

Property Market Indicator Summary

All data to week ending 13 October 2024



Second busiest auction week of the spring selling season

2,525 auctions were held across the capital cities last week, the second highest volume through the spring season so far (after the week ending September 22nd with 2,781 auctions), and the 6th highest number of auctions held so far this year. Numbers are set to rise further over the coming weeks, with CoreLogic currently tracking around 2,600 properties scheduled for auction this week and more than 3,000 auctions over the following week.

The preliminary combined capitals clearance rate bounced a little higher, reaching 66.6%, up from 63.9% over the previous week, which revised down to 59.5% on final numbers (lowest finalised clearance rate since December last year).

Melbourne hosted the most auctions last week, with 1,044 homes going under the hammer, down slightly from the week prior when 1,095 homes went to auction. The preliminary clearance rate came in at 64.8%, roughly in line with the previous week (64.4% which revised down to 59.4% on final numbers).

1,004 auctions were held in Sydney last week, up from 524 the previous week to be the fourth highest volume of auctions so far this year. The preliminary auction

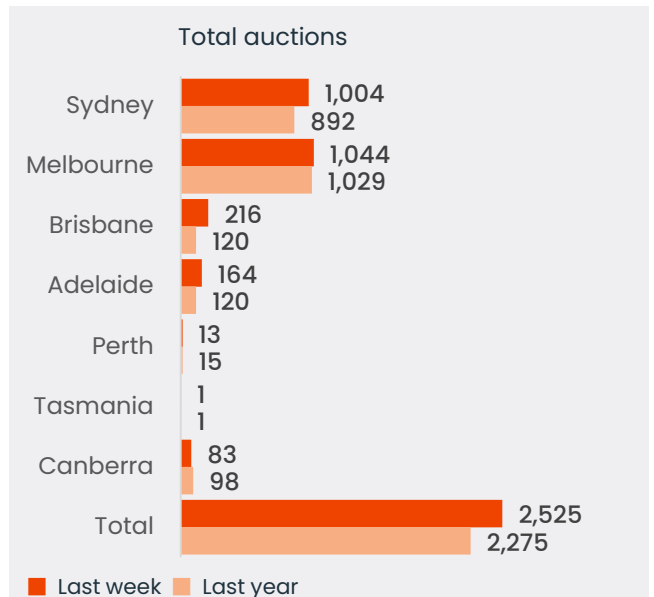
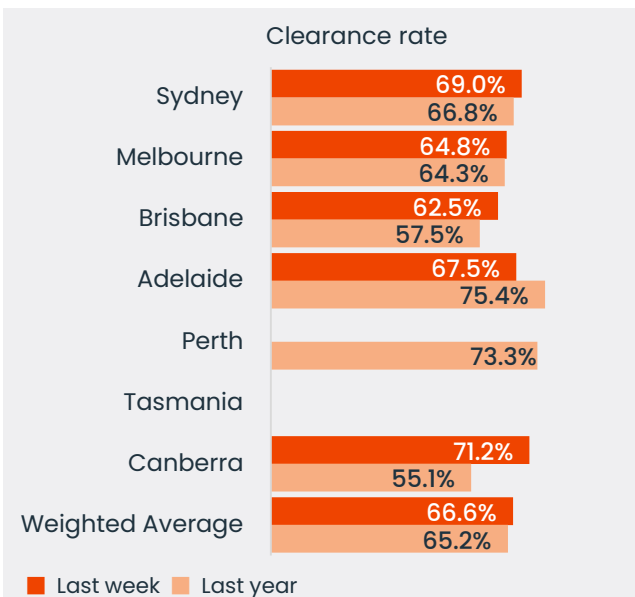
clearance rate posted a solid bounce back from the previous week, rising to 69.0% from 62.7% (which revised down to 57.6% on final numbers).

Brisbane led the smaller capitals on volume, with 216 homes taken to auction, returning a preliminary clearance rate of 62.5%. 164 homes were auctioned in Adelaide with 67.5% selling so far (the second lowest preliminary clearance rate so far this year after the week ending August 4th at 66.7%). 83 auctions were held in the ACT with a preliminary clearance rate of 71.2% (highest since the week ending June 23rd). 13 auctions were held in Perth, with only 55.6% selling under the hammer and one auction was held in Tasmania which is yet to sell.

The coming weeks will test the depth of demand, as the volume of auctions ramps up. Historically, the peak in auction activity has typically occurred in late November or the first two weeks of December, although last year, the peak in auction activity was in the last week of October as activity was disrupted by the November rate hike.

