

# Property Market Indicator Summary

All data to week ending 18 September 2022



## Busiest auction week since late June with 2,190 homes taken to auction across the combined capitals

There were 2,190 auctions held across the combined capital cities this week, up from 1,918 over the previous week and 1,672 this time last year making it the busiest auction week since late June. Of the results collected so far, 62.5% were successful, up slightly from the previous week's preliminary clearance rate of 61.7%, which revised down to 59.7%, the highest final clearance rate seen since the week ending 22 May 2022 (61.3%). This time last year, 75.1% of auctions were successful. An early view of auction volumes indicate that there will be significantly less activity next week with around 1,400 auctions currently scheduled across the combined capitals. The lower volumes can be attributed to several public holiday long weekends around the country, along with the AFL Grand Final in Melbourne.

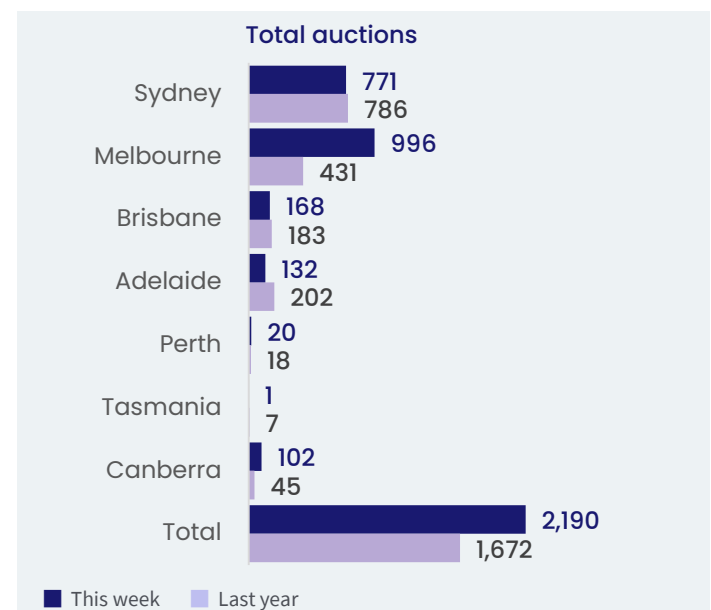
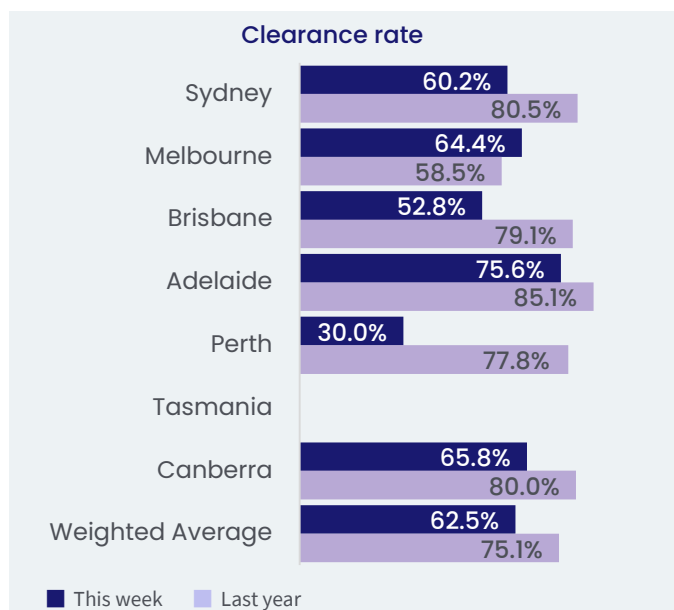
There were 996 homes taken to auction in Melbourne this week, up 17.6% from the previous week (847). Of the results collected so far, 64.4% were successful, up 1.2 percentage points from the previous week (63.2%), which revised down to 61.9% at final figures. This time last year, Melbourne was still navigating its sixth lockdown, with the clearance rate negatively impacted at 58.5%.

There were 771 auctions in Sydney this week, up 10.5% from the previous week (698), although down -1.9% from this time last year when 786 auctions were held across the city. Of the results collected so far, 60.2% were successful, down just 40 basis points from last week's preliminary clearance rate of 60.6%, which revised down ever so slightly at final figures (60.0%). Last week's final clearance rate was the highest the city has seen since the week ending 10<sup>th</sup> April when 61.7% of Sydney auctions were successful. This time last year, 80.5% of homes taken to auction across the city were sold.

Across the smaller capital cities, Brisbane was the busiest auction market this week with 168 homes taken to auction across the city, followed by Adelaide (132) and Canberra (102). There were 20 auctions held in Perth this week, and just one in Tasmania. Adelaide recorded the strongest preliminary clearance rate (75.6%), followed by Canberra (65.8%) and Brisbane (52.8%). In Perth, 10 results have been collected so far, with just three returning a successful result (30.0%), while the one auction held in Tasmania was successful.

