

# Property Market Indicator Summary

All data to week ending 2 February 2025



## Auction markets move out of the festive period slowdown

Auction markets are continuing to move out of the festive period slowdown, with 1,399 homes taken to market by auction last week, up from 429 the week prior, but down by 313 auctions relative to the same week last year when 1,712 homes went under the hammer.

The preliminary capital city clearance rate came in at 65.0%, which is roughly in line with the previous week (64.5%), which revised sharply lower, to 55.6%, once the full set of auction results were collected.

479 auctions were held in Melbourne, returning an early clearance rate of 65.4%, up from 64.8% the prior week which revised down to 55.7% on final numbers.

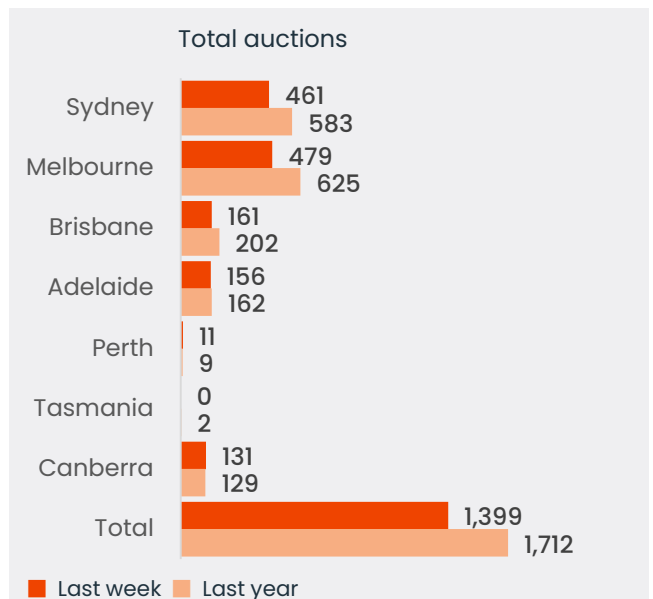
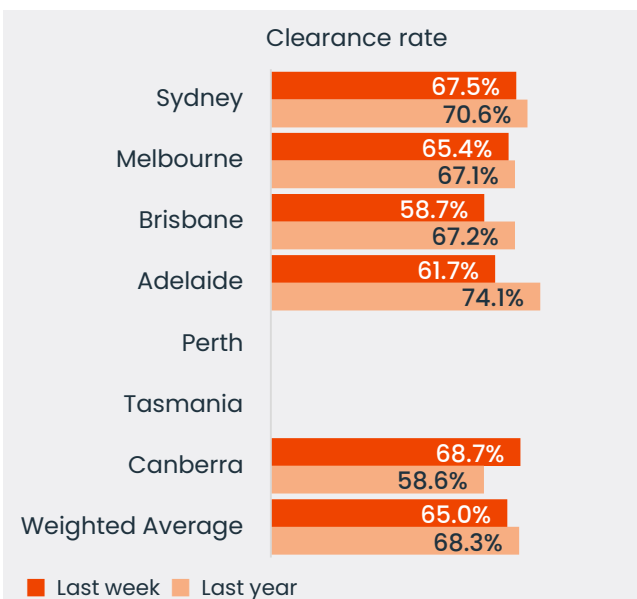
Sydney hosted 461 auctions, with a preliminary clearance rate of 67.5%, a substantial rise from the previous week where the early clearance rate was 59.5%, revising lower to 54.2% once finalised.

Across the smaller capitals, Brisbane hosted the most auctions with 161 homes going under the hammer and a preliminary clearance rate of 58.7%. 156 homes were auctioned in Adelaide, with 61.7% selling so far, and 131 homes were auctioned in Canberra with an early clearance rate of 68.7%.

The volume of auctions is set to ramp up further over the coming weeks, with activity historically peaking the week prior to the Easter long weekend.

