

Property Market Indicator Summary

All data to week ending 8 September 2024



Preliminary clearance rate holds up amid rising auction volumes

Auction markets moved through a fourth consecutive week where more than 2,000 homes went under the hammer, with a preliminary auction clearance rate of 71.7%, up from 70.2% the week prior (revised down to 64.4% on finalised numbers).

The preliminary clearance rate has held up amid the rise in auction volume and despite a broader rise in advertised stock levels and evidence of some [momentum leaving the growth trend](#).

2,065 homes went to auction last week, down from 2,315 the week prior and lower than a year ago when 2,275 homes were auctioned.

Melbourne saw the most auctions last week, with 932 homes going to auction, down from 1,052 the week prior. The preliminary clearance rate, at 71.1%, ticked a little higher relative to the previous week (70.0% which revised down to 62.9% once finalised).

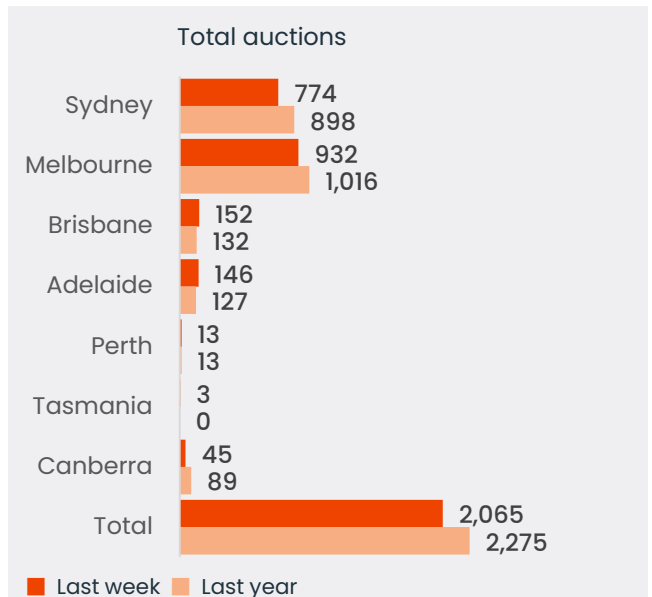
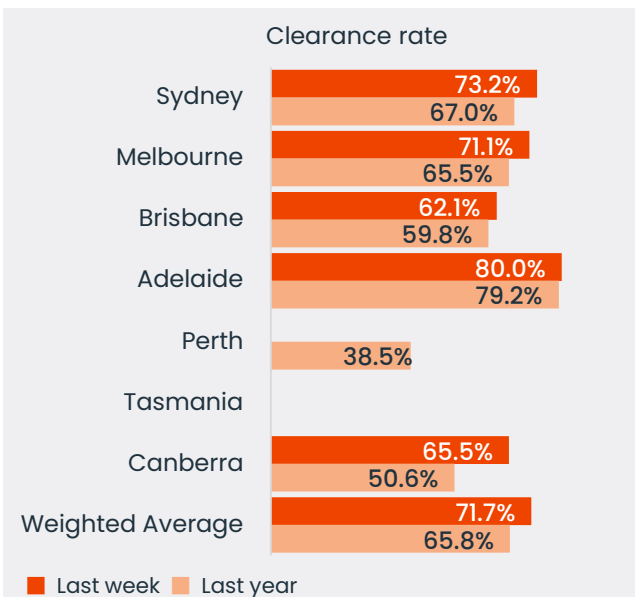
Sydney hosted 774 auctions last week, down from 874 the week prior, with a preliminary clearance rate of 73.2%, up from 71.3% over the previous week (which revised down to 65.3% on final numbers).

The volume of auctions across the smaller markets was led by Brisbane, with 152 auctions and a preliminary clearance rate of 62.1%. Adelaide held 146 auctions, with 80% successful on the early numbers, and 45 auctions were held across the ACT with a 65.5% clearance rate.

The volume of auctions is set to rise this week with around 2,480 homes currently scheduled for auction, increasing to approximately 2,780 the following week as the spring selling season gathers pace.

