

Property Market Indicator Summary

All data to week ending 13 April 2025



Preliminary clearance rate drops to lowest level so far this year

The week ahead of the Easter long weekend is always an active one for auction markets, and this year was no exception. 3,146 homes were taken to auction across the combined capitals last week, the highest count since the week prior to Easter last year (3,519).

The high volume of auctions collided with a drop in confidence amid the tariff related ructions and share market volatility, sending the preliminary clearance rate to its lowest level so far this year (excluding January results which tend to be volatile due to low volume). At 64.8%, last week's preliminary clearance rate was 5.9 percentage points lower than the previous week (70.7%, revising down to 61.8% on final numbers).

Melbourne hosted the most auctions, with 1,424 homes going under the hammer, which was well down on 2024's pre-Easter volume (1,760). In fact, we saw a higher volume of Melbourne auctions in the last week of February 2025 (1,437) and the last week of October 2024 (1,675). The preliminary clearance rate came in at 67.0%, a sharp drop from the 72.9% result recorded a week earlier (revised down to 64.1% on final numbers).

With 1,307 auctions held, this was Sydney's biggest week of auctions since the week prior to Easter 2022 (1,490). Demand from purchasers didn't keep pace, with 65.5% of auctions recording a successful result so far, down from 69.1% the previous week (revised down to 59.9% on final numbers).

Adelaide hosted the most auctions across the smaller capitals, with 157 homes going under the hammer last week (highest so far this year). The preliminary clearance rate fell to 62.1%, a sharp drop from the 87.8% early clearance rate the previous week (70.1% once finalised).

Brisbane saw a muted pre-Easter auction market, with 'only' 135 auctions held across Brisbane last week (the second lowest volume of auctions since the start of February). The lower volume wasn't enough to stave off a drop in the preliminary clearance rate, with 56.7% of auctions reporting a successful result so far, down from 58.3% the week prior (revising to 55.4% on final numbers).

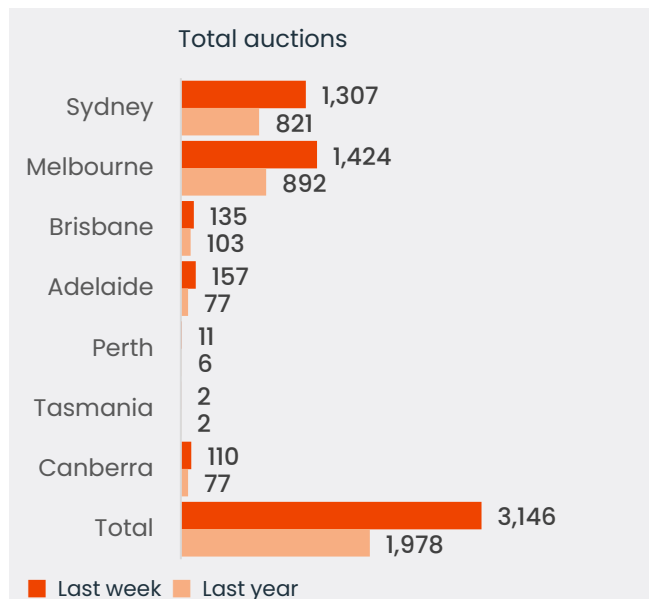
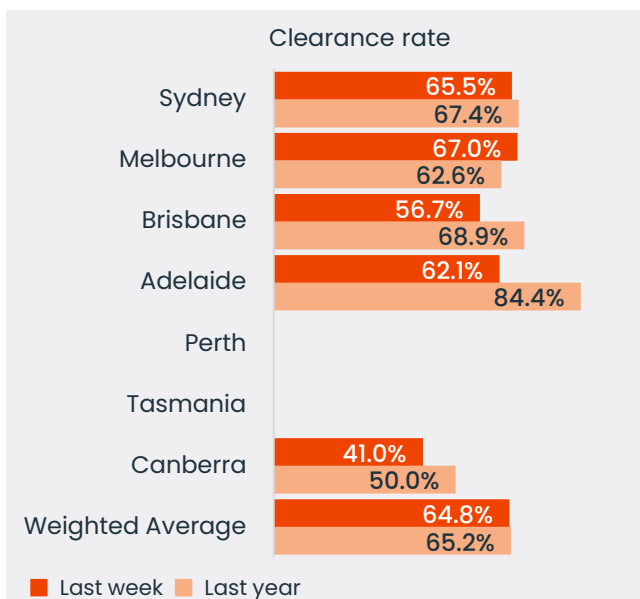
110 auctions were held in the ACT, the second highest volume so far this year. Only 41.0% of auctions reported so far have recorded a successful result – the lowest preliminary result since June 2019.

