

Property Market Indicator Summary

All data to week ending 30 March 2025



Combined capitals record busiest auction week since October 2024

With 2,905 auctions held, last week was the busiest week of auctions since the final week of October in 2024 (3,135).

Buyer demand doesn't seem to be keeping up with the rise in auction activity, with the preliminary auction clearance rate slipping to 66.1%, the lowest early outcome since the week prior to the rate cut (65.0% over the week ending February 2nd). Despite the gradual reduction, auction clearance rates continue to track above the levels recorded through late last year when preliminary clearance rates were holding in the low 60% range.

Melbourne was the busiest auction market last week, with 1,382 homes taken under the hammer (2nd highest volume of auctions so far this year). After holding above 70% over the past six weeks, Melbourne's preliminary clearance rate dropped to 67.2%, down 3.4 percentage points from the previous week (70.6% which revised down to 64.5% on final numbers).

1,122 auctions were held in Sydney last week, the highest volume since the last week of September 2024 (1,199). The preliminary auction clearance rate fell to 65.5%, continuing an easing trend that has been evident since the recent high of 76.6% recorded over the week ending February 16th. Although the preliminary clearance rate remains above the December lows, which briefly dropped below the 60% mark, last week's preliminary auction

clearance rate was the lowest since the week ending December 15th last year (63.0%).

Brisbane was the busiest auction market across the smaller capitals, with 173 homes taken under the hammer, the city's third busiest week of auctions so far this year. While down compared to the week prior (61.5%), at 59.5% last week's early success rate was the second highest recorded through the year to-date.

139 auctions were held in Adelaide, the city's busiest week for auctions in four weeks. The preliminary clearance rate bounced higher, to 75.6% (from 60.8% the week prior).

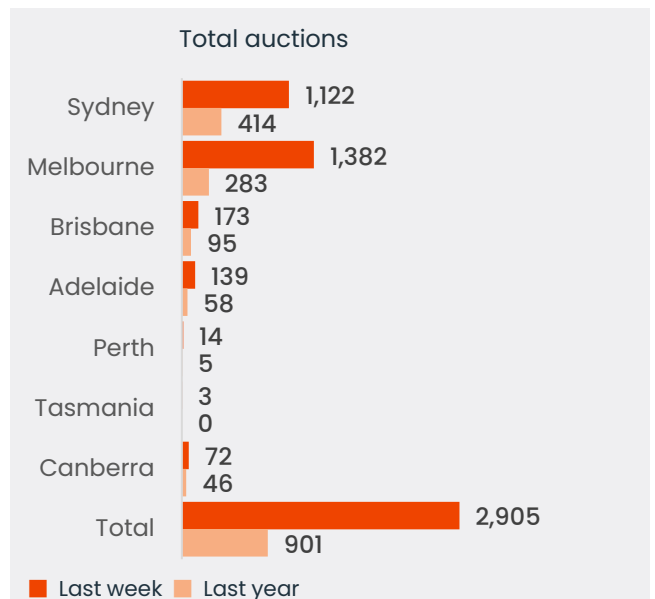
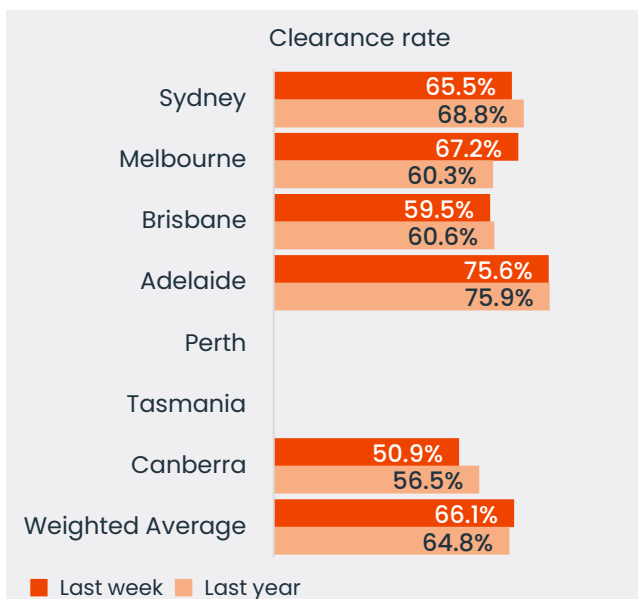
72 auctions were held across the ACT, down from 78 the week prior. 50.9% of auctions have returned a successful result so far, the lowest preliminary clearance rate in the year to-date.

