

Property Market Indicator Summary

All data to week ending 2 April 2023



Preliminary clearance rate holds strong amid busiest auction week of the year

After initially expecting the busiest week since May-2022 in the lead up to Easter, the actual number of capital city homes taken to auction over the week revised down to 2,685 which is still the busiest auction week since mid-December (2,717). The number of homes taken to auction this week is up 16.6% on last week when 2,303 auctions were held, although -16.3% lower than the same week last year (3,209). Of the 2,004 results collected so far, 70.7% were successful, down just 30 basis points on last week (71.0%) when we saw the highest preliminary clearance rate recorded since mid-April 2022 (73.3%). Last week's final clearance rate revised down to 66.7%, with similar revision likely again this week as remaining results are collected. This time last year, 66.8% of reported auctions were successful. The week prior to Easter 2022 saw 4,035 homes taken to auction across the city and a final clearance rate of 64.0% was recorded.

There were 1,188 homes taken to auction across Melbourne this week, the busiest auction week since mid-December (1,226). This is up 4.5% on last week (1,137), although down -20.9% on this time last year (1,501). Of the 964 results collected so far, 71.2% were successful, down -2.3 percentage points on last week (73.5%), which revised down to 69.0% at final figures. Last week's final clearance rate was the strongest result the city has seen since the w/e 20th February 2022 (73.4%), while this time last year, a

clearance rate of 67.0% was recorded. The week prior to Easter 2022 saw 1,795 auctions held across the city, and a clearance rate of 62.7% was recorded.

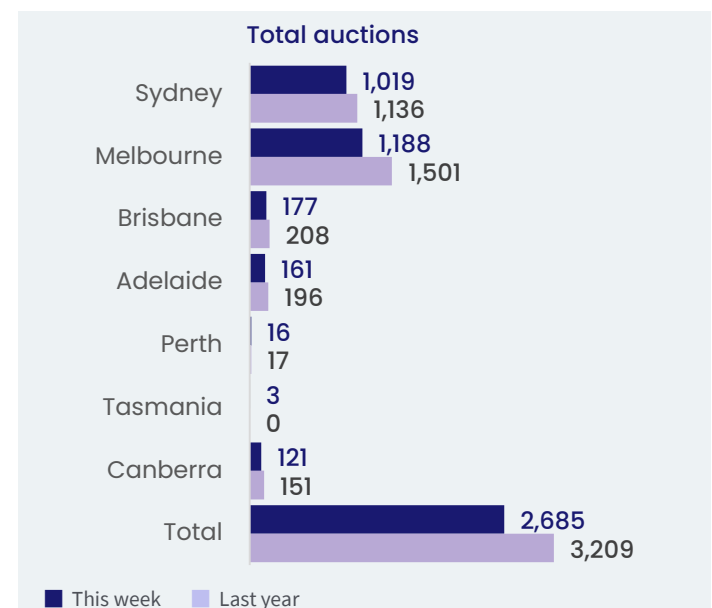
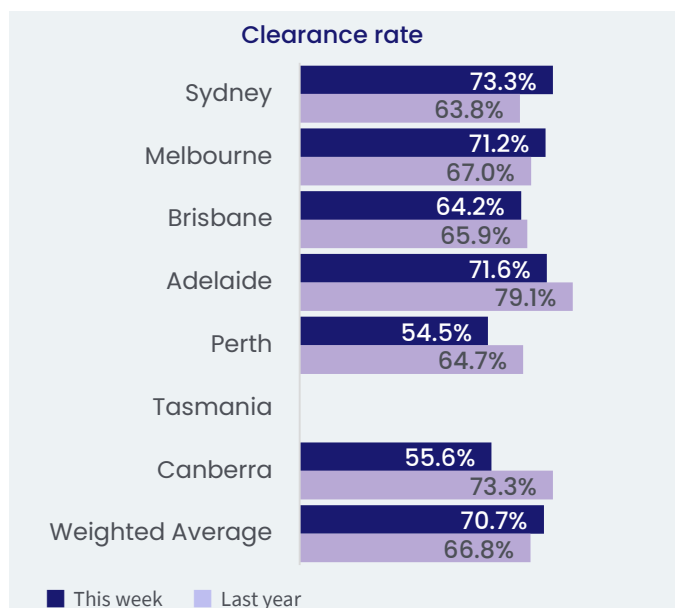
Sydney saw 1,019 homes taken to auction, the busiest auction week since late-May 2022 (1,109). Last week saw 790 homes taken to auction, while this time last year, 1,136 auctions were held across the city. Of the 760 results collected so far, 73.3% were successful, up 1.8 percentage points on last week's preliminary clearance rate of 71.5%, which revised down to 67.2% at final figures. One year ago, 63.8% of reported auctions were successful. The week prior to Easter 2022 saw 1,490 auctions held across the city, and a clearance rate of 61.7% was recorded.

