CoreLogic

Property Market Indicator Summary

All data to week ending 16 March 2025

Preliminary clearance rate of 69.1% recorded across combined capitals

The combined capitals preliminary auction clearance rate continued its gradual fade, coming in at 69.1% last week, down from 69.6% the week prior (finalised at 62.3%) and 3.0 percentage points below the recent high of 72.1% recorded in the last week of February.

From a volume perspective, the number of auctions held bounced back to 2,550 last week, following a step down to 1,572 the week prior due to the long weekends and natural disasters in some states.

Melbourne hosted the most auctions, with 1,227 homes taken under the hammer, up from just 486 auctions the week prior (Labour Day long weekend). 70.3% of auctions have returned a successful result so far, the fifth week running where the preliminary clearance rate has held above the 70% mark.

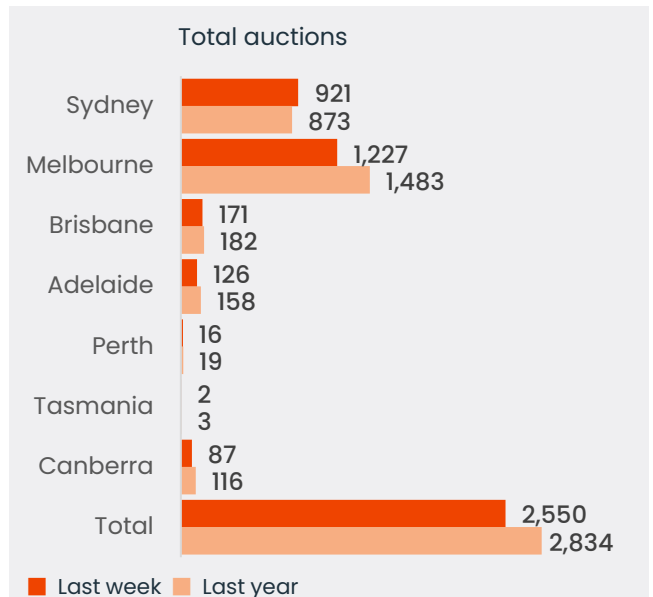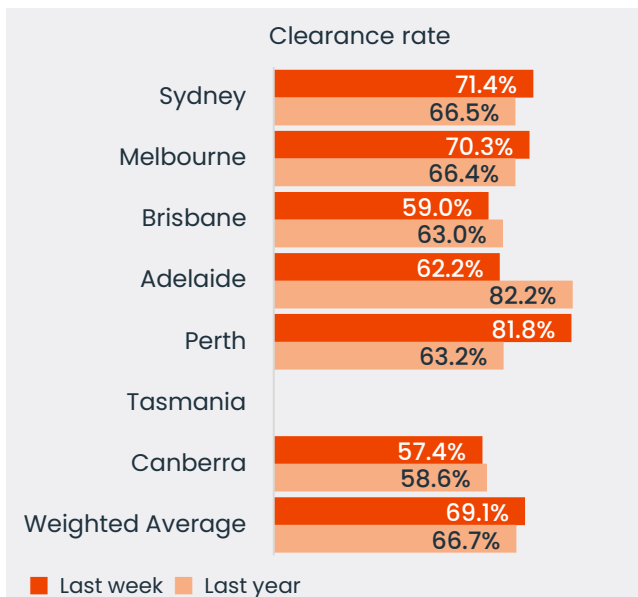Sydney also saw the preliminary auction clearance rate hold above 70%, at 71.4%. This was a step up from the prior week (70.7%) and the sixth week running where the early clearance rate has held above the 70% mark. 921 homes went under the hammer last week, marking the third highest volume of auctions held in a week so far this year, up from 842 the week prior.

Across the smaller capitals, Brisbane held the most auctions, with 171 homes taken to market, up from just 71 the week prior when auctions were impacted by ex-Tropical Cyclone Alfred. The preliminary clearance rate came in at 59.0% last week, the highest so far this year.

126 homes were auctioned in Adelaide, with 62.2% reporting a successful result so far. 87 homes went under the hammer in the ACT with a preliminary clearance rate of 57.4% (lowest since the start of February). There were 16 homes taken to auction in Perth, with an early success rate of 81.8%, while just two auctions were held in Tasmania, neither of which were successful.