### Capital City Auction Statistics (Preliminary)

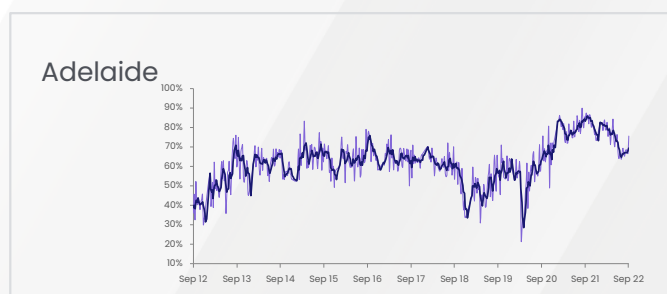
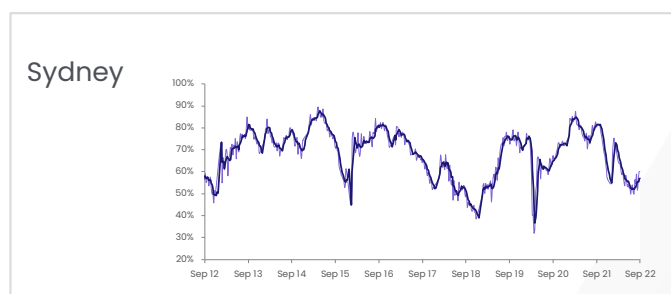
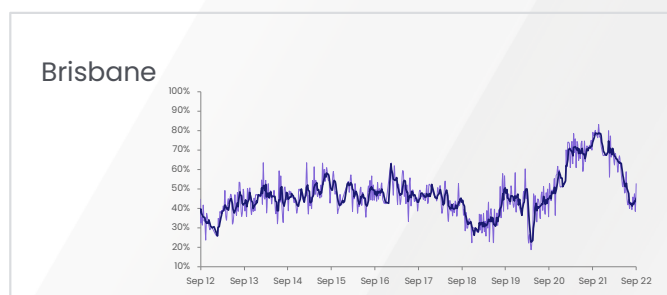
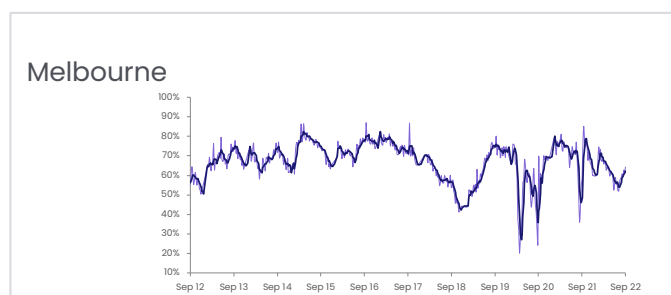
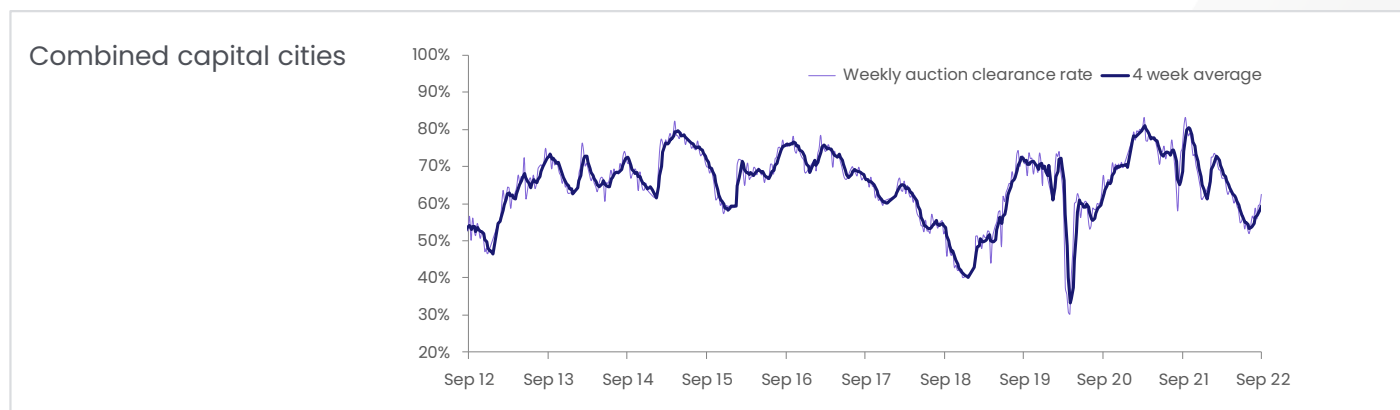
Please note: A minimum sample size of 10 results is required to report a clearance rate



## Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	60.2%	771	623	375	248
Melbourne	64.4%	996	836	538	298
Brisbane	52.8%	168	123	65	58
Adelaide	75.6%	132	78	59	19
Perth	30.0%	20	10	3	7
Tasmania	n.a.	1	1	1	0
Canberra	65.8%	102	76	50	26
<b>Weighted Average</b>	<b>62.5%</b>	<b>2,190</b>	<b>1,747</b>	<b>1,091</b>	<b>656</b>

