

Property Market Indicator Summary

All data to week ending 16 February 2025



Clearance rates on an upward trend

There were 1,972 homes taken to auction last week, up from 1,670 over the previous week and the highest weekly volume so far this year.

Clearance rates have also been on an upward trend, with the preliminary capital city clearance rate coming in at 71.2%, the first time we have seen the early success rate above the 70% mark since the week ending 8th September last year (71.7%). Similarly, the final clearance rate from the week prior reached 64.2%, the highest since the first week of September 2024.

Melbourne hosted the most auctions this week, with 845 homes going under the hammer, up from 675 the previous week. The preliminary clearance rate nudged over the 70% mark (70.7%) for the first time since the week ending 8th September 2024. We should see the volume of Melbourne auctions surpass the 1,000 mark this week, with around 1,100 homes currently scheduled to go under the hammer.

796 auctions were held across Sydney, also the highest over the year to date. We should see around

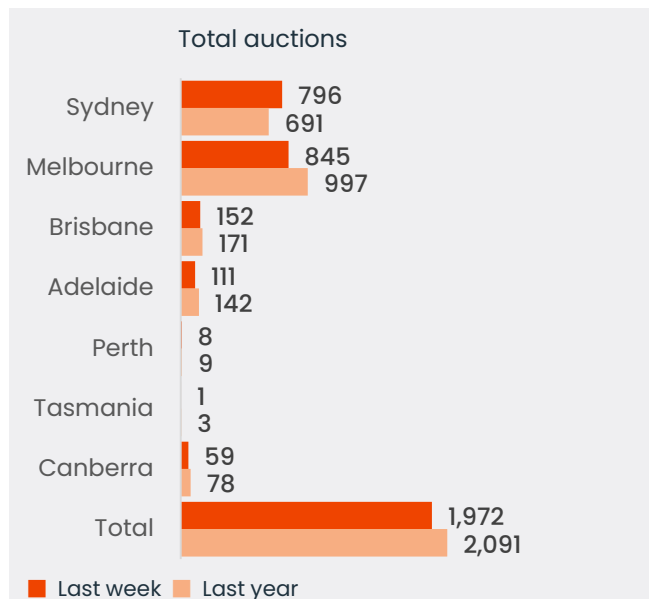
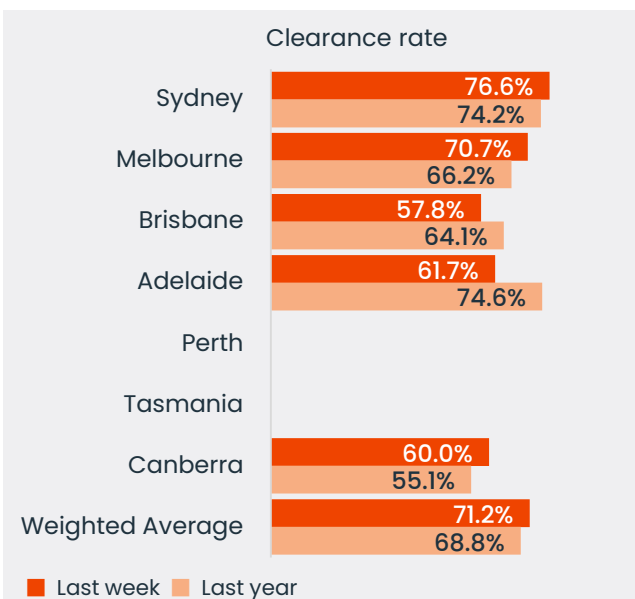
1,000 homes taken to auction this week. The preliminary clearance rate bounced higher, to 76.6%, the highest since the first week of July last year (76.7%).

Across the smaller auction markets, Brisbane led with 152 homes taken to auction, down from 205 a week ago and returning a preliminary clearance rate of 57.8%. Adelaide hosted 111 auctions and recorded a preliminary clearance rate of 61.7% (on par with the first week of February as the lowest preliminary clearance rate so far this year). 59 auctions were held in the ACT, returning a 60.0% preliminary clearance rate. Just eight auctions were held in Perth, with three returning a successful result so far, while the one auction in Tasmania was unsuccessful.

The volume of auctions is set to rise further this week, to around 2,450 and approximately 2,500 over the final week of February/beginning of March.