Capital City Auction Statistics (Preliminary)

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

Clearance rate

City	Last week	Last year
Sydney	71.4%	66.5%
Melbourne	70.3%	66.4%
Brisbane	59.0%	63.0%
Adelaide	62.2%	82.2%
Perth	81.8%	63.2%
Tasmania		
Canberra	57.4%	58.6%
Weighted Average	69.1%	66.7%

■ Last week ■ Last year

Total auctions

City	Last week	Last year
Sydney	921	873
Melbourne	1,227	1,483
Brisbane	171	182
Adelaide	126	158
Perth	16	19
Tasmania	2	3
Canberra	87	116
Total	2,550	2,834

■ Last week ■ Last year

Property Market Indicator Summary

Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	71.4%	921	678	484	194
Melbourne	70.3%	1,227	873	614	259
Brisbane	59.0%	171	105	62	43
Adelaide	62.2%	126	74	46	28
Perth	81.8%	16	11	9	2
Tasmania	n.a.	2	2	0	2
Canberra	57.4%	87	61	35	26
Weighted Average	69.1%	2,550	1,804	1,250	554

Weekly clearance rates

Combined capital cities

—— Weighted average clearance   —— 4 per. Mov. Avg. (Weighted average clearance)
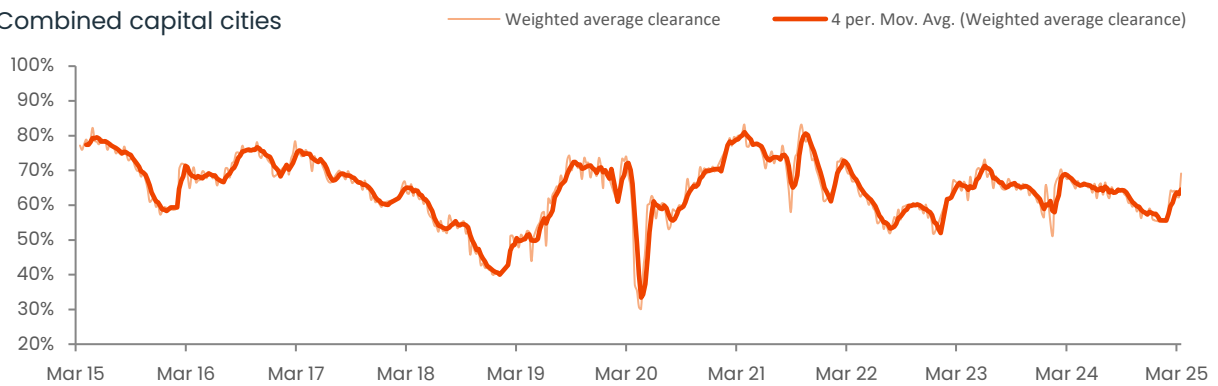
Melbourne

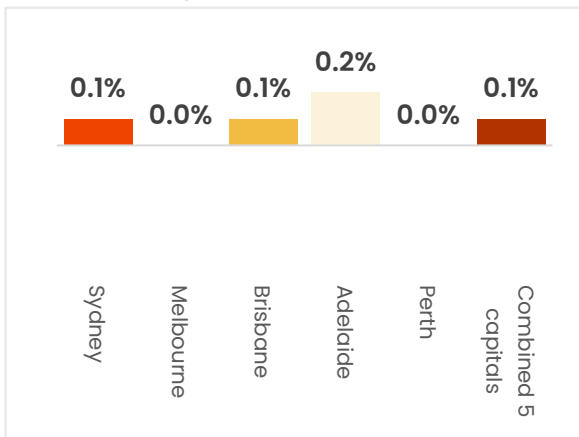### Brisbane
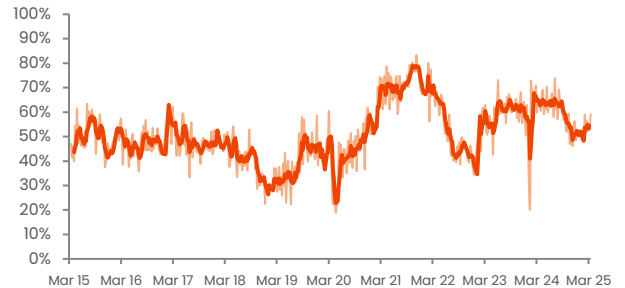
Sydney