Across the smaller capitals, Brisbane held the most auctions (177), followed by Adelaide (161) and Canberra (121). Adelaide recorded a preliminary clearance rate of 71.6%, followed by Brisbane (64.2%) and Canberra (55.6%). In Perth, just six of the 11 results collected so far were successful, while one of the three auctions held in Tasmania this week was successful.

Auction volumes are set to dive next week due to the Easter long weekend, with fewer than 700 capital city homes currently scheduled for auction. After Easter, auction activity generally trends lower into the cooler months before ramping up into spring.

Capital City Auction Statistics (Preliminary)

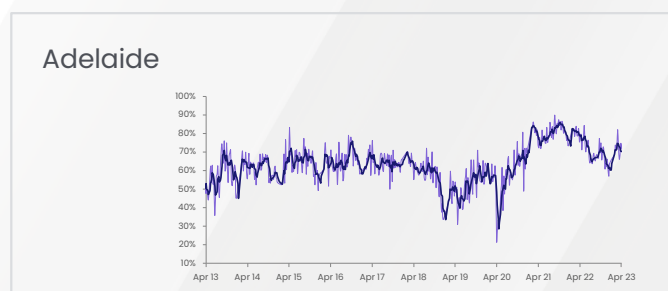
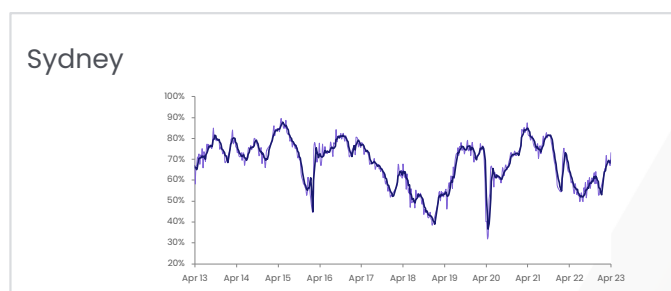
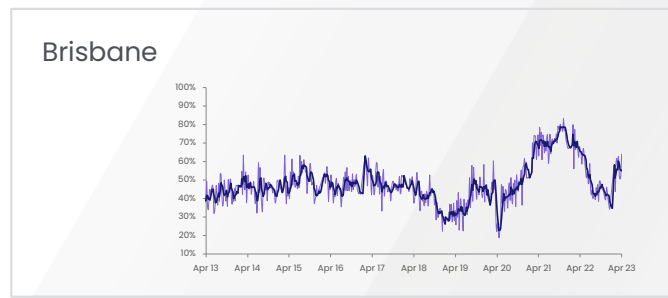
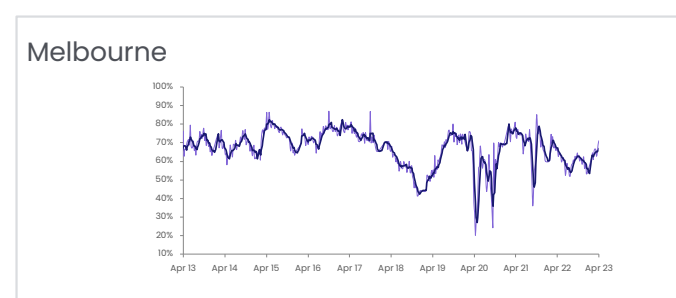
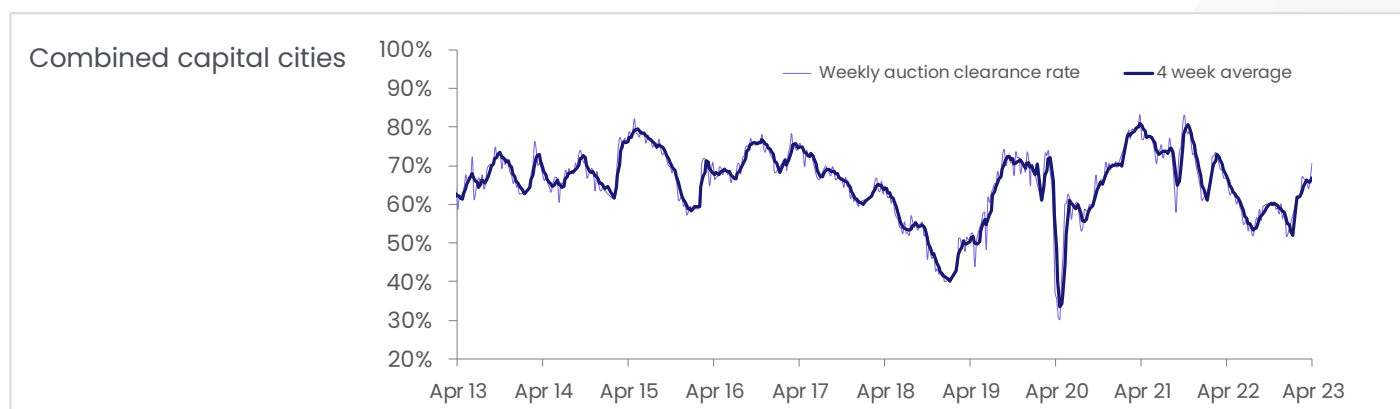
Please note: A minimum sample size of 10 results is required to report a clearance rate



Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney	73.3%	1,019	760	557	203
Melbourne	71.2%	1,188	964	686	278
Brisbane	64.2%	177	106	68	38
Adelaide	71.6%	161	88	63	25
Perth	54.5%	16	11	6	5
Tasmania	n.a.	3	3	1	2
Canberra	55.6%	121	72	40	32
Weighted Average	70.7%	2,685	2,004	1,421	583

Weekly clearance rates



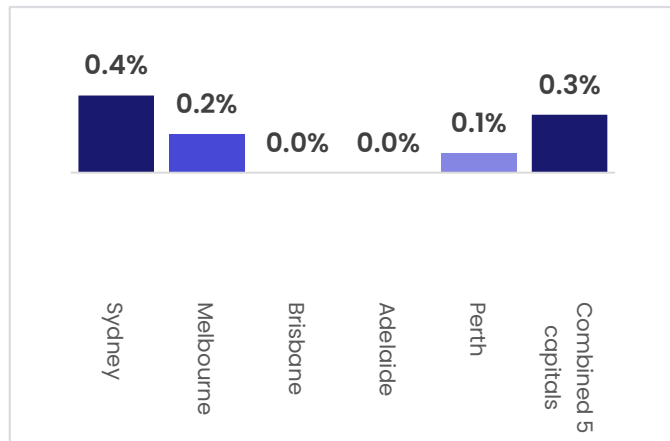
Sub-region auction statistics (Preliminary)

	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	14	8	2	6
Baulkham Hills and Hawkesbury	80.8%	40	26	21	5
Blacktown	85.7%	45	14	12	2
City and Inner South	73.3%	104	86	63	23
Eastern Suburbs	68.3%	121	104	71	33
Inner South West	77.0%	119	100	77	23
Inner West	92.3%	87	65	60	5
North Sydney and Hornsby	70.5%	155	129	91	38
Northern Beaches	71.0%	76	62	44	18
Outer South West	n.a.	19	9	8	1
Outer West and Blue Mountains	63.6%	14	11	7	4
Parramatta	70.8%	69	48	34	14
Ryde	65.8%	54	38	25	13
South West	71.4%	47	21	15	6
Sutherland	69.2%	55	39	27	12
Melbourne sub-regions					
Inner	72.1%	243	190	137	53
Inner East	79.5%	178	156	124	32
Inner South	72.3%	163	130	94	36
North East	75.7%	133	111	84	27
North West	62.2%	100	82	51	31
Outer East	69.4%	89	72	50	22
South East	79.8%	106	84	67	17
West	61.5%	147	117	72	45
Mornington Peninsula	31.8%	29	22	7	15
Regional SA4					
Newcastle and Lake Macquarie	80.0%	41	30	24	6
Illawarra	75.0%	25	20	15	5
Gold Coast	46.5%	73	43	20	23
Sunshine Coast	82.4%	37	17	14	3
Geelong	31.3%	21	16	5	11