## Capital City Auction Statistics (Preliminary)

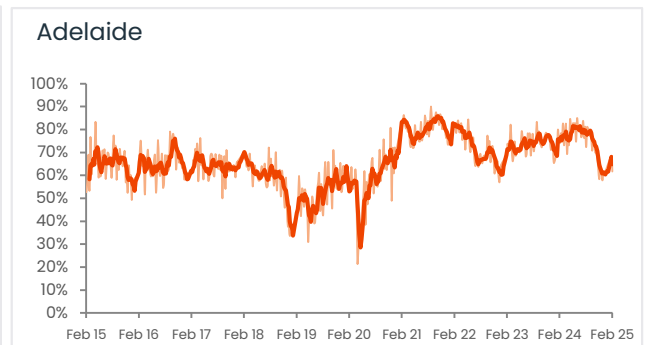
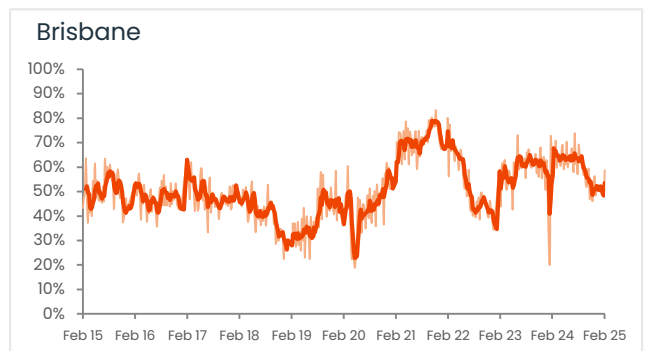
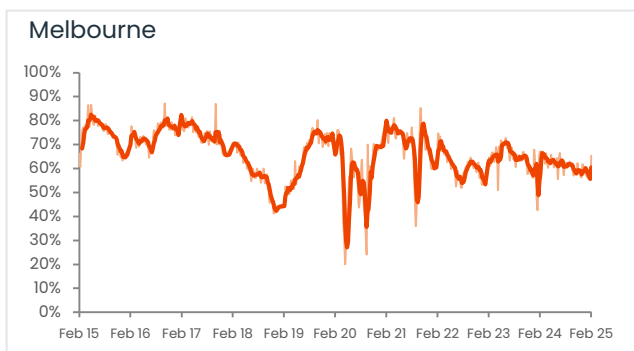
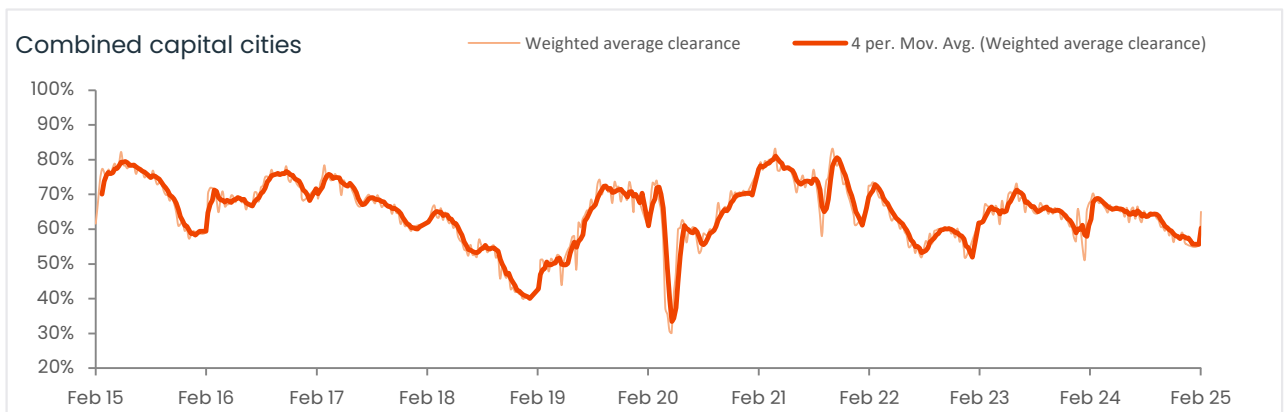
Please note: A minimum sample size of 10 results is required to report a clearance rate



## Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	67.5%	461	289	195	94
Melbourne	65.4%	479	344	225	119
Brisbane	58.7%	161	109	64	45
Adelaide	61.7%	156	94	58	36
Perth	n.a.	11	5	2	3
Tasmania	n.a.	0	0	0	0
Canberra	68.7%	131	67	46	21
<b>Weighted Average</b>	<b>65.0%</b>	<b>1,399</b>	<b>908</b>	<b>590</b>	<b>318</b>

