

Property Market Indicator Summary

All data to week ending 20 April 2025



Easter auction activity down significantly on last year

Only 652 auctions were held across the combined capitals last week, a sharp drop from the week prior to Easter where 3,066 homes were auctioned. The drop in activity is typical over the Easter long weekend, but activity was well down on the Easter period a year ago when 901 homes were auctioned.

With the lower volume, last week's preliminary auction statistics should be interpreted with some caution.

The preliminary clearance rate across the combined capitals fell to 64.7% last week, the lowest so far this year (excluding the volatile January results), and down slightly from the previous week (64.8% which revised down to 59.9% on final numbers).

Sydney hosted the most auctions last week, with 358 homes going under the hammer, down from 414 auctions over the Easter period a year ago. The preliminary clearance rate rose a little, coming in at 67.9%, compared with 65.5% the previous week, but the fifth week running where the early clearance rate has been sub-70%.

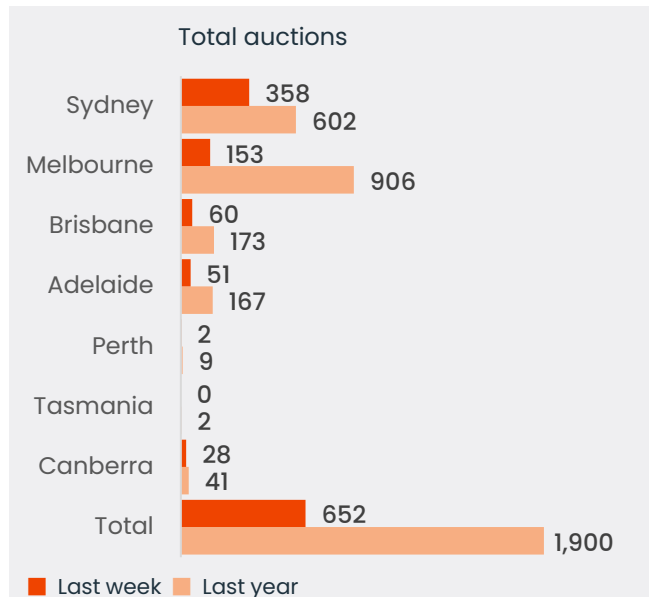
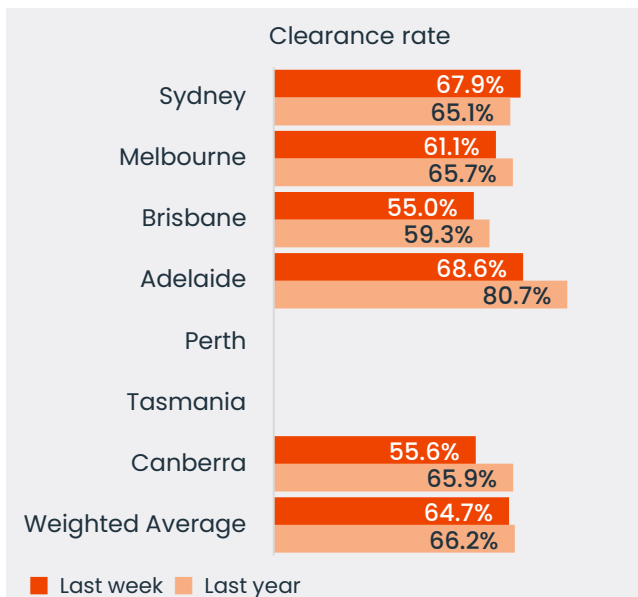
153 homes went to auction in Melbourne last week, down from 283 held over the Easter period in 2024. The early clearance rate dropped sharply, falling to 61.1%, which was the lowest preliminary result since September last year.

Across the smaller capitals, Brisbane was home to 60 auctions, returning a preliminary clearance rate of 55.0%. Adelaide saw 51 homes go under the hammer and a 68.6% clearance rate, while 28 homes were auctioned in the ACT with a 55.6% clearance rate so far. There were only two auctions in Perth, with one reported as successful so far, while no auctions were held in Tasmania last week.

Auction volume should bounce back to around 1,060 this week before rising to around 1,480 the week after, however post-Easter auction activity is normally lower than pre-Easter until the spring season commences.

