



Preliminary clearance rate holds firm across combined capitals

Auction clearance rates held firm week-on-week, with the preliminary rate across the combined capitals coming in at 71.1% last week, in line with the previous week's result (71.0%) which revised down to 63.2% once finalised.

The volume of auctions stepped a little higher, with 1,727 auctions held last week, 14.2% more auctions than the previous week and only marginally lower than at the same time last year (1,734). This week, with school holidays over nationally, the number of auctions is set to rise to around 2,000.

Sydney saw a strong recovery from the previous week's 68.9% preliminary clearance rate (which revised down to 61.4% on final numbers), with the early success rate back over the 70% mark to 74.6%. The higher preliminary clearance rate was achieved across a higher volume of auctions, with 596 homes going under the hammer compared with 560 the week prior.

Melbourne wasn't quite as strong, with the preliminary clearance rate once again falling below the 70% mark to 66.9%, the lowest preliminary clearance rate since

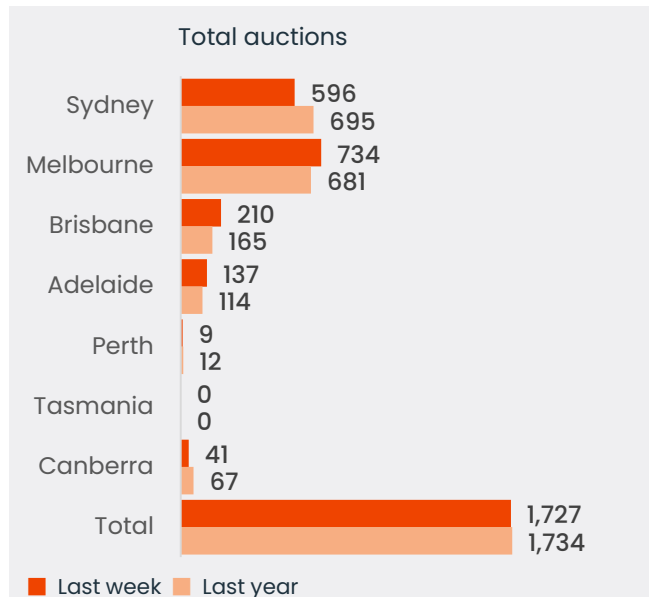
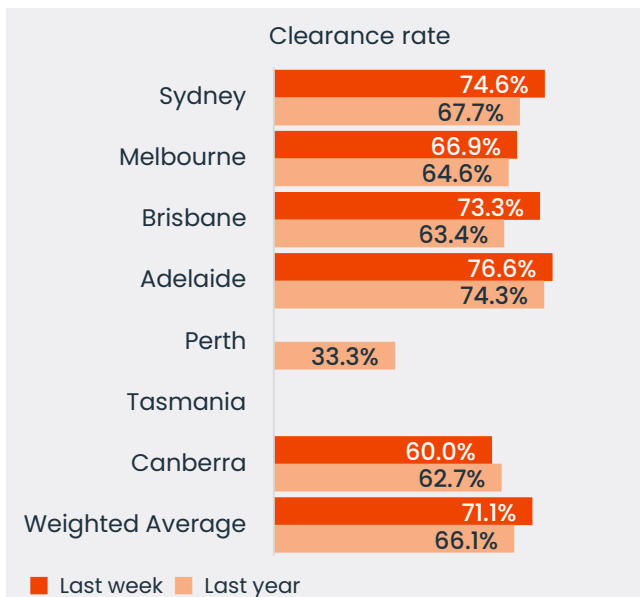
the week ending June 9th. There were 734 auctions held across Melbourne last week, up from 628 the week prior.

Across the smaller auction markets, Adelaide returned the highest preliminary clearance rate at 76.6% across 137 auctions. Brisbane recorded an early success rate of 73.3% across 210 auctions and 60.0% of Canberra auctions have recorded a positive result so far (41 auctions).

