

Property Market Indicator Summary

All data to week ending 27 April 2025



Combined capital city auction volume down year-on-year

1,080 auctions were held last week, a substantial rise from the 644 homes auctioned over the Easter long weekend a week prior, but well down on this time last year when 1,964 homes were taken to auction across the combined capitals.

The lower level of activity can at least partly be attributable to the consecutive long weekends of Easter and Anzac Day, which have likely impacted the timing of auction events.

The preliminary auction clearance rate slid further last week, coming in at 64.2% based on results collected to date. Down from 64.7% the previous week (revised down to 57.6% on final numbers), last week's result marked the lowest preliminary clearance rate since mid-December 2024.

The trend in auction clearance rates has been gradually easing since the week ending February 23rd, when the preliminary clearance rate reached 72.1%, following the 25-basis point rate cut on February 19th.

Melbourne was the busiest auction market last week, hosting 472 auctions and returning a preliminary clearance rate of 67.6% (highest of any capital city), up

from 61.1% the week prior (revised down to 58.8% on final numbers).

398 auctions were held in Sydney with the preliminary auction clearance rate coming in at 66.2%, down from 67.9% the week prior which revised down to 59.6% on final numbers.

Brisbane was the busiest of the smaller capitals, with 98 homes going under the hammer. Only 47.1% of auctions have reported a successful result so far, the lowest preliminary clearance rate since the week ending April 30th, 2023 (43.0%).

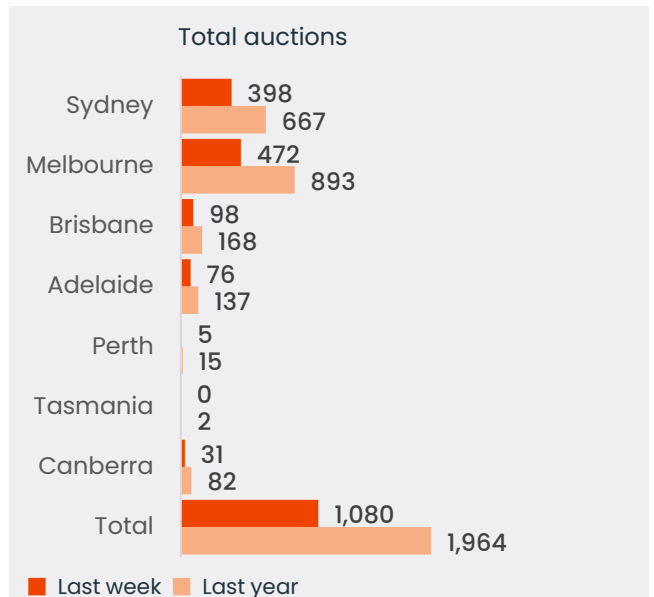
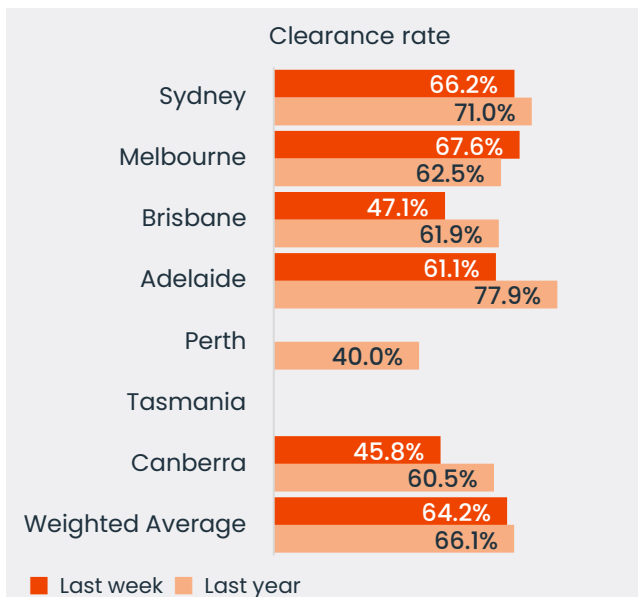
76 auctions were held in Adelaide, with 61.1% reporting a positive result so far, the second lowest preliminary clearance rate this year after the week ending March 23rd (60.8%).

Canberra was home to 31 auctions, with 45.8% reporting a successful result so far – the lowest of any capital city.