Capital City Auction Statistics (Preliminary)

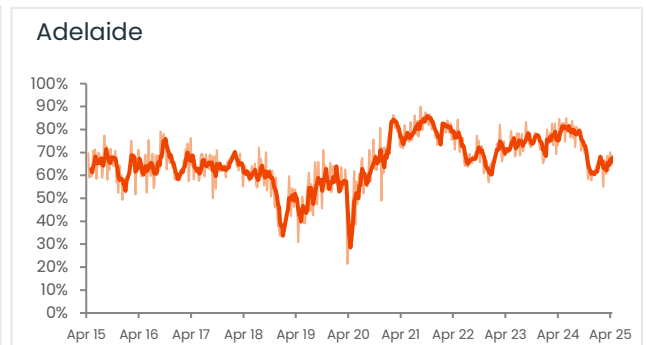
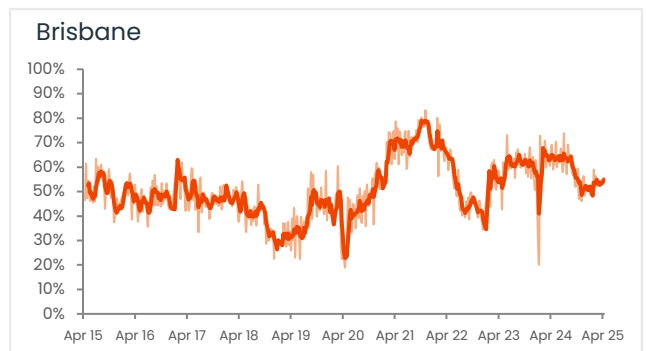
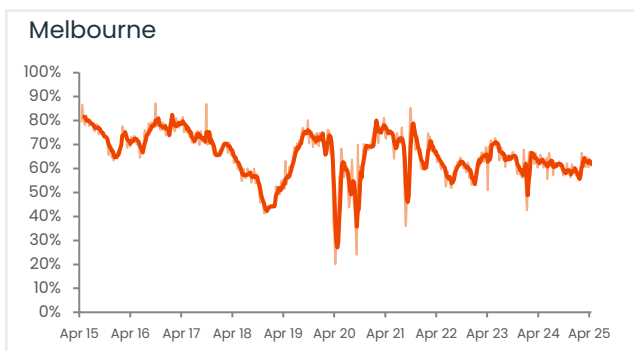
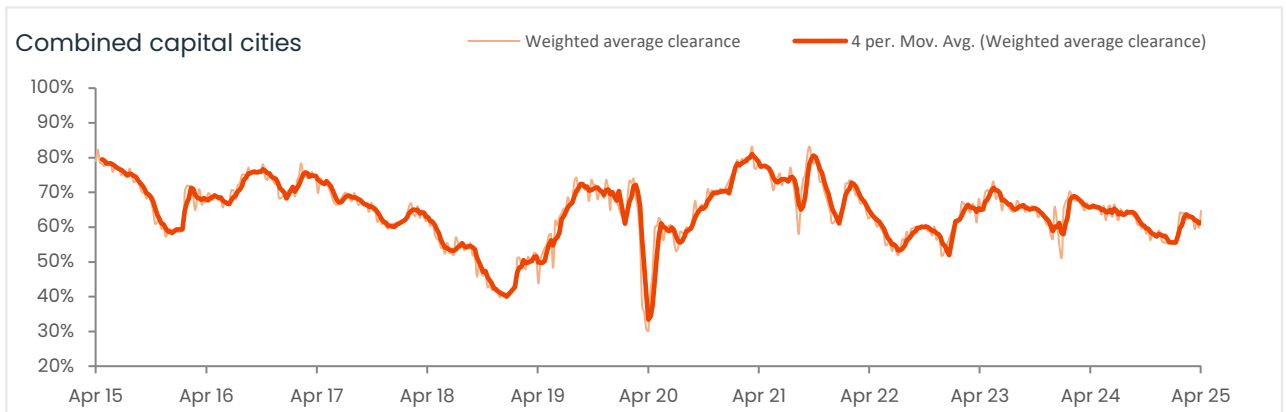
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	67.9%	358	274	186	88
Melbourne	61.1%	153	108	66	42
Brisbane	55.0%	60	40	22	18
Adelaide	68.6%	51	35	24	11
Perth	n.a.	2	1	1	0
Tasmania	n.a.	0	0	0	0
Canberra	55.6%	28	18	10	8
Weighted Average	64.7%	652	476	309	167

