

Property Market Indicator Summary

All data to week ending 11 August 2024



Preliminary clearance rate bounces back above 70%

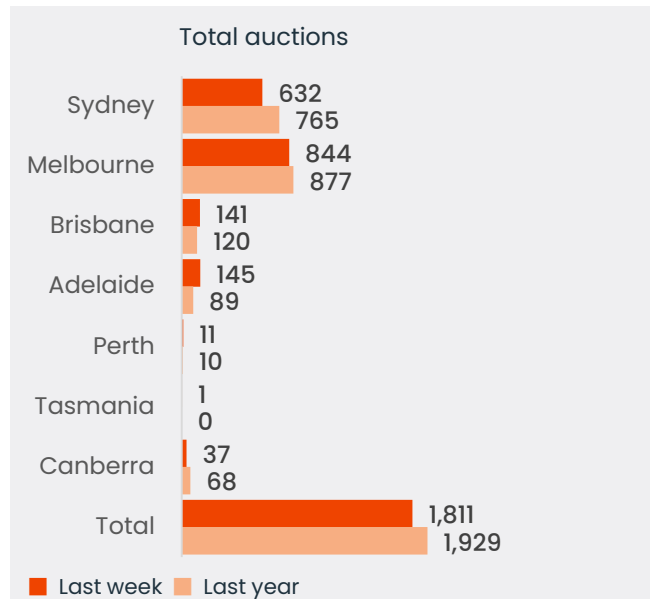
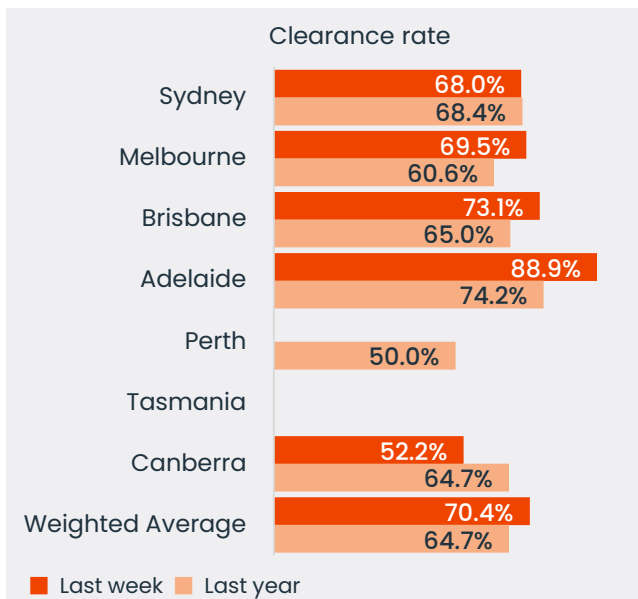
The combined capitals preliminary clearance rates edged above the 70% mark last week, rising to 70.4% after dipping to 69.2% the week prior (revising lower to 64.0% on final numbers).

The subtle lift in the early clearance rate was attributable to the smaller auction markets with Adelaide (88.9%), Brisbane (73.1%), and Canberra (52.2%) each recording a higher clearance rate compared to the previous week, while the major auction markets of Sydney and Melbourne recorded some slippage in the early success rate.

Melbourne hosted the most auctions, with 844 homes going under the hammer, the highest volume since the week ending June 23rd when 920 auctions were held. The preliminary clearance rate was 69.5% in Melbourne, down from 70.4% the week prior, which revised to 61.7% once finalised.

Capital City Auction Statistics (Preliminary)

