

Property Market Indicator Summary

All data to week ending 4 May 2025



Auction market bounces back in the first week of May

The first week of May saw a bounce back in both the volume of auctions and the preliminary clearance rate.

1,643 homes went under the hammer across the combined capitals last week, 567 more auctions relative to the week prior. Although the number of auctions held recorded a solid rise, the federal election has kept a lid on activity; relative to the same week last year, the number of auctions held is well down from 2,202.

The number of auctions scheduled for this week is holding reasonably firm, with approximately 1,620 homes set to go under the hammer, reducing to around 1,580 next week. Auction activity tends to be lower through the colder months before picking up into spring.

The preliminary clearance rate has responded positively, rising to 70.1% last week, up 5.9 percentage points from the week prior (64.2% which revised down to 60.8% on final numbers), the highest in four weeks.

Melbourne led both the volume of auctions, and the preliminary clearance rate last week, with 803 auctions held and an early success rate of 74.4%. The preliminary clearance rate was a substantial rise from the week prior (67.6% which revised down to 60.5%), up 6.8 percentage points to be the highest preliminary clearance rate since

the first week of June in 2023.

In Sydney, 577 auctions were held, with 69.4% reporting a successful result so far. Although this was the highest preliminary result in seven weeks, it's also the seventh week in a row where the preliminary clearance rate has been below the 70% mark.

Brisbane was the most active auction market across the smaller capitals, with 105 homes going under the hammer and only half recording a successful result so far. The 50% preliminary clearance rate is up from 47.1% the week prior but is the second lowest through the year-to-date.

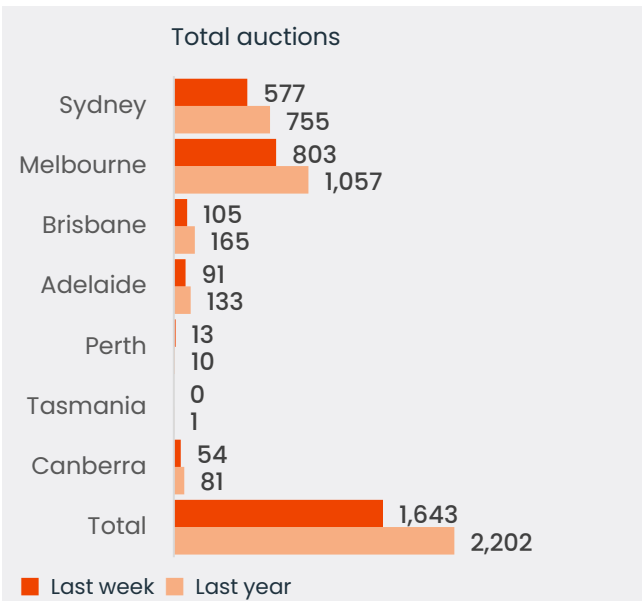
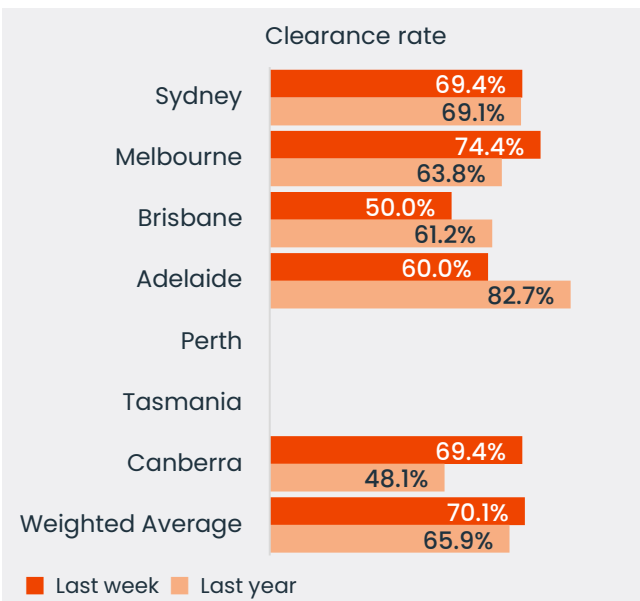
91 auctions were held in Adelaide last week, returning a preliminary clearance rate of 60.0%, down from 61.1% the week prior and the lowest since November 2020.

