

Property Market Indicator Summary

All data to week ending 21 April 2024



Improvement in preliminary clearance rate across combined capital cities

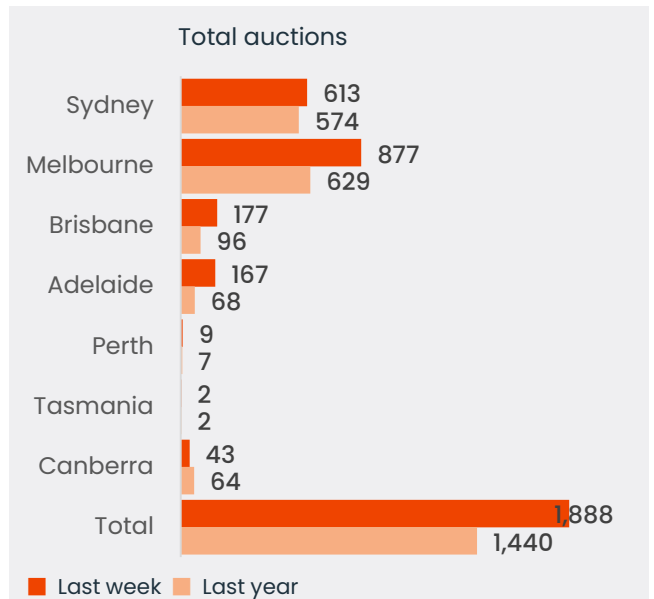
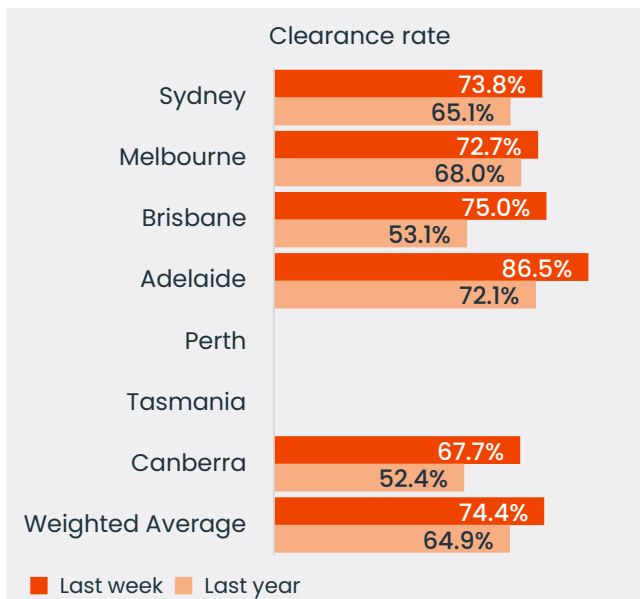
The preliminary capital city clearance rate came in at 74.4% last week, up 1.7 percentage points relative to the previous week (72.7% which revised down to 65.2% once finalised). The combined capitals preliminary clearance rate has consistently held above 71% through the year to-date, with a low of 71.1% in the last week of March to a high of 76.2% over the week ending February 11th.

Sydney and Melbourne both recorded a preliminary clearance rate in the early 70% range, at 73.8% and 72.7% respectively, with finalised clearance rates tracking lower in Melbourne, holding below 63% over the past four weeks, while Sydney's final clearance rates have held in the high 60% to low 70% range. A similar trend is reflected in the pace of value growth, with CoreLogic's daily HVI up 0.4% in Sydney over the past four weeks while the index for Melbourne is virtually flat (-0.1%).

Across the smaller auction markets, Adelaide continues to stand out with an early clearance rate of 86.5%, similar to the week prior (87.8% which revised down to 84.4%). Brisbane's preliminary clearance rate was 75.0% and Canberra came in at 67.7%.

Capital City Auction Statistics (Preliminary)

