

# Property Market Indicator Summary

All data to week ending 8 December 2024



## Weaker selling conditions reflected in auction clearance rates

The preliminary combined capitals auction clearance rate came in at 62.4% last week, down a full percentage point from the week prior to the be the lowest preliminary result so far this year. The weak outcome for auction markets reflects weaker selling conditions as advertised stock levels rise without a commensurate lift in purchasing activity.

The result came as auction volumes wind down, with 2,597 homes taken to auction last week, down from 2,881 a week earlier and well below the spring peak of 3,135 auctions held over the week ending October 27<sup>th</sup>. This week is set to show a further reduction, with around 2,200 homes currently scheduled for auction, reducing to around 800 next week.

1,207 auctions were held in Melbourne last week. 67.0% of the results so far have recorded a positive outcome, the highest preliminary result since the last week of October (68.5%).

923 homes went under the hammer in Sydney, down from 1,031 the week prior. The preliminary clearance rate, at 57.5%, was the lowest of the year

so far and down nearly 8 percentage points from the week prior (65.1% which revised down to 58.2% on final numbers).

Brisbane hosted the most auctions across the smaller capitals, with 203 homes taken to market by auction. 57.6% of auctions have been reported as successful so far, up from 52.9% the previous week (which revised down to 48.6% on final numbers).

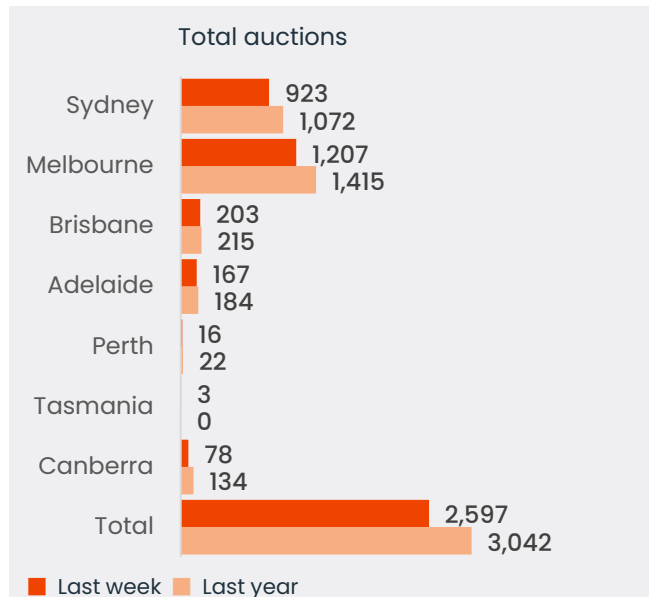
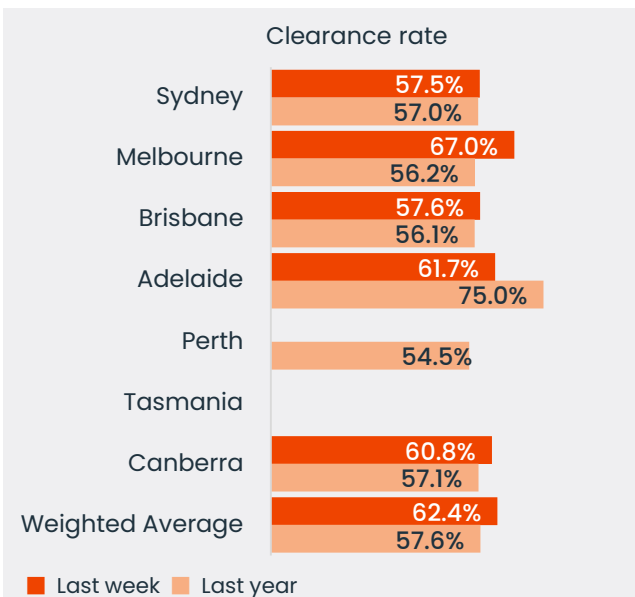
167 auctions were held in Adelaide, roughly on par with the week prior (169), returning an early clearance rate of 61.7% (lowest so far this year).

Only 78 auctions were held in the ACT, the lowest volume in two months, returning a preliminary clearance rate of 60.8%.

Just 16 auctions were held in Perth last week, with three of the four auctions collected so far reporting a successful result. There were three homes auctioned in Tasmania, one of which was successful.

