

Property Market Indicator Summary

All data to week ending 1 October 2023



Long weekends see auction activity halve across the combined capitals.

The combined capitals hosted the quietest auction week since mid-June (1,033), with just 1,215 capital city homes auctioned last week. Long weekends across five of the eight states and territories saw auction activity fall by more than half (-54.1%) compared to the week prior (2,648) when the capitals hosted the busiest week since before Easter (2,687). This week last year saw 1,618 homes auctioned, with the public holidays for the AFL grand final and King's birthday (QLD) falling the week prior.

Of the 963 results collected so far, 70.3% were successful. The previous week's preliminary clearance rate was 1.7 percentage points higher (72.0%), revising down to 66.1% at final figures, while this time last year, 59.7% of reported auctions were successful.

Sydney was the busiest auction market, with 730 homes auctioned last week. This is down -28.2% from the 1,017 held the week prior, when the city hosted its busiest auction week of the year to date (tied with the week ending 2nd April). Driven by a 4.7 percentage point rise in the withdrawal rate (14.6%), Sydney's preliminary clearance rate fell to its lowest point in eight weeks at 71.7%. With 594 results collected so far, last week's preliminary clearance rate was -2.7 percentage points lower than the previous week's preliminary result (74.4%), which revised to 70.0% at final numbers. This time last year, 484

homes were taken to auction across the city, and a clearance rate of 56.2% was reported.

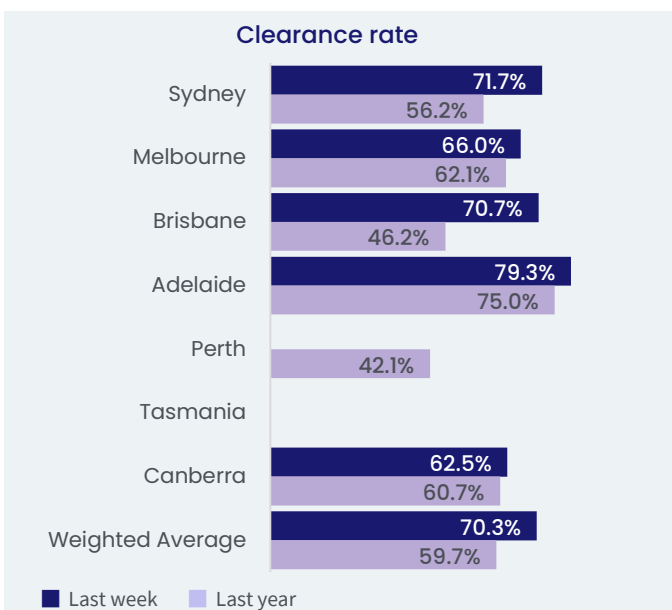
There were 203 auctions held across Melbourne last week, down from 1,092 over the previous week and 833 this time last year. Falling well below the 70% mark, Melbourne recorded the lowest preliminary clearance rate since mid-April (57.6%), with 66.0% of the 159 results collected so far returning a successful result. At 70.5%, the previous week's preliminary clearance rate was 4.5 percentage points higher, while this time last year, a final clearance rate of 62.1% was recorded.

Across the smaller capital cities, Brisbane was the busiest auction market last week (110), followed by Adelaide (83) and Canberra (74). Adelaide recorded the strongest preliminary clearance rate among the smaller capitals, with 79.3% returning a positive result, followed by Brisbane (70.7%) and Canberra (62.5%). In Perth, three of the six auctions collected so far returned a successful result, while results for the two auctions held in Tasmania last week are yet to be collected.

Capital city auction activity is set to rebound this week, with approximately 2,600 homes currently scheduled for auction.

Capital City Auction Statistics (Preliminary)

