

Property Market Indicator Summary

All data to week ending 9 February 2025



Auction volumes continue to ramp up

The number of homes going under the hammer is continuing to ramp up, with 1,712 auctions held across the combined capitals last week. This is a solid rise from the previous week, when 1,390 homes were auctioned, and above levels a year ago when 1,642 properties were taken to market by auction. We expect the volume of auctions will continue to trend higher, rising slightly this week to around 1,750 before jumping to approximately 2,450 next week.

As the number of auctions moves out of the seasonal slump, clearance rates become more meaningful, providing a less volatile outcome and better measure of the fit between buyer and seller expectations.

Last week saw the combined capitals preliminary clearance rate rise to 67.4%, the highest early result since the week ending October 20th (also 67.4%). Finalised results typically revise lower, but the early trend is showing an improvement in selling conditions which might reflect some renewed confidence as the likelihood of interest rate cuts grows.

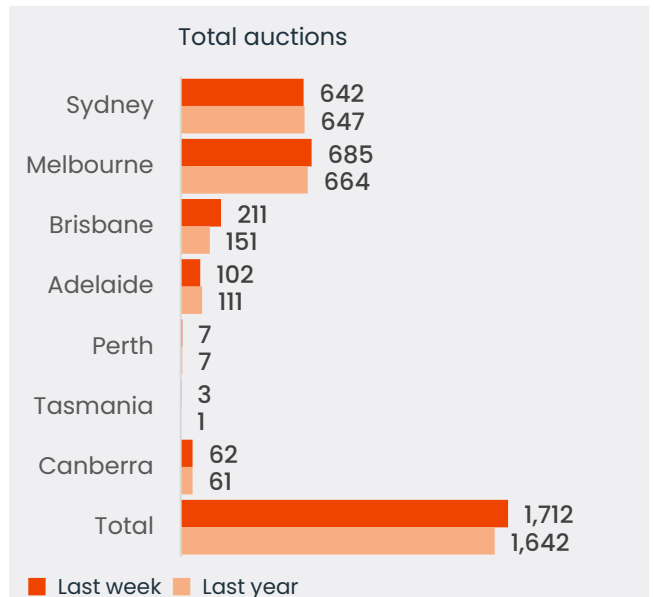
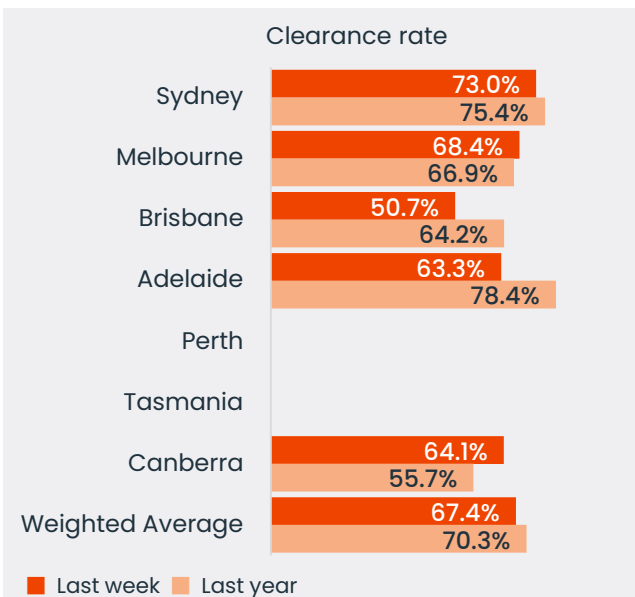
Melbourne recorded the largest number of auctions, with 685 homes taken to auction last week, of which 68.4% have been reported as sold so far; the highest preliminary clearance rate so far this year.

The volume of auctions held across Sydney jumped from 453 the week prior to 642 last week, with the preliminary clearance rate coming in at 73.0%, the highest since the week ending September 8th last year (73.2%).

Brisbane led the volume across the smaller auction markets, with 211 homes going under the hammer last week returning an early clearance rate of 50.7% (down from 58.7% the week prior and 55.3% in the last week of January). 102 auctions were held across Adelaide, returning a preliminary clearance rate of 63.3%, up from 61.7% the previous week which revised slightly higher to 65.3% on the final results. Canberra held 62 auctions, and so far, 64.1% have been reported as successful (down from 68.7% the week prior which revised sharply lower to 57.7% once finalised).