There were 14 auctions held in Perth last week, four of which have so far reported a successful result, while two of the three homes auctioned in Tasmania last week have sold.

The volume of auctions is set to ease this week, with approximately 2,350 homes scheduled to go under the hammer, before rising next week to around 2,800.

Capital City Auction Statistics (Preliminary)

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

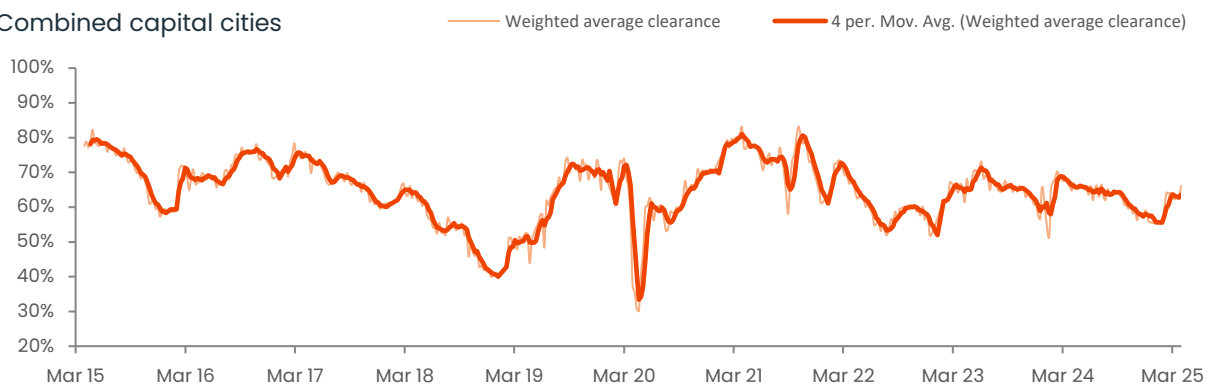


Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	65.5%	1,122	826	541	285
Melbourne	67.2%	1,382	1,047	704	343
Brisbane	59.5%	173	126	75	51
Adelaide	75.6%	139	78	59	19
Perth	n.a.	14	7	4	3
Tasmania	n.a.	3	2	2	0
Canberra	50.9%	72	53	27	26
Weighted Average	66.1%	2,905	2,139	1,412	727