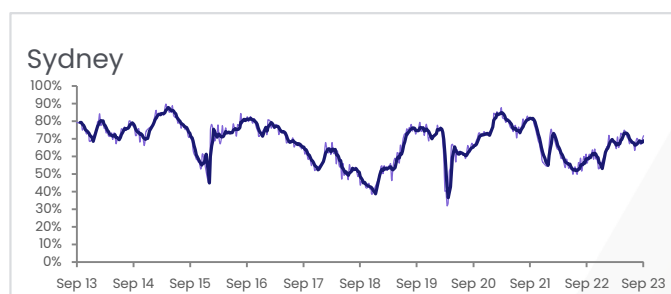
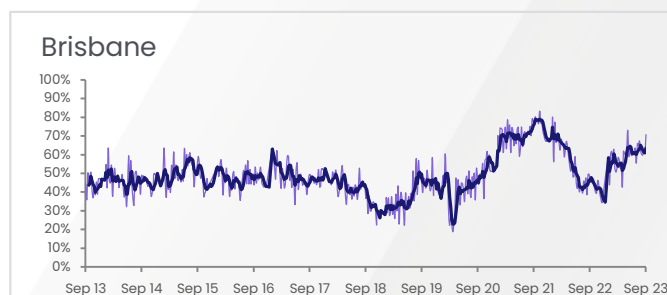
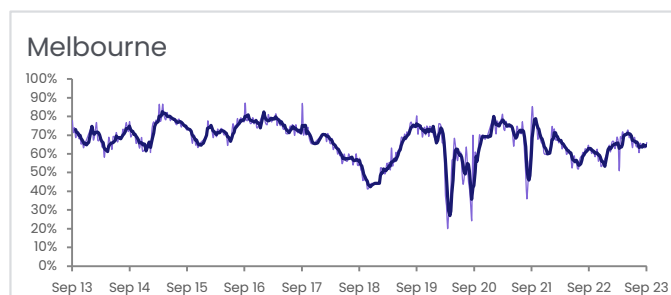
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	71.7%	730	594	426	168
Melbourne	66.0%	203	159	105	54
Brisbane	70.7%	110	82	58	24
Adelaide	79.3%	83	58	46	12
Perth	n.a.	13	6	3	3
Tasmania	n.a.	2	0	0	0
Canberra	62.5%	74	64	40	24
Weighted Average	70.3%	1,215	963	678	285

Weekly clearance rates



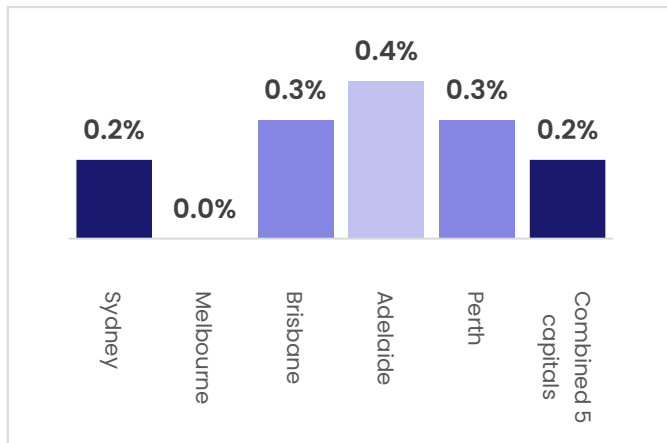
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	57.1%	18	14	8	6
Baulkham Hills and Hawkesbury	63.2%	24	19	12	7
Blacktown	74.2%	45	31	23	8
City and Inner South	67.2%	77	67	45	22
Eastern Suburbs	73.9%	80	69	51	18
Inner South West	77.3%	84	66	51	15
Inner West	79.6%	49	44	35	9
North Sydney and Hornsby	70.1%	116	97	68	29
Northern Beaches	74.4%	53	43	32	11
Outer South West	n.a.	5	3	3	0
Outer West and Blue Mountains	n.a.	9	8	4	4
Parramatta	77.5%	49	40	31	9
Ryde	75.0%	46	40	30	10
South West	52.4%	36	21	11	10
Sutherland	68.8%	39	32	22	10
Melbourne sub-regions					
Inner	68.8%	18	16	11	5
Inner East	92.9%	17	14	13	1
Inner South	45.5%	13	11	5	6
North East	35.3%	21	17	6	11
North West	63.6%	14	11	7	4
Outer East	87.5%	27	16	14	2
South East	61.5%	42	26	16	10
West	70.2%	49	47	33	14
Mornington Peninsula	n.a.	2	1	0	1
Regional SA4					
Newcastle and Lake Macquarie	68.4%	23	19	13	6
Illawarra	71.4%	14	14	10	4
Gold Coast	51.5%	130	101	52	49
Sunshine Coast	52.4%	30	21	11	10
Geelong	n.a.	4	3	1	2

