

Property Market Indicator Summary

All data to week ending 25 May 2025

Auction markets respond positively to rate cut

Auction markets have responded positively to the May rate cut, with the volume of capital city auctions held jumping 40.8% to 2,512 last week, from 1,784 the week prior, and the preliminary auction clearance rate rising to 71.3%, the second highest early result so far this year.

Auction results saw a similar pattern after the February rate cut, with the preliminary clearance rate bouncing to 72.1% a week after the announcement (the highest so far this year), before gradually drifting lower as some exuberance left the market. The preliminary clearance rate found a floor at 64.2% in the last week of April.

Melbourne held the most auctions last week, with 1,263 homes going under the hammer. This was the highest auction volume since the week prior to the Easter long weekend when 1,382 homes were auctioned. 73.7% of Melbourne auctions have recorded a successful result so far, roughly in line with the week prior (73.8% which revised down to 68.0% once finalised) and the fourth week in a row where the preliminary auction clearance rate has held above the 70% mark.

814 residential properties went to auction in Sydney last week, the highest volume since the week prior to Easter (1,282). The preliminary clearance rate rose to 72.2%, the first 70%+ preliminary clearance rate in ten weeks. Over the previous week, a preliminary clearance rate of 65.3% was recorded.

Brisbane hosted the most auctions across the smaller capitals, with 201 homes taken to market last week, the second highest weekly volume of auctions so far this year. However, the preliminary clearance rate remained relatively subdued at 58.5%, down slightly from 59.6% the week prior and a recent high of 69.7% two weeks ago.

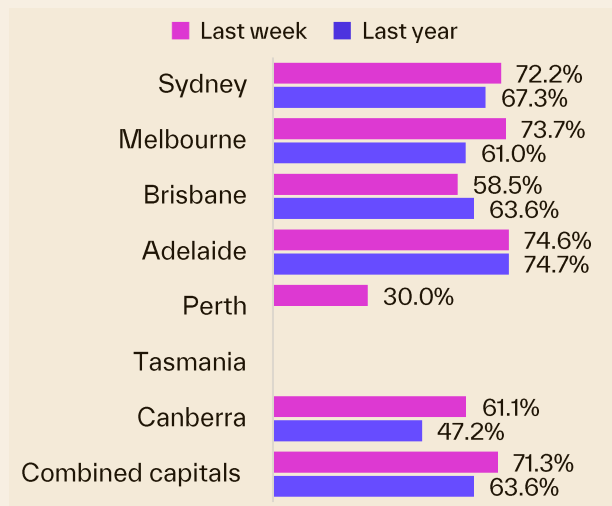
120 homes were taken to auction in Adelaide last week, down from 130 the week prior. The preliminary clearance rate leapt to 74.6%, up from 64.1% over the previous week.

96 auctions were held in the ACT last week, the third highest volume so far this year. The preliminary clearance rate reached 61.1%, up from 56.6% the week prior.

Auction activity is set to rise further this week, with around 2,750 homes scheduled to go under the hammer.

Capital City Auction Statistics (Preliminary)

Clearance rate



Media enquiries: media@cotality.com

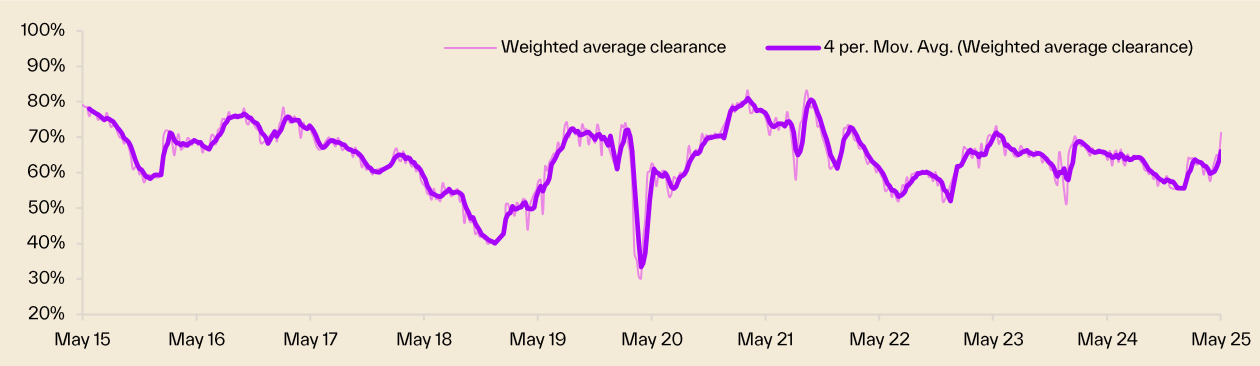
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Capital City Auction Statistics (Preliminary)