Capital City Auction Statistics (Preliminary)

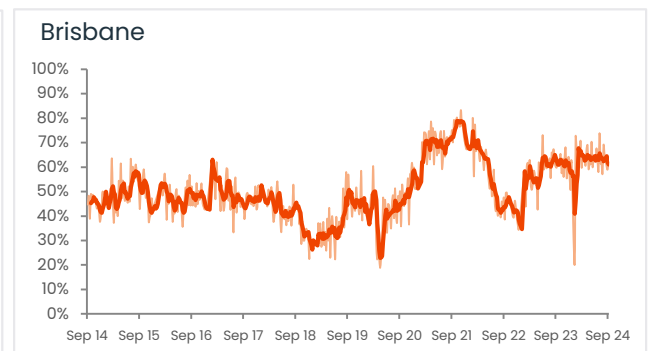
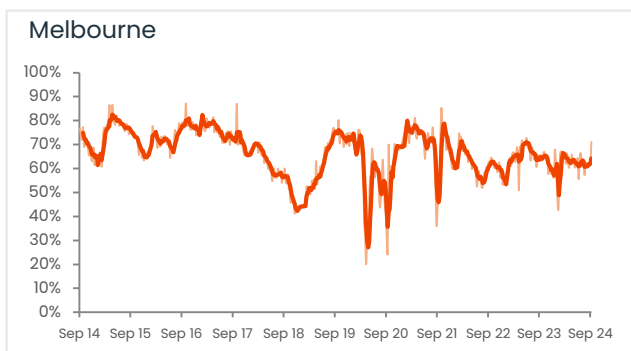
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	73.2%	774	578	423	155
Melbourne	71.1%	932	672	478	194
Brisbane	62.1%	152	95	59	36
Adelaide	80.0%	146	75	60	15
Perth	n.a.	13	8	5	3
Tasmania	n.a.	3	2	1	1
Canberra	65.5%	45	29	19	10
Weighted Average	71.7%	2,065	1,459	1,045	414

Weekly clearance rates



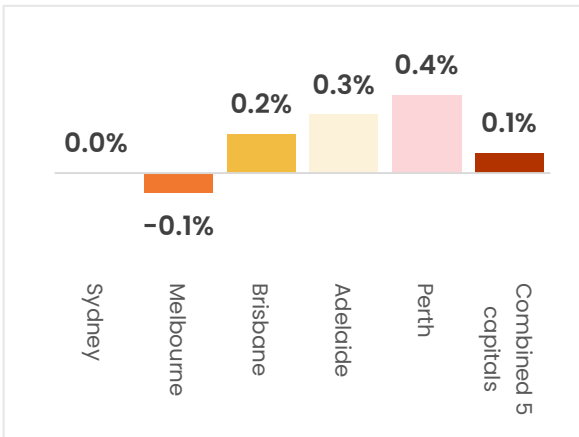
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	n.a.	6	4	1	3
Baulkham Hills and Hawkesbury	55.6%	38	27	15	12
Blacktown	85.0%	49	20	17	3
City and Inner South	66.7%	79	63	42	21
Eastern Suburbs	74.4%	89	82	61	21
Inner South West	80.3%	75	61	49	12
Inner West	81.5%	70	54	44	10
North Sydney and Hornsby	77.7%	124	94	73	21
Northern Beaches	74.5%	63	51	38	13
Outer South West	n.a.	6	3	0	3
Outer West and Blue Mountains	n.a.	9	7	6	1
Parramatta	67.4%	53	43	29	14
Ryde	80.0%	39	20	16	4
South West	70.6%	33	17	12	5
Sutherland	63.6%	42	33	21	12
Melbourne sub-regions					
Inner	64.0%	169	125	80	45
Inner East	72.5%	116	91	66	25
Inner South	76.1%	141	92	70	22
North East	78.2%	111	78	61	17
North West	76.8%	88	69	53	16
Outer East	76.6%	67	47	36	11
South East	67.6%	99	74	50	24
West	65.2%	132	92	60	32
Mornington Peninsula	n.a.	9	4	2	2
Regional SA4					
Newcastle and Lake Macquarie	61.5%	20	13	8	5
Illawarra	56.3%	24	16	9	7
Gold Coast	66.7%	85	63	42	21
Sunshine Coast	47.6%	39	21	10	11
Geelong	42.9%	18	14	6	8