Capital City Auction Statistics (Preliminary)

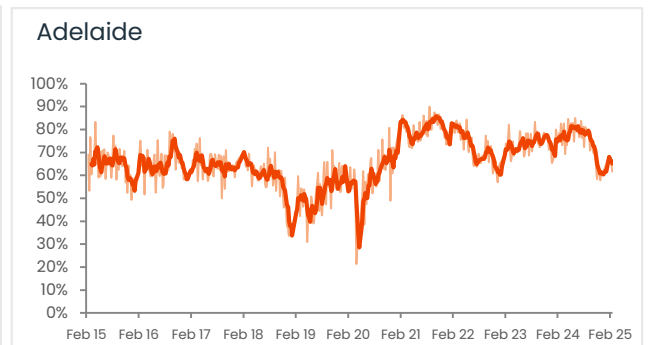
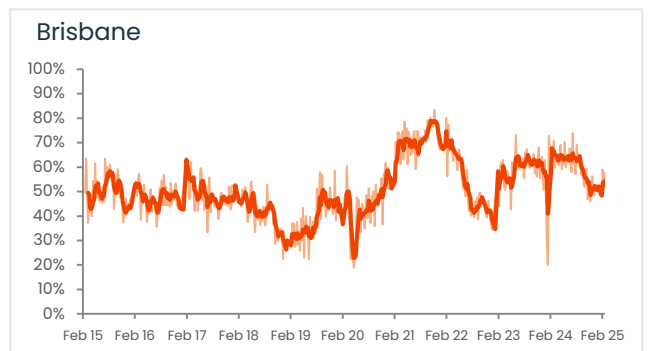
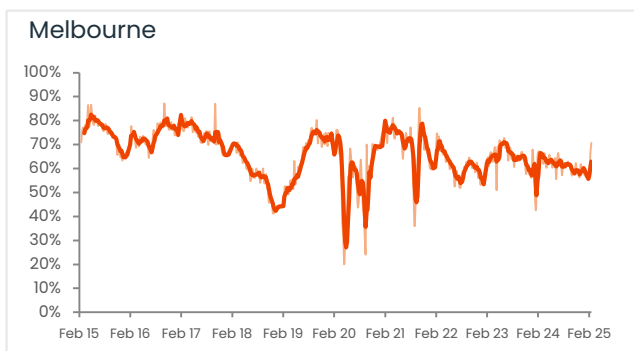
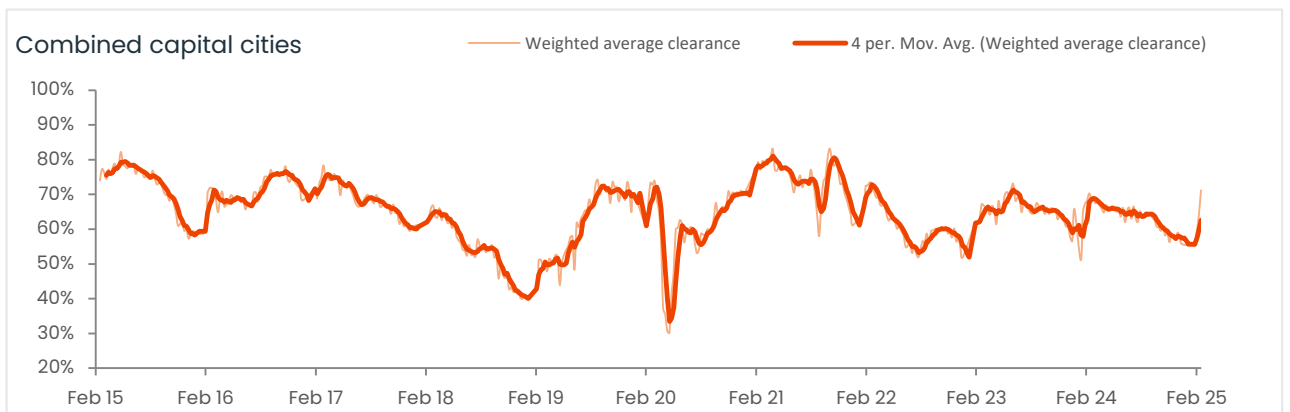
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	76.6%	796	569	436	133
Melbourne	70.7%	845	614	434	180
Brisbane	57.8%	152	109	63	46
Adelaide	61.7%	111	60	37	23
Perth	n.a.	8	5	3	2
Tasmania	n.a.	1	1	0	1
Canberra	60.0%	59	35	21	14
Weighted Average	71.2%	1,972	1,393	994	399