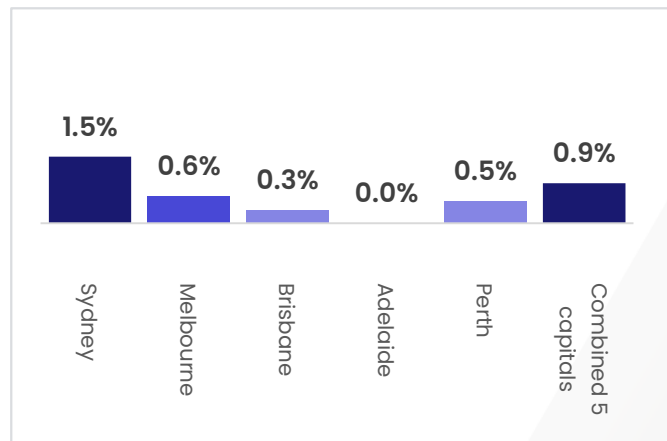
The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Capital city home value changes

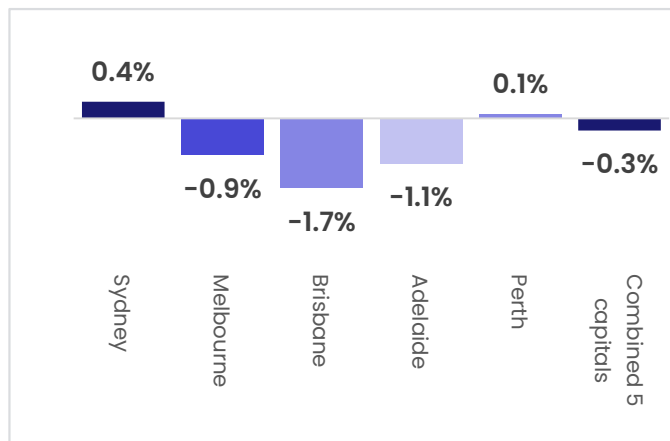
Weekly change



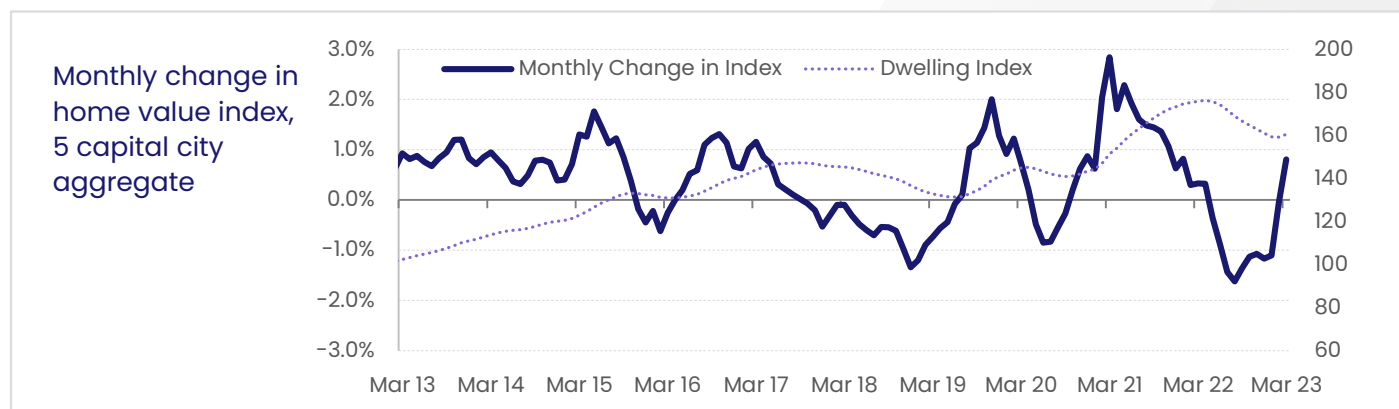
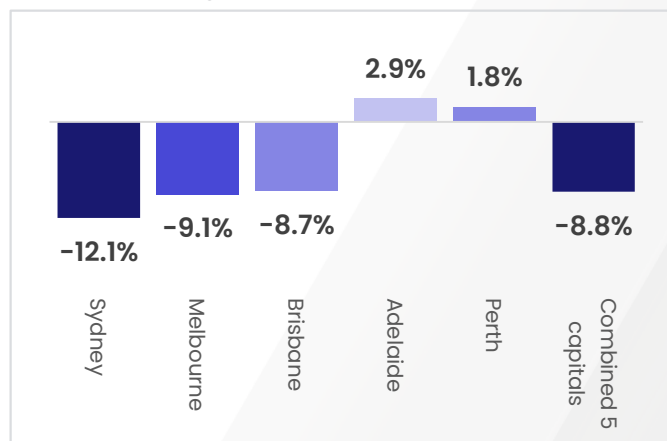
Monthly change