Weekly clearance rates

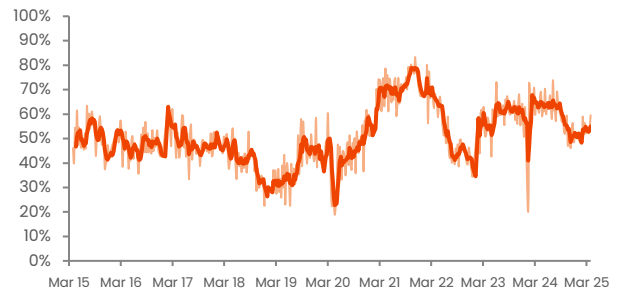
Combined capital cities



Melbourne



Brisbane



Sydney



Adelaide



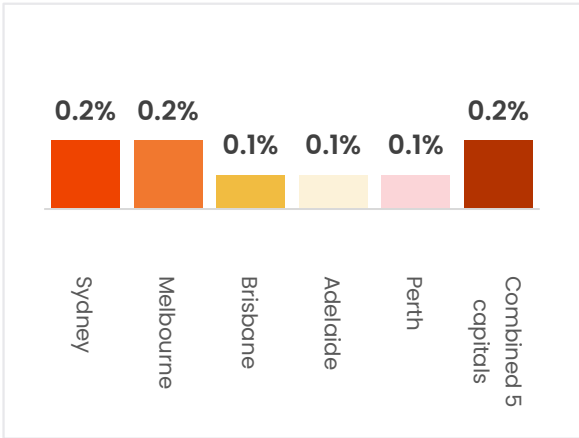
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	40.0%	18	10	4	6
Baulkham Hills and Hawkesbury	77.8%	50	27	21	6
Blacktown	73.0%	79	37	27	10
City and Inner South	69.3%	113	88	61	27
Eastern Suburbs	58.1%	110	93	54	39
Inner South West	73.6%	107	87	64	23
Inner West	69.8%	83	63	44	19
North Sydney and Hornsby	59.9%	188	137	82	55
Northern Beaches	67.0%	112	106	71	35
Outer South West	n.a.	8	6	2	4
Outer West and Blue Mountains	66.7%	18	15	10	5
Parramatta	69.7%	93	66	46	20
Ryde	61.3%	58	31	19	12
South West	70.0%	47	30	21	9
Sutherland	57.1%	43	35	20	15
Melbourne sub-regions					
Inner	61.0%	214	177	108	69
Inner East	68.2%	212	148	101	47
Inner South	74.5%	199	149	111	38
North East	71.2%	150	111	79	32
North West	66.7%	122	102	68	34
Outer East	70.4%	107	81	57	24
South East	72.4%	157	105	76	29
West	61.2%	193	157	96	61
Mornington Peninsula	50.0%	30	18	9	9
Regional SA4					
Newcastle and Lake Macquarie	91.7%	14	12	11	1
Illawarra	42.3%	26	26	11	15
Gold Coast	45.5%	71	55	25	30
Sunshine Coast	53.9%	32	26	14	12
Geelong	38.5%	16	13	5	8

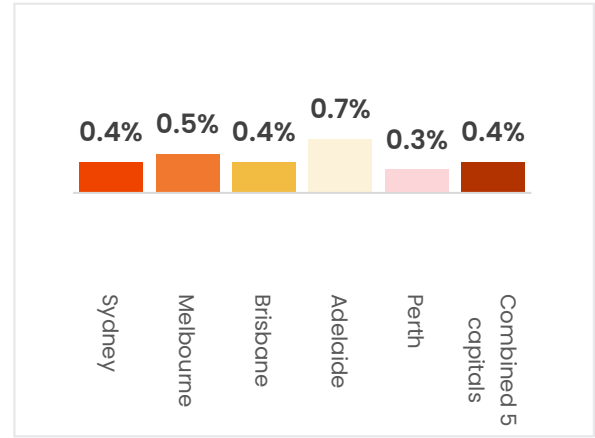
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