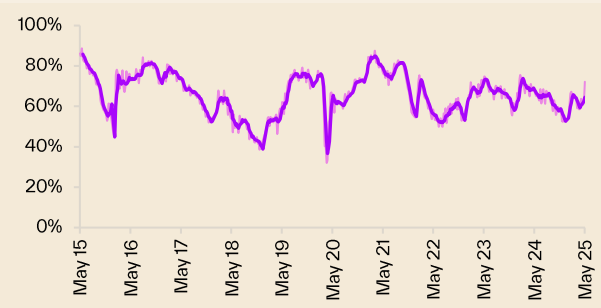
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	72.2%	814	622	449	173
Melbourne	73.7%	1,263	955	704	251
Brisbane	58.5%	201	147	86	61
Adelaide	74.6%	120	67	50	17
Perth	30.0%	18	10	3	7
Tasmania	n.a.	0	0	0	0
Canberra	61.1%	96	72	44	28
Weighted Average	71.3%	2,512	1,873	1,335	538

Weekly clearance rates

Combined capital cities



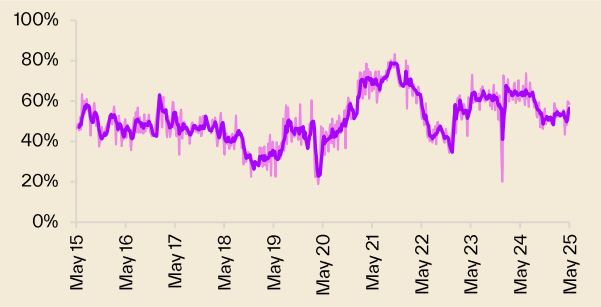
Sydney



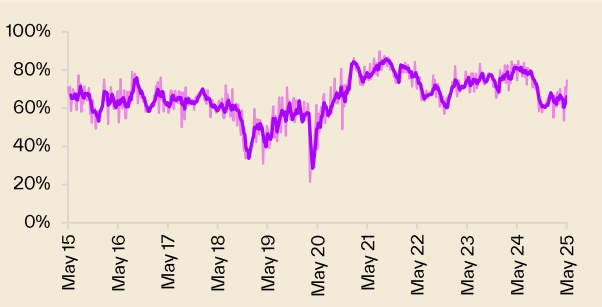
Melbourne



Brisbane



Adelaide



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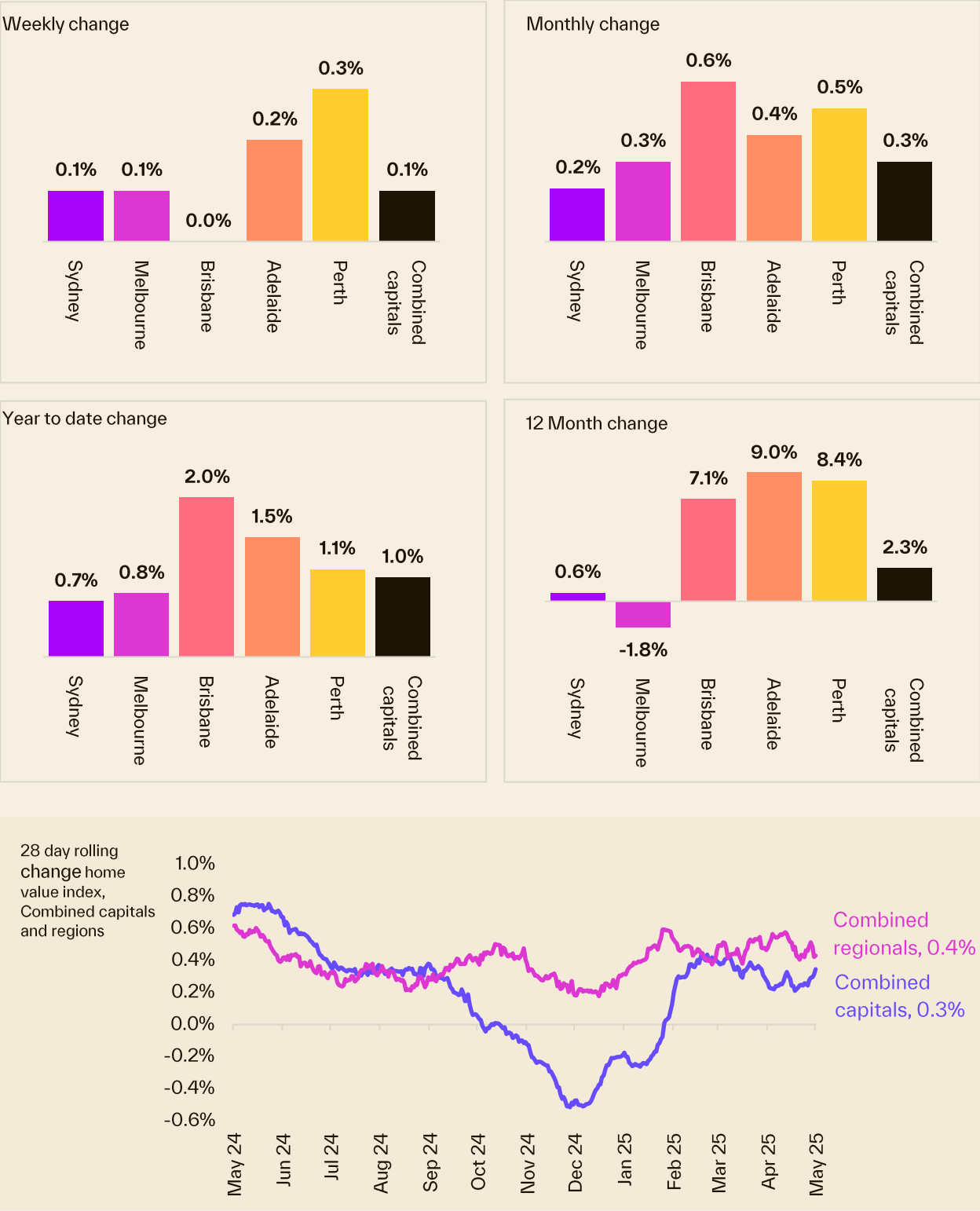
Sub-region auction statistics (Preliminary)

Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	12	8	2	6
Baulkham Hills and Hawkesbury	68.0%	40	25	17	8
Blacktown	67.9%	62	28	19	9
City and Inner South	82.1%	89	78	64	14
Eastern Suburbs	70.6%	59	51	36	15
Inner South West	75.0%	108	88	66	22
Inner West	79.7%	92	74	59	15
North Sydney and Hornsby	78.4%	101	74	58	16
Northern Beaches	56.3%	40	32	18	14
Outer South West	n.a.	11	6	4	2
Outer West and Blue Mountains	n.a.	7	6	5	1
Parramatta	57.1%	67	56	32	24
Ryde	82.9%	47	35	29	6
South West	55.2%	40	29	16	13
Sutherland	72.7%	40	33	24	9
Melbourne sub-regions					
Inner	66.5%	211	164	109	55
Inner East	76.1%	196	155	118	37
Inner South	75.8%	190	128	97	31
North East	75.3%	144	101	76	25
North West	81.2%	122	101	82	19
Outer East	74.2%	88	66	49	17
South East	75.8%	131	95	72	23
West	67.2%	159	125	84	41
Mornington Peninsula	89.5%	23	19	17	2
Regional SA4					
Newcastle and Lake Macquarie	78.6%	17	14	11	3
Illawarra	n.a.	9	8	5	3
Gold Coast	60.5%	52	38	23	15
Sunshine Coast	64.3%	47	28	18	10
Geelong	n.a.	14	9	5	4

The above results are preliminary, with ‘final’ auction clearance rates published each Thursday. Cotality, 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.

