



## Improvement in preliminary clearance rate over first week of July

The preliminary auction clearance rate stepped higher last week, rising to 74.7%, the highest early result since the first week of April (75.9%).

Both of the major auction markets recorded a rise in the preliminary clearance rate.

In Sydney, 76.7% of auctions have returned a successful result so far, up 4.7 percentage points from the prior week and the strongest early result since the first week of May (78.1%).

Melbourne's preliminary clearance rate came in at 70.2% last week, up 2.0 percentage points from the previous week (68.2%) and roughly in line with the average preliminary clearance rate through the year to-date.

Across the smaller auction markets, the preliminary clearance rate was led by Adelaide at 84.8%, followed closely by Brisbane at 78.9%. Canberra was

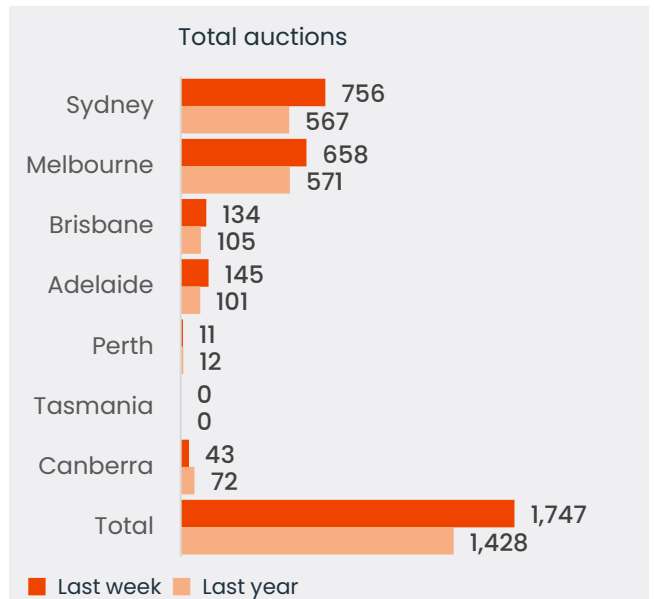
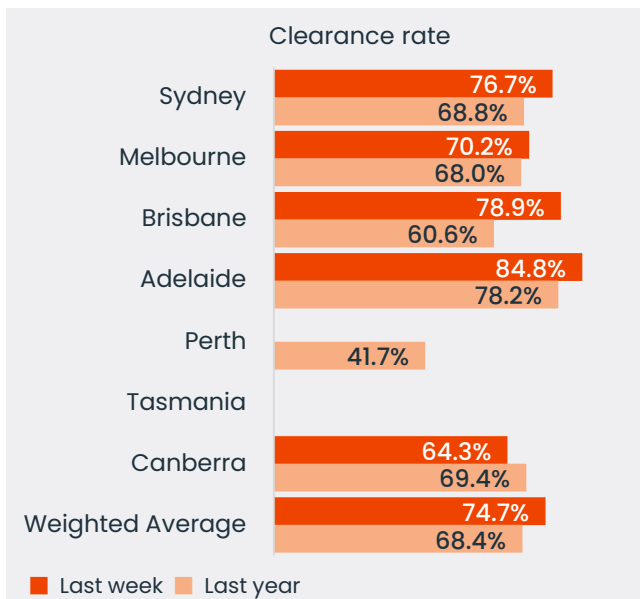
the only capital city auction market to record a drop in the preliminary clearance rate relative to the previous week, coming in at 64.3%.

From a volume perspective, 1,747 auctions were recorded last week, the lowest count since the Kings Birthday long weekend in mid-June. However, the number of auctions continues to track well ahead of levels recorded at the same time last year (+22%) when 1,428 auctions were held.

The winter slowdown is set to continue, with around 1,500 auctions currently scheduled this week with a bounce back to around 1,700 the following week.