Year to date change



12 Month change

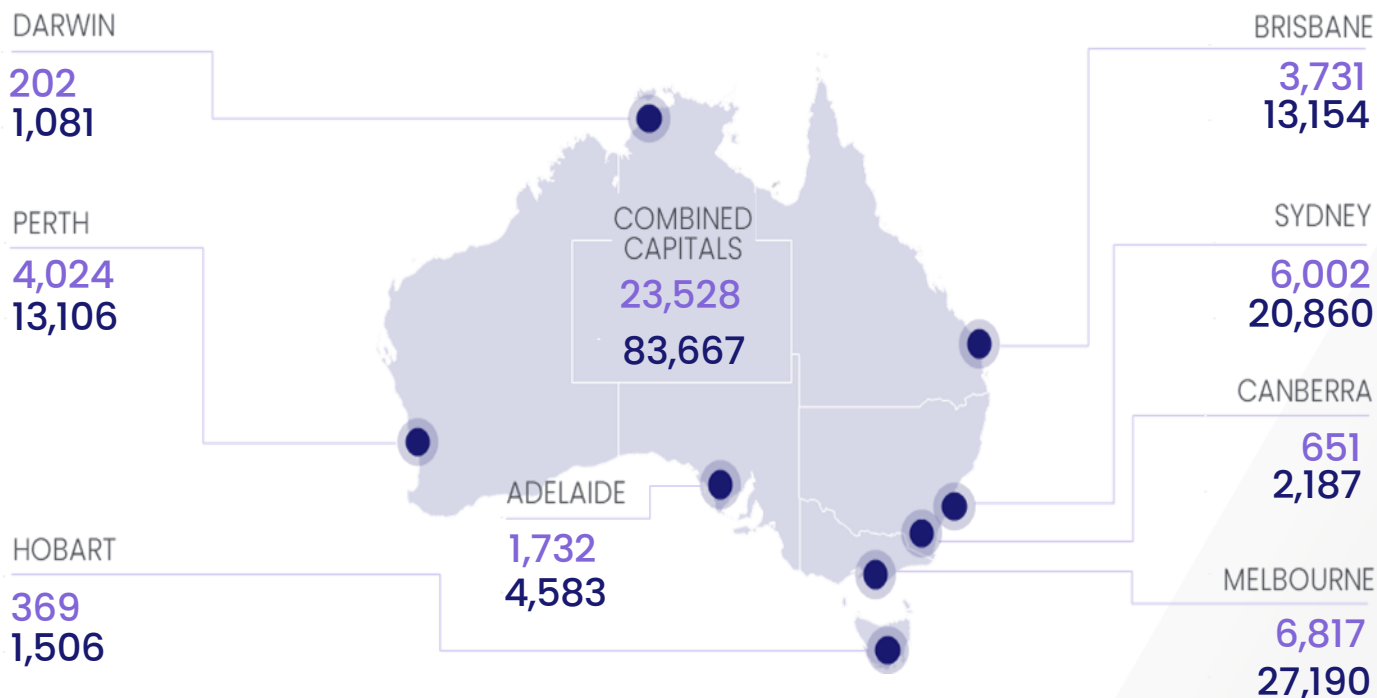


The monthly change is the change over the past 28 days.