## Weekly clearance rates



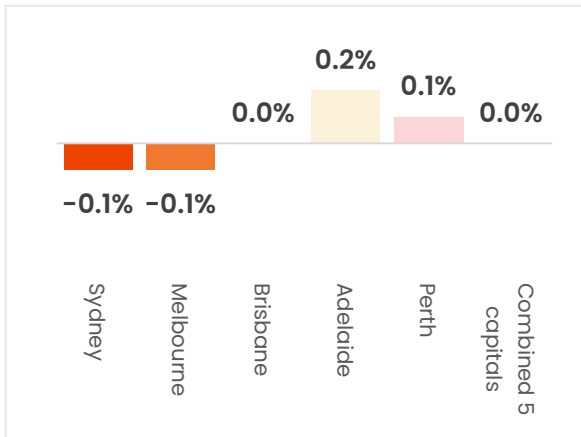
## Sub-region auction statistics (Preliminary)

	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	65.0%	1,399	908	195	385	10	206	112	\$979,000
Houses	65.9%	1,156	739	160	319	8	157	95	\$1,060,000
Units	59.9%	243	169	35	66	2	49	17	\$714,000
<b>Adelaide</b>									
Total	61.7%	156	94	14	42	2	22	14	\$947,500
Houses	60.9%	149	87	14	37	2	21	13	\$958,500
Units	n.a.	7	7	0	5	0	1	1	n.a.
<b>Brisbane</b>									
Total	58.7%	161	109	20	44	0	36	9	\$907,000
Houses	59.3%	142	91	19	35	0	29	8	\$973,000
Units	55.6%	19	18	1	9	0	7	1	n.a.
<b>Canberra</b>									
Total	68.7%	131	67	23	23	0	15	6	\$893,000
Houses	73.7%	105	57	19	23	0	11	4	\$905,000
Units	40.0%	26	10	4	0	0	4	2	n.a.
<b>Melbourne</b>									
Total	65.4%	479	344	50	168	7	87	32	\$770,000
Houses	65.8%	371	266	36	134	5	63	28	\$840,000
Units	64.1%	108	78	14	34	2	24	4	\$566,000
<b>Perth</b>									
Total	n.a.	11	5	0	2	0	2	1	n.a.
Houses	n.a.	11	5	0	2	0	2	1	n.a.
Units	n.a.	0	0	0	0	0	0	0	n.a.
<b>Sydney</b>									
Total	67.5%	461	289	88	106	1	44	50	\$1,407,500
Houses	69.1%	378	233	72	88	1	31	41	\$1,452,500
Units	60.7%	83	56	16	18	0	13	9	\$1,090,000
<b>Tasmania</b>									
Total	n.a.	0	0	0	0	0	0	0	n.a.
Houses	n.a.	0	0	0	0	0	0	0	n.a.
Units	n.a.	0	0	0	0	0	0	0	n.a.

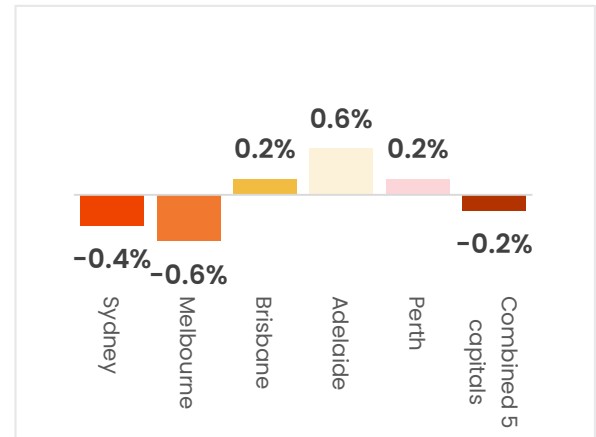
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

