

Property Market Indicator Summary

All data to week ending 9 March 2025



Preliminary clearance rate continues to fade

The preliminary auction rate continued to fade last week, reducing to 69.6% across the combined capitals and marking the second week running where the preliminary clearance rate has come in below the 70% mark.

The lower early clearance rate came alongside a reduction in volume, with 1,629 auctions held, down from 2,749 the week prior. The lower volume of auctions was mostly attributable to a sharp drop across Melbourne due to the labour day long weekend. The number of Brisbane auctions also recorded a substantial decline due to the impact from ex-Tropical Cyclone Alfred.

Sydney hosted the most auctions last week, with 871 homes going under the hammer. Based on results collected so far, 70.7% of auctions have recorded a successful result, down from 71.4% a week earlier and the lowest preliminary clearance rate in five weeks.

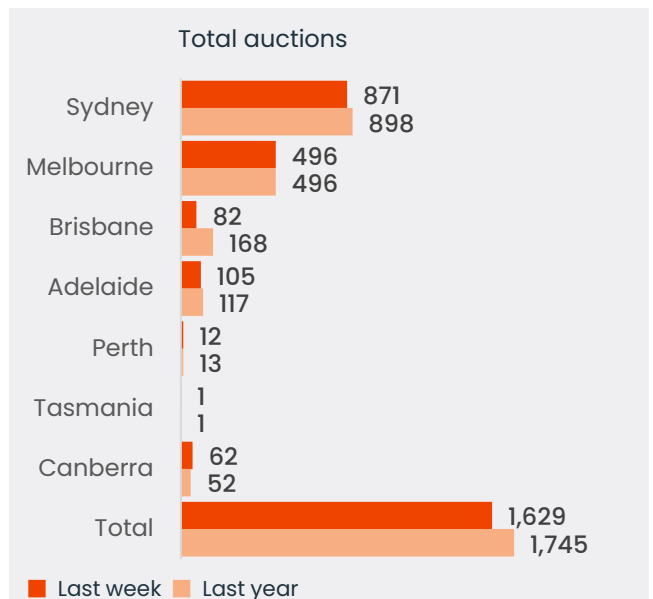
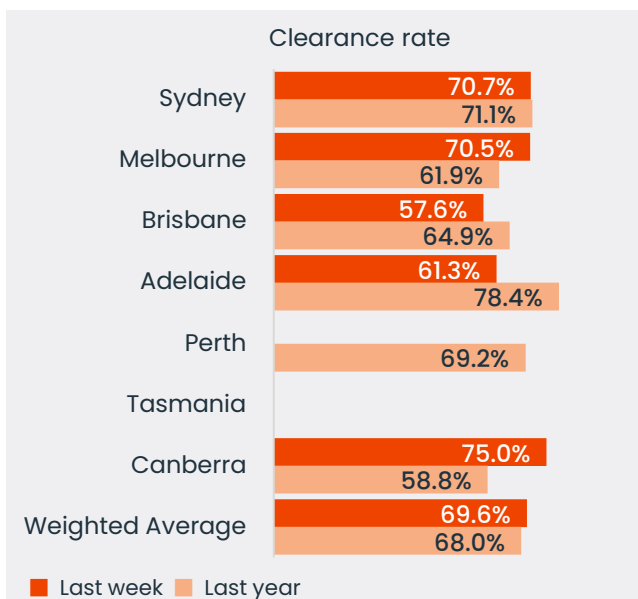
With the Labour Day long weekend underway, only 496 homes were taken to auction in Melbourne, down from 1,381 the week prior. 70.5% of auctions have been reported as successful so far, in-line with the previous week's preliminary result of 70.3%, which revised back to 62.8% on final numbers.

Only 82 auctions were held in Brisbane, well down from the scheduled number of 148, with many auctions rescheduled. Considering the weather conditions, the 57.6% preliminary clearance rate was a strong result, up from 55.0% the week prior (revised down to 53.0% on final numbers).