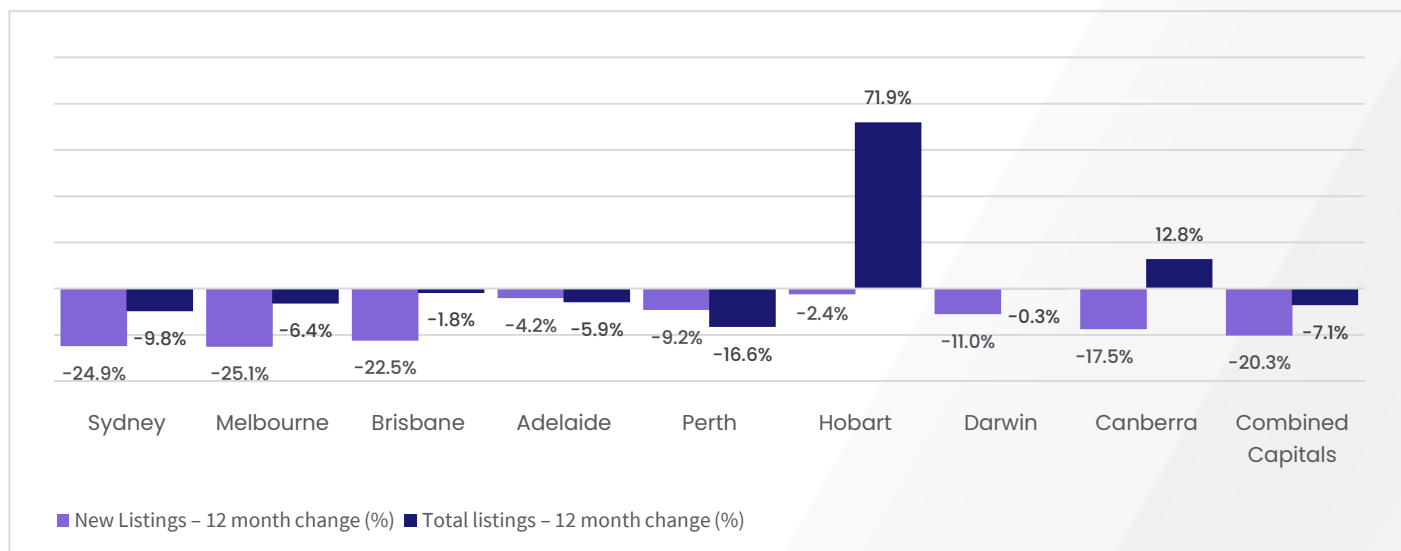
Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale – four week count

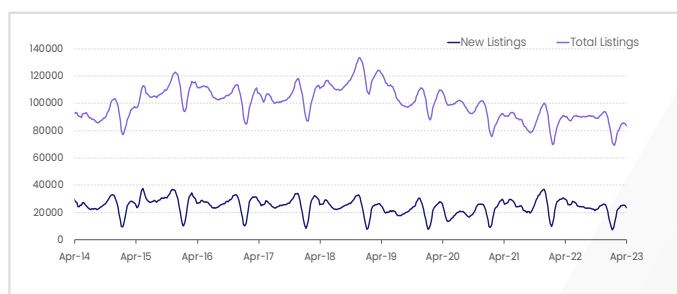
NEW LISTINGS ■ TOTAL LISTINGS ■



Listings 12 month change (%)