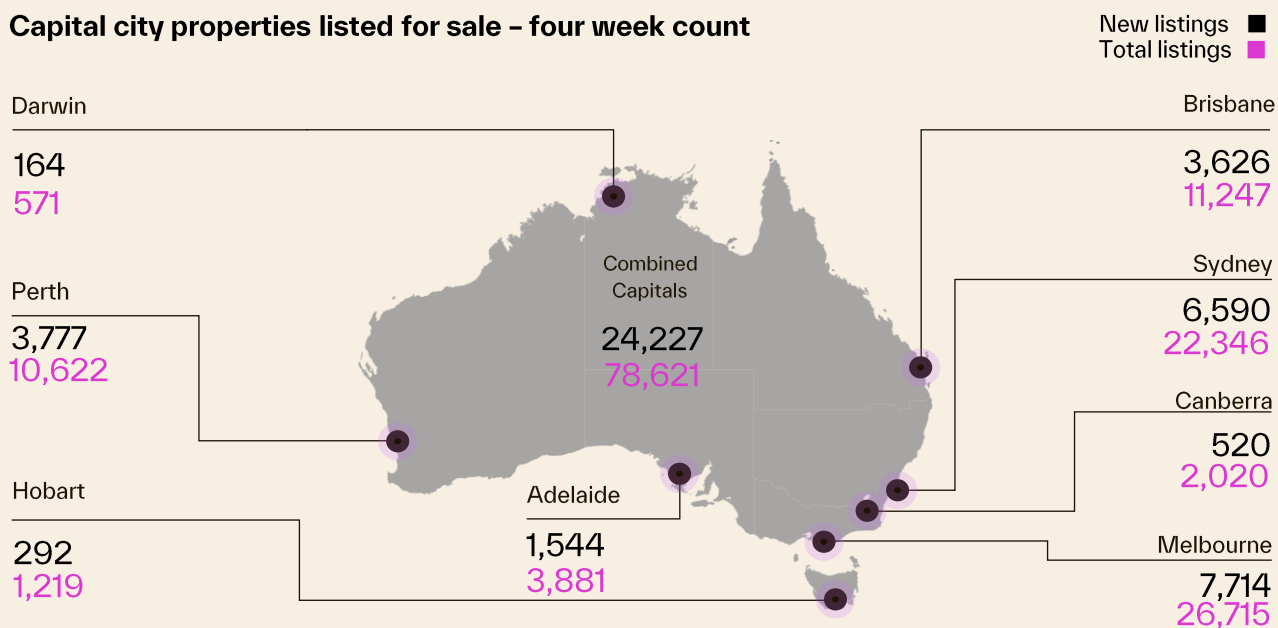
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Capital city home value changes