105 auctions were held in Adelaide, with 61.3% reported as successful so far which is the lowest preliminary clearance rate since November 2022. In the ACT, 62 auctions were held with a 75.0% preliminary clearance rate, the highest since the week ending June 23rd last year. Only 12 auctions were held in Perth and one in Tasmania.

Capital City Auction Statistics (Preliminary)

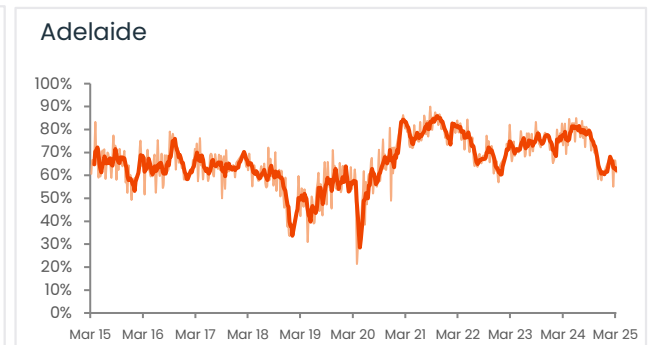
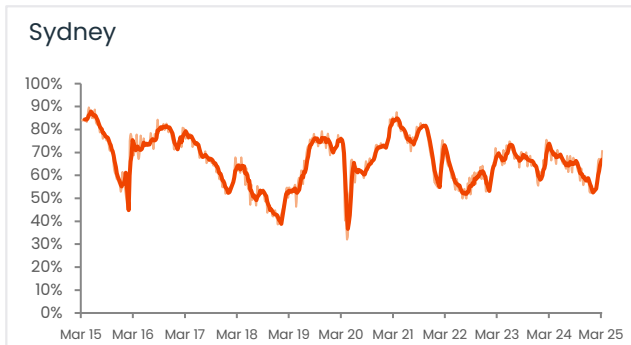
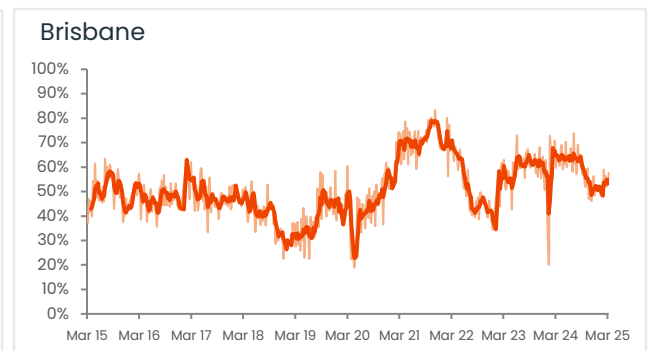
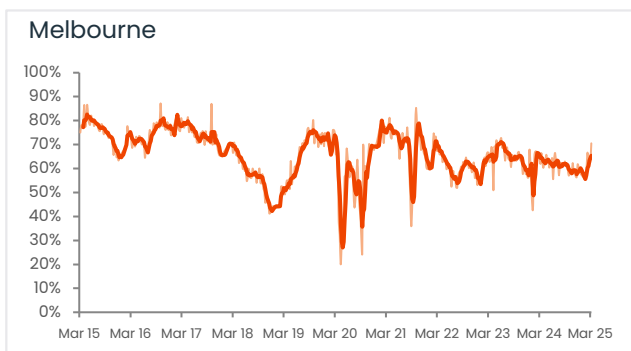
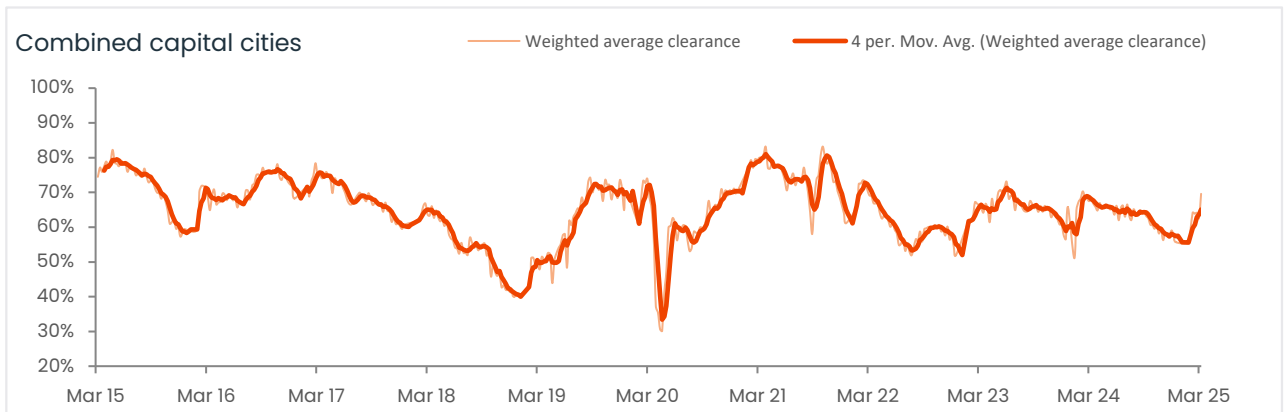
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	70.7%	871	628	444	184
Melbourne	70.5%	496	346	244	102
Brisbane	57.6%	82	59	34	25
Adelaide	61.3%	105	62	38	24
Perth	n.a.	12	6	5	1
Tasmania	n.a.	1	1	0	1
Canberra	75.0%	62	48	36	12
Weighted Average	69.6%	1,629	1,150	801	349