Capital City Auction Statistics (Preliminary)

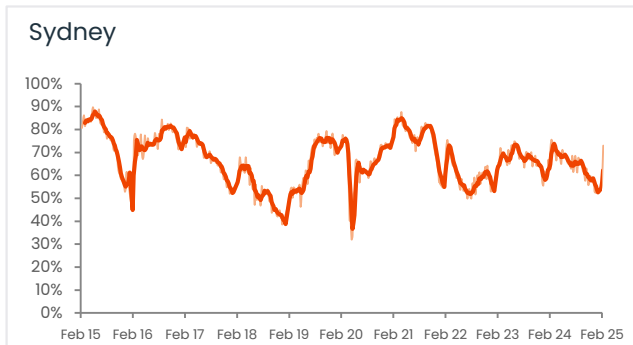
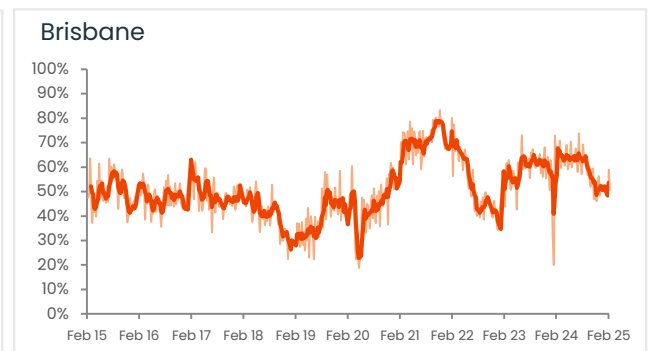
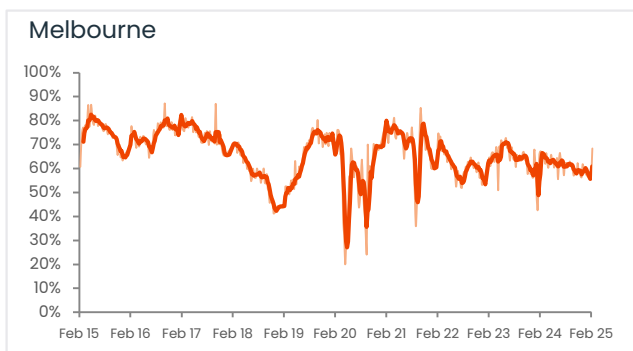
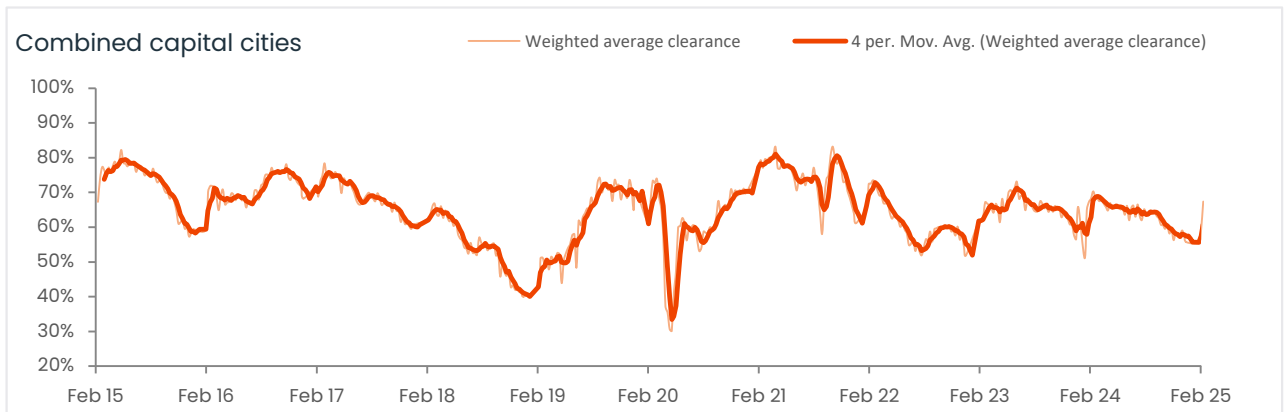
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	73.0%	642	455	332	123
Melbourne	68.4%	685	490	335	155
Brisbane	50.7%	211	146	74	72
Adelaide	63.3%	102	60	38	22
Perth	n.a.	7	5	4	1
Tasmania	n.a.	3	3	0	3
Canberra	64.1%	62	39	25	14
Weighted Average	67.4%	1,712	1,198	808	390

