



Combined capital cities preliminary clearance rate holds above 70%

Across the 1,900 capital city auctions held last week, the preliminary clearance rate came in at 72.9%, 1.5 percentage points lower than the previous week's early result (74.4%) which revised down to 66.2% once finalised. The volume of auctions was roughly in line with the previous week, but 9.4% higher than the same week a year ago when 1,739 homes were taken to auction.

849 auctions were held in Melbourne last week, down from 906 a week earlier. At 69.8%, last week was the first time Melbourne's preliminary clearance rate dipped below the 70% mark since the final week of March (63.0%). Finalised clearance rates through the first three weeks of April ranged from 62.6% to 65.7% with an average downwards revision from the preliminary rate of -7.6 percentage points.

Sydney recorded the second highest volume of auctions last week, with 657 homes taken under the hammer, up from 602 the week

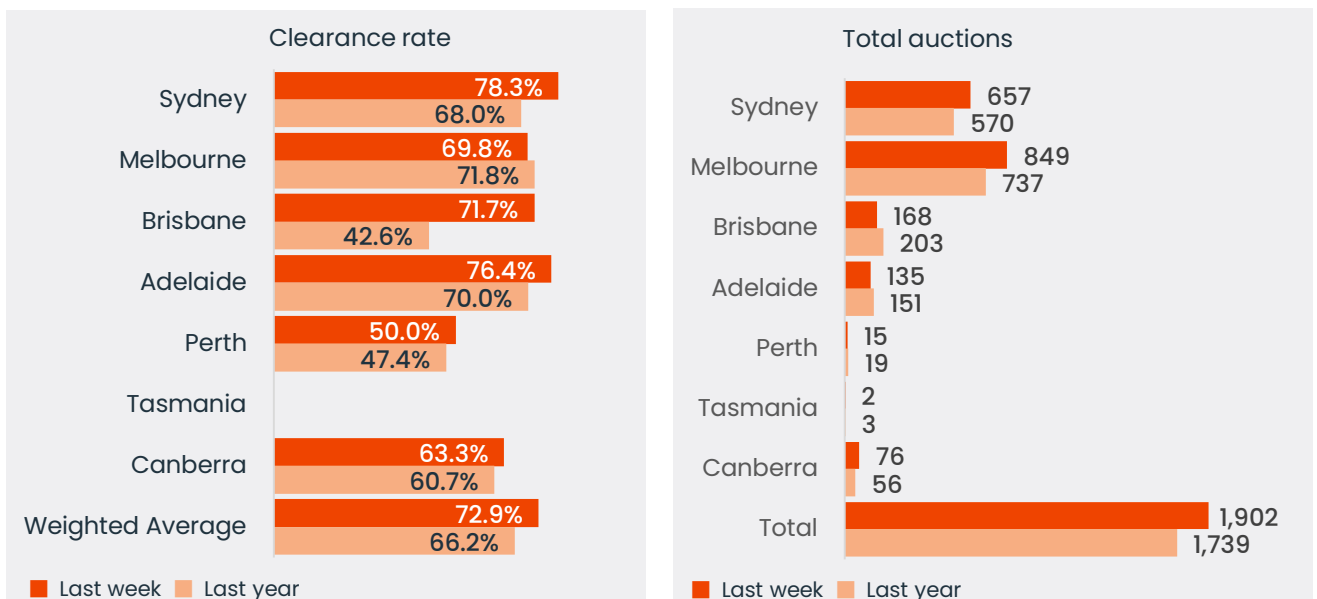
prior. The preliminary clearance rate jumped to 78.3%, up from 73.8% the previous week and was the strongest early result since the first week of April (81.6%). Compared to Melbourne, Sydney has seen a larger revision between the preliminary and final results, averaging a -9 percentage point difference over the past four weeks.

Despite falling from the mid-80% range over the prior two weeks, Adelaide continued to lead the smaller auction markets, returning a preliminary clearance rate of 76.4%. This was followed by Brisbane, with 71.7% of the results collected so far retuning a positive result, and Canberra, with a preliminary clearance rate of 63.3%.