Weekly clearance rates



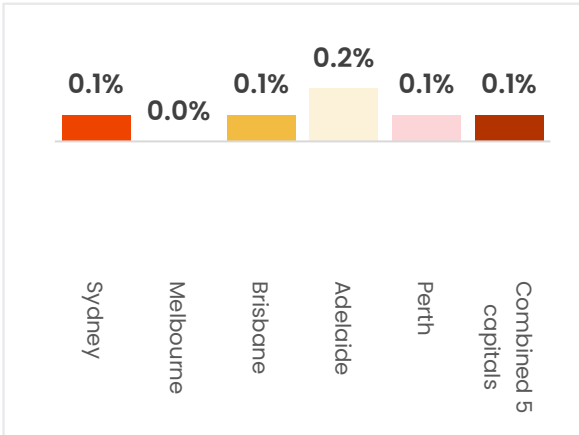
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	53.9%	18	13	7	6
Baulkham Hills and Hawkesbury	30.4%	36	23	7	16
Blacktown	73.3%	50	15	11	4
City and Inner South	75.9%	66	54	41	13
Eastern Suburbs	74.4%	91	78	58	20
Inner South West	76.0%	102	75	57	18
Inner West	77.6%	83	67	52	15
North Sydney and Hornsby	65.1%	138	106	69	37
Northern Beaches	73.6%	60	53	39	14
Outer South West	n.a.	4	4	4	0
Outer West and Blue Mountains	n.a.	13	9	4	5
Parramatta	68.5%	85	54	37	17
Ryde	76.0%	40	25	19	6
South West	76.9%	53	26	20	6
Sutherland	78.1%	38	32	25	7
Melbourne sub-regions					
Inner	54.6%	34	22	12	10
Inner East	62.2%	57	37	23	14
Inner South	75.0%	44	32	24	8
North East	67.3%	69	55	37	18
North West	64.6%	69	48	31	17
Outer East	87.0%	32	23	20	3
South East	71.7%	87	53	38	15
West	79.7%	89	64	51	13
Mornington Peninsula	66.7%	15	12	8	4
Regional SA4					
Newcastle and Lake Macquarie	85.2%	31	27	23	4
Illawarra	52.9%	20	17	9	8
Gold Coast	51.7%	37	29	15	14
Sunshine Coast	n.a.	11	7	5	2
Geelong	n.a.	10	7	5	2

