



Subtle rise in preliminary auction clearance rate week-on-week

At 72.8%, the combined capital cities preliminary auction clearance rate posted a subtle rise relative to the previous week (71.8% which revised down to 67.5% once finalised). The lift was driven by the smaller capitals; outside of Sydney and Melbourne the preliminary clearance rate was higher relative to the previous week across each capital, especially Adelaide where 83.1% of auctions have reported a successful result so far, up from 69.4% over the previous week.

The largest auction markets saw a softer result, with Sydney recording a preliminary auction clearance rate of 76.2% (down from 76.8% the previous week which revised down to 73.5%). Preliminary clearance rates across Sydney have held above 75% through the year to-date and finalised clearance rates have been consistently above 70%. The volume of auctions across Sydney was similar to the previous week, with 891 homes taken under the hammer.

Melbourne’s preliminary clearance rate dropped below the 70% mark for the first time this year at 66.2% (down from 70.1% over the previous week which revised down to 65.0%). With the Labour Day long weekend, Melbourne also recorded a sharp drop in the number of auctions held. 457 properties went to auction last week compared with 1,352 over the previous week.

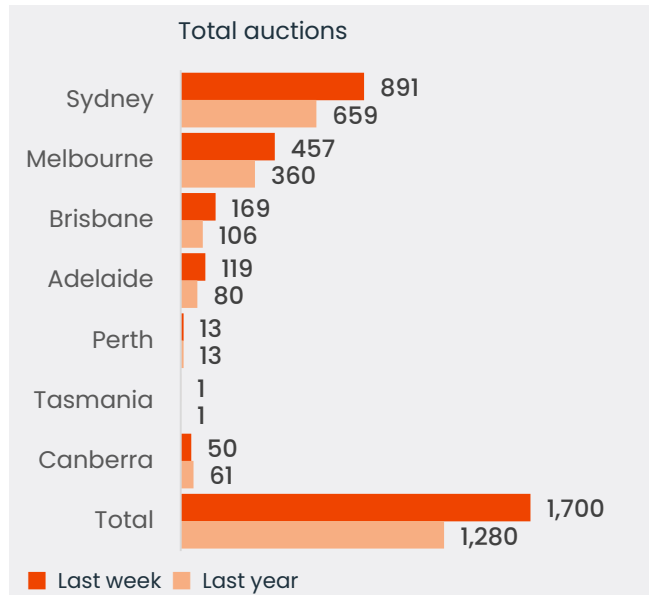
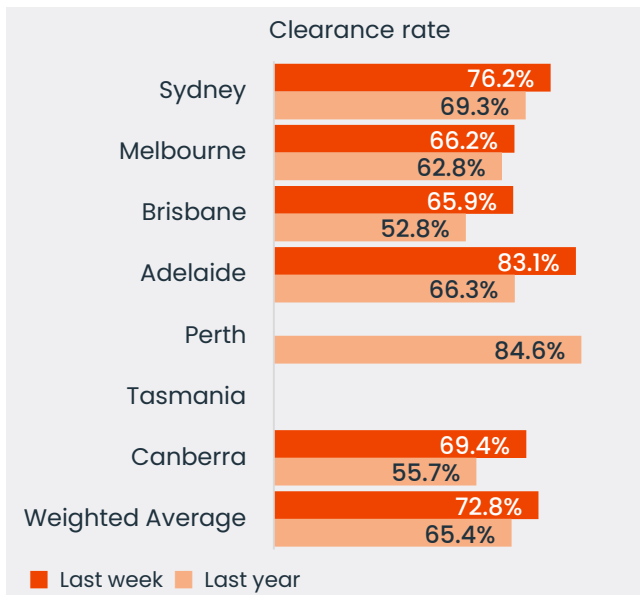
Across the smaller capitals, Brisbane recorded the busiest auction week, with 169 homes taken to auction, followed by Adelaide (119), Canberra (50), Perth (13) and Tasmania (1). Adelaide recorded the highest preliminary clearance rate at 83.1%, followed by Canberra (69.4%) and Brisbane (65.9%). Five of the six auctions reported in Perth so far were successful, while the one auction in Tasmania was sold at auction.

