

# Property Market Indicator Summary

All data to week ending 23 February 2025



## Combined capital city preliminary clearance rate holds above 70%

There were 2,820 homes taken to auction across the combined capitals last week, the highest weekly volume of auctions held since the week ending December 1<sup>st</sup> last year.

Alongside the lift in auction volume, the trend in clearance rates has also continued to rise, with the preliminary success rate coming in at 72.1% last week, up from 71.2% the previous week (revised down to 63.8% on final numbers) and the second week running where the preliminary clearance rate has come in above the 70% mark. This was the highest preliminary clearance rate since the last week of July 2024 (72.2%).

Melbourne recorded the most auctions, with 1,467 homes going under the hammer last week – the highest weekly volume since the last week of October 2024. 72.1% of auctions have been reported as successful so far, up from 70.7% the previous week (revised back to 63.7% on final numbers). This is the highest preliminary clearance rate Melbourne has seen since the week ending July 14<sup>th</sup> last year.

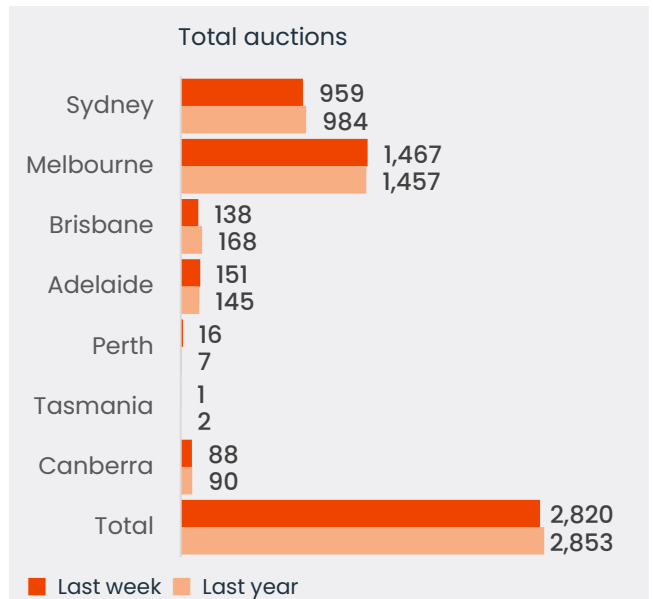
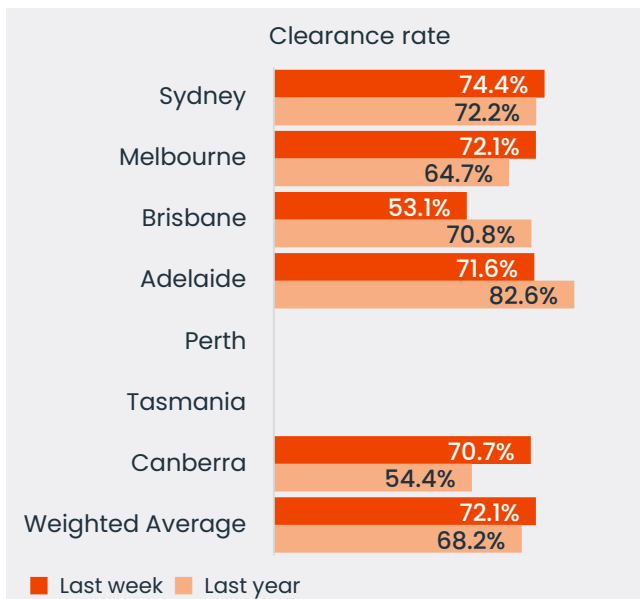
959 homes went under the hammer in Sydney last week, the highest volume since the week ending December 1<sup>st</sup> last year. Despite holding above the 70% mark for the third consecutive week, last week's early success rate eased to 74.4%, down from 76.6% a week earlier (revised down to 67.2% once finalised).

Across the smaller auction markets, Adelaide hosted the most auctions at 151, with 71.6% reported as successful so far – the highest since the last week of January earlier this year. 138 homes were taken to auction in Brisbane, with the city recording the lowest preliminary clearance rate of any capital at 53.1%. 88 homes were taken to auction in Canberra with a 70.7% preliminary clearance rate which is the highest rate since the week ending October 13<sup>th</sup> last year.

The volume of auctions is set to reduce a little this week, with approximately 2,540 auctions currently scheduled across the combined capitals.