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)

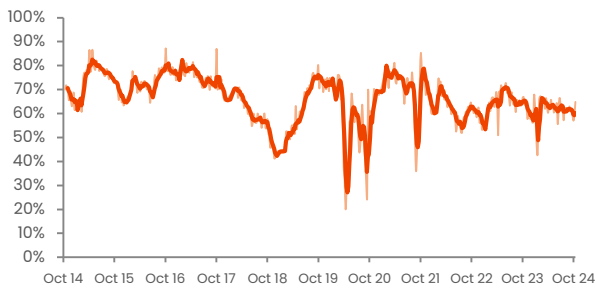
City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	69.0%	1,004	736	508	228
Melbourne	64.8%	1,044	785	509	276
Brisbane	62.5%	216	152	95	57
Adelaide	67.5%	164	83	56	27
Perth	n.a.	13	9	5	4
Tasmania	n.a.	1	1	0	1
Canberra	71.2%	83	52	37	15
Weighted Average	66.6%	2,525	1,818	1,210	608

Weekly clearance rates

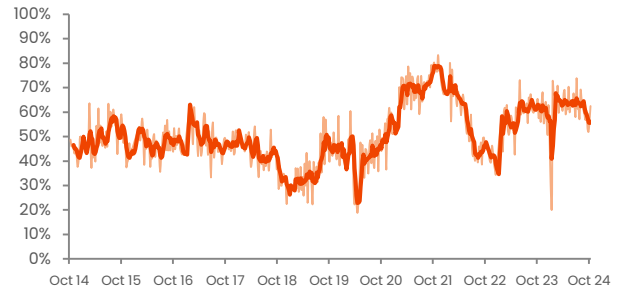
Combined capital cities



Melbourne



Brisbane



Sydney



Adelaide



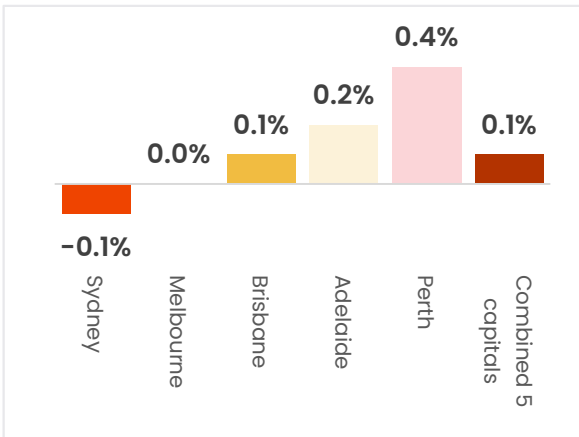
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	58.3%	15	12	7	5
Baulkham Hills and Hawkesbury	50.0%	30	16	8	8
Blacktown	75.0%	74	40	30	10
City and Inner South	75.0%	103	80	60	20
Eastern Suburbs	64.7%	94	85	55	30
Inner South West	73.1%	128	93	68	25
Inner West	65.0%	89	60	39	21
North Sydney and Hornsby	72.0%	132	107	77	30
Northern Beaches	75.9%	69	58	44	14
Outer South West	50.0%	18	12	6	6
Outer West and Blue Mountains	33.3%	19	12	4	8
Parramatta	68.6%	74	51	35	16
Ryde	86.2%	47	29	25	4
South West	57.1%	44	28	16	12
Sutherland	64.8%	72	54	35	19
Melbourne sub-regions					
Inner	66.1%	208	165	109	56
Inner East	68.4%	89	76	52	24
Inner South	58.5%	113	82	48	34
North East	67.9%	146	106	72	34
North West	68.9%	122	90	62	28
Outer East	67.2%	75	58	39	19
South East	69.1%	109	84	58	26
West	52.9%	148	102	54	48
Mornington Peninsula	69.6%	34	23	16	7
Regional SA4					
Newcastle and Lake Macquarie	71.4%	38	28	20	8
Illawarra	50.0%	19	12	6	6
Gold Coast	42.9%	99	63	27	36
Sunshine Coast	50.0%	36	20	10	10
Geelong	n.a.	13	9	4	5

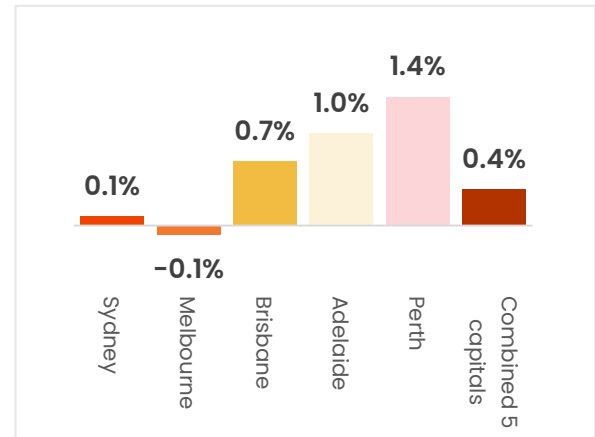
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