## Weekly clearance rates



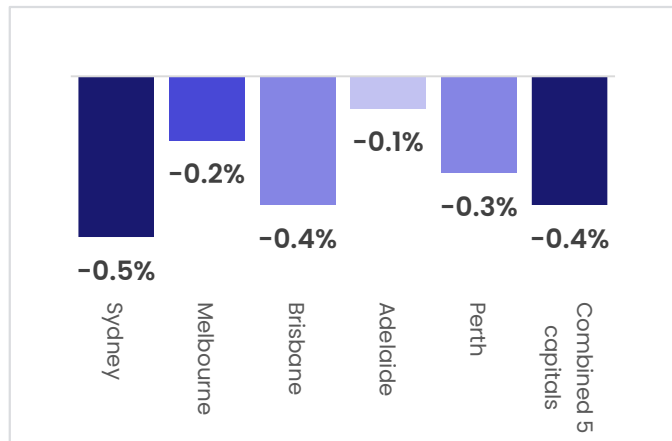
## Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
<b>Sydney sub-regions</b>					
Central Coast	39.1%	27	23	9	14
Baulkham Hills and Hawkesbury	36.8%	31	19	7	12
Blacktown	60.0%	30	15	9	6
City and Inner South	63.6%	64	55	35	20
Eastern Suburbs	51.0%	114	104	53	51
Inner South West	71.8%	86	71	51	20
Inner West	63.0%	54	46	29	17
North Sydney and Hornsby	72.4%	128	105	76	29
Northern Beaches	59.3%	61	54	32	22
Outer South West	n.a.	7	6	5	1
Outer West and Blue Mountains	n.a.	5	3	2	1
Parramatta	53.3%	39	30	16	14
Ryde	63.9%	45	36	23	13
South West	36.8%	35	19	7	12
Sutherland	56.8%	45	37	21	16
<b>Melbourne sub-regions</b>					
Inner	60.4%	234	192	116	76
Inner East	71.4%	110	98	70	28
Inner South	67.9%	147	109	74	35
North East	68.8%	107	96	66	30
North West	59.8%	88	82	49	33
Outer East	69.1%	65	55	38	17
South East	66.7%	113	93	62	31
West	54.6%	116	99	54	45
Mornington Peninsula	75.0%	16	12	9	3
<b>Regional SA4</b>					
Newcastle and Lake Macquarie	75.0%	22	16	12	4
Illawarra	60.0%	24	15	9	6
Gold Coast	53.2%	53	47	25	22
Sunshine Coast	39.1%	38	23	9	14
Geelong	72.0%	28	25	18	7

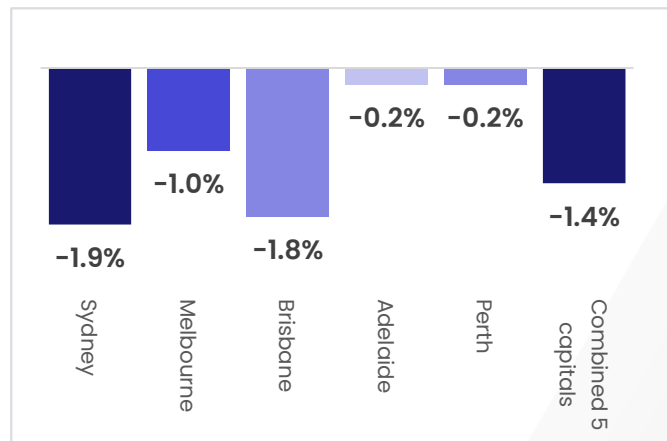
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

