

# Property Market Indicator Summary

All data to week ending 18 May 2025



## Slip in preliminary clearance rate across combined capitals

After holding above the 70% mark for the past two weeks, the combined capital city preliminary auction clearance rate slipped back to 68.8% last week. Despite the slip, last week's early clearance rate remains slightly above the year-to-date average of 68.0%.

1,835 auctions were held across the combined capitals last week, the highest volume since the week prior to Easter when 3,066 homes went under the hammer.

Melbourne was the only capital city to post a preliminary clearance rate above the 70% mark last week. At 73.8%, last week's result was the city's second highest early clearance rate so far this year. 935 auctions were held across Melbourne last week, up from 799 the week prior but -7.3% below the levels recorded a year ago.

Sydney was home to 558 auctions last week, down from 656 the week prior and -23.0% fewer auctions than this time last year. The preliminary clearance rate also slipped lower, coming in at 65.3%. Excluding the more volatile results from January, last week was the lowest preliminary clearance rate for Sydney since the week ending December 15th, 2024 (63.0%).

Brisbane hosted the most auctions across the smaller capitals last week, with 134 homes taken under the

hammer, the highest volume since the week prior to Easter (135). After bouncing higher the previous week to 69.7% (revised down to 59.8%), Brisbane's preliminary clearance rate weakened last week, dropping back to 59.6%.

132 homes went to auction in Adelaide last week, up from 109 the previous week. The preliminary clearance rate reduced to 64.1%, down from 66.7% the week prior, and tracking below the year-to-date average of 67.4%.

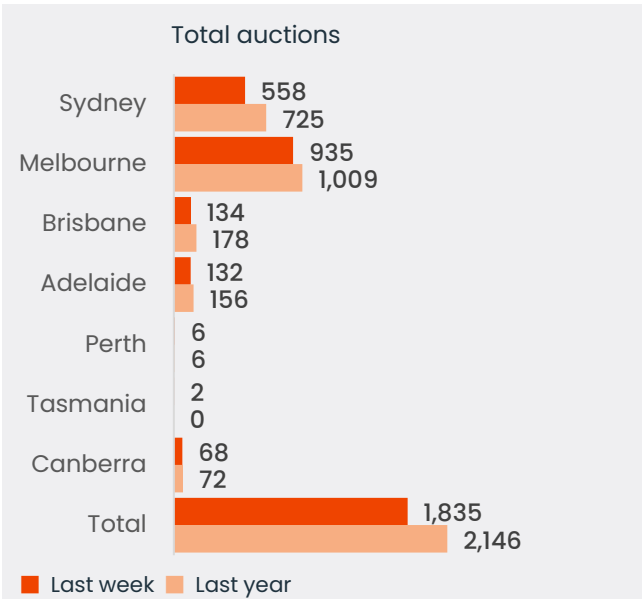
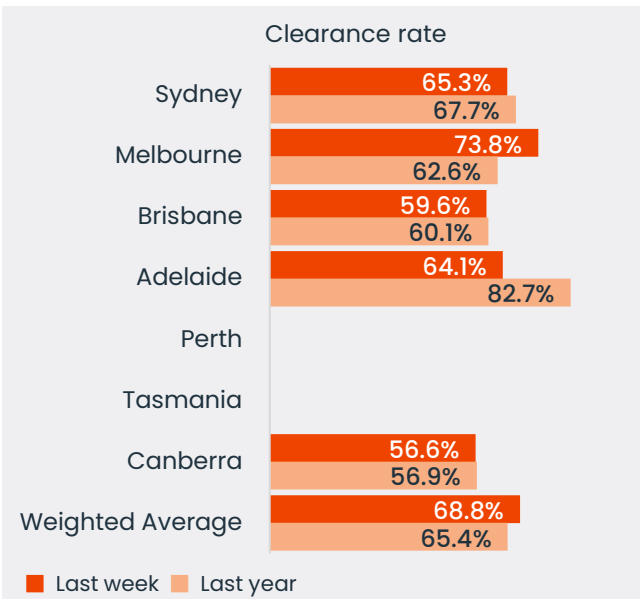
The ACT saw 68 auctions held last week, up from 50 the week prior. 56.6% of auctions have recorded a successful result so far, the lowest preliminary clearance rate in three weeks.

