

# Property Market Indicator Summary

All data to week ending 26 January 2025



## Capital city auction volumes on the rise

Auction activity is slowly picking up, with 440 capital city homes taken to auction last week, up from 262 over the previous week. One year ago, 476 homes were taken to auction. 253 results have been collected so far, returning a preliminary clearance rate of 64.5%.

Melbourne was the busiest auction market with 229 homes taken to auction, up from 132 over the previous week and 192 over the same week last year. Melbourne's preliminary clearance rate came in at 64.8%, with the final clearance rate likely to revise lower as the remaining results are collected.

Just 64 homes were taken to auction in Sydney last week, up from 55 over the previous week. One year ago, 83 auctions were held across Sydney. The preliminary clearance rate came in at 59.5%.

Adelaide hosted the most auctions across the smaller capitals, with 69 homes taken to auction. Of

the 46 results collected so far, 76.1% have been successful.

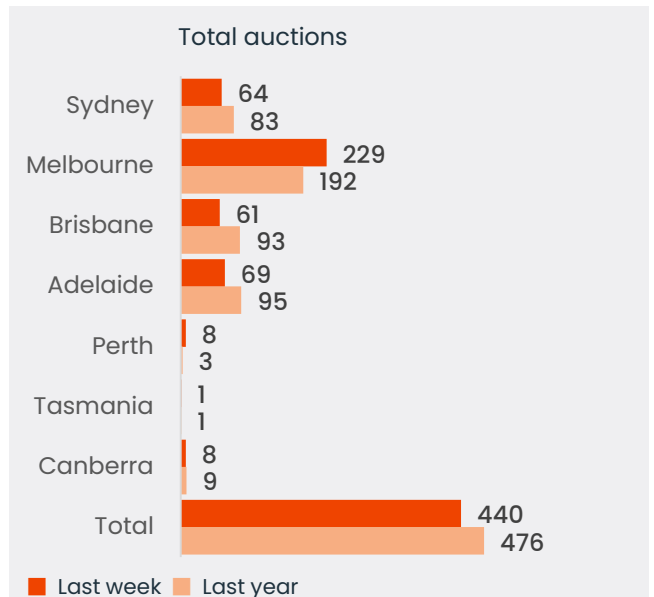
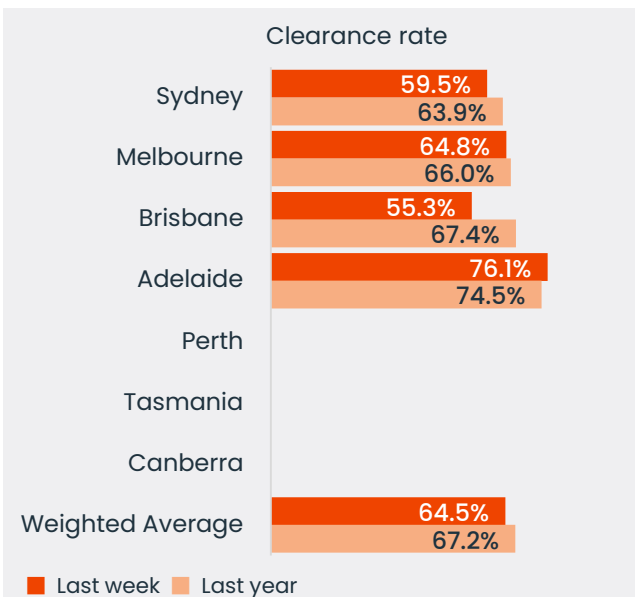
There were 61 auctions in Brisbane last week, returning an early clearance rate of 55.3%. Eight auctions were held in the ACT, with just two reporting a successful result so far.

Eight auctions were held in Perth last week with two results reported so far, both of which were sold under the hammer. The one auction held in Tasmania last week was successful.

The number of homes taken to auction will continue to rise over the coming weeks, with around 1,300 auctions currently scheduled across the combined capitals this week.

