

# Property Market Indicator Summary

All data to week ending 23 March 2025



## Lowest preliminary clearance rate since early-February

The preliminary clearance rate came in at 68.7% across the combined capitals last week, down from 69.1% the previous week (finalised at 63.0%), to be the lowest preliminary clearance rate since the week ending 9<sup>th</sup> February 2025 (67.4%).

There were 2,435 capital city homes taken to auction last week, down slightly week-on-week (2,472). This time last year was the week leading up to Easter, so auction activity was much higher across the combined capitals (3,519).

Across Melbourne, 1,249 homes were taken to auction last week, up from 1,192 the previous week. Melbourne’s preliminary clearance rate came in at 70.6%, up 30 basis points from the 70.3% rate recorded the week prior (revising down to 63.8% on final numbers).

837 homes went under the hammer in Sydney, down from 893 the previous week. The preliminary clearance rate slipped to 69.1% last week, after holding above the 70% mark for the past six weeks. The previous week’s preliminary clearance rate came in at 71.4% before revising down to 64.3% at final numbers.

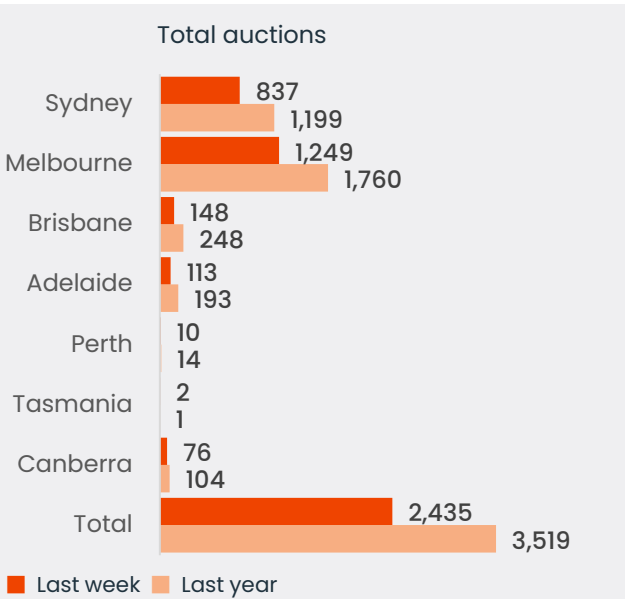
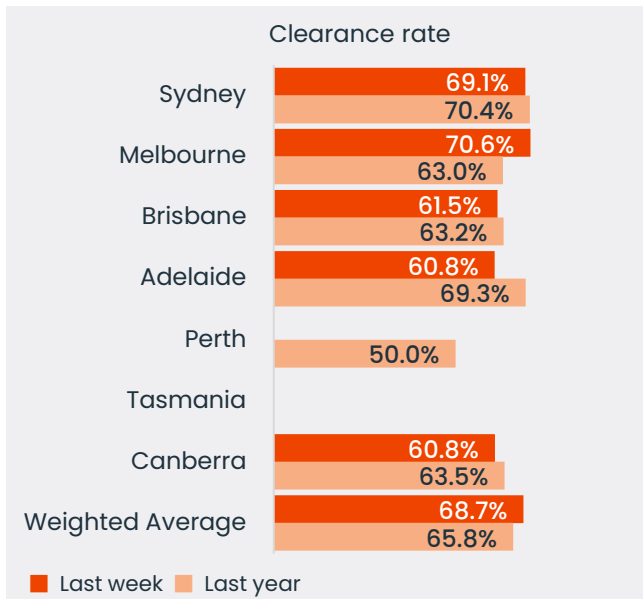
Brisbane hosted the most auctions across the smaller capitals, with 148 homes taken to auction. A preliminary clearance rate of 61.5% has been reported – the highest preliminary clearance rate the city has seen so far this year and up from 59.0% the week prior (which revised down to 52.2% on final numbers).