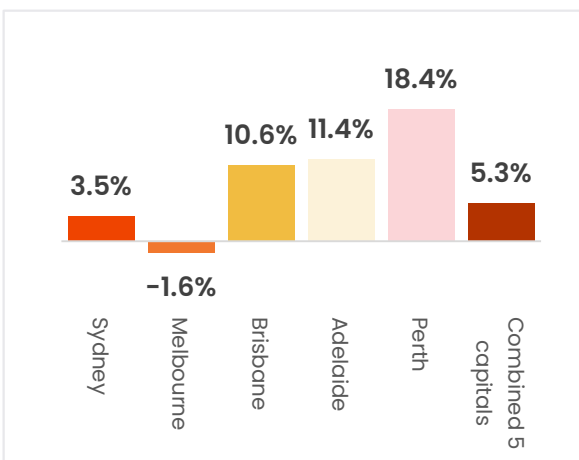
Weekly change



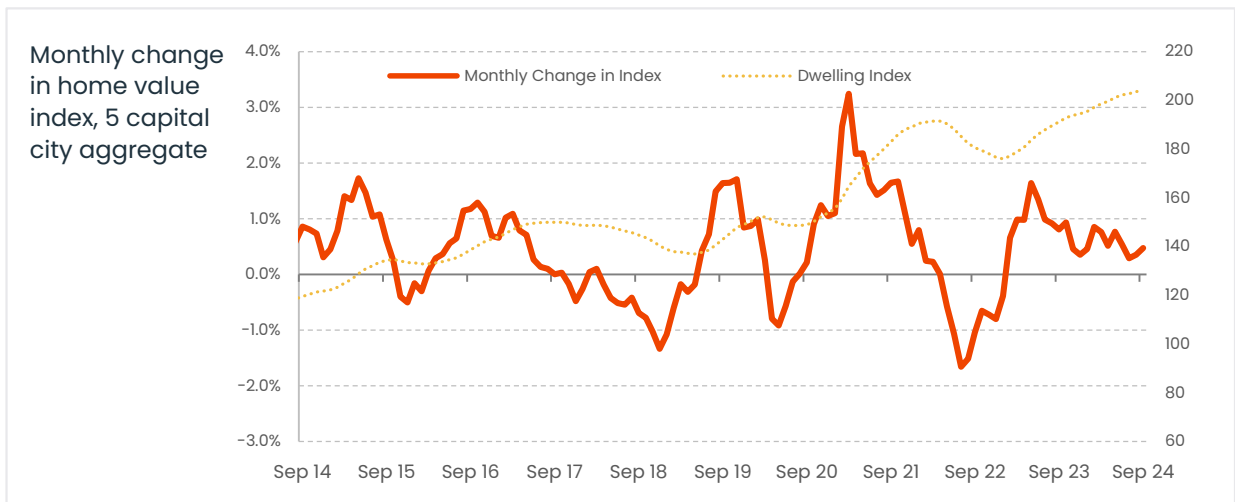
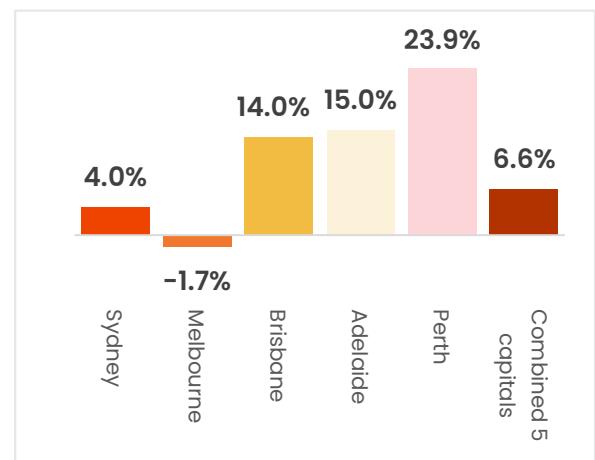
Monthly change