The volume of auctions scheduled for this week is set to rise, with around 2,200 auctions currently scheduled.

Capital City Auction Statistics (Preliminary)

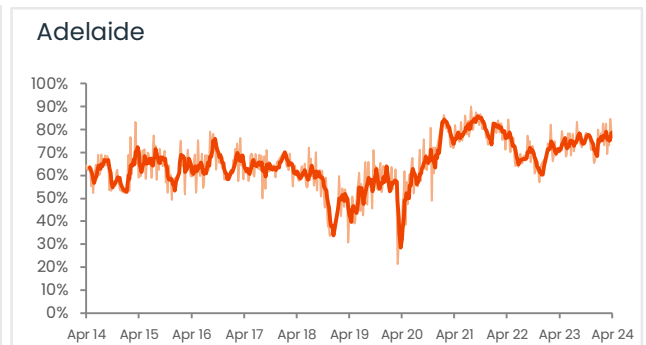
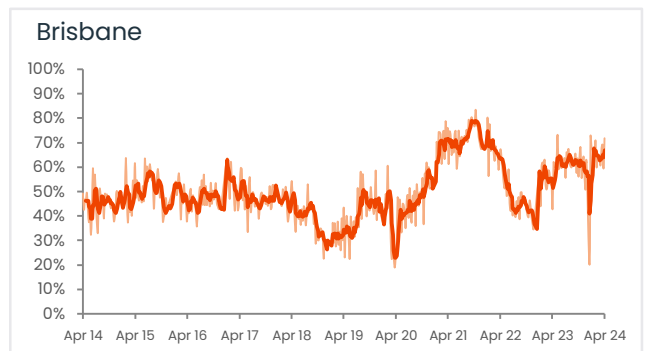
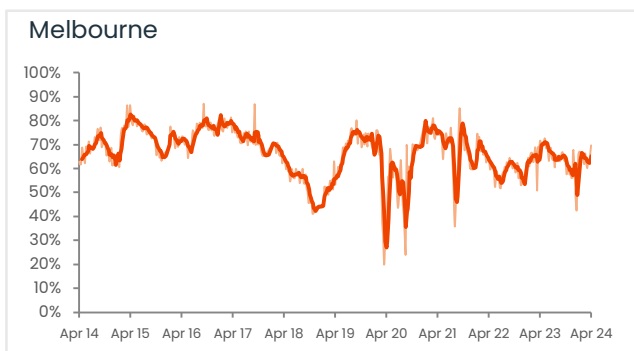
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	78.3%	657	469	367	102
Melbourne	69.8%	849	603	421	182
Brisbane	71.7%	168	106	76	30
Adelaide	76.4%	135	72	55	17
Perth	50.0%	15	10	5	5
Tasmania	n.a.	2	1	0	1
Canberra	63.3%	76	49	31	18
Weighted Average	72.9%	1,902	1,310	955	355