## Capital city home value changes

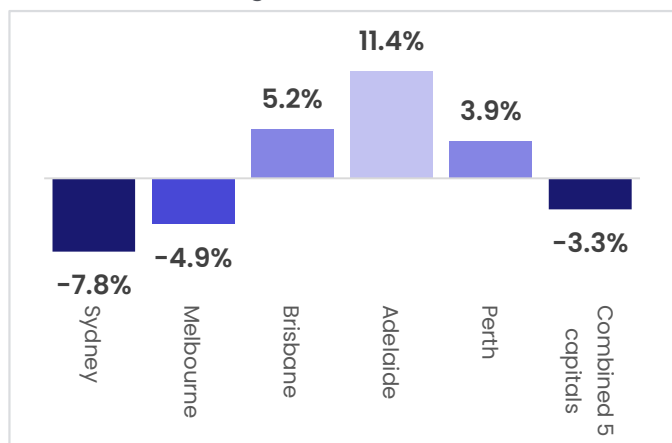
### Weekly change



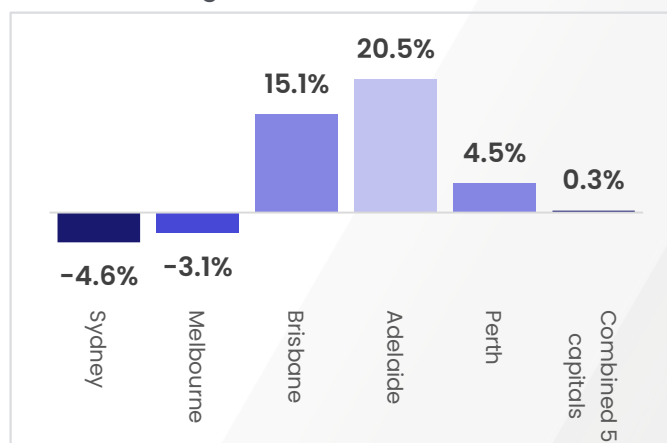
### Monthly change



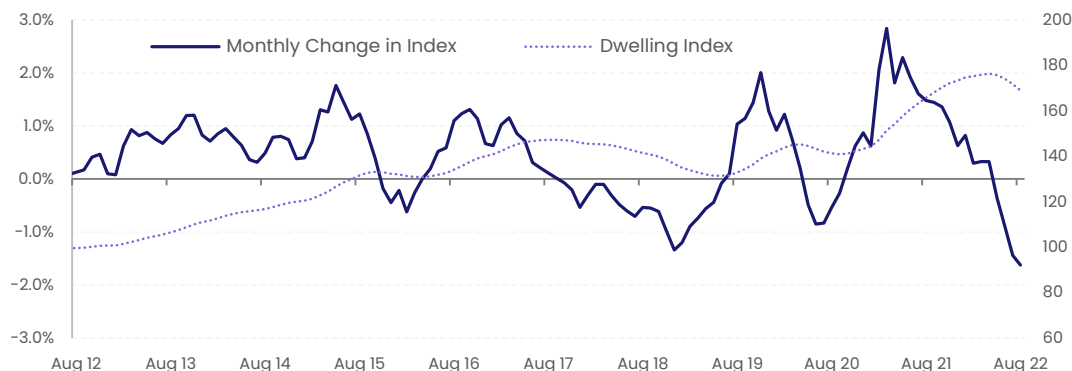
### Year to date change



### 12 Month change



### Monthly change in home value index, 5 capital city aggregate

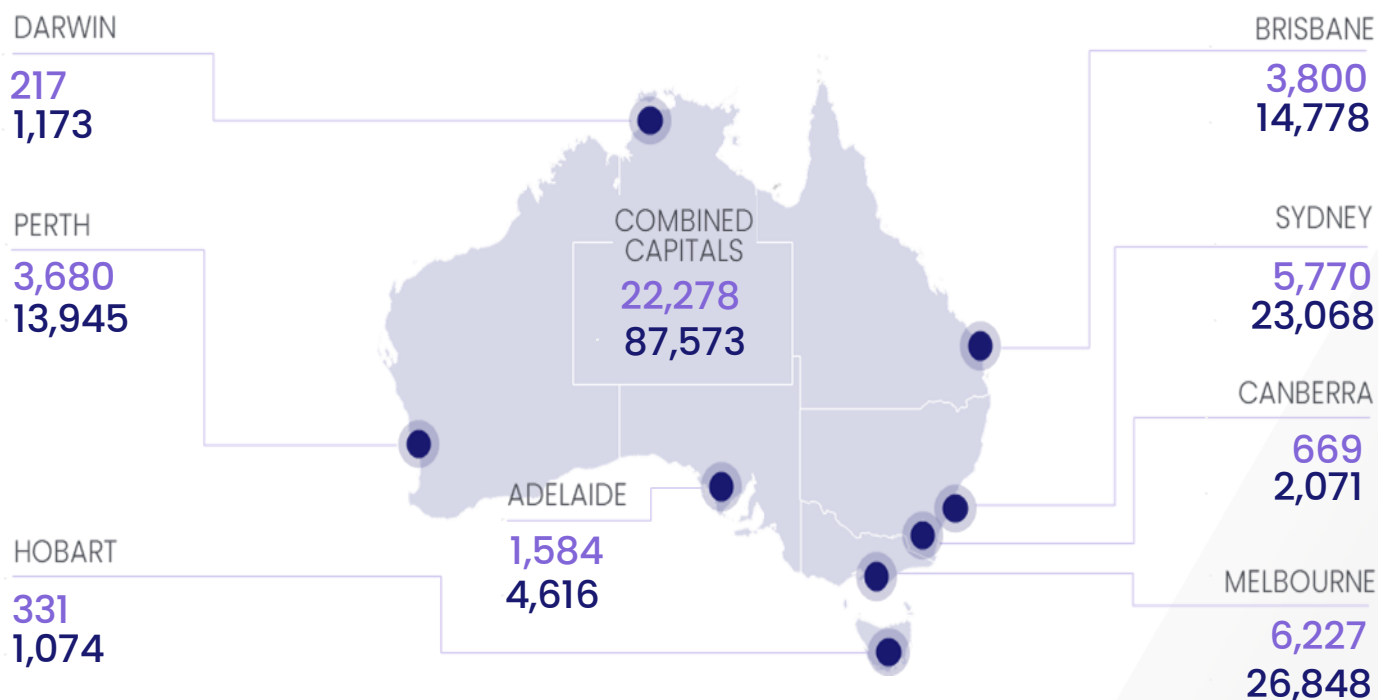


The monthly change is the change over the past 28 days.