The ACT recorded 54 homes going under the hammer, with 69.4% returning a positive result based on the results collected. This was the ACT's highest preliminary clearance rate in eight weeks.

In Perth, seven of the 13 auctions have been reported so far, five of which were successful, while no homes were taken to auction in Tasmania last week.

Capital City Auction Statistics (Preliminary)

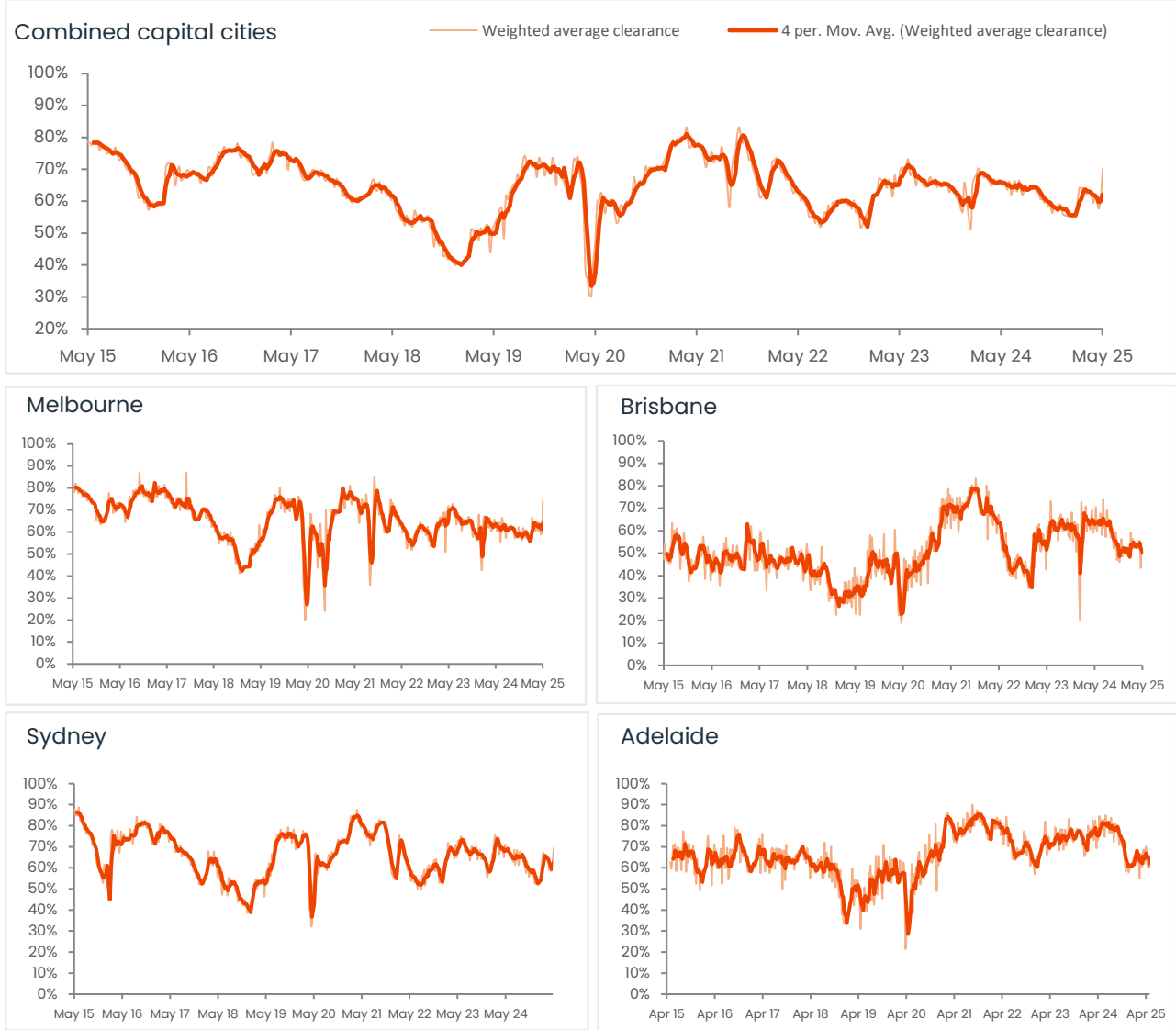
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	69.4%	577	402	279	123
Melbourne	74.4%	803	602	448	154
Brisbane	50.0%	105	84	42	42
Adelaide	60.0%	91	50	30	20
Perth	n.a.	13	7	5	2
Tasmania	n.a.	0	0	0	0
Canberra	69.4%	54	36	25	11
Weighted Average	70.1%	1,643	1,181	829	352