## Capital City Auction Statistics (Preliminary)

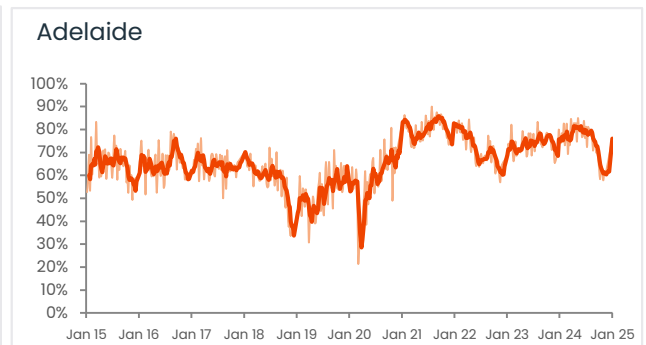
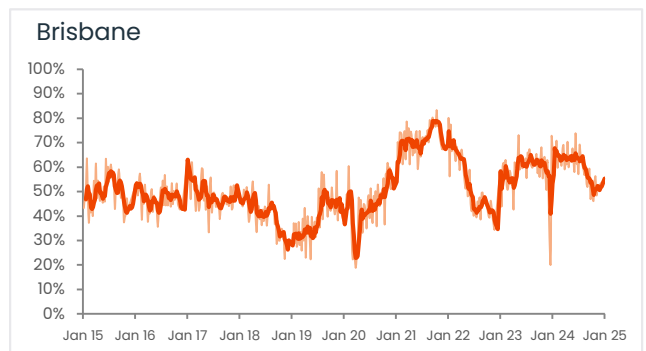
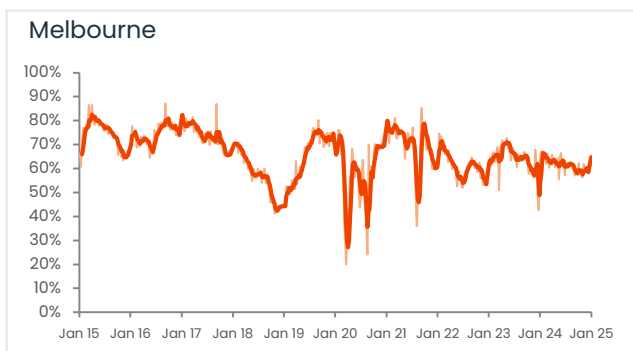
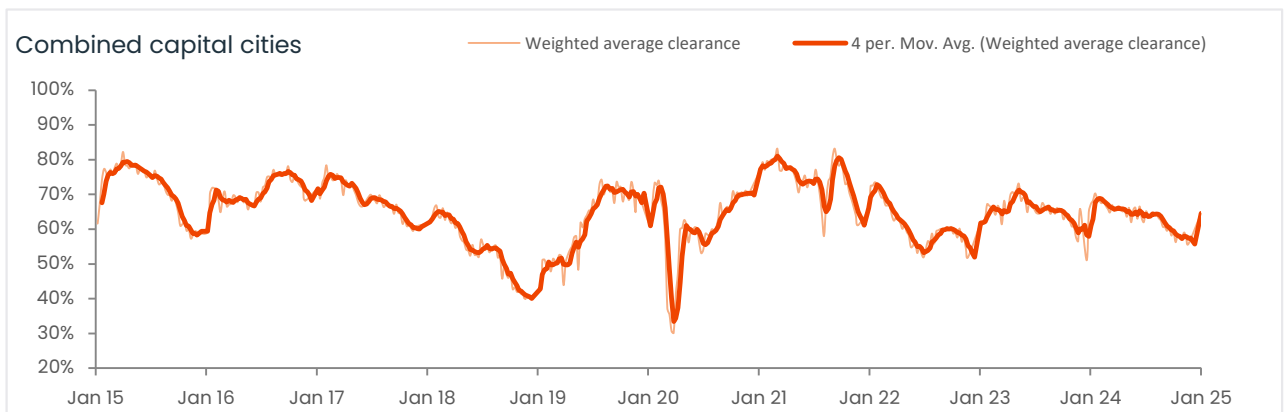
Please note: A minimum sample size of 10 results is required to report a clearance rate



## Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	59.5%	64	37	22	15
Melbourne	64.8%	229	122	79	43
Brisbane	55.3%	61	38	21	17
Adelaide	76.1%	69	46	35	11
Perth	n.a.	8	2	2	0
Tasmania	n.a.	1	1	1	0
Canberra	n.a.	8	7	2	5
<b>Weighted Average</b>	<b>64.5%</b>	<b>440</b>	<b>253</b>	<b>162</b>	<b>91</b>

