

# Property Market Indicator Summary

All data to week ending 2 March 2025



## Slight dip in preliminary clearance rate across combined capitals

The volume of auctions held last week was the highest so far this year, with 2,773 homes going under the hammer, slightly higher than the previous week (2,751) and 4.1% above levels over the same week last year.

The preliminary clearance rate nudged lower last week, coming in at 69.9% across the combined capitals, after holding above 70% over the past two weeks.

The major auction markets of Sydney and Melbourne maintained a 70%+ preliminary clearance rate, although the success rate was down slightly on the prior couple of weeks.

Sydney recorded an early clearance rate of 71.4% across 981 auctions. The preliminary rate was down from 74.4% a week earlier (revised back to 65.3%).

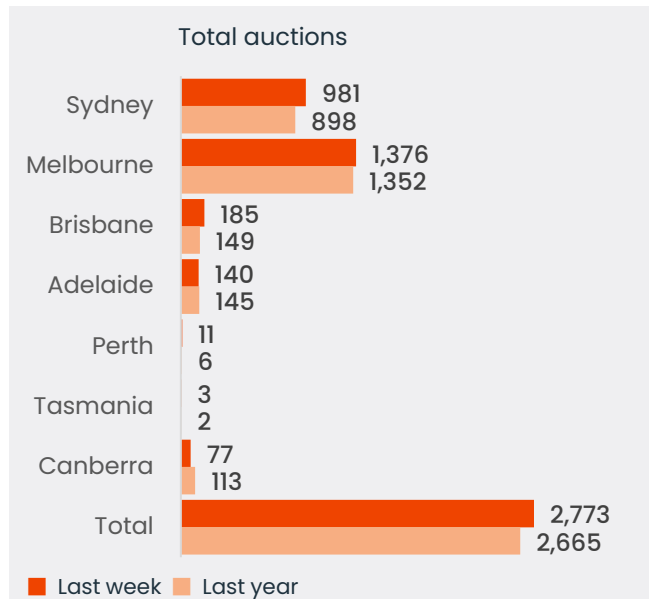
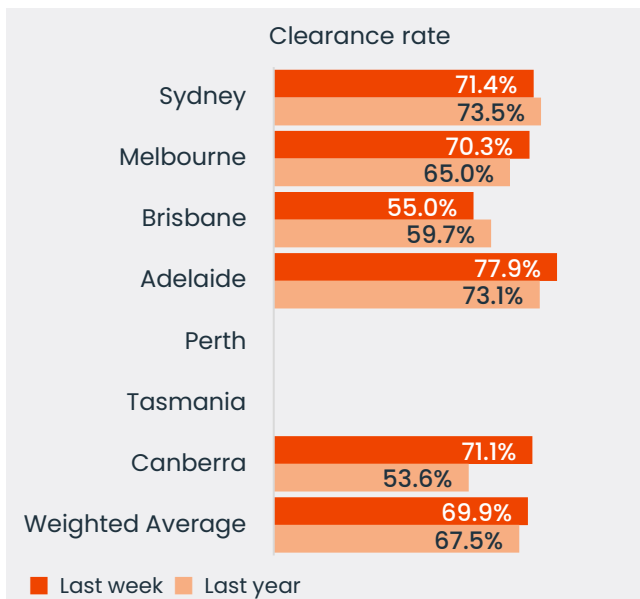
70.3% of Melbourne auctions have reported a positive result based on the collection so far, down from 72.1% the previous week (revised down to 64.5%). 1,376 auctions were held across Melbourne which was down slightly from the 1,437 auctions a week prior.

The smaller auction markets returned a mixed result, with Brisbane taking out the lowest preliminary clearance rate at 55.0% across 185 auctions. 140 homes were taken to market in Adelaide with a strong 77.9% preliminary clearance rate reported. 77 auctions were held across the ACT, with 71.1% returning a positive result so far.

Auction numbers are set to dip to around 1,580 this week, largely due to a long weekend in Victoria (labour day).