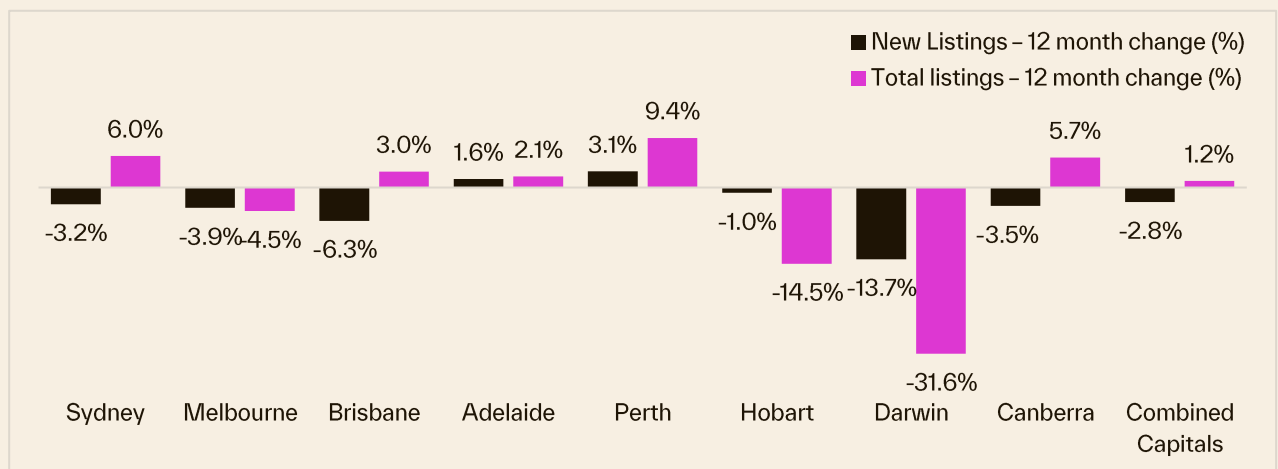


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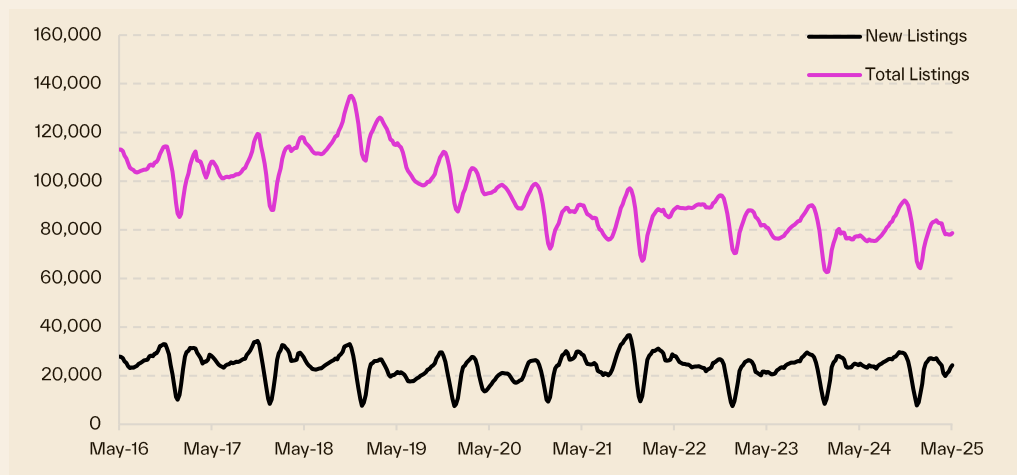
Capital city properties listed for sale – four week count



Listings - 12 month change (%)



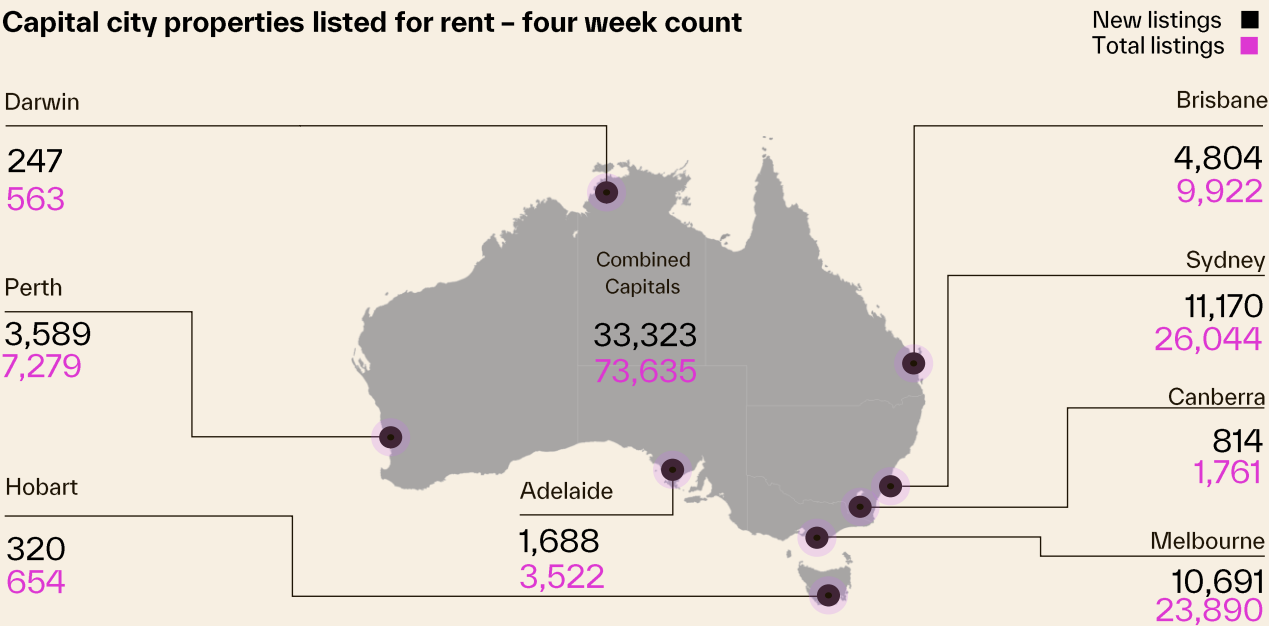
Number of homes for sale, combined capital cities



