

Property Market Indicator Summary

All data to week ending 20 October 2024



Preliminary clearance rate improves week-on-week

The preliminary auction clearance rate edged higher last week, rising to 67.4% from 66.6% the week prior (revised lower to 60.8% on final numbers).

The improvement was recorded across 2,510 auctions, a reduction from the 2,598 auctions held over the previous week. Over the same week last year, 2,463 auctions were held across the combined capitals.

There were 1,069 auctions held across Melbourne last week, the third week running where more than 1,000 properties have gone under the hammer. 69.2% of auctions recorded a successful outcome, the highest preliminary clearance rate in six weeks. The previous week's preliminary clearance rate came in at 64.8%, revising down to 57.6%.

Last week saw 978 homes auctioned across Sydney, returning a preliminary clearance rate of 70.5%, the highest in five weeks. Over the previous

week, 1,018 homes were taken to auction across the city and a preliminary clearance rate of 69.0% was recorded (revised to 63.0% on final numbers).

Brisbane held the most auctions across the smaller capitals (227), returning a preliminary clearance rate of 47.6% which was the weakest result since the last week of April last year (43.0%).

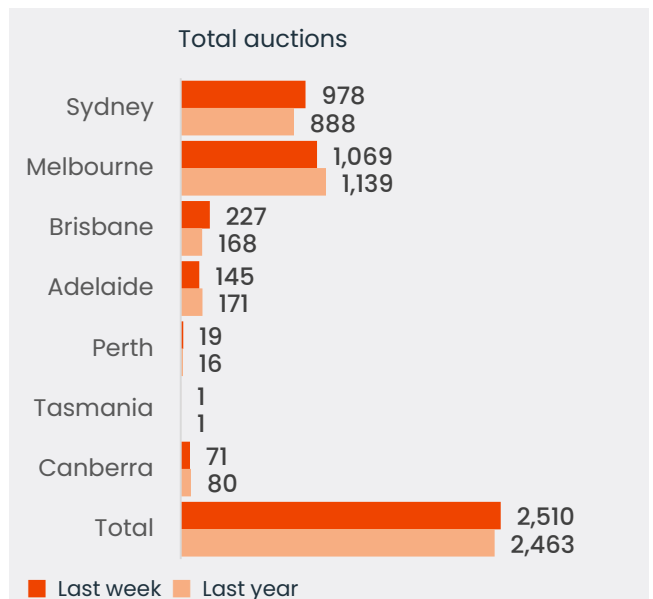
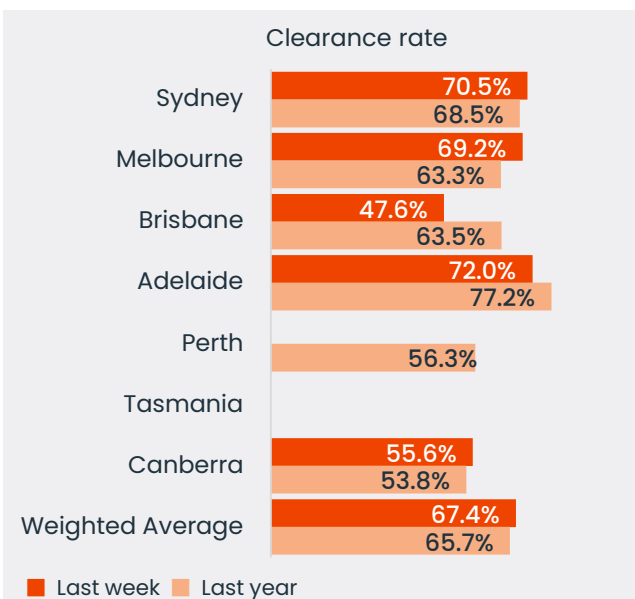
145 homes were auctioned in Adelaide, with 72.0% recording a successful result so far, the strongest result in three weeks.

71 auctions were held across Canberra with a preliminary clearance rate of 55.6%.

More than 3,000 homes are scheduled for auction this week, providing a timely test of the market's depth.