## Capital City Auction Statistics (Preliminary)

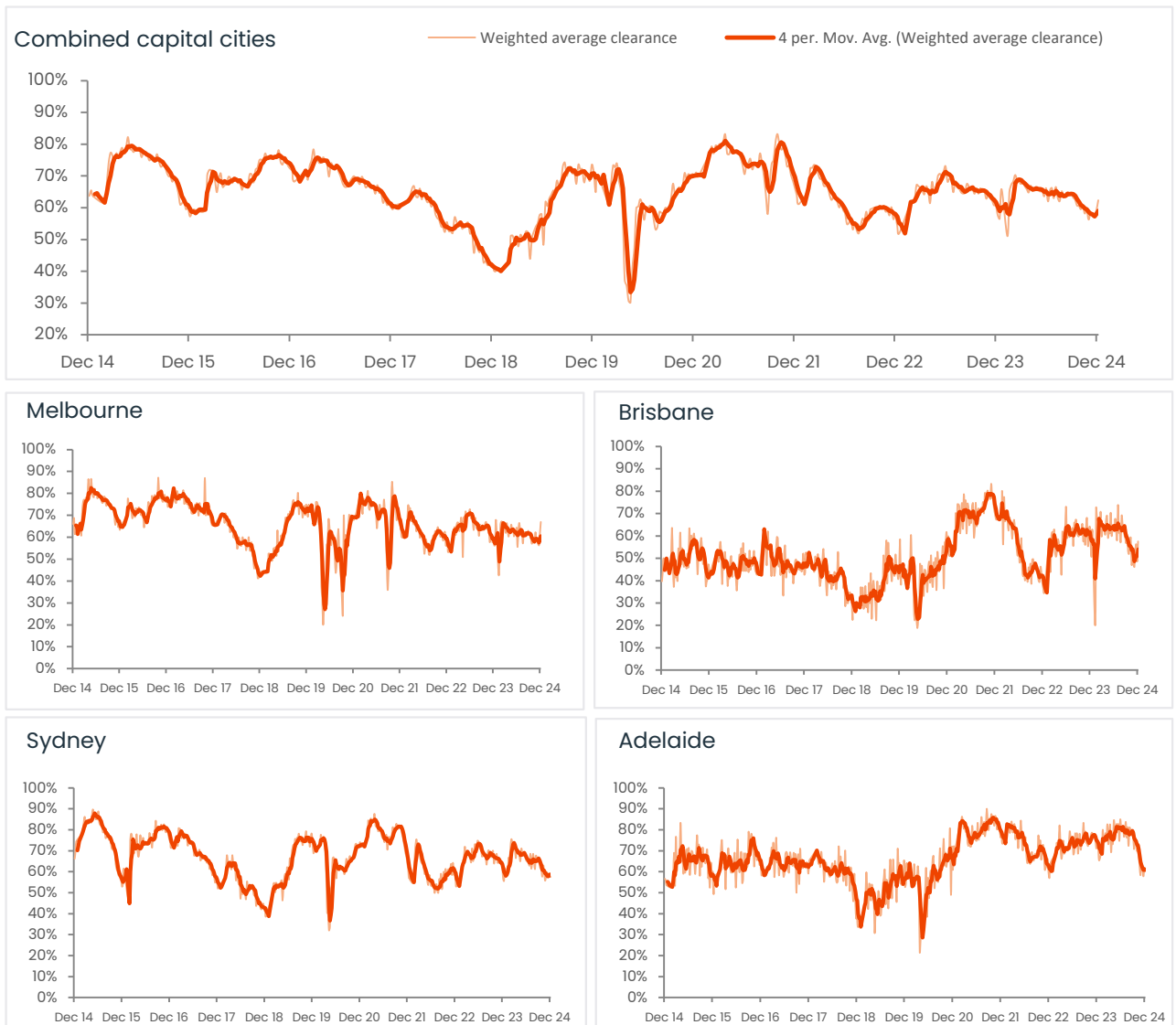
Please note: A minimum sample size of 10 results is required to report a clearance rate



## Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	57.5%	923	661	380	281
Melbourne	67.0%	1,207	899	602	297
Brisbane	57.6%	203	132	76	56
Adelaide	61.7%	167	81	50	31
Perth	n.a.	16	4	3	1
Tasmania	n.a.	3	3	1	2
Canberra	60.8%	78	51	31	20
<b>Weighted Average</b>	<b>62.4%</b>	<b>2,597</b>	<b>1,831</b>	<b>1,143</b>	<b>688</b>

