

Property Market Indicator Summary

All data to week ending 11 May 2025



Highest volume of auctions since the week prior to Easter

1,784 capital city auctions were held last week, the highest volume of auction events since the week prior to Easter, when 3,066 homes went under the hammer. The number of auctions was up 11.8% on the week prior but continued to hold well below the levels seen a year ago (-20.3%) when housing conditions were much stronger.

The preliminary auction clearance rate held above the 70% mark for the second week running. At 70.2%, last week's result was roughly in line with the prior week when a preliminary clearance rate of 70.1% (revised down to 63.1% once finalised) was recorded.

830 auctions were held in Melbourne, up from 776 the week prior. While the early clearance rate slipped a little, from 74.4% the previous week to 73.2%, last week's result was still the city's second highest preliminary clearance rate so far this year.

Sydney hosted 665 auctions, up from 562 the week prior. The preliminary clearance rate has held below the 70% mark for the eighth consecutive week with 67.7% of the results collected so far returning a positive result, down from 69.4% the week prior.

Adelaide held the highest volume of auctions across the smaller capitals, with 116 homes taken under the hammer. Based on results reported so far, 66.7% of homes auctioned have sold, up from 60.0% the week prior and the city's highest result in three weeks.

109 homes were auctioned in Brisbane, up from 104 the previous week, returning a preliminary clearance rate of 69.7%, the highest since August last year.

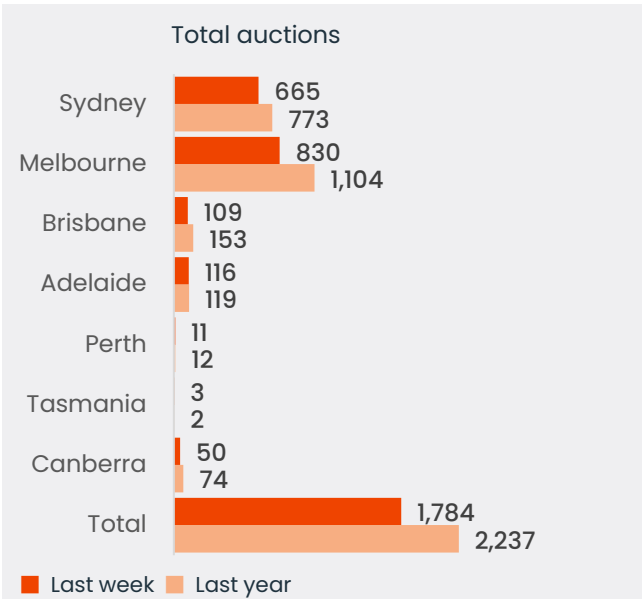
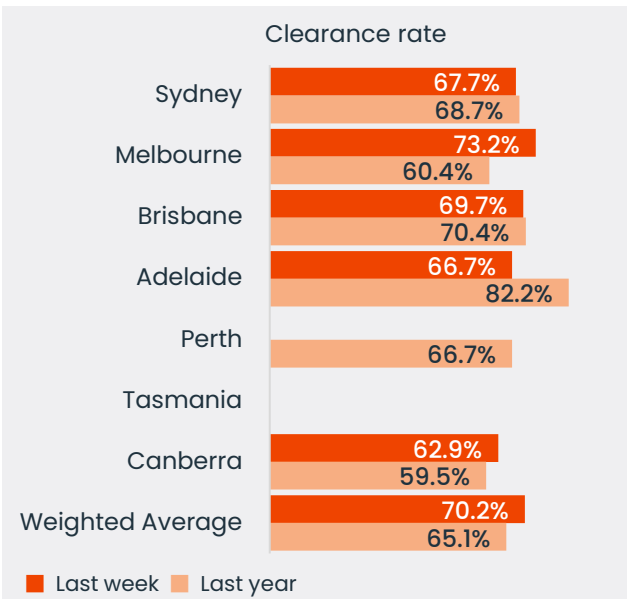
Only 50 homes went to auction across the ACT last week, down from 54 the week prior and returning a preliminary clearance rate of 62.9%, down from 69.4% the week prior.

In Perth, six of the seven auction results reported so far were successful, while the two auction results collected in Tasmania were both unsuccessful.