In Perth, six of the 11 auctions have been reported so far, four of which were successful, while one of the two auctions held in Tasmania last week was sold.

The volume of auctions is set to fall sharply this week amid the Easter long weekend, with approximately 635 homes scheduled to go under the hammer, rising to around 1,050 next week.

Capital City Auction Statistics (Preliminary)

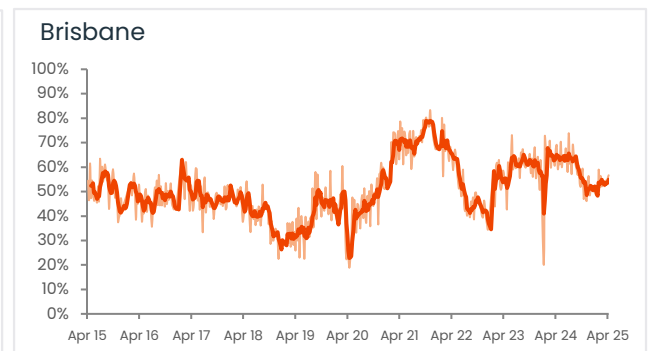
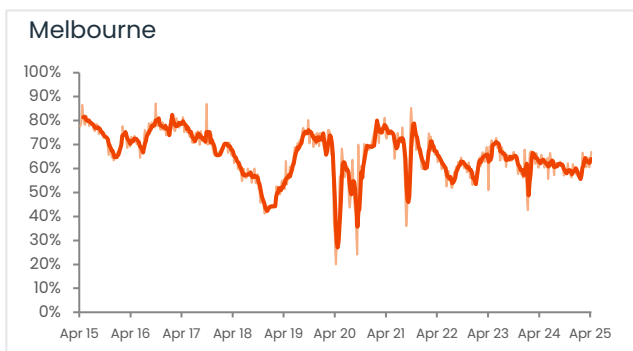
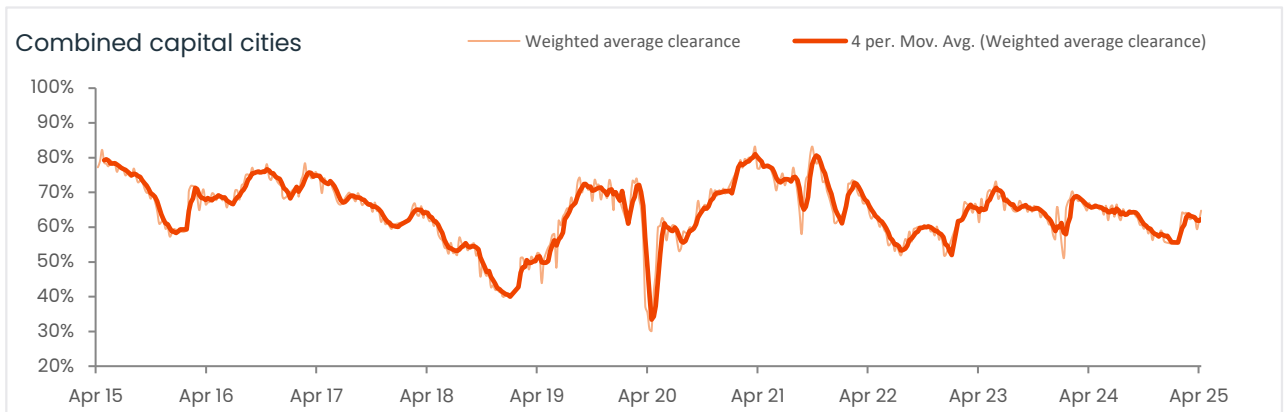
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	65.5%	1,307	957	627	330
Melbourne	67.0%	1,424	1,017	681	336
Brisbane	56.7%	135	90	51	39
Adelaide	62.1%	157	87	54	33
Perth	n.a.	11	6	4	2
Tasmania	n.a.	2	2	1	1
Canberra	41.0%	110	61	25	36
Weighted Average	64.8%	3,146	2,220	1,443	777

