

Property Market Indicator Summary

All data to week ending 15 September 2024



Capitals host busiest auction week since March

With 2,387 auctions held over the week, last week was the busiest for homes going under the hammer since the week prior to Easter, when 3,519 auctions were held. Last week's auction volume was up 13% on the week prior and was the fifth busiest week so far this year.

The number of auctions scheduled for this week is set to rise further, with around 2,800 auctions currently scheduled, before dropping back the week after due to the AFL grand final long weekend.

The preliminary auction clearance rate fell below the 70% mark for the first time in six weeks, coming in at 69.4%. This is down from the previous week's preliminary result of 71.7% which revised down to 63.2% on final numbers.

Melbourne hosted the most auctions, with 1,114 homes coming to market, the city's highest auction count since the week leading into Easter (1,760). The preliminary clearance fell to 68.5%, 2.6 percentage points lower than the week prior (71.1%, which was revised down to 60.9% once finalised). Around 1,300 auctions are scheduled for the coming week across Melbourne.

864 auctions were held across the Sydney housing market last week, 11.3% higher than the previous week. The preliminary clearance rate reduced to 70.6%, 2.6 percentage points lower relative to the week prior (73.2%

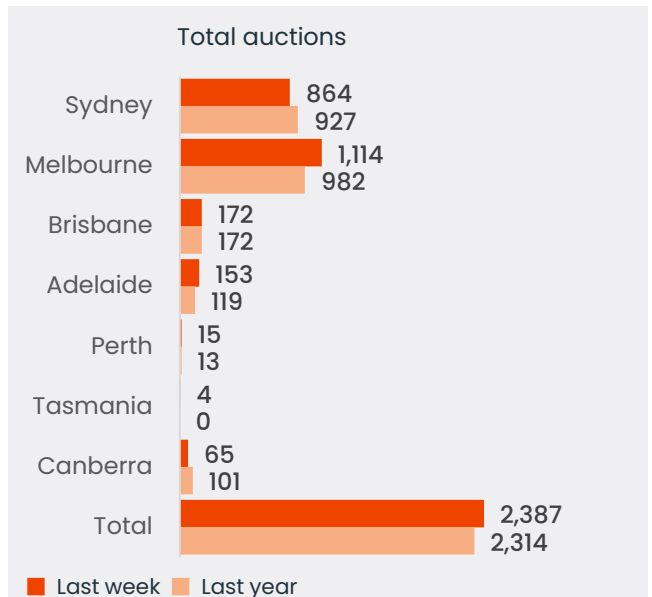
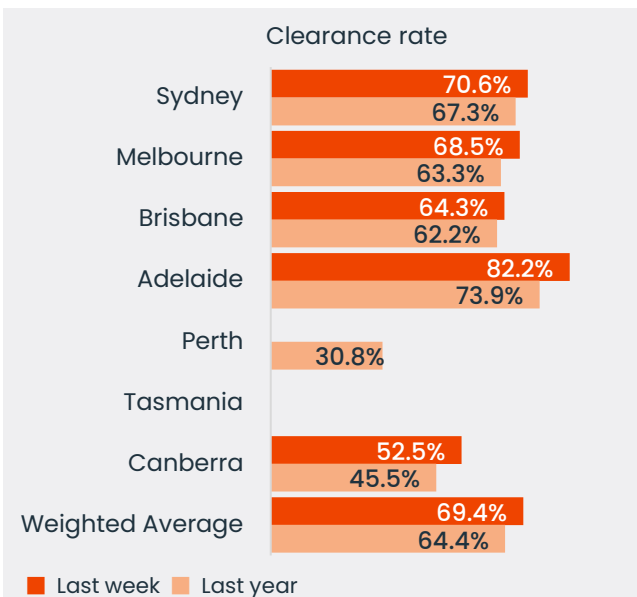
which revised down to 65.9% once finalised). Around 1,050 auctions are scheduled for this week, rising to around 1,250 the week after.