Weekly clearance rates



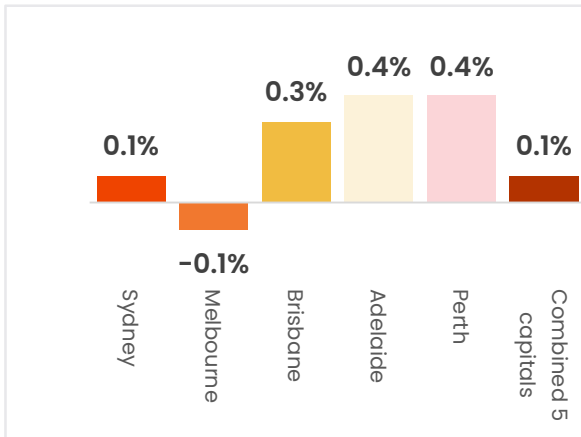
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	n.a.	10	8	5	3
Baulkham Hills and Hawkesbury	75.0%	31	20	15	5
Blacktown	82.6%	64	23	19	4
City and Inner South	77.1%	71	61	47	14
Eastern Suburbs	66.7%	52	45	30	15
Inner South West	82.1%	80	67	55	12
Inner West	92.6%	42	27	25	2
North Sydney and Hornsby	79.7%	74	59	47	12
Northern Beaches	80.7%	37	31	25	6
Outer South West	n.a.	16	9	9	0
Outer West and Blue Mountains	n.a.	15	9	7	2
Parramatta	74.4%	64	39	29	10
Ryde	86.7%	23	15	13	2
South West	77.1%	52	35	27	8
Sutherland	66.7%	26	21	14	7
Melbourne sub-regions					
Inner	68.3%	149	104	71	33
Inner East	65.0%	82	60	39	21
Inner South	83.1%	108	83	69	14
North East	73.4%	101	64	47	17
North West	71.0%	99	69	49	20
Outer East	83.3%	63	36	30	6
South East	67.1%	100	76	51	25
West	59.2%	128	98	58	40
Mornington Peninsula	53.9%	19	13	7	6
Regional SA4					
Newcastle and Lake Macquarie	81.5%	35	27	22	5
Illawarra	60.0%	27	20	12	8
Gold Coast	57.7%	48	26	15	11
Sunshine Coast	61.9%	43	21	13	8
Geelong	n.a.	14	8	7	1

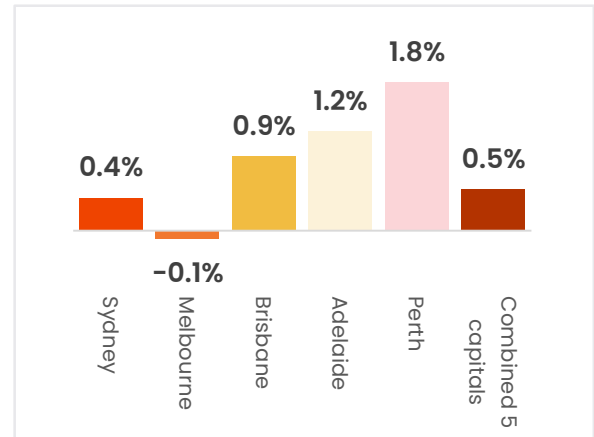
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