## 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	76.7%	756	545	418	127
Melbourne	70.2%	658	467	328	139
Brisbane	78.9%	134	95	75	20
Adelaide	84.8%	145	66	56	10
Perth	n.a.	11	7	4	3
Tasmania	n.a.	0	0	0	0
Canberra	64.3%	43	28	18	10
<b>Weighted Average</b>	<b>74.7%</b>	<b>1,747</b>	<b>1,208</b>	<b>899</b>	<b>309</b>

## Weekly clearance rates



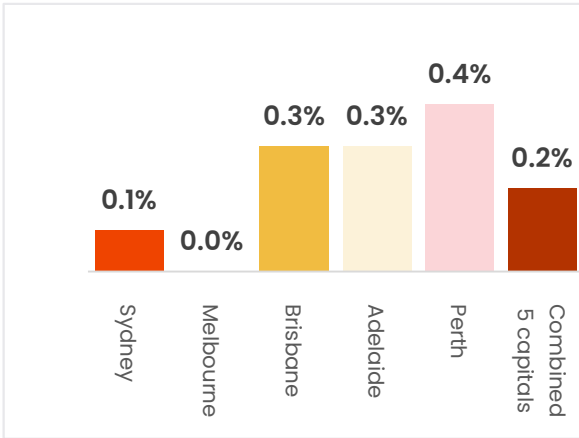
## Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	63.6%	21	11	7	4
Baulkham Hills and Hawkesbury	100.0%	44	11	11	0
Blacktown	47.8%	48	23	11	12
City and Inner South	87.5%	89	80	70	10
Eastern Suburbs	76.2%	48	42	32	10
Inner South West	81.4%	96	70	57	13
Inner West	80.7%	70	57	46	11
North Sydney and Hornsby	72.2%	110	90	65	25
Northern Beaches	81.8%	39	33	27	6
Outer South West	n.a.	6	5	3	2
Outer West and Blue Mountains	n.a.	9	5	3	2
Parramatta	76.2%	55	42	32	10
Ryde	75.0%	44	28	21	7
South West	60.9%	44	23	14	9
Sutherland	80.0%	39	30	24	6
<b>Melbourne sub-regions</b>					
Inner	61.3%	104	75	46	29
Inner East	79.0%	49	38	30	8
Inner South	69.1%	60	42	29	13
North East	75.0%	96	64	48	16
North West	77.6%	82	67	52	15
Outer East	75.9%	43	29	22	7
South East	71.9%	83	57	41	16
West	63.3%	120	79	50	29
Mornington Peninsula	64.7%	22	17	11	6
<b>Regional SA4</b>					
Newcastle and Lake Macquarie	65.2%	29	23	15	8
Illawarra	n.a.	8	5	4	1
Gold Coast	39.7%	142	121	48	73
Sunshine Coast	52.2%	33	23	12	11
Geelong	n.a.	8	6	4	2

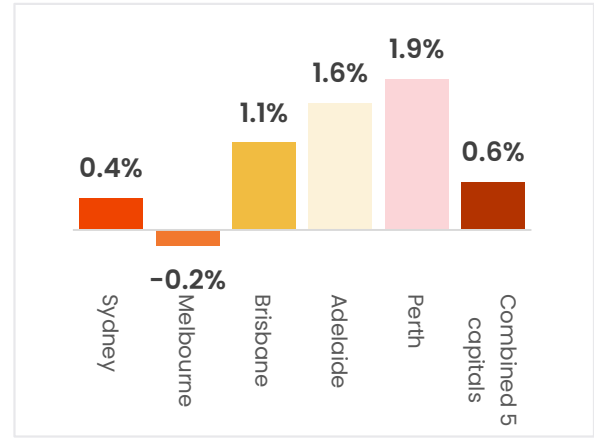
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