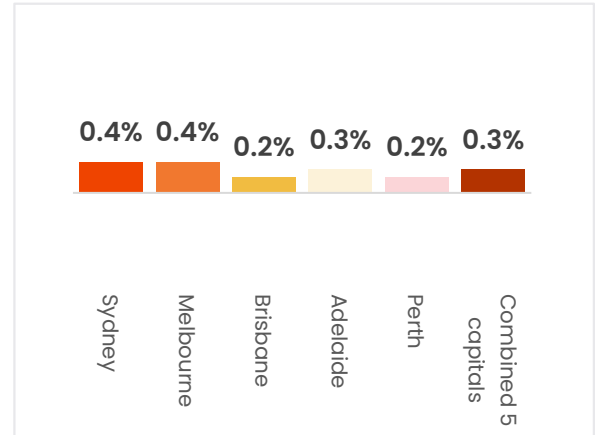
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

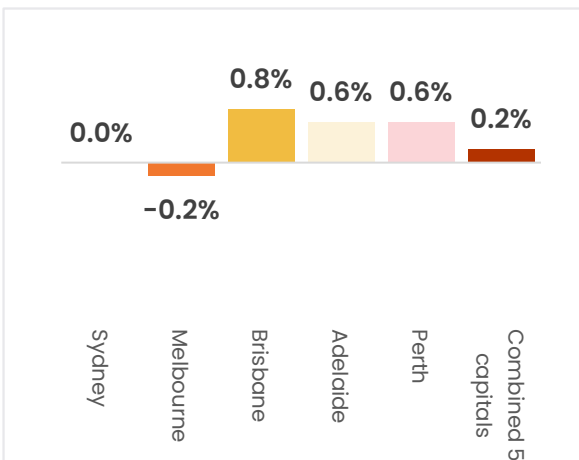
Weekly change



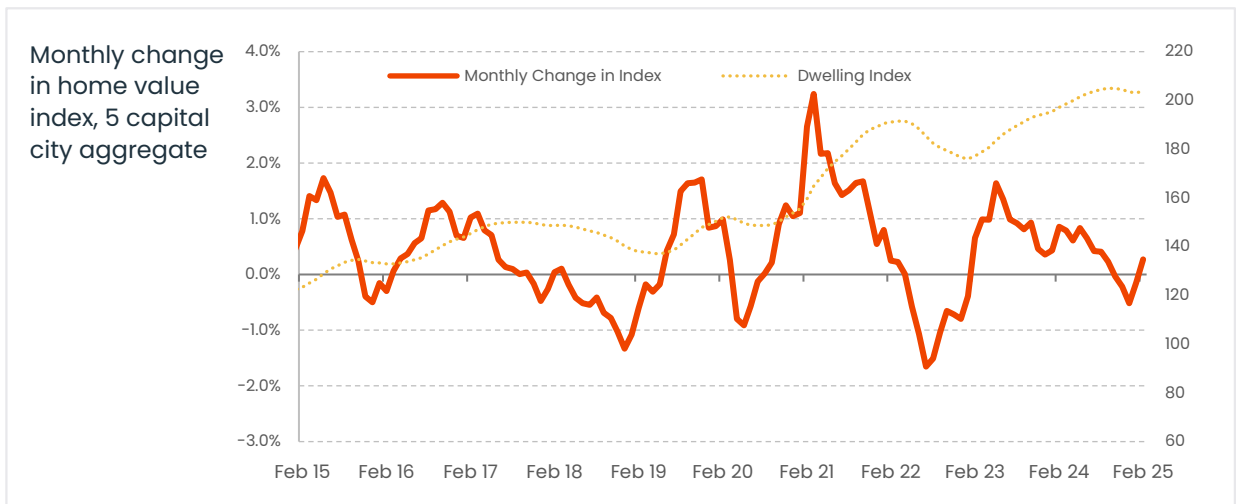
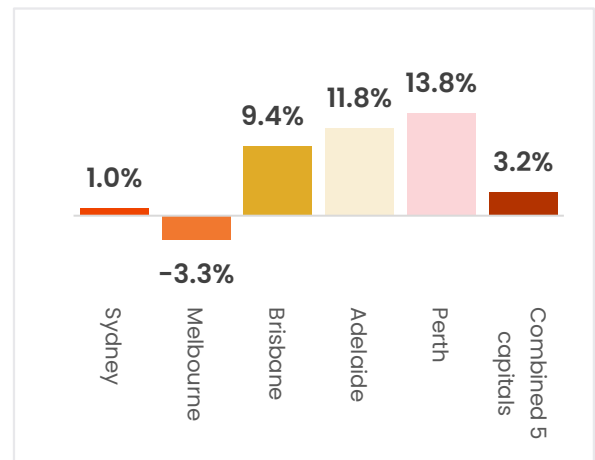
Monthly change



