

Property Market Indicator Summary

All data to week ending 30 July 2023



Combined clearance rate holds above 70% despite increased activity across the capitals

The combined capitals saw 1,961 homes taken to auction this week, returning a preliminary auction clearance rate of 70.2%, from the 1,481 results collected. Despite a 13.1% increase in the number of dwellings taken to auction, as compared to last week (1,734), this week's preliminary clearance rate reduced by only 50 basis points on last week's result of 70.7%. Although auction activity has been increasing for the past 3 weeks (which is counter to the typical seasonal trend through winter), the number of homes taken to auction is expected to decrease next week. This time last year, 1,913 dwellings were auctioned across the capital cities, and a final clearance rate of 54.0% was recorded.

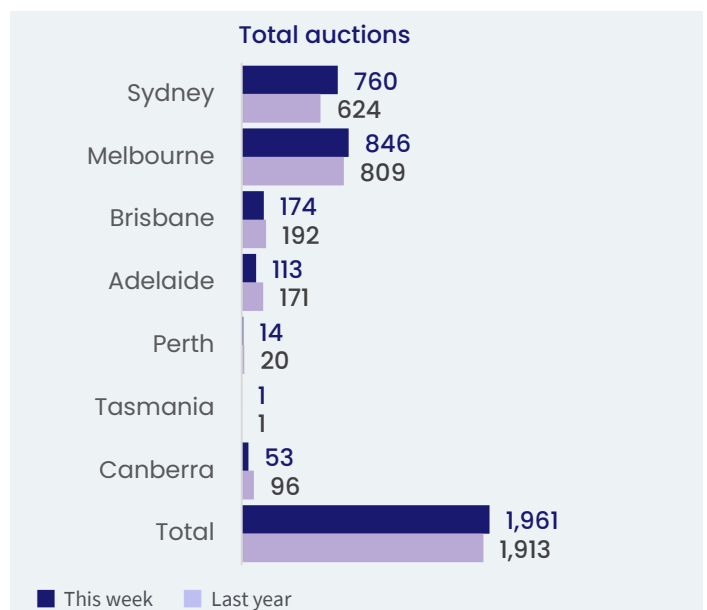
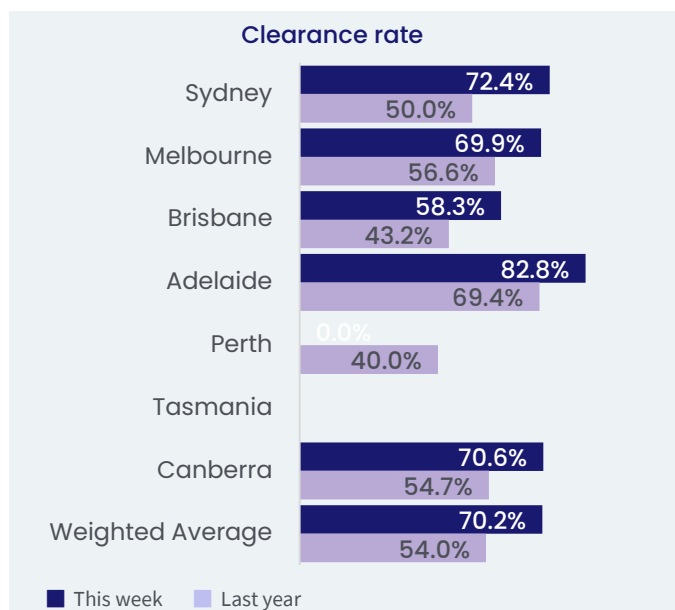
Melbourne held the most number of auctions this week, continuing an unseasonal trend of increase, up 24.4% from last week, with 846 homes going under the hammer. From the 668 results collected, Melbourne's preliminary clearance rate of 69.9% this week, is 1.9 percentage points higher than last week's preliminary result of 68.0%. Last week saw 681 homes go under the hammer, returning a final clearance rate of 64.6%. Over the same week last year, 809 auctions were held across Melbourne and a clearance rate of 56.6% was recorded.

