



Winter school holidays see auction volumes drop

Winter school holidays have had a cooling effect on auction numbers with just 1,478 homes auctioned across the combined capitals last week, down -16.8% from the week prior (1,776).

The lower auction counts were accompanied by a -3.7 percentage point drop in the preliminary clearance rate, from 74.7% over the previous week (revised down to 66.5% on final numbers) to 71.0% last week. Despite the decline in the combined capitals success rate, results were mixed across the individual cities.

Sydney's preliminary clearance rate fell -7.8 percentage points, with 68.9% of the 547 homes auctioned returning a successful result. This was a sharp turnaround from the previous week (76.7%, revised to 68.5%) when Sydney recorded its highest preliminary rate since early May. Last week was the first time Sydney's preliminary clearance rate has fallen below the 70% mark this year.

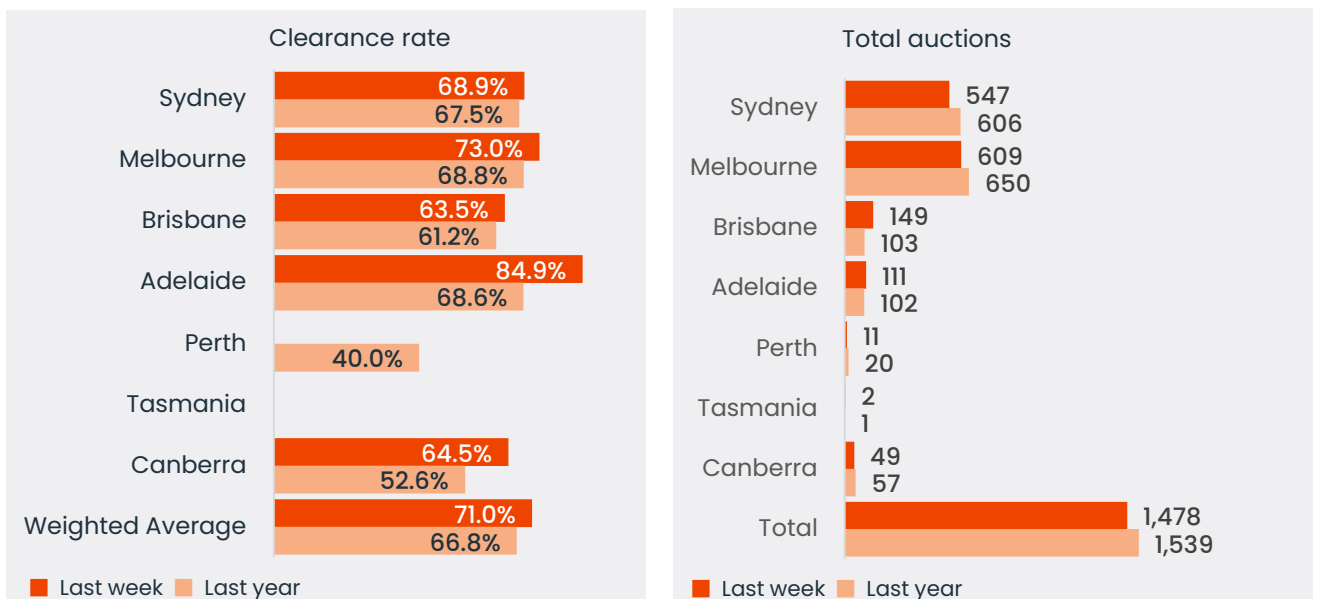
In contrast, Melbourne recorded its second strongest early clearance rate of the year last week, with 73.0% of the 609 homes auctioned returning positive outcomes. The previous week's early success rate of 70.2% was revised to 60.9% at final numbers. This was one of the largest revisions between the preliminary and final clearance rate so far this year; the average revision through the year-to-date has been -6.5 percentage points.

Across the smaller auction markets, preliminary clearance rates held relatively stable in Adelaide (84.9%) and Canberra (64.5%), up just 10 and 20 basis points, respectively. At the other end of the scale, Brisbane's early clearance rate fell from 78.9% over the previous week to 63.5% last week.