Weekly clearance rates



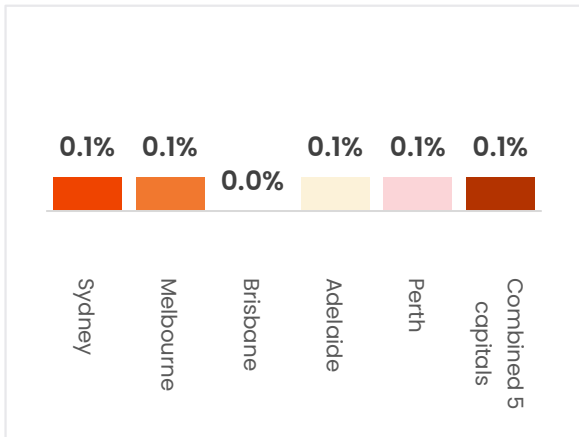
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	52.9%	22	17	9	8
Baulkham Hills and Hawkesbury	74.2%	55	31	23	8
Blacktown	69.7%	90	33	23	10
City and Inner South	58.5%	138	118	69	49
Eastern Suburbs	58.7%	142	126	74	52
Inner South West	76.0%	133	104	79	25
Inner West	73.6%	130	91	67	24
North Sydney and Hornsby	66.5%	197	158	105	53
Northern Beaches	75.3%	104	89	67	22
Outer South West	n.a.	8	5	2	3
Outer West and Blue Mountains	64.3%	21	14	9	5
Parramatta	60.3%	101	68	41	27
Ryde	68.2%	69	44	30	14
South West	51.2%	67	43	22	21
Sutherland	75.0%	52	36	27	9
Melbourne sub-regions					
Inner	62.0%	252	171	106	65
Inner East	70.3%	136	91	64	27
Inner South	70.5%	170	112	79	33
North East	70.9%	197	158	112	46
North West	68.8%	160	125	86	39
Outer East	64.9%	115	77	50	27
South East	64.4%	152	90	58	32
West	62.8%	213	172	108	64
Mornington Peninsula	83.3%	26	18	15	3
Regional SA4					
Newcastle and Lake Macquarie	65.2%	28	23	15	8
Illawarra	26.3%	21	19	5	14
Gold Coast	45.6%	85	68	31	37
Sunshine Coast	18.2%	18	11	2	9
Geelong	72.7%	16	11	8	3

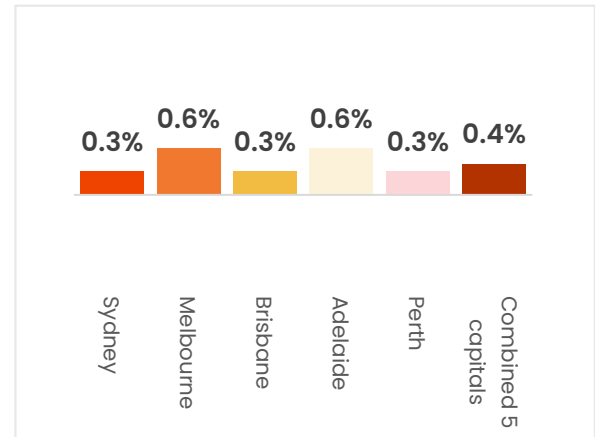
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