## Capital city home value changes

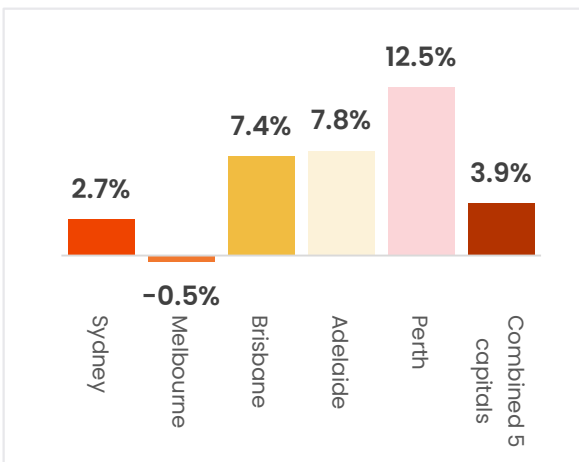
Weekly change



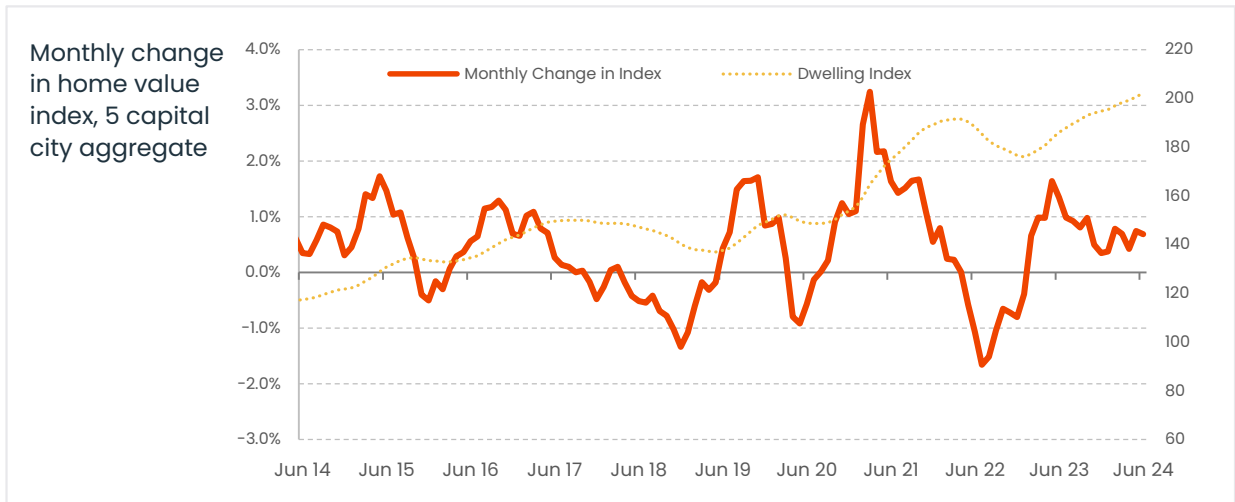
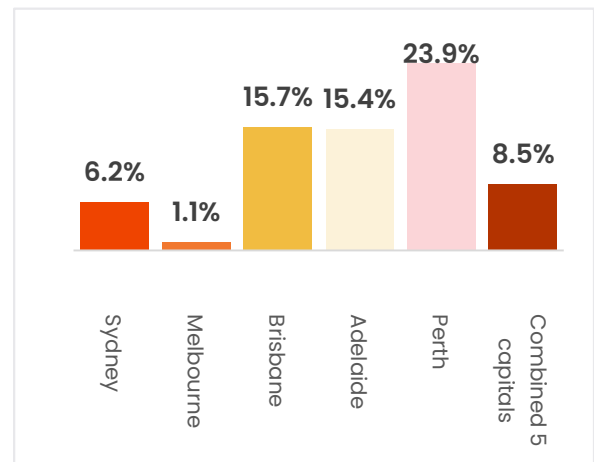
Monthly change