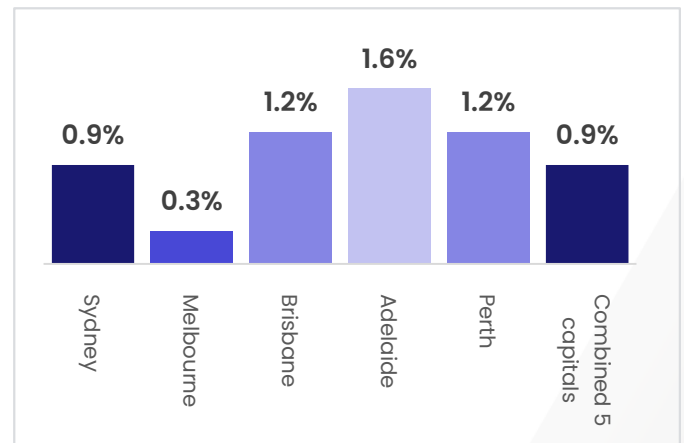
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

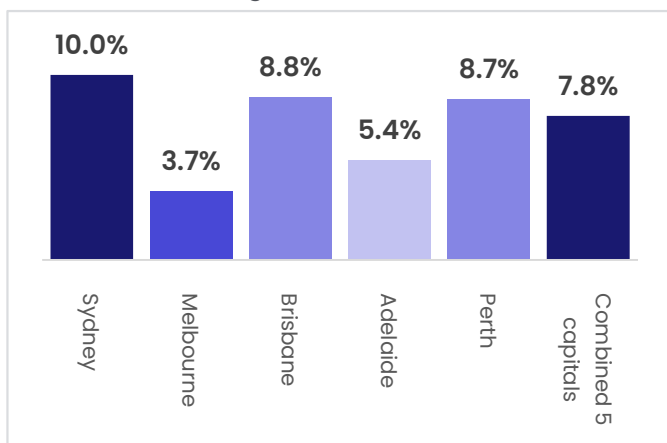
Weekly change



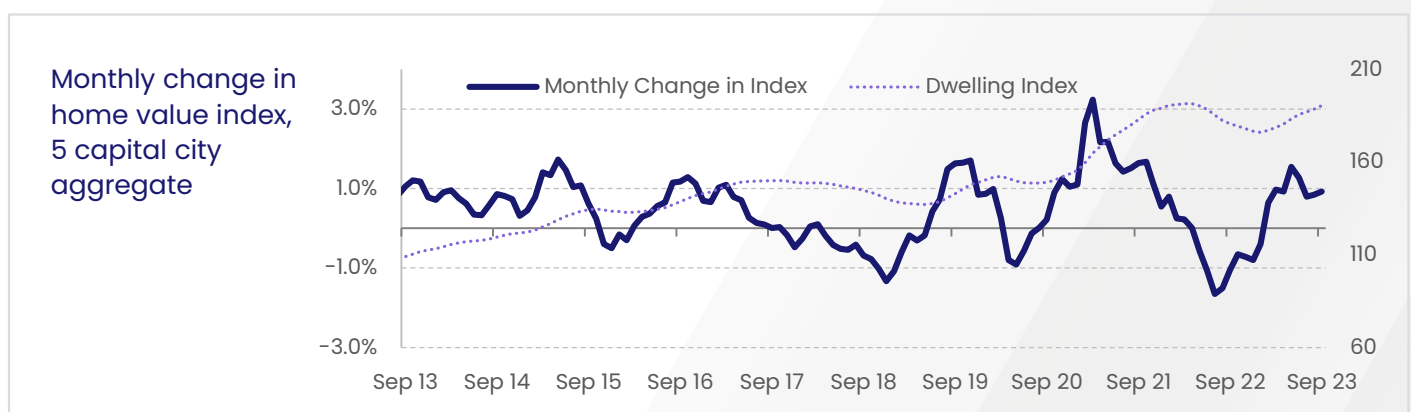
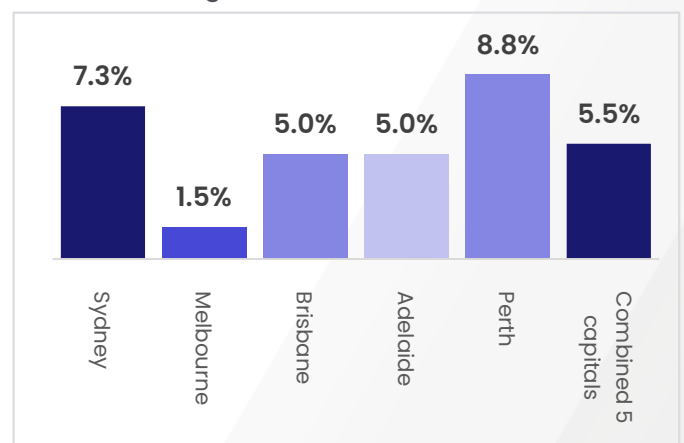
Monthly change