## Weekly clearance rates



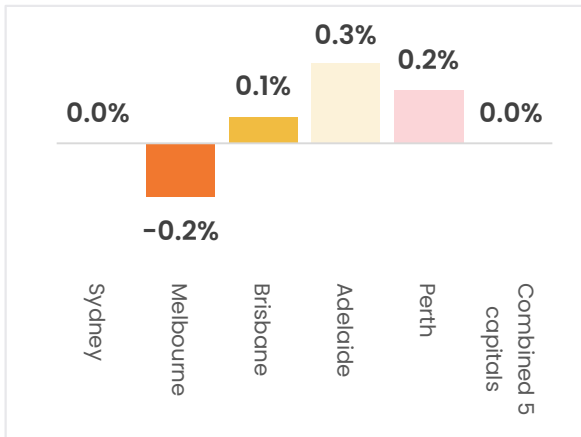
## Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	22.2%	23	18	4	14
Baulkham Hills and Hawkesbury	60.0%	40	20	12	8
Blacktown	52.9%	45	17	9	8
City and Inner South	60.3%	79	58	35	23
Eastern Suburbs	45.8%	89	72	33	39
Inner South West	63.4%	100	71	45	26
Inner West	71.7%	87	60	43	17
North Sydney and Hornsby	50.0%	132	96	48	48
Northern Beaches	42.2%	53	45	19	26
Outer South West	n.a.	11	8	4	4
Outer West and Blue Mountains	63.6%	15	11	7	4
Parramatta	74.0%	94	73	54	19
Ryde	52.0%	42	25	13	12
South West	53.1%	63	49	26	23
Sutherland	73.7%	50	38	28	10
<b>Melbourne sub-regions</b>					
Inner	64.9%	229	171	111	60
Inner East	68.1%	131	113	77	36
Inner South	72.8%	151	103	75	28
North East	70.9%	160	110	78	32
North West	71.4%	126	91	65	26
Outer East	75.8%	81	66	50	16
South East	68.4%	130	95	65	30
West	52.3%	175	132	69	63
Mornington Peninsula	66.7%	24	18	12	6
<b>Regional SA4</b>					
Newcastle and Lake Macquarie	57.5%	50	40	23	17
Illawarra	43.8%	20	16	7	9
Gold Coast	46.9%	69	49	23	26
Sunshine Coast	35.7%	40	28	10	18
Geelong	58.3%	16	12	7	5

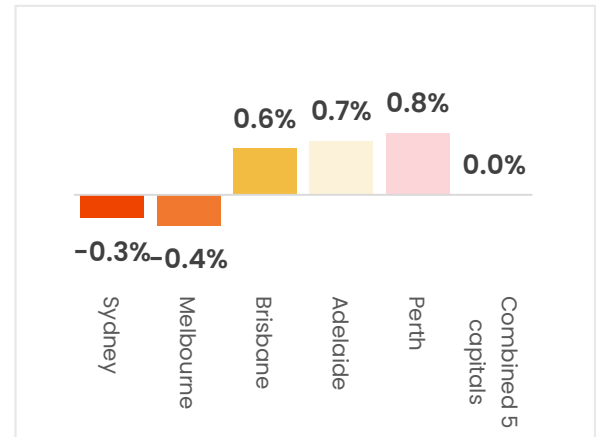
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