Year to date change



12 Month change

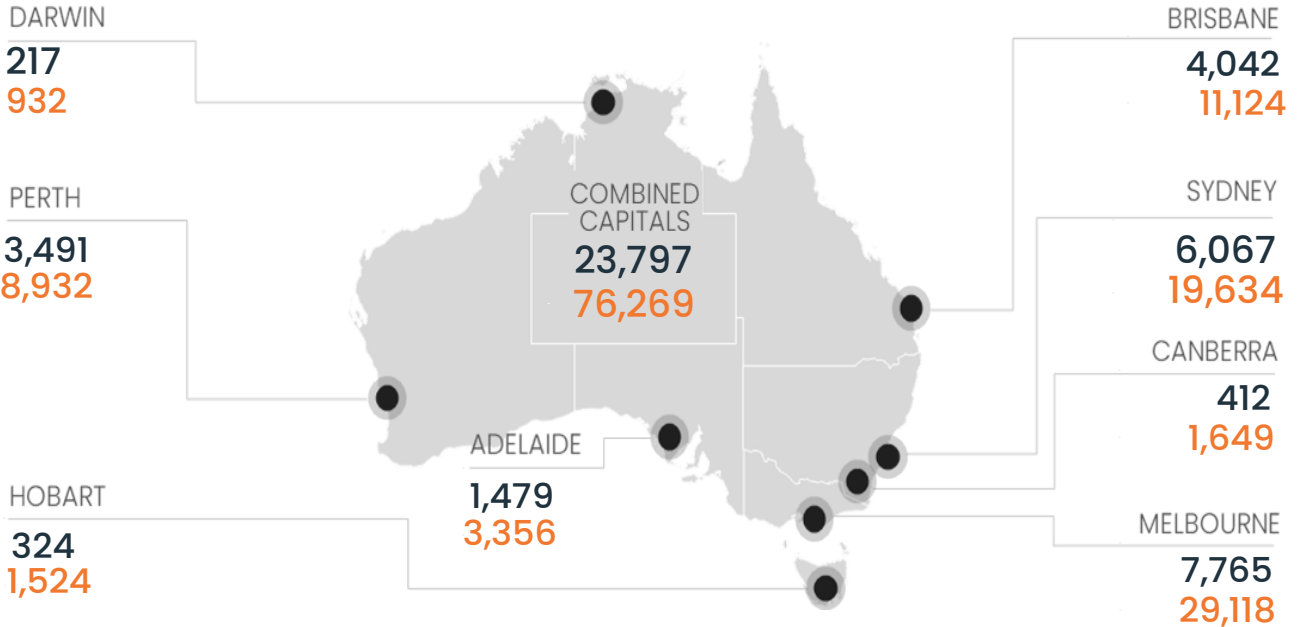


The monthly change is the change over the past 28 days.

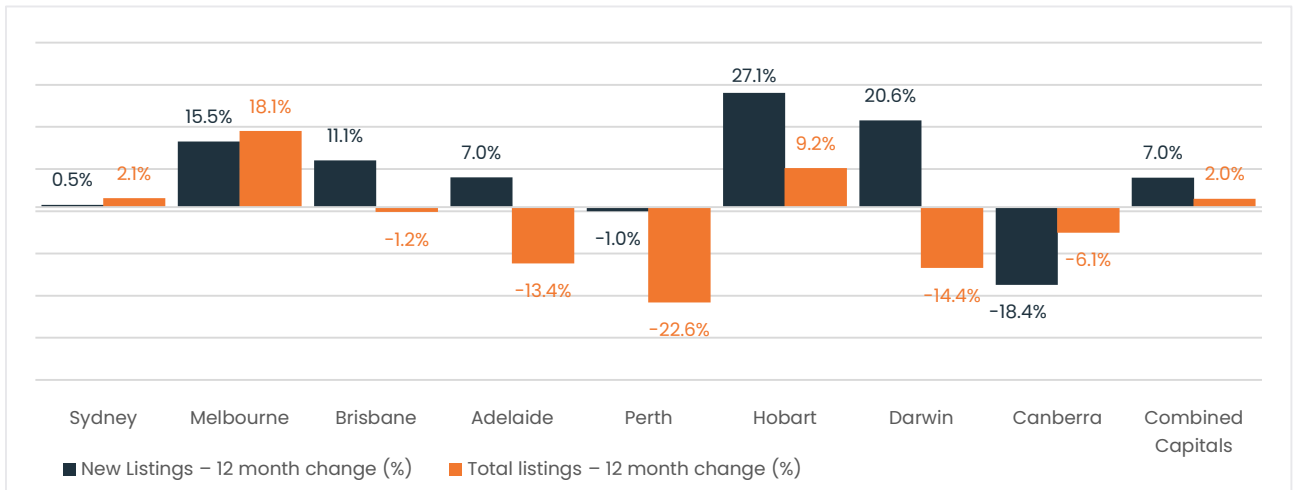
Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