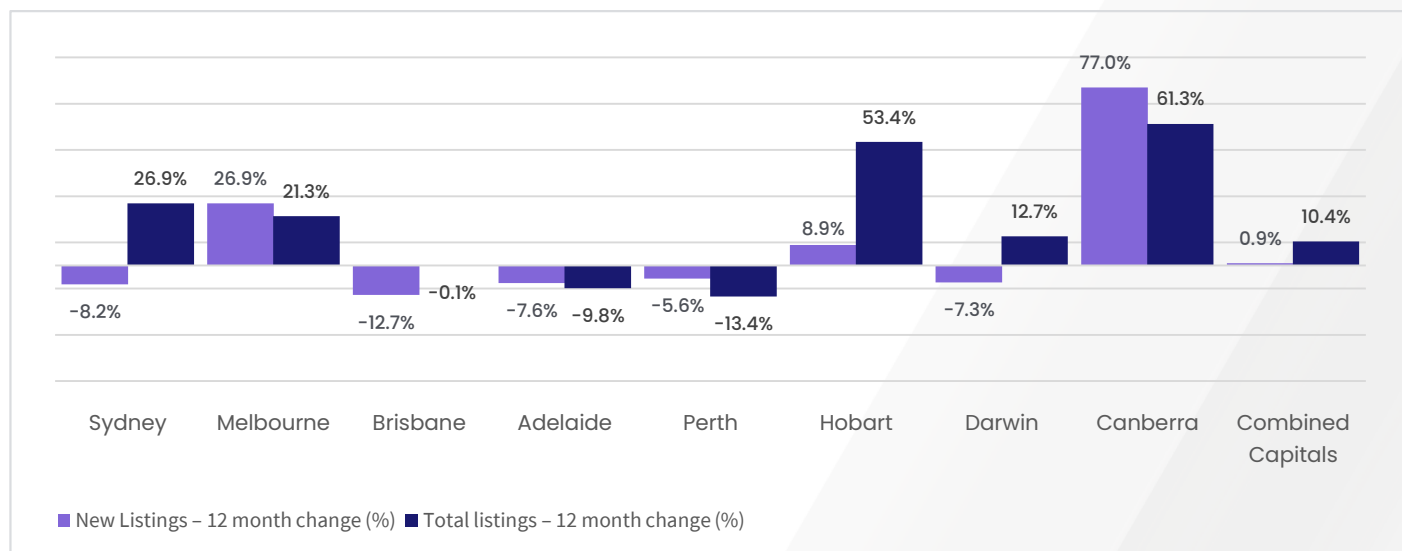
Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