## Capital City Auction Statistics (Preliminary)

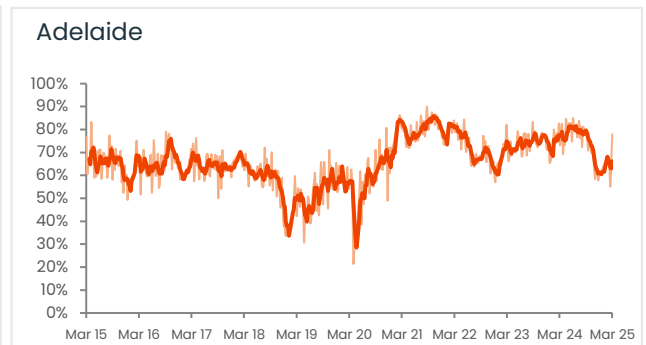
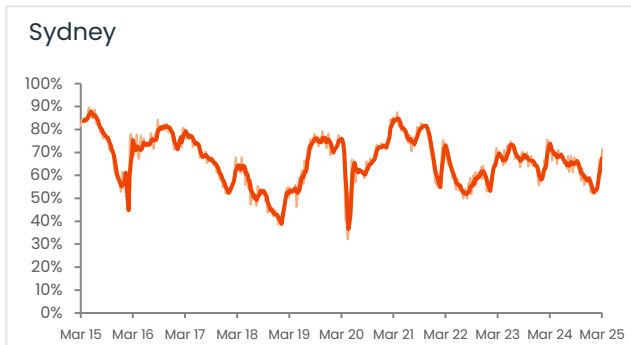
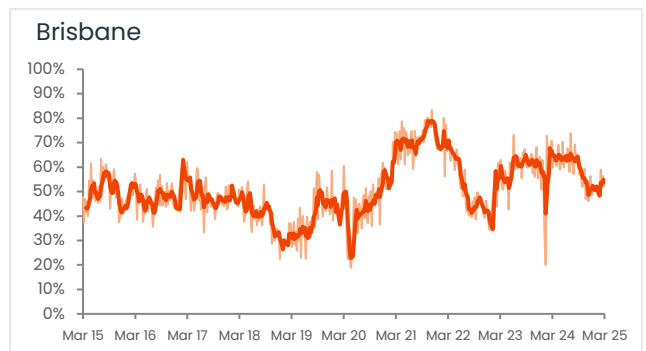
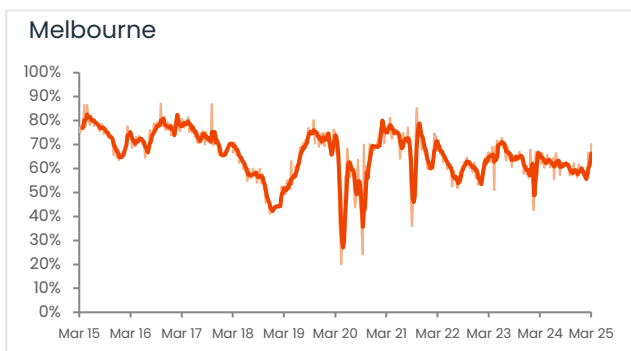
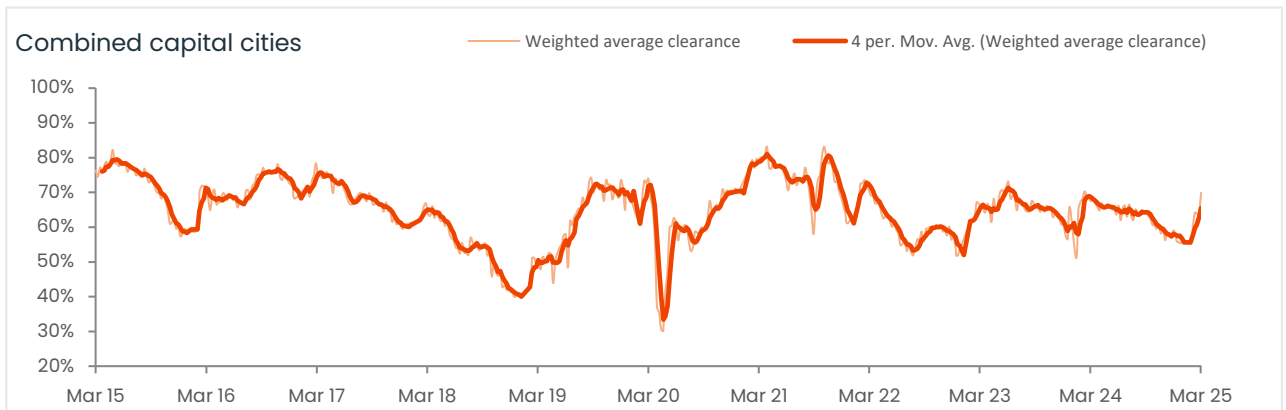
Please note: A minimum sample size of 10 results is required to report a clearance rate



## Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	71.4%	981	732	523	209
Melbourne	70.3%	1,376	1,050	738	312
Brisbane	55.0%	185	131	72	59
Adelaide	77.9%	140	77	60	17
Perth	n.a.	11	3	1	2
Tasmania	n.a.	3	2	1	1
Canberra	71.1%	77	45	32	13
<b>Weighted Average</b>	<b>69.9%</b>	<b>2,773</b>	<b>2,040</b>	<b>1,427</b>	<b>613</b>

## Weekly clearance rates



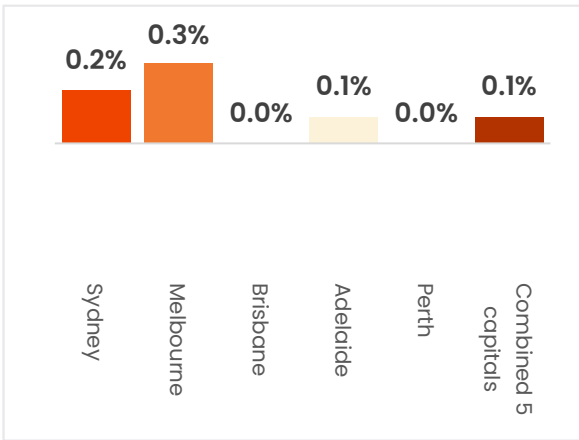
## Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	n.a.	14	7	4	3
Baulkham Hills and Hawkesbury	61.5%	35	26	16	10
Blacktown	68.8%	45	16	11	5
City and Inner South	75.8%	77	62	47	15
Eastern Suburbs	75.2%	150	121	91	30
Inner South West	74.1%	86	58	43	15
Inner West	78.6%	76	56	44	12
North Sydney and Hornsby	69.8%	179	149	104	45
Northern Beaches	66.7%	95	78	52	26
Outer South West	n.a.	9	4	2	2
Outer West and Blue Mountains	25.0%	16	12	3	9
Parramatta	79.1%	64	43	34	9
Ryde	74.4%	55	43	32	11
South West	70.6%	46	34	24	10
Sutherland	75.0%	39	28	21	7
<b>Melbourne sub-regions</b>					
Inner	66.1%	250	189	125	64
Inner East	71.8%	173	142	102	40
Inner South	70.0%	234	183	128	55
North East	64.1%	140	103	66	37
North West	69.7%	143	109	76	33
Outer East	69.4%	82	62	43	19
South East	80.0%	126	90	72	18
West	73.7%	206	156	115	41
Mornington Peninsula	66.7%	21	15	10	5
<b>Regional SA4</b>					
Newcastle and Lake Macquarie	60.0%	17	15	9	6
Illawarra	n.a.	11	9	8	1
Gold Coast	45.6%	83	57	26	31
Sunshine Coast	54.2%	36	24	13	11
Geelong	n.a.	12	8	3	5