Auction activity is set to rebound this week, with just shy of 1,800 auctions currently scheduled across the combined capitals.

Capital City Auction Statistics (Preliminary)

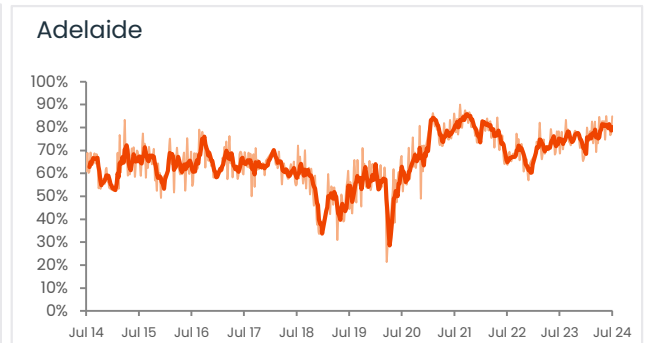
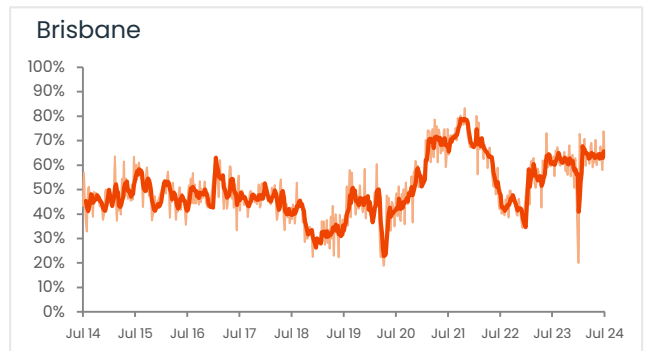
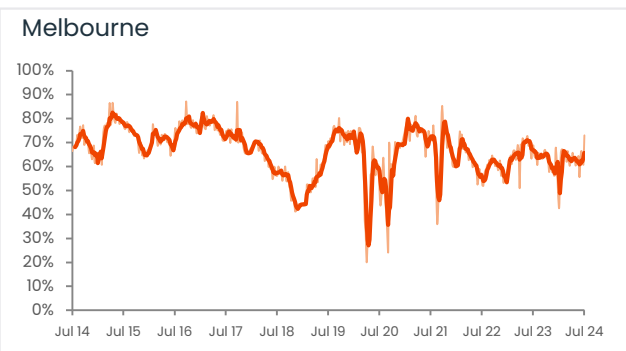
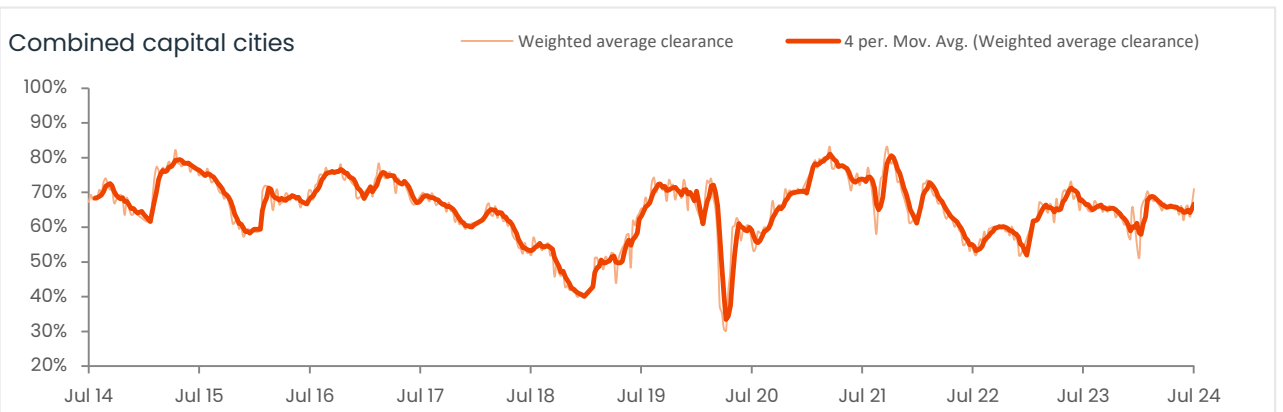
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	68.9%	547	386	266	120
Melbourne	73.0%	609	441	322	119
Brisbane	63.5%	149	96	61	35
Adelaide	84.9%	111	53	45	8
Perth	n.a.	11	9	5	4
Tasmania	n.a.	2	2	1	1
Canberra	64.5%	49	31	20	11
Weighted Average	71.0%	1,478	1,018	720	298