## Capital City Auction Statistics (Preliminary)

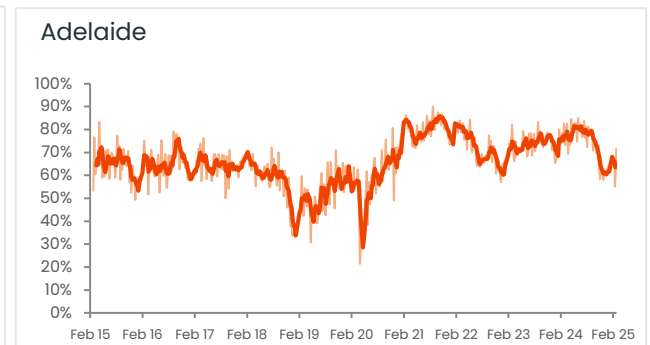
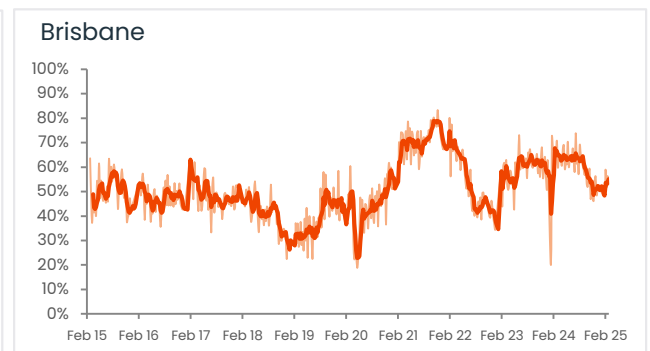
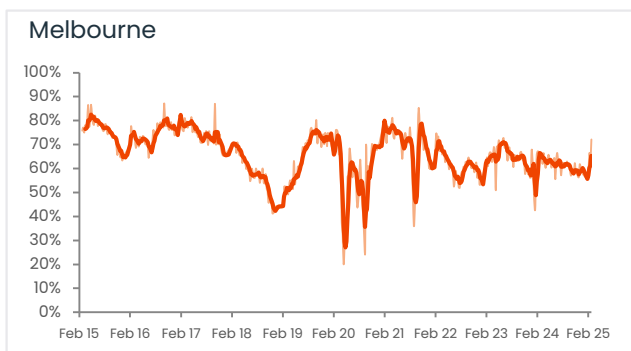
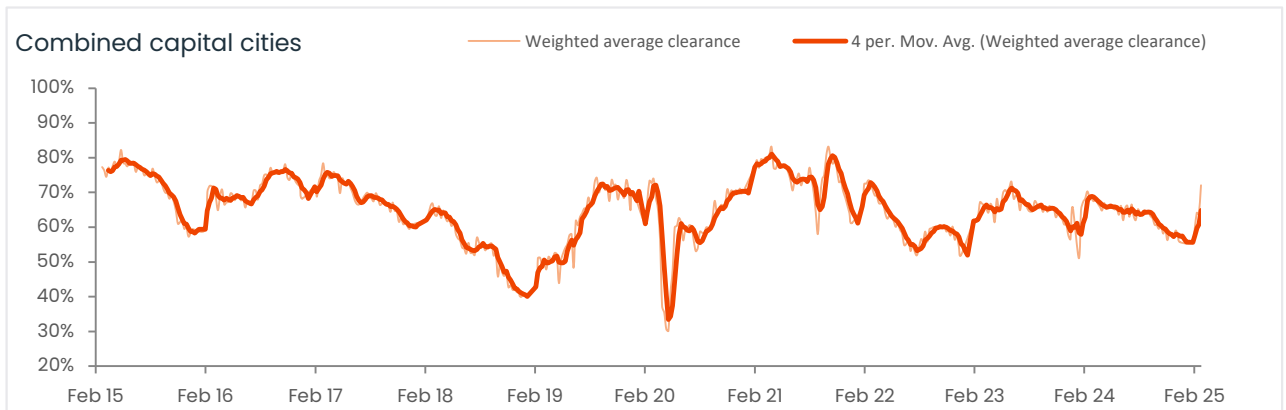
Please note: A minimum sample size of 10 results is required to report a clearance rate



## Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	74.4%	959	677	504	173
Melbourne	72.1%	1,467	1,033	745	288
Brisbane	53.1%	138	98	52	46
Adelaide	71.6%	151	81	58	23
Perth	n.a.	16	3	3	0
Tasmania	n.a.	1	1	1	0
Canberra	70.7%	88	58	41	17
<b>Weighted Average</b>	<b>72.1%</b>	<b>2,820</b>	<b>1,951</b>	<b>1,404</b>	<b>547</b>

## Weekly clearance rates



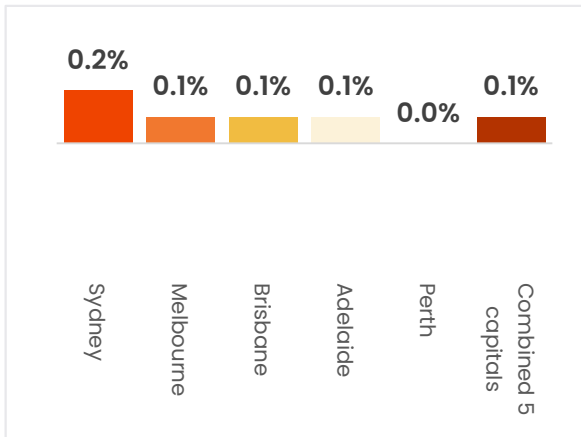
## Sub-region auction statistics (Preliminary)

	Clearance Rate	Total Auctions	CoreLogic Auction Results	Sold Prior to Auction	Sold at Auction	Sold after Auction	Passed in	Withdrawn	Median Price
<b>Combined Capital Cities</b>									
Total	72.1%	2,820	1,951	566	819	19	372	175	\$1,180,000
Houses	72.3%	2,287	1,559	412	699	15	297	136	\$1,285,000
Units	70.8%	533	392	154	120	4	75	39	\$835,333
<b>Adelaide</b>									
Total	71.6%	151	81	12	44	2	16	7	\$843,000
Houses	70.1%	145	77	11	42	1	16	7	\$850,000
Units	n.a.	6	4	1	2	1	0	0	n.a.
<b>Brisbane</b>									
Total	53.1%	138	98	13	36	3	38	8	\$1,412,500
Houses	53.6%	124	84	11	33	1	32	7	\$1,500,000
Units	50.0%	14	14	2	3	2	6	1	n.a.
<b>Canberra</b>									
Total	70.7%	88	58	16	24	1	12	5	\$890,500
Houses	73.6%	82	53	15	23	1	9	5	\$880,250
Units	n.a.	6	5	1	1	0	3	0	n.a.
<b>Melbourne</b>									
Total	72.1%	1,467	1,033	233	499	13	228	60	\$1,031,000
Houses	73.1%	1,218	865	187	433	12	189	44	\$1,111,000
Units	67.3%	249	168	46	66	1	39	16	\$677,500
<b>Perth</b>									
Total	n.a.	16	3	1	2	0	0	0	n.a.
Houses	n.a.	15	3	1	2	0	0	0	n.a.
Units	n.a.	1	0	0	0	0	0	0	n.a.
<b>Sydney</b>									
Total	74.4%	959	677	290	214	0	78	95	\$1,600,000
Houses	73.9%	702	476	186	166	0	51	73	\$1,820,500
Units	75.6%	257	201	104	48	0	27	22	\$986,500
<b>Tasmania</b>									
Total	n.a.	1	1	1	0	0	0	0	n.a.
Houses	n.a.	1	1	1	0	0	0	0	n.a.
Units	n.a.	0	0	0	0	0	0	0	n.a.

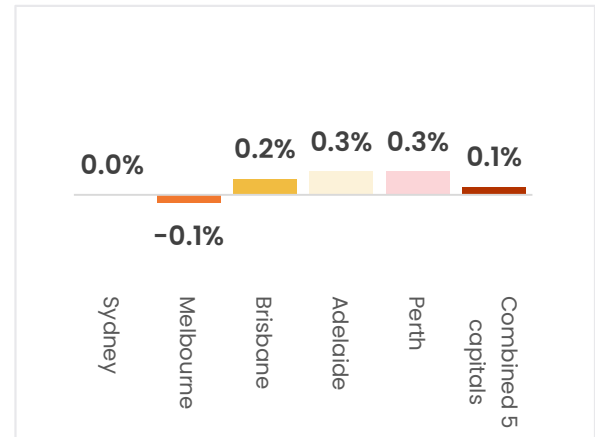
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