Capital City Auction Statistics (Preliminary)

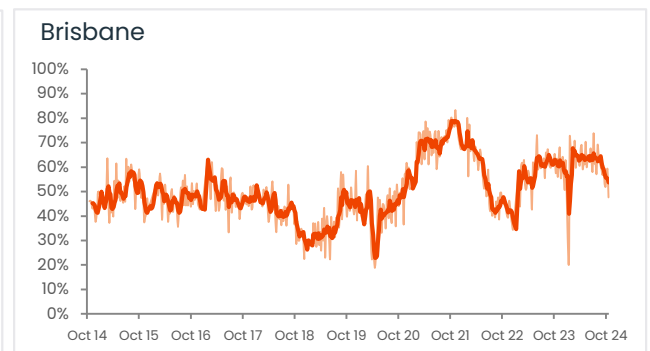
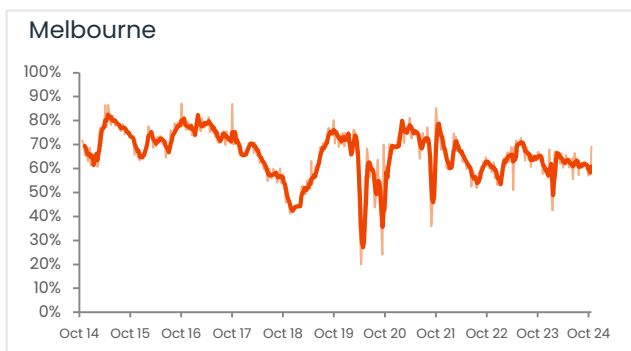
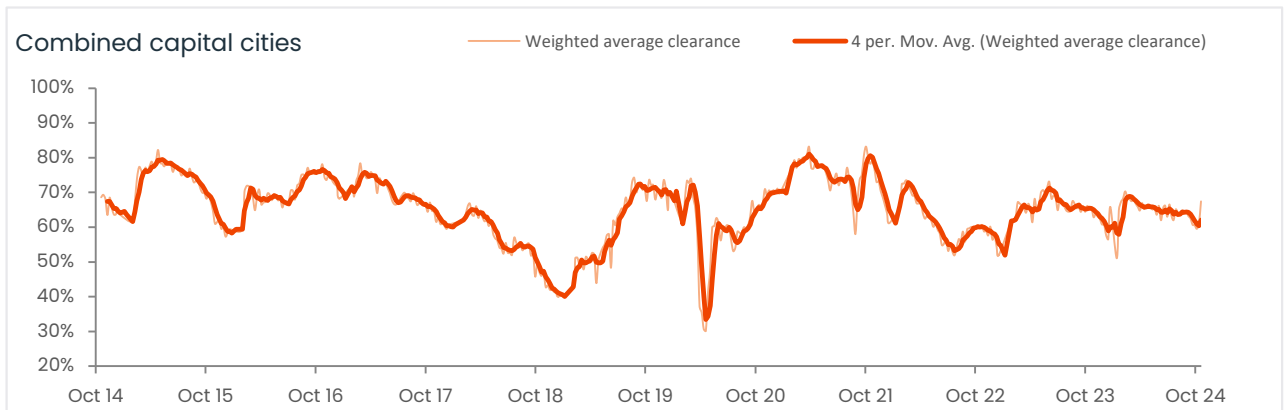
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

| City | Clearance rate | Total auctions | CoreLogic auction results | Cleared auctions | Uncleared auctions |
|-------------------------|----------------|----------------|---------------------------|------------------|--------------------|
| Sydney | 70.5% | 978 | 713 | 503 | 210 |
| Melbourne | 69.2% | 1,069 | 754 | 522 | 232 |
| Brisbane | 47.6% | 227 | 170 | 81 | 89 |
| Adelaide | 72.0% | 145 | 82 | 59 | 23 |
| Perth | n.a. | 19 | 7 | 4 | 3 |
| Tasmania | n.a. | 1 | 0 | 0 | 0 |
| Canberra | 55.6% | 71 | 45 | 25 | 20 |
| Weighted Average | 67.4% | 2,510 | 1,771 | 1,194 | 577 |