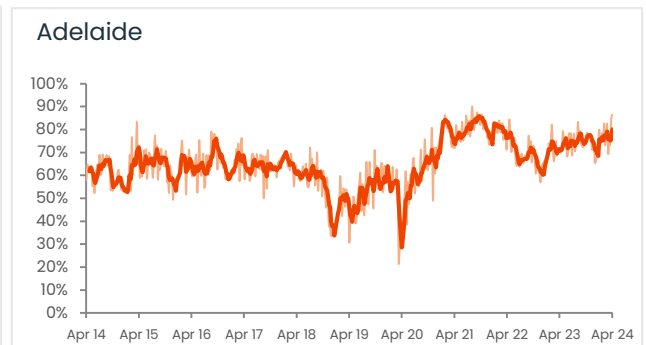
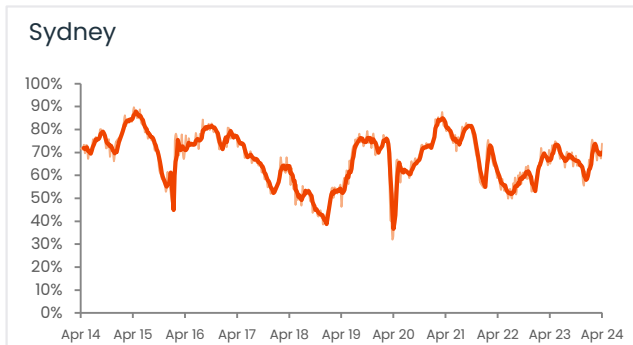
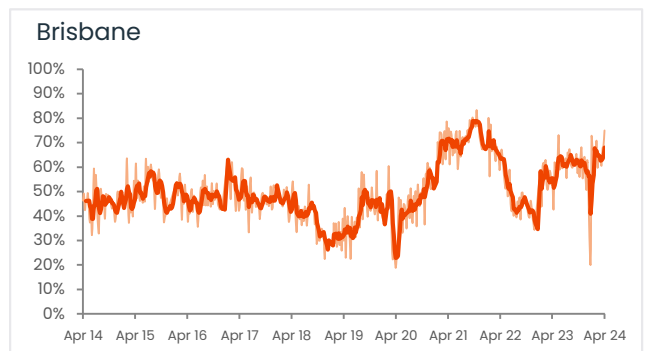
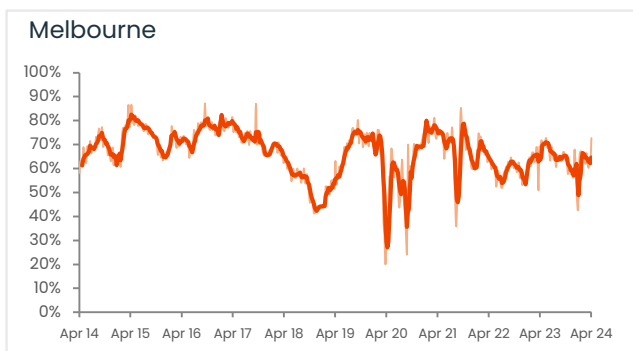
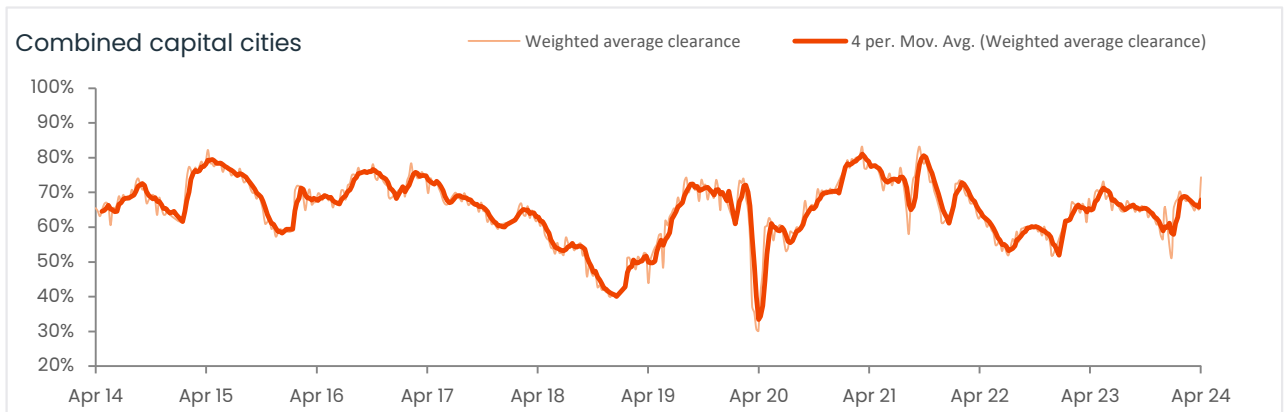
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	73.8%	613	424	313	111
Melbourne	72.7%	877	670	487	183
Brisbane	75.0%	177	96	72	24
Adelaide	86.5%	167	74	64	10
Perth	n.a.	9	6	4	2
Tasmania	n.a.	2	1	1	0
Canberra	67.7%	43	31	21	10
Weighted Average	74.4%	1,888	1,302	962	340