We should see the volume of auctions bounce back this week, with around 2,800 homes scheduled for auction.

The trend in housing values has also held reasonably firm, with each of the major capitals recording a rise in values as we approach the middle of the month. Based on the rolling four week change in CoreLogic’s daily 5 city index, dwelling values are up 0.6%. Sydney and Melbourne have continued to gather some momentum, with values up 0.5% and 0.2% respectively, while Perth and Adelaide record a rolling four week change above 1% (Perth at 1.8% and Adelaide at 1.1%). Brisbane has lost some steam, however with a rolling four week change of 0.8% conditions remain strong.

Capital City Auction Statistics (Preliminary)

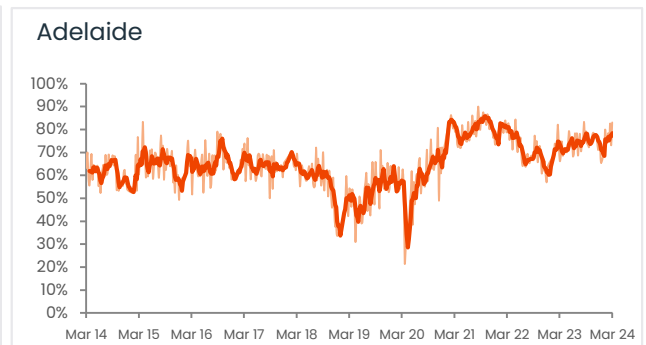
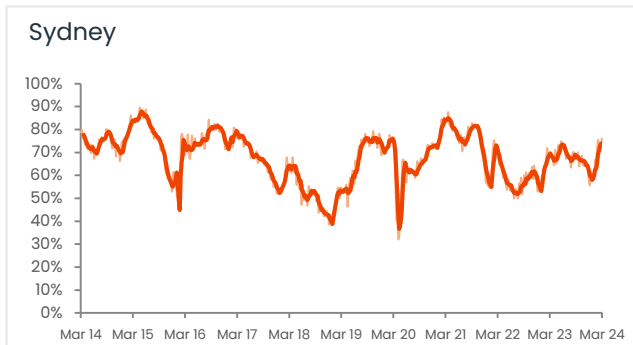
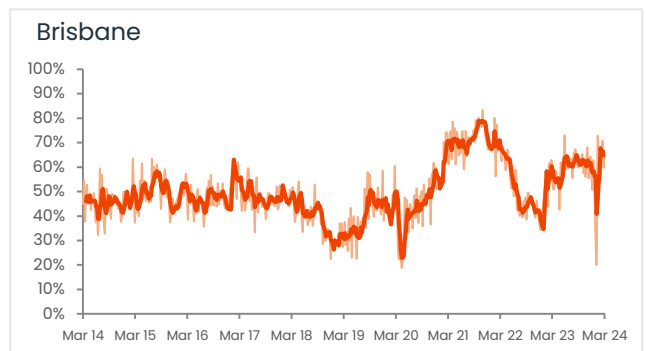
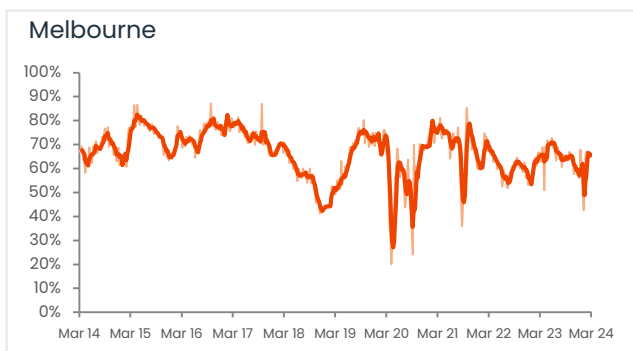
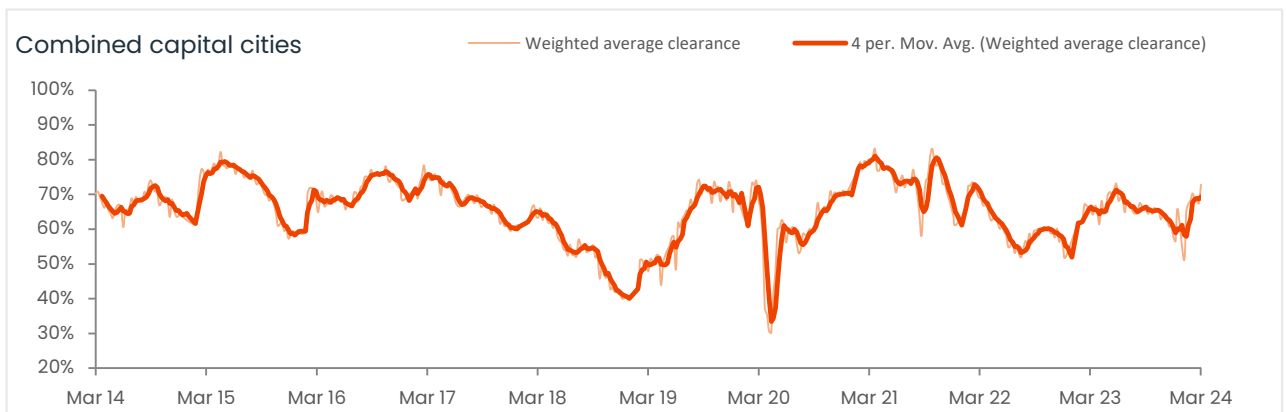
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	76.2%	891	705	537	168
Melbourne	66.2%	457	367	243	124
Brisbane	65.9%	169	123	81	42
Adelaide	83.1%	119	65	54	11
Perth	n.a.	13	6	5	1
Tasmania	n.a.	1	1	1	0
Canberra	69.4%	50	36	25	11
Weighted Average	72.8%	1,700	1,303	946	357