Year to date change



12 Month change

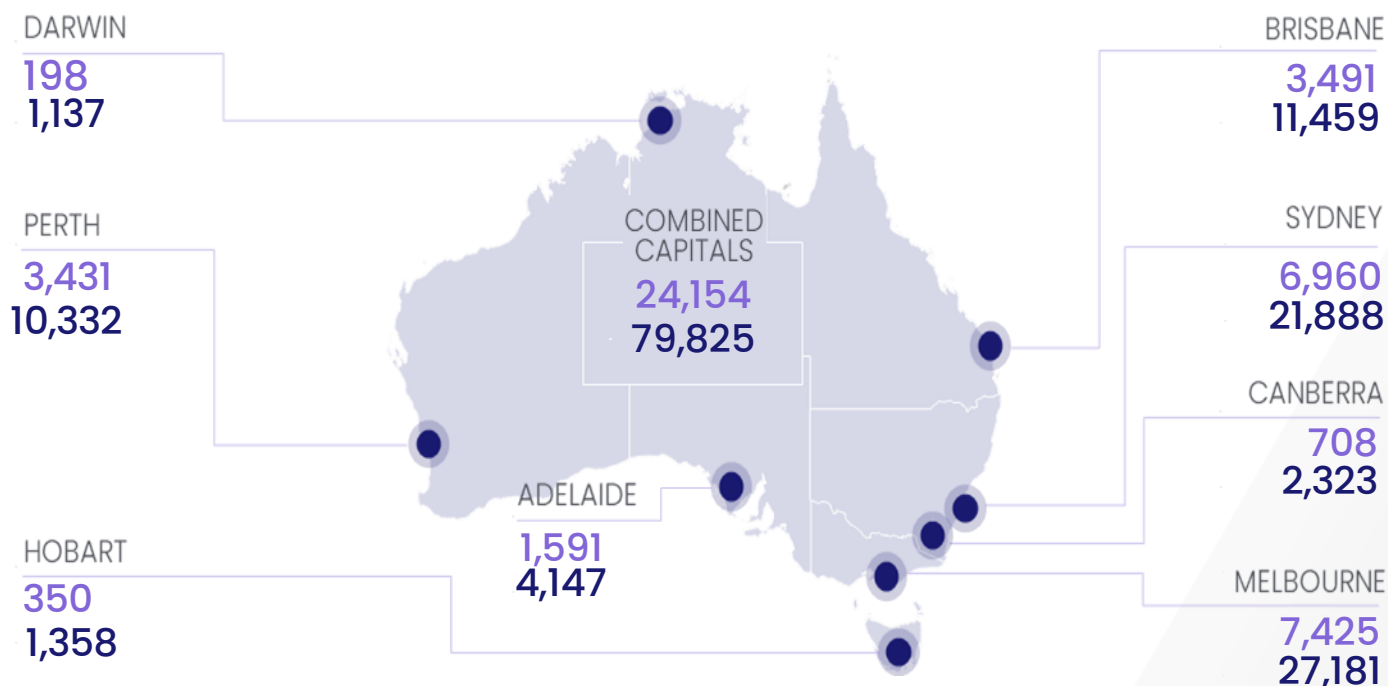


The monthly change is the change over the past 28 days.