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

164
550

PERTH

3,980
11,295

HOBART

341
1,375

ADELAIDE

1,585
3,760

COMBINED
CAPITALS
26,627
83,032

BRISBANE

3,850
11,653

SYDNEY

7,708
23,415

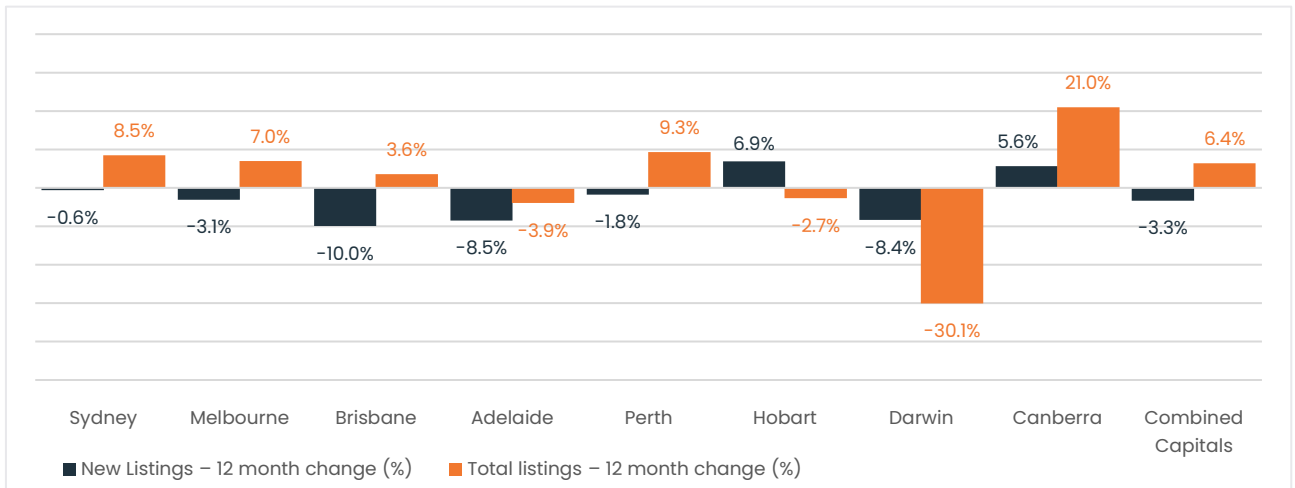
CANBERRA

602
2,116

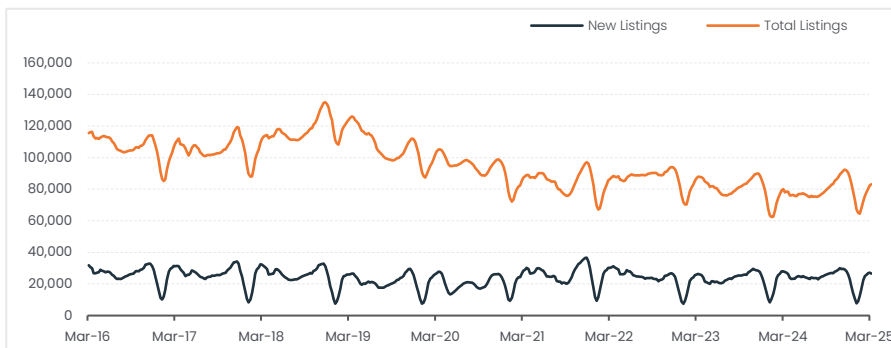
MELBOURNE

8,397
28,868

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 March 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.