Weekly clearance rates



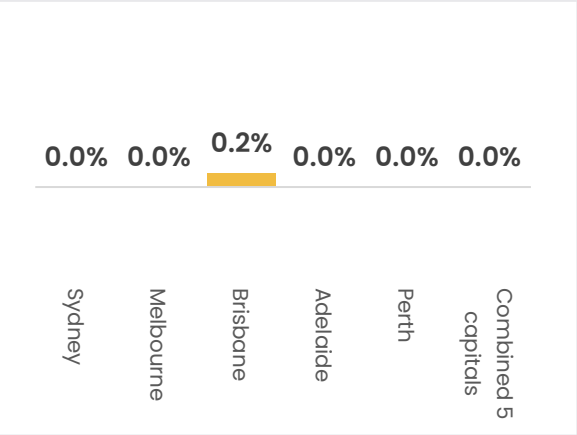
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	40.0%	13	10	4	6
Baulkham Hills and Hawkesbury	45.5%	26	11	5	6
Blacktown	n.a.	52	9	9	0
City and Inner South	91.7%	39	36	33	3
Eastern Suburbs	65.8%	41	38	25	13
Inner South West	79.0%	72	57	45	12
Inner West	81.8%	60	44	36	8
North Sydney and Hornsby	68.1%	62	47	32	15
Northern Beaches	41.9%	50	43	18	25
Outer South West	n.a.	6	3	3	0
Outer West and Blue Mountains	n.a.	8	6	3	3
Parramatta	61.3%	47	31	19	12
Ryde	61.5%	22	13	8	5
South West	67.7%	53	31	21	10
Sutherland	79.2%	27	24	19	5
Melbourne sub-regions					
Inner	71.3%	105	80	57	23
Inner East	78.3%	73	46	36	10
Inner South	68.1%	65	47	32	15
North East	77.4%	135	93	72	21
North West	75.3%	93	77	58	19
Outer East	84.8%	55	46	39	7
South East	82.3%	91	62	51	11
West	66.2%	170	136	90	46
Mornington Peninsula	85.7%	15	14	12	2
Regional SA4					
Newcastle and Lake Macquarie	77.3%	26	22	17	5
Illawarra	75.0%	16	16	12	4
Gold Coast	49.0%	66	51	25	26
Sunshine Coast	37.5%	24	16	6	10
Geelong	n.a.	10	7	2	5

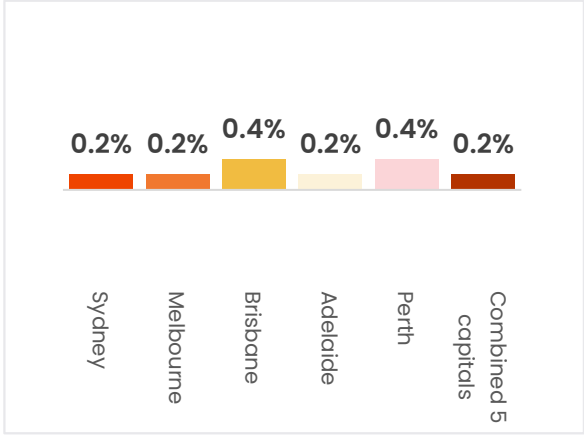
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