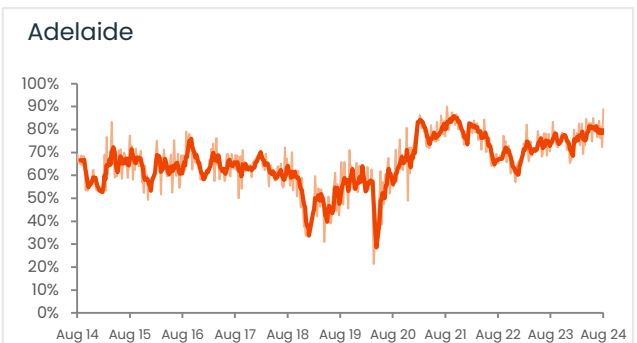
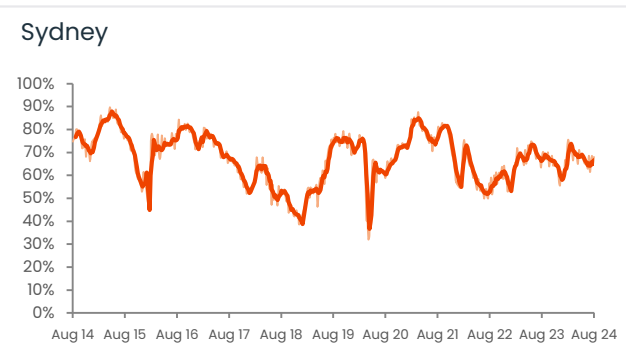
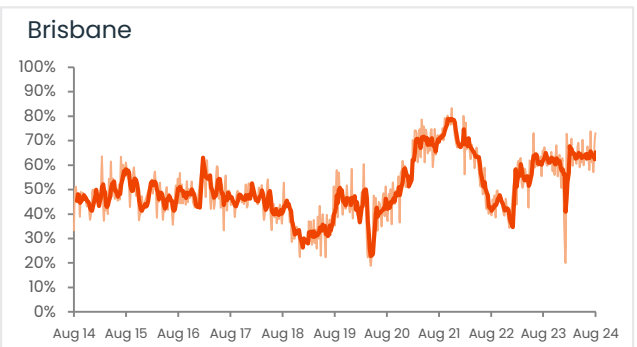
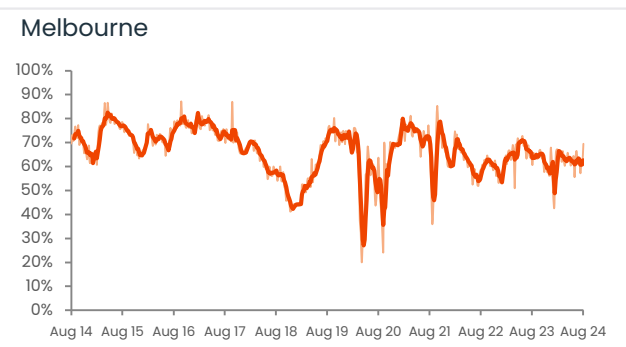
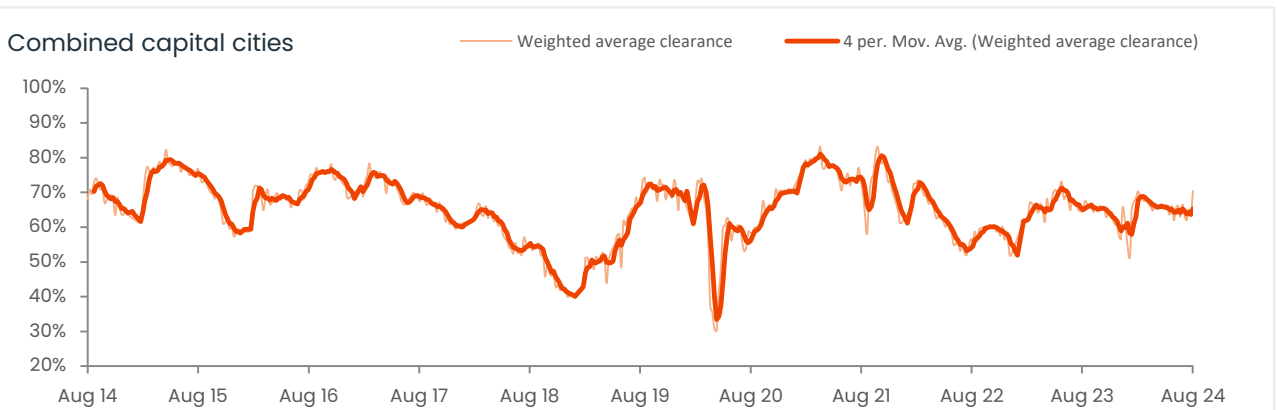
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	68.0%	632	447	304	143
Melbourne	69.5%	844	639	444	195
Brisbane	73.1%	141	108	79	29
Adelaide	88.9%	145	90	80	10
Perth	n.a.	11	6	4	2
Tasmania	n.a.	1	0	0	0
Canberra	52.2%	37	23	12	11
Weighted Average	70.4%	1,811	1,313	923	390