Sydney was host to 760 auctions this week, a lift of 9.4% on last week's 695 dwellings auctioned. The preliminary result, from 573 outcomes collected, is showing a clearance rate of 72.4%, down -1.8 percentage points on last week's preliminary result (74.2%). Last week, the final auction clearance rate for Sydney was 67.7% across 695 homes. This time last year 624 homes were taken to auction and combined clearance rate of 50.0% was achieved, the lowest rate observed in Sydney from the past 12 months.

Across the smaller capitals, Brisbane hosted 174 auctions, nine more homes than last week and the highest number since the last week of April 2023 (201). The preliminary clearance rate for Brisbane dropped -7.8 percentage points this week to 58.3%. Adelaide recorded the strongest preliminary clearance rate among the capitals at 82.8% and was the next busiest capital with 113 auctions held. Canberra was host to 53 auctions and recorded a 70.6% success rate. In Perth, 14 auctions were scheduled and two have been recorded as successful, while six were withdrawn. There were no scheduled auctions in Tasmania this week.

Capital City Auction Statistics (Preliminary)

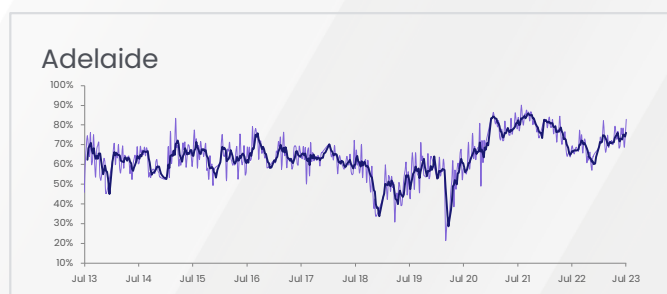
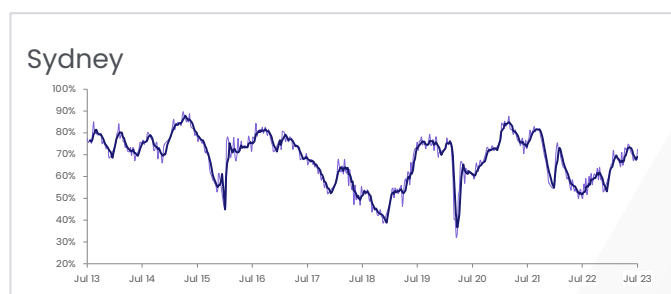
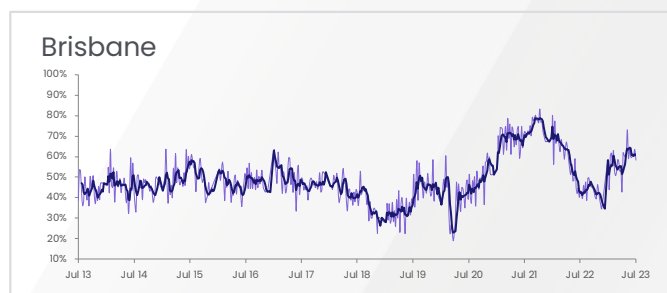
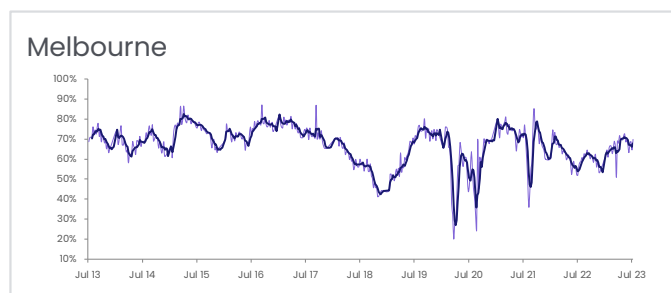
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	72.4%	760	573	415	158
Melbourne	69.9%	846	668	467	201
Brisbane	58.3%	174	132	77	55
Adelaide	82.8%	113	64	53	11
Perth	n.a.	14	9	2	7
Tasmania	n.a.	1	1	0	1
Canberra	70.6%	53	34	24	10
Weighted Average	70.2%	1,961	1,481	1,038	443