Weekly clearance rates



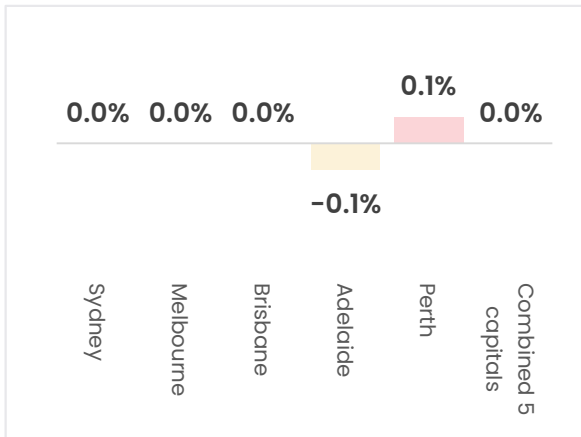
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	61.5%	20	13	8	5
Baulkham Hills and Hawkesbury	76.9%	27	13	10	3
Blacktown	80.0%	48	20	16	4
City and Inner South	73.1%	90	67	49	18
Eastern Suburbs	71.1%	105	97	69	28
Inner South West	82.1%	112	84	69	15
Inner West	80.0%	69	55	44	11
North Sydney and Hornsby	83.1%	102	65	54	11
Northern Beaches	77.1%	59	48	37	11
Outer South West	n.a.	6	3	3	0
Outer West and Blue Mountains	n.a.	4	3	2	1
Parramatta	82.8%	44	29	24	5
Ryde	80.0%	38	20	16	4
South West	64.0%	35	25	16	9
Sutherland	75.0%	43	32	24	8
Melbourne sub-regions					
Inner	71.3%	142	108	77	31
Inner East	73.0%	128	100	73	27
Inner South	67.5%	114	77	52	25
North East	83.1%	96	59	49	10
North West	68.4%	79	57	39	18
Outer East	83.7%	63	49	41	8
South East	74.6%	90	63	47	16
West	54.8%	115	84	46	38
Mornington Peninsula	61.1%	19	18	11	7
Regional SA4					
Newcastle and Lake Macquarie	81.8%	14	11	9	2
Illawarra	72.7%	13	11	8	3
Gold Coast	54.1%	54	37	20	17
Sunshine Coast	50.0%	25	16	8	8
Geelong	50.0%	17	14	7	7

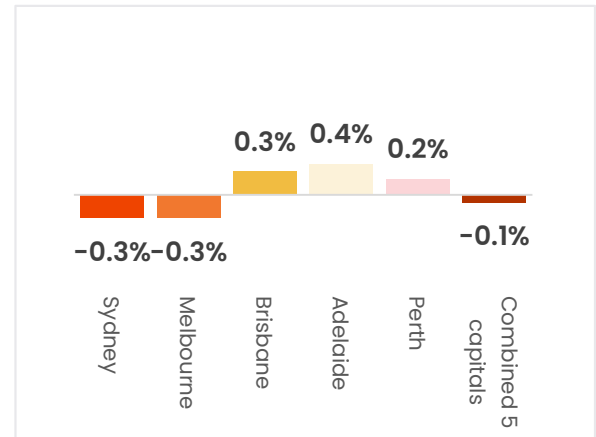
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