## Capital city properties listed for sale – four week count

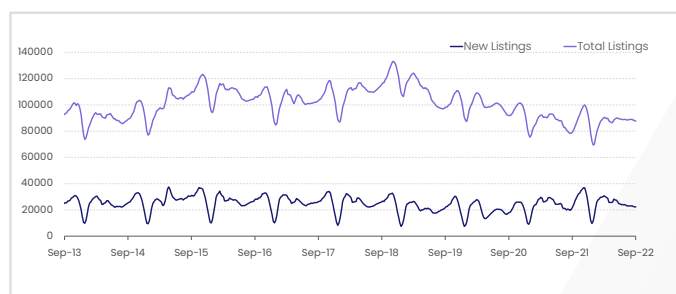
NEW LISTINGS ■ TOTAL LISTINGS ■



## Listings 12 month change (%)



## Number of homes for sale, combined capital cities

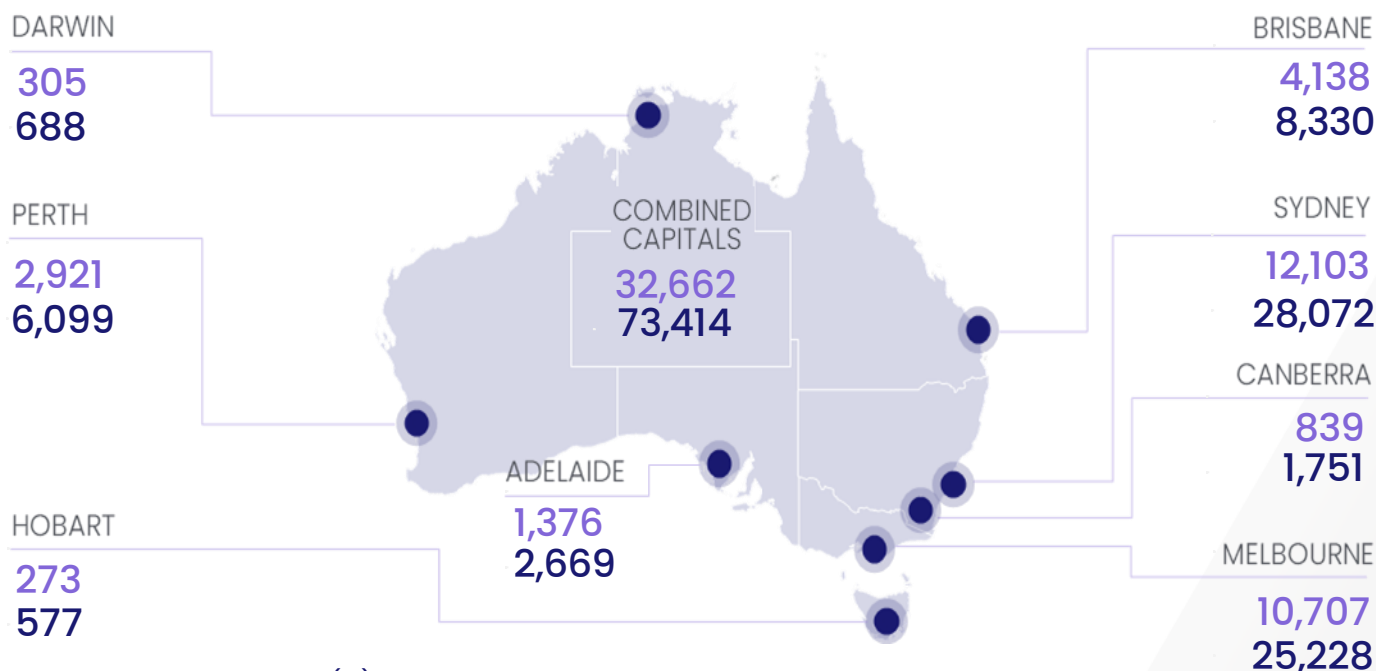


The 12 month change may be impacted by factors related to COVID-19.

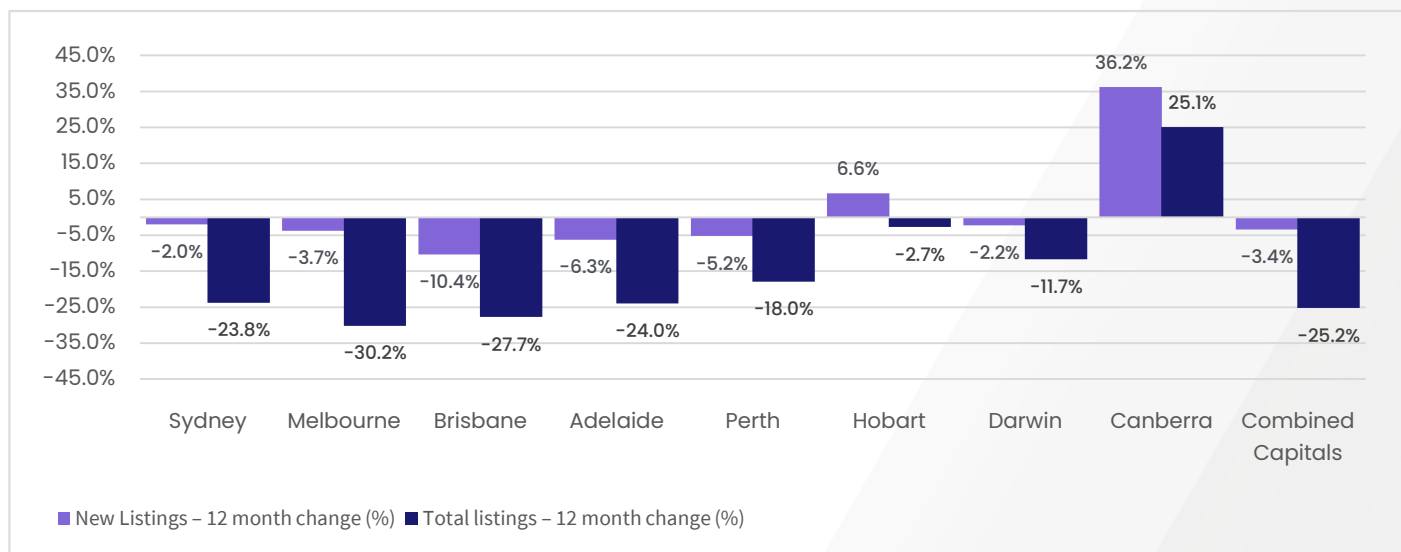
These results are calculated across properties that have been advertised for sale over the 28 days ending 18 September 2022. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