Weekly clearance rates



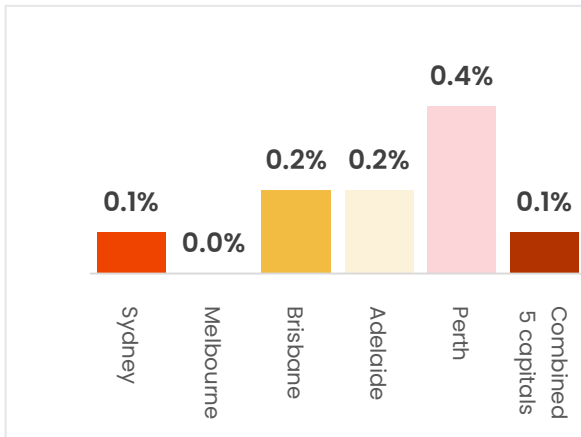
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	56.0%	29	25	14	11
Baulkham Hills and Hawkesbury	50.0%	40	18	9	9
Blacktown	88.0%	43	25	22	3
City and Inner South	78.5%	102	93	73	20
Eastern Suburbs	76.1%	97	88	67	21
Inner South West	77.8%	95	81	63	18
Inner West	87.1%	76	62	54	8
North Sydney and Hornsby	77.9%	110	86	67	19
Northern Beaches	65.6%	74	64	42	22
Outer South West	n.a.	9	8	5	3
Outer West and Blue Mountains	40.0%	15	10	4	6
Parramatta	81.6%	59	38	31	7
Ryde	86.1%	46	36	31	5
South West	75.6%	64	45	34	11
Sutherland	81.5%	33	27	22	5
Melbourne sub-regions					
Inner	69.1%	49	42	29	13
Inner East	65.0%	61	40	26	14
Inner South	64.0%	28	25	16	9
North East	68.4%	67	57	39	18
North West	64.2%	62	53	34	19
Outer East	71.4%	34	28	20	8
South East	71.2%	70	52	37	15
West	52.8%	62	53	28	25
Mornington Peninsula	81.3%	23	16	13	3
Regional SA4					
Newcastle and Lake Macquarie	65.2%	35	23	15	8
Illawarra	61.5%	29	26	16	10
Gold Coast	58.8%	74	51	30	21
Sunshine Coast	61.3%	38	31	19	12
Geelong	46.2%	18	13	6	7