Weekly clearance rates



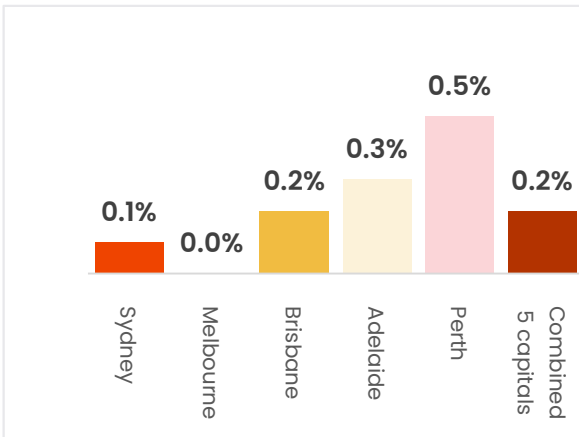
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	58.8%	25	17	10	7
Baulkham Hills and Hawkesbury	66.7%	33	18	12	6
Blacktown	76.9%	58	26	20	6
City and Inner South	72.5%	50	40	29	11
Eastern Suburbs	70.0%	49	40	28	12
Inner South West	77.8%	78	54	42	12
Inner West	78.3%	54	46	36	10
North Sydney and Hornsby	66.7%	51	39	26	13
Northern Beaches	77.8%	35	27	21	6
Outer South West	n.a.	10	5	3	2
Outer West and Blue Mountains	n.a.	11	7	5	2
Parramatta	76.9%	52	39	30	9
Ryde	94.1%	30	17	16	1
South West	68.6%	56	35	24	11
Sutherland	80.0%	22	15	12	3
Melbourne sub-regions					
Inner	69.4%	157	121	84	37
Inner East	74.7%	87	71	53	18
Inner South	77.8%	95	72	56	16
North East	77.6%	123	107	83	24
North West	66.2%	90	68	45	23
Outer East	77.6%	69	49	38	11
South East	73.4%	112	79	58	21
West	67.1%	119	88	59	29
Mornington Peninsula	73.3%	25	15	11	4
Regional SA4					
Newcastle and Lake Macquarie	83.3%	23	18	15	3
Illawarra	83.3%	17	12	10	2
Gold Coast	73.1%	145	52	38	14
Sunshine Coast	52.9%	40	17	9	8
Geelong	33.3%	14	12	4	8

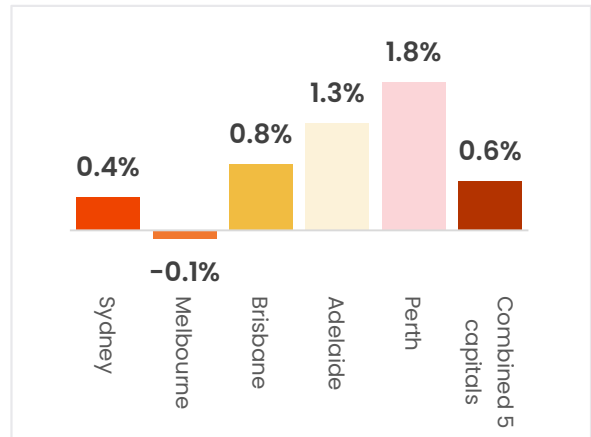
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