Weekly clearance rates



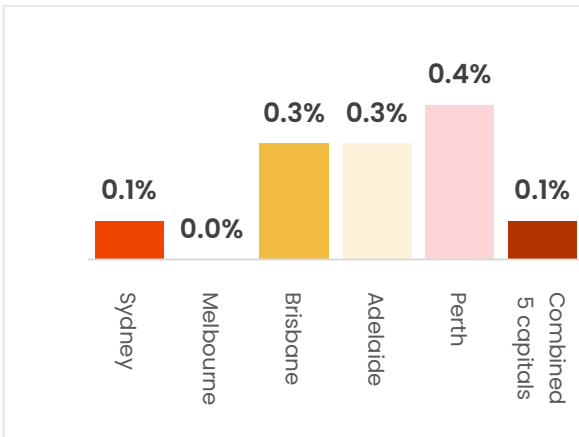
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	43.8%	21	16	7	9
Baulkham Hills and Hawkesbury	57.1%	26	14	8	6
Blacktown	63.3%	54	30	19	11
City and Inner South	73.1%	61	52	38	14
Eastern Suburbs	75.9%	33	29	22	7
Inner South West	64.7%	84	68	44	24
Inner West	81.6%	52	38	31	7
North Sydney and Hornsby	76.3%	85	59	45	14
Northern Beaches	61.9%	30	21	13	8
Outer South West	n.a.	9	7	3	4
Outer West and Blue Mountains	n.a.	14	8	4	4
Parramatta	54.6%	55	33	18	15
Ryde	72.0%	36	25	18	7
South West	67.7%	50	31	21	10
Sutherland	80.0%	21	15	12	3
Melbourne sub-regions					
Inner	74.4%	124	90	67	23
Inner East	68.1%	116	91	62	29
Inner South	76.3%	107	76	58	18
North East	71.4%	106	84	60	24
North West	69.3%	95	75	52	23
Outer East	80.4%	69	51	41	10
South East	78.7%	83	61	48	13
West	52.5%	129	101	53	48
Mornington Peninsula	41.7%	17	12	5	7
Regional SA4					
Newcastle and Lake Macquarie	75.0%	18	16	12	4
Illawarra	78.6%	18	14	11	3
Gold Coast	52.4%	59	42	22	20
Sunshine Coast	45.0%	42	20	9	11
Geelong	46.2%	13	13	6	7

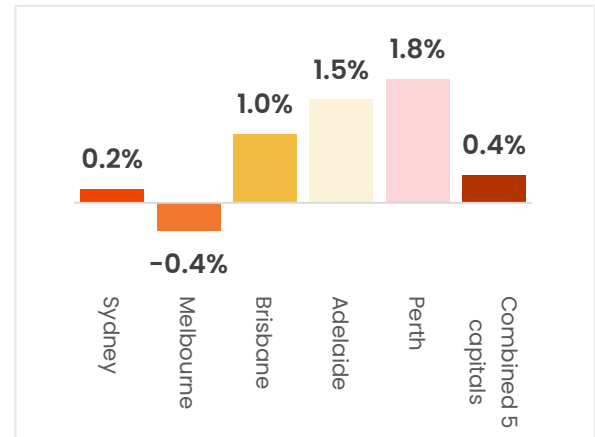
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