This week is likely to see around 1,600 auctions go to market, before rising to around 2,200 next week.

Capital City Auction Statistics (Preliminary)

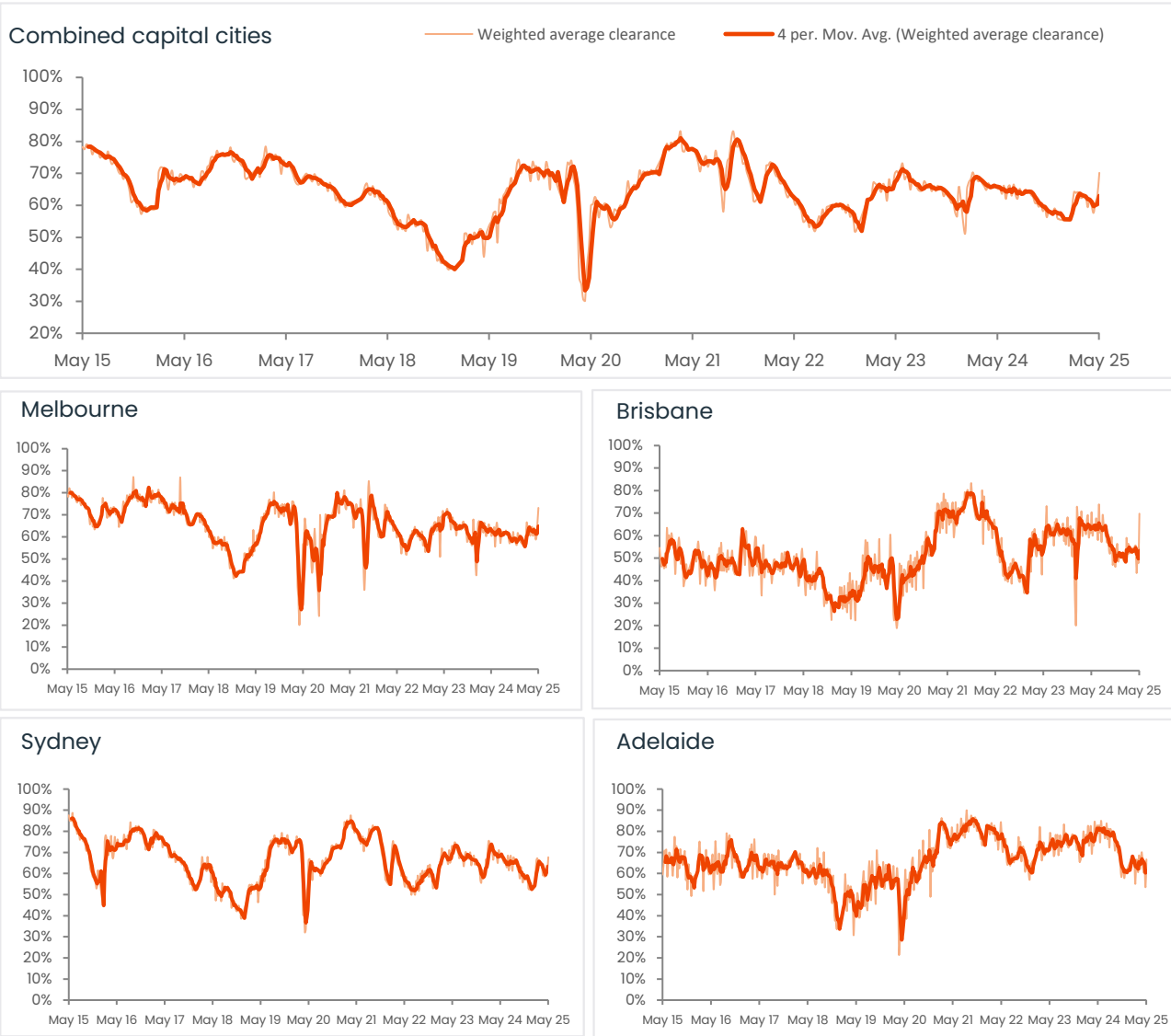
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	67.7%	665	505	342	163
Melbourne	73.2%	830	626	458	168
Brisbane	69.7%	109	76	53	23
Adelaide	66.7%	116	60	40	20
Perth	n.a.	11	7	6	1
Tasmania	n.a.	3	2	0	2
Canberra	62.9%	50	35	22	13
Weighted Average	70.2%	1,784	1,311	921	390