Weekly clearance rates



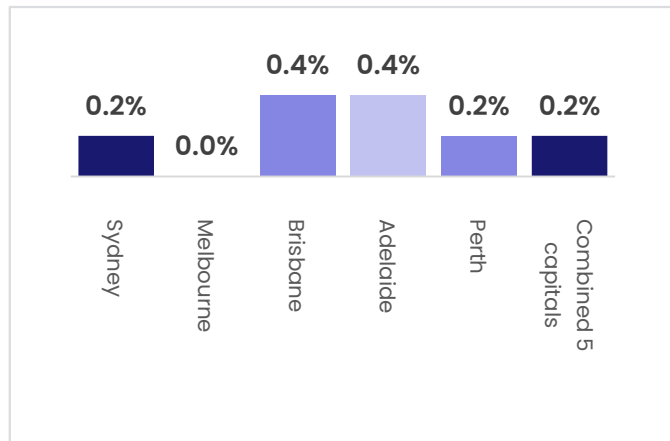
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	56.3%	19	16	9	7
Baulkham Hills and Hawkesbury	75.8%	51	33	25	8
Blacktown	84.0%	65	25	21	4
City and Inner South	70.5%	52	44	31	13
Eastern Suburbs	63.0%	50	46	29	17
Inner South West	70.4%	89	71	50	21
Inner West	79.6%	61	44	35	9
North Sydney and Hornsby	70.1%	91	77	54	23
Northern Beaches	80.0%	59	50	40	10
Outer South West	90.0%	14	10	9	1
Outer West and Blue Mountains	n.a.	13	9	6	3
Parramatta	76.6%	67	47	36	11
Ryde	78.4%	46	37	29	8
South West	59.3%	40	27	16	11
Sutherland	67.6%	43	37	25	12
Melbourne sub-regions					
Inner	77.8%	126	99	77	22
Inner East	69.2%	110	94	65	29
Inner South	69.2%	123	94	65	29
North East	74.4%	112	86	64	22
North West	68.7%	80	67	46	21
Outer East	80.3%	74	61	49	12
South East	72.4%	106	76	55	21
West	45.6%	98	79	36	43
Mornington Peninsula	83.3%	17	12	10	2
Regional SA4					
Newcastle and Lake Macquarie	80.0%	11	10	8	2
Illawarra	60.7%	33	28	17	11
Gold Coast	55.0%	88	60	33	27
Sunshine Coast	81.8%	32	11	9	2
Geelong	20.0%	15	10	2	8

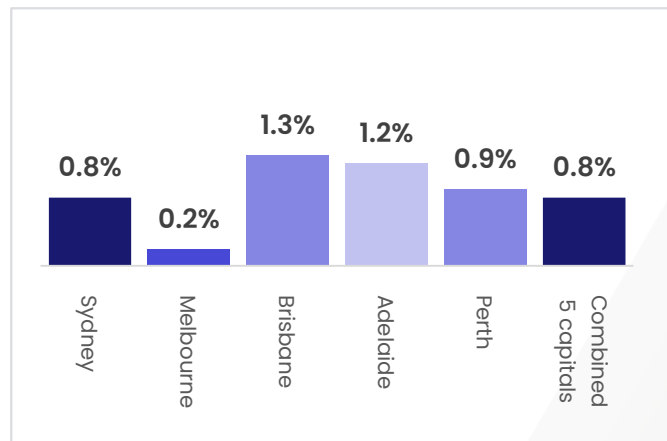
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