Weekly clearance rates



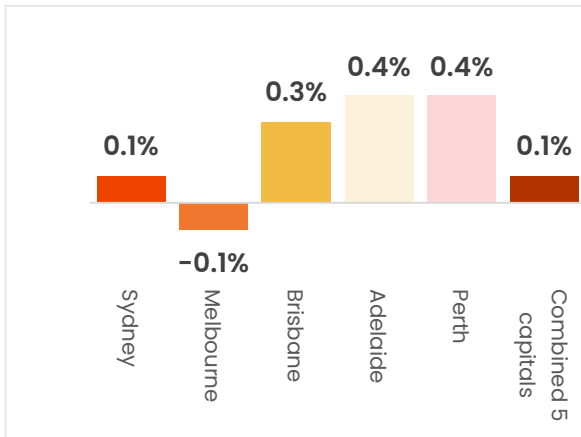
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	n.a.	14	9	5	4
Baulkham Hills and Hawkesbury	66.7%	34	12	8	4
Blacktown	68.4%	47	19	13	6
City and Inner South	75.7%	47	37	28	9
Eastern Suburbs	69.0%	32	29	20	9
Inner South West	76.5%	70	51	39	12
Inner West	68.4%	49	38	26	12
North Sydney and Hornsby	66.0%	65	53	35	18
Northern Beaches	73.5%	39	34	25	9
Outer South West	n.a.	2	1	1	0
Outer West and Blue Mountains	n.a.	9	6	3	3
Parramatta	66.7%	48	30	20	10
Ryde	70.6%	20	17	12	5
South West	55.2%	42	29	16	13
Sutherland	72.7%	30	22	16	6
Melbourne sub-regions					
Inner	76.0%	105	79	60	19
Inner East	76.3%	50	38	29	9
Inner South	77.4%	70	53	41	12
North East	79.7%	81	64	51	13
North West	80.8%	80	52	42	10
Outer East	81.8%	37	22	18	4
South East	64.3%	80	56	36	20
West	59.7%	100	72	43	29
Mornington Peninsula	n.a.	8	7	4	3
Regional SA4					
Newcastle and Lake Macquarie	68.4%	25	19	13	6
Illawarra	54.2%	26	24	13	11
Gold Coast	51.0%	77	51	26	25
Sunshine Coast	62.5%	48	24	15	9
Geelong	n.a.	17	9	7	2

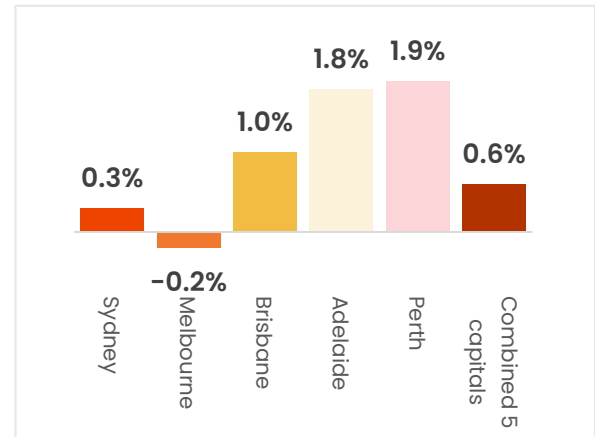
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