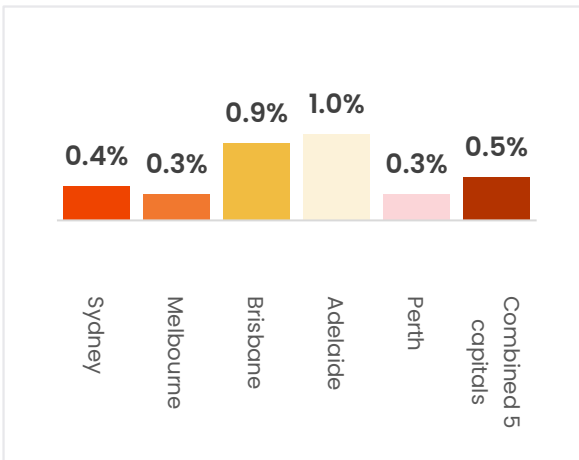
Weekly change



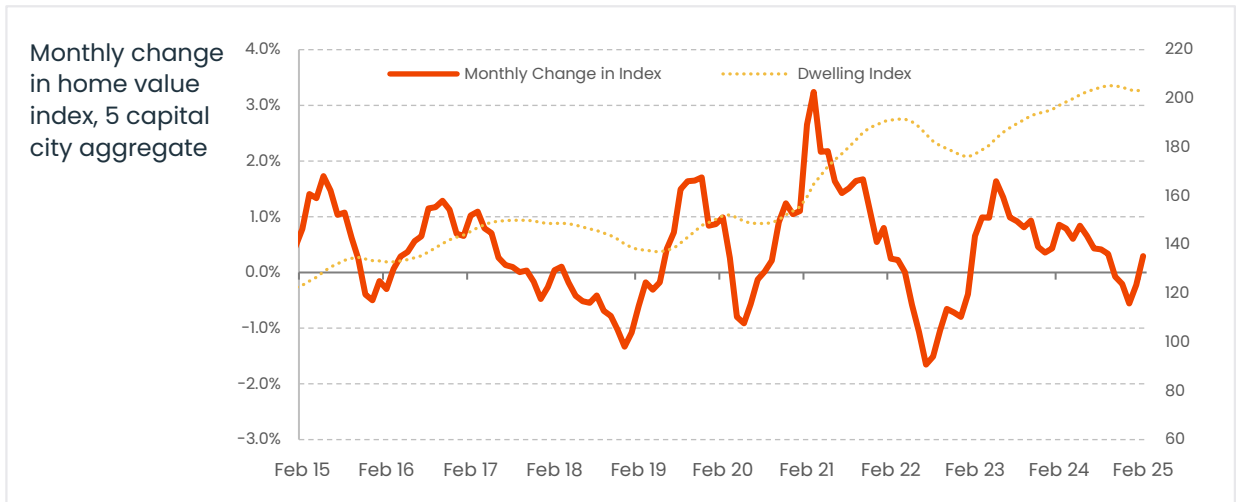
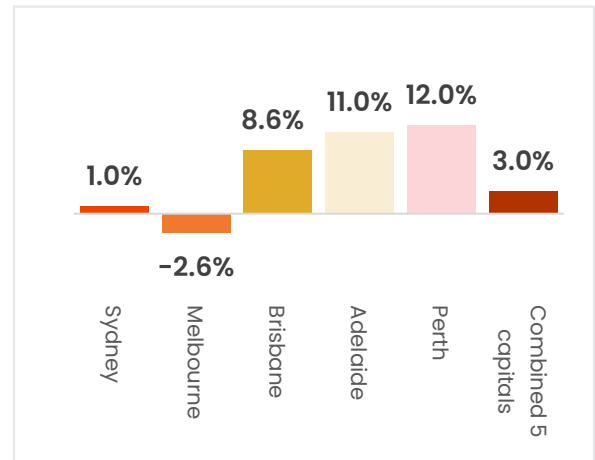
Monthly change