Weekly clearance rates



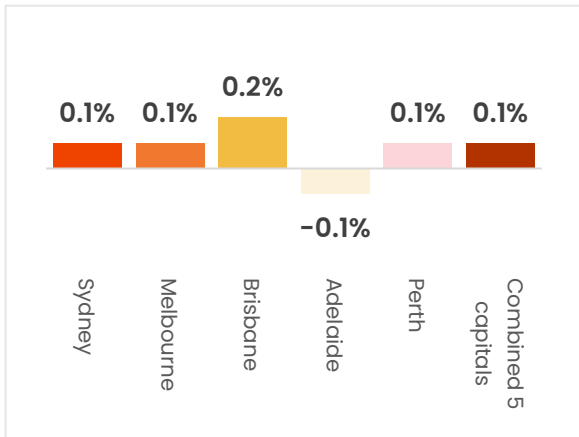
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	n.a.	4	4	1	3
Baulkham Hills and Hawkesbury	66.7%	15	12	8	4
Blacktown	60.0%	12	10	6	4
City and Inner South	64.0%	40	25	16	9
Eastern Suburbs	73.9%	53	46	34	12
Inner South West	92.0%	30	25	23	2
Inner West	77.8%	27	18	14	4
North Sydney and Hornsby	55.7%	71	61	34	27
Northern Beaches	79.2%	41	24	19	5
Outer South West	n.a.	4	4	1	3
Outer West and Blue Mountains	n.a.	6	4	4	0
Parramatta	n.a.	10	8	5	3
Ryde	n.a.	6	6	4	2
South West	66.7%	18	12	8	4
Sutherland	62.5%	22	16	10	6
Melbourne sub-regions					
Inner	n.a.	9	7	3	4
Inner East	n.a.	11	5	2	3
Inner South	72.7%	18	11	8	3
North East	80.0%	20	15	12	3
North West	n.a.	15	9	7	2
Outer East	54.6%	16	11	6	5
South East	33.3%	18	15	5	10
West	63.6%	43	33	21	12
Mornington Peninsula	n.a.	3	2	2	0
Regional SA4					
Newcastle and Lake Macquarie	n.a.	19	8	7	1
Illawarra	n.a.	6	6	3	3
Gold Coast	60.0%	53	45	27	18
Sunshine Coast	n.a.	15	7	3	4
Geelong	n.a.	8	7	5	2

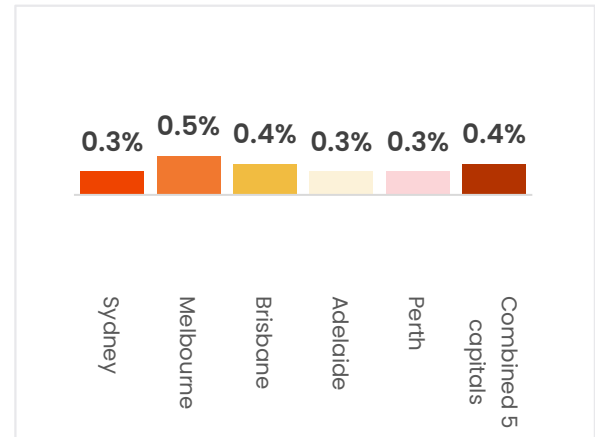
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