Weekly clearance rates



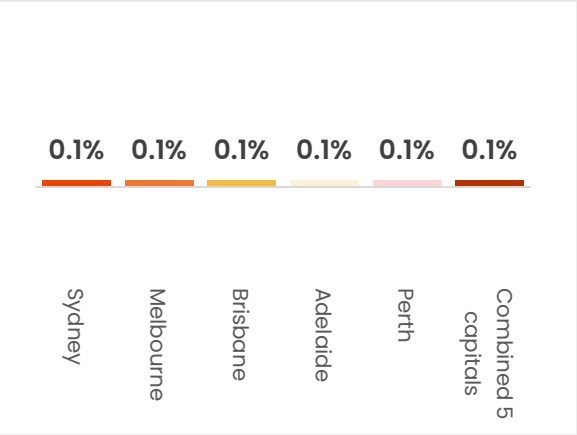
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	62.5%	21	16	10	6
Baulkham Hills and Hawkesbury	68.0%	33	25	17	8
Blacktown	63.0%	39	27	17	10
City and Inner South	75.5%	53	49	37	12
Eastern Suburbs	58.8%	63	51	30	21
Inner South West	72.6%	85	62	45	17
Inner West	71.4%	59	49	35	14
North Sydney and Hornsby	70.3%	84	74	52	22
Northern Beaches	63.3%	36	30	19	11
Outer South West	n.a.	11	9	6	3
Outer West and Blue Mountains	n.a.	9	7	1	6
Parramatta	61.2%	72	49	30	19
Ryde	73.7%	32	19	14	5
South West	86.4%	41	22	19	3
Sutherland	64.7%	28	17	11	6
Melbourne sub-regions					
Inner	75.0%	116	88	66	22
Inner East	77.4%	79	62	48	14
Inner South	83.8%	99	74	62	12
North East	66.7%	108	78	52	26
North West	75.0%	114	88	66	22
Outer East	92.0%	66	50	46	4
South East	75.3%	101	73	55	18
West	56.0%	115	91	51	40
Mornington Peninsula	54.6%	32	22	12	10
Regional SA4					
Newcastle and Lake Macquarie	66.7%	21	18	12	6
Illawarra	54.6%	24	22	12	10
Gold Coast	51.7%	68	58	30	28
Sunshine Coast	48.0%	37	25	12	13
Geelong	n.a.	11	8	6	2

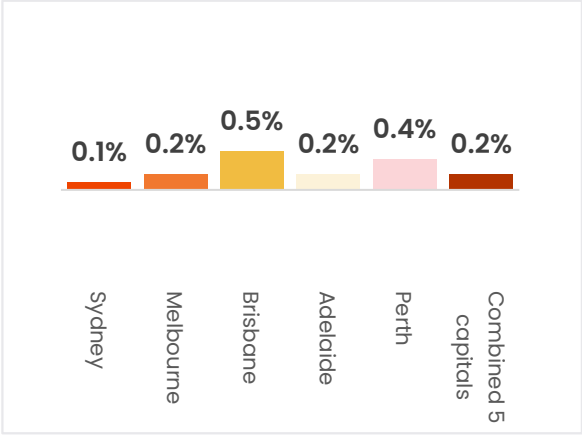
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