## Capital city home value changes

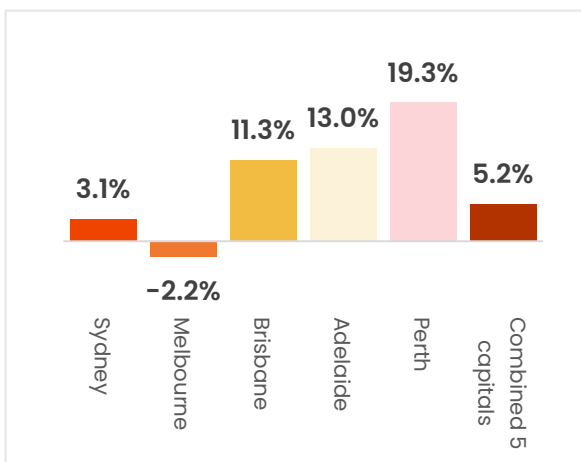
### Weekly change



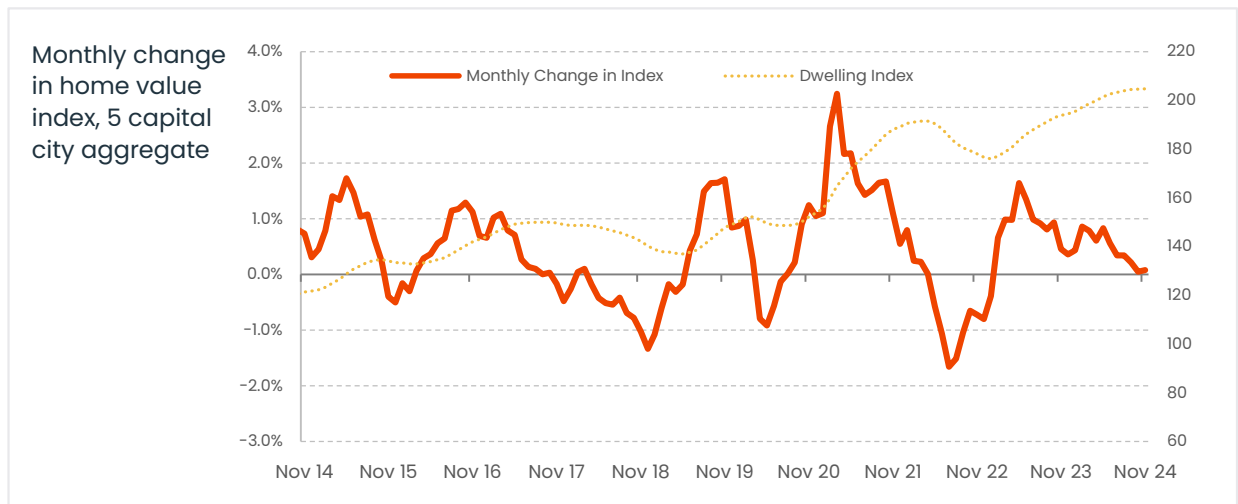
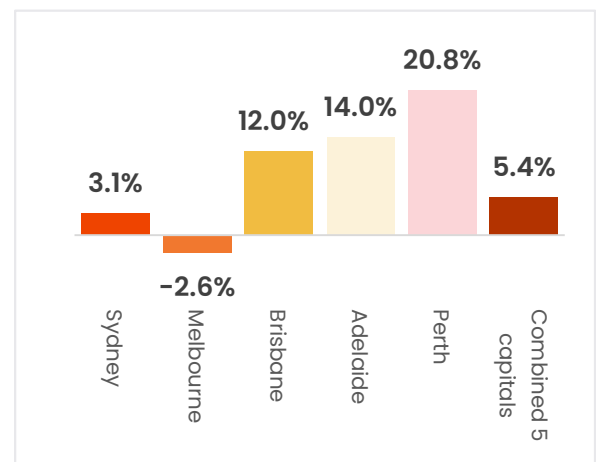
### Monthly change