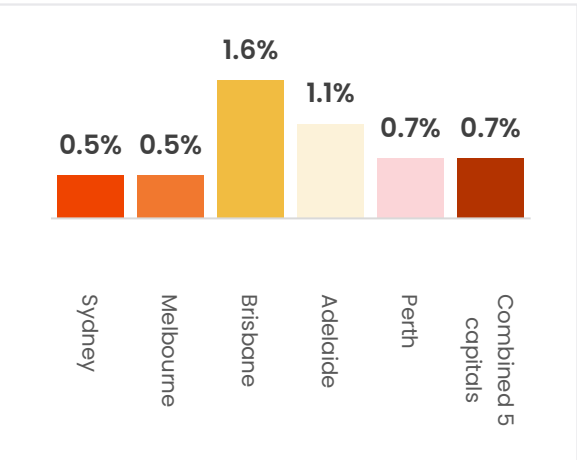
Weekly change



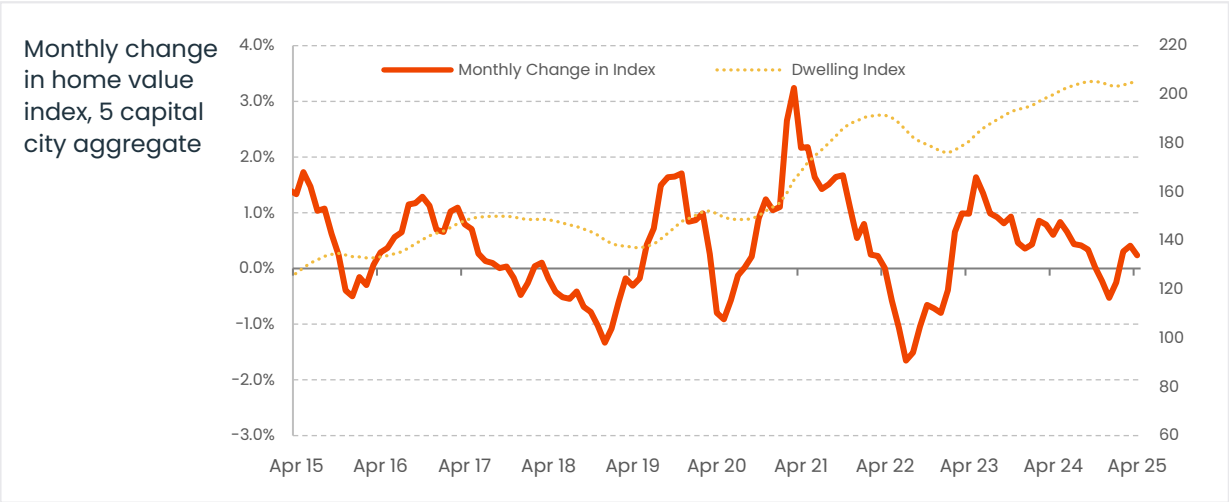
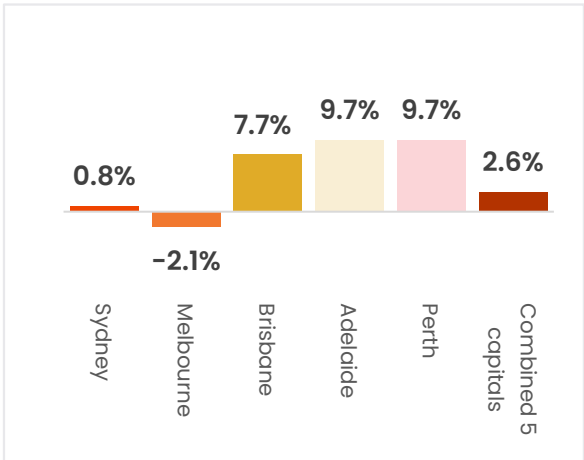
Monthly change