Overall, auctions markets have held reasonably firm in the clearance rate through winter so far, but clearance rates have reduced relative to the first quarter of the year when the capital city final clearance rate moved through a year to date high of 70.3%. The easing in the combined capital city clearance rate comes as the trend in new listings tracks at above average levels and total advertised inventory is now higher than a year ago. Buyers have more choice, especially in Melbourne where listings are close to 14% above the previous five-year average and 17% higher than at the same time last year.

Capital City Auction Statistics (Preliminary)

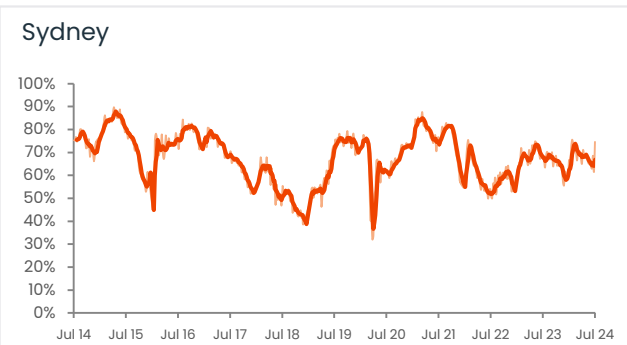
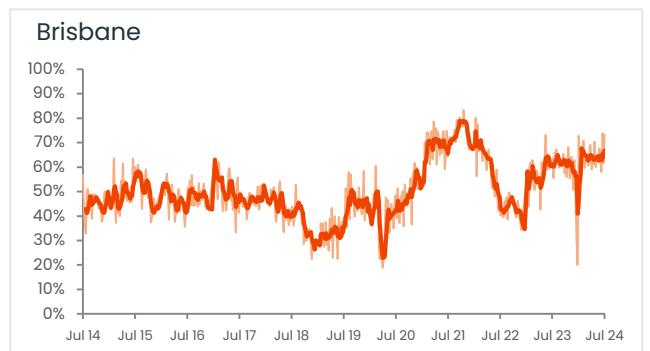
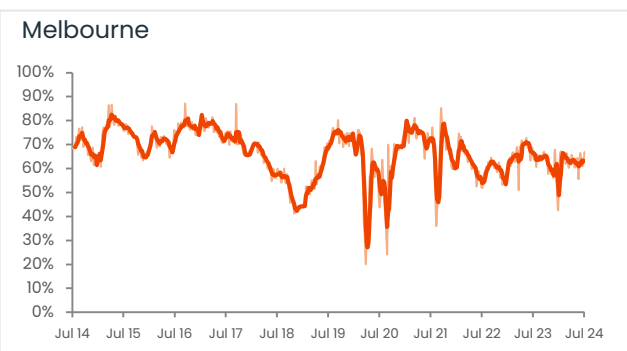
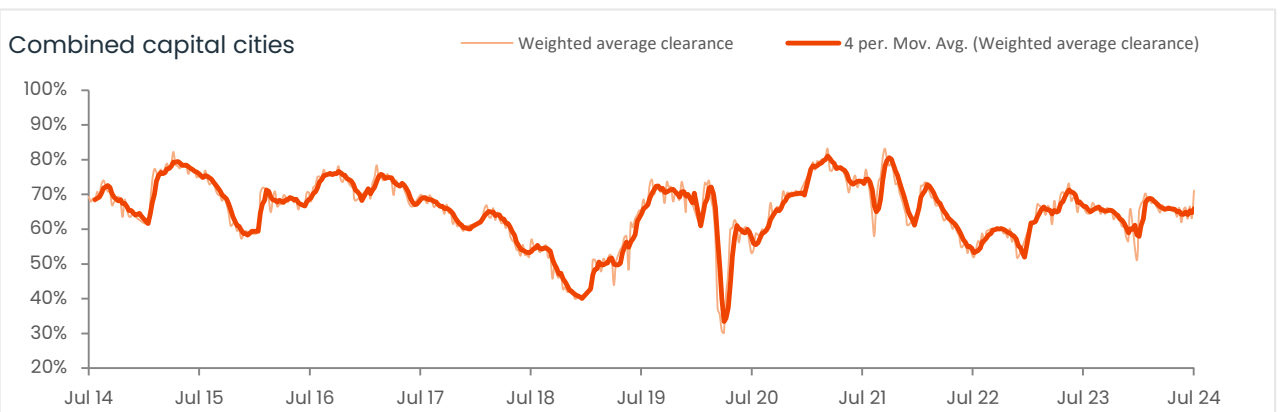
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	74.6%	596	417	311	106
Melbourne	66.9%	734	508	340	168
Brisbane	73.3%	210	86	63	23
Adelaide	76.6%	137	77	59	18
Perth	n.a.	9	5	5	0
Tasmania	n.a.	0	0	0	0
Canberra	60.0%	41	25	15	10
Weighted Average	71.1%	1,727	1,118	793	325