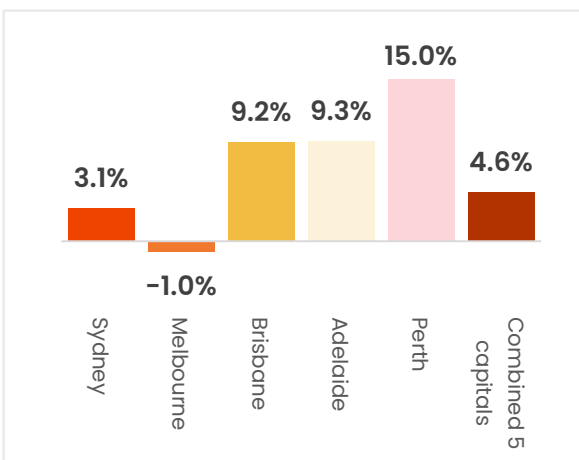
Weekly change



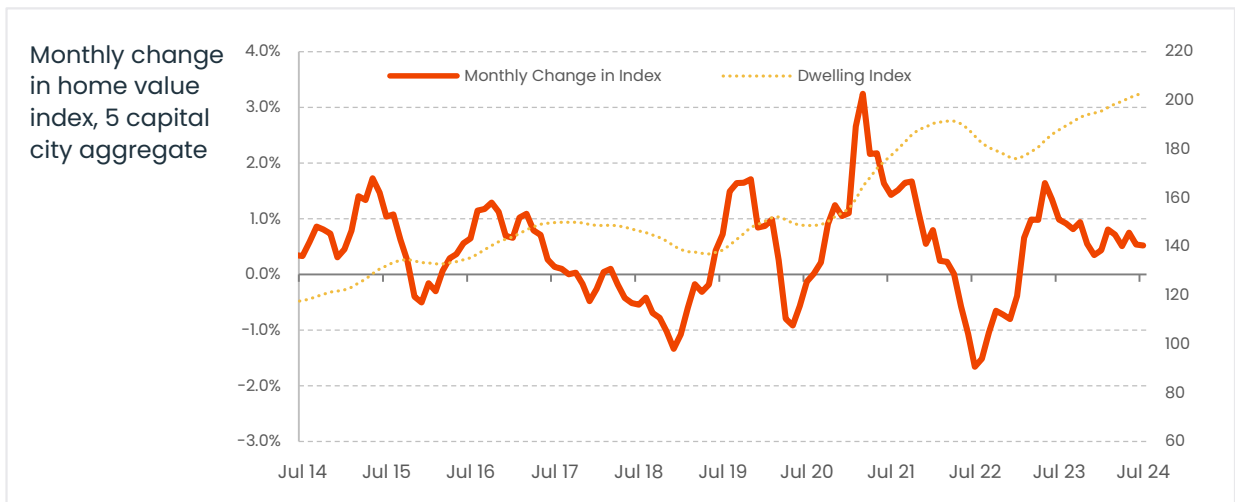
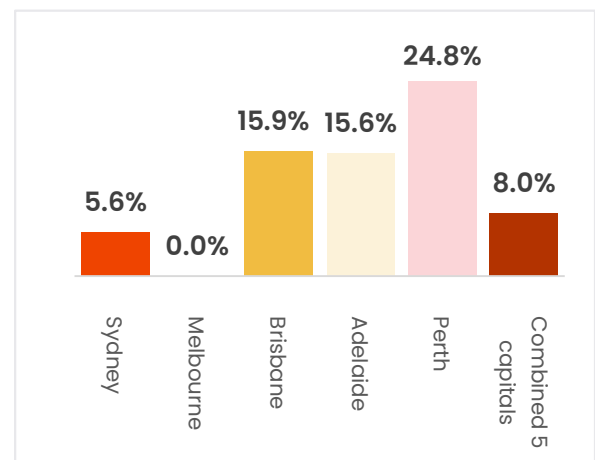
Monthly change