## Capital city properties listed for rent – four week count

NEW LISTINGS ■ TOTAL LISTINGS ■

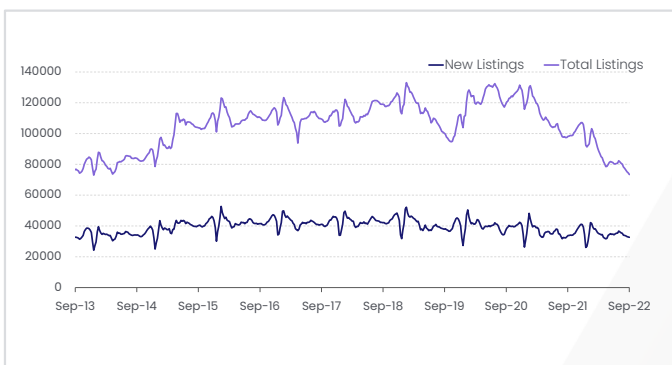


## Listings 12 month change (%)



## Number of homes for rent, combined capital cities

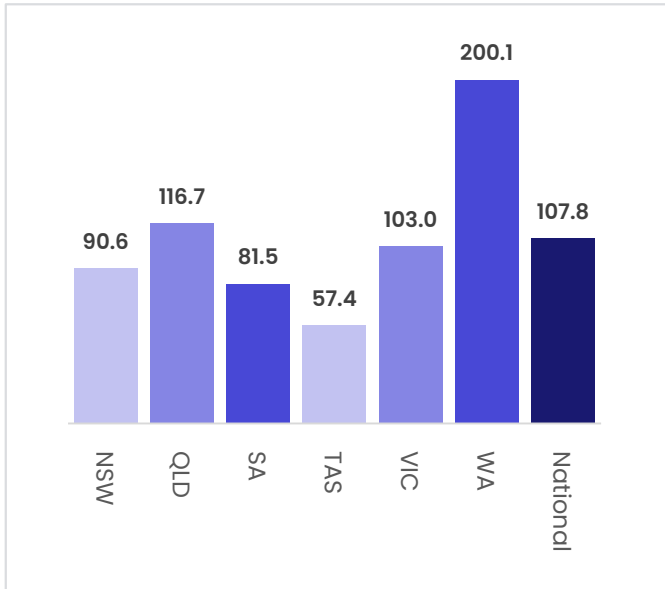
## Rental snapshot – data to August 2022



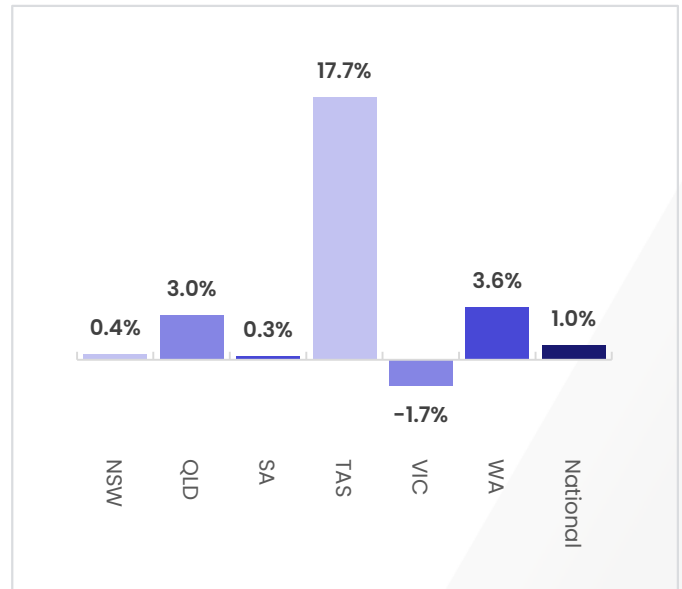
Region	Median rent	Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
		Month	Quarter	12 months	Current	12 months ago	Current	12 months ago
Sydney	\$659	1.1%	3.2%	10.4%	2.87%	2.49%	1.5%	2.8%
Melbourne	\$490	0.7%	2.4%	8.5%	3.04%	2.76%	1.4%	3.4%
Brisbane	\$565	1.3%	4.2%	13.3%	3.77%	3.99%	1.0%	1.7%
Adelaide	\$504	1.4%	4.1%	12.0%	3.78%	4.13%	0.3%	0.8%
Perth	\$526	0.9%	2.5%	8.5%	4.43%	4.37%	0.8%	1.2%
Hobart	\$546	-0.1%	0.1%	7.0%	3.82%	4.01%	1.2%	1.3%
Darwin	\$587	1.5%	4.0%	5.2%	6.19%	6.09%	1.5%	1.8%
Canberra	\$687	-0.2%	0.1%	8.1%	3.87%	3.99%	1.3%	1.1%
Combined capitals	\$556	1.0%	2.9%	10.0%	3.29%	3.04%	1.2%	2.4%
Combined regionals	\$495	0.4%	1.7%	10.1%	4.21%	4.43%	1.1%	1.3%
National	\$539	0.8%	2.6%	10.0%	3.50%	3.32%	1.2%	2.1%