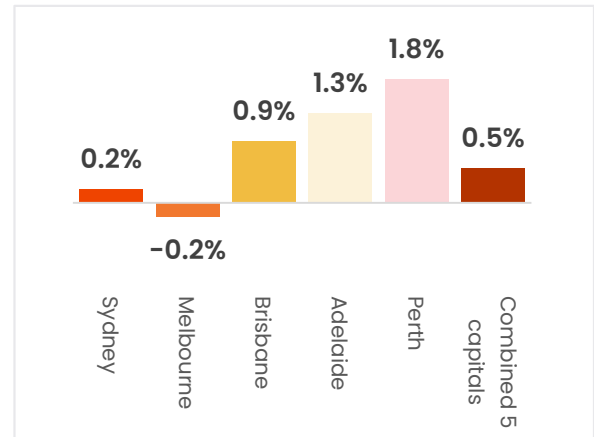
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

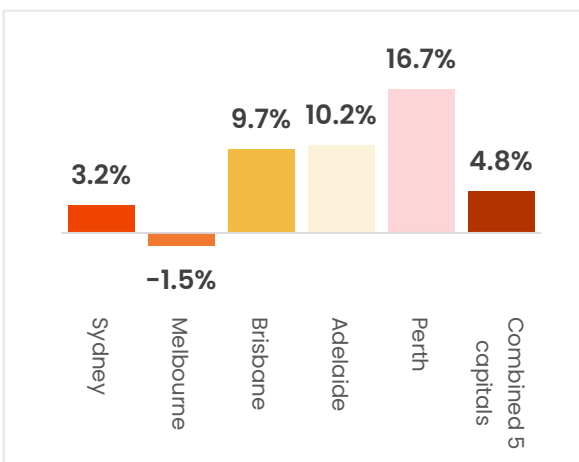
Weekly change



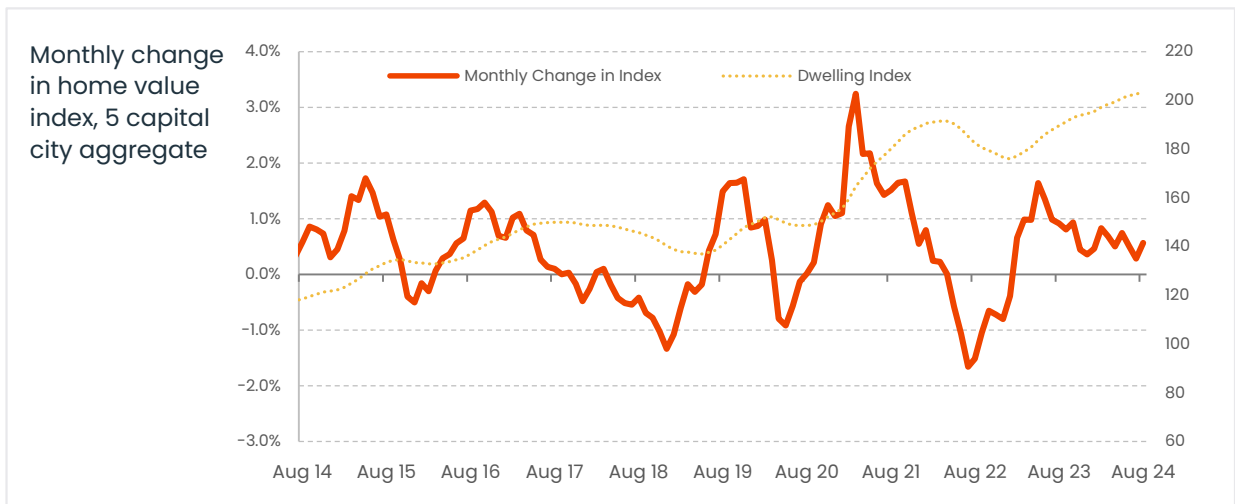
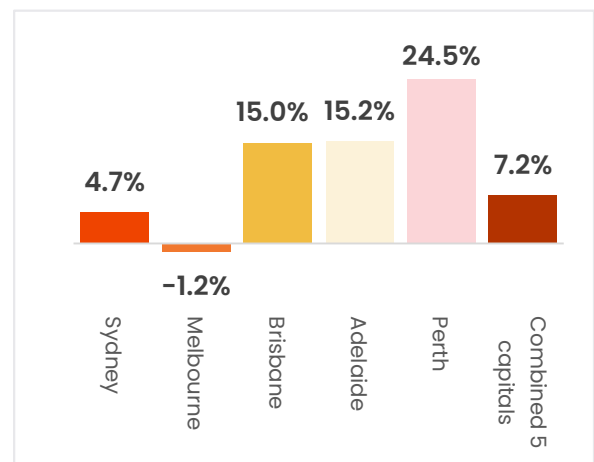
Monthly change