Weekly clearance rates



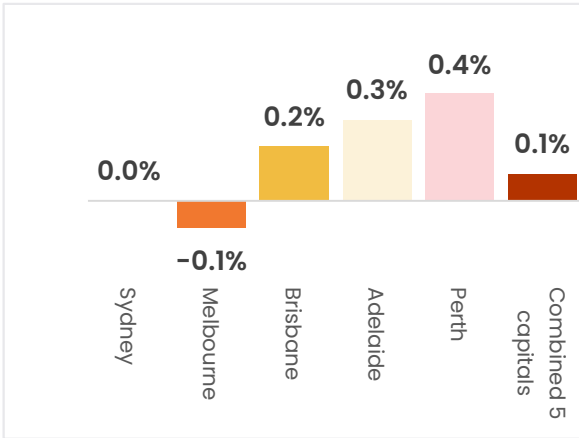
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	n.a.	12	6	1	5
Baulkham Hills and Hawkesbury	71.4%	31	21	15	6
Blacktown	73.3%	41	15	11	4
City and Inner South	79.3%	73	58	46	12
Eastern Suburbs	89.5%	24	19	17	2
Inner South West	77.2%	77	57	44	13
Inner West	78.1%	54	41	32	9
North Sydney and Hornsby	82.7%	69	52	43	9
Northern Beaches	81.5%	32	27	22	5
Outer South West	n.a.	7	5	3	2
Outer West and Blue Mountains	60.0%	13	10	6	4
Parramatta	68.4%	64	38	26	12
Ryde	68.2%	26	22	15	7
South West	65.2%	43	23	15	8
Sutherland	66.7%	31	24	16	8
Melbourne sub-regions					
Inner	60.0%	131	95	57	38
Inner East	76.8%	69	56	43	13
Inner South	68.2%	70	44	30	14
North East	69.7%	90	66	46	20
North West	64.6%	85	48	31	17
Outer East	62.5%	57	40	25	15
South East	68.9%	95	61	42	19
West	65.5%	119	87	57	30
Mornington Peninsula	81.8%	19	11	9	2
Regional SA4					
Newcastle and Lake Macquarie	90.9%	17	11	10	1
Illawarra	58.3%	17	12	7	5
Gold Coast	65.9%	73	44	29	15
Sunshine Coast	59.1%	40	22	13	9
Geelong	n.a.	12	8	5	3

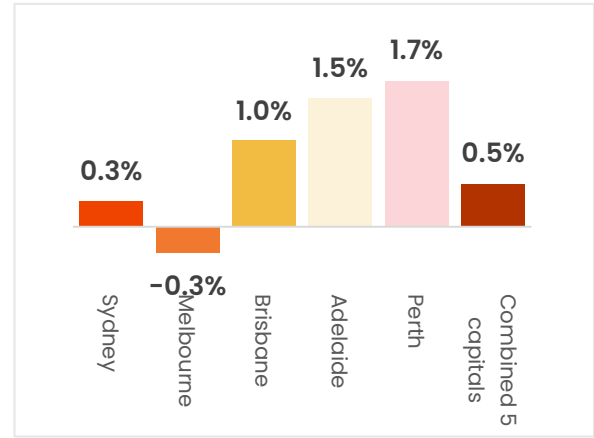
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