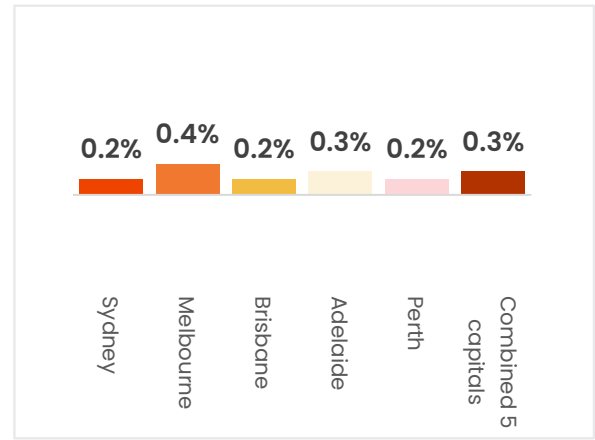
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

## Capital city home value changes

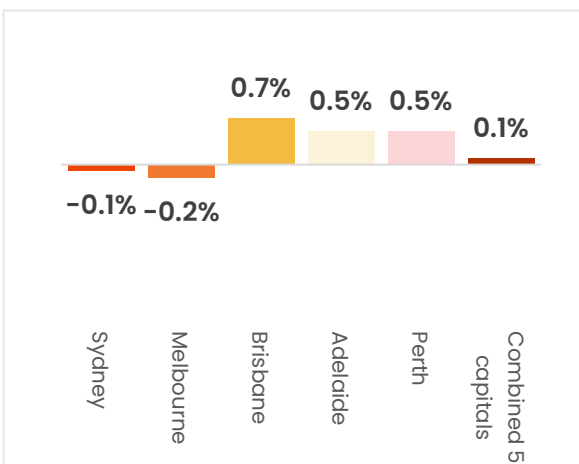
Weekly change



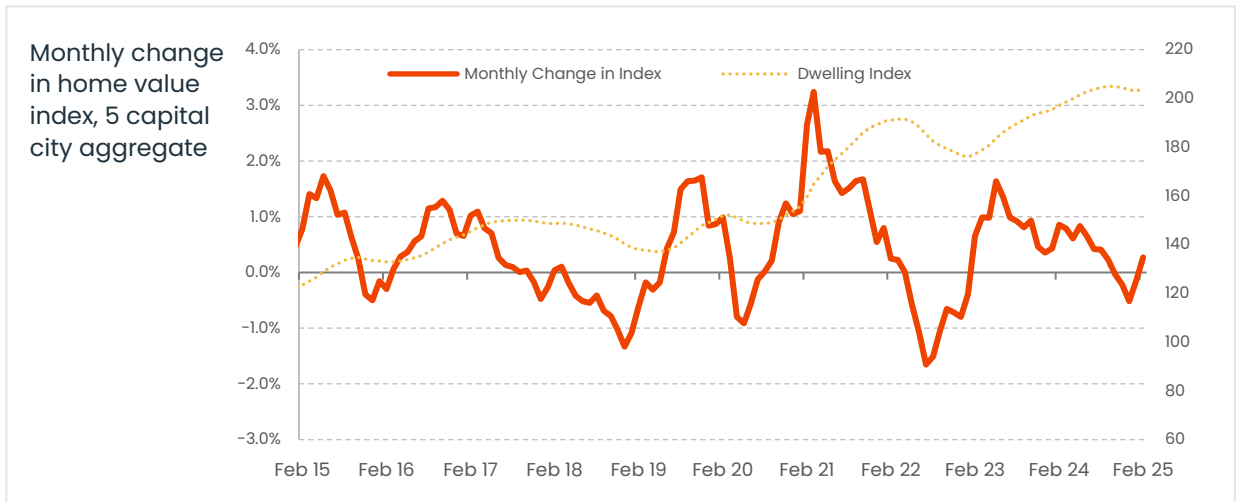
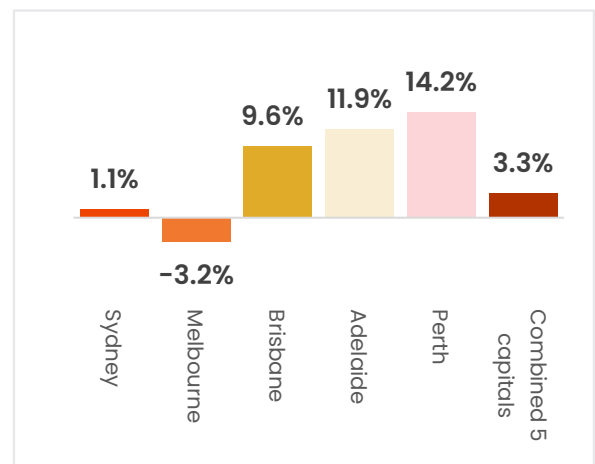
Monthly change