Adelaide

Sub-region auction statistics (Preliminary)

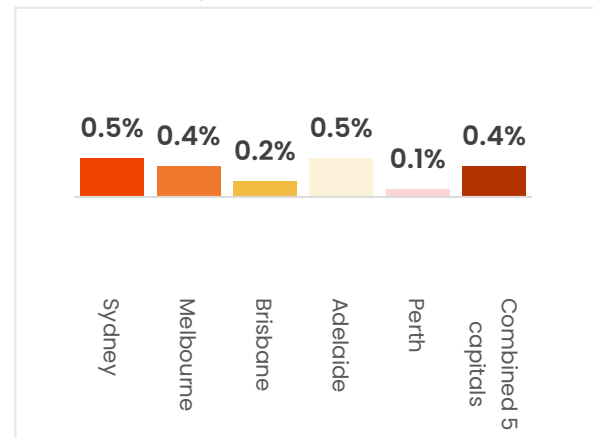|	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	n.a.	9	6	5	1
Baulkham Hills and Hawkesbury	69.2%	40	26	18	8
Blacktown	81.8%	54	22	18	4
City and Inner South	71.4%	94	84	60	24
Eastern Suburbs	69.2%	104	91	63	28
Inner South West	73.6%	94	72	53	19
Inner West	78.5%	82	65	51	14
North Sydney and Hornsby	66.0%	134	100	66	34
Northern Beaches	68.9%	89	61	42	19
Outer South West	n.a.	8	8	6	2
Outer West and Blue Mountains	41.7%	14	12	5	7
Parramatta	66.7%	56	33	22	11
Ryde	86.5%	50	37	32	5
South West	70.6%	50	34	24	10
Sutherland	74.2%	47	31	23	8
Melbourne sub-regions					
Inner	76.3%	218	152	116	36
Inner East	77.1%	181	105	81	24
Inner South	67.8%	208	146	99	47
North East	73.3%	130	101	74	27
North West	72.3%	123	101	73	28
Outer East	69.2%	74	52	36	16
South East	65.6%	130	90	59	31
West	59.1%	146	115	68	47
Mornington Peninsula	75.0%	18	12	9	3
Regional SA4					
Newcastle and Lake Macquarie	80.0%	14	10	8	2
Illawarra	50.0%	18	16	8	8
Gold Coast	48.3%	46	29	14	15
Sunshine Coast	61.1%	25	18	11	7
Geelong	60.0%	26	20	12	8