Brisbane led the smaller auction markets in terms of volume, with 172 homes taken under the hammer, returning a preliminary clearance rate of 64.3%. Adelaide continued to record an 80%+ preliminary clearance rate, with 82.2% of the 153 auctions so far reporting a successful result. 65 auctions were held across the ACT with an early clearance rate of 52.5%.

More broadly, CoreLogic is reporting a higher-than-average flow of new listings coming to market. The four weeks ending September 15th saw almost 42,000 freshly advertised properties listed for sale, 5.8% higher than at the same time last year and 16.5% above the previous five-year average. The rise in advertised stock levels is great news for buyers, who benefit from more choice, but sellers will need to be aware of the heightened competition, with advertised supply levels likely to rise further through spring and early summer.

Capital City Auction Statistics (Preliminary)

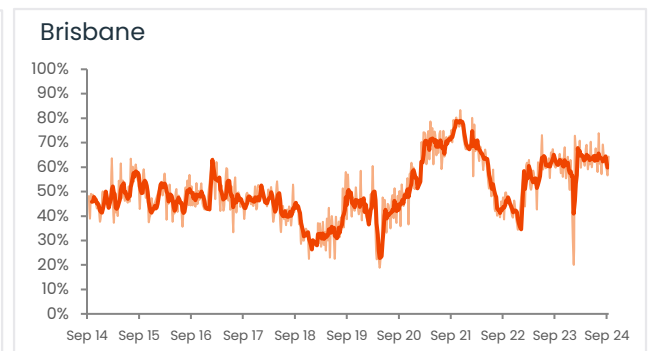
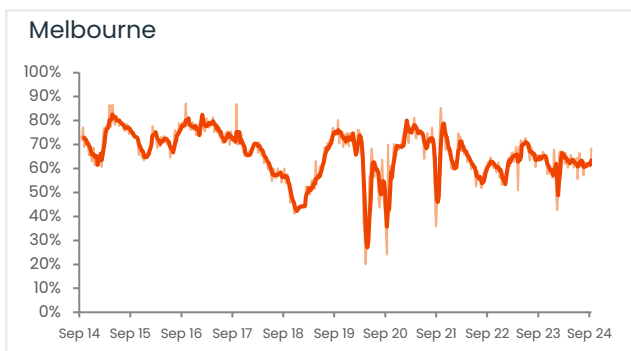
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	70.6%	864	637	450	187
Melbourne	68.5%	1,114	815	558	257
Brisbane	64.3%	172	126	81	45
Adelaide	82.2%	153	73	60	13
Perth	n.a.	15	5	4	1
Tasmania	n.a.	4	4	2	2
Canberra	52.5%	65	40	21	19
Weighted Average	69.4%	2,387	1,700	1,176	524