Year to date change



12 Month change



Capital city properties listed for sale – four week count

NEW LISTINGS ■ TOTAL LISTINGS ■

DARWIN

125
542

PERTH

3,179
10,607

HOBART

273
1,294

BRISBANE

3,260
11,466

SYDNEY

5,319
21,866

CANBERRA

431
2,073

MELBOURNE

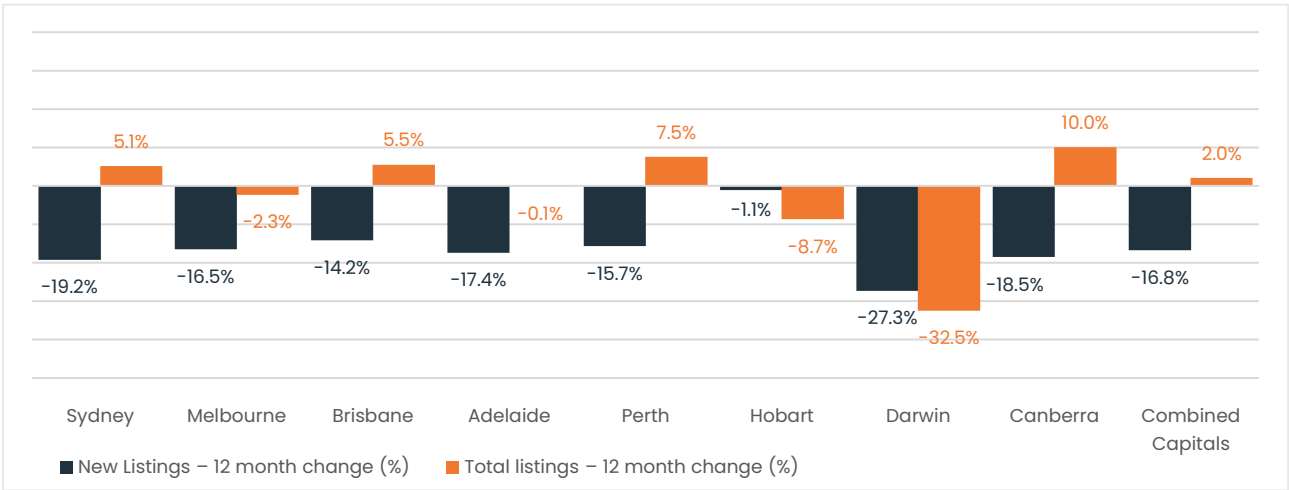
6,869
26,882

COMBINED
CAPITALS
20,792
78,577

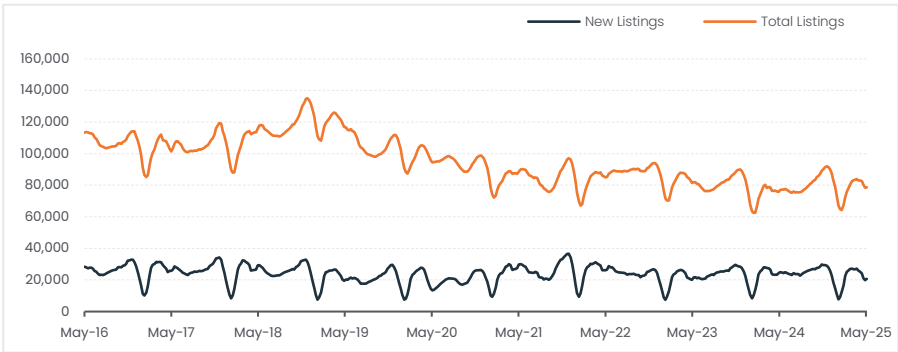
ADELAIDE

1,336
3,847

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 04 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