Three of the four auctions reported in Perth were successful, while there were no auctions in Tasmania last 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	66.2%	398	299	198	101
Melbourne	67.6%	472	318	215	103
Brisbane	47.1%	98	68	32	36
Adelaide	61.1%	76	36	22	14
Perth	n.a.	5	4	3	1
Tasmania	n.a.	0	0	0	0
Canberra	45.8%	31	24	11	13
Weighted Average	64.2%	1,080	749	481	268

Weekly clearance rates

Combined capital cities



Melbourne



Brisbane



Sydney



Adelaide



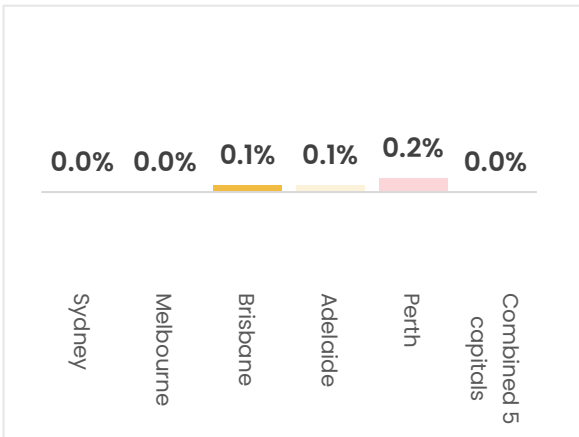
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	n.a.	9	7	6	1
Baulkham Hills and Hawkesbury	70.6%	26	17	12	5
Blacktown	60.5%	61	38	23	15
City and Inner South	62.5%	28	24	15	9
Eastern Suburbs	45.8%	29	24	11	13
Inner South West	70.6%	43	34	24	10
Inner West	75.0%	30	24	18	6
North Sydney and Hornsby	64.5%	39	31	20	11
Northern Beaches	68.8%	18	16	11	5
Outer South West	n.a.	n.a.	n.a.	0	0
Outer West and Blue Mountains	n.a.	6	5	1	4
Parramatta	69.4%	45	36	25	11
Ryde	72.7%	17	11	8	3
South West	75.0%	30	20	15	5
Sutherland	76.9%	19	13	10	3
Melbourne sub-regions					
Inner	65.4%	44	26	17	9
Inner East	58.3%	45	24	14	10
Inner South	76.2%	36	21	16	5
North East	78.2%	80	55	43	12
North West	67.9%	74	56	38	18
Outer East	86.7%	42	30	26	4
South East	70.5%	68	44	31	13
West	50.0%	64	46	23	23
Mornington Peninsula	50.0%	21	18	9	9
Regional SA4					
Newcastle and Lake Macquarie	n.a.	8	7	5	2
Illawarra	n.a.	8	4	3	1
Gold Coast	37.5%	53	40	15	25
Sunshine Coast	47.8%	37	23	11	12
Geelong	50.0%	15	10	5	5

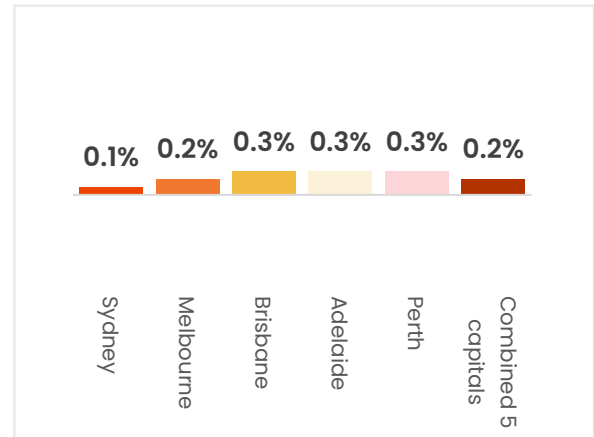
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