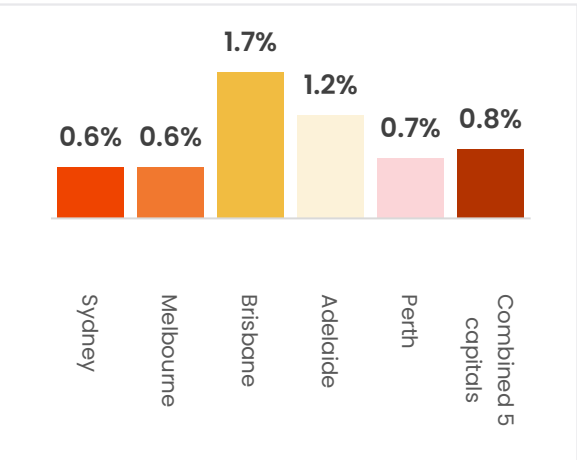
Weekly change



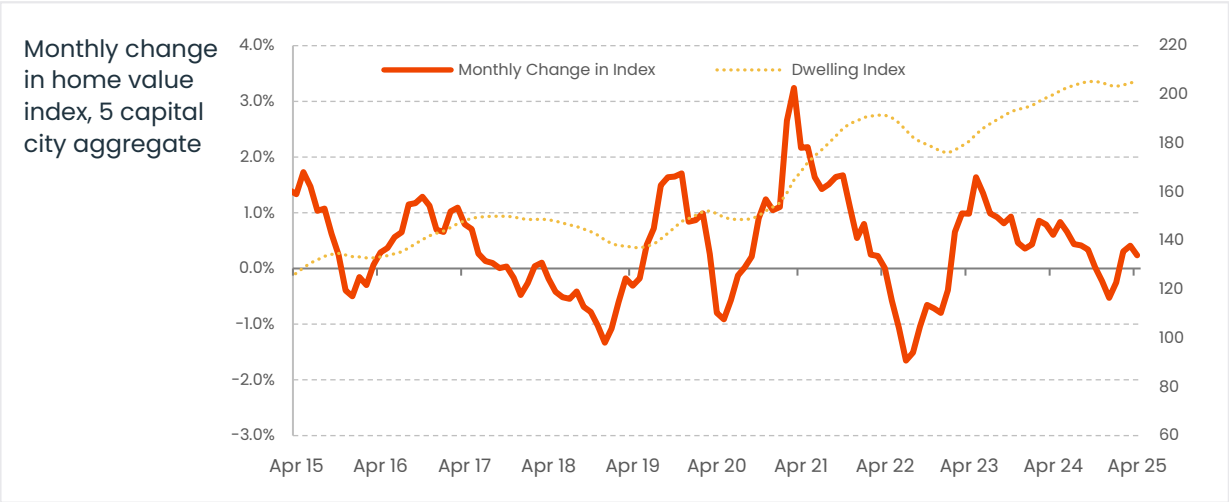
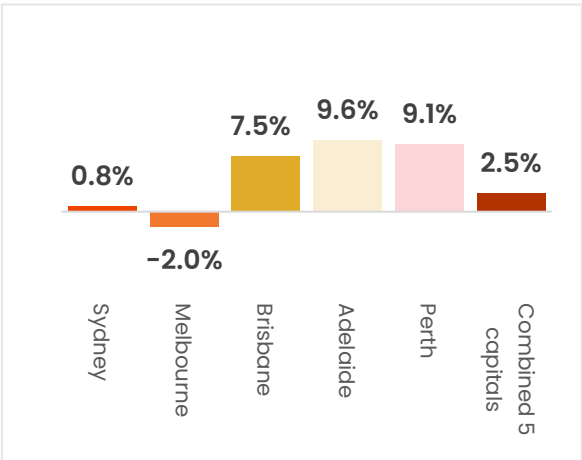
Monthly change



