

Property Market Indicator Summary

All data to week ending 6 April 2025



Preliminary clearance rate improves across most capitals week-on-week

2,532 auctions were held across the combined capitals last week, down from 2,873 the week prior and just 1,985 over the same week a year ago (the week after Easter). Auction numbers are set to bounce higher this week, rising to around 2,860, before dropping to around 550 next week due to the Easter long weekend.

The preliminary auction clearance rate strengthened last week, rising to 70.7% which was the highest result in six weeks and the first time the combined capital city preliminary clearance rate has risen above the 70% mark since the week ending February 23rd earlier this year.

Most cities recorded a rise in the preliminary clearance rate, demonstrating a broad-based improvement in auction trends despite the uncertainty of US tariff announcements and the subsequent volatility in global share markets last week.

Melbourne hosted the most auctions last week, with 1,192 homes going under the hammer. 72.9% of results have reported a successful result so far, the highest early clearance rate since July last year.

943 homes were auctioned in Sydney, returning a preliminary clearance rate of 69.1%, up from 65.5% a week prior but still well below the mid-February high point when the early clearance rate reached 76.6%.

Brisbane recorded the highest volume of auctions across the mid-sized capitals, with 170 homes going under the hammer last week. So far, 58.3% of auction results have been reported as successful, the only capital to record a slip in the preliminary clearance rate relative to the week prior.

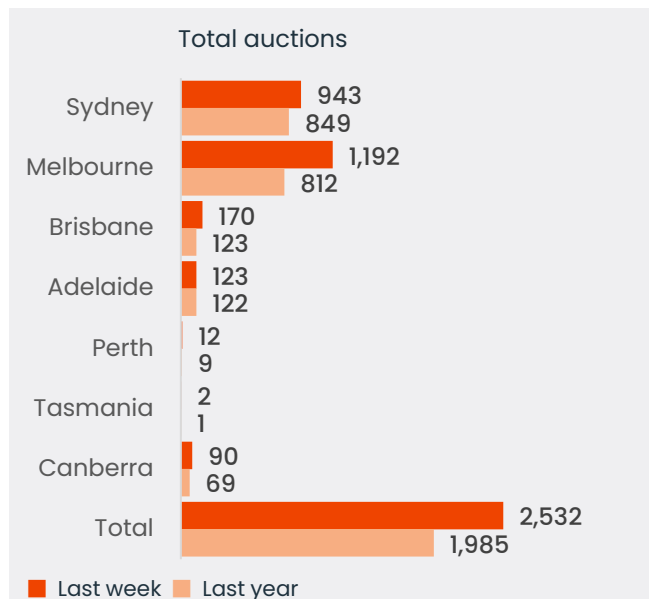
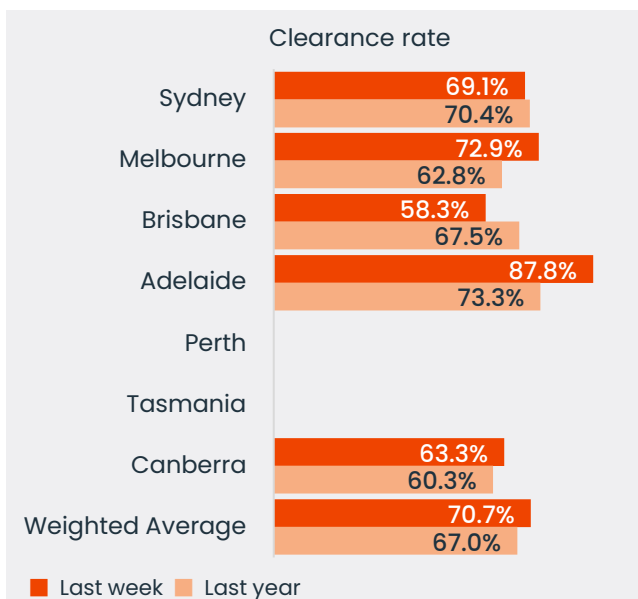
123 homes were auctioned across Adelaide, with the clearance rate bouncing higher to 87.8% – the highest for Adelaide since the week ending August 11th last year (88.9%).

90 auctions were held across the ACT last week, with a 63.3% clearance rate so far which was the highest in four weeks.

Seven auction results have been collected in Perth so far, three of which were successful, while the two auctions in Tasmania last week were both passed in.