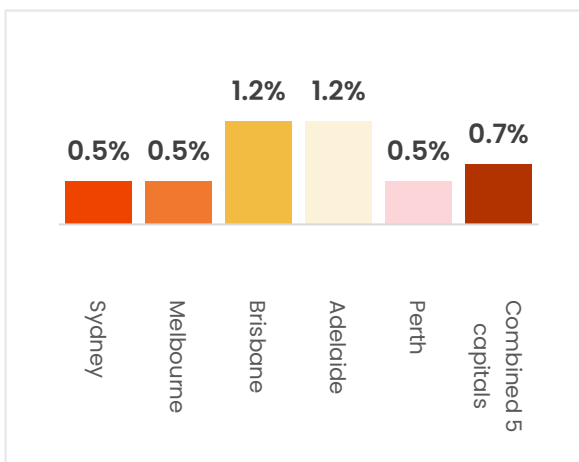
Weekly change



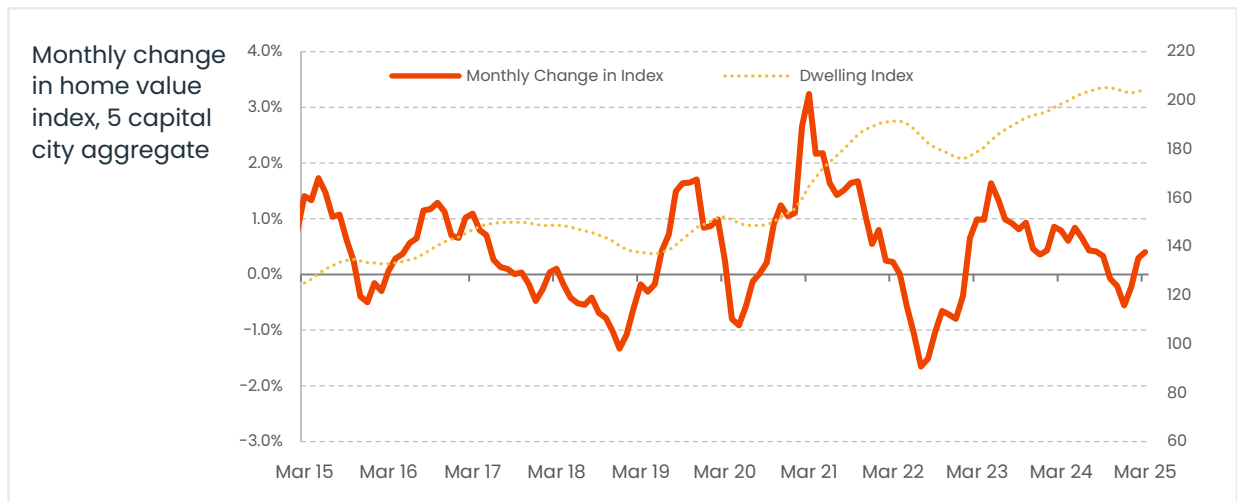
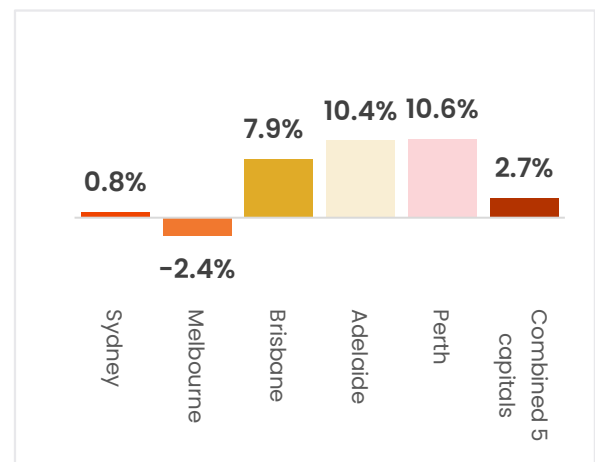
Monthly change