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

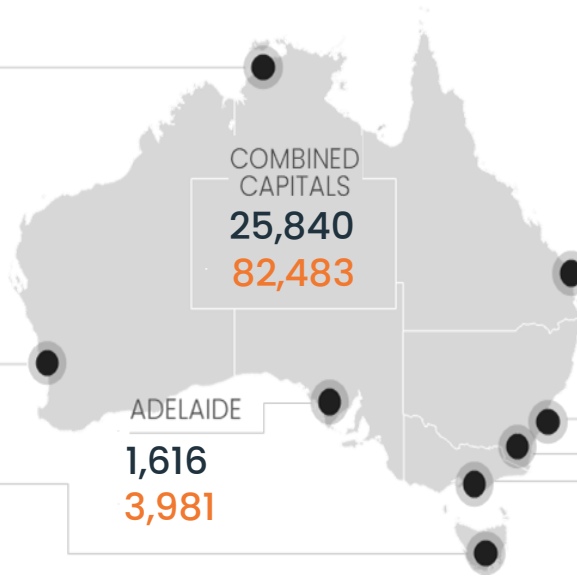
176
566

PERTH

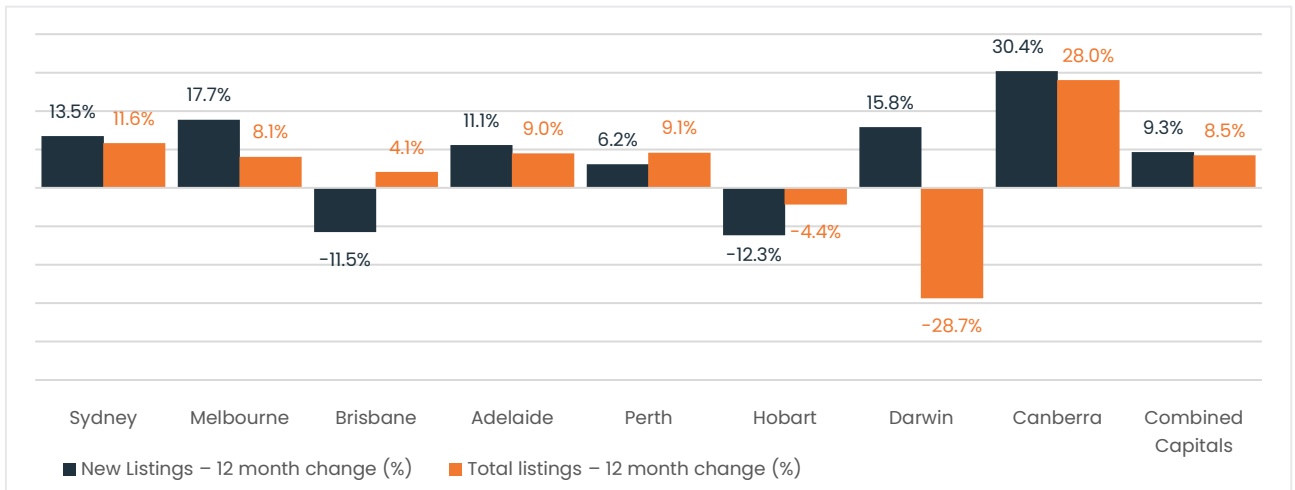
4,010
11,137

HOBART

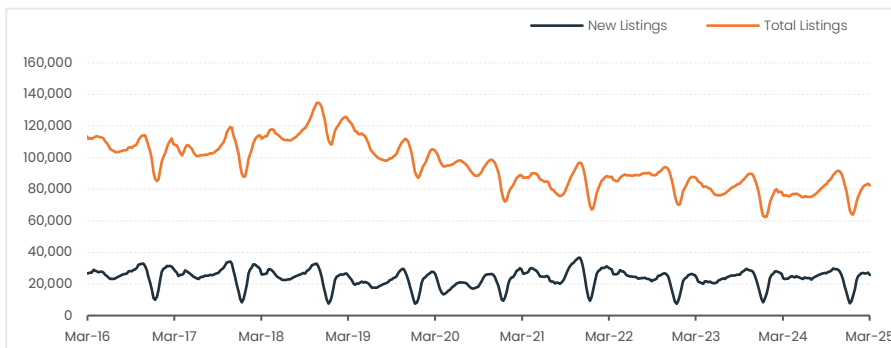
277
1,355



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 30 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