Four of the six auctions held in Perth last week have been collected so far, three of which were successful, while the one auction result reported so far in Tasmania was unsuccessful.

It seems that many vendors are holding out for the RBA's interest rate decision this week. With the cash rate widely expected to reduce tomorrow (May 20<sup>th</sup>), the volume of scheduled auctions across the combined capitals is set to rise to around 2,360 this week - a 29% jump on last week, before rising further next week, to around 2,700 auctions.

## Capital City Auction Statistics (Preliminary)

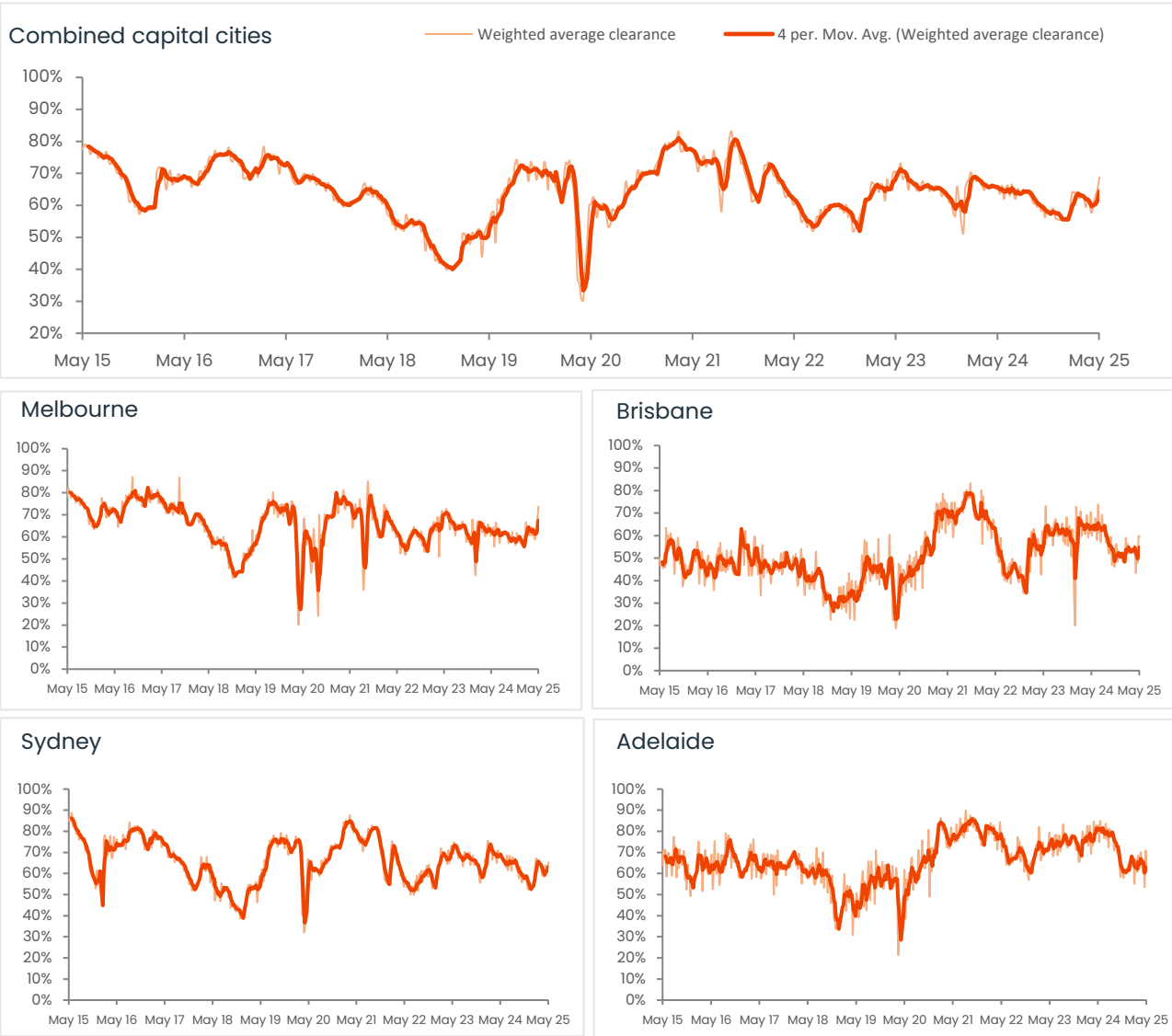
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	65.3%	558	427	279	148
Melbourne	73.8%	935	726	536	190
Brisbane	59.6%	134	104	62	42
Adelaide	64.1%	132	78	50	28
Perth	n.a.	6	4	3	1
Tasmania	n.a.	2	1	0	1
Canberra	56.6%	68	53	30	23
Weighted Average	68.8%	1,835	1,393	960	433