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 ■

DARWIN

147
564

PERTH

3,444
10,797

HOBART

271
1,333

BRISBANE

3,371
11,390

SYDNEY

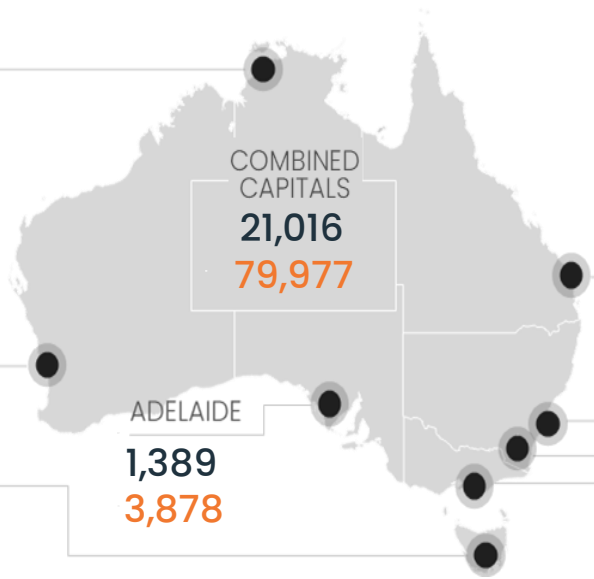
5,472
22,550

CANBERRA

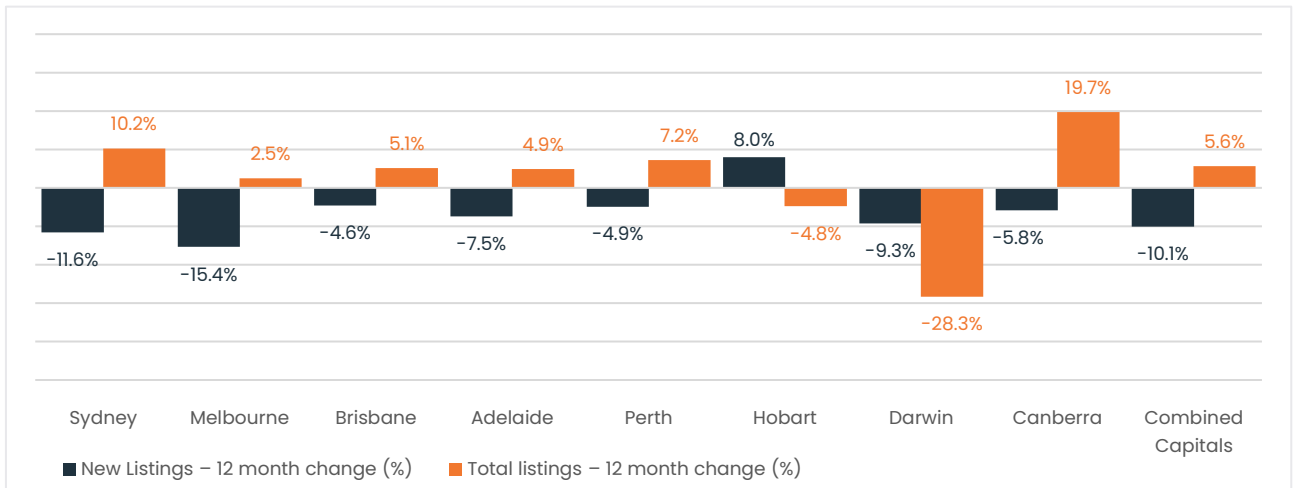
438
2,059

MELBOURNE

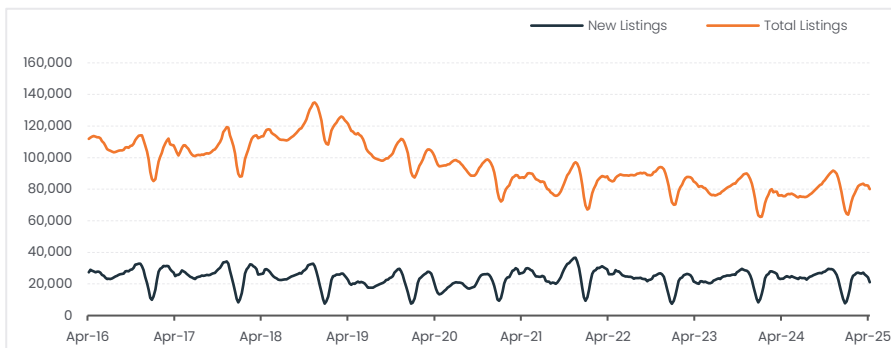
6,484
27,406



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 20 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