Weekly clearance rates



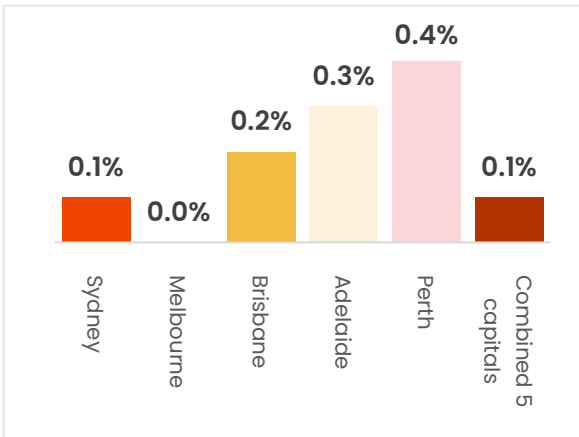
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	61.5%	21	13	8	5
Baulkham Hills and Hawkesbury	43.8%	34	16	7	9
Blacktown	67.7%	59	31	21	10
City and Inner South	68.9%	96	74	51	23
Eastern Suburbs	59.8%	89	82	49	33
Inner South West	83.3%	85	60	50	10
Inner West	77.1%	80	61	47	14
North Sydney and Hornsby	74.2%	116	97	72	25
Northern Beaches	57.4%	62	54	31	23
Outer South West	n.a.	6	2	0	2
Outer West and Blue Mountains	84.6%	17	13	11	2
Parramatta	76.2%	65	42	32	10
Ryde	71.9%	48	32	23	9
South West	79.3%	45	29	23	6
Sutherland	81.3%	42	32	26	6
Melbourne sub-regions					
Inner	67.6%	198	142	96	46
Inner East	68.5%	119	89	61	28
Inner South	76.1%	168	117	89	28
North East	70.5%	156	122	86	36
North West	76.1%	107	88	67	21
Outer East	78.0%	76	50	39	11
South East	67.4%	134	89	60	29
West	53.1%	133	96	51	45
Mornington Peninsula	39.1%	25	23	9	14
Regional SA4					
Newcastle and Lake Macquarie	76.2%	24	21	16	5
Illawarra	64.7%	20	17	11	6
Gold Coast	37.5%	73	48	18	30
Sunshine Coast	42.3%	38	26	11	15
Geelong	n.a.	11	8	4	4

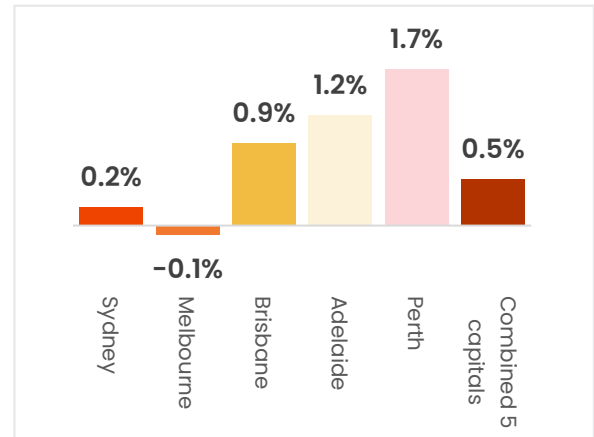
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