## Capital city home value changes

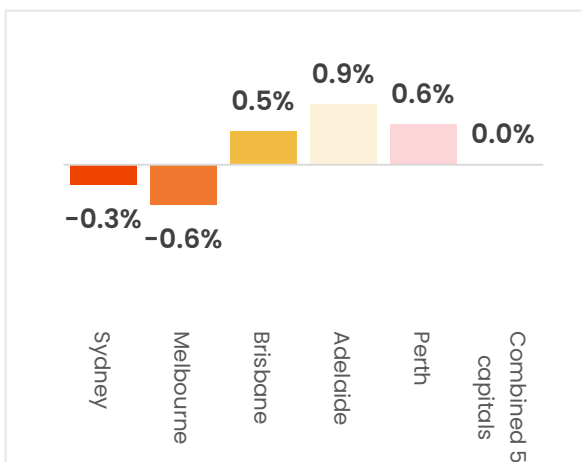
### Weekly change



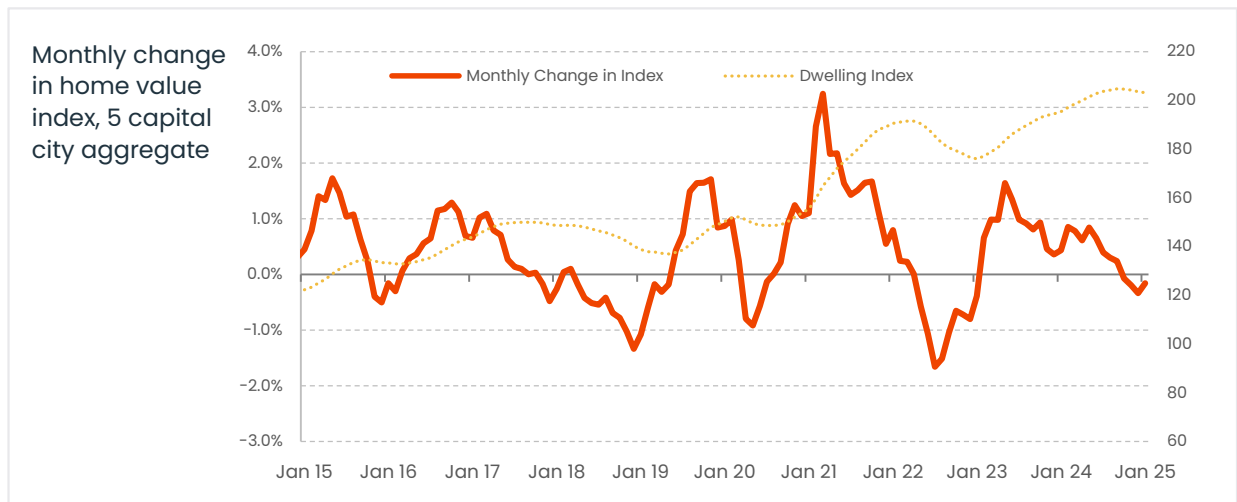
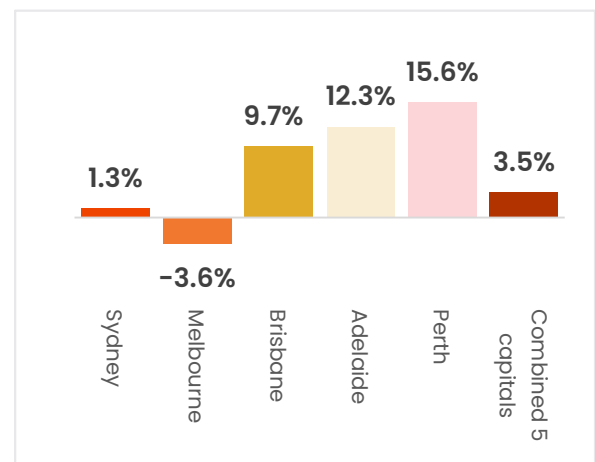
### Monthly change