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
946

BRISBANE

3,909
11,502

PERTH

3,528
8,858

SYDNEY

6,644
20,233

COMBINED
CAPITALS

24,646
77,615

CANBERRA

498
1,671

HOBART

267
1,522

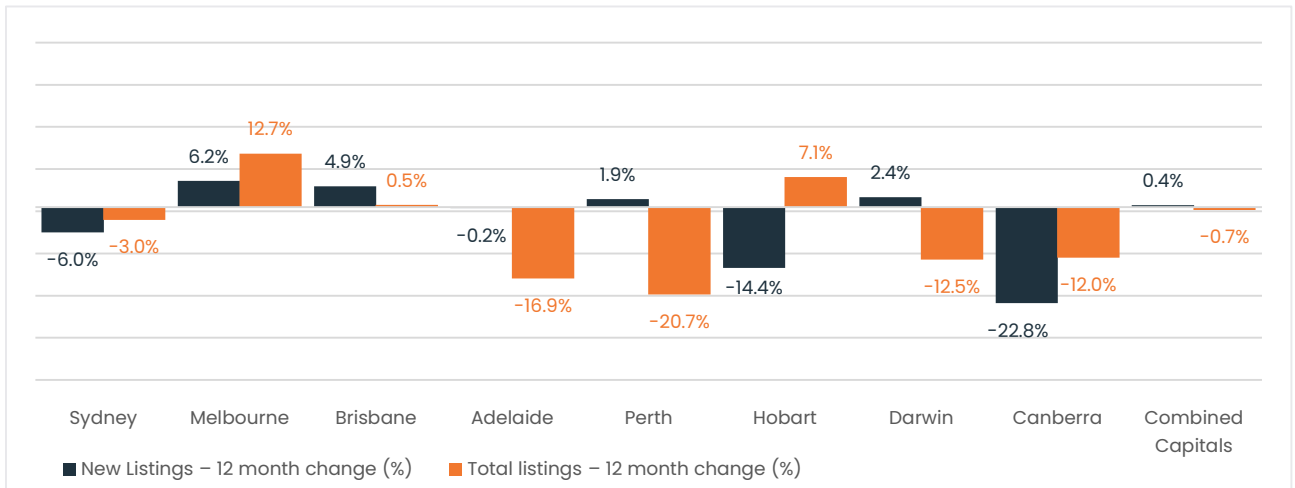
ADELAIDE

1,445
3,347

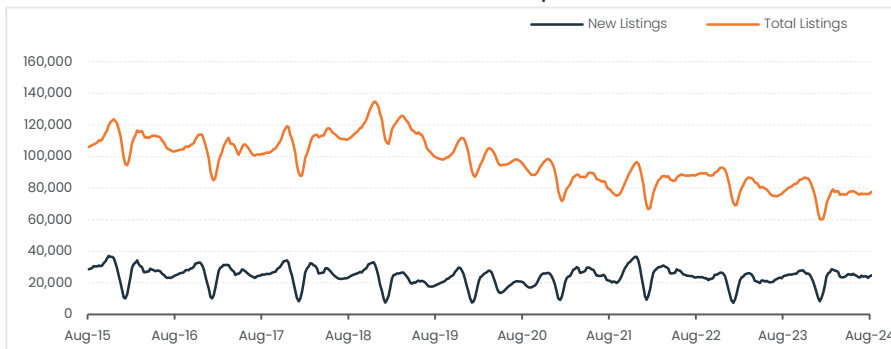
MELBOURNE

8,183
29,536

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 11 August 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



3 Hobson Place
Ainslie
 🏠 4 🛋️ 3 🚗 2
\$2,100,000

LJ Hooker Dickson



11 Bolger Place
Kambah
 🏠 4 🛋️ 2 🚗 2
\$1,780,000

My Morris

New South Wales



202/14 Macleay Street
Elizabeth Bay
 🏠 3 🛋️ 2 🚗 2
\$7,800,000

Richardson & Wrench Elizabeth Bay



2 Denham Street
Bondi
 🏠 4 🛋️ 1 🚗 2
\$6,325,000

PPD Real Estate

Northern Territory



65 Don Circuit
Durack
 🏠 5 🛋️ 3 🚗 2
\$840,000

Ray White Darwin



2 Fogarty Street
Cossack
 🏠 6 🛋️ 3 🚗 8
\$785,000

Elders Real Estate Katherine

Queensland



7/1493 Gold Coast Highway
Palm Beach
 🏠 3 🛋️ 4 🚗 3
\$6,000,000

Ray White Prestige Gold Coast



240 Hedges Avenue
Mermaid Beach
 🏠 4 🛋️ 3 🚗 2
\$5,370,000

Professionals Mermaid Beach

South Australia



5 Stimson Grove
Somerton Park
 🏠 6 🛋️ 4 🚗 3
\$4,000,000

Noakes Nickolas



17 Green Street
St Morris
 🏠 4 🛋️ 2 🚗 3
\$2,007,500

Ray White Norwood

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



542 Oceana Drive
Howrah
 5 3 2
\$1,250,000

Harcourts Signature Sorell



303/3 Evans Street
Hobart
 2 2 0
\$1,131,000

Petrusma Property

Victoria



10 Bowen Street
Kew
 4 3 3
\$5,356,000

Marshall White Balwyn



1 Hammond Street
Brighton
 5 4 4
\$4,700,000

Marshall White Bayside

Western Australia



28 Challenger Parade
City Beach
 5 5 6
\$11,120,000

Shore Property



17 Mcneil Street
Peppermint Grove
 5 4 5
\$6,800,000

William Porteous Properties

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