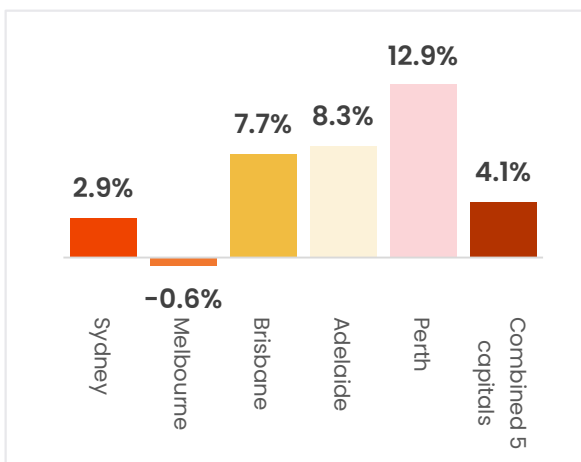
Weekly change



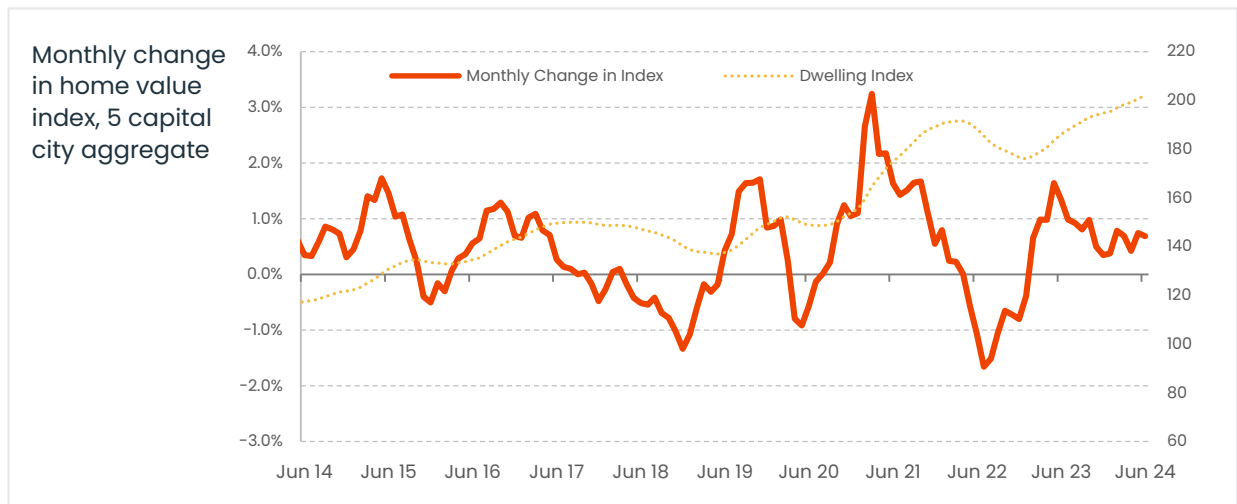
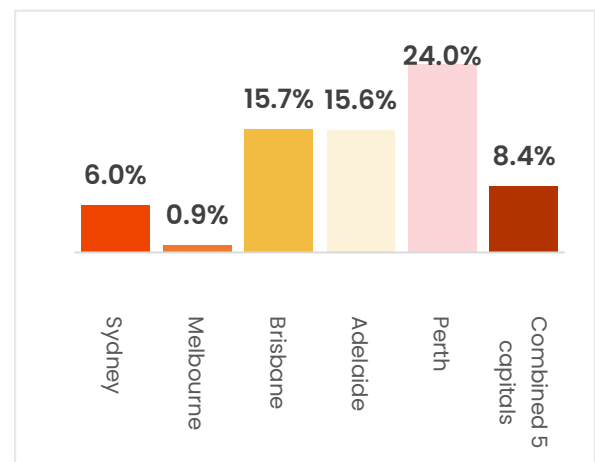
Monthly change