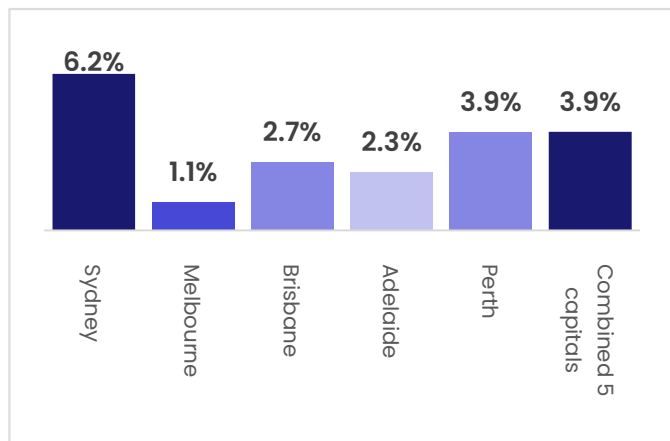
Weekly change



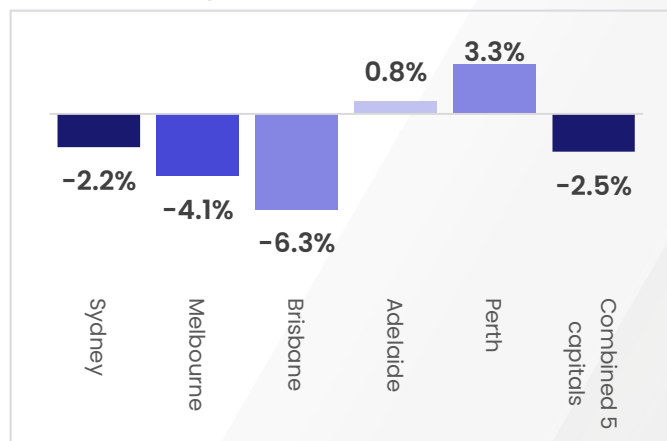
Monthly change



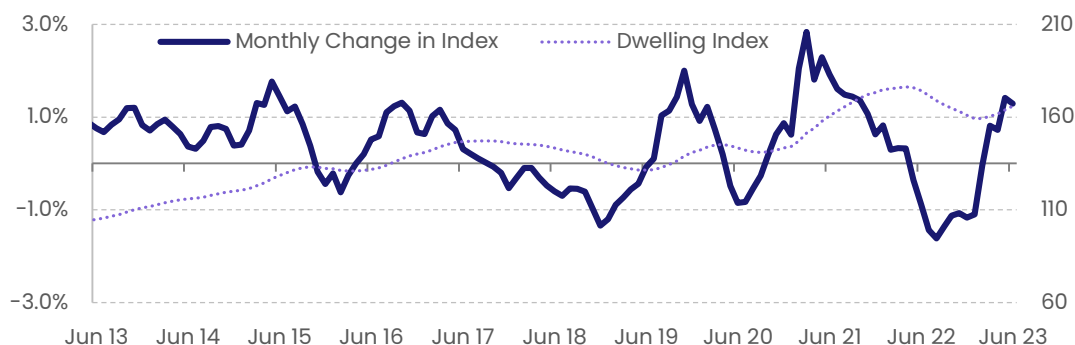
Year to date change



12 Month change



Monthly change in home value index, 5 capital city aggregate