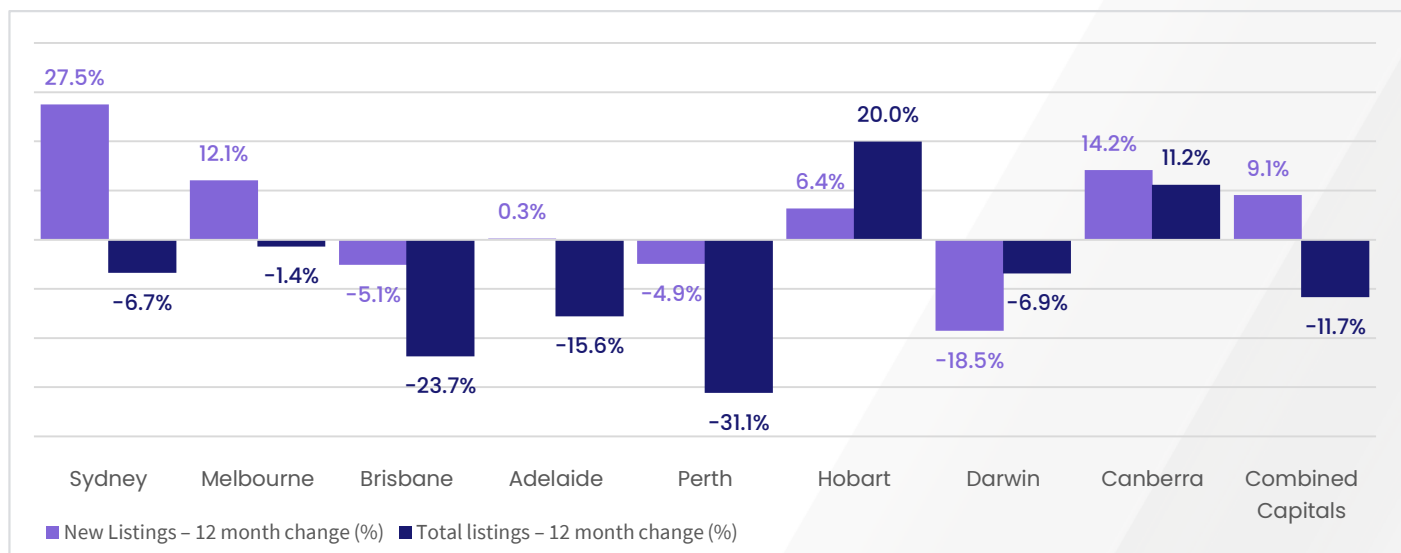
Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale – four week count

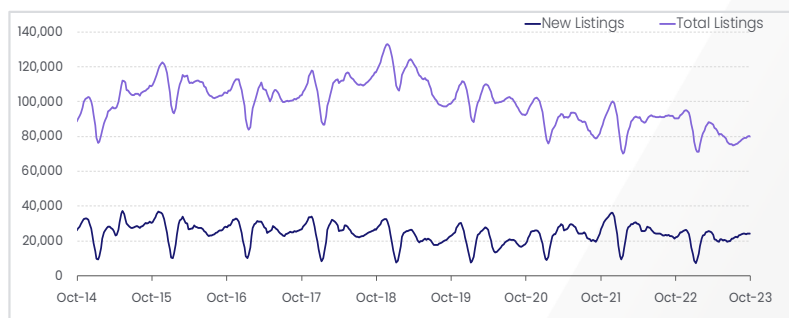
NEW LISTINGS ■ TOTAL LISTINGS ■



Listings 12 month change (%)