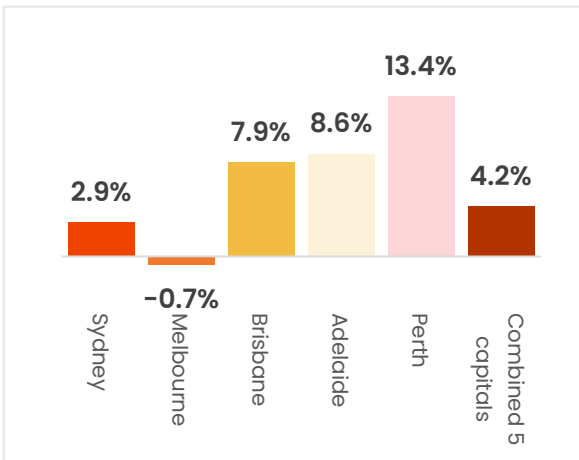
Weekly change



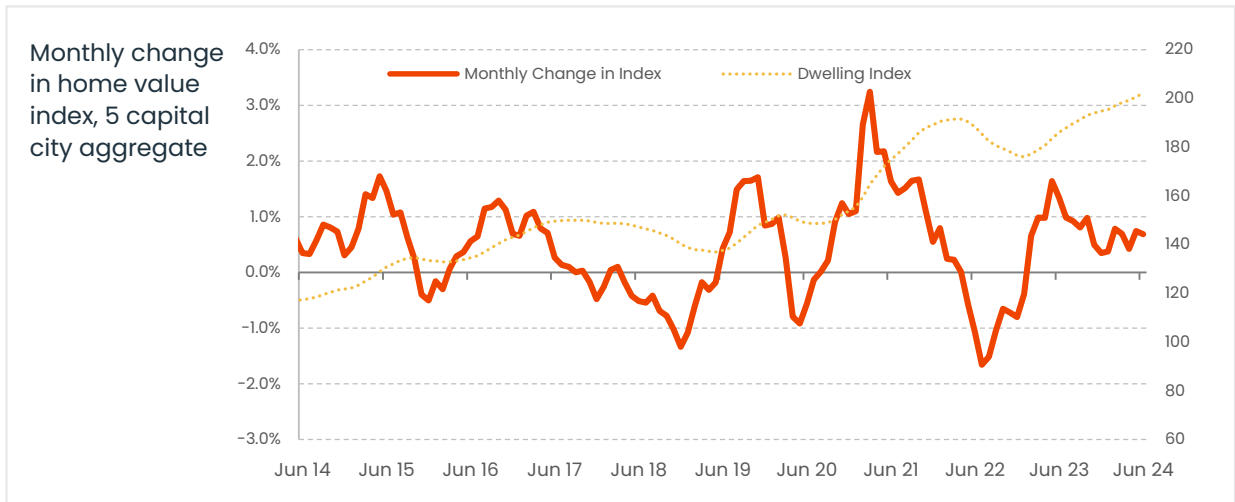
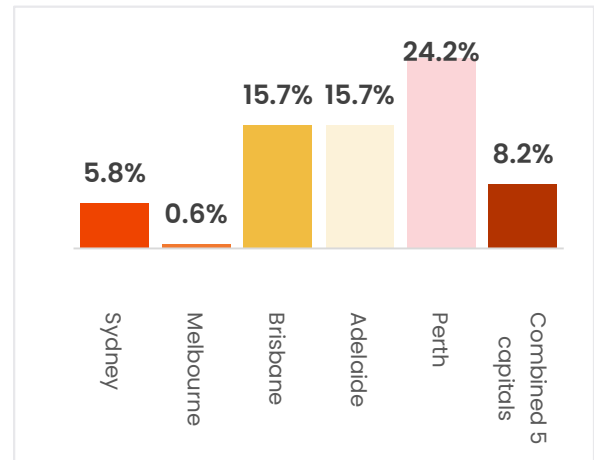
Monthly change