Year to date change



12 Month change

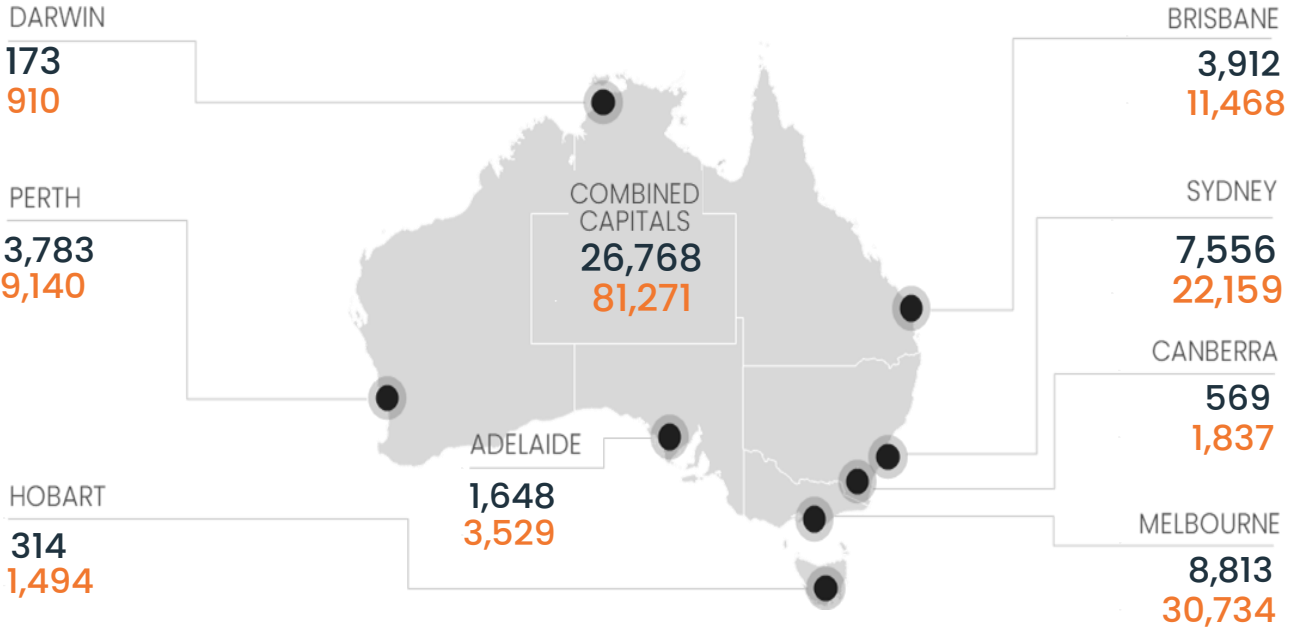


The monthly change is the change over the past 28 days.

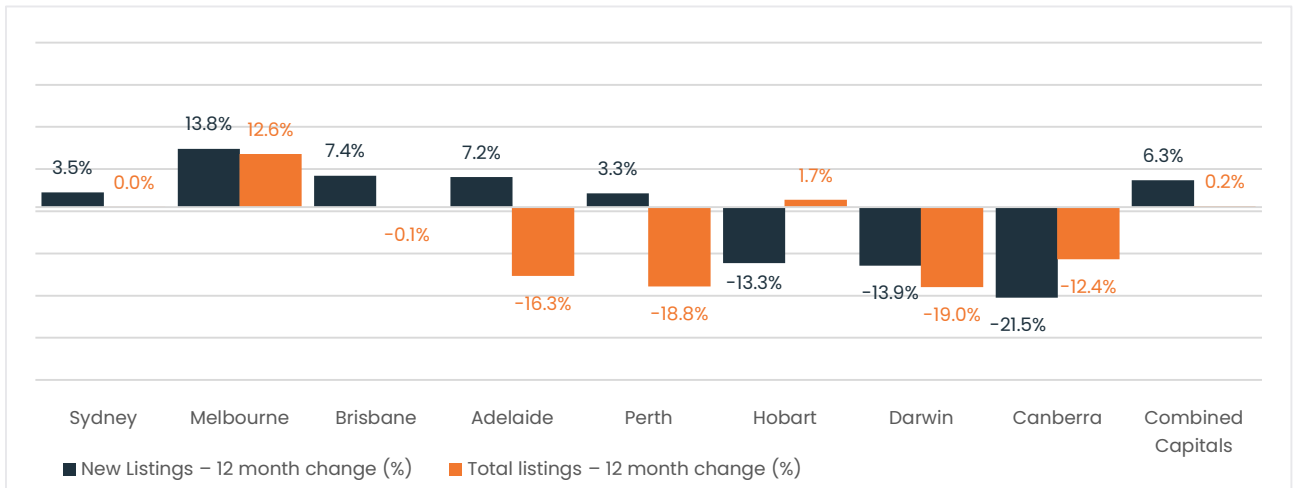
Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale – four week count