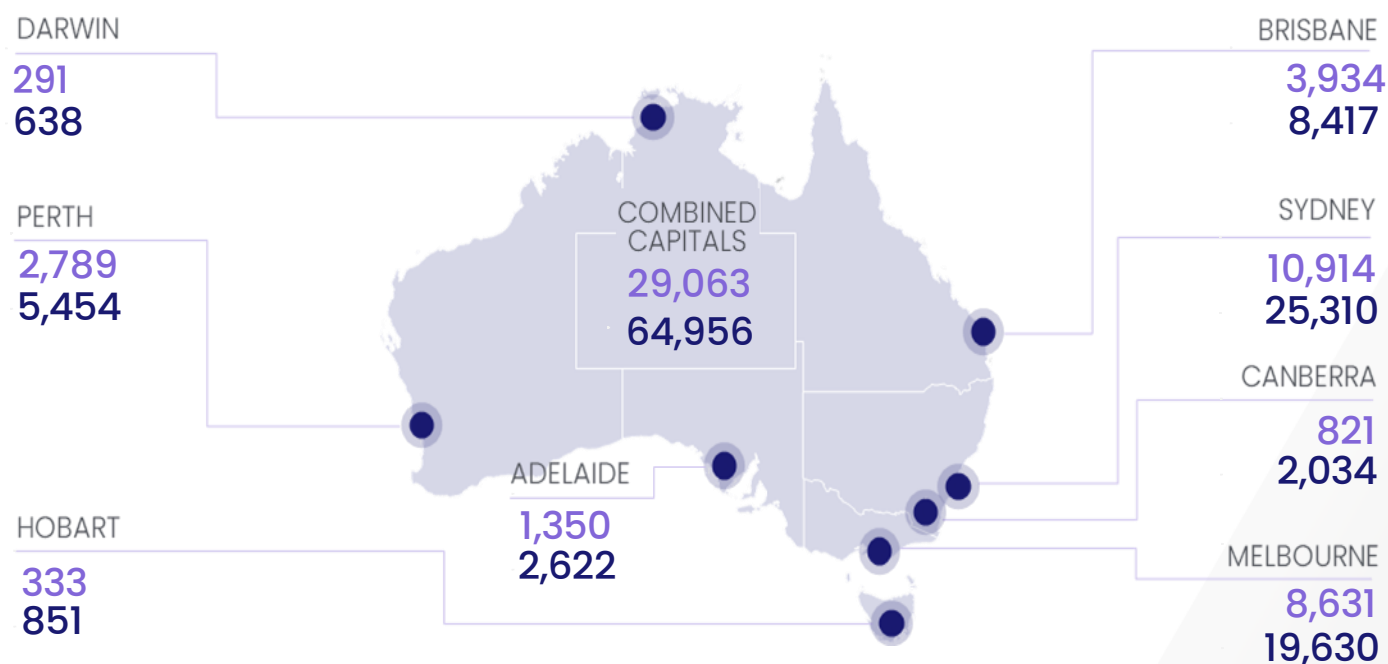


Number of homes for sale, combined capital cities

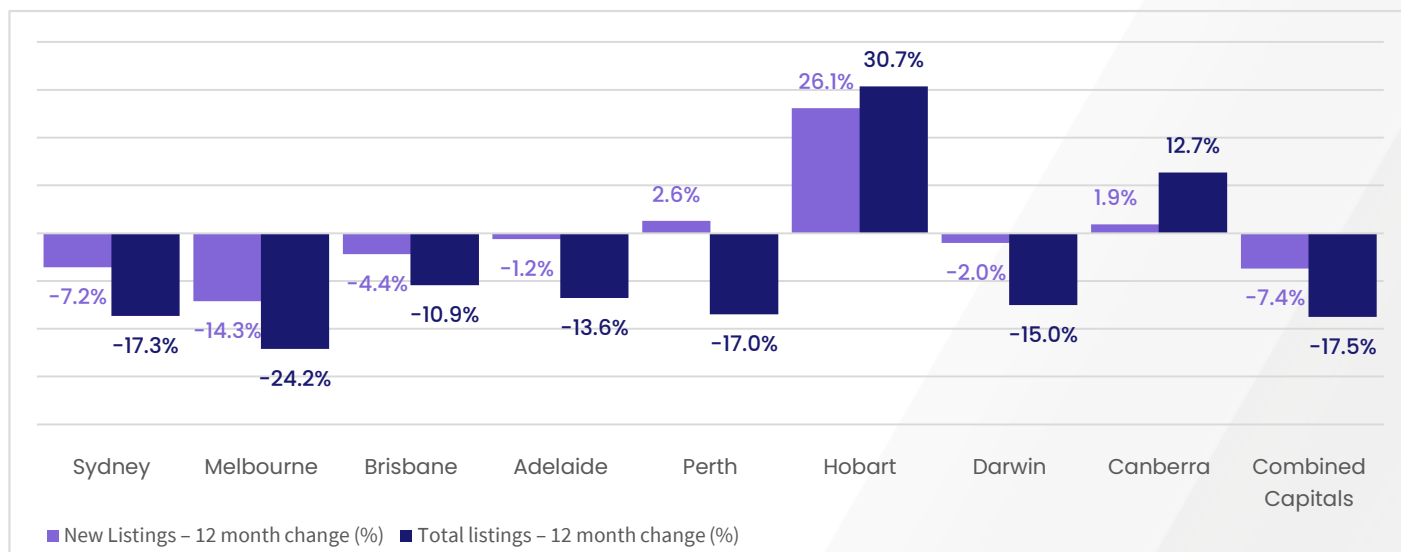


These results are calculated across properties that have been advertised for sale over the 28 days ending 01 October 2023. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