Capital City Auction Statistics (Preliminary)

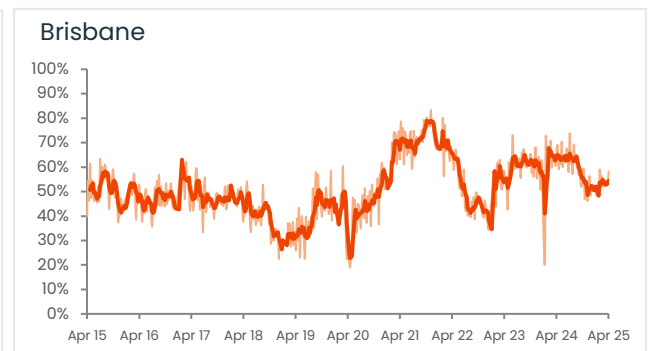
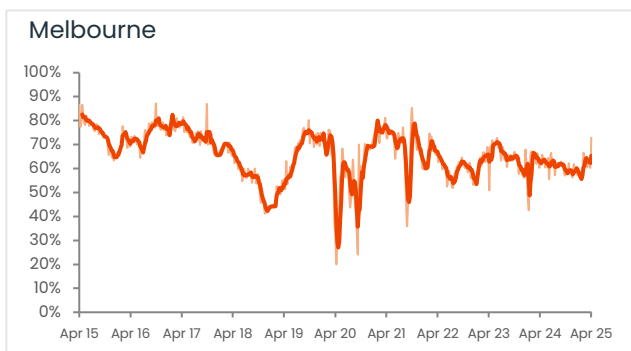
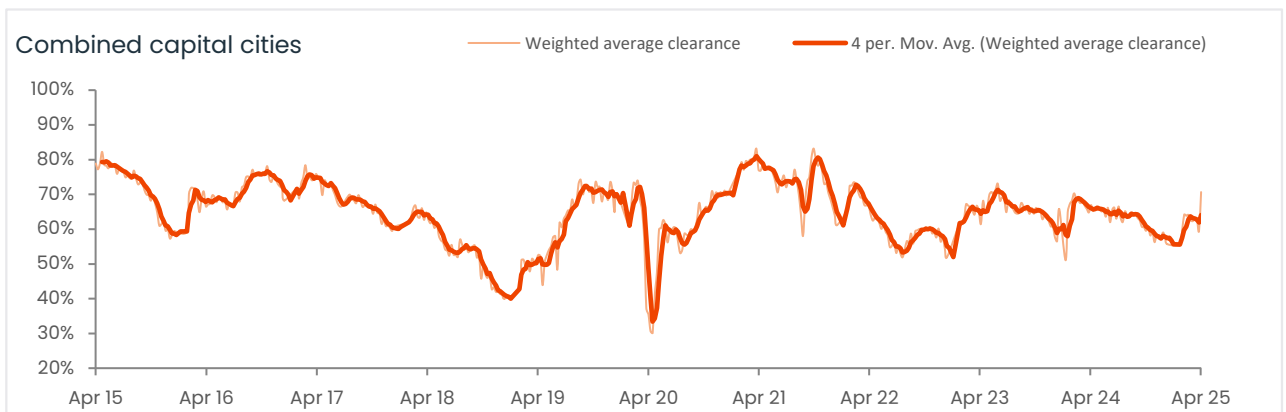
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

| City | Clearance rate | Total auctions | CoreLogic auction results | Cleared auctions | Uncleared auctions |
|-------------------------|----------------|----------------|---------------------------|------------------|--------------------|
| Sydney | 69.1% | 943 | 669 | 462 | 207 |
| Melbourne | 72.9% | 1,192 | 845 | 616 | 229 |
| Brisbane | 58.3% | 170 | 127 | 74 | 53 |
| Adelaide | 87.8% | 123 | 74 | 65 | 9 |
| Perth | n.a. | 12 | 7 | 3 | 4 |
| Tasmania | n.a. | 2 | 2 | 0 | 2 |
| Canberra | 63.3% | 90 | 60 | 38 | 22 |
| Weighted Average | 70.7% | 2,532 | 1,784 | 1,258 | 526 |