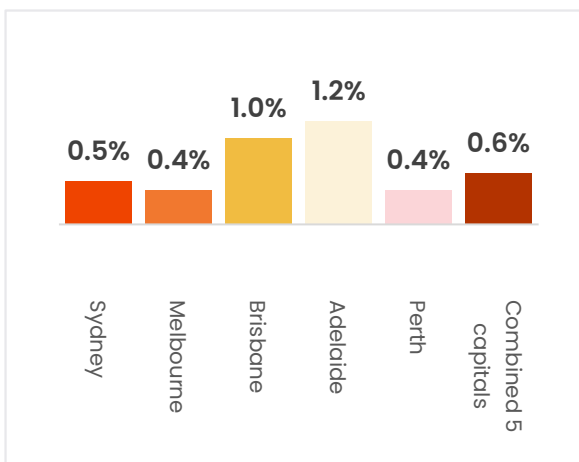
Weekly change



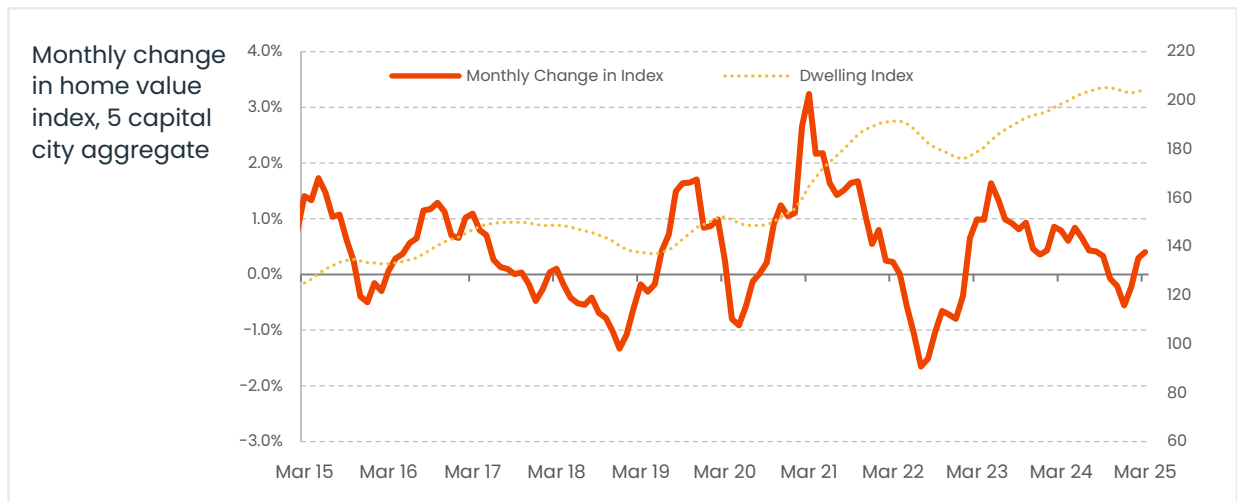
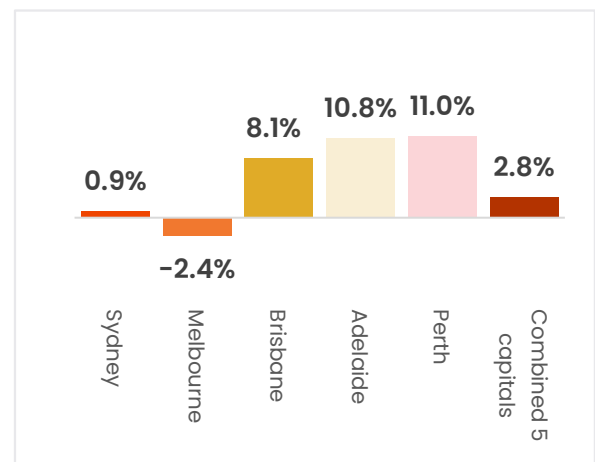
Monthly change