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

129
546

BRISBANE

3,267
11,338

PERTH

3,214
10,555

SYDNEY

5,648
21,838

CANBERRA

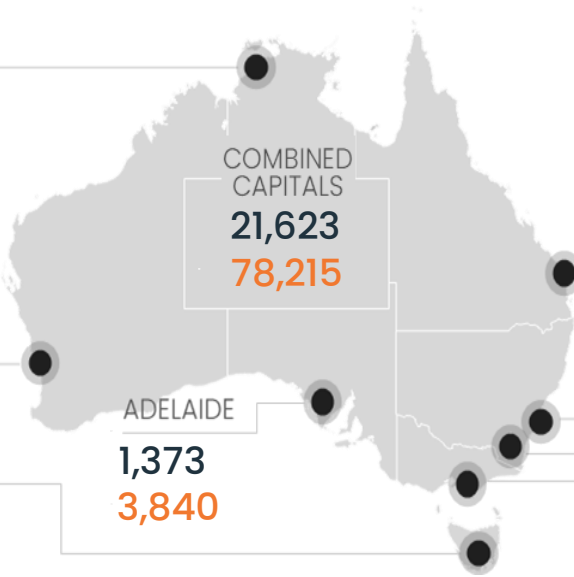
442
2,067

HOBART

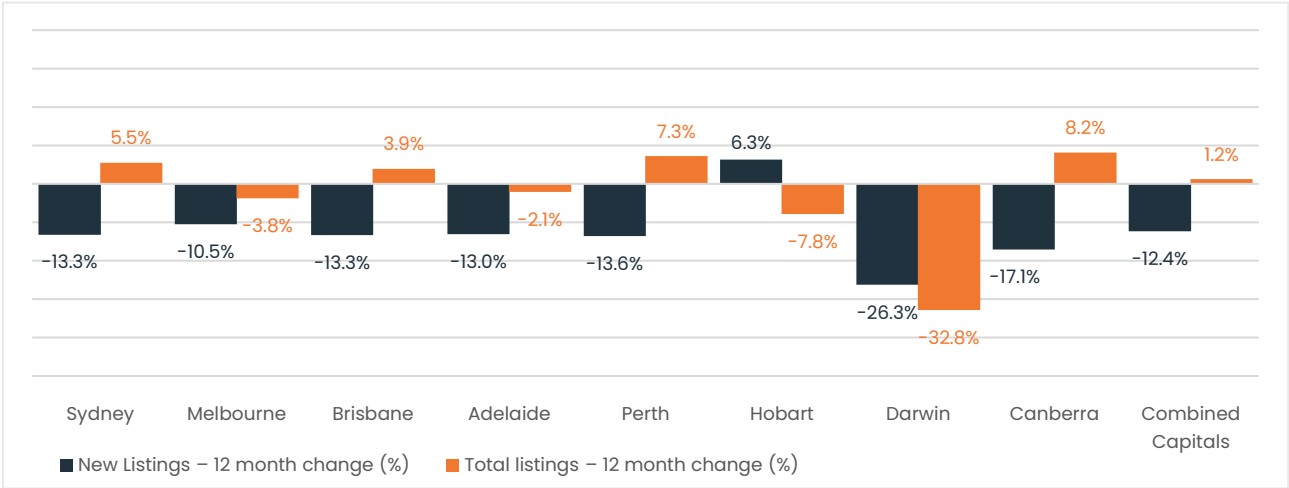
286
1,292

MELBOURNE

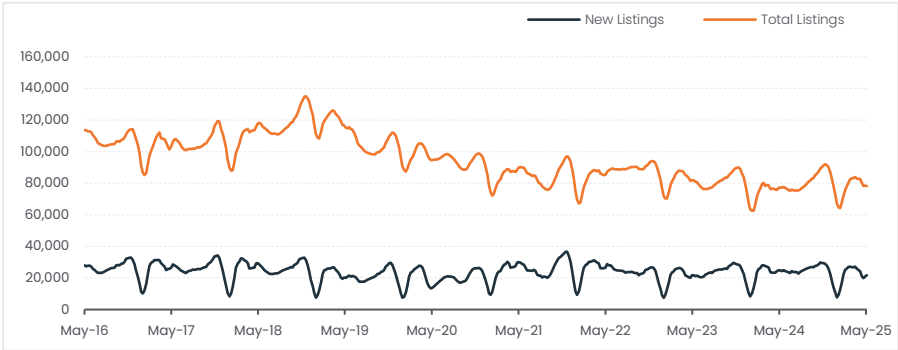
7,264
26,739



Listings 12 month change (%)