Weekly clearance rates



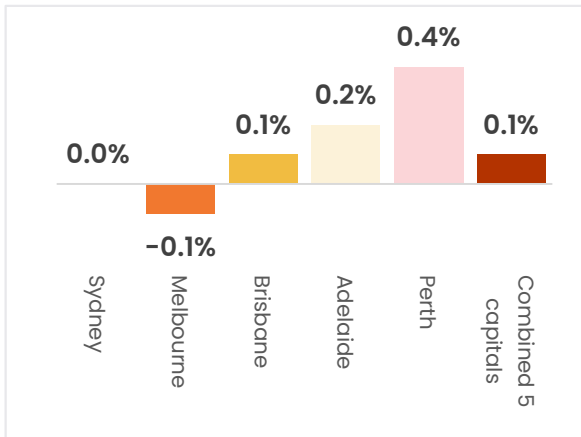
Sub-region auction statistics (Preliminary)

| | Clearance rate | Total auctions | CoreLogic auction results | Cleared auctions | Uncleared auctions |
|-------------------------------|----------------|----------------|---------------------------|------------------|--------------------|
| Central Coast | 52.9% | 32 | 17 | 9 | 8 |
| Baulkham Hills and Hawkesbury | 57.9% | 34 | 19 | 11 | 8 |
| Blacktown | 53.3% | 64 | 30 | 16 | 14 |
| City and Inner South | 74.7% | 92 | 71 | 53 | 18 |
| Eastern Suburbs | 75.3% | 102 | 93 | 70 | 23 |
| Inner South West | 75.0% | 123 | 96 | 72 | 24 |
| Inner West | 84.1% | 88 | 63 | 53 | 10 |
| North Sydney and Hornsby | 67.0% | 137 | 97 | 65 | 32 |
| Northern Beaches | 73.0% | 71 | 63 | 46 | 17 |
| Outer South West | n.a. | 9 | 6 | 3 | 3 |
| Outer West and Blue Mountains | n.a. | 8 | 7 | 2 | 5 |
| Parramatta | 55.8% | 71 | 52 | 29 | 23 |
| Ryde | 71.9% | 43 | 32 | 23 | 9 |
| South West | 69.0% | 52 | 29 | 20 | 9 |
| Sutherland | 82.5% | 54 | 40 | 33 | 7 |
| Melbourne sub-regions | | | | | |
| Inner | 75.2% | 190 | 137 | 103 | 34 |
| Inner East | 75.9% | 148 | 116 | 88 | 28 |
| Inner South | 74.2% | 124 | 89 | 66 | 23 |
| North East | 69.9% | 126 | 83 | 58 | 25 |
| North West | 58.9% | 97 | 73 | 43 | 30 |
| Outer East | 78.7% | 67 | 47 | 37 | 10 |
| South East | 71.6% | 129 | 74 | 53 | 21 |
| West | 53.0% | 163 | 117 | 62 | 55 |
| Mornington Peninsula | 62.5% | 23 | 16 | 10 | 6 |
| Regional SA4 | | | | | |
| Newcastle and Lake Macquarie | 78.6% | 42 | 28 | 22 | 6 |
| Illawarra | 70.6% | 25 | 17 | 12 | 5 |
| Gold Coast | 42.9% | 79 | 56 | 24 | 32 |
| Sunshine Coast | 52.6% | 31 | 19 | 10 | 9 |
| Geelong | n.a. | 8 | 3 | 1 | 2 |

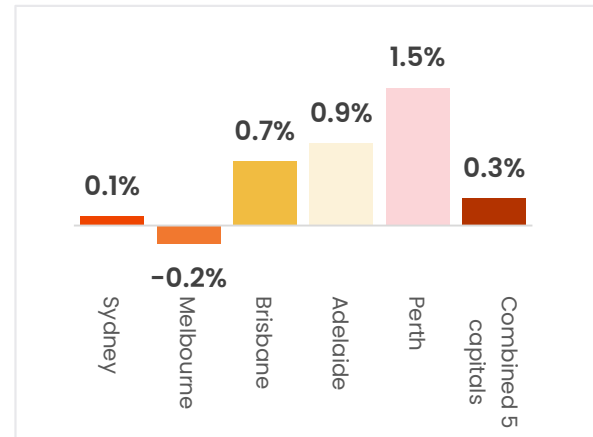
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