Weekly clearance rates



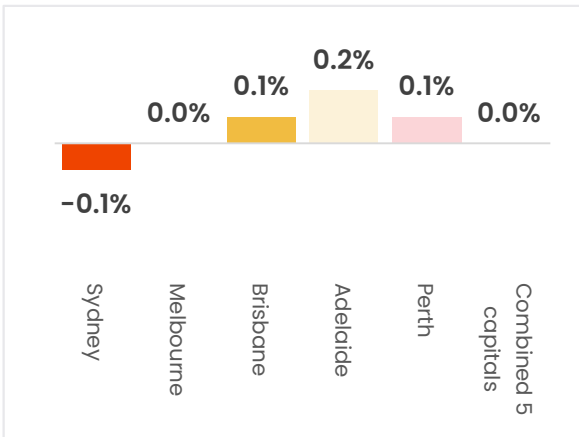
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	n.a.	13	9	7	2
Baulkham Hills and Hawkesbury	58.8%	28	17	10	7
Blacktown	74.3%	61	35	26	9
City and Inner South	81.4%	69	59	48	11
Eastern Suburbs	74.2%	39	31	23	8
Inner South West	72.1%	65	43	31	12
Inner West	88.4%	59	43	38	5
North Sydney and Hornsby	65.5%	112	87	57	30
Northern Beaches	75.0%	34	28	21	7
Outer South West	n.a.	11	7	7	0
Outer West and Blue Mountains	n.a.	5	5	5	0
Parramatta	63.9%	51	36	23	13
Ryde	73.7%	35	19	14	5
South West	55.6%	32	18	10	8
Sutherland	70.0%	30	20	14	6
Melbourne sub-regions					
Inner	67.1%	99	73	49	24
Inner East	65.9%	62	44	29	15
Inner South	62.5%	66	48	30	18
North East	72.7%	71	55	40	15
North West	76.9%	68	52	40	12
Outer East	67.3%	70	52	35	17
South East	82.6%	109	69	57	12
West	60.8%	117	79	48	31
Mornington Peninsula	38.9%	23	18	7	11
Regional SA4					
Newcastle and Lake Macquarie	57.1%	41	35	20	15
Illawarra	56.3%	22	16	9	7
Gold Coast	46.7%	62	45	21	24
Sunshine Coast	40.0%	20	10	4	6
Geelong	n.a.	10	6	3	3

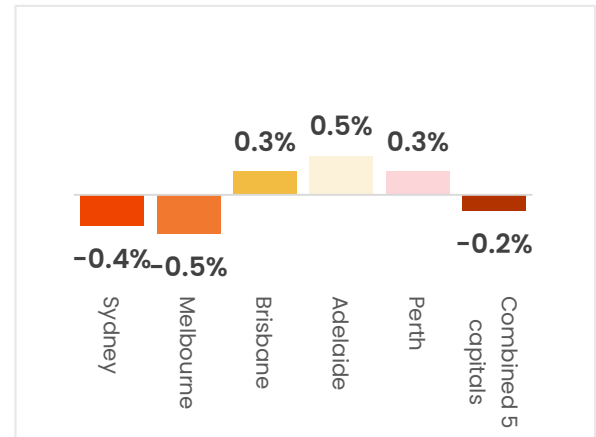
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