There were 113 auctions in Adelaide last week, returning an early clearance rate of 60.8%, the lowest preliminary clearance rate recorded so far this year. 76 auctions were held in the ACT last week, down from 87 the previous week. Of the results reported so far, 60.8% were successful, up from 57.4% one week earlier (revising down to 50.6% on final numbers).

There were just 10 auctions held in Perth last week, five of which have so far reported a successful result, while neither of the two auctions held in Tasmania have returned a successful result.

## Capital City Auction Statistics (Preliminary)

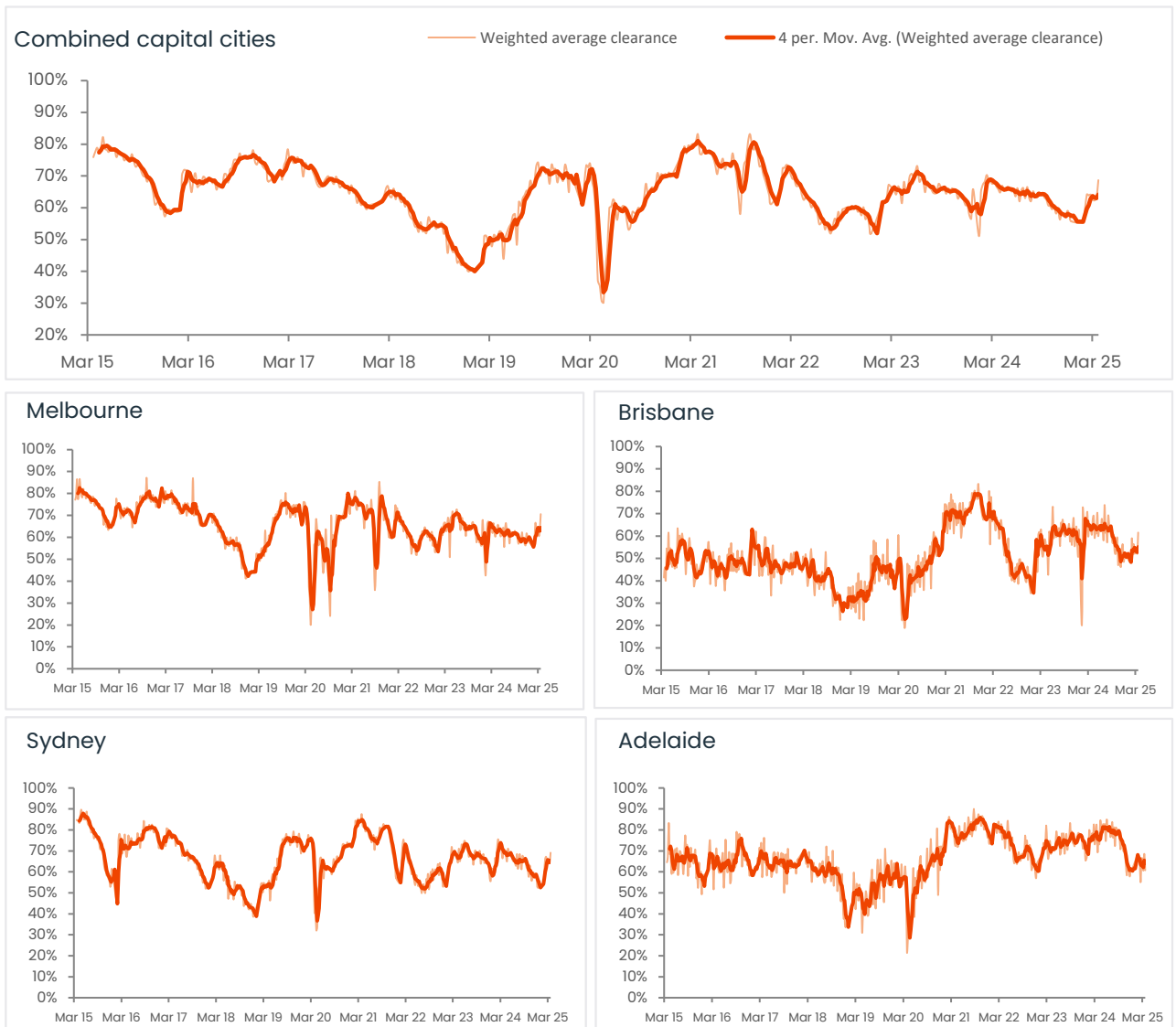
Please note: A minimum sample size of 10 results is required to report a clearance rate



## Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	69.1%	837	632	437	195
Melbourne	70.6%	1,249	853	602	251
Brisbane	61.5%	148	104	64	40
Adelaide	60.8%	113	79	48	31
Perth	n.a.	10	8	5	3
Tasmania	n.a.	2	1	0	1
Canberra	60.8%	76	51	31	20
<b>Weighted Average</b>	<b>68.7%</b>	<b>2,435</b>	<b>1,728</b>	<b>1,187</b>	<b>541</b>

## Weekly clearance rates



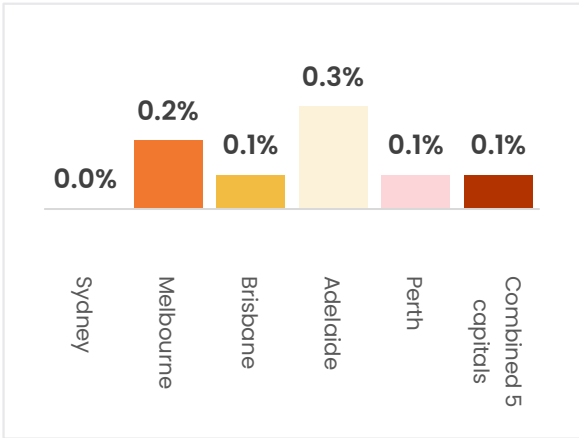
## Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	n.a.	15	8	6	2
Baulkham Hills and Hawkesbury	75.0%	42	28	21	7
Blacktown	57.1%	67	35	20	15
City and Inner South	68.0%	87	78	53	25
Eastern Suburbs	65.1%	100	83	54	29
Inner South West	73.9%	97	65	48	17
Inner West	75.0%	81	72	54	18
North Sydney and Hornsby	64.6%	120	96	62	34
Northern Beaches	70.7%	47	41	29	12
Outer South West	n.a.	7	5	3	2
Outer West and Blue Mountains	n.a.	7	5	3	2
Parramatta	71.4%	67	49	35	14
Ryde	76.0%	41	25	19	6
South West	69.2%	39	26	18	8
Sutherland	82.6%	28	23	19	4
<b>Melbourne sub-regions</b>					
Inner	77.1%	216	144	111	33
Inner East	71.3%	163	101	72	29
Inner South	69.9%	202	133	93	40
North East	84.6%	160	104	88	16
North West	71.1%	104	76	54	22
Outer East	67.7%	88	65	44	21
South East	72.1%	120	68	49	19
West	57.9%	170	140	81	59
Mornington Peninsula	45.5%	26	22	10	12
<b>Regional SA4</b>					
Newcastle and Lake Macquarie	94.7%	29	19	18	1
Illawarra	60.0%	24	15	9	6
Gold Coast	42.0%	66	50	21	29
Sunshine Coast	46.0%	43	37	17	20
Geelong	54.6%	13	11	6	5

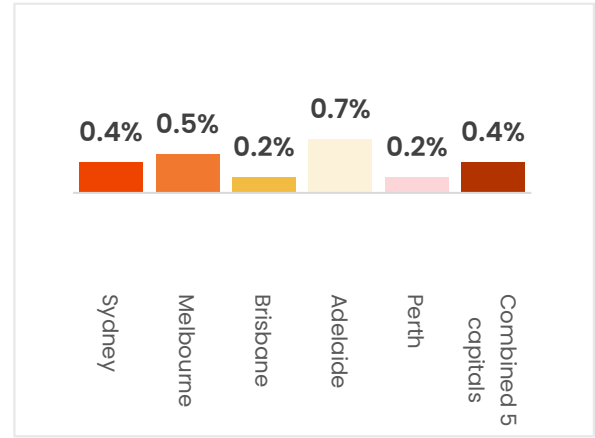
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