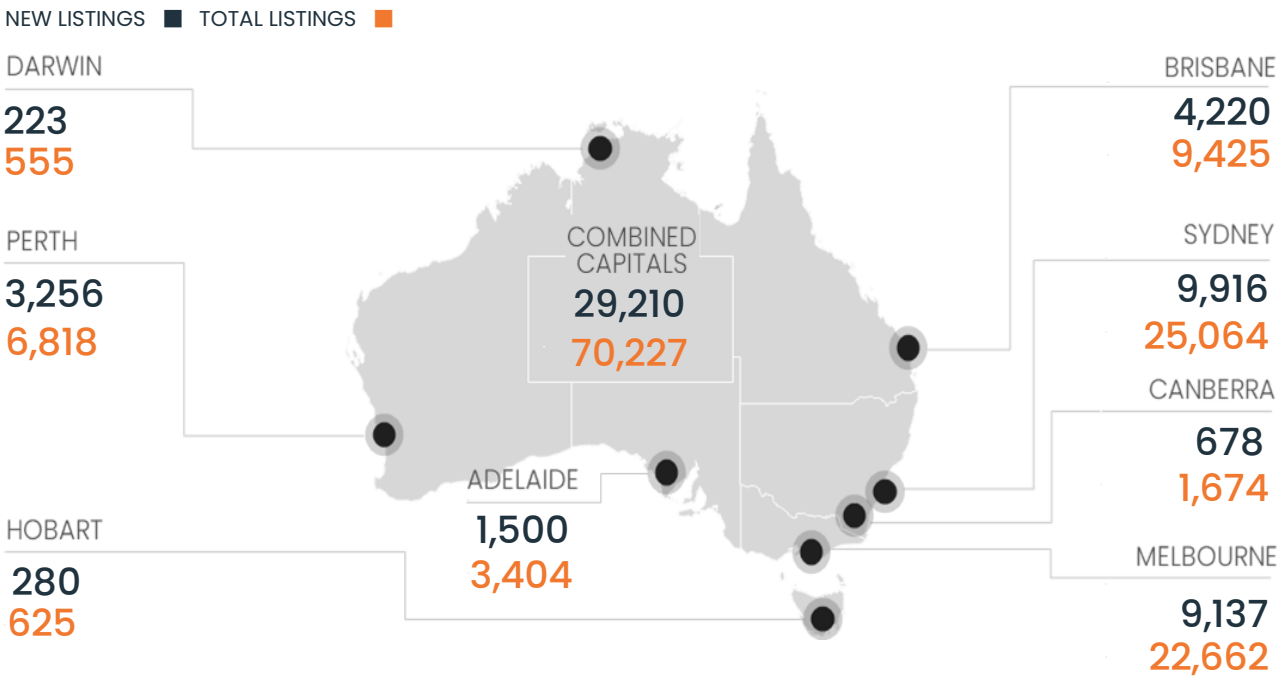


Number of homes for sale, combined capital cities

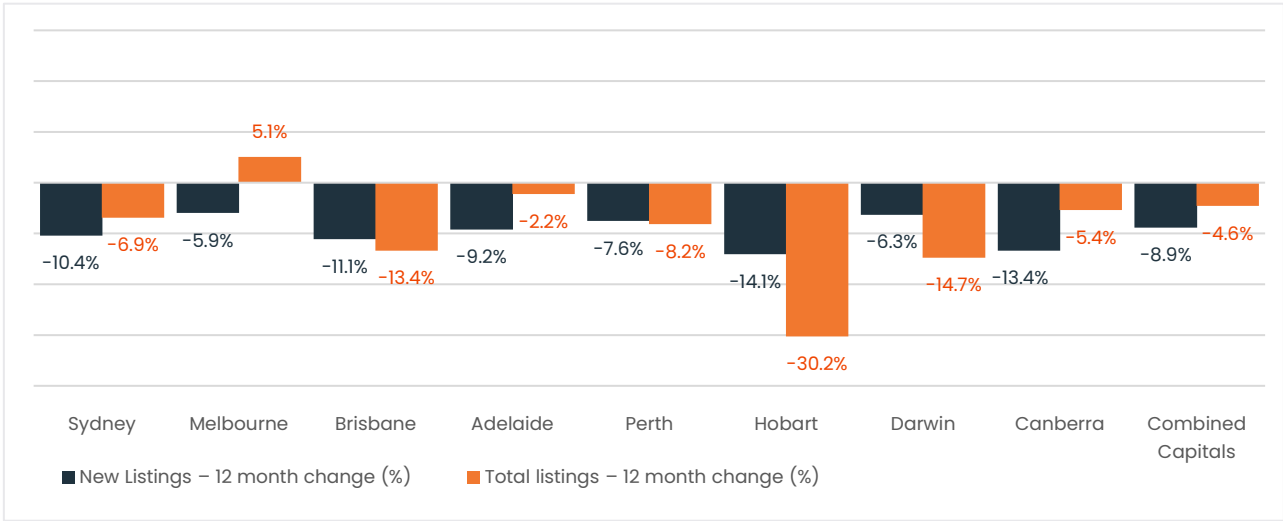


These results are calculated across properties that have been advertised for sale over the 28 days ending 11 May 2025. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Capital city properties listed for rent – four week count