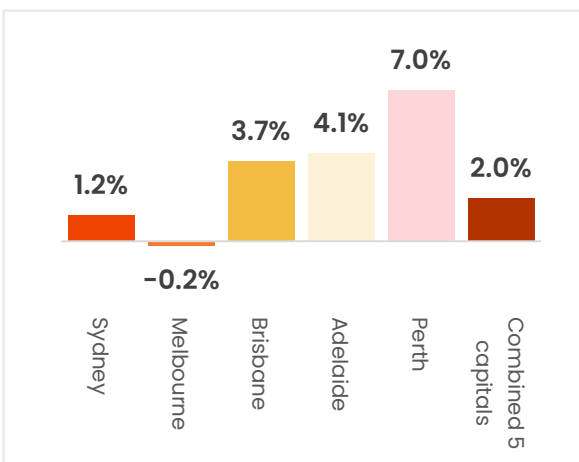
Weekly change



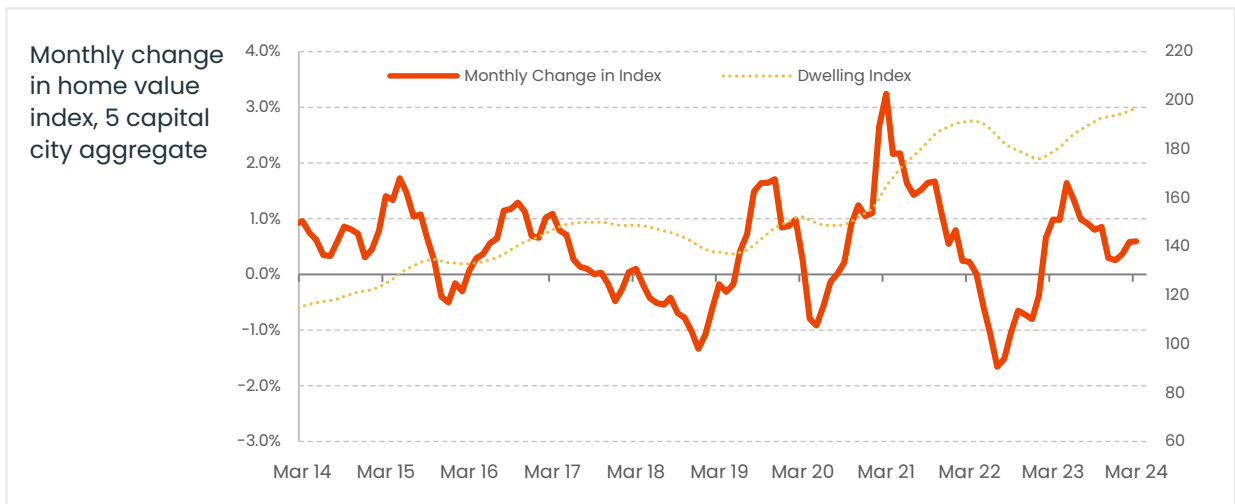
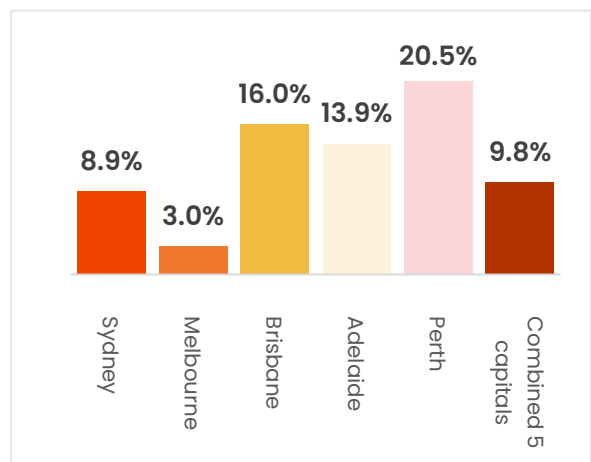
Monthly change