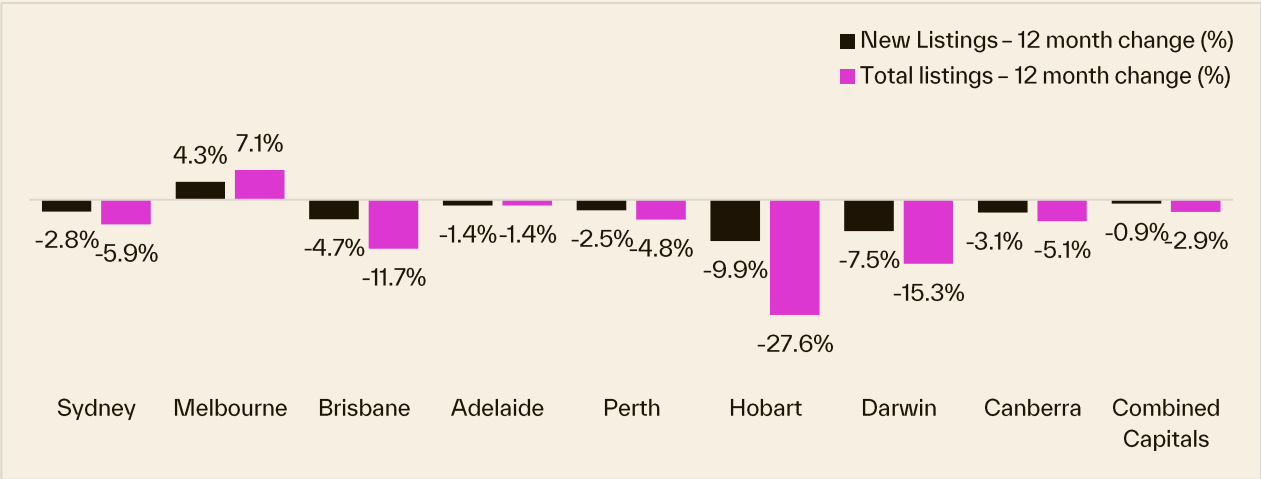
These results are calculated across properties that have been advertised for sale over the 28 days ending 25 May 2025. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

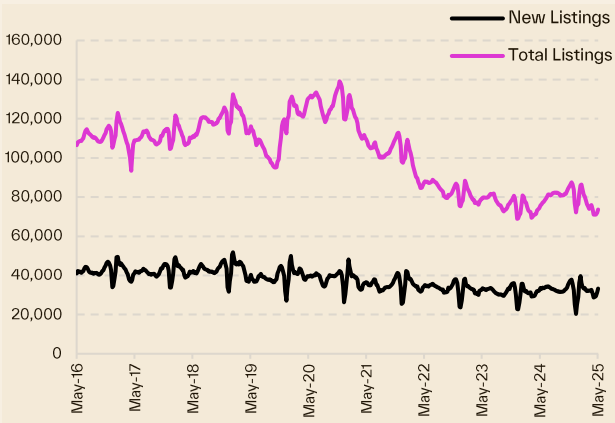
Capital city properties listed for rent – four week count