### 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

**169**  
**554**

BRISBANE

**4,155**  
**11,683**

PERTH

**4,057**  
**11,068**

SYDNEY

**7,589**  
**22,151**

ADELAIDE

**1,545**  
**3,617**

CANBERRA

**633**  
**2,103**

HOBART

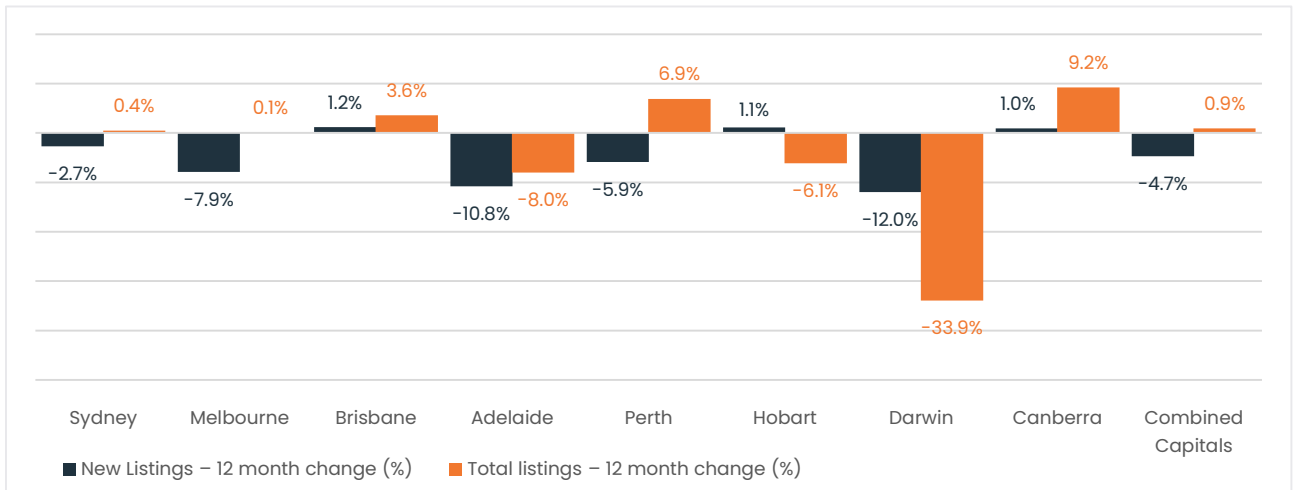
**352**  
**1,359**

MELBOURNE

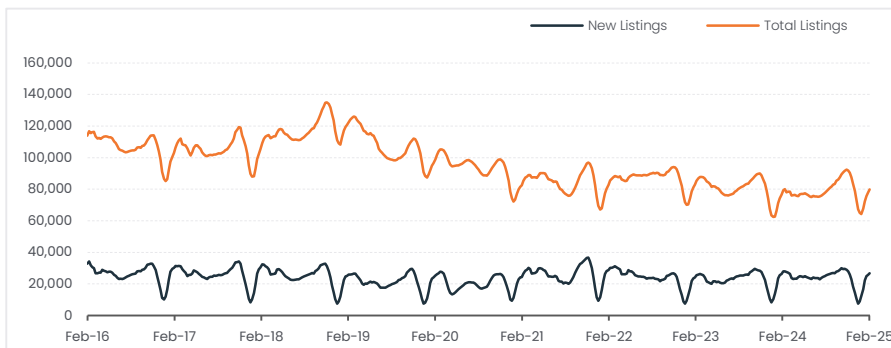
**8,247**  
**27,419**

COMBINED  
CAPITALS  
**26,747**  
**79,954**

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 23 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.