## Weekly clearance rates



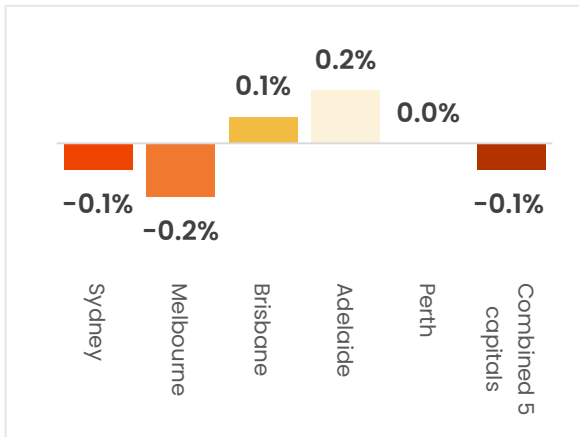
## Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	n.a.	2	1	1	0
Baulkham Hills and Hawkesbury	n.a.	9	8	3	5
Blacktown	50.0%	29	16	8	8
City and Inner South	n.a.	3	2	2	0
Eastern Suburbs	n.a.	n.a.	n.a.	0	0
Inner South West	n.a.	6	1	1	0
Inner West	n.a.	2	1	0	1
North Sydney and Hornsby	n.a.	n.a.	n.a.	0	0
Northern Beaches	n.a.	n.a.	n.a.	0	0
Outer South West	n.a.	n.a.	n.a.	0	0
Outer West and Blue Mountains	n.a.	2	2	2	0
Parramatta	n.a.	3	1	0	1
Ryde	n.a.	2	2	2	0
South West	n.a.	5	2	2	0
Sutherland	n.a.	1	1	1	0
<b>Melbourne sub-regions</b>					
Inner	n.a.	1	0	0	0
Inner East	86.7%	27	15	13	2
Inner South	n.a.	7	4	1	3
North East	59.3%	34	27	16	11
North West	n.a.	39	7	6	1
Outer East	80.0%	29	15	12	3
South East	63.6%	19	11	7	4
West	50.0%	27	20	10	10
Mornington Peninsula	60.9%	46	23	14	9
<b>Regional SA4</b>					
Newcastle and Lake Macquarie	n.a.	5	3	3	0
Illawarra	n.a.	1	1	1	0
Gold Coast	55.3%	103	85	47	38
Sunshine Coast	71.4%	23	14	10	4
Geelong	n.a.	7	1	1	0

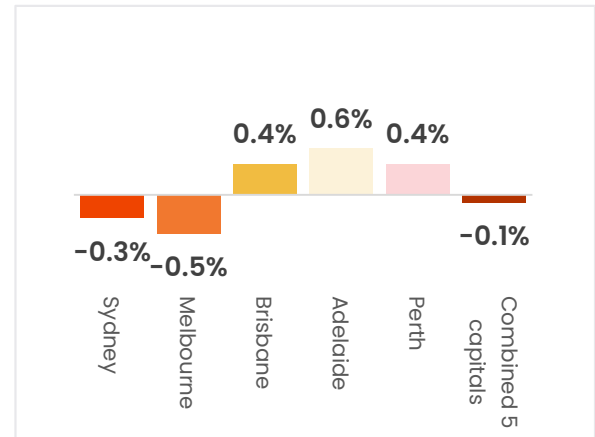
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