## Capital city home value changes

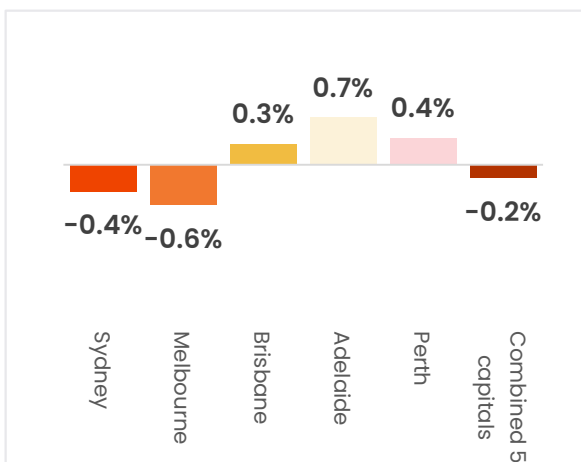
### Weekly change



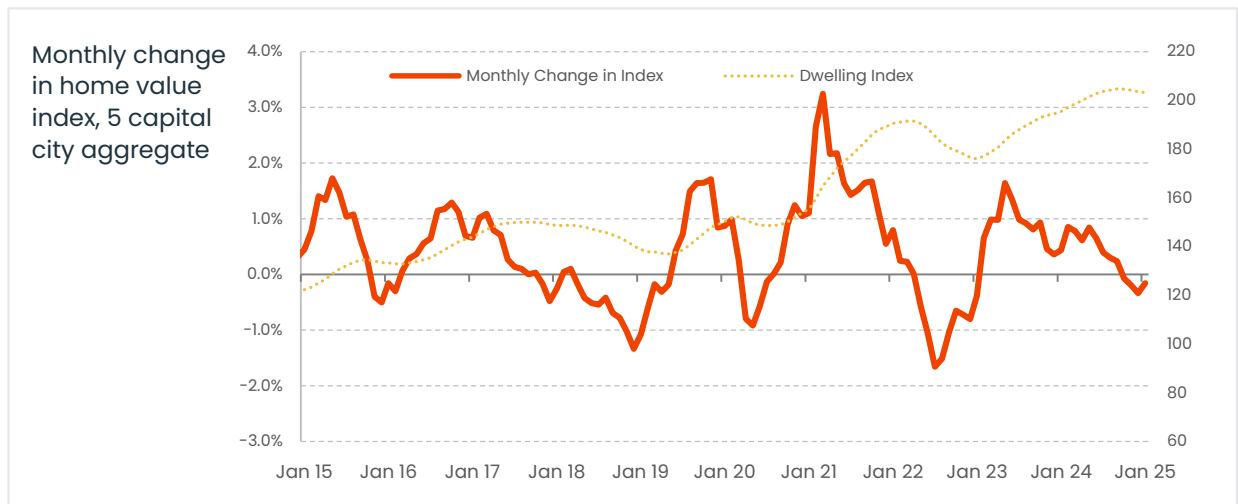
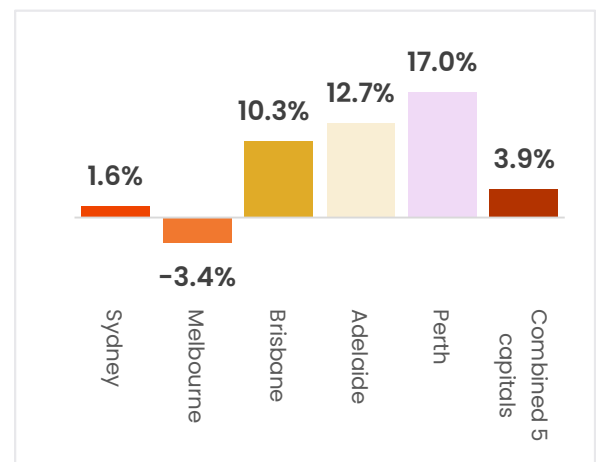
### Monthly change