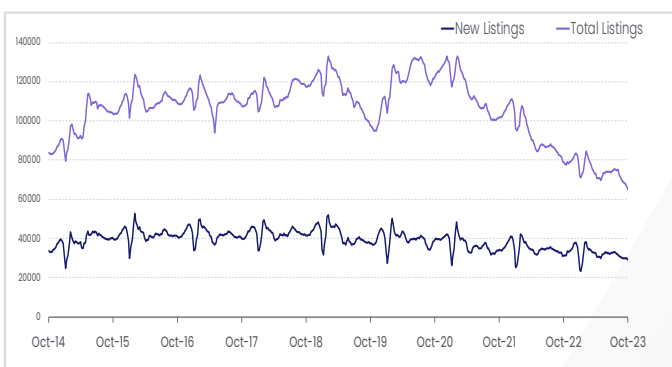
Capital city properties listed for rent – four week count



Listings 12 month change (%)



Number of homes for rent, combined capital cities



Rental snapshot – data to September, 2023

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	\$726	0.9%	1.7%	10.6%	2.99%	2.87%	1.2%	1.6%
Melbourne	\$553	0.6%	2.3%	12.0%	3.40%	3.03%	0.8%	1.5%
Brisbane	\$614	0.9%	2.5%	8.1%	4.02%	3.86%	1.1%	1.1%
Adelaide	\$548	0.5%	1.7%	7.2%	3.93%	3.79%	0.3%	0.4%
Perth	\$604	0.8%	2.5%	13.2%	4.72%	4.44%	0.5%	0.9%
Hobart	\$529	-0.7%	-2.7%	-1.7%	4.11%	3.88%	2.5%	1.5%
Darwin	\$615	0.9%	3.3%	2.9%	6.55%	6.21%	1.6%	1.6%
Canberra	\$649	-0.2%	-0.9%	-3.0%	3.92%	3.90%	1.8%	1.4%
Combined capitals	\$616	0.7%	1.9%	10.0%	3.50%	3.30%	1.0%	1.3%
Combined regionals	\$507	0.5%	0.7%	4.1%	4.44%	4.24%	1.2%	1.5%
National	\$588	0.7%	1.6%	8.4%	3.71%	3.51%	1.1%	1.4%

Top two sales over the past week, states and territories

Australian Capital Territory



27 Junee Street
Crace
 4 3 2
\$1,908,000
 Hugo. Canberra



12 Broinowski Place
Isaacs
 4 2 2
\$1,650,000
 Blackshaw Manuka

New South Wales



34A Yanko Avenue
Bronte
 5 3 3
\$9,175,000
 PPD Real Estate



388 Repentance Creek Road
Federal
 6 5 2
\$6,400,000
 Lorimer Estate Agents

Northern Territory



30 Edinburgh Crescent
Brinkin
 3 2 4
\$750,000
 Real Estate Central



6 Belyuen Road
Rosebery
 4 2 2
\$650,000
 Elders Real Estate Palmerston

Queensland



504 The Esplanade
Palm Beach
 5 6 9
\$10,200,000
 Amir Prestige Group



319 Monaco Street
Broadbeach Waters
 6 4 3
\$8,100,000
 Amir Prestige Group

South Australia



6 The Pinery
West Lakes
 4 3 2
\$1,975,000
 LJHooker West Lakes



36A Antigua Grove
West Lakes
 4 3 2
\$1,905,000
 Ous Property

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



10 Vaughan Court
Tranmere

🛏️ 4 🪑 3 🚗 2

\$1,400,000

Harcourts Signature Rosny Park



41 High Street
Bellerive

🛏️ 5 🪑 2 🚗 1

\$1,306,000

Petrusma Property

Victoria



10 Floreat Court
Glen Waverley

🛏️ 5 🪑 3 🚗 2

\$3,500,000

Harcourts Judd White Glen Waverley



21 Summit Road
Burwood

🛏️ 5 🪑 6 🚗 2

\$2,610,000

Ray White Burwood

Western Australia



22E/14-18 Kings Park Avenue
Crawley

🛏️ 5 🪑 4 🚗 4

\$2,900,000

Gray & Co. Realty Dalkeith



4 Fourth Avenue
Applecross

🛏️ 5 🪑 3 🚗 2

\$2,585,000

Ray White Applecross

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