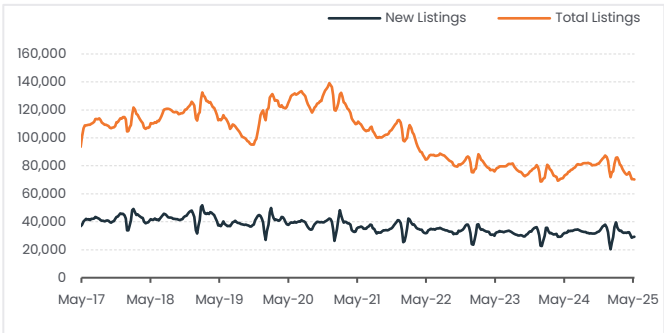


Listings 12 month change (%)



Number of homes for rent, combined capital cities

Rental snapshot – data to April, 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	\$787	0.7%	1.9%	1.9%	3.1%	3.0%	1.9%	1.7%
Melbourne	\$610	0.3%	1.1%	2.0%	3.7%	3.5%	1.5%	1.0%
Brisbane	\$678	0.8%	2.1%	3.3%	3.7%	3.9%	1.8%	1.7%
Adelaide	\$626	0.5%	1.5%	5.5%	3.7%	3.9%	1.0%	0.6%
Perth	\$713	0.6%	2.2%	5.7%	4.3%	4.5%	1.3%	1.0%
Hobart	\$580	1.0%	2.4%	5.4%	4.4%	4.2%	1.8%	2.9%
Darwin	\$648	1.1%	1.2%	5.0%	6.6%	6.5%	1.9%	2.3%
Canberra	\$676	0.1%	0.9%	1.0%	4.1%	4.1%	1.8%	1.5%
Combined capitals	\$690	0.6%	1.7%	2.9%	3.5%	3.5%	1.6%	1.4%
Combined regionals	\$577	0.6%	2.0%	5.5%	4.4%	4.4%	1.7%	1.8%
National	\$659	0.6%	1.8%	3.6%	3.7%	3.7%	1.7%	1.5%

Top two sales over the past week, states and territories

Australian Capital Territory



5 Duffy Street
Ainslie

4 2 2

\$1,560,000

Home.ByHolly



156 Blamey Crescent
Campbell

3 2 1

\$1,500,000

Hive Property

New South Wales



31A Yanko Avenue
Bronte

4 3 2

\$23,500,000

PPD Real Estate



205 Hopetoun Avenue
Vaucluse

5 2 3

\$10,250,000

Raine & Horne Double Bay

Northern Territory



6 May Street
Ludmilla

5 3 4

\$1,055,000

Real Estate Central



5 Myrtle Street
Nightcliff

3 2 2

\$891,000

Real Estate Central

Queensland



211-213 Monaco Street
Broadbeach Waters

5 5 4

\$10,300,000

Ray White Prestige Gold Coast



41 Regatta Parade
Southport

4 2 3

\$4,318,000

Coastal

South Australia



114A Seaview Road
Tennyson

4 4 3

\$3,700,000

Ray White Woodville



7 Kemp Road
Aldgate

5 2 6

\$2,025,000

Harcourts Adelaide Hills

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

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Top two sales over the past week, states and territories

Tasmania



1 Chalmers Lane
Devonport

4 2 2

\$1,725,000

Halliwell Property Agents Pty Ltd



83 Burwood Drive
Blackmans Bay

5 2 2

\$1,375,000

EIS Property

Victoria



11 Cremorne Street
Balwyn

5 6 2

\$4,850,000

Ray White Balwyn



107 Whistler Lane
Bass

3 2 4

\$3,900,000

Harcourts Coast & Lifestyle

Western Australia



102 West Coast Drive
Sorrento

6 3 2

\$4,500,000

The Agency Perth



15 Beachton Street
North Beach

4 2 2

\$3,175,000

Haiven Property

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