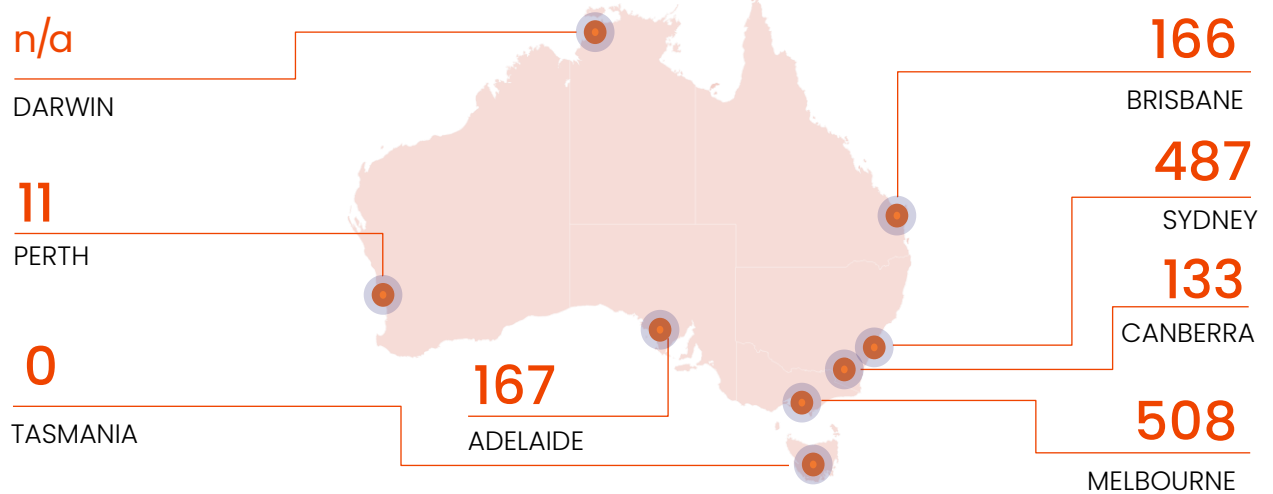


# Auction Market Preview

Week ending 2 February 2025



## Auctions this week



## Auction numbers look weaker 'out of the gate' in 2025

Auction activity is ramping up after the festive period lull in activity with 1,472 scheduled auctions across the combined capital cities, up from 429 in the week ending 26th of January.

However, scheduled auction numbers are not as strong out of the gate as this time last year, when 1,712 auctions were held. The number of auctions may be weighed down by weaker demand conditions at the start of 2025, whereas the start of 2024 was defined by stronger selling conditions.

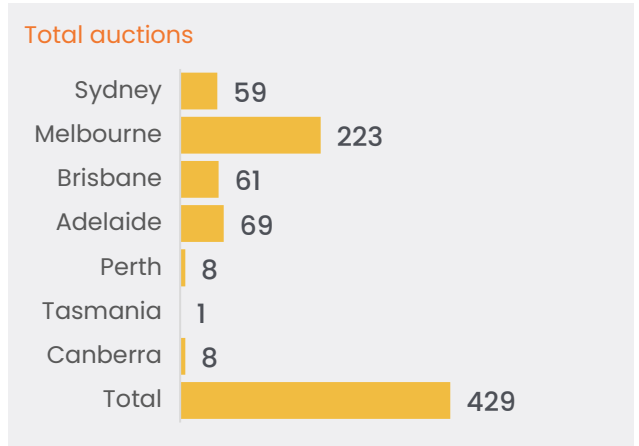
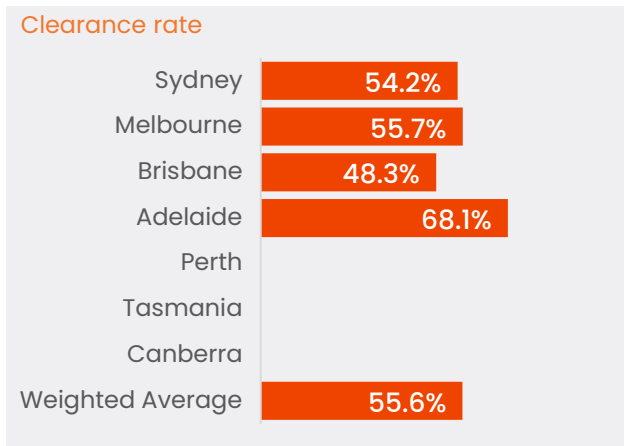
**Melbourne** currently has the highest number of auctions scheduled at 508 for the week. This is more than double the 223 auctions held last week, but year-on-year is down substantially from 625 auctions.

In fact, Melbourne has contributed to most of the year-on-year decline in auction numbers across the combined capital cities.

There are 487 homes scheduled for auction across **Sydney** this week, up from 59 last week, but down from 583 in the equivalent week of 2024.

Across the smaller capitals, the highest number of auctions is scheduled in **Adelaide** (167), followed closely by **Brisbane** (166). In Adelaide, there are five more auctions this week than in the equivalent week of 2024, while Brisbane auction numbers slipped by 36 properties. This week there are 133 auctions scheduled across **Canberra**, up from 129 a year ago. In **Perth**, there are 11 auctions scheduled this week, and no auctions scheduled in **Tasmania**.