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

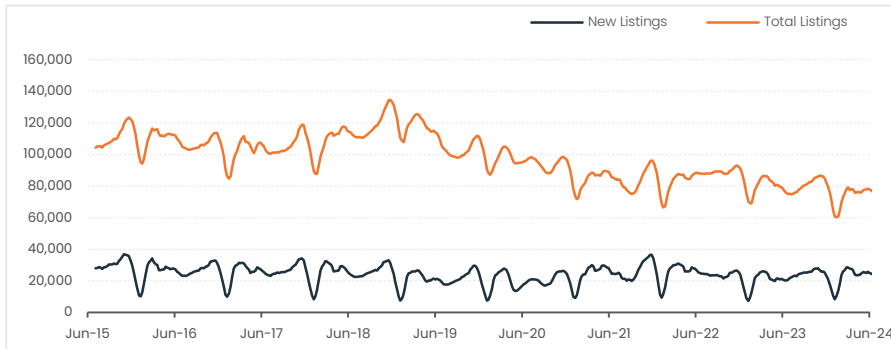
NEW LISTINGS ■ TOTAL LISTINGS ■



## 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 07 July 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 Roebuck Street  
Red Hill  
 🏠 5 🛋️ 3 🚗 0  
**\$2,720,000**

*Blackshaw Manuka*



11 Yolla Place  
Lyons  
 🏠 5 🛋️ 4 🚗 3  
**\$1,376,000**

*Hayman Partners*

### New South Wales



17 Coronga Crescent  
Killara  
 🏠 4 🛋️ 3 🚗 2  
**\$5,380,000**

*Ray White Upper North Shore*



173B Kissing Point Road  
Turramurra  
 🏠 4 🛋️ 2 🚗 3  
**\$4,250,000**

*Ray White Upper North Shore*

### Northern Territory



7 Lantana Court  
Nightcliff  
 🏠 5 🛋️ 2 🚗 2  
**\$1,382,500**

*Ray White Darwin*



31 Ghostgum Crescent  
Zuccoli  
 🏠 5 🛋️ 3 🚗 2  
**\$872,500**

*Ray White Darwin*

### Queensland



1070 Killymoon Drive  
Hope Island  
 🏠 5 🛋️ 4 🚗 3  
**\$4,290,000**

*Hope Island Realty*



53-55 Blair Athol Crescent  
Bundall  
 🏠 7 🛋️ 5 🚗 3  
**\$3,925,000**

*Amir Prestige Group Mermaid Beach*

### South Australia



1A Jervois Street  
Hawthorn  
 🏠 4 🛋️ 2 🚗 2  
**\$1,850,000**

*Harris Real Estate Kent Town*



6 Coppin Street  
Glengowrie  
 🏠 4 🛋️ 2 🚗 2  
**\$1,385,000**

*McGrath 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



215 Churchill Avenue  
Sandy Bay  
🏠 4 🛋️ 3 🚗 2  
**\$2,550,000**

*Petrusma Property - Sandy Bay*



141 Brightwater Road  
Blackmans Bay  
🏠 5 🛋️ 3 🚗 0  
**\$1,320,000**

*Petrusma Property - Sandy Bay*

### Victoria



5 Pembroke Road  
Balwyn  
🏠 4 🛋️ 4 🚗 2  
**\$6,815,888**

*Ray White Glen Waverley*



36 Tourello Avenue  
Hawthorn East  
🏠 4 🛋️ 3 🚗 2  
**\$5,051,000**

*Gary Peer & Associates Carnegie*

### Western Australia



41 Leake Street  
Peppermint Grove  
🏠 4 🛋️ 3 🚗 4  
**\$5,300,000**

*Ray White Cottesloe | Mosman Park*



7 Warton Street  
Cottesloe  
🏠 3 🛋️ 3 🚗 2  
**\$5,000,000**

*Action | Belle Property Cottesloe*

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