## Capital city properties listed for rent – four week count

NEW LISTINGS ■ TOTAL LISTINGS ■

DARWIN

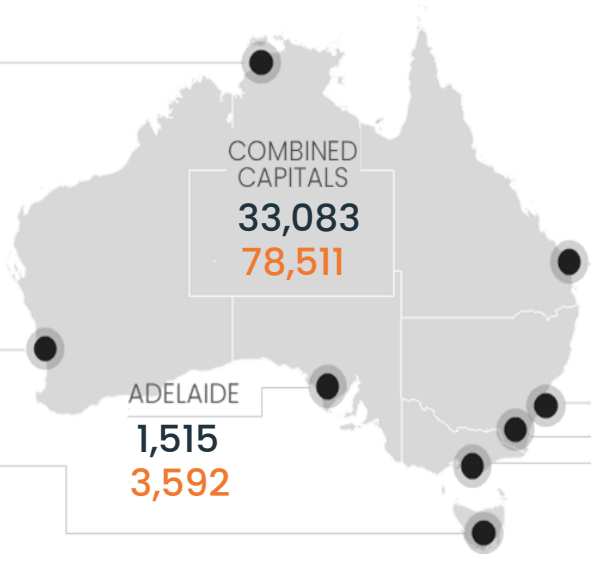
259  
676

PERTH

3,289  
7,016

HOBART

334  
649



BRISBANE

4,725  
10,791

SYDNEY

11,132  
27,917

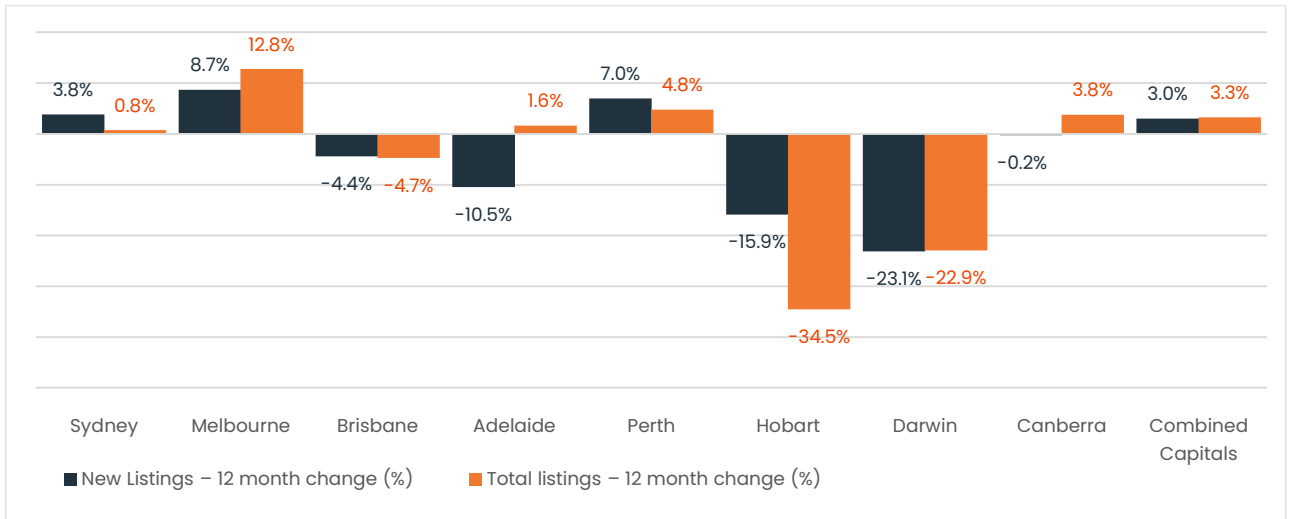
CANBERRA

850  
2,074

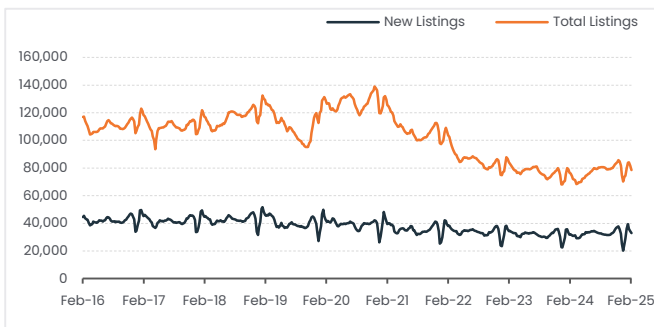
MELBOURNE

10,979  
25,796

## Listings 12 month change (%)



## Number of homes for rent, combined capital cities



## Rental snapshot – data to January, 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	\$775	0.1%	-0.2%	2.8%	3.0%	3.0%	2.4%	2.0%
Melbourne	\$604	0.0%	-0.4%	3.6%	3.7%	3.5%	1.7%	1.3%
Brisbane	\$663	0.5%	0.6%	3.0%	3.6%	3.9%	2.2%	2.0%
Adelaide	\$615	0.7%	1.5%	6.1%	3.7%	3.9%	1.0%	0.7%
Perth	\$702	0.7%	1.6%	7.6%	4.2%	4.6%	1.5%	1.1%
Hobart	\$562	0.8%	2.4%	5.3%	4.4%	4.2%	1.8%	3.0%
Darwin	\$638	0.3%	0.6%	3.7%	6.7%	6.5%	2.7%	2.8%
Canberra	\$671	0.6%	1.3%	1.9%	4.1%	4.0%	2.5%	2.1%
Combined capitals	\$678	0.3%	0.3%	3.9%	3.5%	3.5%	2.0%	1.6%
Combined regionals	\$564	0.7%	1.6%	5.9%	4.4%	4.4%	1.9%	2.0%
National	\$647	0.4%	0.7%	4.4%	3.7%	3.7%	1.9%	1.7%