Year to date change



12 Month change

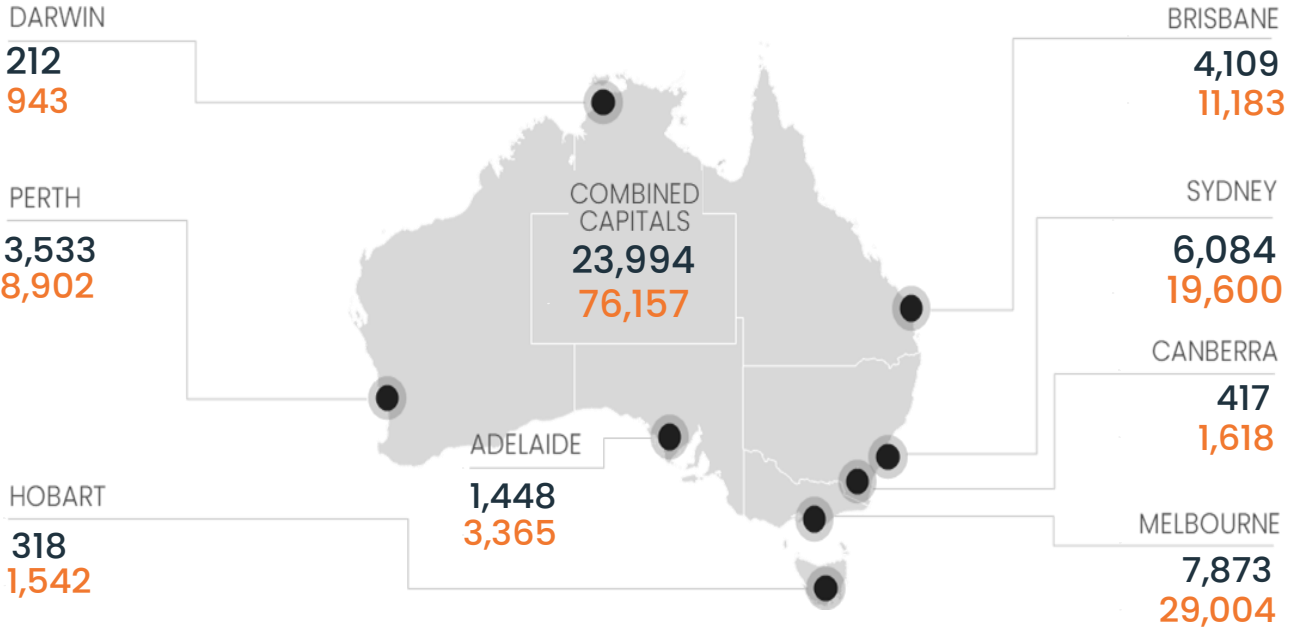


The monthly change is the change over the past 28 days.

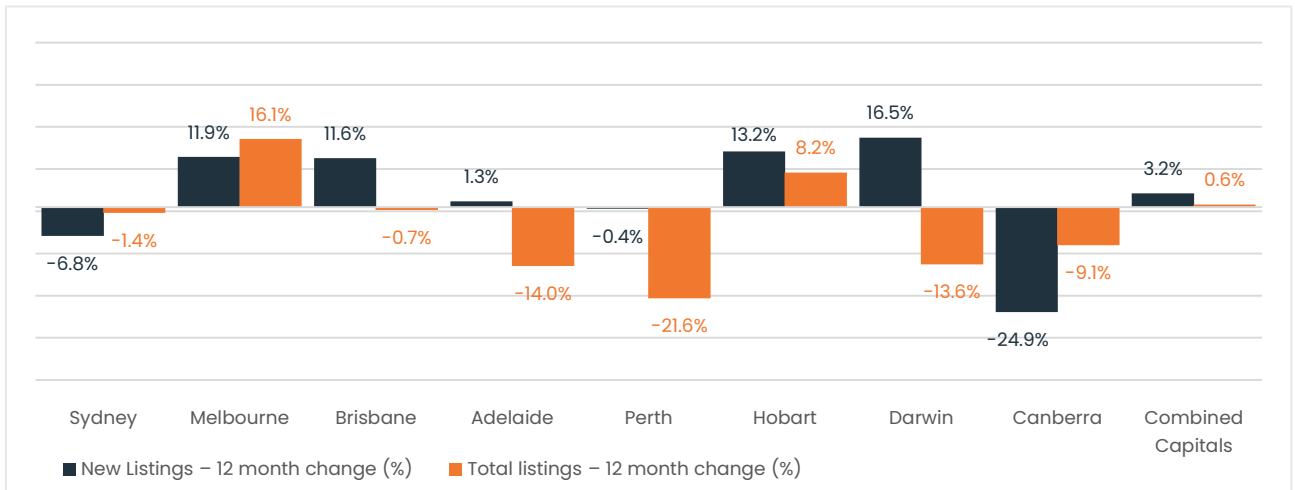
Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale – four week count