## Capital city home value changes

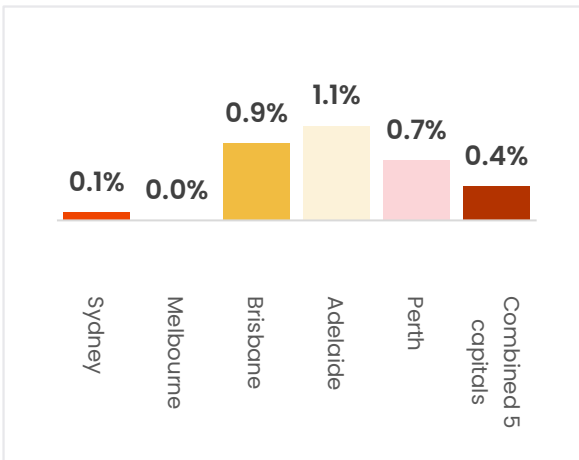
Weekly change



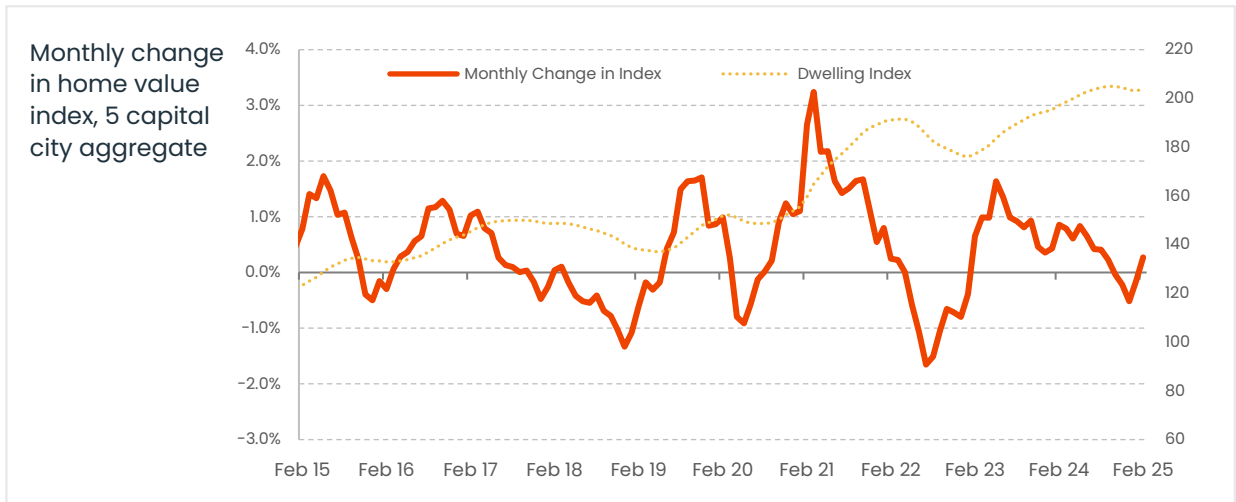
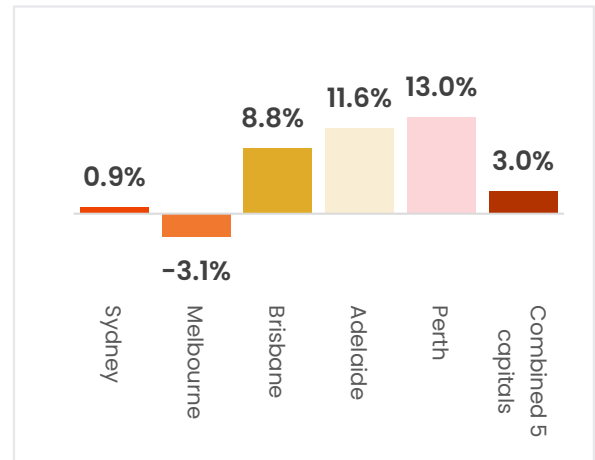
Monthly change