Weekly clearance rates



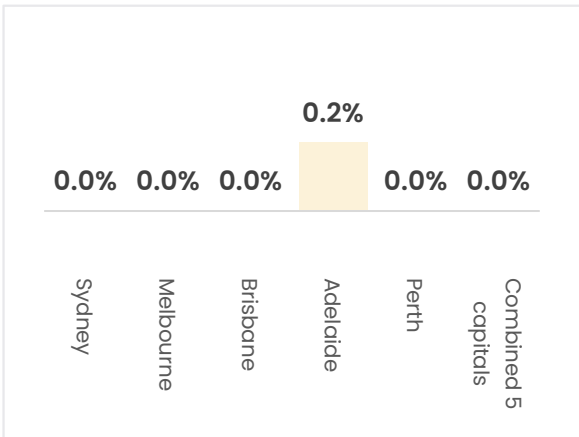
Sub-region auction statistics (Preliminary)

| | Clearance rate | Total auctions | CoreLogic auction results | Cleared auctions | Uncleared auctions |
|-------------------------------|----------------|----------------|---------------------------|------------------|--------------------|
| Central Coast | n.a. | 12 | 8 | 4 | 4 |
| Baulkham Hills and Hawkesbury | 76.5% | 35 | 17 | 13 | 4 |
| Blacktown | 57.1% | 67 | 21 | 12 | 9 |
| City and Inner South | 66.1% | 76 | 59 | 39 | 20 |
| Eastern Suburbs | 75.5% | 123 | 102 | 77 | 25 |
| Inner South West | 79.1% | 89 | 67 | 53 | 14 |
| Inner West | 74.0% | 92 | 73 | 54 | 19 |
| North Sydney and Hornsby | 59.1% | 153 | 115 | 68 | 47 |
| Northern Beaches | 64.2% | 64 | 53 | 34 | 19 |
| Outer South West | n.a. | 9 | 7 | 6 | 1 |
| Outer West and Blue Mountains | n.a. | 6 | 5 | 4 | 1 |
| Parramatta | 66.7% | 80 | 51 | 34 | 17 |
| Ryde | 71.8% | 57 | 39 | 28 | 11 |
| South West | 81.6% | 54 | 38 | 31 | 7 |
| Sutherland | 65.4% | 38 | 26 | 17 | 9 |
| Melbourne sub-regions | | | | | |
| Inner | 72.6% | 211 | 157 | 114 | 43 |
| Inner East | 75.7% | 154 | 107 | 81 | 26 |
| Inner South | 71.4% | 192 | 119 | 85 | 34 |
| North East | 74.7% | 125 | 87 | 65 | 22 |
| North West | 73.6% | 115 | 91 | 67 | 24 |
| Outer East | 81.1% | 106 | 74 | 60 | 14 |
| South East | 76.1% | 136 | 92 | 70 | 22 |
| West | 61.6% | 129 | 99 | 61 | 38 |
| Mornington Peninsula | 71.4% | 27 | 21 | 15 | 6 |
| Regional SA4 | | | | | |
| Newcastle and Lake Macquarie | 78.3% | 37 | 23 | 18 | 5 |
| Illawarra | 100.0% | 13 | 10 | 10 | 0 |
| Gold Coast | 61.4% | 64 | 44 | 27 | 17 |
| Sunshine Coast | 56.3% | 22 | 16 | 9 | 7 |
| Geelong | n.a. | 11 | 8 | 6 | 2 |

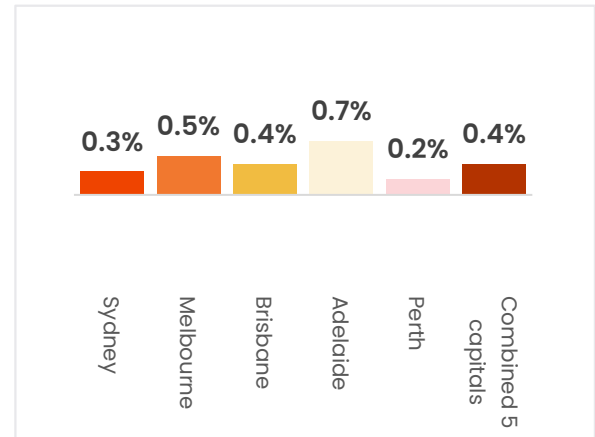
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