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.
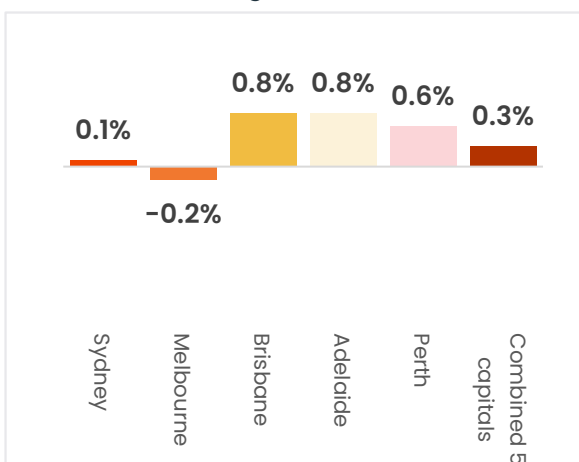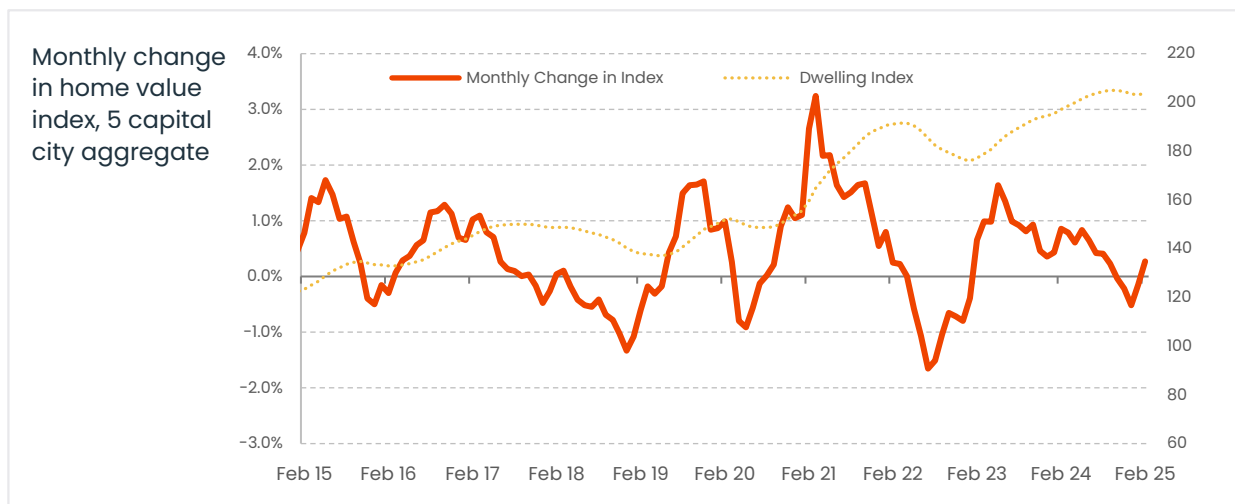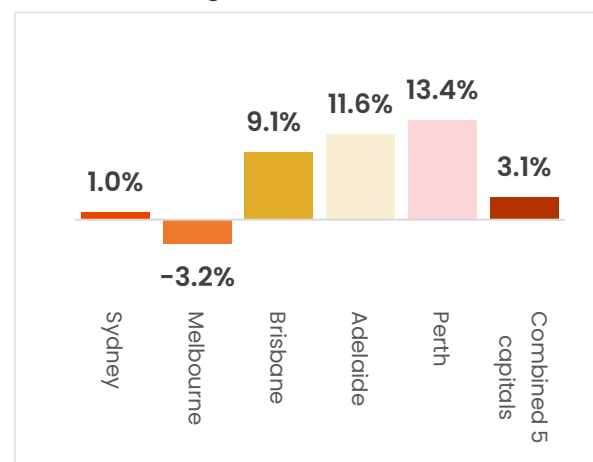
CoreLogic

Capital city home value changes

Weekly change

Sydney 0.1%
Melbourne 0.0%
Brisbane 0.1%
Adelaide 0.2%
Perth 0.0%
Combined 5 capitals 0.1%

Monthly change

Sydney 0.5%
Melbourne 0.4%
Brisbane 0.2%
Adelaide 0.5%
Perth 0.1%
Combined 5 capitals 0.4%

Year to date change

Sydney 0.1%
Melbourne −0.2%
Brisbane 0.8%
Adelaide 0.8%
Perth 0.6%
Combined 5 capitals 0.3%

12 Month change

Sydney 1.0%
Melbourne −3.2%
Brisbane 9.1%
Adelaide 11.6%
Perth 13.4%
Combined 5 capitals 3.1%

Monthly change in home value index, 5 capital city aggregate

Legend: —— Monthly Change in Index ········ Dwelling Index

X-axis: Feb 15, Feb 16, Feb 17, Feb 18, Feb 19, Feb 20, Feb 21, Feb 22, Feb 23, Feb 24, Feb 25

Left Y-axis: 4.0%, 3.0%, 2.0%, 1.0%, 0.0%, −1.0%, −2.0%, −3.0%

Right Y-axis: 220, 200, 180, 160, 140, 120, 100, 80, 60

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.