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

167
569

BRISBANE

3,679
11,545

PERTH

3,877
11,148

SYDNEY

6,472
23,108

COMBINED
CAPITALS
23,977
82,220

CANBERRA

570
2,177

HOBART

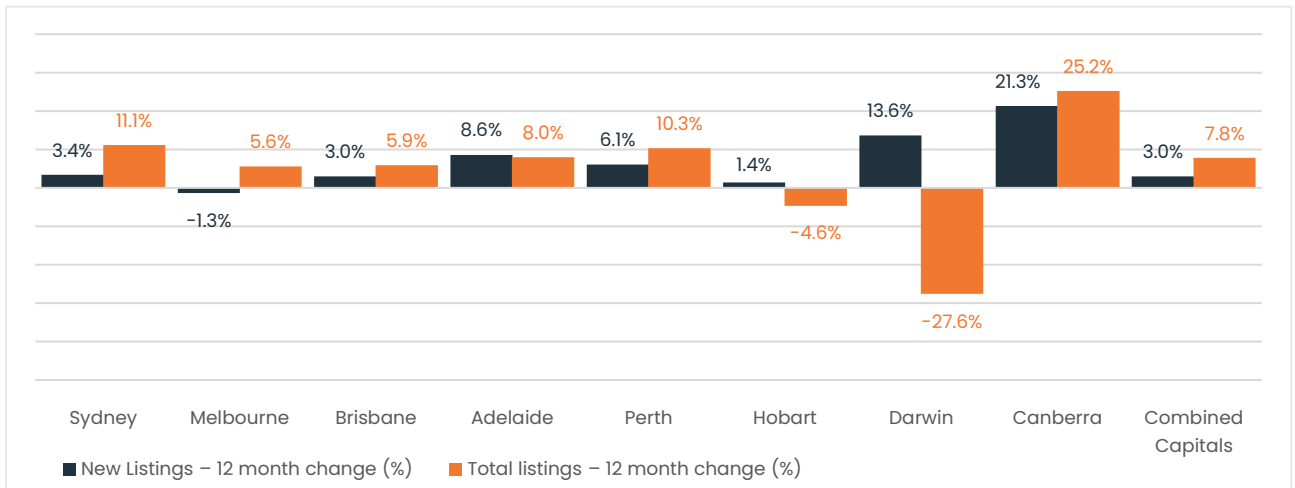
281
1,355

ADELAIDE
1,605
4,043

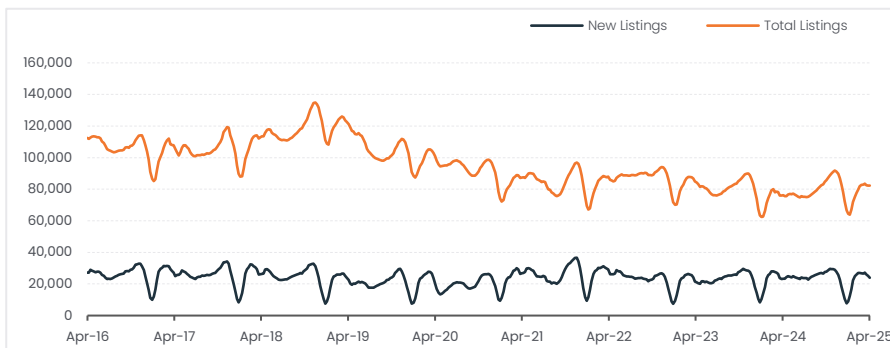
MELBOURNE

7,326
28,275

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 13 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