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

166  
570

PERTH

4,008  
11,190

HOBART

279  
1,350

BRISBANE

3,540  
11,518

SYDNEY

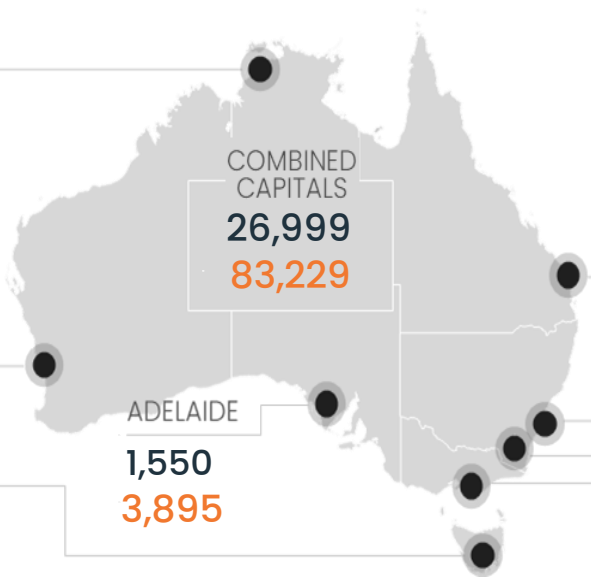
7,956  
23,710

CANBERRA

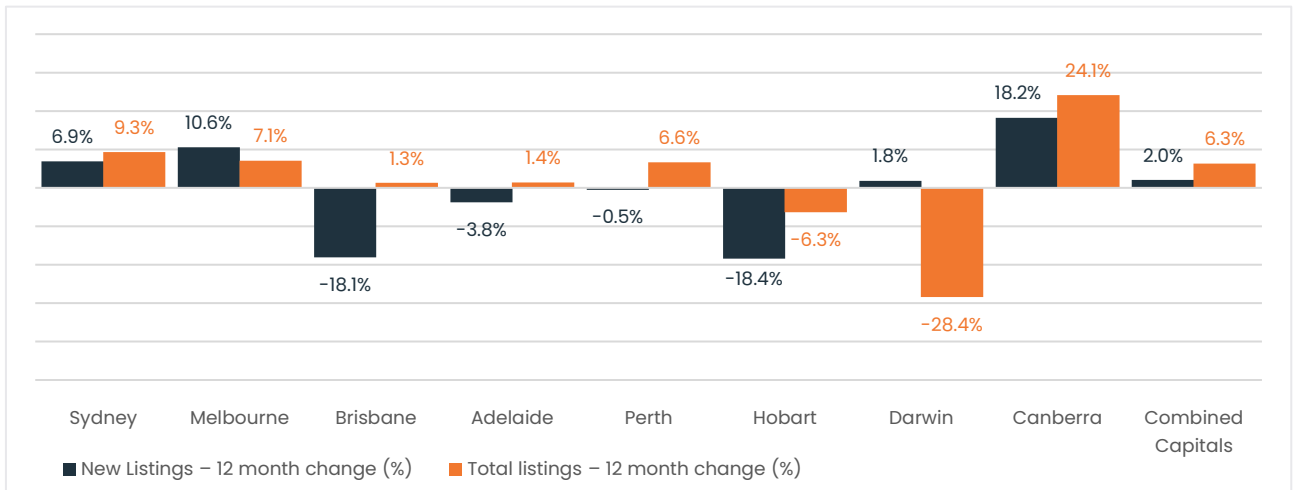
629  
2,162

MELBOURNE

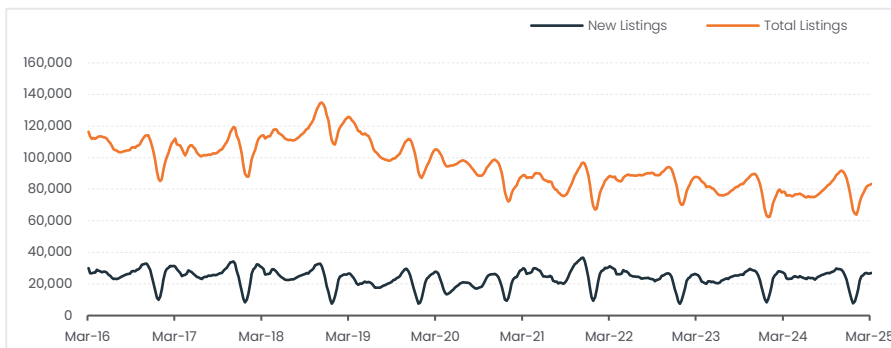
8,871  
28,834



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 23 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.