Property Market Indicator Summary

Capital city properties listed for sale – four week count

NEW LISTINGS ■   TOTAL LISTINGS ■

DARWIN
156
560

PERTH
3,983
11,422

HOBART
293
1,360

COMBINED CAPITALS
26,576
83,308

ADELAIDE
1,546
3,824

BRISBANE
3,626
11,544

SYDNEY
7,718
23,605

CANBERRA
604
2,138

MELBOURNE
8,650
28,855

Listings 12 month change (%)

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Combined Capitals
New Listings – 12 month change (%)	0.6%	1.9%	-15.6%	-9.0%	-1.8%	-13.1%	-14.3%	11.4%	-2.5%
Total listings – 12 month change (%)	8.2%	6.8%	1.8%	-2.9%	9.6%	-6.1%	-29.2%	21.6%	6.1%

■ New Listings – 12 month change (%)   ■ Total listings – 12 month change (%)
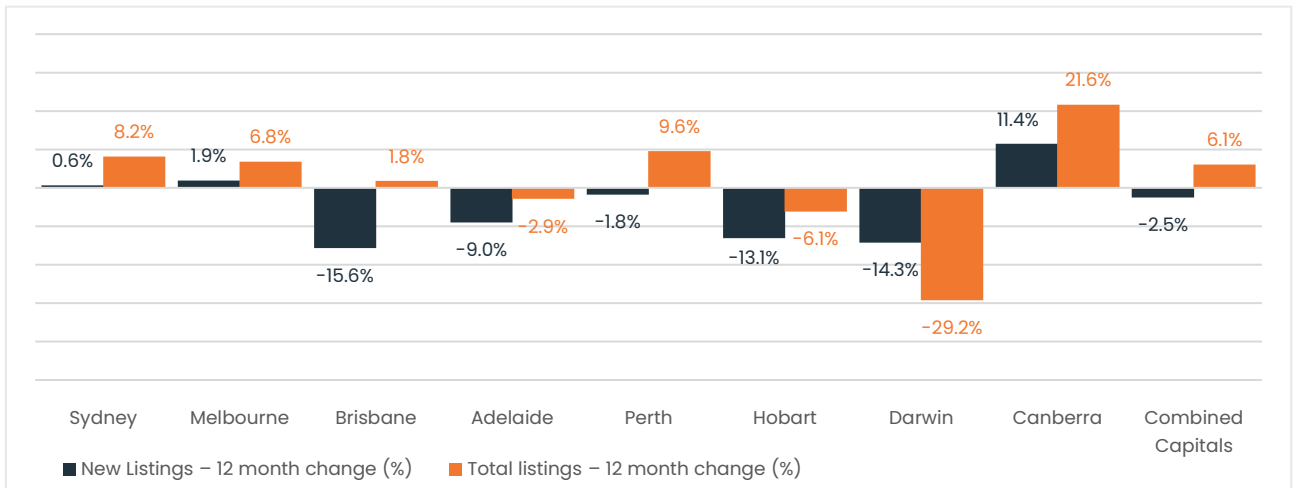
Number of homes for sale, combined capital cities

—— New Listings   —— Total Listings
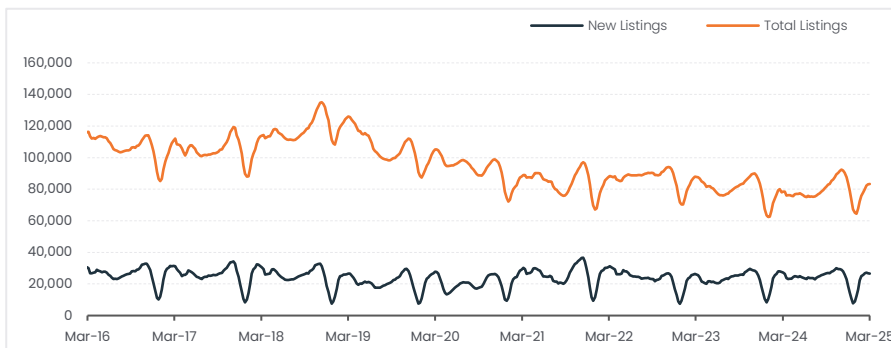
These results are calculated across properties that have been advertised for sale over the 28 days ending 16 March 2025. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