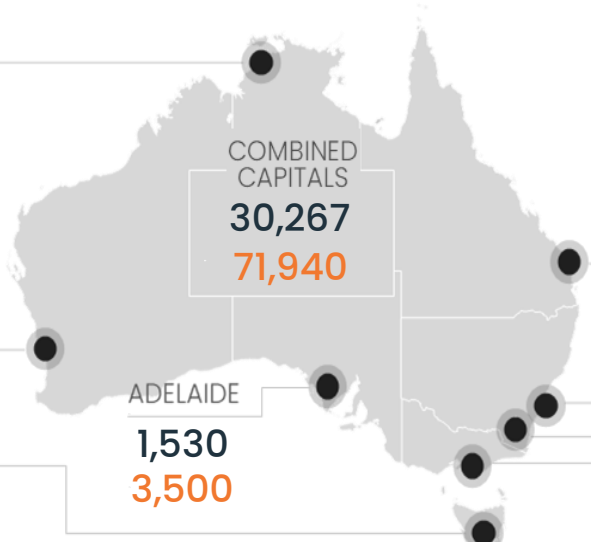
236
571

PERTH

3,369
6,868

HOBART

288
653



BRISBANE

4,384
9,855

SYDNEY

10,194
25,534

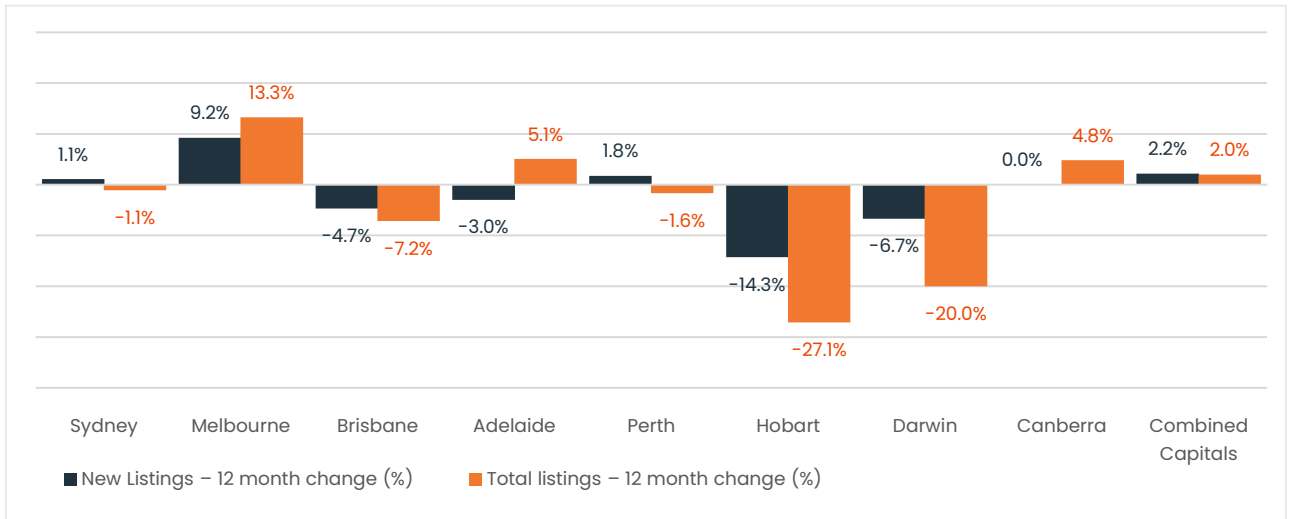
CANBERRA

717
1,833

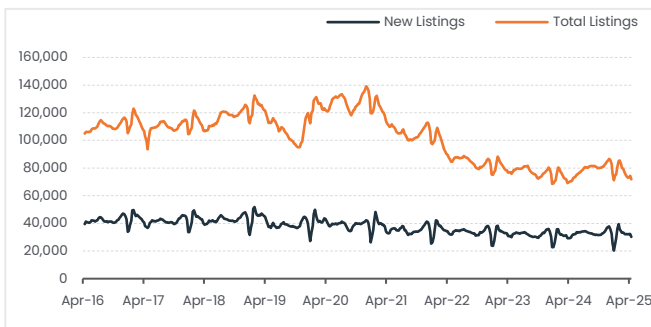
MELBOURNE

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



1/52 Dalman Crescent
O'Malley
 4 2 2
\$2,010,000

Blewitt Properties



1/31 Nardoo Crescent
O'Connor
 3 2 2
\$1,960,000

Marq Property

New South Wales



21 Wallangra Road
Dover Heights
 5 5 2
\$12,000,000

Ray White Double Bay



7 Dunbar Street
Watsons Bay
 5 3 2
\$9,550,000

Ray White Double Bay

Northern Territory



294/8 Gardiner Street
Darwin City
 3 2 2
\$1,165,000

Ellis Parker Real Estate



1/16 Stoddart Drive
Bayview
 3 3 3
\$770,000

Ray White Darwin

Queensland



35 Yaringa Avenue
Buddina
 4 4 2
\$5,300,000

Town Pty Ltd



47 The Corso
Surfers Paradise
 3 2 2
\$5,280,000

First National Surfers Paradise

South Australia



12 Jeanes Street
Henley Beach
 4 3 2
\$2,500,000

MichaelKris Real Estate



28 Highfield Drive
Craigburn Farm
 4 2 2
\$1,745,888

Harcourts Adelaide City

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



45 Queen Street
Sandy Bay

 5  2  2

\$1,725,000

Petrusma Property



9 St Georges Crescent
Shearwater

 4  3  6

\$1,200,000

LJ Hooker Devonport

Victoria



44 Melba Parade
Anglesea

 4  1  1

\$3,380,000

Great Ocean Properties



10 Walnut Road
Balwyn North

 6  3  3

\$3,020,000

Ray White Balwyn

Western Australia



14 Oakdale Street
Floreat

 4  3  3

\$4,000,000

Shore Property



29 Bateman Road
Mount Pleasant

 5  3  4

\$3,250,000

Grant Premium Property Pty Ltd

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