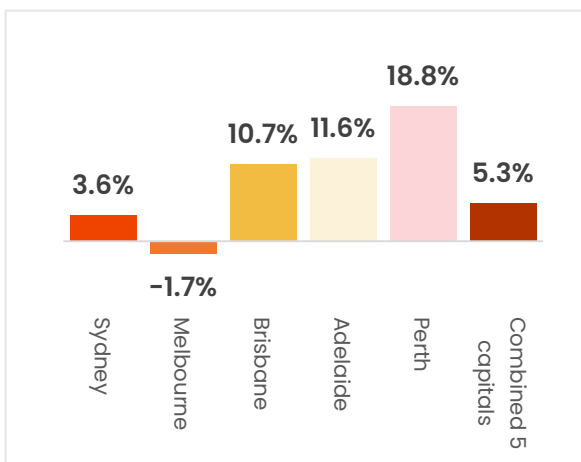
Weekly change



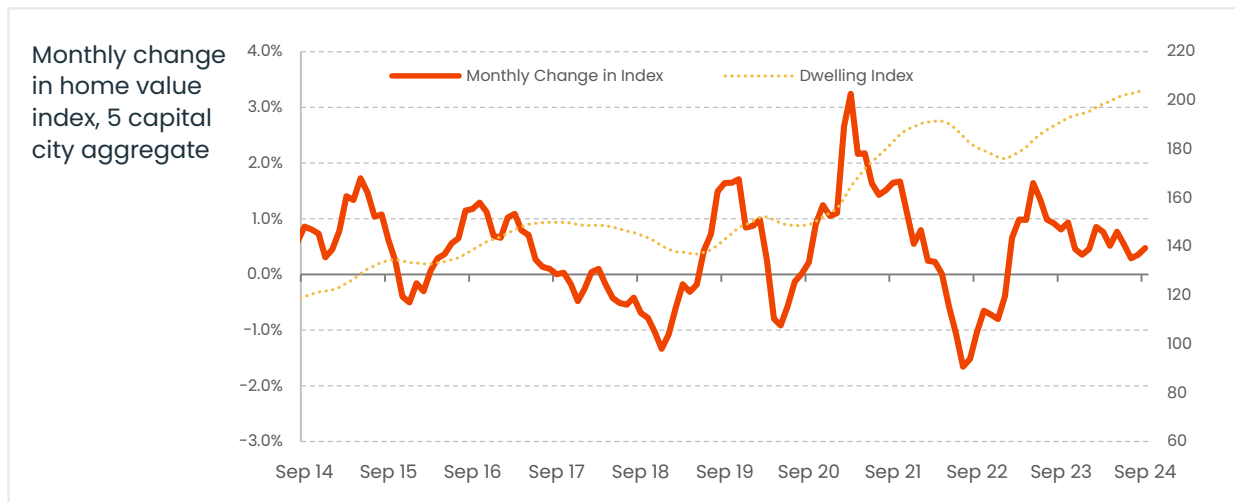
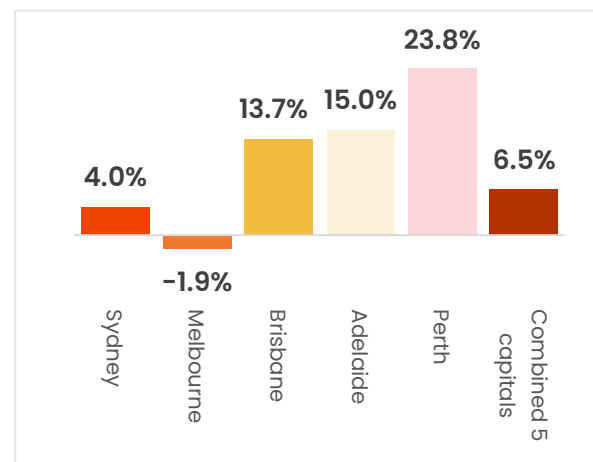
Monthly change