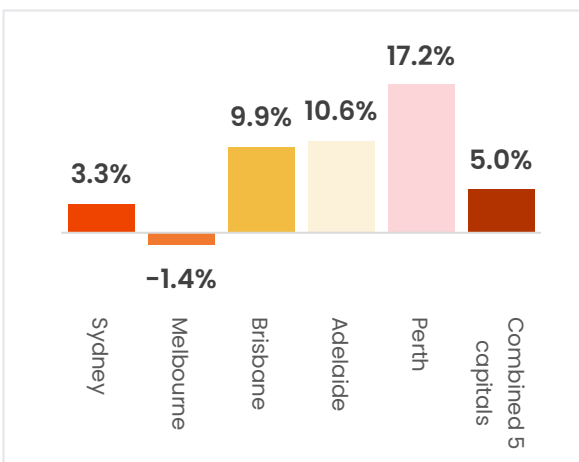
Weekly change



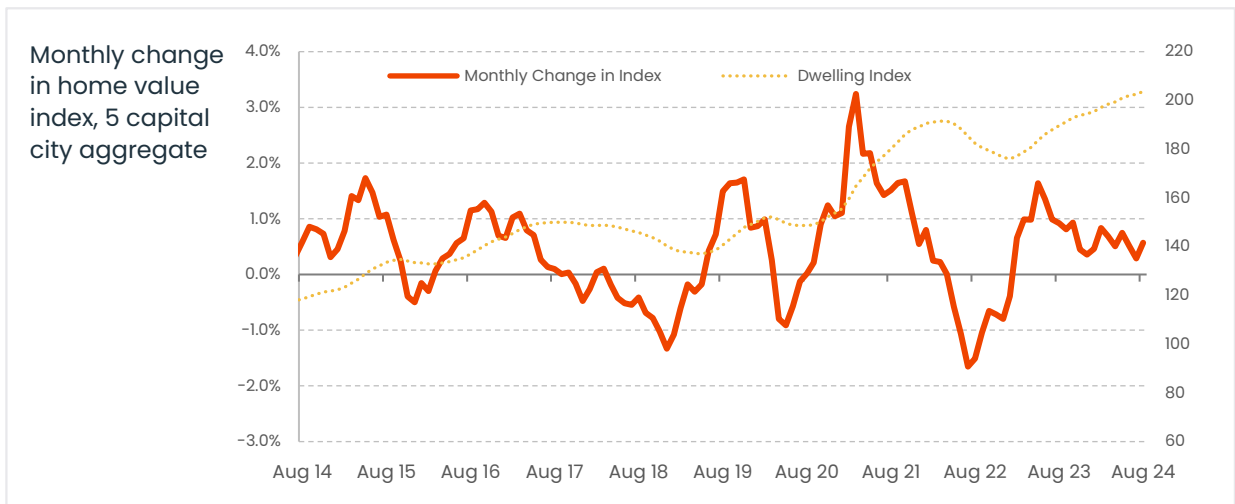
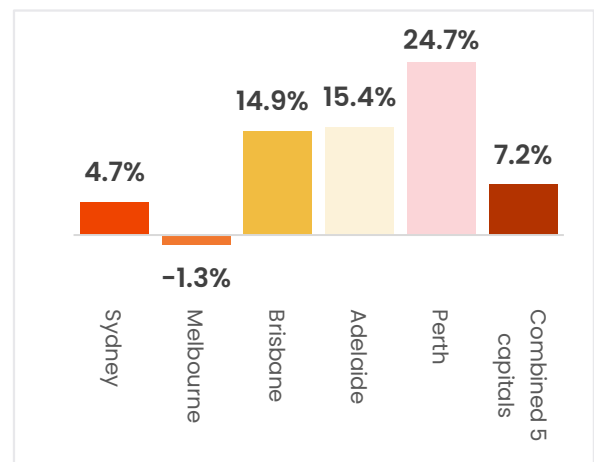
Monthly change