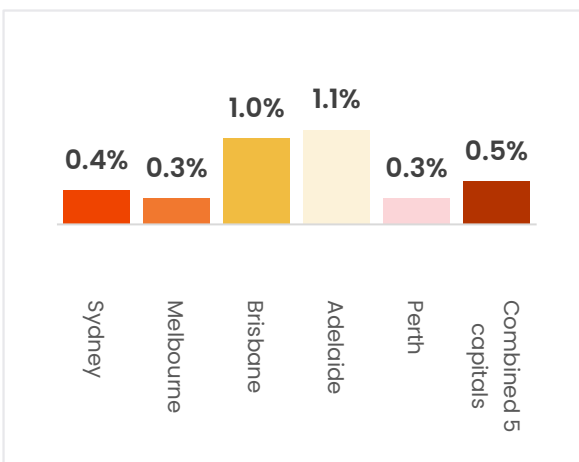
Weekly change



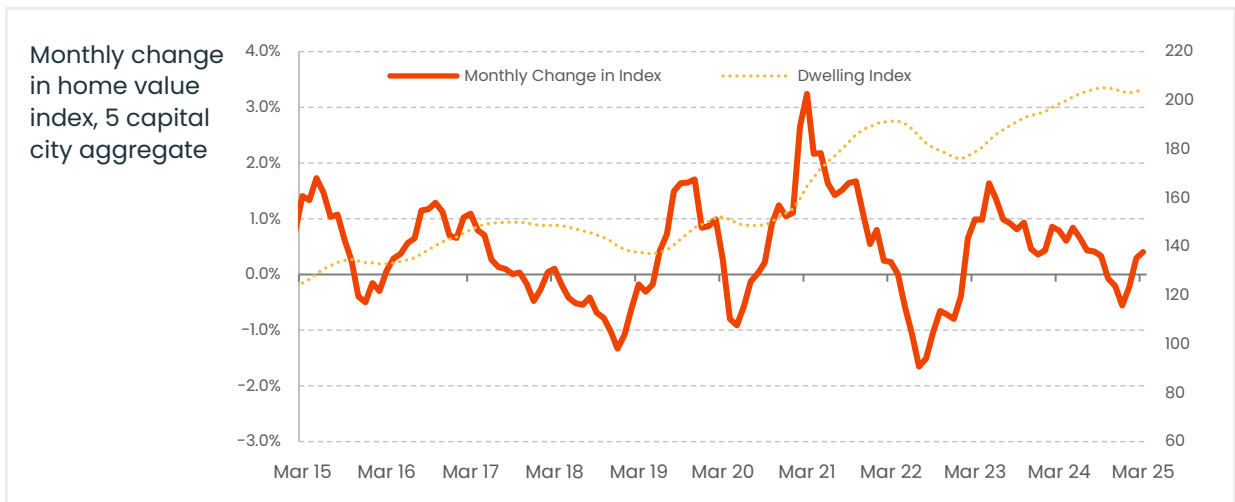
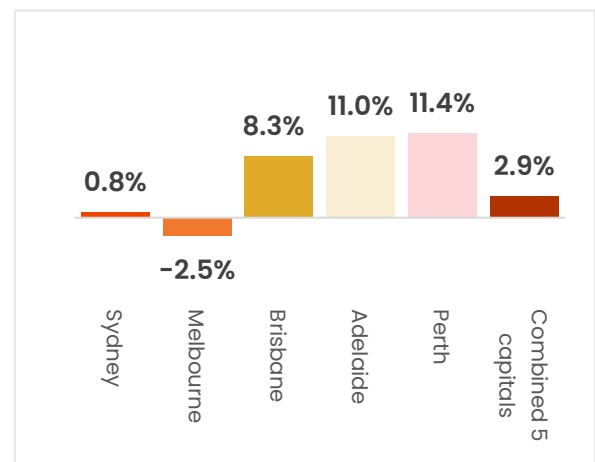
Monthly change