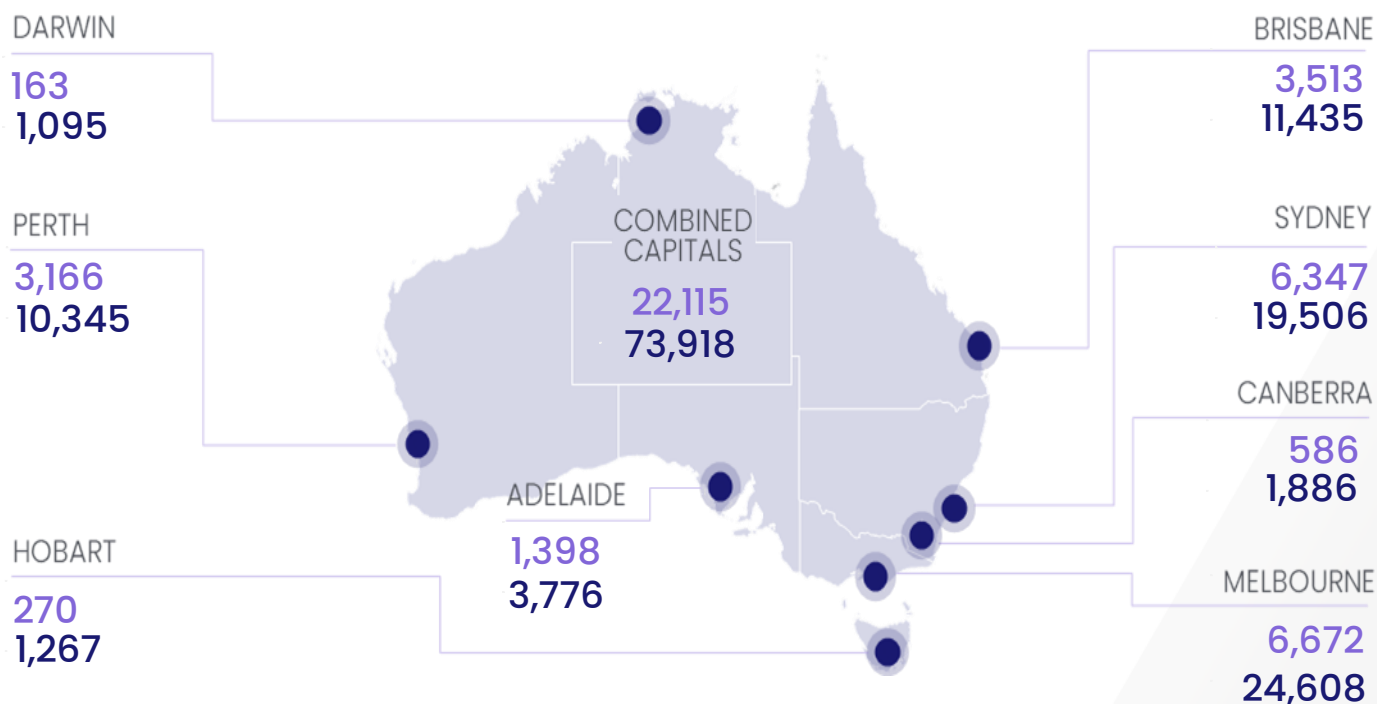


The monthly change is the change over the past 28 days.

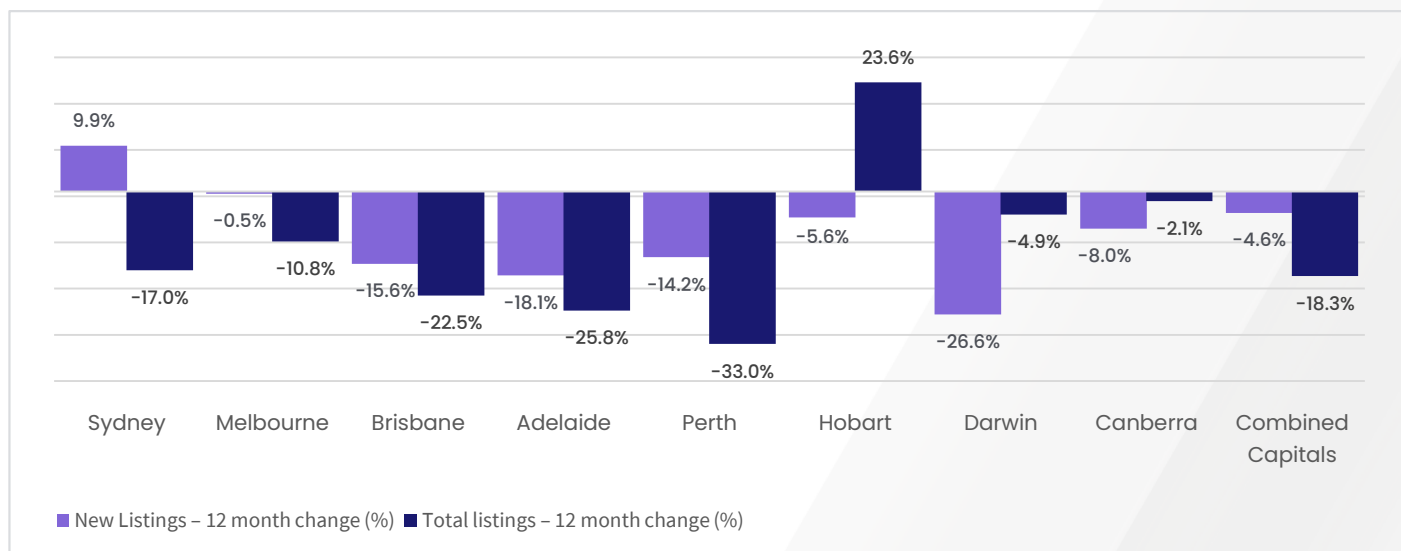
Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale – four week count