Weekly clearance rates



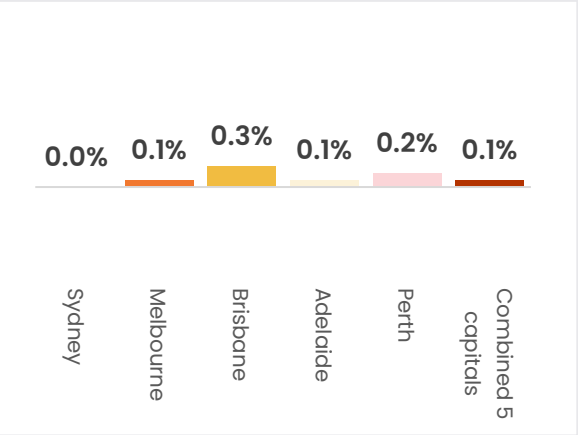
## Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Central Coast	47.6%	23	21	10	11
Baulkham Hills and Hawkesbury	50.0%	33	16	8	8
Blacktown	68.4%	49	19	13	6
City and Inner South	74.0%	53	50	37	13
Eastern Suburbs	60.6%	35	33	20	13
Inner South West	64.6%	60	48	31	17
Inner West	80.4%	52	46	37	9
North Sydney and Hornsby	71.2%	64	52	37	15
Northern Beaches	60.0%	44	40	24	16
Outer South West	n.a.	4	2	2	0
Outer West and Blue Mountains	60.0%	10	10	6	4
Parramatta	51.5%	45	33	17	16
Ryde	66.7%	19	12	8	4
South West	61.8%	48	34	21	13
Sutherland	78.6%	22	14	11	3
<b>Melbourne sub-regions</b>					
Inner	72.5%	152	120	87	33
Inner East	68.4%	122	98	67	31
Inner South	80.5%	152	113	91	22
North East	80.7%	119	93	75	18
North West	68.9%	97	74	51	23
Outer East	72.6%	63	51	37	14
South East	76.8%	101	69	53	16
West	70.0%	108	90	63	27
Mornington Peninsula	66.7%	22	18	12	6
<b>Regional SA4</b>					
Newcastle and Lake Macquarie	72.2%	19	18	13	5
Illawarra	n.a.	6	6	1	5
Gold Coast	43.6%	61	55	24	31
Sunshine Coast	61.1%	22	18	11	7
Geelong	n.a.	9	8	4	4

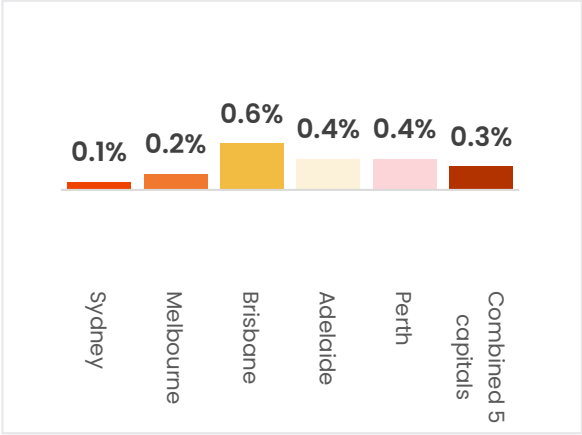
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