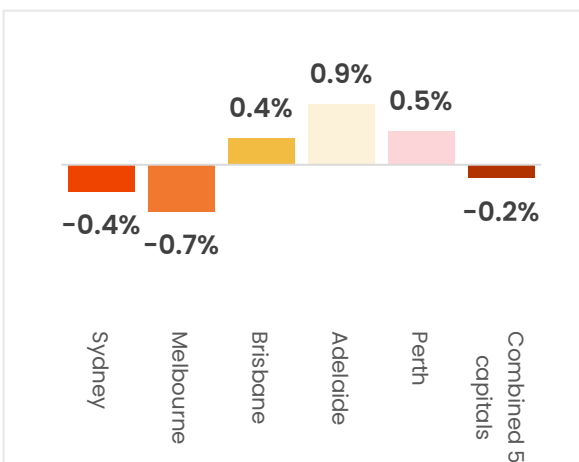
Weekly change



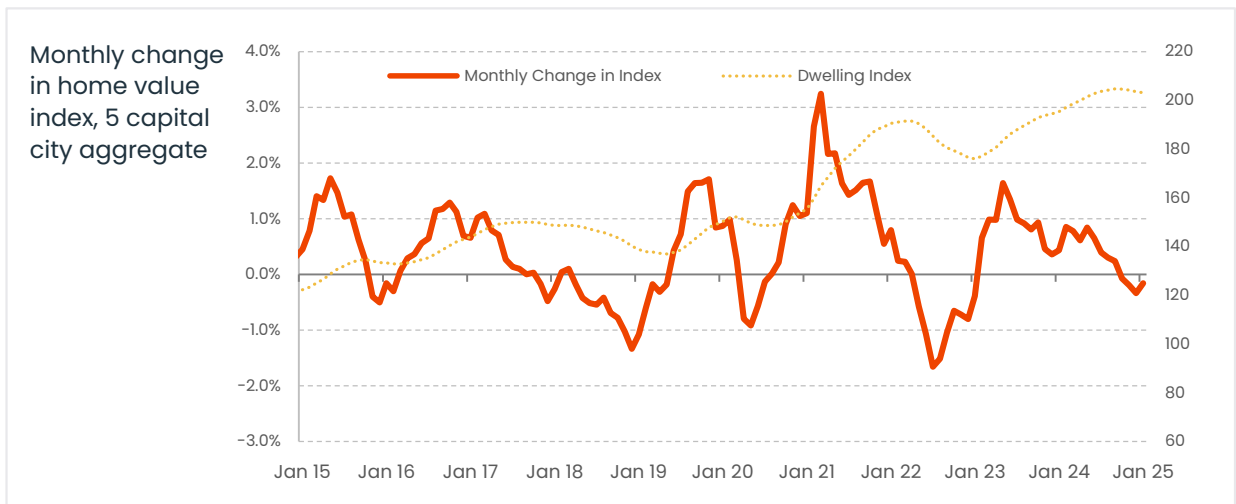
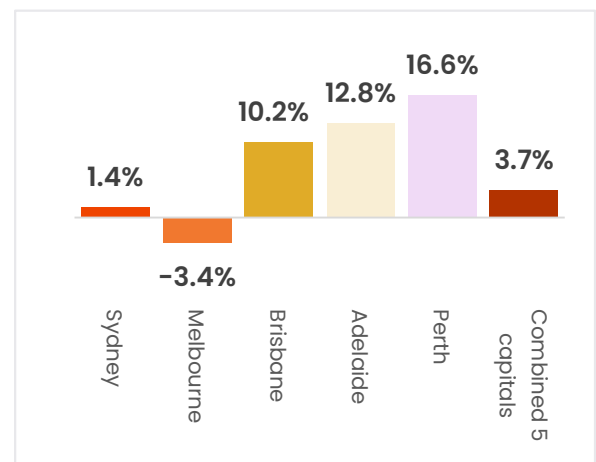
Monthly change