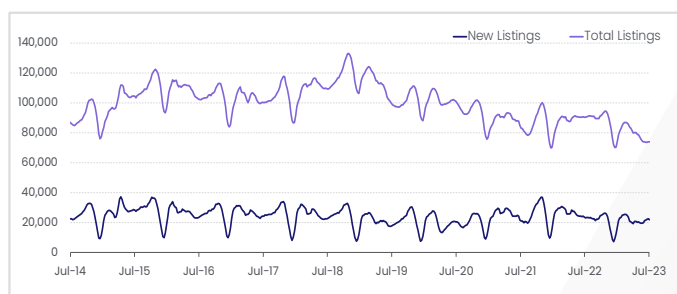
NEW LISTINGS ■ TOTAL LISTINGS ■



Listings 12 month change (%)



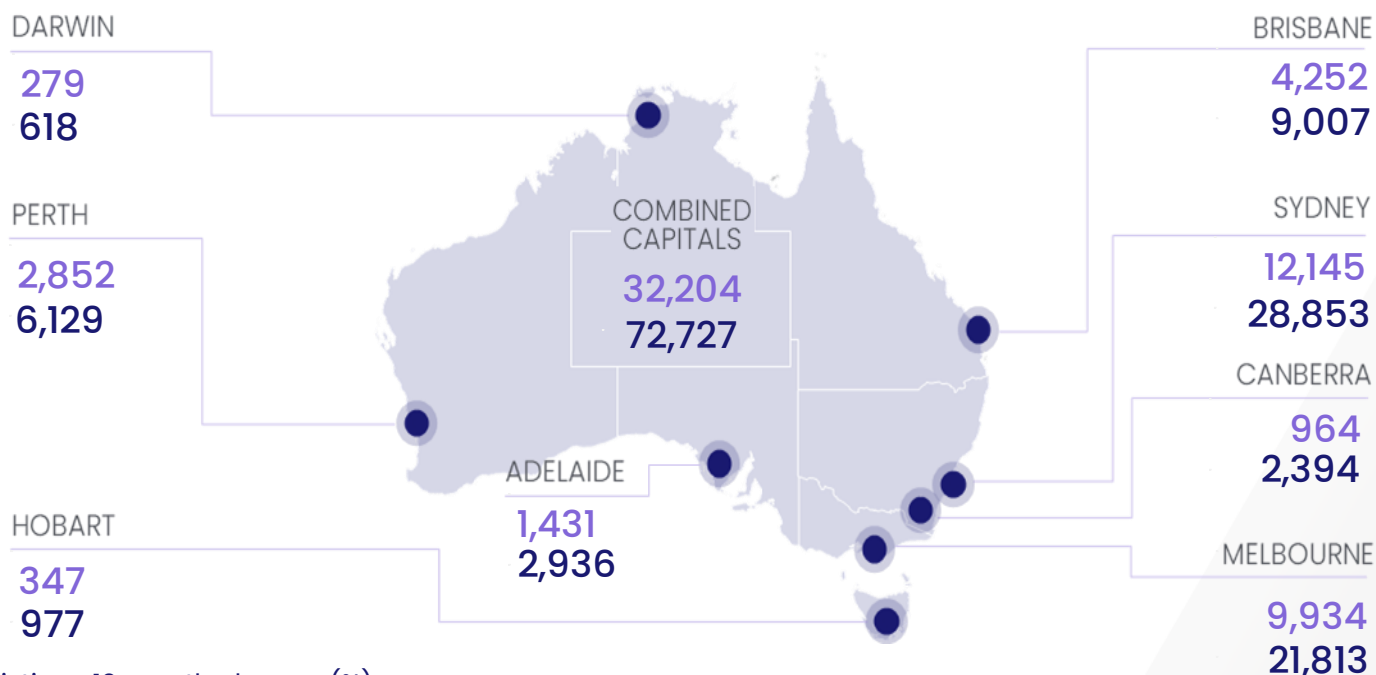
Number of homes for sale, combined capital cities