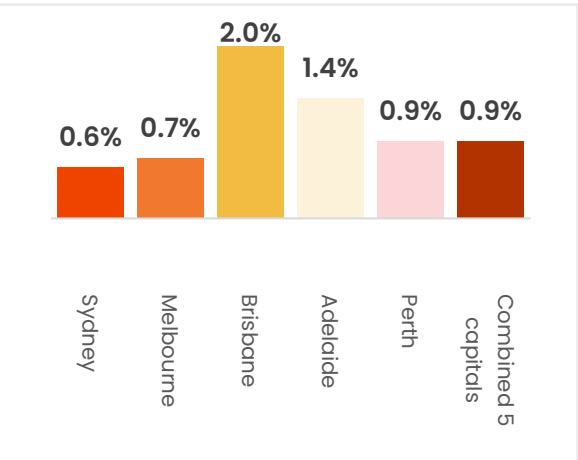
Weekly change



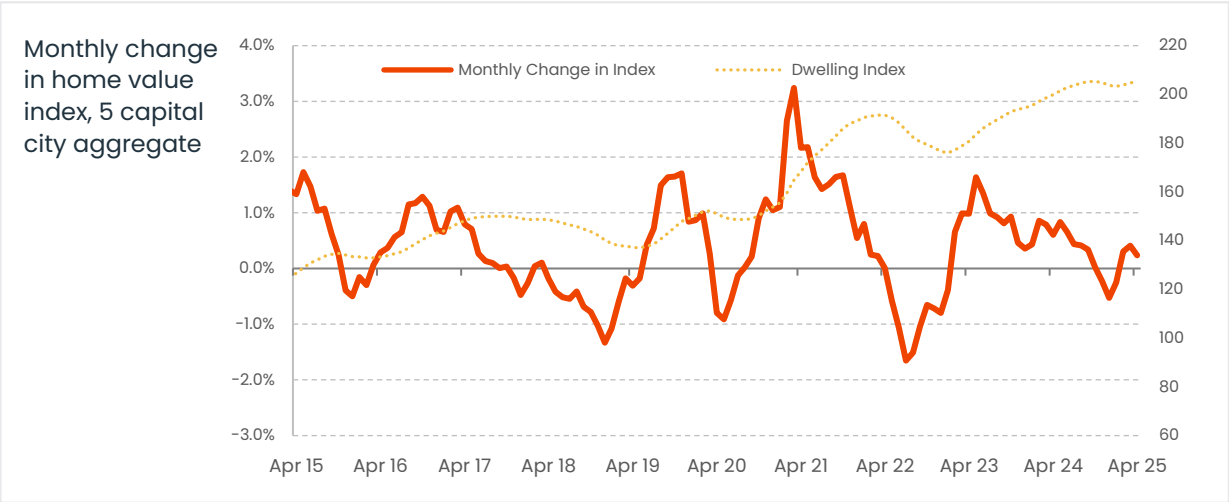
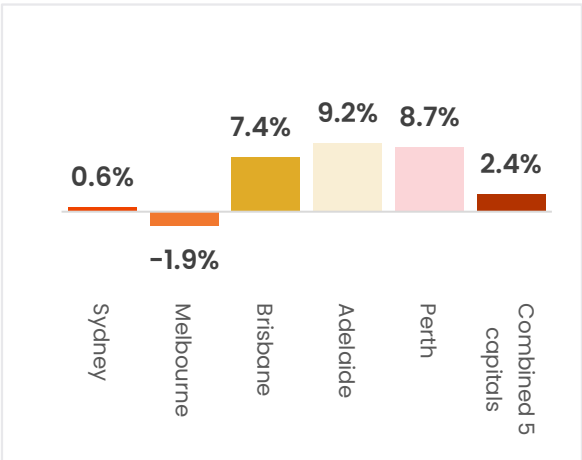
Monthly change