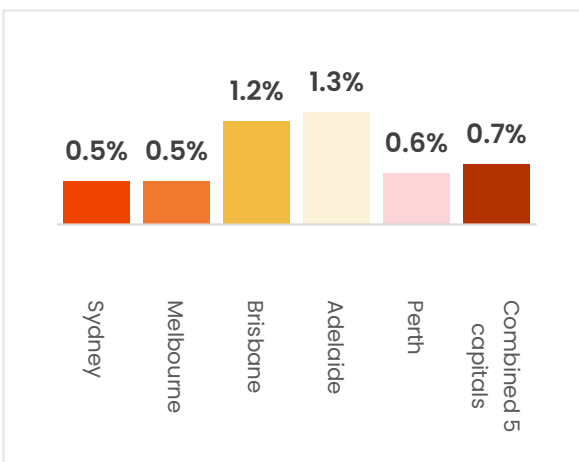
Weekly change



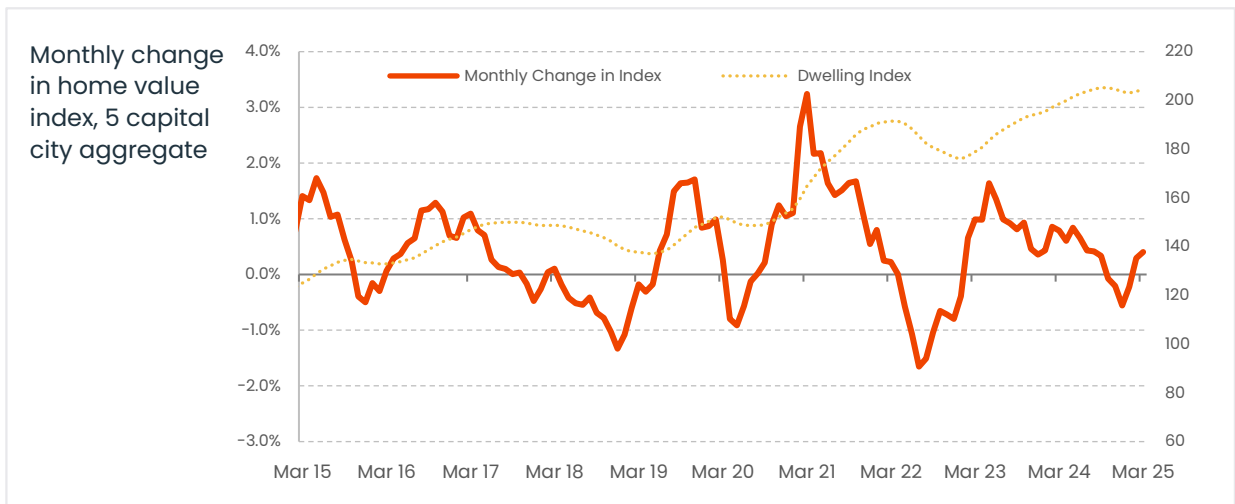
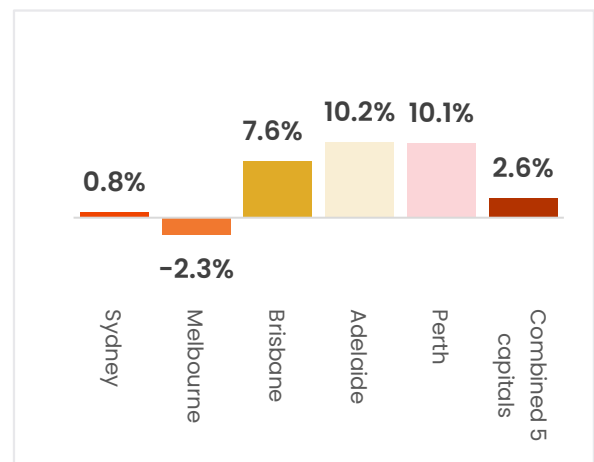
Monthly change