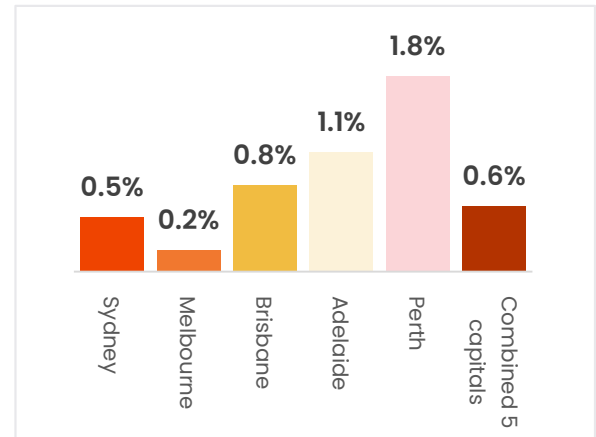
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

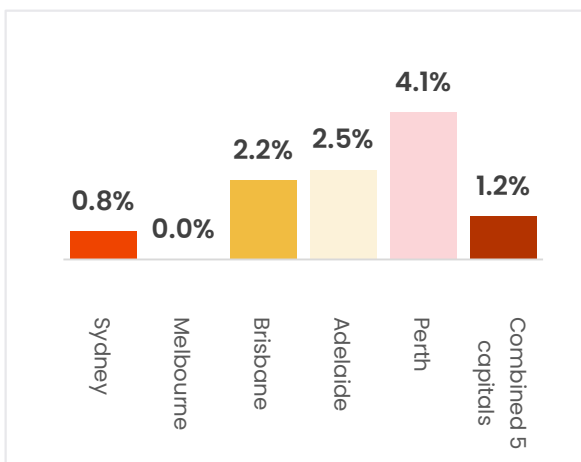
Weekly change



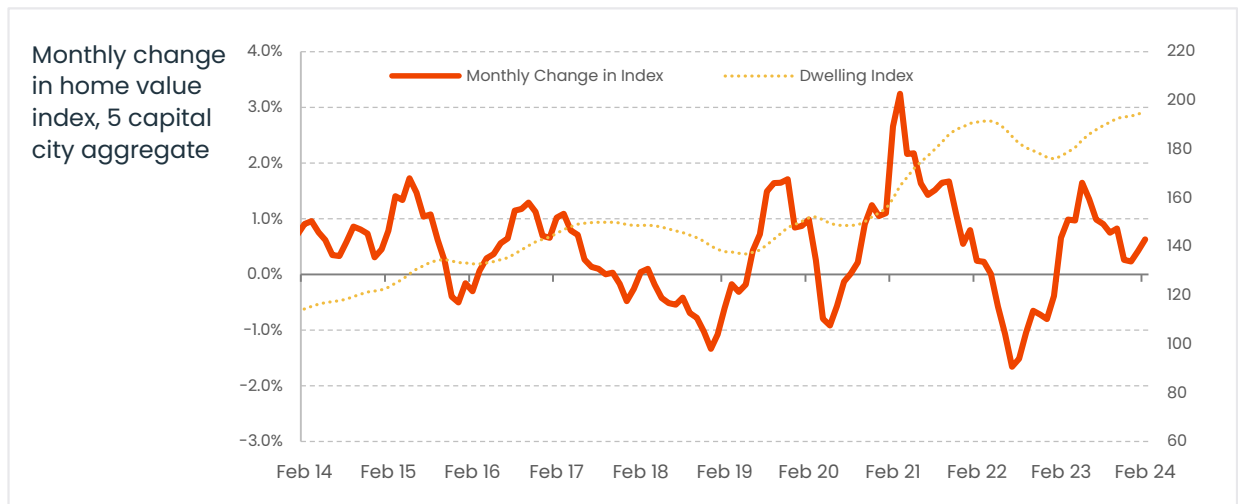
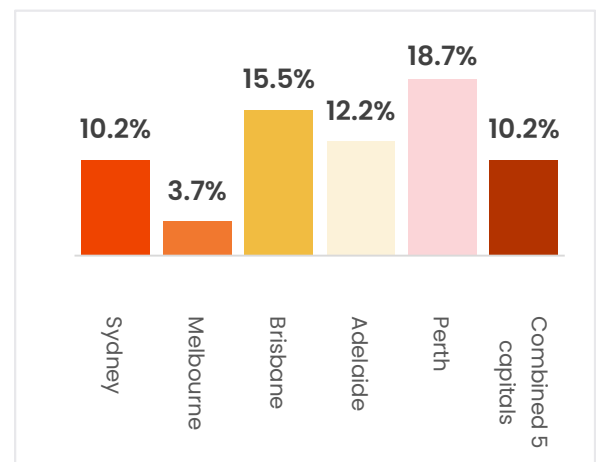
Monthly change



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>.

Top two sales over the past week, states and territories

Australian Capital Territory



39 Creswell Street
Campbell
 🏠 3 🚗 2 🚗 2
\$1,560,000

Belle Property Canberra



31 Calder Crescent
Holder
 🏠 4 🚗 2 🚗 2
\$1,450,000

Blackshaw Weston Creek

New South Wales



1/7 Hampden Avenue
Darling Point
 🏠 4 🚗 5 🚗 1
\$11,250,000

Krulis Residential Double Bay



8 Sandy Bay Road
Clontarf
 🏠 5 🚗 3 🚗 2
\$9,750,000

The Agency Lower North Shore

Northern Territory



11 Batswing Street
Zuccoli
 🏠 4 🚗 2 🚗 2
\$665,000

For Sale By Owner



65 Larrakia Road
Roseber
 🏠 4 🚗 2 🚗 2
\$601,000

Nick Mousellis Real Estate

Queensland