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

167
840

BRISBANE

4,238
12,221

PERTH

4,389
10,150

COMBINED CAPITALS
27,868
86,629

SYDNEY

7,856
24,856

CANBERRA

634
2,082

HOBART

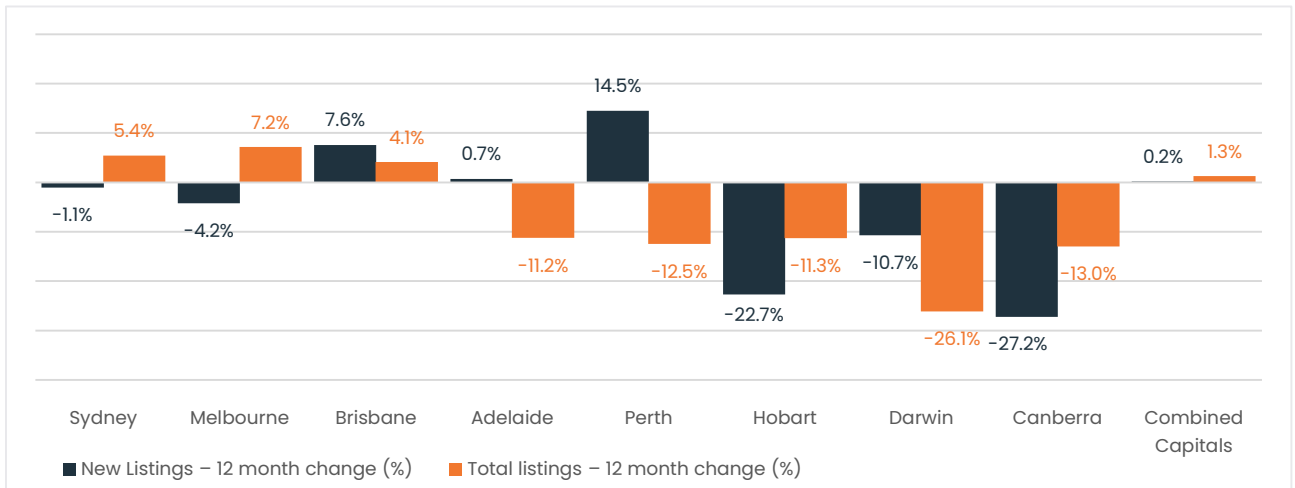
313
1,408

ADELAIDE
1,680
3,938

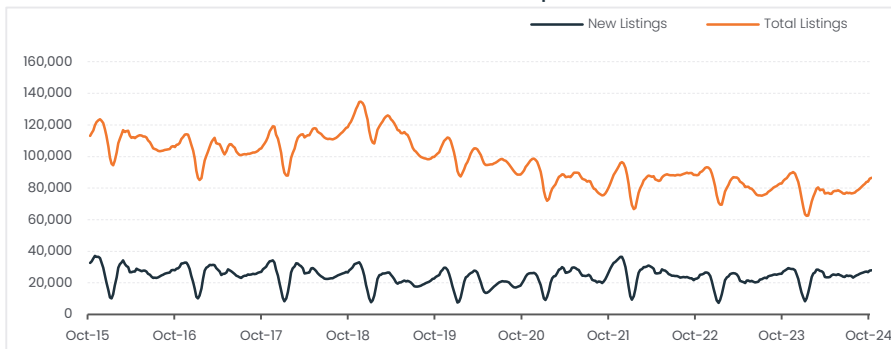
MELBOURNE

8,591
31,134

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 13 October 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



26 Nancy Cato Street
Franklin
 🏠 5 🛋️ 2 🚗 2
\$1,800,000

Confidence Real Estate Belconnen



12 George Seddon Crescent
Taylor
 🏠 5 🛋️ 4 🚗 3
\$1,700,000

Confidence Real Estate Belconnen

New South Wales



41 Battle Boulevard
Seaforth
 🏠 6 🛋️ 7 🚗 4
\$15,700,000

BresicWhitney Lower North Shore



20 Belcote Road
Longueville
 🏠 4 🛋️ 3 🚗 0
\$12,550,000

McGrath

Northern Territory



451 Ilparpa Road
Ilparpa
 🏠 3 🛋️ 1 🚗 7
\$720,000

LJ Hooker Alice Springs



65 Corella Avenue
Howard Springs
 🏠 2 🛋️ 1 🚗 5
\$700,000

Raine & Horne Darwin

Queensland



9/81 Hastings Street
Noosa Heads
 🏠 4 🛋️ 3 🚗 0
\$12,510,000

Tom Offermann Real Estate



19-21 Hume Parade
Paradise Point
 🏠 6 🛋️ 5 🚗 7
\$6,250,000

Professionals Vertullo Real Estate

South Australia



35 Elmo Avenue
Westbourne Park
 🏠 4 🛋️ 3 🚗 2
\$2,720,000

Ouwens Casserly Real Estate



13 Arcadia Court
Mitcham
 🏠 4 🛋️ 3 🚗 2
\$2,600,000

Ouwens Casserly 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



6 Caroda Court
Howrah

5 3 2

\$1,275,000

Petrusma Property Sandy Bay



30 Apex Point Road
White Beach

3 2 5

\$1,200,000

McGrath

Victoria



21 Blyth Street
Brunswick

5 3 2

\$4,150,000

Jellis Craig Northern



18 Walpole Street
Mount Martha

4 3 2

\$3,200,000

Warlimont & Nutt

Western Australia



15 Contacio Cove
Trigg

4 2 3

\$2,600,000

The Agency Perth



4 Sutcliffe Street
Dalkeith

4 2 2

\$2,350,000

William Porteous Properties International

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