NEW LISTINGS ■ TOTAL LISTINGS ■

DARWIN

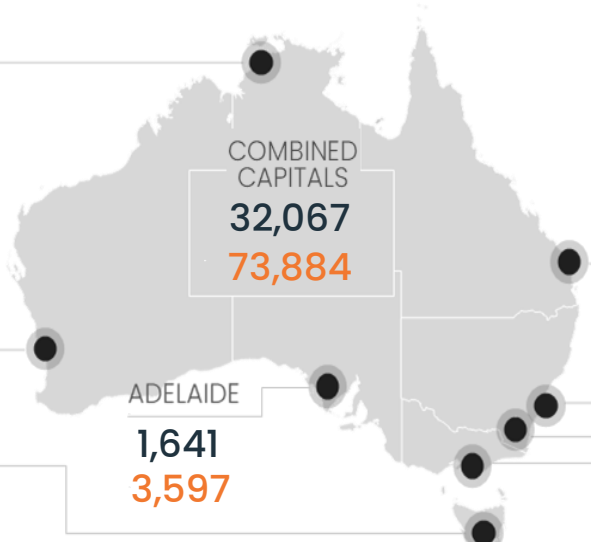
231
568

PERTH

3,515
6,929

HOBART

317
685



BRISBANE

4,636
10,182

SYDNEY

10,716
26,188

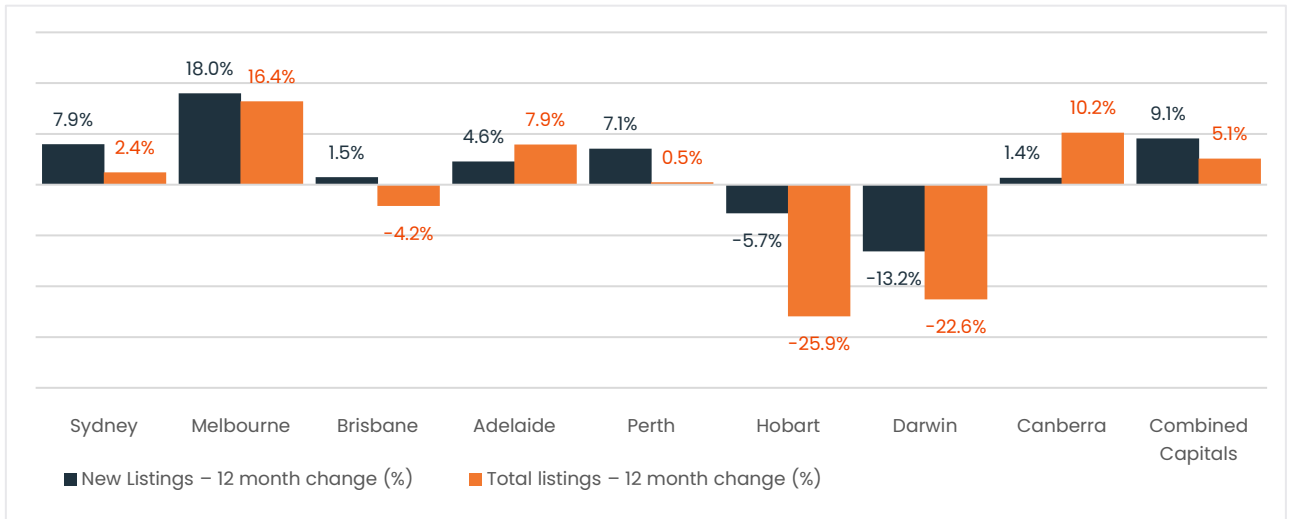
CANBERRA

741
1,920

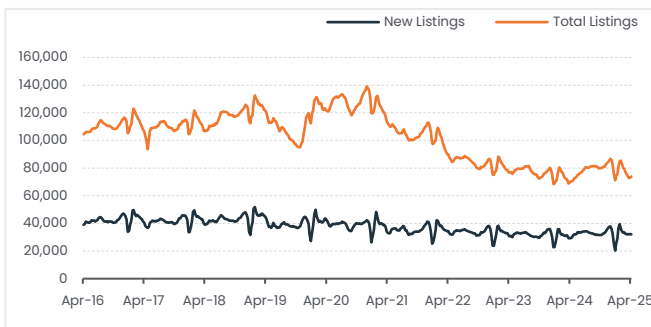
MELBOURNE

10,270
23,815

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



44 Kennedy Street
Kingston
 🏠 3 🛋️ 1 🚗 1
\$1,675,000

Maloneys Property



36 Mcconchie Circuit
Weston
 🏠 5 🛋️ 3 🚗 0
\$1,580,000

Irwin Property

New South Wales



5 Sea Street
Hunters Hill
 🏠 5 🛋️ 5 🚗 4
\$16,515,000

Cire Sydney



3 Pearl Bay Avenue
Mosman
 🏠 5 🛋️ 4 🚗 2
\$10,800,000

Ray White Lower North Shore Group

Northern Territory



47 Baldissera Drive
Ross
 🏠 3 🛋️ 2 🚗 3
\$780,000

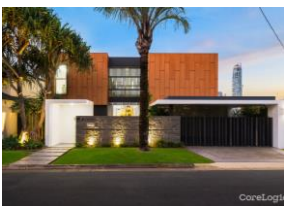
Alice Springs Realty



7 Coleman Street
Muirhead
 🏠 3 🛋️ 2 🚗 2
\$644,000

Property Shop Darwin

Queensland



71 The Promenade
Surfers Paradise
 🏠 4 🛋️ 4 🚗 4
\$8,550,000

Professionals Vertullo Real Estate



58 Upper Lancaster Road
Ascot
 🏠 6 🛋️ 5 🚗 2
\$5,350,000

Ray White New Farm

South Australia



121 Kalbeeba Road
Concordia
 🏠 7 🛋️ 6 🚗 19
\$4,000,000

Harcourts Gawler Sales



48 Lambert Road
Royston Park
 🏠 4 🛋️ 2 🚗 0
\$1,925,000

Belle Property Norwood

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



35 Winston Avenue
Seven Mile Beach

5 2 4

\$1,354,000

Fall Real Estate Hobart



91 Derwent Terrace
New Norfolk

3 2 2

\$1,250,000

EIS Property

Victoria



52 Tannock Street
Balwyn North

5 5 2

\$4,998,000

Ray White Balwyn



13 Vickery Street
Malvern East

5 3 2

\$3,750,000

Ray White Balwyn

Western Australia



2 River View Street
South Perth

3 1 0

\$3,250,000

Haiven Property South



48 Messina Avenue
Stirling

5 3 3

\$2,600,000

Haiven Property

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