, resuming on Monday 13<sup>th</sup> January (excluding auctions which will resume late January/early February, depending on volume).**

## Capital City Auction Statistics (Preliminary)

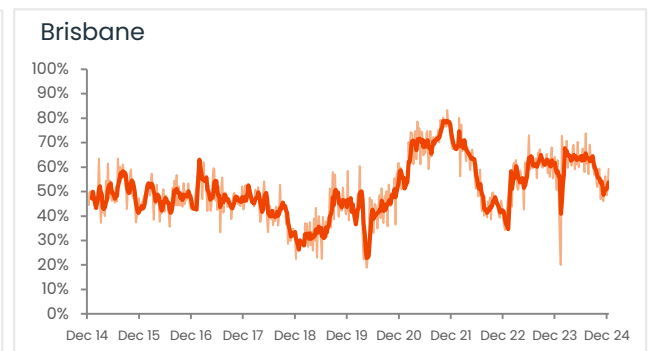
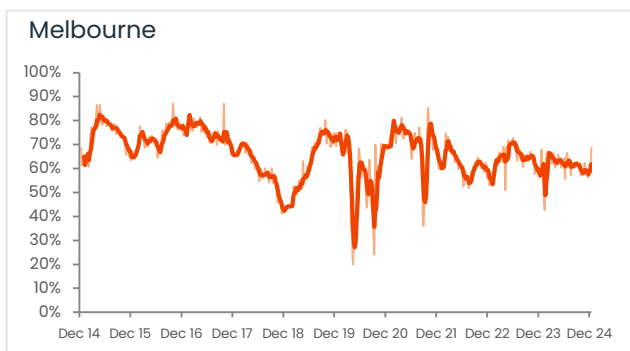
Please note: A minimum sample size of 10 results is required to report a clearance rate



## Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	63.0%	816	546	344	202
Melbourne	68.6%	1,022	662	454	208
Brisbane	59.3%	166	118	70	48
Adelaide	63.0%	159	81	51	30
Perth	40.0%	38	20	8	12
Tasmania	n.a.	1	0	0	0
Canberra	54.5%	62	33	18	15
<b>Weighted Average</b>	<b>64.6%</b>	<b>2,264</b>	<b>1,460</b>	<b>945</b>	<b>515</b>

## Weekly clearance rates



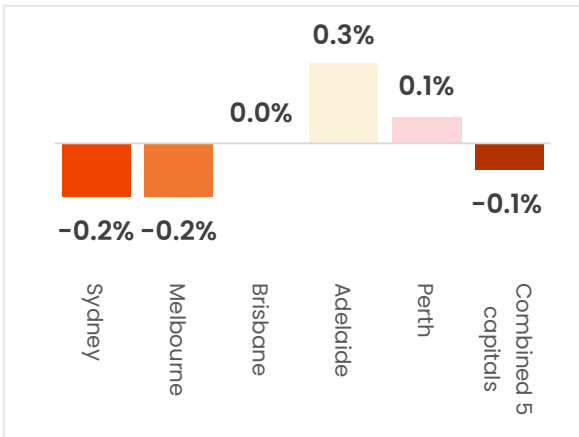
## Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	53.3%	44	30	16	14
Baulkham Hills and Hawkesbury	77.3%	36	22	17	5
Blacktown	63.9%	62	36	23	13
City and Inner South	66.0%	68	53	35	18
Eastern Suburbs	53.7%	45	41	22	19
Inner South West	62.7%	81	67	42	25
Inner West	70.3%	55	37	26	11
North Sydney and Hornsby	55.1%	80	49	27	22
Northern Beaches	70.8%	84	48	34	14
Outer South West	n.a.	17	7	6	1
Outer West and Blue Mountains	62.1%	37	29	18	11
Parramatta	65.9%	58	44	29	15
Ryde	60.7%	56	28	17	11
South West	65.6%	54	32	21	11
Sutherland	57.1%	45	28	16	12
<b>Melbourne sub-regions</b>					
Inner	74.5%	143	98	73	25
Inner East	64.3%	97	70	45	25
Inner South	71.7%	87	46	33	13
North East	76.9%	148	104	80	24
North West	75.3%	144	93	70	23
Outer East	64.4%	71	45	29	16
South East	68.3%	104	60	41	19
West	56.1%	199	132	74	58
Mornington Peninsula	64.3%	29	14	9	5
<b>Regional SA4</b>					
Newcastle and Lake Macquarie	75.0%	35	20	15	5
Illawarra	66.7%	32	24	16	8
Gold Coast	44.6%	72	56	25	31
Sunshine Coast	29.3%	62	41	12	29
Geelong	n.a.	13	7	5	2