## Capital city home value changes

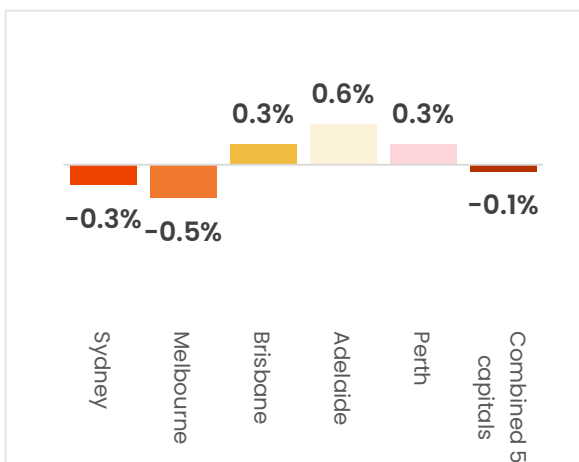
Weekly change



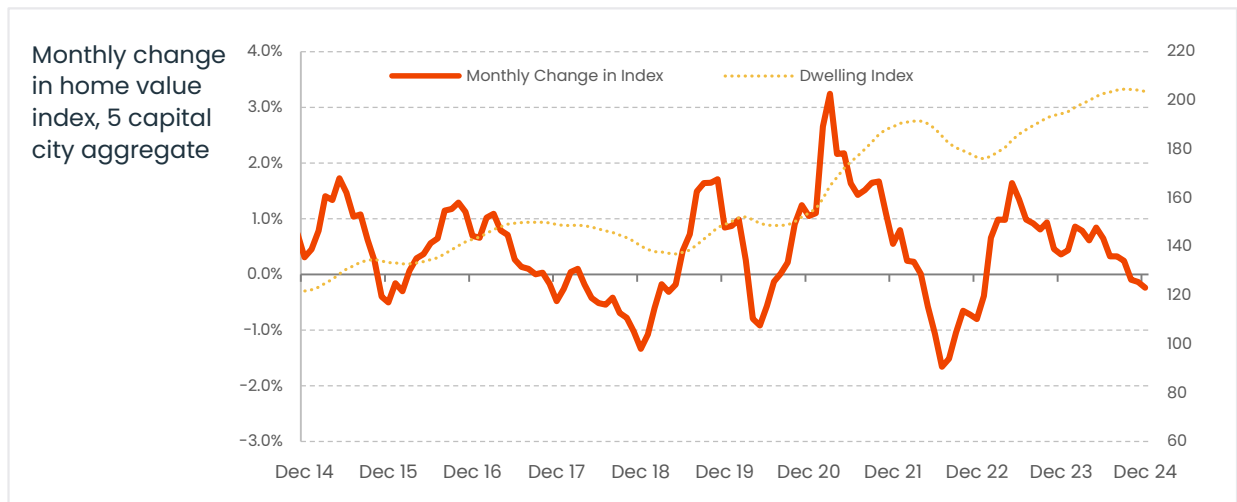
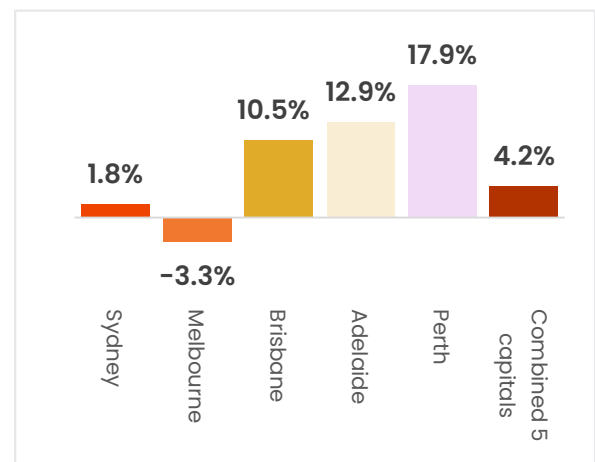
Monthly change