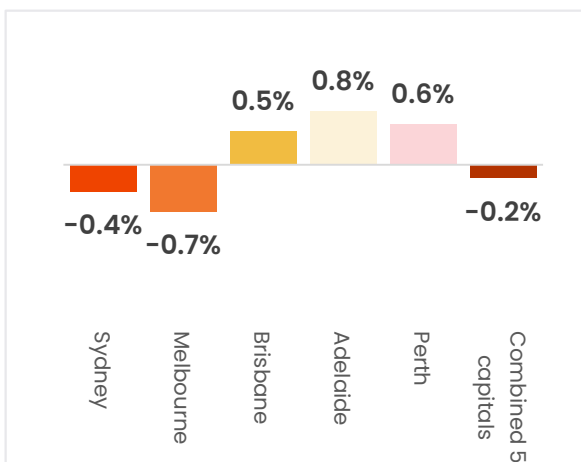
Weekly change



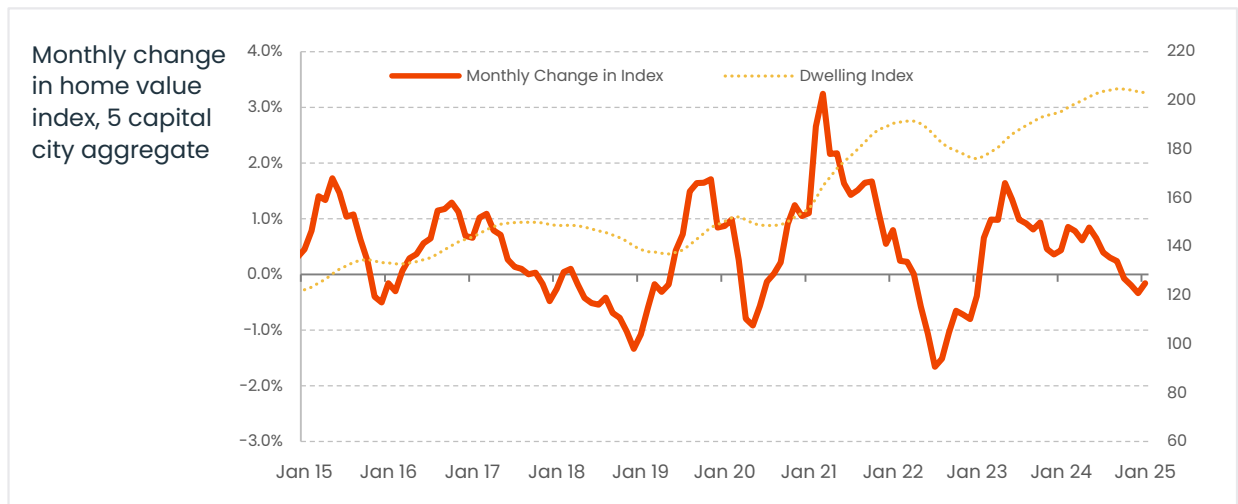
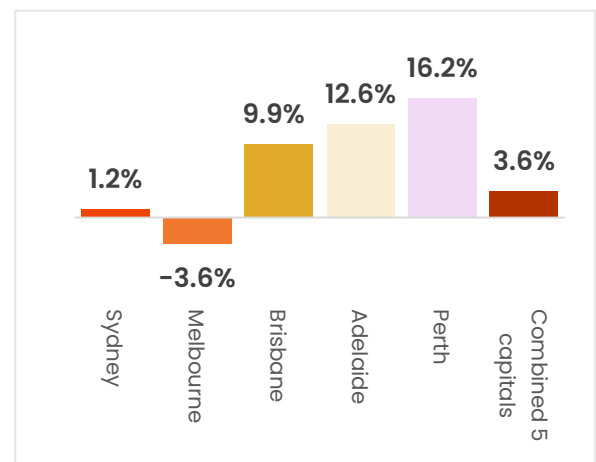
Monthly change