CoreLogic

Capital city properties listed for rent – four week count

NEW LISTINGS ■ TOTAL LISTINGS ■

DARWIN
268
622

PERTH
3,292
6,602

HOBART
329
698

COMBINED CAPITALS
31,706
73,973

ADELAIDE
1,539
3,425
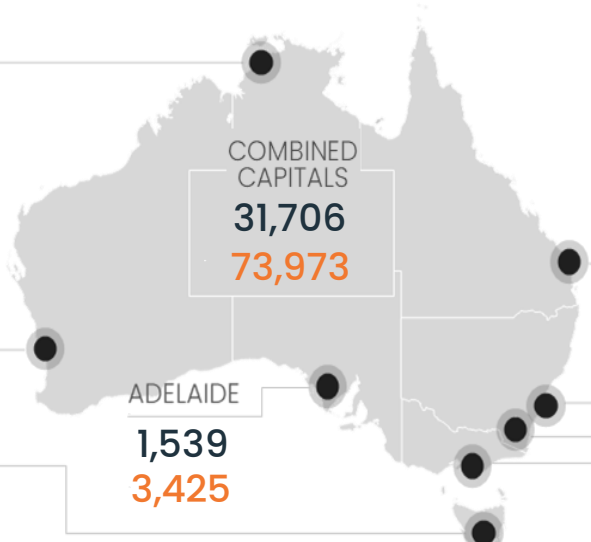
BRISBANE
4,480
10,018

SYDNEY
10,756
26,341

CANBERRA
801
1,930

MELBOURNE
10,241
24,337

Listings 12 month change (%)

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Combined Capitals
New Listings – 12 month change (%)	3.4%	8.0%	-9.4%	-7.1%	4.5%	-16.5%	-10.4%	2.0%	1.9%
Total listings – 12 month change (%)	0.8%	14.6%	-8.9%	1.6%	-0.1%	-29.0%	-21.4%	10.2%	2.9%
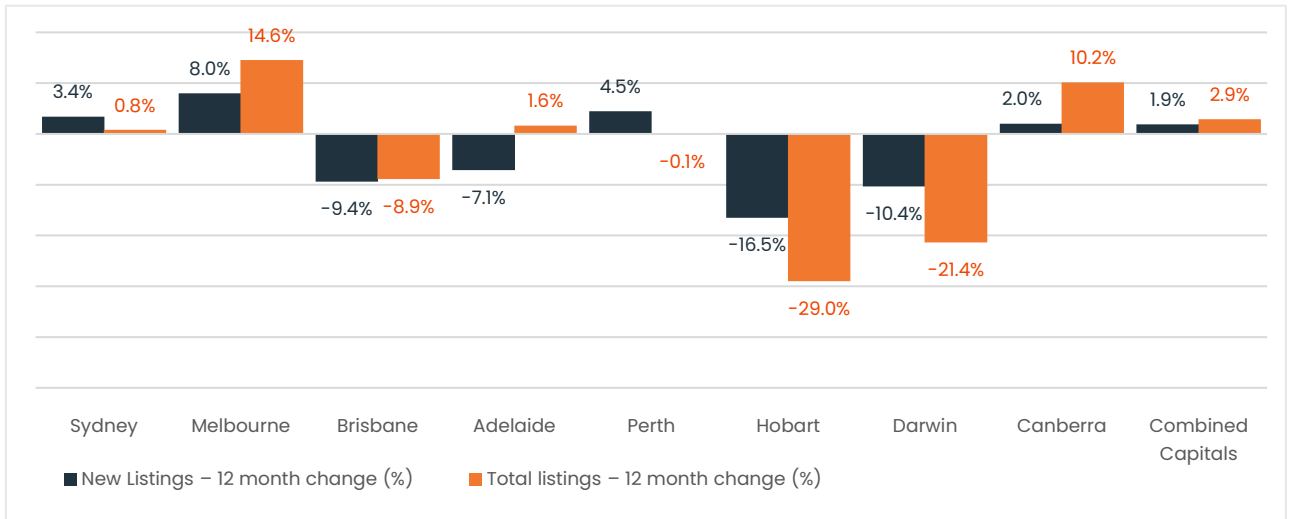
Number of homes for rent, combined capital cities
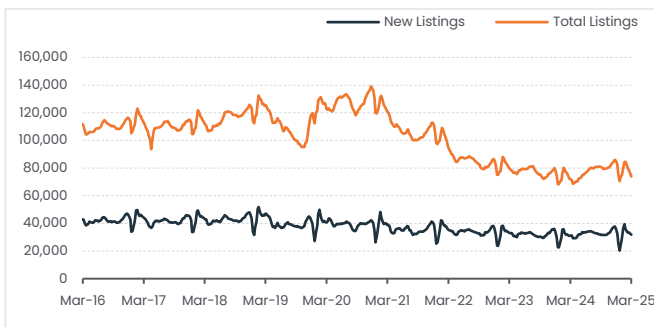
Rental snapshot – data to February, 2025