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

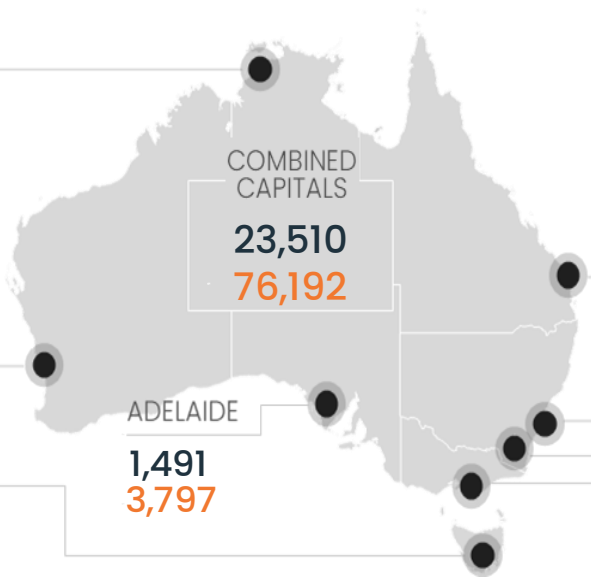
166
822

PERTH

3,547
9,954

HOBART

303
1,584



BRISBANE

3,435
10,883

SYDNEY

5,882
19,029

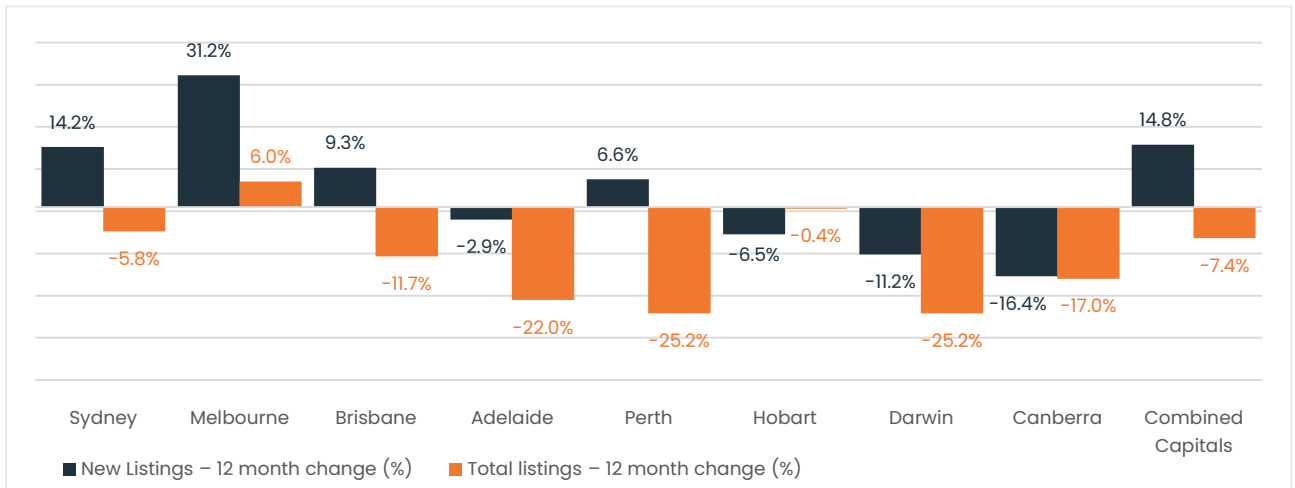
CANBERRA

465
1,695

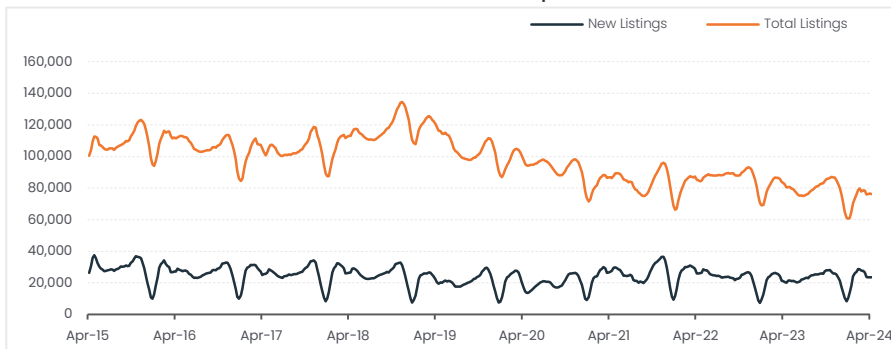
MELBOURNE

8,221
28,428

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 21 April 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



14 Fergusson Crescent
Deakin
 🏠 4 🛋️ 3 🚗 2
\$2,500,000

Blackshaw Manuka



1 Read Place
Evatt
 🏠 4 🛋️ 4 🚗 5
\$1,527,500

McIntyre Property

New South Wales



18 Bradley Avenue
Bellevue Hill
 🏠 4 🛋️ 1 🚗 1
\$7,950,000

Online Real Estate Agents



6 Simmons Street
Balmain East
 🏠 4 🛋️ 2 🚗 1
\$5,400,000

CobdenHayson Balmain

Northern Territory



35 Martin Crescent
Coconut Grove
 🏠 3 🛋️ 2 🚗 2
\$1,300,000

Ray White Darwin



125 Stanley Road
Howard Springs
 🏠 4 🛋️ 2 🚗 0
\$870,000

Elders Real Estate Darwin

Queensland



2 Saywell Street
Bundall
 🏠 5 🛋️ 5 🚗 3
\$7,600,000

Kollosche



3/19 Broadbeach Boulevard
Broadbeach
 🏠 4 🛋️ 3 🚗 3
\$6,500,000

Harcourts Coastal Broadbeach

South Australia



14 Liston Street
Parkside
 🏠 4 🛋️ 2 🚗 2
\$2,620,000

Harris Real Estate Kent Town



10 Hubbe Court
Burnside
 🏠 5 🛋️ 3 🚗 2
\$2,480,000

Ray White Norwood

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 Regatta Place
Tranmere
 4 2 3
\$1,250,000

Harcourts Signature Sorell



19 Seaport Boulevard
Launceston
 3 2 2
\$1,200,000

Living Here Launceston

Victoria



43 Rosserdale Crescent
Mount Eliza
 4 2 2
\$5,000,000

McEwing Partners



25 Winston Street
Glen Waverley
 5 5 2
\$4,010,000

Jellis Craig Monash

Western Australia



38 Florence Road
Nedlands
 4 2 2
\$3,650,000

William Porteous Properties



12A Hamersley Street
Cottesloe
 4 2 2
\$3,250,000

Acton Belle Property Dalkeith

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