## Capital city auction statistics (Final)- w/e 26 January 2025



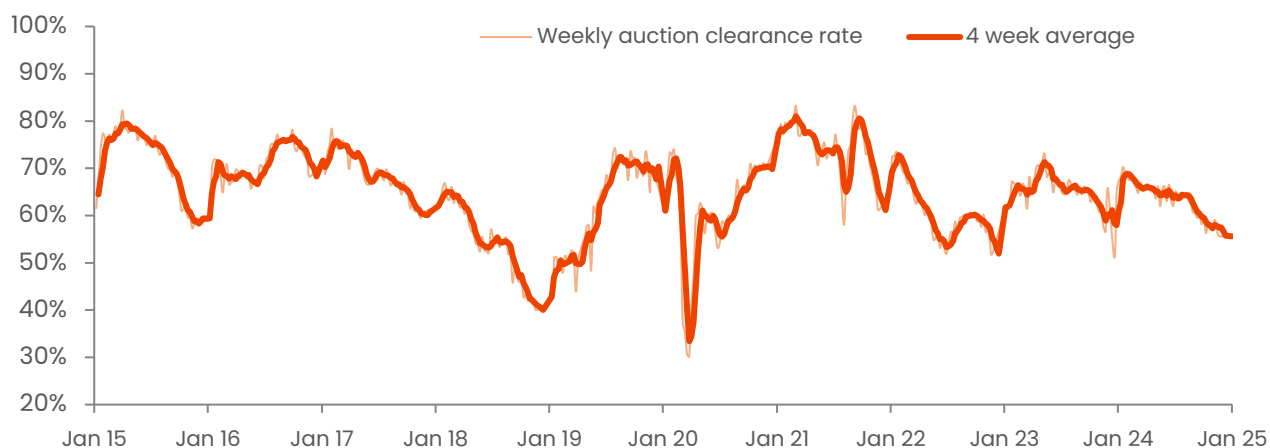
Note: A minimum sample size of 10 results is required to report a clearance rate

## Capital city auction statistics (Final)- w/e 26 January 2025

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	54.2%	59	59	32	27
Melbourne	55.7%	223	221	123	98
Brisbane	48.3%	61	60	29	31
Adelaide	68.1%	69	69	47	22
Perth	n.a.	8	8	3	5
Tasmania	n.a.	1	1	1	0
Canberra	n.a.	8	8	2	6
<b>Weighted Average</b>	<b>55.6%</b>	<b>429</b>	<b>426</b>	<b>237</b>	<b>189</b>

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

### Weekly clearance rate, combined capital cities



### Summary of last week's results

Final figures for the week ending 26th of January returned a clearance rate of 55.6% from 426 auction results across the combined capital cities. This revised down from preliminary reporting of 64.5%. The clearance rate fell slightly from 55.7% during the final week of auction reporting in 2024 (the week ending 15th of December) and is down notably from the 67.2% result a year ago. In fact, the final clearance rate is the lowest since the final week of 2022, when housing market conditions were adjusting to successive cash rate increases.

The gradual dip in the combined capital cities' clearance rate coincides with a slowing in home value growth over the course of 2024, and a decline of -0.1% in the daily CoreLogic Home Value Index for the combined capitals, for the 28 days ending January 26. Essentially, the first final clearance rate result for 2025 reiterates the broader slowdown across the property market.

In Melbourne, the final clearance rate was 55.7%, down from 58.5% at the end of last year, and 66.0% a year ago. Sydney had a lower final clearance rate than Melbourne this week, albeit off just 59 auctions. The final clearance rate for Sydney was 54.2%, up slightly from 52.6% at the end of last year, and down markedly from 63.9% a year ago.

Adelaide was the busiest of the smaller markets last week, with 69 auctions held and a final clearance rate of 68.1%. The clearance rate was the highest of the capital city results. Brisbane reported a final clearance rate of 48.3% off 60 auction results, down from a final result of 67.4% a year ago. Both Canberra and Perth had eight auctions scheduled last week, with three selling in Perth and two selling in Canberra. There was also one successful auction held in Tasmania over the week.

## Sub-region auction statistics (Final) –w/e 26 January 2025

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	n.a.	2	2	1	1
Baulkham Hills and Hawkesbury	n.a.	6	6	3	3
Blacktown	48.3%	29	29	14	15
City and Inner South	n.a.	2	2	2	0
Eastern Suburbs	n.a.	n.a.	n.a.	0	0
Inner South West	n.a.	4	4	1	3
Inner West	n.a.	2	2	0	2
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	3	2	1
Ryde	n.a.	2	2	2	0
South West	n.a.	5	5	3	2
Sutherland	n.a.	2	2	2	0
<b>Melbourne sub-regions</b>					
Inner	n.a.	2	2	1	1
Inner East	64.0%	25	25	16	9
Inner South	n.a.	7	7	1	6
North East	52.9%	34	34	18	16
North West	61.1%	37	36	22	14
Outer East	67.9%	28	28	19	9
South East	44.4%	18	18	8	10
West	44.0%	26	25	11	14
Mornington Peninsula	58.7%	46	46	27	19
<b>Regional SA4</b>					
Newcastle and Lake Macquarie	n.a.	5	5	5	0
Illawarra	n.a.	1	1	1	0
Gold Coast	50.5%	103	101	51	50
Sunshine Coast	47.8%	23	23	11	12
Geelong	n.a.	7	7	3	4

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

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.

CoreLogic