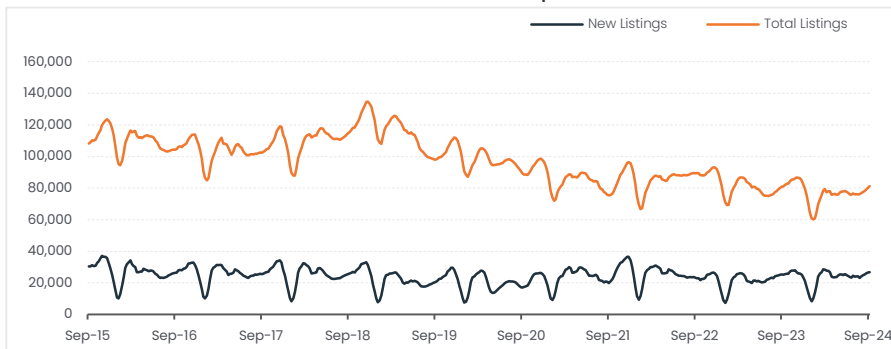
NEW LISTINGS ■ TOTAL LISTINGS ■



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 08 September 2024. 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.

We are pleased to share our sales listings renewal project is now complete. While the project is now complete, we would ask that you please continue to be mindful when making comparisons with ACT data prior to December 2023. Thank you for your patience while we completed these important upgrades to our sale listing data.

Top two sales over the past week, states and territories

Australian Capital Territory



34 Lockyer Street
Griffith
 🏠 3 🛋️ 1 🚗 0
\$2,096,000

Blackshaw Manuka



6 Kurundi Place
Hawker
 🏠 5 🛋️ 3 🚗 3
\$1,850,000

Ray White Canberra

New South Wales



15 Burton Street
Mosman
 🏠 6 🛋️ 3 🚗 1
\$20,200,000

Simeon Partners Mosman



130 Hewlett Street
Bronte
 🏠 3 🛋️ 2 🚗 2
\$7,300,000

PPD Real Estate

Northern Territory



11 Buck Road
Ilparpa
 🏠 4 🛋️ 3 🚗 6
\$1,020,000

Alice Springs Realty



451 Ilparpa Road
Ilparpa
 🏠 3 🛋️ 1 🚗 7
\$720,000

LJ Hooker Alice Springs

Queensland



8 The Peninsula
Noosaville
 🏠 4 🛋️ 3 🚗 2
\$5,800,000

McLure Prestige Sunshine Coast



173 Gregory Terrace
Spring Hill
 🏠 6 🛋️ 5 🚗 2
\$4,600,000

Ray White New Farm

South Australia



45 Denning Street
Hawthorn
 🏠 4 🛋️ 2 🚗 2
\$2,900,000

Ouwens Casserly Real Estate



18 Graham Place
Prospect
 🏠 6 🛋️ 3 🚗 2
\$2,310,000


Boffo Real Estate

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



82 Begonia Street
Lindisfarne
 4  4  7
\$1,850,000

Petrusma Property






14 Rotary Place
Acton Park
 4  2  2
\$1,190,000

Petrusma Property

Victoria



4A Evelina Road
Toorak
 4  3  2
\$3,960,000

Marshall White Stonnington






15 Granville Street
Camberwell
 4  2  3
\$3,645,500

Heavyside




Western Australia



13 York Terrace
Mosman Park
 4  2  2
\$3,590,000

Ray White Cottesloe



6 Windsor Street
Claremont
 5  2  2
\$3,225,000

Ray White Cottesloe

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