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

154
556

BRISBANE

3,941
11,238

PERTH

3,986
10,888

SYDNEY

7,179
21,340

COMBINED
CAPITALS
25,648
77,631

CANBERRA

590
2,027

HOBART

327
1,335

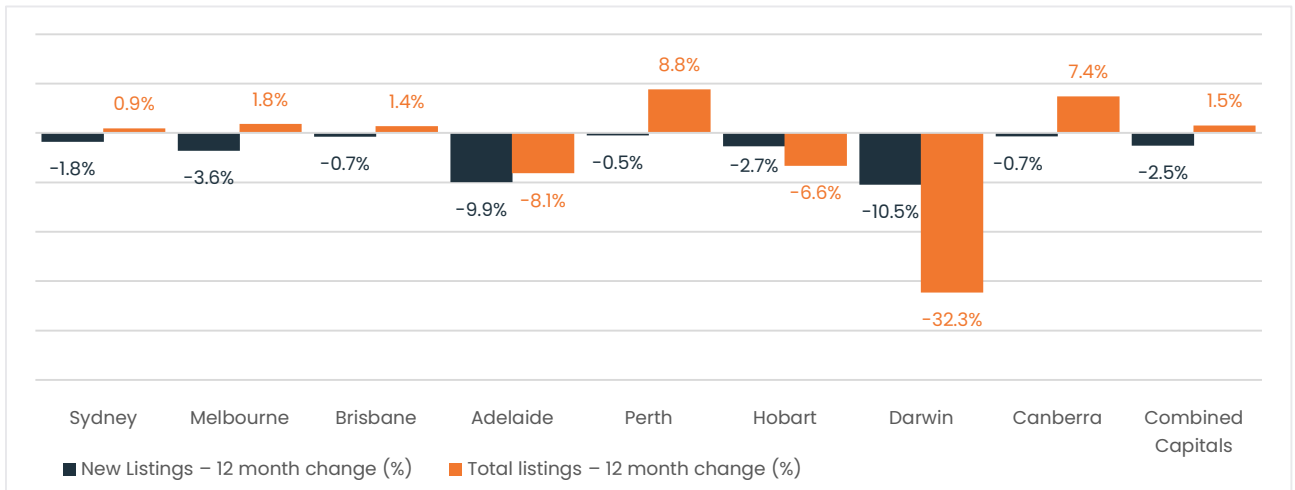
ADELAIDE

1,469
3,499

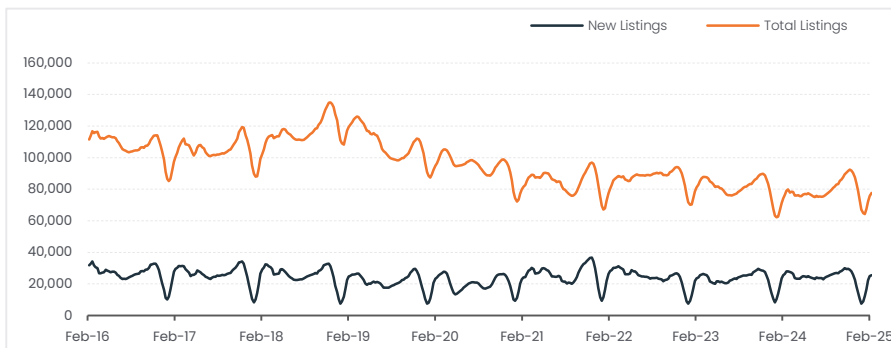
MELBOURNE

8,002
26,748

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 16 February 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.

Top two sales over the past week, states and territories

Australian Capital Territory



1 Janine Haines Terrace
Coombs
 🏠 6 🛋️ 3 🚗 4
\$1,840,000

Confidence Real Estate



10 Johnston Street
Narrabundah
 🏠 4 🛋️ 2 🚗 1
\$1,700,000

Home.ByHolly

New South Wales



5 Thompson Street
Mosman
 🏠 5 🛋️ 2 🚗 3
\$10,600,000

Ray White Lower North Shore Group



30 Thompson Street
Mosman
 🏠 4 🛋️ 2 🚗 1
\$7,200,000

Ray White Lower North Shore Group

Northern Territory



19 Whitegum Crescent
Zuccoli
 🏠 4 🛋️ 2 🚗 2
\$685,000

Smith Real Estate NT



6 Woolen Place
Gunn
 🏠 4 🛋️ 2 🚗 2
\$610,000

@Realty

Queensland



7 Southern Cross Drive
Surfers Paradise
 🏠 5 🛋️ 8 🚗 0
\$18,500,000

Kollosche



13 The Promontory
Noosaville
 🏠 5 🛋️ 3 🚗 2
\$7,200,000

McLure Prestige

South Australia



184 Esplanade
South Brighton
 🏠 4 🛋️ 2 🚗 4
\$5,100,000

Wilson Rossi



45 Toronto Street
Ovingham
 🏠 3 🛋️ 2 🚗 0
\$2,200,000

Alexander 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



26 Elphin Drive
Squeaking Point

4 2 6

\$899,000

LJ Hooker Devonport



19 Direction Drive
Otago

4 3 0

\$885,000

McGrath

Victoria



2 Jacka Street
Essendon

5 5 4

\$4,270,000

Jellis Craig Moonee Valley



30 Rubens Grove
Canterbury

4 3 2

\$4,060,000

Marshall White

Western Australia



4 Elimatta Way
City Beach

4 2 2

\$2,800,000

The Agency Perth



7 Oldfield Street
Burswood

5 3 2

\$2,155,000

The Agency Perth

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