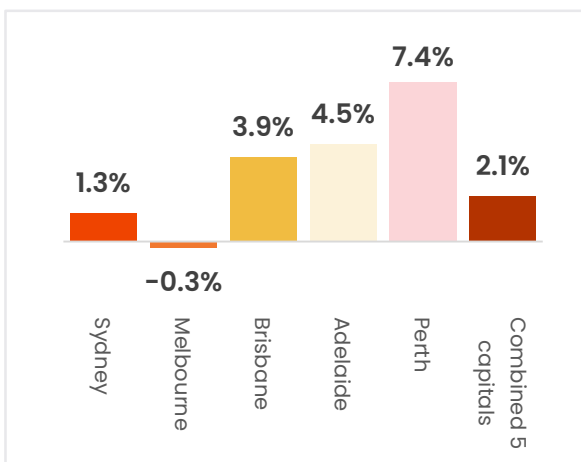
Weekly change



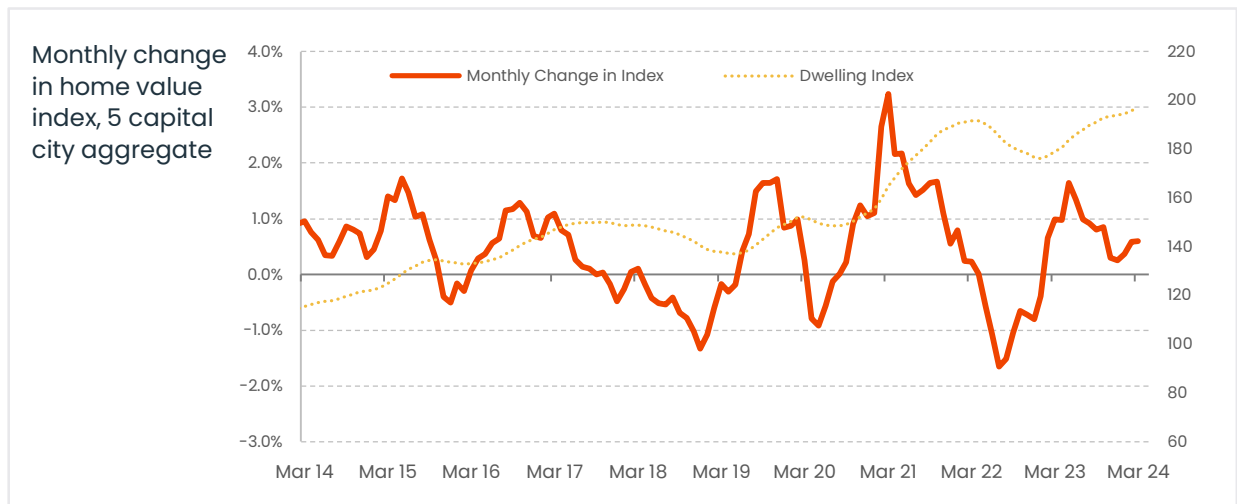
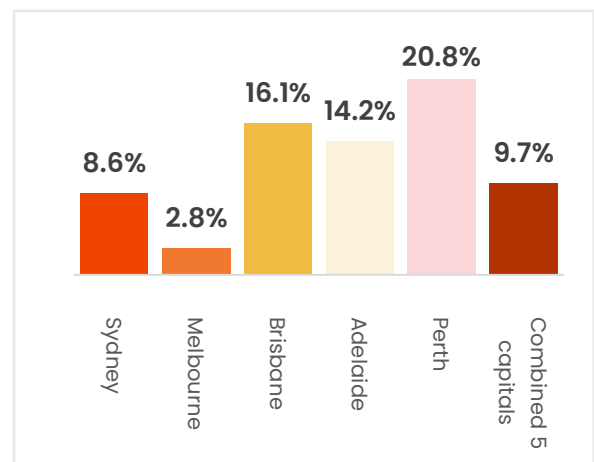
Monthly change