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

143  
548

PERTH

3,610  
10,595

HOBART

302  
1,261

BRISBANE

3,453  
11,347

SYDNEY

6,212  
21,966

CANBERRA

496  
2,052

MELBOURNE

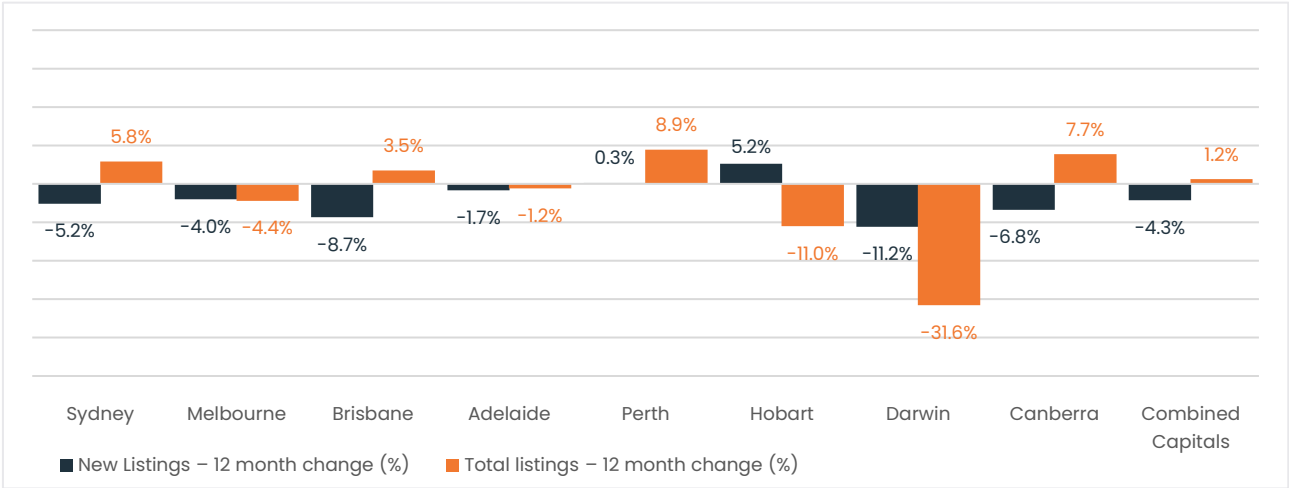
7,490  
26,528

COMBINED  
CAPITALS  
23,233  
78,117

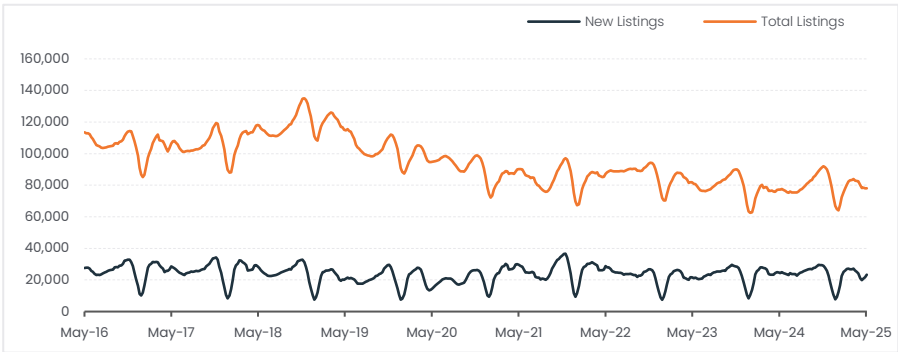
ADELAIDE

1,527  
3,820

Listings 12 month change (%)

