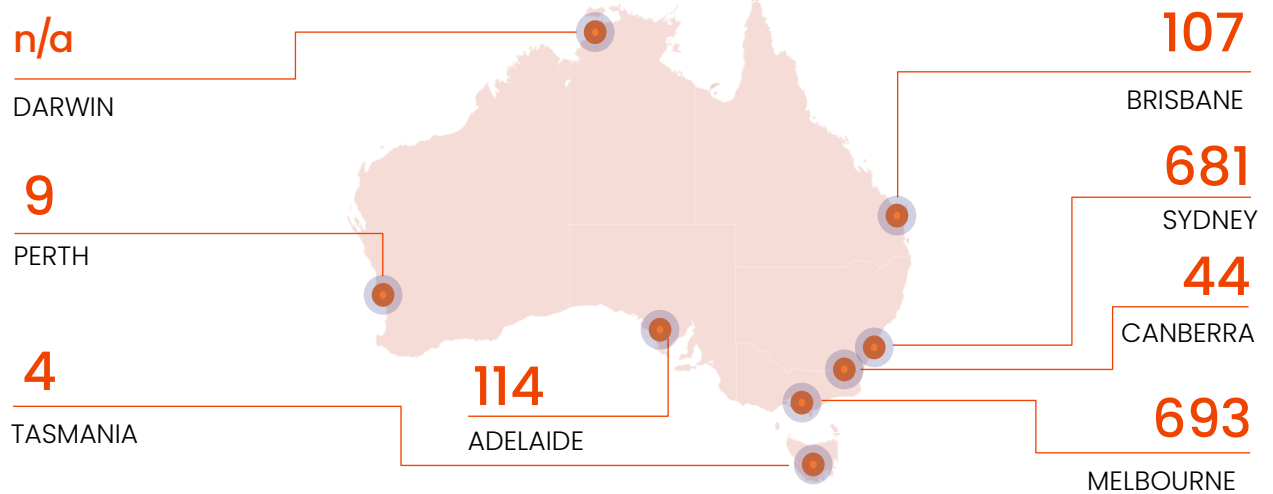


# Auction Market Preview

Week ending 11 May 2025



## Auctions this week



## Mild auction numbers amid autumn chills

Scheduled auction activity is moving into its seasonally slow period, with 1,652 capital city homes set to go under the hammer this week. While up from the 1,595 auctions hosted last week amid the federal election, this week's auction numbers are down -26.2% compared to the 2,237 held this time last year, and roughly half those seen over the week prior to Easter (3,066).

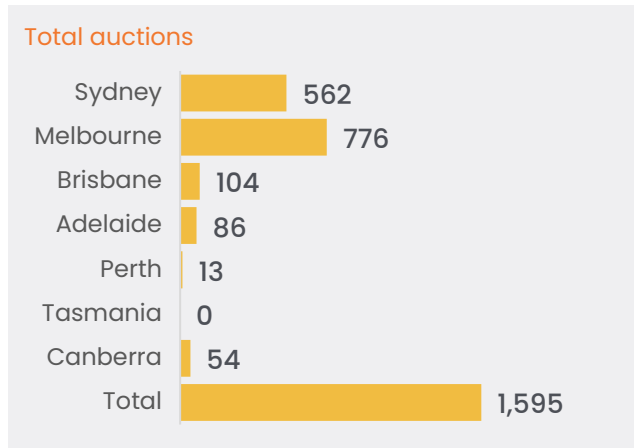
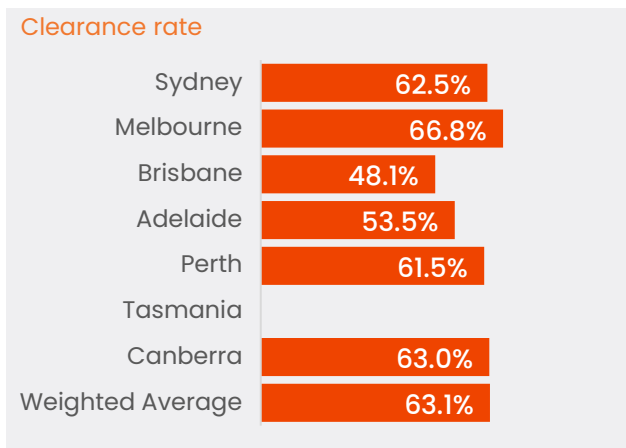
**Sydney** is expecting a 21.2% increase in weekly auction numbers this week, with 681 auctions scheduled, up from 562 last week. This time last year, the city was host to 773 auctions.

**Melbourne** will see fewer auctions this week, with 693 homes currently scheduled to go under the hammer, down from 776 last week and 1,104 this time last year.

Across the smaller auction capitals, **Adelaide** is set to host the busiest auction week, with 114 homes set to go under the hammer, up 32.6% week-on-week. At 107, **Brisbane's** scheduled auction numbers are roughly in line with those seen last week (104), while **Canberra's** auction market is expecting a -18.5% weekly decline, with 44 auctions scheduled. Nine homes are set to go under the hammer in **Perth** this week, while four auctions are on the radar in **Tasmania**.

Historically, auction numbers have been tempered in the months following Easter before ramping up towards the start of the spring selling season. Cotality is expecting this trend to continue next week, with around 1,600 capital city homes scheduled for auction across the combined capitals.