### 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

**123**  
**681**

BRISBANE

**3,708**  
**12,752**

PERTH

**4,529**  
**12,149**

SYDNEY

**4,723**  
**23,431**

COMBINED  
CAPITALS  
**22,564**  
**88,336**

CANBERRA

**465**  
**2,160**

HOBART

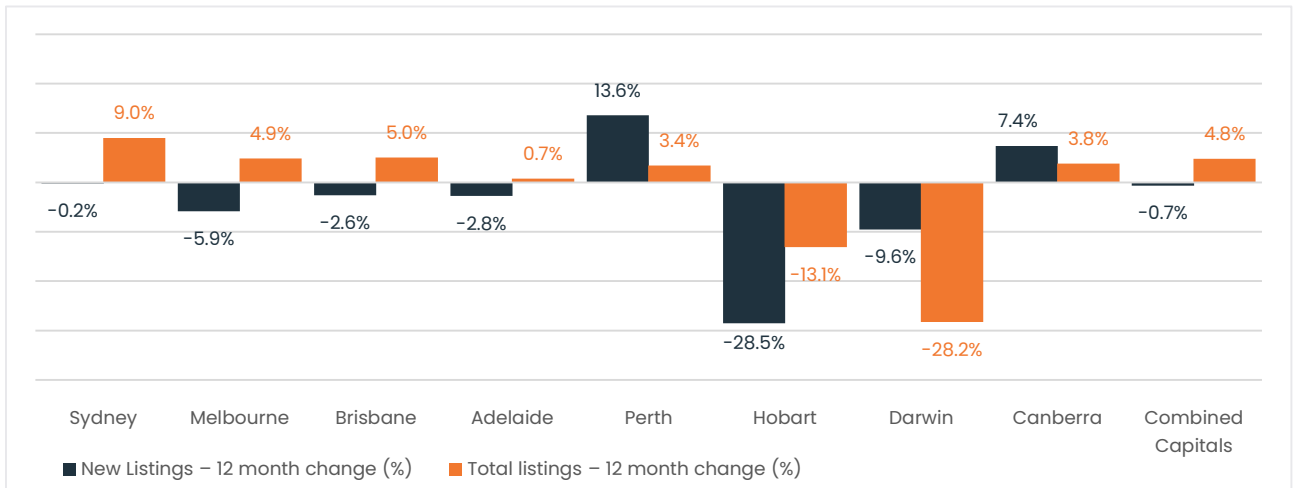
**301**  
**1,456**

ADELAIDE  
**1,659**  
**4,352**

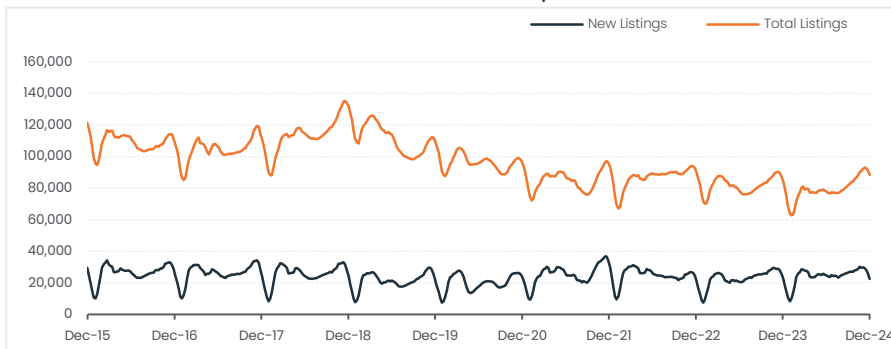
MELBOURNE

**7,056**  
**31,355**

## 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 08 December 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



26 Yiman Street  
Waramanga  
 4 2 3  
**\$1,640,000**  
 Verv Residential



17/7 Sydney Avenue  
Barton  
 3 2 2  
**\$1,480,000**  
 Purnell Citywide

### New South Wales



17 Marvell Street  
Byron Bay  
 4 4 0  
**\$8,450,000**  
 Sotheby's International Realty



3 Buena Vista Avenue  
Mosman  
 5 2 0  
**\$6,410,000**  
 Ray White Lower North Shore Group

### Northern Territory



113/71A Progress Drive  
Nightcliff  
 4 3 3  
**\$1,050,000**  
 Laurence Real Estate



6 Mosec Street  
Ludmilla  
 4 2 1  
**\$720,000**  
 Smith Real Estate NT

### Queensland



901/31 Broadbeach Boulevard  
Broadbeach  
 4 3 2  
**\$5,650,000**  
 Coastal



365 Golden Four Drive  
Tugun  
 5 2 4  
**\$4,350,000**  
 Kollosche

### South Australia



3A Halsbury Avenue  
Kingswood  
 4 3 1  
**\$3,400,000**  
 Ouwens Casserly Real Estate



14 Myall Avenue  
Kensington Gardens  
 4 4 4  
**\$3,120,000**  
 Williams

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



9 Ridgewood Lane  
Kings Meadows  
 4 3 8  
**\$1,950,000**

*Bushby Creese*



2/3A Crelin Street  
Battery Point  
 3 2 1  
**\$1,645,000**

*Ray White Hobart*

### Victoria



23 Cambridge Street  
Hawthorn East  
 5 2 2  
**\$3,537,000**

*Heavyside*



19 Harries Court  
Narre Warren North  
 5 4 4  
**\$3,150,000**

*Barry Plant Narre Warren*

### Western Australia



26 Lentara Crescent  
City Beach  
 5 3 5  
**\$3,500,000**

*Shore Property*



18 Arkwell Way  
Marmion  
 4 3 5  
**\$3,325,000**

*Realmark Coastal*

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