NEW LISTINGS ■ TOTAL LISTINGS ■

DARWIN

218
542

PERTH

3,130
6,689

HOBART

283
628

ADELAIDE

1,506
3,421

COMBINED
CAPITALS
28,920
69,976

BRISBANE

4,231
9,574

SYDNEY

9,953
25,064

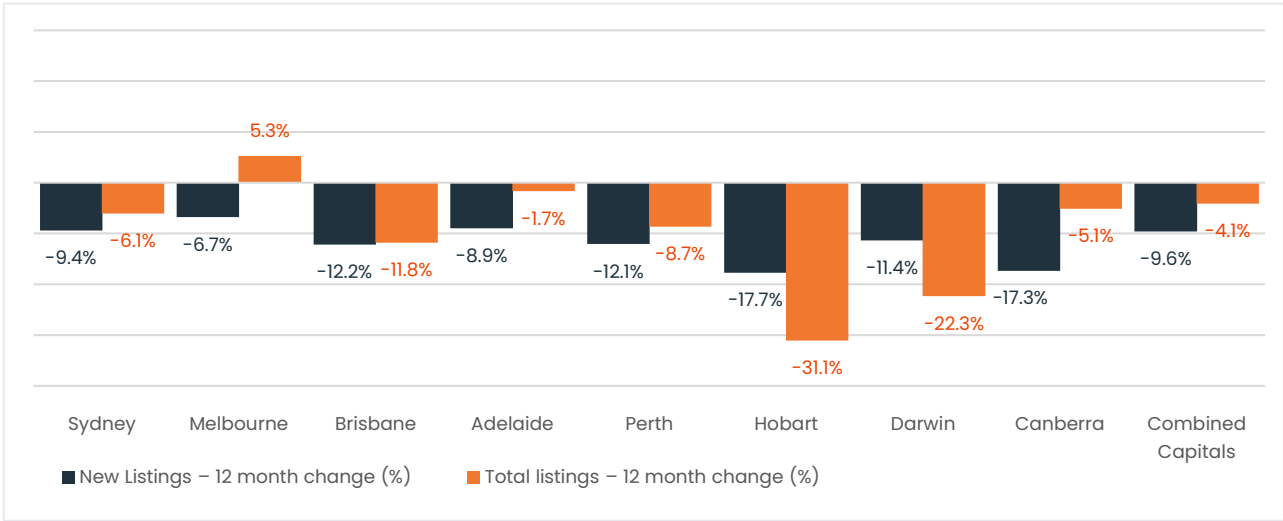
CANBERRA

672
1,701

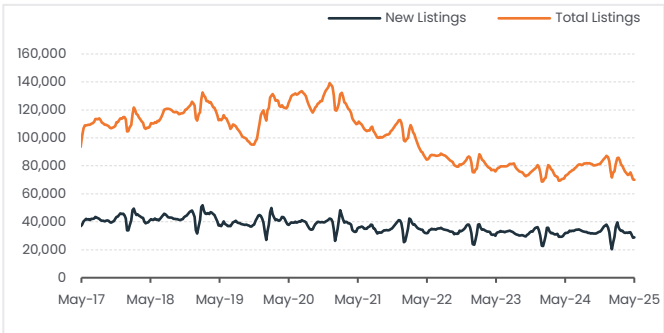
MELBOURNE

8,927
22,357

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

Image not available

39 McLachlan Crescent
Weetangera

5 3 2

\$2,040,000

The Property Collective



37 Tullaroop Street
Duffy

5 2 4

\$1,530,000

LJ Hooker Weston Creek

New South Wales



11 Wallaroy Road
Woollahra

4 4 2

\$15,500,000

Ray White The Woollahra Group

Image not available

1501/71 Macquarie Street
Sydney

3 2 2

\$11,718,888

Ayre Real Estate

Northern Territory



20 Sandalwood Street
Nightcliff

6 2 8

\$1,110,000

Ray White Darwin



3 Kingston Place
Rapid Creek

3 1 2

\$651,500

Ray White Darwin

Queensland



23 Mermaid Quay
Noosa Waters

4 3 2

\$6,450,000

Noosa Estate Agents



7 Helm Court
Mermaid Waters

4 3 4

\$4,750,000

McGrath

South Australia



184 North East Road
Vale Park

7 3 4

\$2,080,000

All Adelaide Real Estate City Edge



17 Ascot Avenue
Dulwich

4 1 2

\$1,900,000

Toop & Toop 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

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Top two sales over the past week, states and territories

Tasmania



29 Cilwen Road
Cambridge

5 2 3

\$1,625,000

Fall Real Estate Hobart



15 Mountain View Crescent
Grindelwald

4 1 1

\$1,275,000

Harcourts Launceston

Victoria



12 Francis Street
Mount Waverley

5 4 2

\$3,885,000

Professionals First & Co



433 Liverpool Road
Kilsyth

5 5 8

\$3,800,000

Elders Delaney Livestock & Property Li

Western Australia



1302/20 Kintail Road
Applecross

3 3 2

\$3,800,000

Jones Realty & Projects



112 Gunyulgup Valley Drive
Yallingup

4 2 0

\$3,200,000

JMW Real Estate

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