## Capital city auction statistics (Final)- w/e 4 May 2025



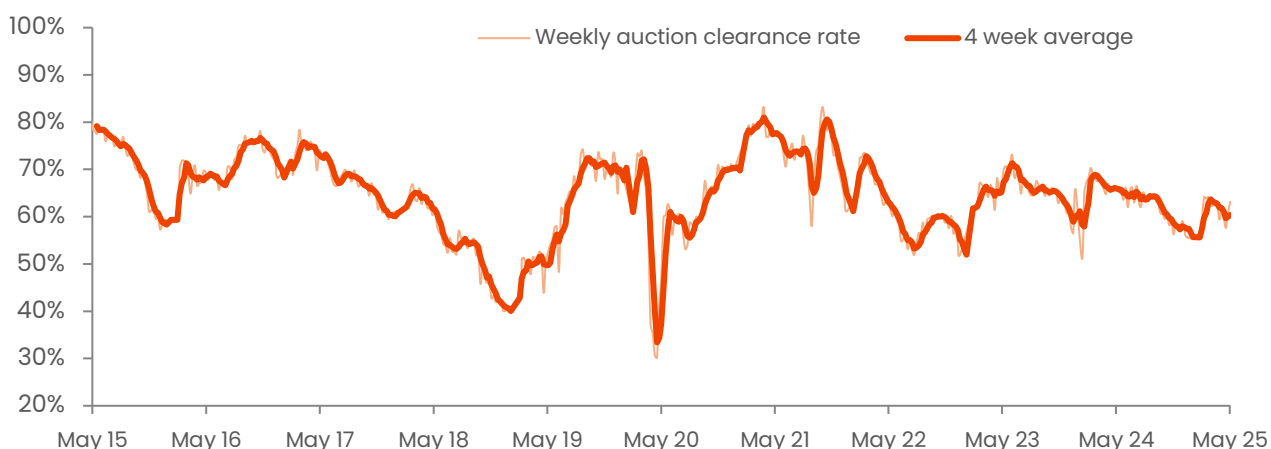
Note: A minimum sample size of 10 results is required to report a clearance rate

## Capital city auction statistics (Final)- w/e 4 May 2025

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	62.5%	562	562	351	211
Melbourne	66.8%	776	776	518	258
Brisbane	48.1%	104	104	50	54
Adelaide	53.5%	86	86	46	40
Perth	61.5%	13	13	8	5
Tasmania	n.a.	0	0	0	0
Canberra	63.0%	54	54	34	20
<b>Weighted Average</b>	<b>63.1%</b>	<b>1,595</b>	<b>1,595</b>	<b>1,007</b>	<b>588</b>

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

## Weekly clearance rate, combined capital cities



## Summary of last week's results

Last week saw 1,595 homes across the combined capitals go under the hammer, the quietest non-public holiday week since early February. While up compared to the 1,076 seen over the previous week's ANZAC day long weekend, last week's auction activity was likely impacted by the federal election, with numbers down - 27.6% relative to this time last year (2,202).

The combined capital city clearance rate came in at 63.1% - the highest in six weeks - up from 60.8% the week prior. Over the same week last year, 65.9% of auctions reported a successful result.

There were 776 homes auctioned across Melbourne last week, compared to the 464 held the previous week and 1,057 seen this time last year. With 66.8% of auctions reporting a successful result, Melbourne recorded its highest final clearance rate since the week ending 11<sup>th</sup> February 2024 (66.9%). The previous week's clearance rate was 6.3 percentage points lower at 60.5%, while this time last year, 63.8% of auctions were successful.

Sydney hosted 562 auctions last week, up from 399 the week prior. Sydney saw 62.5% of auctions report a successful result, down -1.2 percentage points from 63.7% result recorded the previous week. This time last year, 755 homes were taken to auction across the city, and a final clearance rate of 69.1% was reported.

Brisbane (104) was the busiest auction market across the smaller capitals last week, followed by Adelaide (86) and Canberra (54). Canberra recorded the highest clearance rate among the smaller capitals at 63.0%, up 16.3 percentage points week-on-week. In Brisbane, less than half of auctions reported a successful result (48.1%), while clearance rates in Adelaide fell below the 60% mark for the first time in 10 weeks (53.3%). Eight of the 13 auctions seen in Perth were successful, while none were held in Tasmania last week.

## Sub-region auction statistics (Final) –w/e 4 May 2025

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	46.2%	13	13	6	7
Baulkham Hills and Hawkesbury	50.0%	24	24	12	12
Blacktown	65.4%	52	52	34	18
City and Inner South	87.8%	41	41	36	5
Eastern Suburbs	64.3%	42	42	27	15
Inner South West	70.6%	68	68	48	20
Inner West	68.9%	61	61	42	19
North Sydney and Hornsby	60.3%	58	58	35	23
Northern Beaches	45.7%	46	46	21	25
Outer South West	n.a.	5	5	4	1
Outer West and Blue Mountains	n.a.	8	8	4	4
Parramatta	47.7%	44	44	21	23
Ryde	52.4%	21	21	11	10
South West	60.4%	53	53	32	21
Sutherland	70.4%	27	27	19	8
<b>Melbourne sub-regions</b>					
Inner	67.0%	97	97	65	32
Inner East	64.7%	68	68	44	24
Inner South	69.8%	63	63	44	19
North East	69.5%	128	128	89	39
North West	67.0%	91	91	61	30
Outer East	76.9%	52	52	40	12
South East	65.9%	91	91	60	31
West	59.8%	169	169	101	68
Mornington Peninsula	81.3%	16	16	13	3
<b>Regional SA4</b>					
Newcastle and Lake Macquarie	76.9%	26	26	20	6
Illawarra	75.0%	16	16	12	4
Gold Coast	48.5%	66	66	32	34
Sunshine Coast	30.4%	23	23	7	16
Geelong	n.a.	9	9	3	6

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

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.

CoreLogic