Capital city properties listed for rent – four week count

NEW LISTINGS ■ TOTAL LISTINGS ■

DARWIN

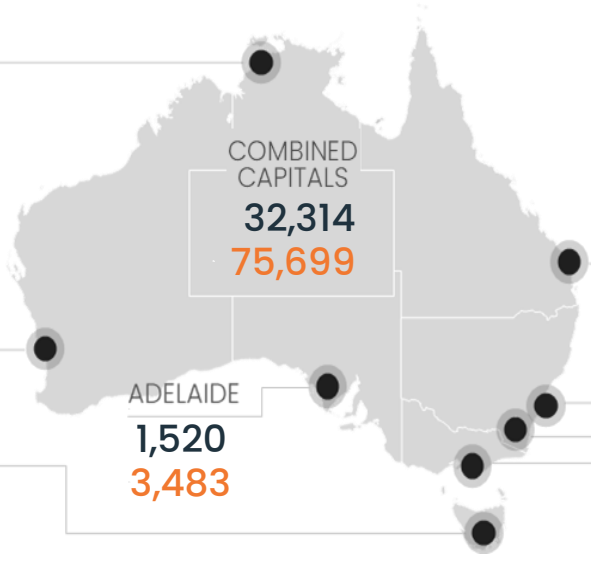
279
655

PERTH

3,242
6,703

HOBART

351
710



BRISBANE

4,554
10,178

SYDNEY

10,875
26,875

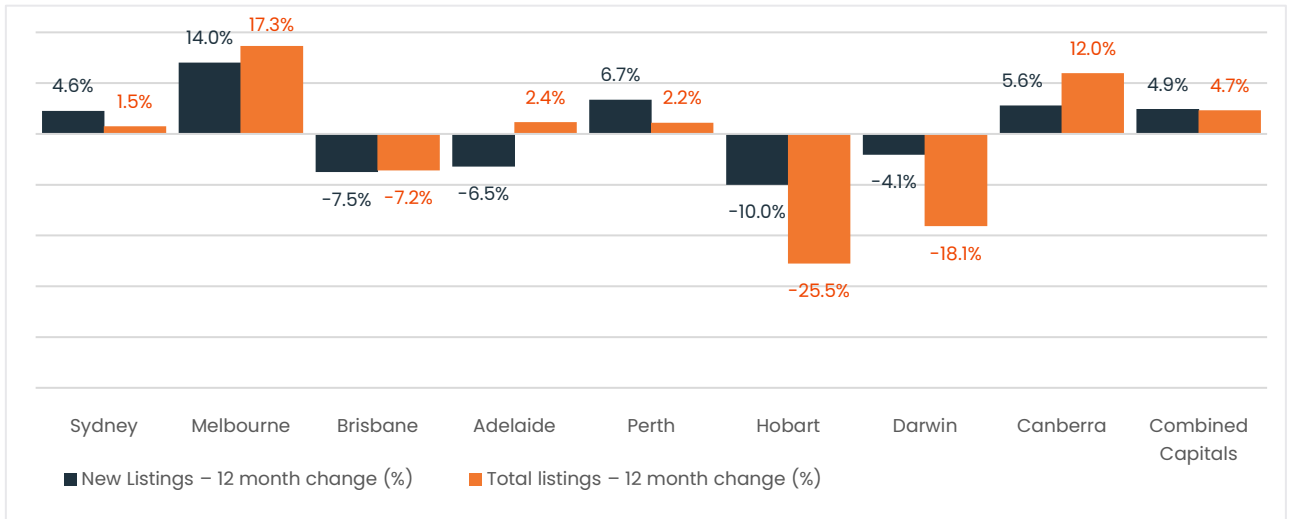
CANBERRA

811
1,990

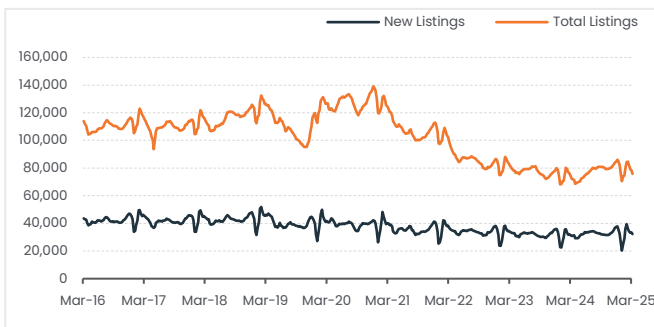
MELBOURNE

10,682
25,105

Listings 12 month change (%)



Number of homes for rent, combined capital cities



Rental snapshot – data to February, 2025

Region	Median rent	Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
		Month	Quarter	12 months	Current	12 months ago	Current	12 months ago
Sydney	\$778	0.6%	0.4%	2.6%	3.1%	3.0%	1.9%	1.7%
Melbourne	\$606	0.4%	0.1%	3.0%	3.7%	3.5%	1.4%	1.1%
Brisbane	\$667	0.6%	1.3%	2.9%	3.7%	3.9%	1.7%	1.7%
Adelaide	\$620	0.5%	1.5%	5.8%	3.7%	3.9%	1.0%	0.6%
Perth	\$704	0.6%	1.7%	6.7%	4.3%	4.5%	1.1%	1.0%
Hobart	\$565	0.4%	1.7%	4.4%	4.4%	4.2%	1.7%	2.8%
Darwin	\$639	-0.2%	0.2%	2.9%	6.7%	6.6%	2.0%	2.3%
Canberra	\$674	0.5%	1.7%	1.8%	4.1%	4.0%	1.9%	1.5%
Combined capitals	\$681	0.5%	0.8%	3.5%	3.5%	3.5%	1.6%	1.4%
Combined regionals	\$569	0.7%	1.9%	5.8%	4.4%	4.4%	1.6%	1.8%
National	\$650	0.6%	1.1%	4.1%	3.7%	3.7%	1.6%	1.5%

Top two sales over the past week, states and territories

Australian Capital Territory



8 Goodparla Street
Hawker
 5 2 4
\$2,350,000