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

165
563

BRISBANE

3,618
11,440

PERTH

3,985
11,194

SYDNEY

6,888
23,171

COMBINED
CAPITALS
24,865
82,118

CANBERRA

587
2,153

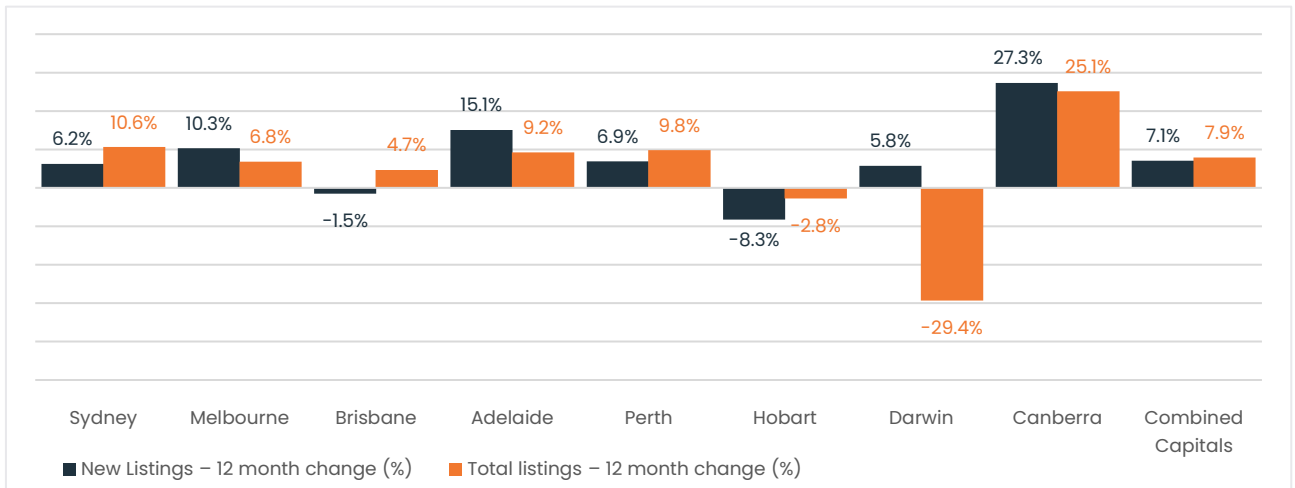
HOBART

277
1,362

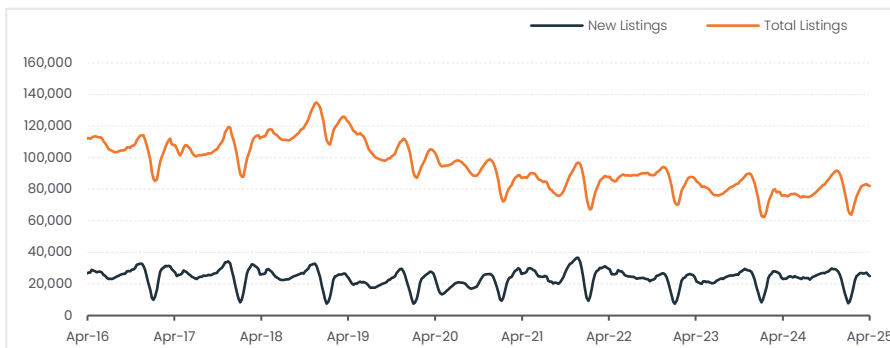
MELBOURNE

7,713
28,223

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 06 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