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

**171**  
**556**

PERTH

**4,058**  
**11,191**

HOBART

**334**  
**1,377**

ADELAIDE

**1,617**  
**3,729**

COMBINED  
CAPITALS  
**26,965**  
**82,098**

BRISBANE

**4,223**  
**11,847**

SYDNEY

**7,624**  
**22,931**

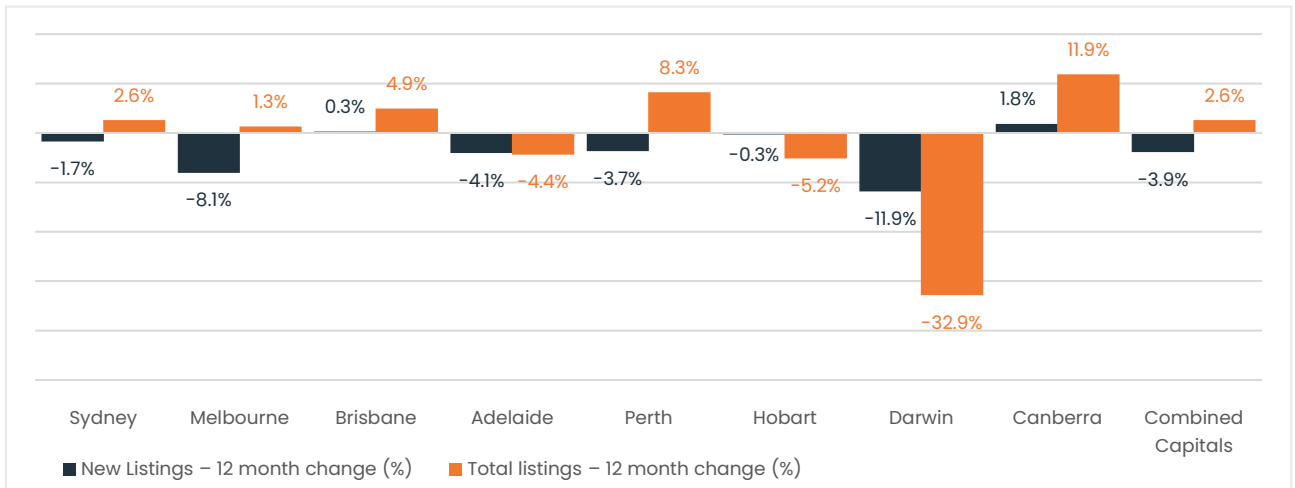
CANBERRA

**610**  
**2,108**

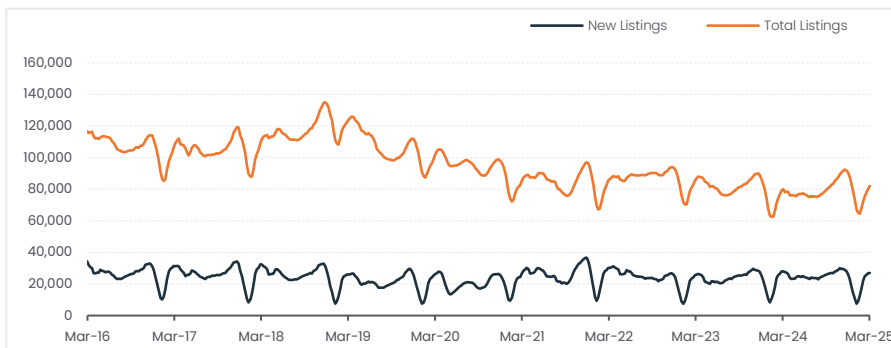
MELBOURNE

**8,328**  
**28,359**

## 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 March 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.

## Capital city properties listed for rent – four week count

NEW LISTINGS ■ TOTAL LISTINGS ■

DARWIN

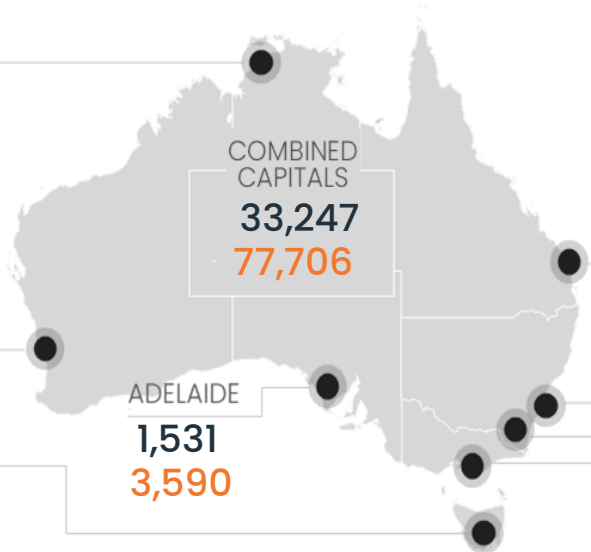
274  
672

PERTH

3,340  
6,885

HOBART

345  
671



BRISBANE

4,901  
10,688

SYDNEY

11,072  
27,543

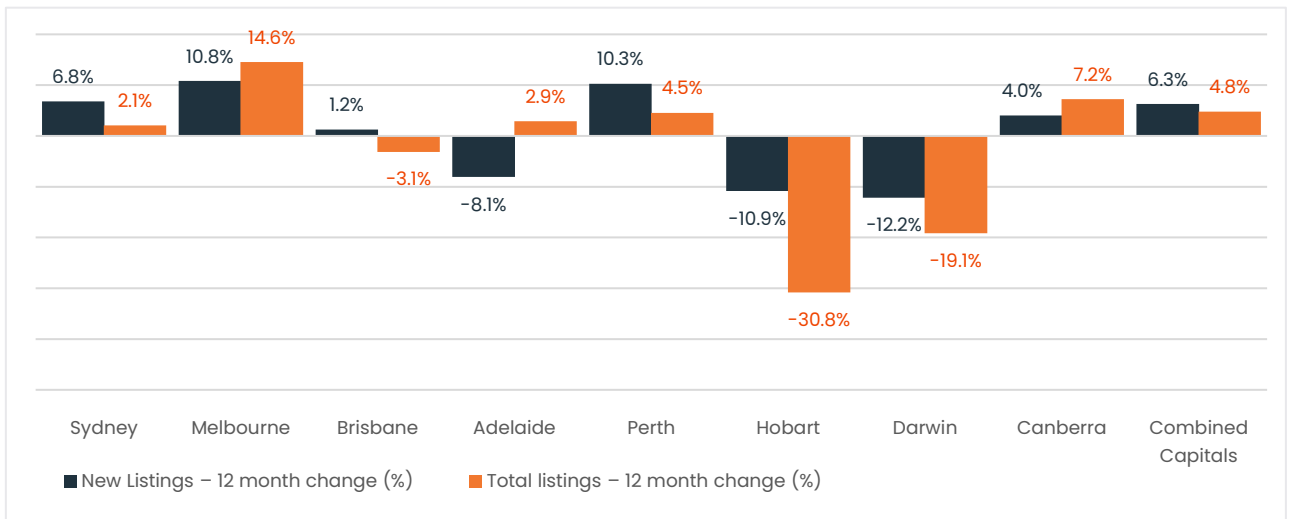
CANBERRA

849  
2,066

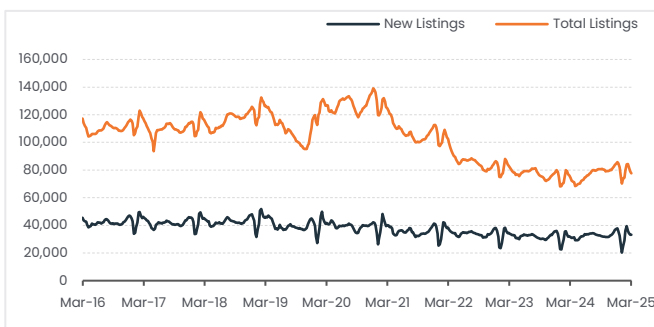
MELBOURNE

10,935  
25,591

## Listings 12 month change (%)



## Number of homes for rent, combined capital cities



## Rental snapshot – data to February, 2025

Region	Median rent	Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
		Month	Quarter	12 months	Current	12 months ago	Current	12 months ago