Ray White Canberra



11 Gingana Street
Aranda
 5 3 2
\$1,900,000

Ray White Canberra

New South Wales



8 Prince Albert Street
Mosman
 6 4 4
\$12,915,000

Ray White Lower North Shore Group



95 Union Street
Mcmahons Point
 4 3 2
\$9,000,000

Ray White Lower North Shore Group

Northern Territory



23 Ah Mat Street
Woolner
 4 3 4
\$805,000

Ray White Bayside



213/71B Progress Drive
Nightcliff
 3 2 2
\$790,000

Ray White Darwin

Queensland



41A Ferguson Avenue
Buderim
 5 5 3
\$5,650,000

Century 21 Grant Smith Property



22 Parnki Parade
Palm Beach
 5 4 2
\$5,475,000

Kollosche

South Australia



4 Martindale Avenue
Toorak Gardens
 5 4 0
\$3,750,000

Belle Property Norwood



25 Anthea Court
West Lakes
 4 3 4
\$3,420,000

Walkden & Co

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



7 Hull Street
Leith

4 2 3

\$1,100,000

LJ Hooker Devonport



84 Nobelius Drive
Legana

4 2 14

\$1,000,000

Harrison Agents Launceston

Victoria



37 Newstead Street
Maribyrnong

5 3 8

\$7,100,000

WHITEFOX Real Estate



18 Golf Links Road
Barwon Heads

4 2 2

\$3,200,000

Jellis Craig Barwon Heads

Western Australia



10A Mary Street
Watermans Bay

4 3 2

\$2,850,000

The Agency Perth



2/5 Princes Street
Cottesloe

3 1 2

\$2,406,000

Haiven Property South

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