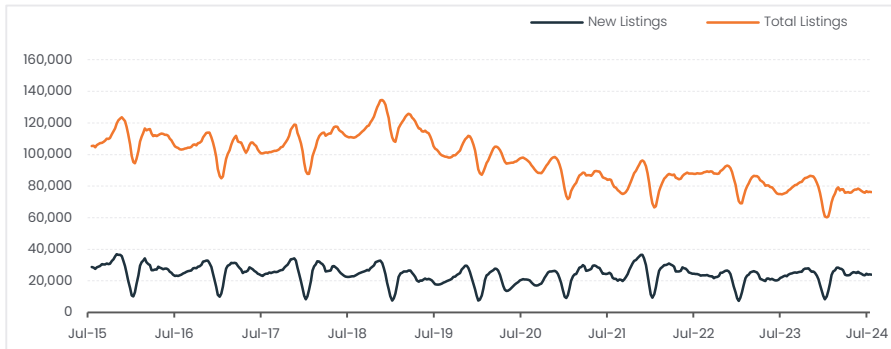
NEW LISTINGS ■ TOTAL LISTINGS ■



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 21 July 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



10/49 Hampton Circuit
Yarralumla
 🏠 3 🛋️ 3 🚗 0
\$1,490,000

Above Property



20 Fossey Street
Holder
 🏠 4 🛋️ 2 🚗 2
\$1,335,000

Carter and Co Agents

New South Wales



6 Venetia Street
Sylvania
 🏠 5 🛋️ 4 🚗 3
\$6,800,000

DJW Property



41 Clanwilliam Street
Chatswood
 🏠 5 🛋️ 3 🚗 2
\$5,228,000

The Marshall Group RE

Northern Territory



37 Lillecrapp Road
Ilparpa
 🏠 4 🛋️ 2 🚗 2
\$1,220,000

Alice Springs Realty



16 Redmond Crescent
Durack
 🏠 5 🛋️ 3 🚗 2
\$675,000

Call 2 View Real Estate

Queensland



4 King Charles Drive
Paradise Point
 🏠 4 🛋️ 5 🚗 0
\$5,750,000

Ivy Realty Gold Coast



5 Monte Vista Court
Broadbeach Waters
 🏠 4 🛋️ 4 🚗 0
\$4,400,000

Kollosche

South Australia



14 Braund Road
Fitzroy
 🏠 4 🛋️ 2 🚗 3
\$2,275,000

Harris Real Estate Kent Town



23 Cooper Angus Grove
Wattle Park
 🏠 4 🛋️ 2 🚗 2
\$2,051,000

Toop & Toop 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



3 Weston Hill Road
Sorell

3 1 1

\$2,800,000

Harcourts Signature Sorell



40 Llantwit Road
Woodbridge

4 2 0

\$2,050,000

Elders Southern Tasmania

Victoria



203 Osborne Street
Williamstown

2 1 5

\$3,900,000

Jellis Craig



26-28 Simpson Street
East Melbourne

3 2 2

\$2,640,000

Caine Real Estate

Western Australia



4 Sholl Avenue
North Beach

4 4 2

\$4,700,000

Reamark Coastal



20 Osborne Parade
Claremont

4 3 2

\$3,750,000

Gray & Co. Realty

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