## Top two sales over the past week, states and territories

### Australian Capital Territory



43 Rosenthal Street  
Campbell  
 🏠 4 🛋️ 3 🚗 1  
**\$2,100,000**

*Hive Property*



6 Barclay Place  
Nicholls  
 🏠 6 🛋️ 4 🚗 4  
**\$2,011,000**

*Town Residential Belconnen*

### New South Wales



34 Gordon Street  
Mosman  
 🏠 5 🛋️ 5 🚗 2  
**\$10,000,000**

*Ray White Lower North Shore*



21 Wolseley Road  
Mosman  
 🏠 3 🛋️ 2 🚗 0  
**\$9,850,000**

*Ray White Lower North Shore*

### Northern Territory



5 Fern Court  
Leanyer  
 🏠 4 🛋️ 2 🚗 2  
**\$700,000**

*Ray White Darwin*



1 Heavitree Court  
Mount Johns  
 🏠 4 🛋️ 2 🚗 2  
**\$675,000**

*LJ Hooker Alice Springs*

### Queensland



19 Cypress Court  
Minyama  
 🏠 5 🛋️ 4 🚗 2  
**\$6,600,000**

*Fletcher Riley*



2/200 Hedges Avenue  
Mermaid Beach  
 🏠 0 🛋️ 0 🚗 0  
**\$5,500,000**

*Clark Property*

### South Australia



95 Gold Coast Drive  
Carrickalinga  
 🏠 4 🛋️ 3 🚗 4  
**\$4,100,000**

*Ouwens Casserly Real Estate*



101 Cambridge Terrace  
Malvern  
 🏠 4 🛋️ 2 🚗 2  
**\$3,560,000**

*Harcourts Adelaide City*

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](mailto: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



40 Derwent Avenue  
Margate

4 3 2

**\$1,850,000**

*EIS Property*



12 David Avenue  
Sandy Bay

3 1 1

**\$1,200,000**

*EIS Property*

### Victoria



14 Glen Iris Road  
Camberwell

5 3 3

**\$6,800,000**

*Shelter Real Estate*



21 Sunnyside Avenue  
Camberwell

5 3 2

**\$4,960,000**

*Kay & Burton Stonnington*

### Western Australia



207 Riverton Drive North  
Shelley

4 3 2

**\$2,800,000**

*Nearwater Real Estate*



52 Attfield Street  
Fremantle

3 2 2

**\$2,675,000**

*White House Property Partners*



## Disclaimers

In compiling this publication, RP Data Pty Ltd trading as CoreLogic Asia Pacific (ABN 67 087 759 171) ("CoreLogic") has relied upon information supplied by a number of external sources. CoreLogic does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to CoreLogic for the supply of such information.

## Queensland Data

Based on or contains data provided by the State of Queensland (Department of Resources) 2025. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au).

## South Australian Data

© 2025 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for any purpose.

## New South Wales Data

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as CoreLogic Asia Pacific is authorised as a Property Sales Information provider by the Valuer General New South Wales.

## Victorian Data

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## Western Australian Data

Information contained within this product includes or is derived from the location information data licensed from Western Australian Land Information Authority (WALIA) (2025) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose.

## Australian Capital Territory Data

The Territory Data is the property of the Australian Capital Territory. Any form of Territory Data that is reproduced, stored in a retrieval system or transmitted by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) must be in accordance with this agreement. Enquiries should be directed to: Manager, Customer Services Environment, Planning and Sustainable Development Directorate. GPO Box 158 Canberra ACT 2601.

## Tasmanian Data

This product incorporates data that is copyright owned by the Crown in Right of Tasmania. The data has been used in the product with the permission of the Crown in Right of Tasmania. The Crown in Right of Tasmania and its employees and agents:

- a) give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and
- b) do not accept liability howsoever arising, including but not limited to negligence for any loss resulting from the use of or reliance upon the data.

Base data from the LIST © State of Tasmania  
<http://www.thelist.tas.gov.au>

CoreLogic