Year to date change



12 Month change

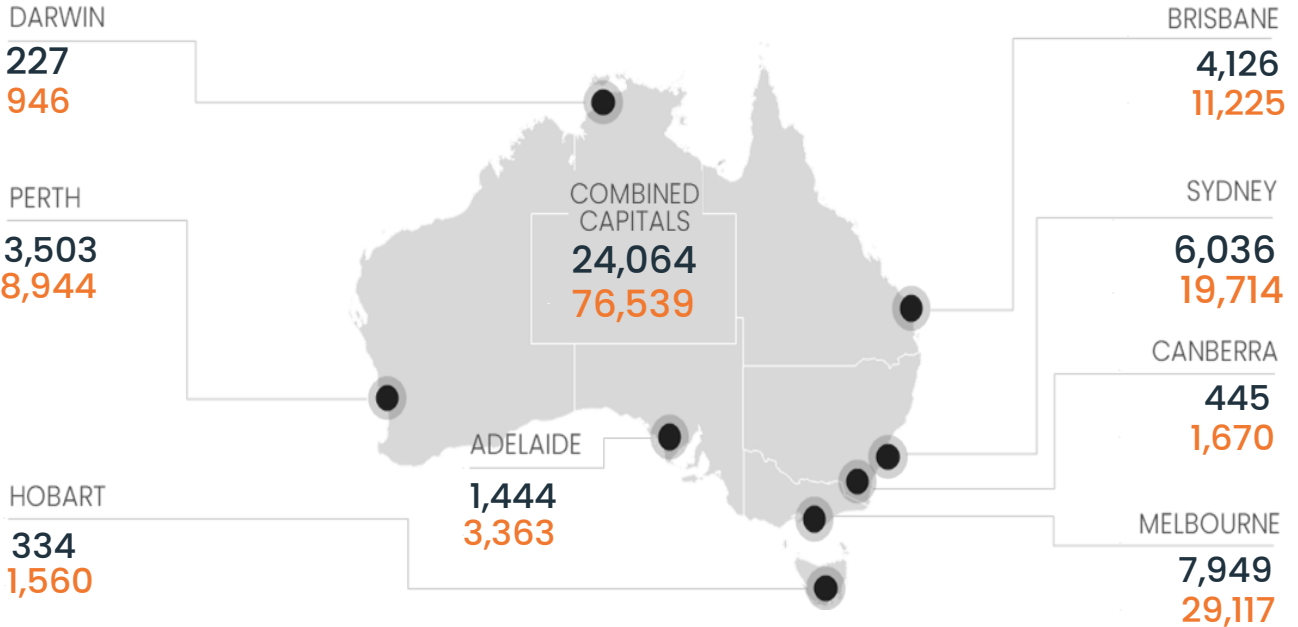


The monthly change is the change over the past 28 days.

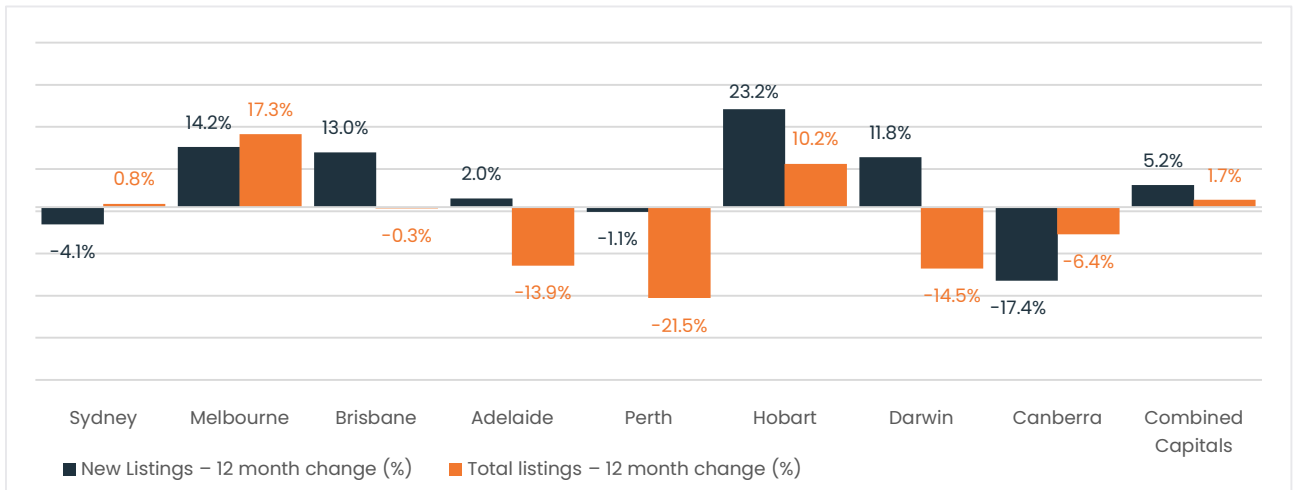
Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale – four week count