## Capital city properties listed for rent – four week count

NEW LISTINGS ■ TOTAL LISTINGS ■

DARWIN

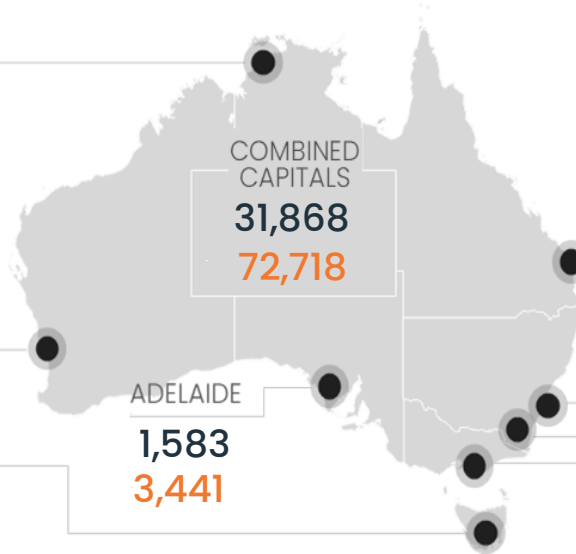
251  
605

PERTH

3,362  
6,545

HOBART

319  
693



BRISBANE

4,516  
9,788

SYDNEY

10,772  
25,854

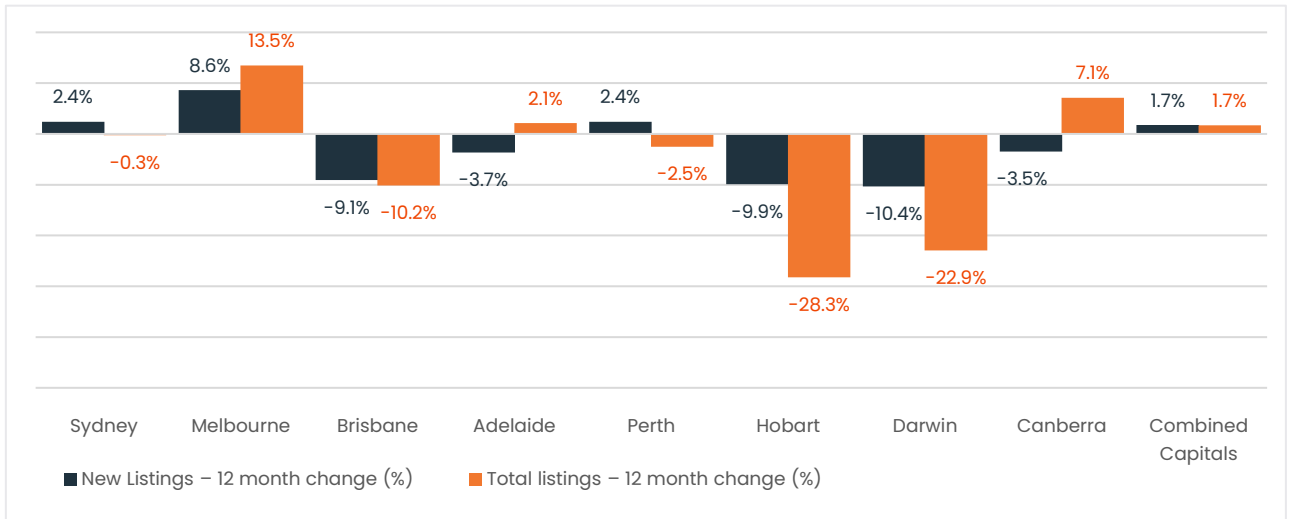
CANBERRA

776  
1,879

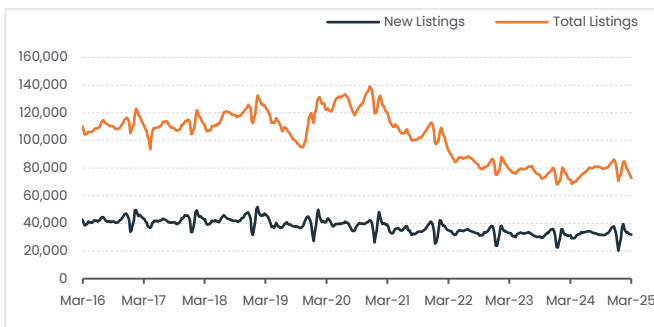
MELBOURNE

10,289  
23,913

## Listings 12 month change (%)



## 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



32 Goldbloom Street  
Denman Prospect  
 🏠 4 🛋️ 2 🚗 2  
**\$2,150,000**

Ray White Canberra



403/45 Honeysett View  
Kingston  
 🏠 3 🛋️ 3 🚗 3  
**\$1,930,000**

McIntyre Property

### New South Wales



8 Cooper Street  
Paddington  
 🏠 5 🛋️ 3 🚗 0  
**\$13,250,000**

McGrath



36 Hopetoun Avenue  
Mosman  
 🏠 4 🛋️ 4 🚗 1  
**\$12,350,000**

Ray White Lower North Shore Group

### Northern Territory



3 Verburg Court  
Stuart Park  
 🏠 3 🛋️ 2 🚗 2  
**\$706,000**

Real Estate Central



8 Callanan Court  
Katherine East  
 🏠 3 🛋️ 1 🚗 2  
**\$430,000**

Elders Real Estate Katherine