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

**101**  
**498**

BRISBANE

**2,999**  
**10,102**

PERTH

**2,971**  
**9,958**

SYDNEY

**4,090**  
**17,610**

COMBINED  
CAPITALS  
**16,498**  
**68,034**

CANBERRA

**360**  
**1,720**

HOBART

**224**  
**1,268**

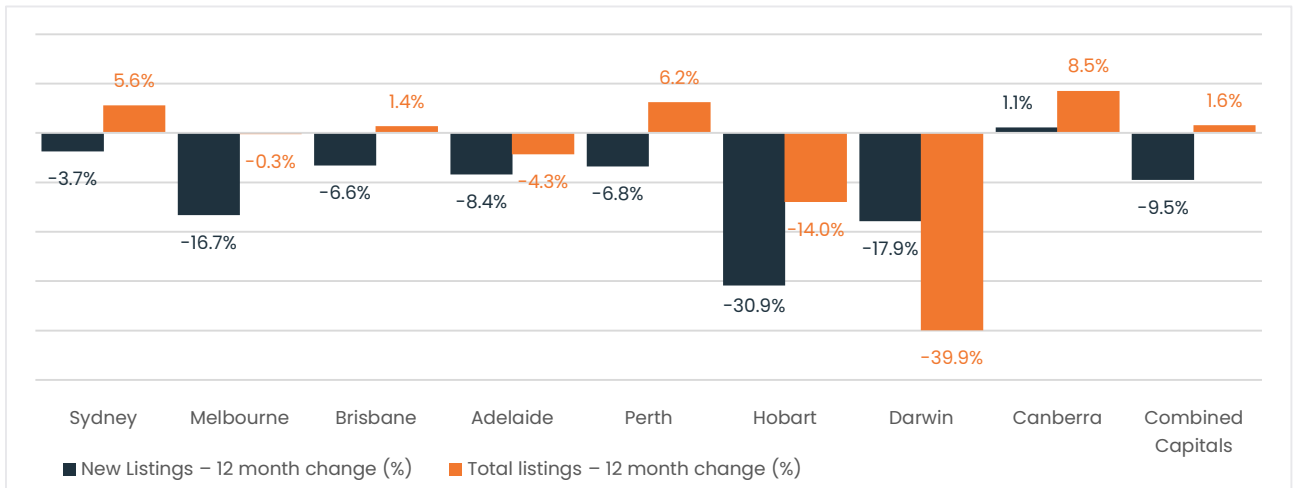
ADELAIDE

**1,133**  
**2,984**

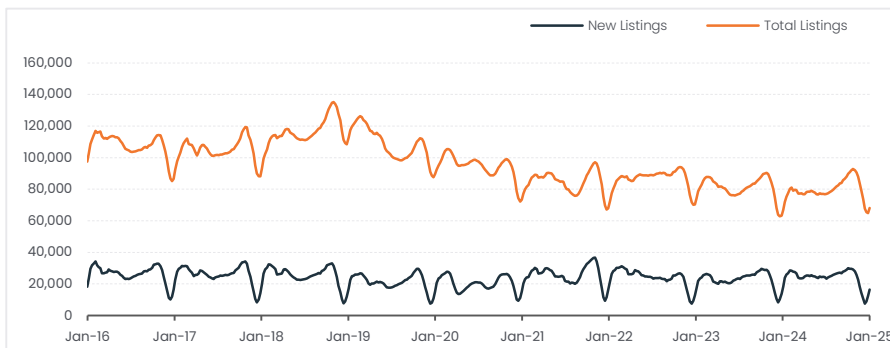
MELBOURNE

**4,620**  
**23,894**

## 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 26 January 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.

## Top two sales over the past week, states and territories

### Australian Capital Territory



98 Cowper Street  
Dickson  
 🏠 4 🛋️ 2 🚗 0  
**\$1,550,000**

*Hive Property*



88 Summerville Crescent  
Florey  
 🏠 4 🛋️ 2 🚗 2  
**\$1,450,000**

*Hive Property*

### New South Wales



34 Torrington Road  
Maroubra  
 🏠 5 🛋️ 4 🚗 3  
**\$5,900,000**

*Ray White Park Coast East*



53 Ocean Avenue  
Anna Bay  
 🏠 4 🛋️ 3 🚗 2  
**\$4,350,000**

*PRD Real Estate Port Stephens*

### Northern Territory



19 Osborn Road  
Malak  
 🏠 5 🛋️ 2 🚗 0  
**\$620,000**

*Smart Real Estate*



3 Wood Crescent  
Rosebery  
 🏠 3 🛋️ 2 🚗 2  
**\$550,000**

*For Sale By Owner Australia*

### Queensland



299A Monaco Street  
Broadbeach Waters  
 🏠 5 🛋️ 5 🚗 0  
**\$15,510,000**

*Kollosche*



9 Elanda Street  
Sunshine Beach  
 🏠 4 🛋️ 3 🚗 2  
**\$6,000,000**

*McLure Prestige*

### South Australia



8 Riverpark Road  
Long Flat  
 🏠 4 🛋️ 2 🚗 8  
**\$1,850,000**

*Ray White Mount Barker*



1A Burnell Street  
Linden Park  
 🏠 3 🛋️ 1 🚗 1  
**\$1,782,000**

*Turner Real Estate Adelaide*

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



1 Greenlands Avenue  
Sandy Bay

 5  3  4

**\$1,900,000**

*Petrusma Property*



5 Jetty Road  
Cygnet

 3  2  0

**\$1,635,000**

*Homelands Property Huonville*

### Victoria



5 Borrell Street  
Keilor

 3  2  2

**\$3,500,000**

*Woodards Essendon*



25A Kalkarra Crescent  
Mount Duneed

 5  2  2

**\$2,490,000**

*One Agency Surf Coast Torquay*

### Western Australia



49 Browne Avenue  
Dalkeith

 5  4  2

**\$4,930,000**

*Modern RE*



6/1 Freeman Loop  
North Fremantle

 3  3  3

**\$4,800,000**

*Ray White Dalkeith Claremont*

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