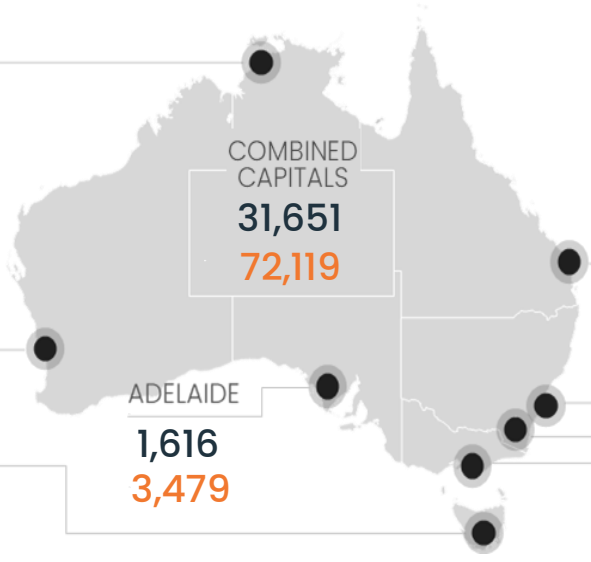
227
571

PERTH

3,432
6,738

HOBART

288
664



BRISBANE

4,651
9,837

SYDNEY

10,601
25,636

CANBERRA

754
1,865

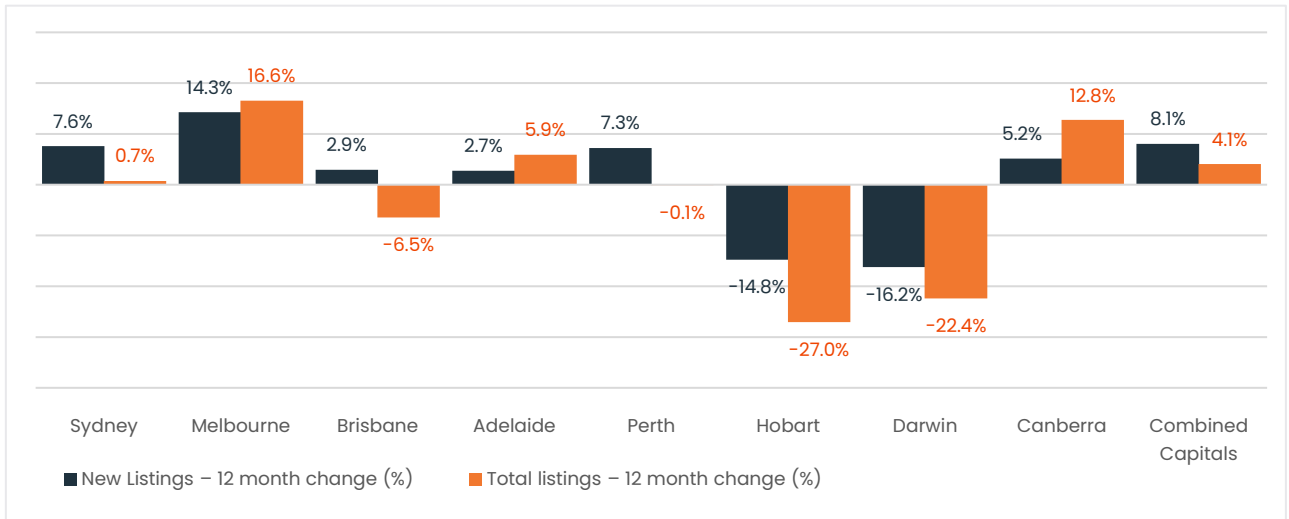
MELBOURNE

10,082
23,329

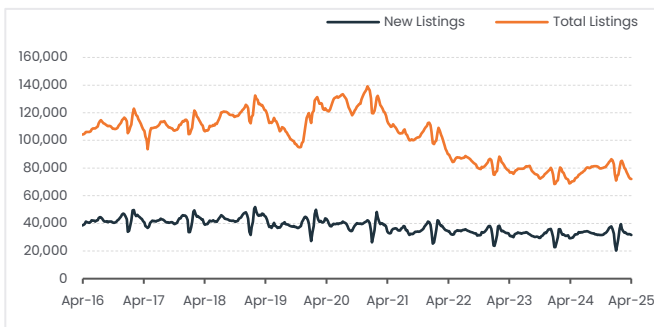
COMBINED CAPITALS
31,651
72,119

ADELAIDE
1,616
3,479

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



14 McIntyre Street
Narrabundah
 🏠 4 🛋️ 2 🚗 2
\$2,380,000

Purnell Citywide



12 Bev Lawson Street
Casey
 🏠 5 🛋️ 3 🚗 2
\$1,835,000

Stone Real Estate Gungahlin

New South Wales



1 Dangar Street
Randwick
 🏠 5 🛋️ 4 🚗 2
\$20,500,000

Sydney Sotheby's International Realty



99 Muston Street
Mosman
 🏠 5 🛋️ 4 🚗 2
\$14,600,000

Novak - Northern Beaches

Northern Territory



30 Narrows Road
The Narrows
 🏠 4 🛋️ 2 🚗 2
\$798,000

Smith Real Estate NT



4 Hakea Street
Nightcliff
 🏠 3 🛋️ 2 🚗 1
\$778,000

Ray White Darwin

Queensland



327 Monaco Street
Broadbeach Waters
 🏠 7 🛋️ 7 🚗 0
\$7,200,000

Kollosche



5 Harris Court
Currumbin Waters
 🏠 5 🛋️ 4 🚗 3
\$4,550,000

Coastal

South Australia



34 Martin Court
West Lakes
 🏠 4 🛋️ 3 🚗 2
\$3,200,000

Ray White Port Adelaide & Largs Bay



64 Esplanade
Semaphore
 🏠 7 🛋️ 3 🚗 2
\$3,028,000

Ray White Port Adelaide & Largs Bay

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Top two sales over the past week, states and territories

Tasmania



11 Wootten Drive
Bonnet Hill

 4  2  2

\$1,700,000

Harcourts Hobart



16 David Avenue
Sandy Bay

 5  3  3

\$1,700,000

Petrusma Property

Victoria



2 Birdwood Street
Parkdale

 5  5  6

\$5,226,000

Ray White Cheltenham



214 Napier Street
Strathmore

 5  5  2

\$4,725,000

McDonald Upton Real Estate

Western Australia



1 The Strand
Applecross

 5  3  4

\$6,100,000

Mont Property



2 Mchenry Lane
Nedlands

 3  2  2

\$2,760,000

William Porteous Properties International

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