42 Hillside Crescent
Hamilton
 🏠 4 🚗 2 🚗 4
\$8,300,000

Project Property Sales



17 Maybree Close
Tallebudgera
 🏠 5 🚗 5 🚗 3
\$4,750,000

Kollosche

South Australia



9 Broughton Street
Glenside
 🏠 5 🚗 2 🚗 2
\$2,445,000

Toop & Toop Norwood



105 Lansdowne Terrace
Vale Park
 🏠 4 🚗 2 🚗 0
\$2,205,000

Harcourts Pilgrim

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



7A Stoke Street
New Town
 🏠 3 🛋️ 2 🚗 0
\$1,600,000

Knight Frank Tasmania



3 Lauramont Avenue
Sandy Bay
 🏠 4 🛋️ 2 🚗 1
\$1,300,000

Knight Frank Tasmania

Victoria



56 Glen Shian Lane
Mount Eliza
 🏠 5 🛋️ 4 🚗 0
\$7,528,000

Aqua Real Estate



9 Salmon Avenue
Essendon
 🏠 4 🛋️ 5 🚗 2
\$5,950,000

Mcdonald Upton Essendon

Western Australia



109 Fifth Avenue
Mount Lawley
 🏠 4 🛋️ 3 🚗 0
\$2,200,000

Ray White Inner North



204 Ocean Drive
Quinns Rocks
 🏠 5 🛋️ 4 🚗 2
\$2,050,000

The Agency Perth

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