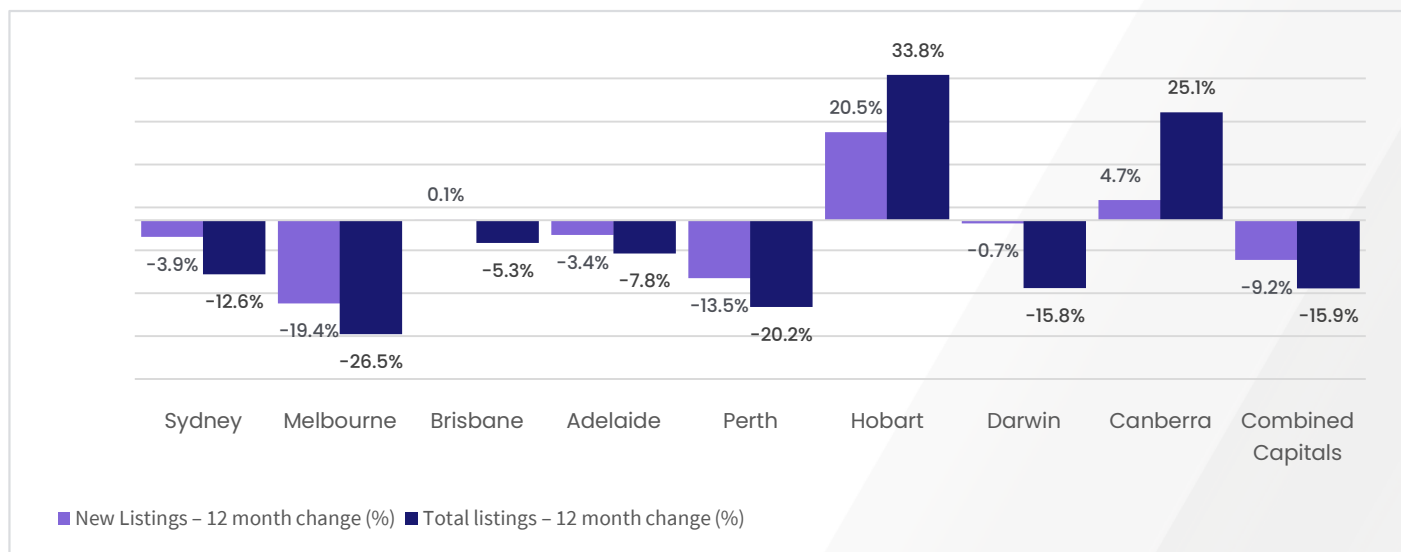
These results are calculated across properties that have been advertised for sale over the 28 days ending 30 July 2023. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Capital city properties listed for rent – four week count