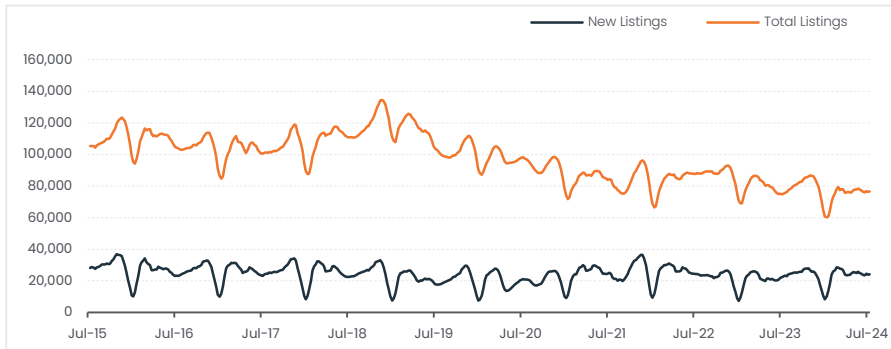
NEW LISTINGS ■ TOTAL LISTINGS ■



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 14 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



7 Kinalung Place
Giralang
 🏠 4 🚿 3 🚗 3
\$1,701,000

Altair Property



64 Appel Crescent
Fadden
 🏠 4 🚿 2 🚗 2
\$1,375,000

Ray White Canberra

New South Wales



43 Boyle Street
Balgowlah
 🏠 4 🚿 2 🚗 1
\$4,500,000

Stone Manly



22 Arcadia Road
Glebe
 🏠 3 🚿 3 🚗 1
\$4,200,000

Ray White Erskineville, Alexandria and Surry Hills

Northern Territory



71 Fisher Road
Virginia
 🏠 4 🚿 4 🚗 5
\$920,000

Raine & Horne Darwin



2 Kieran Street
Bellamack
 🏠 4 🚿 2 🚗 2
\$855,000

Elders Real Estate Darwin

Queensland



12/1 Nineteenth Avenue
Palm Beach
 🏠 5 🚿 5 🚗 0
\$7,400,000

Kollosche



63 The Promenade
Camp Hill
 🏠 5 🚿 4 🚗 4
\$3,800,000

Belle Property Bulimba

South Australia



76A Cremorne Street
Malvern
 🏠 3 🚿 2 🚗 1
\$1,711,500

Alexander Real Estate



141A East Terrace
Henley Beach
 🏠 3 🚿 2 🚗 2
\$1,650,000

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. Alternatively, ring 1300 734 318 to subscribe to Market Trends

Top two sales over the past week, states and territories

Tasmania



769 Windermere Road
Swan Bay
 3 1 0
\$1,276,900

Harrison Agents Launceston



146 Swanwick Drive
Coles Bay
 3 2 3
\$1,220,000

Elders Tasmania

Victoria



70 Michael Street
Fitzroy North
 4 1 2
\$3,640,000

Nelson Alexander Fitzroy



26 Avendon Boulevard
Glen Waverley
 5 3 2
\$2,722,500

JRW Property International

Western Australia



46 Aztec Island Retreat
Halls Head
 4 4 2
\$3,800,000

Sauvage Properties



7B Ventnor Avenue
Mount Pleasant
 4 2 2
\$2,530,000

Mont Property

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