Rental listings - 12 month change (%)



Number of homes for rent, combined capital cities



Rental snapshot – data to April 2025

Region	Median rent	Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
		Month	Quarter	Annual	Current months ago	12 months ago	Current months ago	12 months ago
Sydney	\$787	0.7%	1.9%	1.9%	3.1%	3.0%	1.9%	1.7%
Melbourne	\$610	0.3%	1.1%	2.0%	3.7%	3.5%	1.5%	1.0%
Brisbane	\$678	0.8%	2.1%	3.3%	3.7%	3.9%	1.8%	1.7%
Adelaide	\$626	0.5%	1.5%	5.5%	3.7%	3.9%	1.0%	0.6%
Perth	\$713	0.6%	2.2%	5.7%	4.3%	4.5%	1.3%	1.0%
Hobart	\$580	1.0%	2.4%	5.4%	4.4%	4.2%	1.8%	2.9%
Darwin	\$648	1.1%	1.2%	5.0%	6.6%	6.5%	1.9%	2.3%
Canberra	\$676	0.1%	0.9%	1.0%	4.1%	4.1%	1.8%	1.5%
Combined capitals	\$690	0.6%	1.7%	2.9%	3.5%	3.5%	1.6%	1.4%
Combined regionals	\$577	0.6%	2.0%	5.5%	4.4%	4.4%	1.7%	1.8%
National	\$659	0.6%	1.8%	3.6%	3.7%	3.7%	1.7%	1.5%




Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales



**2 Edwards Bay Road
Mosman**

 **4**  **5**  **2**

\$12,400,000

Simeon Partners



**107 Narrabeen Park Parade
Mona Vale**

 **4**  **4**  **3**




\$9,500,000

Ray White Pittwater Property

Victoria

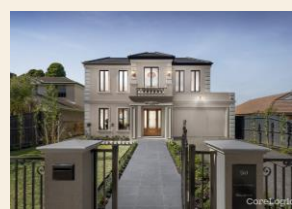


**71 Cecil Street
Kew**




 **5**  **5**  **3**

\$7,400,000

Ray White Balwyn



**50 Talbot Avenue
Balwyn**

 **5**  **4**  **2**


\$4,650,000

Ray White Balwyn

Queensland



**18 Teneriffe Drive
Teneriffe**


 **5**  **3**  **2**

\$8,400,000

Ray White New Farm



**399 Brisbane Corso
Yeronga**

 **5**  **5**  **6**

\$7,117,000

Ray White Ascot

South Australia

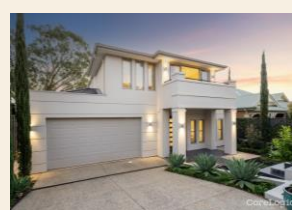


**83 Marine Parade
Seacliff**

 **4**  **3**  **2**

\$3,325,000

Ray White Glenelg



**59 Allinga Avenue
Glenside**

 **5**  **3**  **0**

\$3,200,000

Noakes Nickolas

Western Australia



**37 Caledonia Loop
North Coogee**




 **5**  **3**  **2**

\$3,400,000

Caporn Young Estate Agents Pty Ltd



**5 Dunbar Road
Claremont**

 **3**  **2**  **2**


\$2,900,000

William Porteous Properties International




Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania




1 Quamby Avenue
Sandy Bay,




 4  3  3

\$1,325,000

EIS Property



17 Wentworth Street
Bellerive

 4  2  0

\$1,285,000

Harcourts Signature Rosny Park

Northern Territory



64 O'Ferrals Road
Bayview

 5  3  2

\$1,570,000

Ray White Darwin



33 Martin Crescent
Coconut Grove

 4  3  4

\$1,230,000

Ray White Darwin

Australian Capital Territory



44 Phyllis Frost Street
Forde

 5  5  6

\$2,335,000

Home.ByHolly



226/2 Grose Street
Deakin

 3  2  2

\$1,550,000

Ray White Canberra

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