Region	Median rent	Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
		Month	Quarter	12 months	Current	12 months ago	Current	12 months ago
Sydney	$778	0.6%	0.4%	2.6%	3.1%	3.0%	1.9%	1.7%
Melbourne	$606	0.4%	0.1%	3.0%	3.7%	3.5%	1.4%	1.1%
Brisbane	$667	0.6%	1.3%	2.9%	3.7%	3.9%	1.7%	1.7%
Adelaide	$620	0.5%	1.5%	5.8%	3.7%	3.9%	1.0%	0.6%
Perth	$704	0.6%	1.7%	6.7%	4.3%	4.5%	1.1%	1.0%
Hobart	$565	0.4%	1.7%	4.4%	4.4%	4.2%	1.7%	2.8%
Darwin	$639	-0.2%	0.2%	2.9%	6.7%	6.6%	2.0%	2.3%
Canberra	$674	0.5%	1.7%	1.8%	4.1%	4.0%	1.9%	1.5%
Combined capitals	$681	0.5%	0.8%	3.5%	3.5%	3.5%	1.6%	1.4%
Combined regionals	$569	0.7%	1.9%	5.8%	4.4%	4.4%	1.6%	1.8%
National	**$650**	**0.6%**	**1.1%**	**4.1%**	**3.7%**	**3.7%**	**1.6%**	**1.5%**

Top two sales over the past week, states and territories

Australian Capital Territory

72 Samaria Street
Crace

🛏 5 🛁 3 🚗 3

$2,215,000

MARQ Property

50 Lexcen Avenue
Nicholls

🛏 5 🛁 3 🚗 2

$1,791,000

Town Residential Belconnen

New South Wales

19 Warrawee Avenue
Warrawee

🛏 6 🛁 5 🚗 2

$8,500,000

Ray White Upper North Shore

3 Burnell Street
Drummoyne

🛏 4 🛁 2 🚗 1

$7,851,000

First National Five Dock

Northern Territory

4 Crush Street
Fannie Bay

🛏 4 🛁 2 🚗 2

$1,300,000

Real Estate Central

14/84 Esplanade
Darwin City

🛏 3 🛁 2 🚗 2

$900,000

Ray White Darwin

Queensland

6/4 Quamby Place
Noosa Heads

🛏 3 🛁 2 🚗 1

$5,000,000

Tom Offermann Real Estate

1 Entrance Island
Bokarina

🛏 5 🛁 5 🚗 4

$4,950,000

Next Property Group

South Australia

42 Mcdonald Grove
West Lakes

🛏 5 🛁 2 🚗 2

$2,650,000

Harris Real Estate Kent Town

17 Inverness Avenue
St Georges

🛏 4 🛁 4 🚗 2

$2,480,000

Century 21 Golden Estates

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*

Media enquiries: media@corelogic.com

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania

68 Jindabyne Road
Kingston Beach

🛏 4   🛁 2   🚗 2

$1,185,000

Fall Real Estate Hobart

13 Meika Place
Coles Bay

🛏 3   🛁 1   🚗 0

$1,175,000

Roberts Real Estate Swansea/Bicheno

Victoria

5 Tregarron Avenue
Kew

🛏 5   🛁 3   🚗 4

$5,780,000

Marshall White Boroondara

45 William Street
Essendon

🛏 4   🛁 2   🚗 2

$3,595,000

McDonald Upton Real Estate

Western Australia

47 Eric Street
Cottesloe

🛏 4   🛁 2   🚗 2

$4,000,000

Acton | Belle Property Cottesloe

34 Floyd Street
Trigg

🛏 5   🛁 3   🚗 2

$3,800,000

Realmark Coastal

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