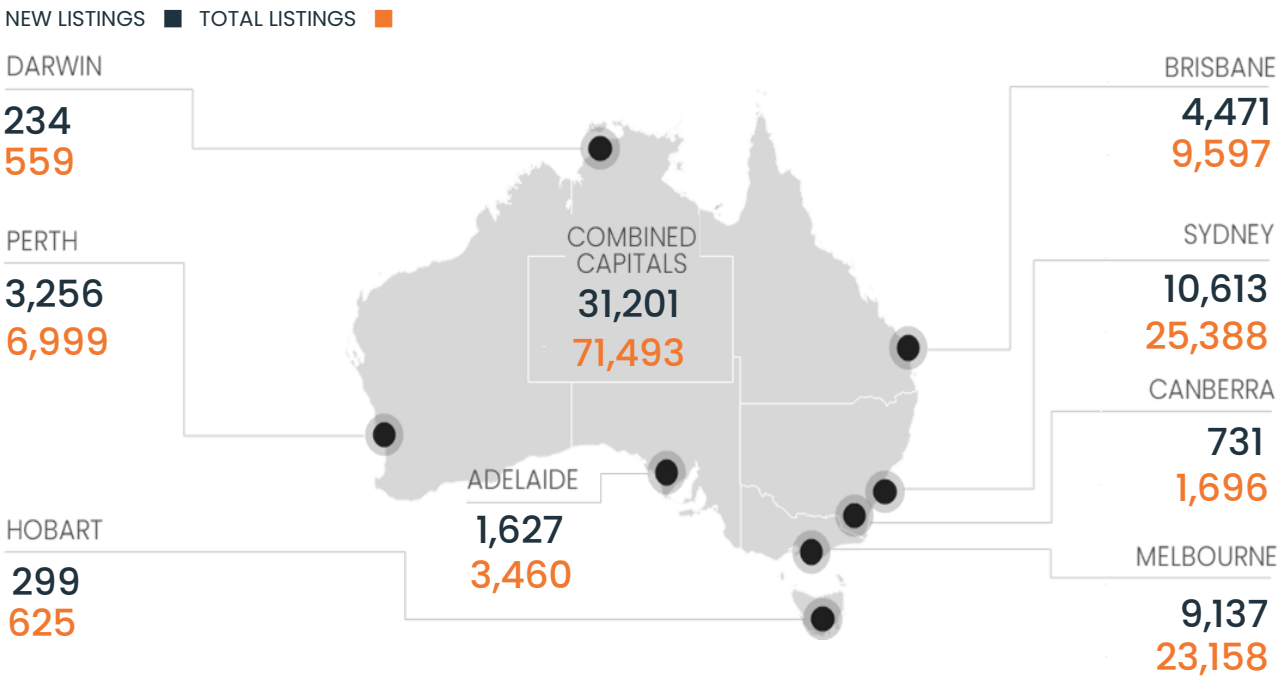


Number of homes for sale, combined capital cities

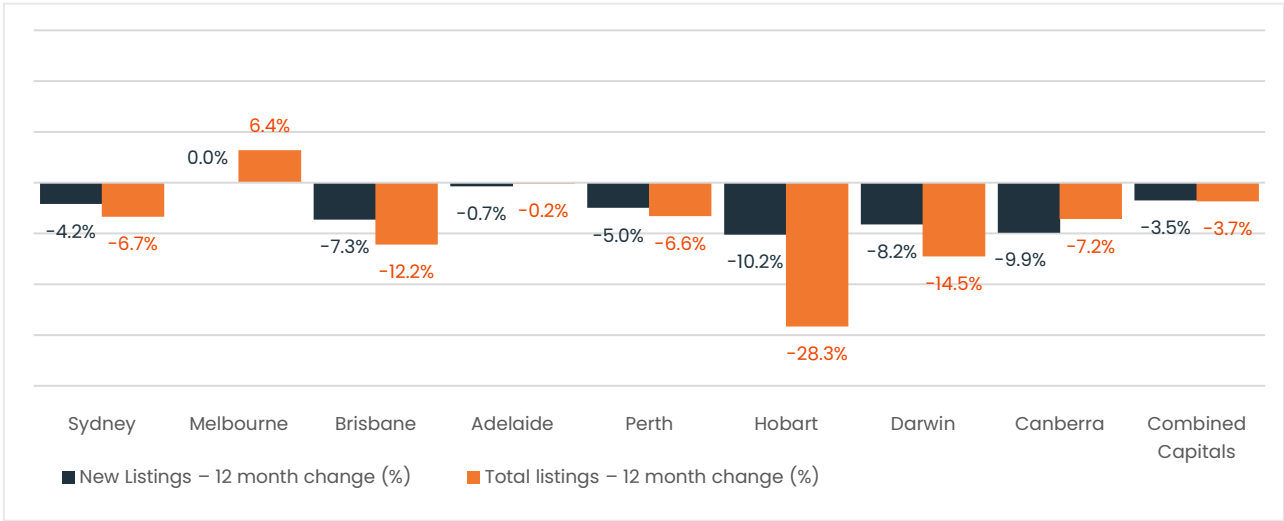


These results are calculated across properties that have been advertised for sale over the 28 days ending 18 May 2025. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Capital city properties listed for rent – four week count

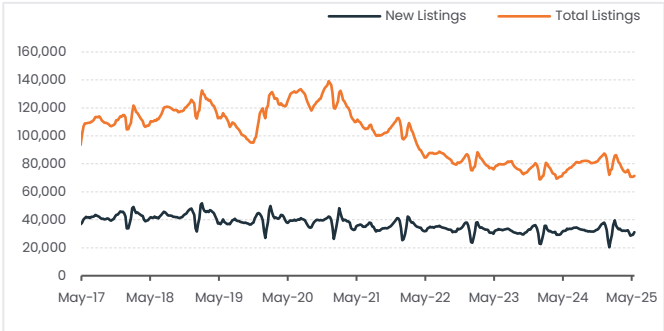


Listings 12 month change (%)



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



15 A'Beckett Street  
Watson

4 2 2

**\$2,200,000**

Hive Property



4 Newbu Place  
Ngunnawal

6 4 3

**\$1,950,000**

Stone Real Estate Gungahlin

### New South Wales



103 Avoca Drive  
Avoca Beach

5 4 2

**\$15,500,000**

George Brand Real Estate Avoca Beach



9 Brunswick Avenue  
Strathfield

6 6 0

**\$10,500,000**

Belle Property Strathfield

### Northern Territory



214 Casuarina Drive  
Nightcliff

4 4 3

**\$2,630,000**

Ray White Bayside



42 Hargrave Street  
Muirhead

4 3 4

**\$1,725,000**

Ray White Darwin

### Queensland



24 Winch Court  
Mermaid Waters

5 6 0

**\$14,005,000**

Kollosche



46 Sailaway Street  
Mermaid Waters

6 5 4

**\$5,500,000**

John Reid Real Estate

### South Australia



17 Invergowrie Avenue  
Highgate

5 2 2

**\$2,560,000**

Harris Real Estate Daw Park



32 Galway Avenue  
Collinswood

6 3 2

**\$2,400,000**

Harcourts Pilgrim

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](mailto:info@corelogic.com.au).  
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Property Market Indicator Summary

## Top two sales over the past week, states and territories

### Tasmania



29 Shepherd Street  
Sandy Bay

5 2 10

**\$1,675,000**

*Petrusma Property*



21 Bowman Drive  
Penguin

4 2 2

**\$1,370,000**

*Harcourts Ulverstone & Penguin*

### Victoria



164 Mont Albert Road  
Canterbury

6 3 4

**\$11,200,000**

*Ray White Balwyn*



100 Wright Street  
Middle Park

4 2 1

**\$5,530,000**

*Jellis Craig Port Phillip*

### Western Australia



44 West Coast Drive  
Marmion

2 2 2

**\$3,700,000**

*The Agency Perth*



13 Faulkner Street  
Wembley Downs

4 3 2

**\$2,750,000**

*Ray White Dalkeith/Claremont*

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