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

181
835

BRISBANE

4,276
12,356

PERTH

4,521
10,435

SYDNEY

8,021
25,351

COMBINED CAPITALS
28,717
87,983

CANBERRA

667
2,157

HOBART

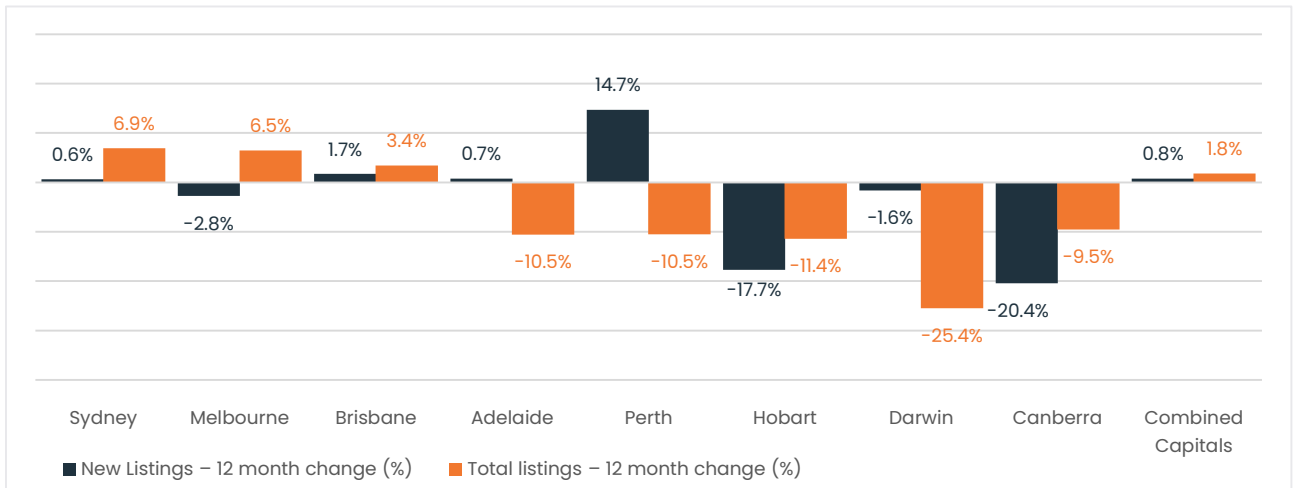
334
1,420

ADELAIDE
1,749
4,012

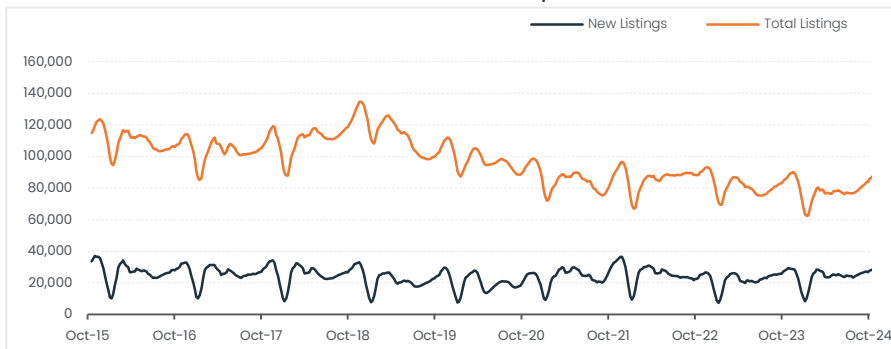
MELBOURNE

8,968
31,417

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 20 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



12 Brushtail Street
Throsby
 5 4 2
\$1,700,000

Confidence Real Estate Belconnen



23 Manning Street
Watson
 4 3 2
\$1,700,000

Home By Holly

New South Wales



52 Woodside Avenue
Strathfield
 8 4 2
\$12,500,000

McGrath



25A Nield Avenue
Balgowlah
 4 2 2
\$8,700,000

Belle Property Manly NSW

Northern Territory



20 Chateau Road
Connellan
 6 4 5
\$1,370,000

Alice Springs Realty



4 Beatrice Street
Stuart Park
 4 4 2
\$1,050,000

Ray White Darwin

Queensland



7 Ipsley Drive
Broadbeach Waters
 5 3 2
\$4,488,000

Kollosche Broadbeach



82 Admiralty Drive
Surfers Paradise
 4 2 2
\$4,300,000

Ray White Prestige Gold Coast

South Australia



10 Dunluce Avenue
Brighton
 4 2 1
\$2,255,000

Noakes Nickolas



165 Sixth Avenue
Royston Park
 3 1 2
\$1,860,000

Tanner 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



44 Raymont Terrace
Mount Stuart
 5 3 2
\$1,700,000

Ray White Hobart



1 Cahill Place
Acton Park
 4 2 4
\$1,190,000

Harcourts Signature Sorell

Victoria



18 Parring Road
Balwyn
 5 4 4
\$4,200,000

Fletchers Balwyn North



40 Caithwill Court
Narre Warren North
 8 4 7
\$4,000,000

Peake Real Estate

Western Australia



108 Weir Road
Baskerville
 7 5 12
\$5,180,000

The Agency Perth



6/5 Warton Street
Cottesloe
 3 2 2
\$2,980,000

Ray White Dalkeith/Claremont

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