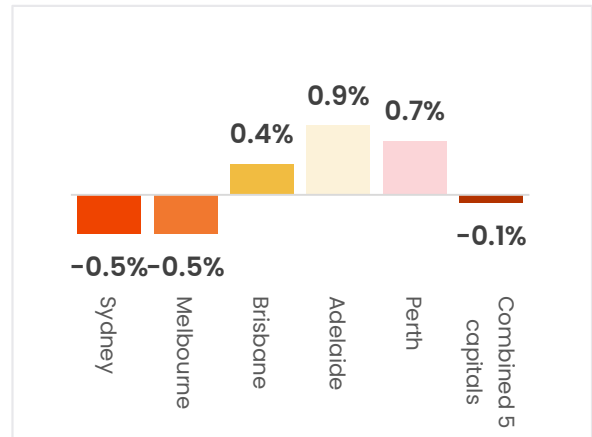
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

## Capital city home value changes

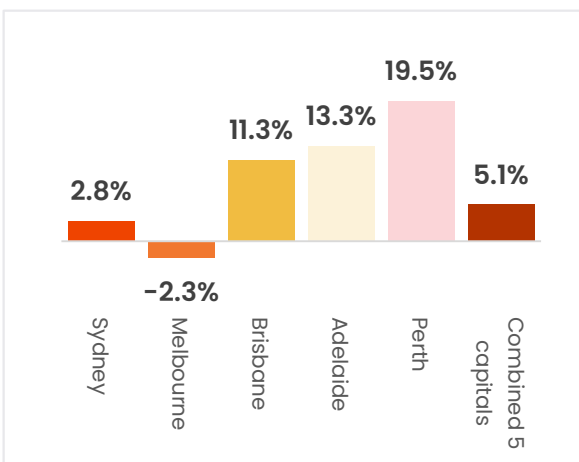
Weekly change



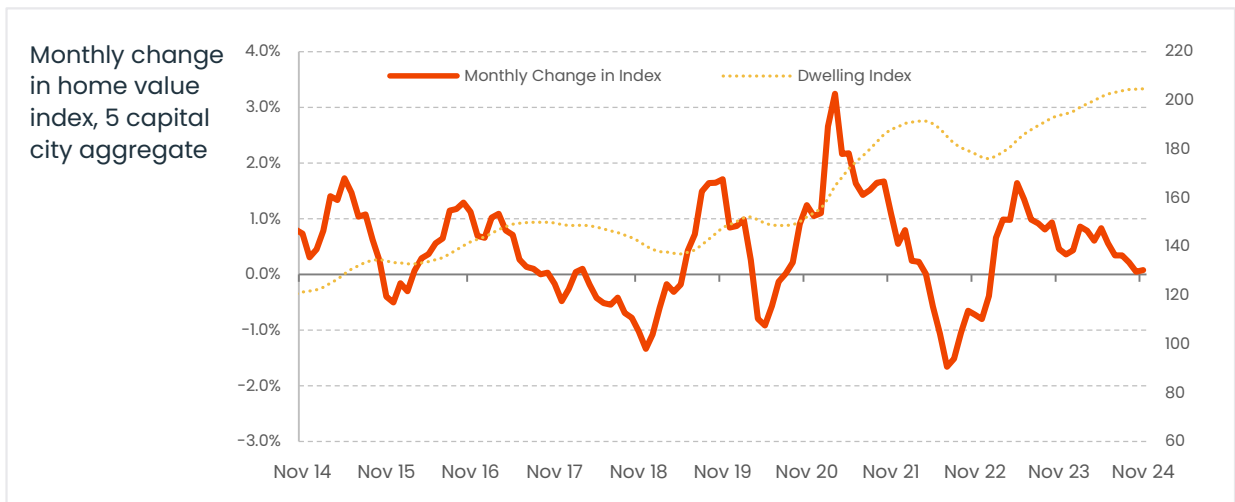
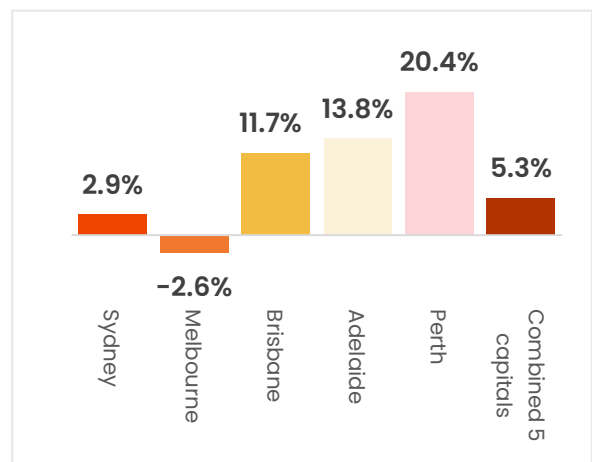
Monthly change