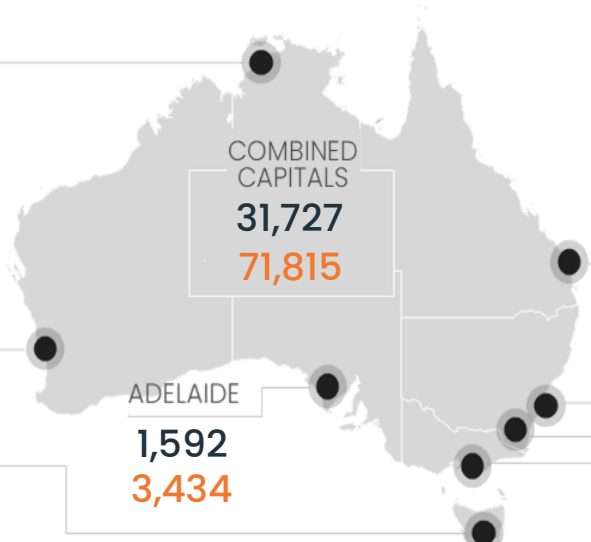
246
584

PERTH

3,391
6,547

HOBART

313
686



COMBINED CAPITALS
31,727
71,815

ADELAIDE
1,592
3,434

BRISBANE

4,440
9,674

SYDNEY

10,746
25,565

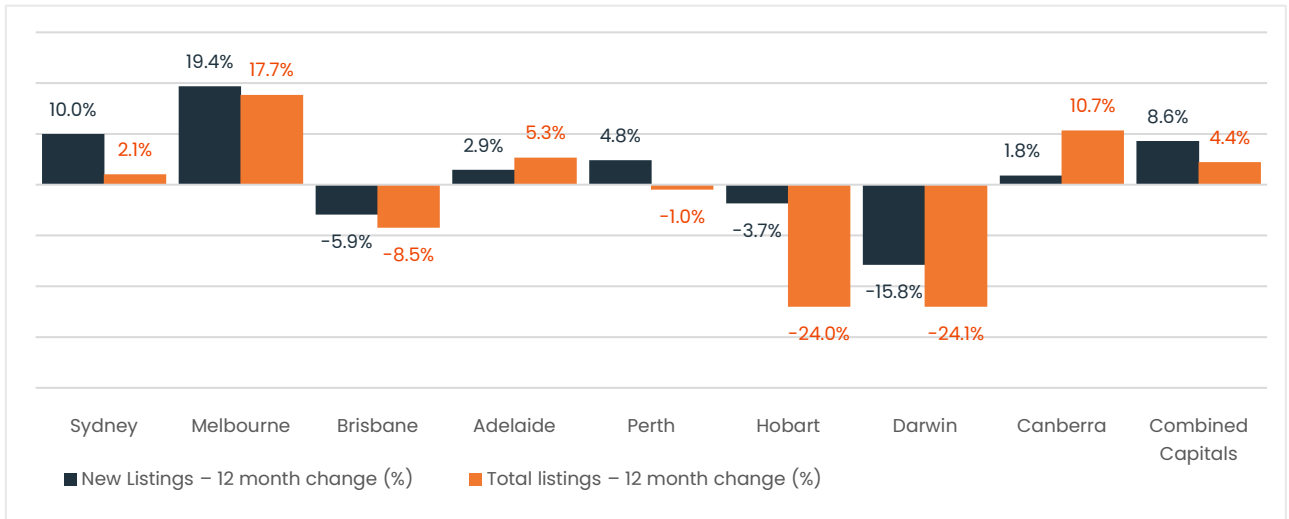
CANBERRA

745
1,862

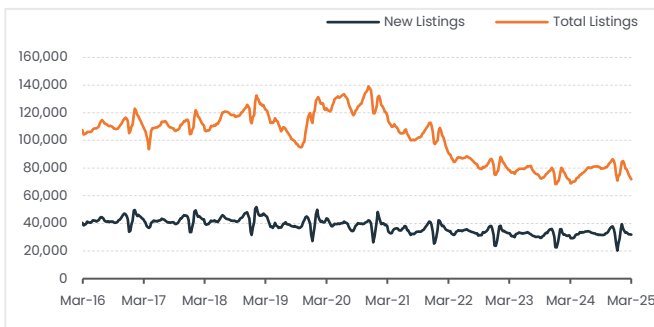
MELBOURNE

10,254
23,463

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



36B Barrallier Street
Griffith
 🏠 3 🛋️ 2 🚗 0
\$1,950,000
 Hive Property



22 Noala Street
Aranda
 🏠 4 🛋️ 2 🚗 2
\$1,900,000
 Home.ByHolly

New South Wales



24 Parsley Road
Vaucluse
 🏠 6 🛋️ 4 🚗 4
\$10,750,000
 TRG



4 Myall Avenue
Vaucluse
 🏠 6 🛋️ 4 🚗 4
\$9,000,000
 Laing & Simmons Double Bay

Northern Territory



11 Hannan Street
Muirhead
 🏠 5 🛋️ 2 🚗 2
\$1,151,000
 Ray White Darwin



1/7 Tipperary Court
Stuart Park
 🏠 3 🛋️ 2 🚗 4
\$1,080,000
 Ray White Darwin

Queensland



4/38 Buderim Avenue
Alexandra Headland
 🏠 4 🛋️ 3 🚗 5
\$4,700,000
 Ray White Maroochydore



40 Avocet Parade
Peregian Beach
 🏠 5 🛋️ 2 🚗 2
\$4,375,000
 Century21 Conolly Hay Group

South Australia



33 Sturdee Street
Linden Park
 🏠 4 🛋️ 2 🚗 2
\$3,068,000
 Harcourts Pilgrim



8 Toledo Court
Gulfview Heights
 🏠 7 🛋️ 4 🚗 7
\$2,450,000
 Ray White Tea Tree Gully

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



10 Bath Street
Battery Point
 4 3 0
\$2,200,000

Petrusma Property



129 Paper Beach Road
Swan Point
 3 2 4
\$1,575,000

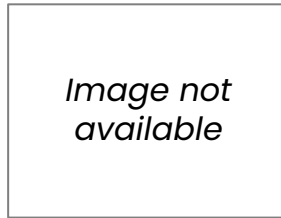
The Agency Tasmania

Victoria



1500 Wellington Road
Lysterfield
 6 3 30
\$4,780,000

Ray White Ferntree Gully



47 Bayview Crescent
Black Rock
 4 1 2
\$3,900,000

Buxton Sandringham

Western Australia



21 Saunders Street
Mosman Park
 3 2 2
\$4,500,000

Mack Hall Real Estate West Perth



62 Summerville Crescent
Yallingup Siding
 6 4 3
\$4,200,000

LJ Hooker Property South West

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