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

173
820

BRISBANE

3,629
10,787

PERTH

3,630
9,708

SYDNEY

6,091
19,100

COMBINED
CAPITALS

24,509
76,263

CANBERRA

525
1,732

HOBART

302
1,574

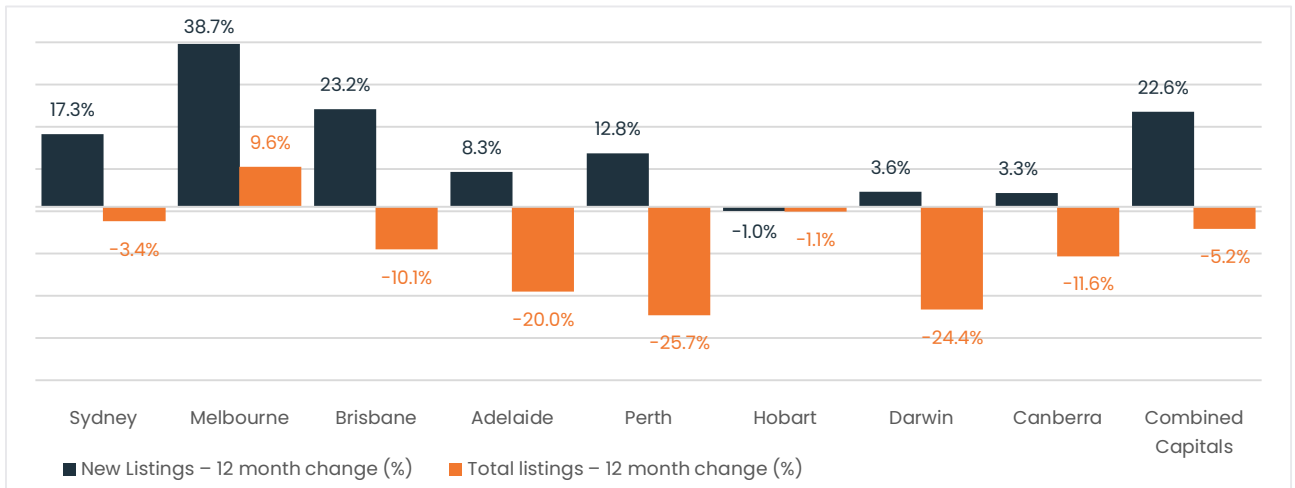
ADELAIDE

1,591
3,765

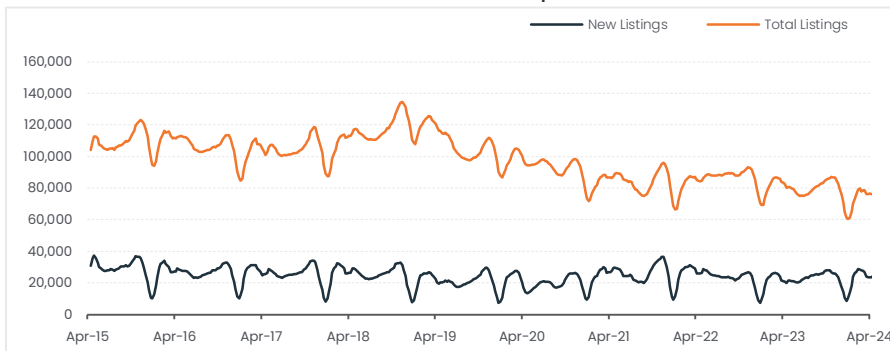
MELBOURNE

8,568
28,777

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 28 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



16 Reynolds Street
Curtin
 4 2 2
\$1,702,000

Belle Property Canberra



21 Sparkes Close
Fadden
 4 2 3
\$1,535,000

Ray White Canberra

New South Wales



53 Macnamara Avenue
Concord
 5 4 2
\$5,400,000

DibChidiac



32 Bon Accord Avenue
Bondi Junction
 4 2 1
\$4,625,000

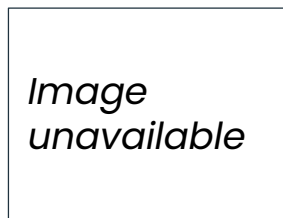
PPD Real Estate

Northern Territory



14 Quandong Crescent
Nightcliff
 5 2 0
\$820,000

Smart. Real Estate



25 Garner Street
Berrimah
 4 2 4
\$750,000

Professionals Darwin City

Queensland



1 Knightsbridge Parade West
Paradise Point
 4 4 4
\$5,000,000

IvyRealty - Gold Coast



6254 Broken Hills Drive
Hope Island
 5 7 6
\$4,000,000

Phillis Real Estate Queensland

South Australia



41 Ascot Avenue
Dulwich
 4 2 2
\$1,960,000

Toop & Toop Norwood



49 Allinga Avenue
Glenside
 4 2 4
\$1,740,000

Klemich 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 734318** to subscribe to Market Trends

Top two sales over the past week, states and territories

Tasmania



6 Amelia Street
West Hobart
 4 2 0
\$1,355,000
 EIS Property



321 Abbotsfield Road
Claremont
 4 2 6
\$925,000
 Harcourts Signature Sorell

Victoria



10 Grandview Avenue
Glen Iris
 5 3 3
\$3,310,000
 Belle Property Glen Iris



23 Winter Street
Malvern
 3 2 2
\$3,300,000
 Belle Property Armadale

Western Australia



68 Graylands Road
Claremont
 5 3 4
\$2,825,000
 Realmark Urban Leederville



1/5 The Avenue
Crawley
 3 2 2
\$2,100,000
 Scoop Property

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