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

172
893

BRISBANE

4,045
11,484

PERTH

3,862
9,264

COMBINED
CAPITALS

27,293
82,120

SYDNEY

7,720
22,159

CANBERRA

569
1,847

HOBART

319
1,491

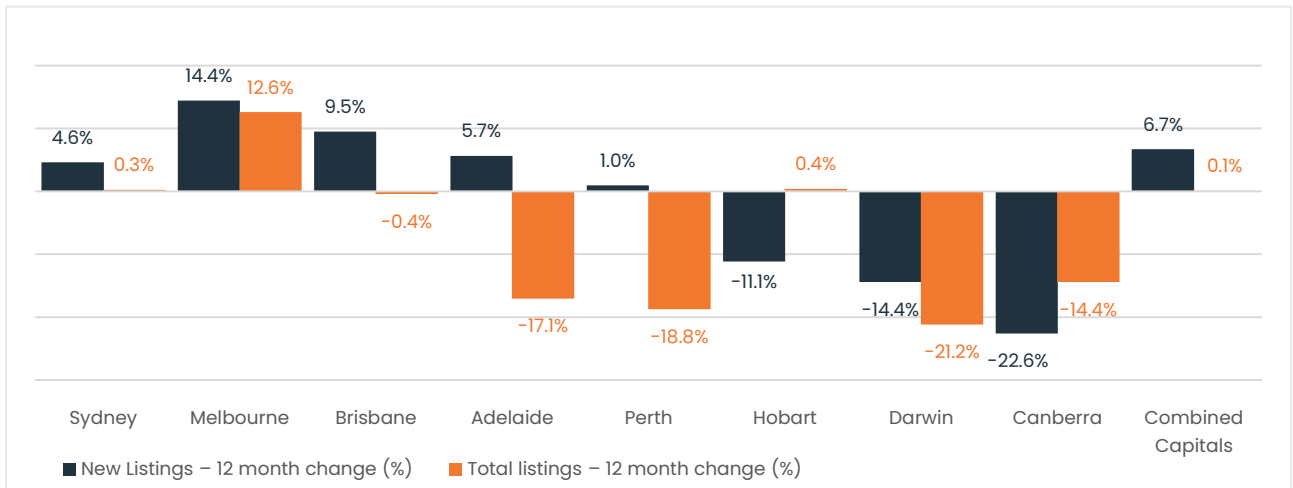
ADELAIDE

1,698
3,582

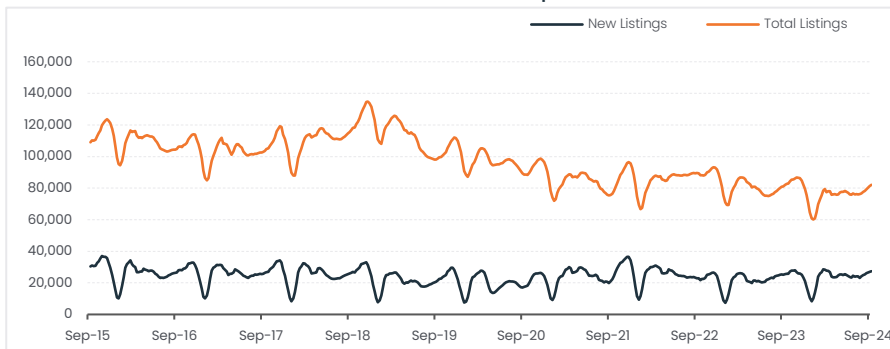
MELBOURNE

8,908
31,132

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 September 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



14 Dawson Street
Curtin

🏠 4 🛋️ 2 🚗 2

\$2,260,000

HOME.BYHOLLY



91 Warragamba Avenue
Duffy

🏠 5 🛋️ 2 🚗 2

\$2,010,000

Ray White Canberra

New South Wales



81 Union Street
Mcmahons Point

🏠 4 🛋️ 3 🚗 0

\$8,900,000

Garwoods Estate Agents



32 Tindale Road
Artarmon

🏠 6 🛋️ 4 🚗 2

\$6,213,000

Ray White Lower North Shore

Northern Territory



9 Banksia Street
Nightcliff

🏠 4 🛋️ 3 🚗 2

\$1,870,000

Ray White Darwin



59 Lakes Crescent
Marrara

🏠 4 🛋️ 2 🚗 3

\$1,230,000

Real Estate Central

Queensland



18 Knightsbridge Parade West
Paradise Point

🏠 5 🛋️ 5 🚗 8

\$5,400,000

IvyRealty - Gold Coast



15 Park Avenue
Broadbeach Waters

🏠 4 🛋️ 3 🚗 2

\$3,550,000

John Reid Real Estate

South Australia



11 Tenth Avenue
St Peters

🏠 5 🛋️ 2 🚗 2

\$2,205,000

Harris Real Estate Kent Town



5/10 North Esplanade
Glenelg North

🏠 3 🛋️ 2 🚗 0

\$1,900,000

Belle Property Glenelg

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



2/19 Lower River Street
Bellerive

3 2 2

\$1,675,000

Petrusma Property



18 Birngana Avenue
Sandy Bay

4 2 0

\$1,250,000

T.G. Newton Hobart

Victoria



62 Stroud Street
Balwyn

5 5 2

\$5,900,000

Barry Plant - Doncaster East



26 Winter Street
Malvern

4 2 2

\$5,610,000

Marshall White Stonnington

Western Australia



26 Union Street
Subiaco

4 3 3

\$4,753,000

William Porteous Properties



14 Coogee Road
Mount Pleasant

4 3 3

\$3,475,000

Modern RE

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