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

151
538

BRISBANE

3,869
10,911

PERTH

3,928
10,747

SYDNEY

6,817
20,377

COMBINED CAPITALS
24,800
75,318

CANBERRA

574
1,953

HOBART

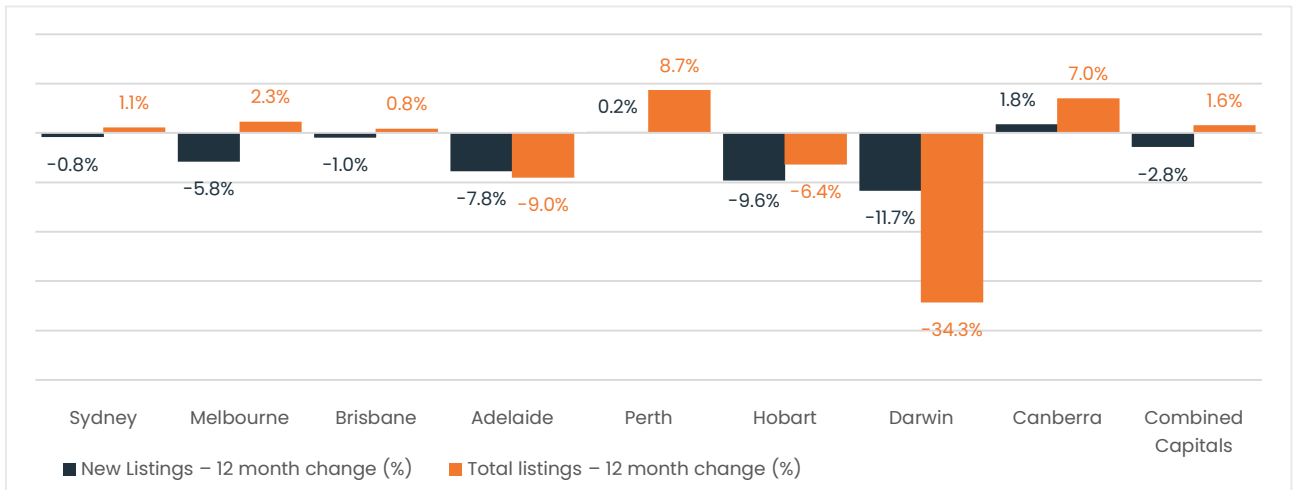
320
1,320

ADELAIDE
1,473
3,326

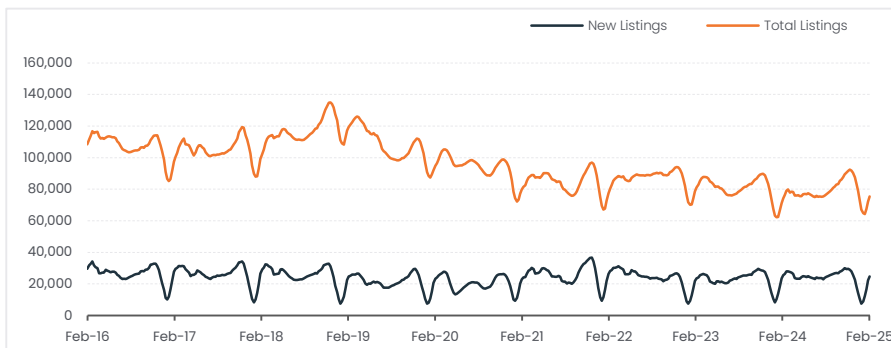
MELBOURNE

7,668
26,146

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 09 February 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



23 Furneaux Street
Forrest
 3 2 1
\$2,660,000

Blackshaw Manuka



5 Prescott Street
Farrer
 4 3 2
\$1,500,000

Hayman Partners

New South Wales



105 Bettington Road
Oatlands
 6 4 0
\$7,250,000

McGrath



14 Medusa Street
Mosman
 4 2 2
\$6,550,000

Ray White Lower North Shore

Northern Territory



6 Ferntree Street
Nightcliff
 4 3 2
\$1,030,000

Ray White Darwin



5 Lakes Court
Desert Springs
 5 3 8
\$1,000,000

LJ Hooker Alice Springs

Queensland



12 Mooloolah Island
Minyama
 4 3 4
\$6,500,000

Next Property Group



9 Wildash Street
Southport
 4 4 2
\$4,875,000

Ray White Prestige Gold Coast

South Australia



71 Church Terrace
Walkerville
 4 1 2
\$2,505,000

LJ Hooker St Peters



33 Mcgilp Avenue
Glengowrie
 4 2 3
\$1,950,000

Noakes Nickolas

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



13 Osprey Road
Eaglehawk Neck

 3  2  5

\$1,430,000

Kate Storey Realty



43 Balook Street
Lauderdale

 4  2  6

\$1,320,000

Petrusma Property

Victoria



26 Penfolds Rise
Doncaster

 5  3  2

\$2,300,000

VICPROP



103/64 Black Street
Brighton

 3  3  2

\$2,300,000

RT Edgar Bayside

Western Australia



28 Jutland Parade
Dalkeith

 5  4  5

\$6,450,000

William Porteous Properties



26 Circe Circle North
Dalkeith

 6  3  2

\$3,300,000

Ray White Dalkeith/Claremont

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