## Mortgage market activity

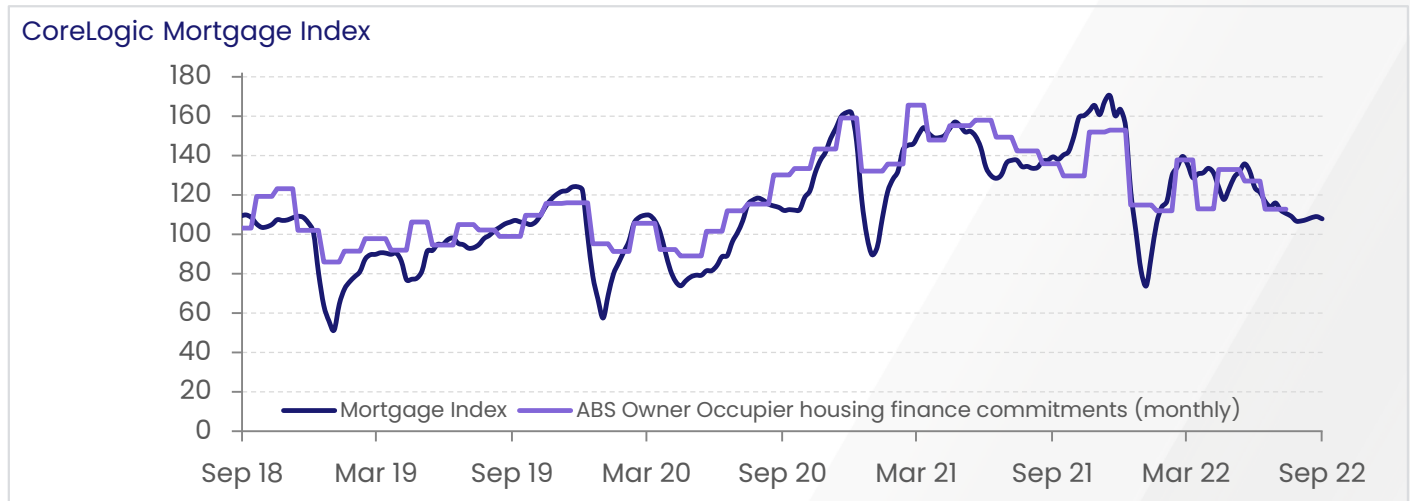
Index value



Month on month change



CoreLogic Mortgage Index



CoreLogic systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS housing finance data series (88% using the seasonally adjusted series). Based on the strong correlation and significant number of events being monitored, the Mortgage Index provides the most timely and holistic measure of mortgage market activity available.

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). Alternatively, ring **1300 734 318** to subscribe to Market Trends



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

### Australian Capital Territory



19 Novar Street  
Yarralumla  
 🏠 3 🛋️ 1 🚗 1  
**\$2,020,000**  
*Wright Dunn Real Estate*



16 Ena Noel Street  
Coombs  
 🏠 4 🛋️ 2 🚗 2  
**\$1,855,000**  
*The Property Collective*

### New South Wales



49 Ku-Ring-Gai Avenue  
Turramurra  
 🏠 6 🛋️ 5 🚗 3  
**\$11,200,000**  
*Di Jones Wahroonga*



46 Gardyne Street  
Bronte  
 🏠 4 🛋️ 4 🚗 2  
**\$10,200,000**  
*PPD Real Estate*

### Northern Territory



4 Lantana Court  
Nightcliff  
 🏠 4 🛋️ 2 🚗 4  
**\$962,500**  
*Real Estate Central NT*



119/19B Kitchener Drive  
Darwin City  
 🏠 3 🛋️ 2 🚗 2  
**\$920,000**  
*LJ Hooker Darwin*

### Queensland



45 Knightsbridge Parade West  
Paradise Point  
 🏠 6 🛋️ 6 🚗 10  
**\$8,500,000**  
*Ivy Realty*



3113 Riverleigh Drive  
Hope Island  
 🏠 5 🛋️ 6 🚗 4  
**\$5,500,000**  
*Professionals Vertullo Hope Island*

### South Australia



34 Moseley Street  
Glenelg  
 🏠 5 🛋️ 5 🚗 2  
**\$2,268,888**  
*Noakes Nickolas*



10 Delamere Avenue  
Netherby  
 🏠 4 🛋️ 3 🚗 3  
**\$2,200,000**  
*Belle Property Norwood*

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

### Tasmania



10 Quamby Avenue  
Sandy Bay  
🏠 4 🛋️ 2 🚗 1  
**\$1,398,000**

*Knight Frank Tasmania*



2/37 Jetty Road  
Coles Bay  
🏠 3 🛋️ 2 🚗 1  
**\$1,350,000**

*Roberts Real Estate Bicheno*

### Victoria



5 The Esplanade  
Geelong  
🏠 4 🛋️ 2 🚗 2  
**\$5,225,000**

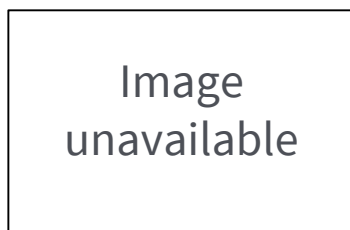
*McGrath Estate Agents*



5 Belmont Avenue  
Kew  
🏠 5 🛋️ 3 🚗 2  
**\$4,310,000**

*Jellis Craig Balwyn*

### Western Australia



3/63 South Perth Esplanade  
South Perth  
🏠 4 🛋️ 3 🚗 3  
**\$9,200,000**

*Dempsey Real Estate South Perth*



42 Hayward Road  
Martin  
🏠 6 🛋️ 3 🚗 4  
**\$2,700,000**

*Porter Matthews Victoria Park*

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