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

127
551

BRISBANE

3,122
11,343

PERTH

3,167
10,616

SYDNEY

5,026
21,956

COMBINED
CAPITALS
19,650
78,316

CANBERRA

406
2,071

HOBART

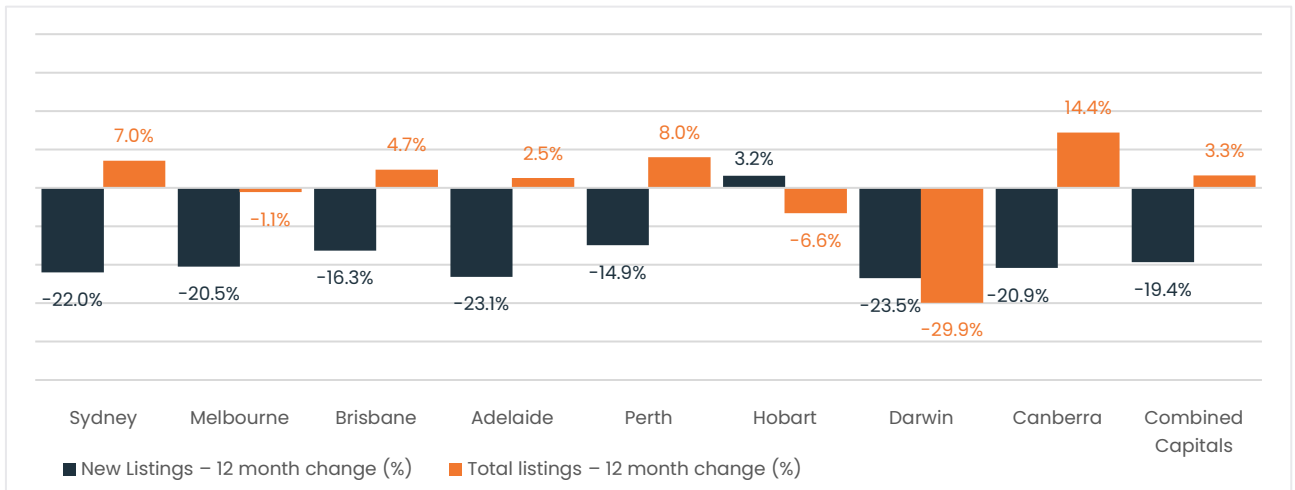
261
1,295

MELBOURNE

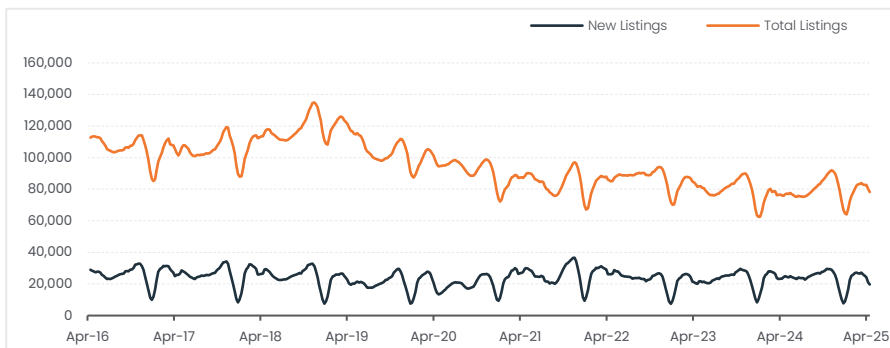
6,302
26,695

ADELAIDE
1,239
3,789

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 27 April 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