Sydney	\$778	0.6%	0.4%	2.6%	3.1%	3.0%	1.9%	1.7%
Melbourne	\$606	0.4%	0.1%	3.0%	3.7%	3.5%	1.4%	1.1%
Brisbane	\$667	0.6%	1.3%	2.9%	3.7%	3.9%	1.7%	1.7%
Adelaide	\$620	0.5%	1.5%	5.8%	3.7%	3.9%	1.0%	0.6%
Perth	\$704	0.6%	1.7%	6.7%	4.3%	4.5%	1.1%	1.0%
Hobart	\$565	0.4%	1.7%	4.4%	4.4%	4.2%	1.7%	2.8%
Darwin	\$639	-0.2%	0.2%	2.9%	6.7%	6.6%	2.0%	2.3%
Canberra	\$674	0.5%	1.7%	1.8%	4.1%	4.0%	1.9%	1.5%
Combined capitals	\$681	0.5%	0.8%	3.5%	3.5%	3.5%	1.6%	1.4%
Combined regionals	\$569	0.7%	1.9%	5.8%	4.4%	4.4%	1.6%	1.8%
National	\$650	0.6%	1.1%	4.1%	3.7%	3.7%	1.6%	1.5%

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

### Australian Capital Territory



37-39 National Circuit  
Forrest  
 4 3 2  
**\$4,005,000**

*Paul and Robyn Sutton Properties*



1A Finnis Crescent  
Narrabundah  
 4 2 2  
**\$2,050,000**

*LJ Hooker Weston Creek*

### New South Wales



6 Dorset Road  
Northbridge  
 5 2 2  
**\$8,100,000**

*Raine & Horne Lower North Shore*



12 Stanton Road  
Mosman  
 5 5 2  
**\$7,700,000**

*Ray White Lower North Shore*

### Northern Territory



104 Ryland Road  
Rapid Creek  
 5 3 0  
**\$1,192,500**

*Ray White Darwin*