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

107  
634

BRISBANE

3,102  
12,169

PERTH

3,997  
11,890

COMBINED  
CAPITALS  
18,202  
84,081

SYDNEY

3,572  
21,974

CANBERRA

372  
2,080

HOBART

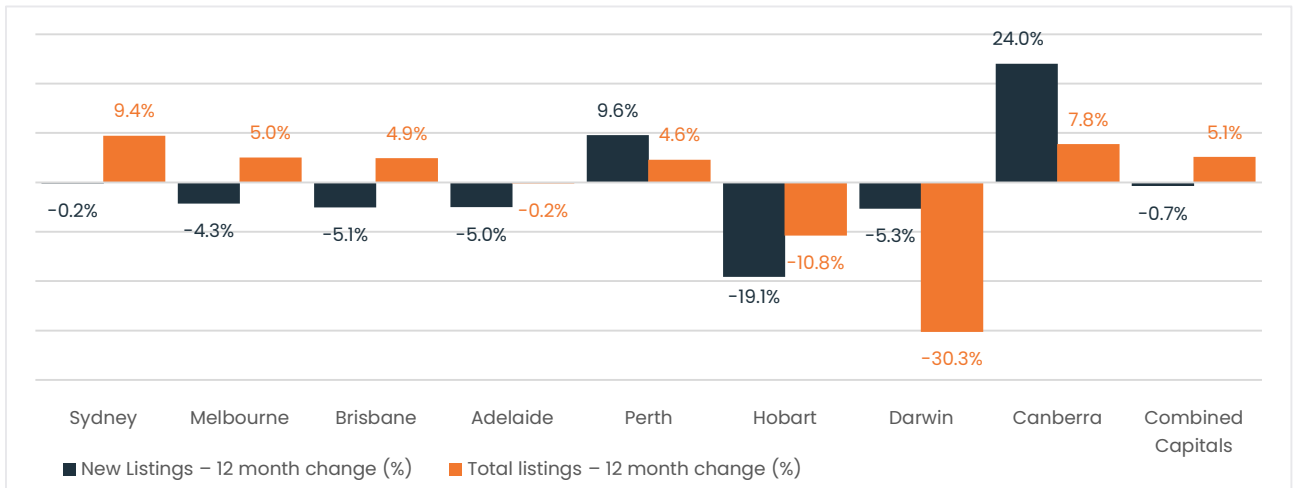
283  
1,446

ADELAIDE  
1,311  
4,031

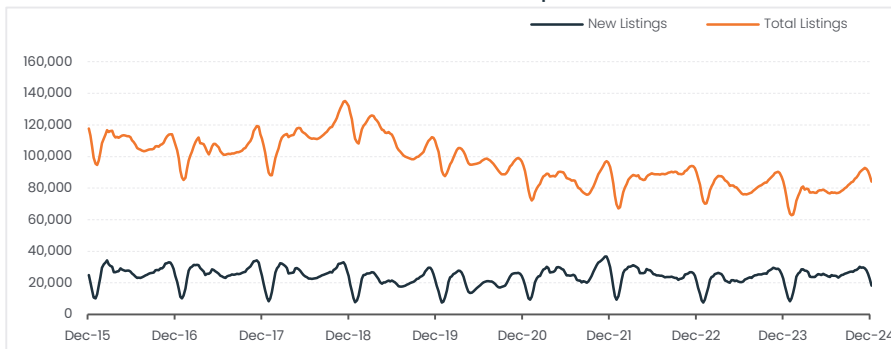
MELBOURNE

5,458  
29,857

## 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 15 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



12 Gellibrand Street  
Campbell  
 4 3 3  
**\$2,550,000**

LJ Hooker Dickson



11 Julius Street  
Pearce  
 4 2 2  
**\$1,555,000**

Home By Holly

### New South Wales



23 South Street  
Strathfield  
 6 8 0  
**\$16,880,000**

McGrath



6 Delecta Avenue  
Mosman  
 5 4 2  
**\$8,732,500**

Ray White Lower North Shore Group

### Northern Territory



2036/27 Woods Street  
Darwin City  
 4 3 3  
**\$1,030,000**

Ray White Darwin



4 Redshank Court  
Bakewell  
 5 3 0  
**\$907,000**

Ray White Darwin

### Queensland



12 Topsails Place  
Noosaville  
 5 3 2  
**\$6,300,000**

Tom Offerman Real Estate



601/4 Australia Avenue  
Broadbeach  
 3 3 2  
**\$4,850,000**

Kollosche

### South Australia



37 Brigalow Avenue  
Kensington Gardens  
 4 3 2  
**\$2,910,000**

Belle Property Norwood



86 Edward Street  
Norwood  
 4 2 2  
**\$2,825,000**

Alexander 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](mailto: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



3 Melrose Court  
Sandy Bay

5 3 2

**\$4,400,000**

Elders Tasmania



53A Diamond Drive  
Blackmans Bay

3 2 1

**\$1,200,000**

EIS Property

### Victoria



35 Kitchener Street  
Deepdene

4 4 2

**\$2,780,000**

Marshall White Boroondara



18 Little Valley Road  
Templestowe

5 3 9

**\$2,735,888**

Barry Plant Manningham

### Western Australia



70 Broadway Road  
Bickley

4 3 6

**\$2,150,000**

The Agency Perth



12 Edna Way  
Duncraig

6 2 2

**\$1,770,000**

Davey Real Estate

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