### 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

**126**  
**522**

PERTH

**3,714**  
**10,402**

HOBART

**309**  
**1,340**

ADELAIDE

**1,397**  
**3,158**

COMBINED  
CAPITALS  
**22,201**  
**71,963**

BRISBANE

**3,709**  
**10,584**

SYDNEY

**5,801**  
**19,006**

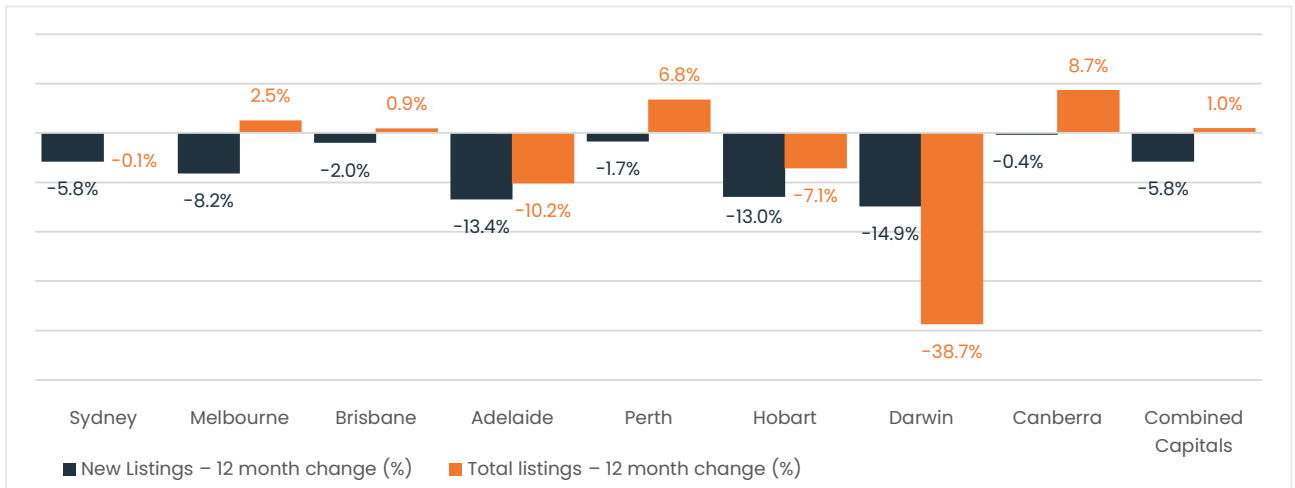
CANBERRA

**526**  
**1,866**

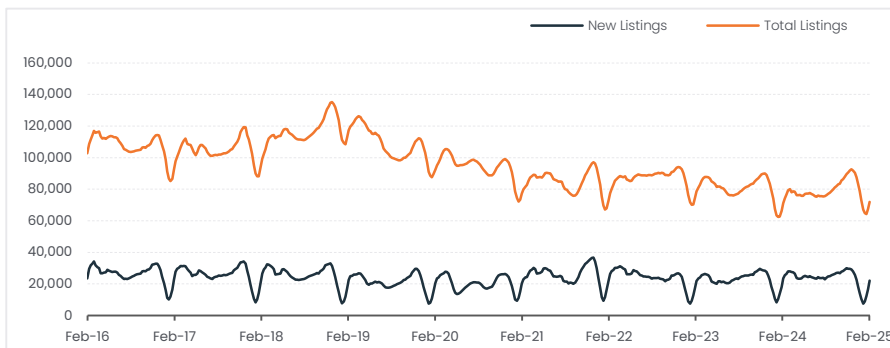
MELBOURNE

**6,619**  
**25,085**

## 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 02 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.

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

### Australian Capital Territory



27 Hutchins Street  
Yarralumla  
 3 2 0  
**\$1,980,000**

Hive Property



19 Dalglish Street  
Curtin  
 3 1 1  
**\$1,290,000**

Ray White Canberra

### New South Wales



5 Albert Street  
Bronte  
 4 3 2  
**\$5,900,000**

PPD Real Estate



15 Heydon Avenue  
Warrawee  
 5 3 2  
**\$4,900,000**

Ray White Upper North Shore

### Northern Territory



31 Savannah Drive  
Leanyer  
 5 2 2  
**\$715,000**

Smith Real Estate NT



3/7 Banyan Street  
Fannie Bay  
 3 1 2  
**\$685,000**

Ray White Darwin

### Queensland



96 Regatta Parade  
Southport  
 4 4 4  
**\$5,300,000**

Ray White Prestige Gold Coast



135 Ryan Street  
West End  
 4 2 0  
**\$4,150,000**

McGrath

### South Australia



31 Prosser Avenue  
Norwood  
 4 2 2  
**\$2,300,000**

Harris Real Estate Kent Town



16 Saltram Road  
Glenelg  
 3 3 0  
**\$2,110,000**

Belle Property Glenelg

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



110 Reatta Road  
Trevallyn  
 5 2 5  
**\$1,095,000**

Harcourts Launceston



27 West Tamar Road  
Trevallyn  
 5 2 1  
**\$1,050,000**

Harcourts Launceston

### Victoria



140-142 Berringa Road  
Park Orchards  
 5 4 6  
**\$3,830,000**

Barry Plant Manningham



2-4 Scammell Close  
Mount Waverley  
 5 5 2  
**\$3,730,000**

Biggin & Scott Glen Waverley

### Western Australia



75 Viking Road  
Dalkeith  
 4 3 4  
**\$4,400,000**

William Porteous Properties  
International



72 Wooditch Road  
Margaret River  
 4 3 1  
**\$2,500,000**

The Agency Perth

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