19 Bedford Court  
Durack  
 5 2 4  
**\$900,000**

*LJ Hooker Darwin*

### Queensland



236 Hedges Avenue  
Mermaid Beach  
 4 2 0  
**\$4,550,000**

*McGrath*



49 Brisbane Street  
Bulimba  
 5 4 2  
**\$4,465,000**

*Ray White Bulimba*

### South Australia



41 Bellevue Circuit  
Gulfview Heights  
 4 3 3  
**\$3,010,000**

*Martin Real Estate*



17 Austral Terrace  
Malvern  
 4 2 2  
**\$2,670,000**

*Ouwens Casserly 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](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



159 Simpsons Bay Road  
Simpsons Bay

3 2 3

**\$1,540,000**

*First National Kingston*



26 Casuarina Crescent  
Berriedale

6 3 2

**\$1,200,000**

*Insitu Property Hobart*

### Victoria



50 Wentworth Avenue  
Canterbury

5 3 3

**\$6,075,000**

*Kay & Burton Boroondara*



80 Beaconsfield Parade  
Albert Park

4 2 2

**\$4,900,000**

*Jellis Craig Port Phillip*

### Western Australia



128 Biddle Road  
Yallingup

8 5 5

**\$3,750,000**

*Acton | Belle Property Dunsborough*



12 Anther Lane  
Jolimont

4 3 3

**\$3,270,000**

*Caporn Young Estate Agents*



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