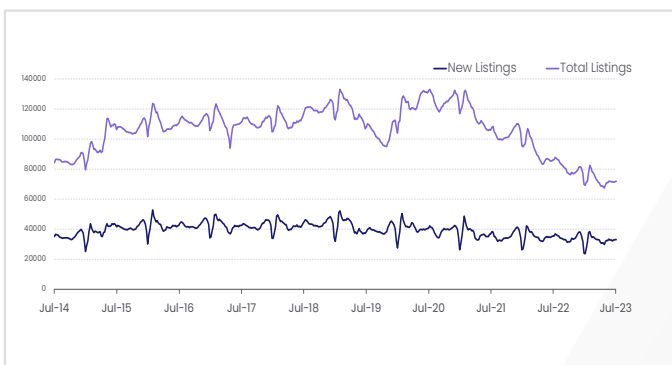
NEW LISTINGS ■ TOTAL LISTINGS ■



Listings 12 month change (%)



Number of homes for rent, combined capital cities Rental snapshot – data to June, 2023



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	\$733	0.7%	3.2%	12.9%	3.12%	2.65%	1.5%	1.9%
Melbourne	\$551	1.1%	3.9%	12.6%	3.47%	2.92%	0.8%	1.7%
Brisbane	\$614	0.7%	2.1%	10.3%	4.28%	3.56%	1.2%	1.1%
Adelaide	\$549	1.0%	2.5%	9.6%	4.06%	3.70%	0.4%	0.4%
Perth	\$599	0.9%	3.4%	13.4%	4.89%	4.38%	0.7%	1.2%
Hobart	\$552	-0.8%	-1.0%	1.3%	4.27%	3.70%	2.7%	1.6%
Darwin	\$600	0.5%	0.7%	3.5%	6.44%	6.04%	1.3%	1.5%
Canberra	\$669	-0.4%	-1.0%	-2.8%	4.02%	3.86%	2.2%	1.2%
Combined capitals	\$617	0.8%	3.0%	11.5%	3.64%	3.11%	1.1%	1.5%
Combined regionals	\$517	0.3%	1.1%	4.9%	4.55%	4.08%	1.5%	1.4%

Top two sales over the past week, states and territories

Australian Capital Territory



11 Farrer Street
Braddon
 4 3 2
\$2,350,000
Independent Gungahlin



17 Cobbadah Street
O'Malley
 5 3 2
\$2,050,000
Civium Property Group

New South Wales



39 Cylinders Drive
Kingscliff
 6 6 3
\$7,250,000
LJ Hooker Kingscliff



41 Georgina Street
Newtown
 4 3 2
\$6,850,000
Bresic Whitney Inner East

Northern Territory



21 Wyonga Court
Gunn
 4 2 2
\$610,000
Absolute Real Estate NT



5/9 Drysdale Street
Parap
 3 2 2
\$465,000
Absolute Real Estate NT

Queensland



109 The Panorama
Tallai
 7 8 5
\$5,500,000
Phillis Real Estate



8 William Street
Mermaid Beach
 4 3 2
\$4,420,000
Kollosche

South Australia



322 Lady Gowrie Drive
Taperoo
 4 3 8
\$2,610,000
Ray White Port Adelaide



38 Seaview Road
Tennyson
 4 2 4
\$1,975,000
Harcourts Plus Henley Beach

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



18 Swinton Place
Rose Bay

4 3 2

\$1,500,000

Petrusma Property Sandy Bay



27 New Ecclestone Road
Riverside

5 2 8

\$1,225,000

Harcourts Launceston

Victoria



22 Yeovil Road
Glen Iris

3 2 2

\$3,340,000

Jellis Craig Balwyn



25 Knights Drive
Glen Waverley

5 5 2

\$3,338,000

Jellis Craig Monash

Western Australia



1 Luscombe Way
Coogee

5 4 4

\$2,100,000

Acton Belle Property Coogee



75 Matlock Street
Mount Hawthorn

4 1 4

\$2,080,000

William Porteous Properties

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