### Queensland



8 Minyama Island  
Minyama  
 🏠 5 🛋️ 5 🚗 10  
**\$17,000,000**

Elite Lifestyle Properties



8/70 Upper Hastings Street  
Noosa Heads  
 🏠 3 🛋️ 2 🚗 2  
**\$6,450,000**

Tom Offermann Real Estate

### South Australia



5 Johnstone Street  
Glengowrie  
 🏠 4 🛋️ 3 🚗 3  
**\$2,390,000**

Noakes Nickolas



1A Gray Street  
West Beach  
 🏠 4 🛋️ 2 🚗 1  
**\$1,875,000**

Ray White Port Adelaide & Largs Bay

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



19 Fitzroy Place  
Sandy Bay

 3  2  0

**\$1,900,000**

*Elders Tasmania*



33 Wandella Avenue  
Taroona

 3  3  2

**\$1,400,000**

*Harcourts Hobart*

### Victoria



7 Sesame Street  
Mount Waverley

 6  5  2

**\$3,401,000**

*Biggin & Scott Glen Waverley*



6 Yileen Court  
Donvale

 5  5  3

**\$3,240,000**

*Fletchers Manningham*

### Western Australia



37 Reserve Street  
Wembley

 4  2  1

**\$2,600,000**

*Duet Property Group*



111 Flinders Avenue  
Hillarys

 5  3  3

**\$2,375,000**

*The Agency Perth*



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