Carried over from w/e 20 April 2025

NEW LISTINGS ■ TOTAL LISTINGS ■

DARWIN

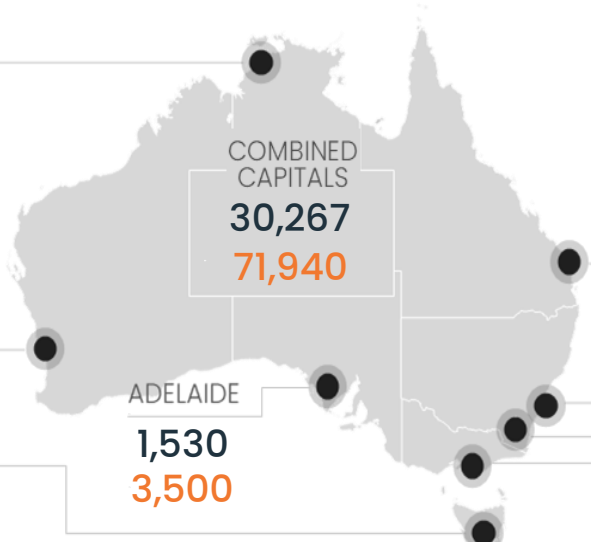
236
571

PERTH

3,369
6,868

HOBART

288
653



BRISBANE

4,384
9,855

SYDNEY

10,194
25,534

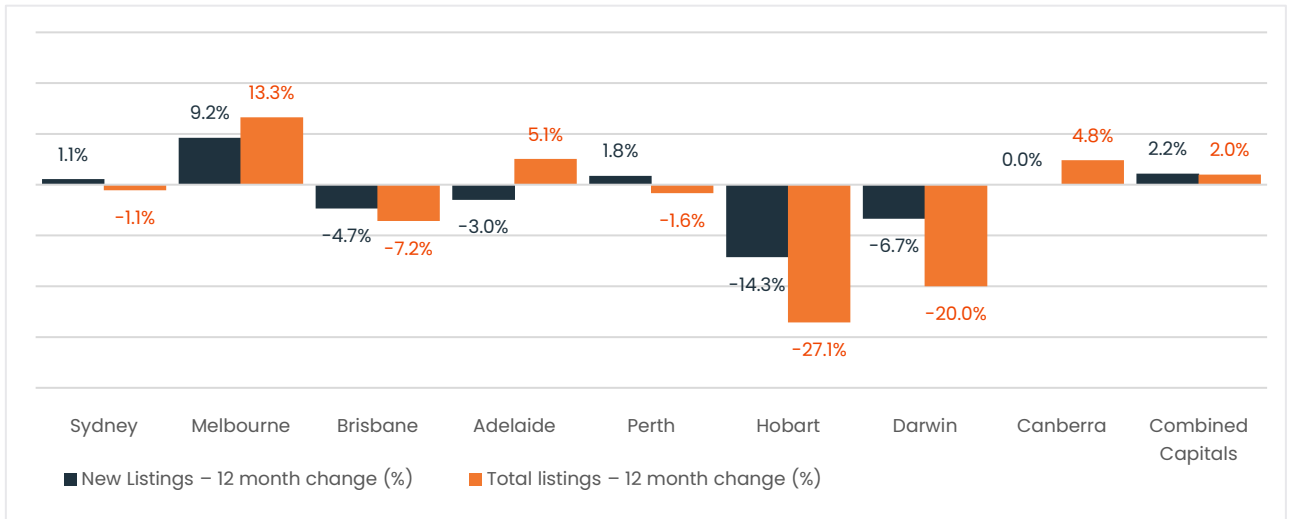
CANBERRA

717
1,833

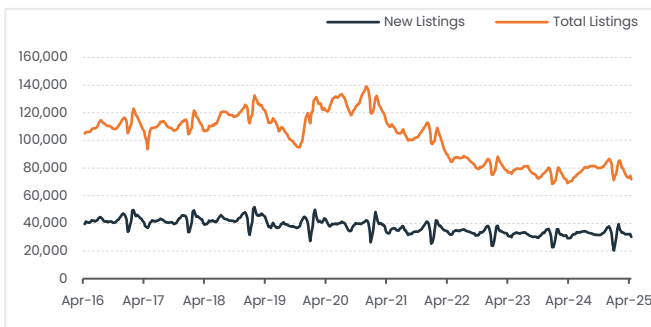
MELBOURNE

9,549
23,126

Listings 12 month change (%)



Number of homes for rent, combined capital cities



Rental snapshot – data to March, 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	\$781	0.6%	1.4%	2.1%	3.1%	3.0%	1.9%	1.7%
Melbourne	\$608	0.3%	0.8%	2.4%	3.7%	3.5%	1.4%	1.0%
Brisbane	\$670	0.6%	1.9%	3.1%	3.7%	3.9%	1.7%	1.7%
Adelaide	\$622	0.5%	1.8%	5.5%	3.7%	3.9%	1.0%	0.6%
Perth	\$710	0.9%	2.2%	6.3%	4.3%	4.5%	1.1%	1.0%
Hobart	\$574	1.2%	2.3%	4.6%	4.4%	4.2%	1.7%	2.8%
Darwin	\$640	0.3%	0.3%	3.6%	6.6%	6.5%	1.8%	2.2%
Canberra	\$677	0.4%	1.5%	1.6%	4.1%	4.1%	1.9%	1.5%
Combined capitals	\$685	0.6%	1.5%	3.1%	3.5%	3.5%	1.6%	1.3%
Combined regionals	\$573	0.7%	2.2%	5.6%	4.4%	4.4%	1.6%	1.8%
National	\$654	0.6%	1.7%	3.8%	3.7%	3.7%	1.6%	1.5%

Top two sales over the past week, states and territories

Australian Capital Territory



7 Mclean Place
Curtin

4 2 2

\$1,620,000

HomeByHolly



4 Buckmaster Crescent
Dunlop

5 4 2

\$1,530,000

Ray White Canberra

New South Wales



30 Northland Road
Bellevue Hill

4 3 2

\$10,750,000

Ray White Double Bay



23 The Grove
Mosman

5 4 2

\$9,500,000

Raine & Horne Mosman

Northern Territory



8/19 Gulida Crescent
Lyons

3 2 2

\$665,000

Ray White Darwin



5/1 Mccoll Street
Fannie Bay

3 1 2

\$630,000

Ray White Darwin

Queensland



228/25 Woodroffe Avenue
Main Beach

4 3 4

\$4,200,000

Main Beach Property Sales



30 Banksia Broadway
Burleigh Waters

4 2 3

\$3,500,000

Realty Blue Burleigh Heads

South Australia



12 Goldsworthy Crescent
Glenelg North

5 3 2

\$2,172,000

Ray White Henley Beach



15 Austerlitz Court
Greenwith

5 3 4

\$1,850,000

Harcourts Adelaide Hills

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



79 South Terrace
Lauderdale
 5 2 2
\$1,550,000

Harcourts Signature Sorell



104 Weston Hill Road
Sorell
 4 2 2
\$1,100,000

McGrath

Victoria



1 Hinkler Street
Mount Martha
 4 3 0
\$3,450,000

Danckert Real Estate



27 Bradshaw Street
Essendon
 4 2 2
\$2,550,000

McDonald Upton Real Estate

Western Australia



178 Matheson Road
Wilyabrup
 4 3 2
\$3,100,000

JHY Realty



6 High Street
Sorrento
 5 3 2
\$2,350,000

Ray White North Quays

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