Number of homes for sale, combined capital cities

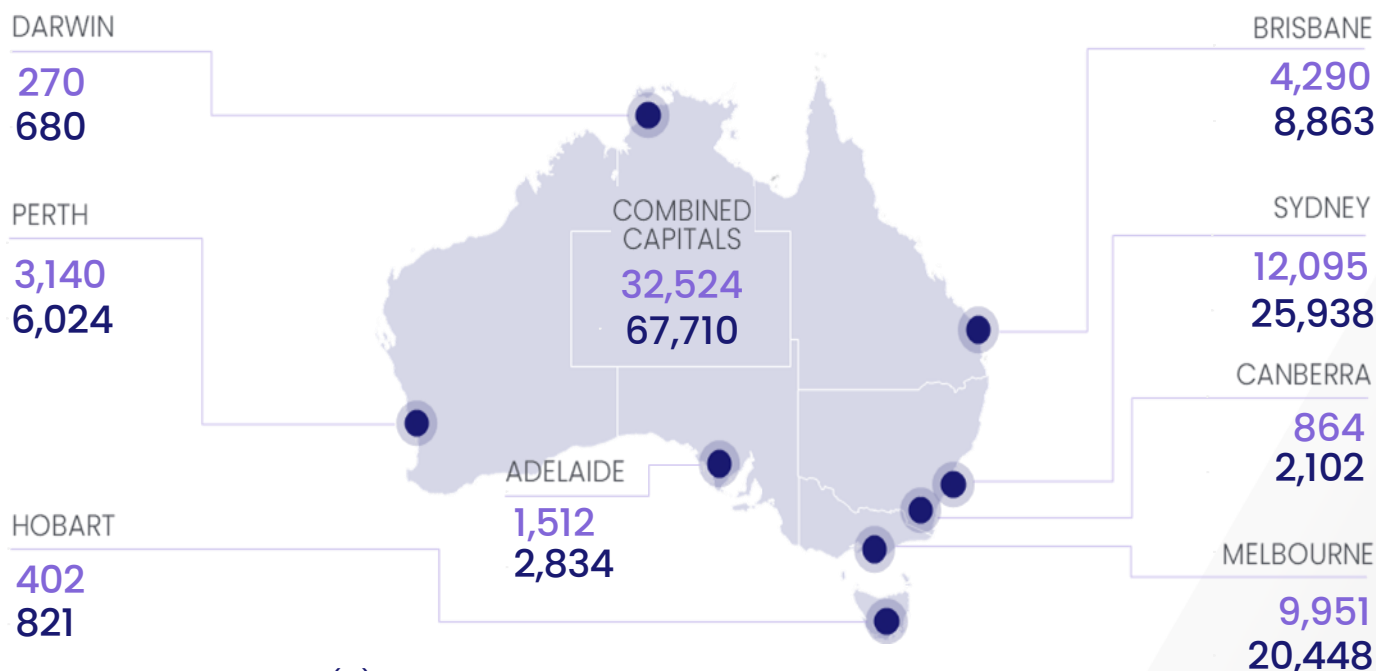


The 12 month change may be impacted by factors related to COVID-19.

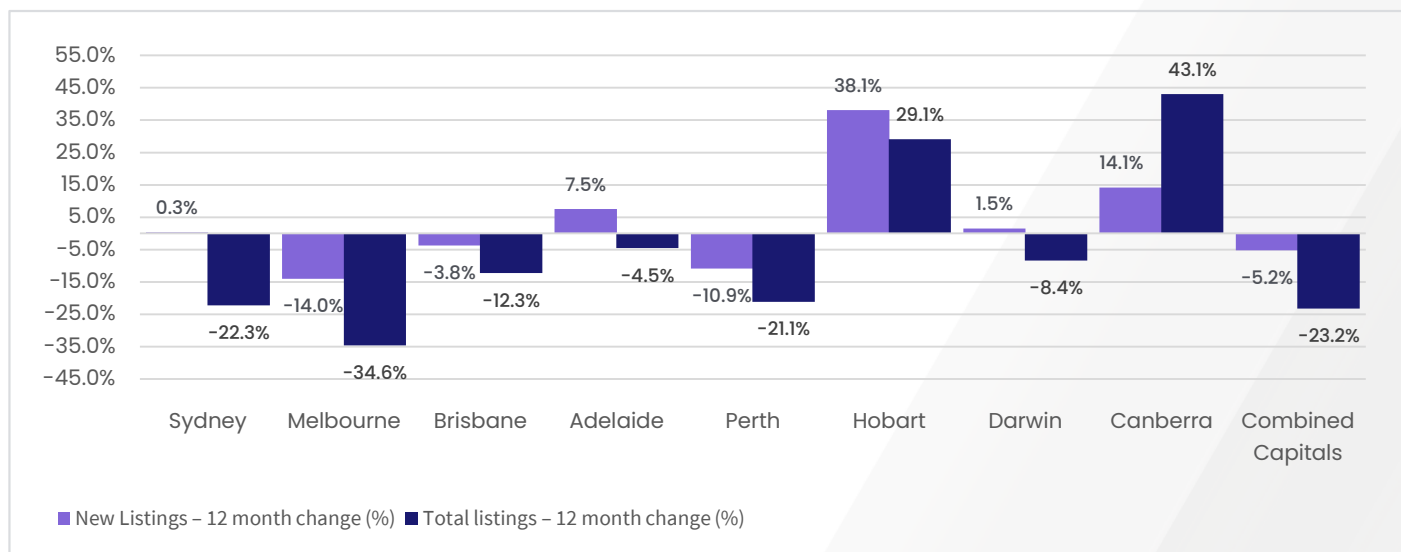
These results are calculated across properties that have been advertised for sale over the 28 days ending 02 April 2023. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Capital city properties listed for rent – four week count

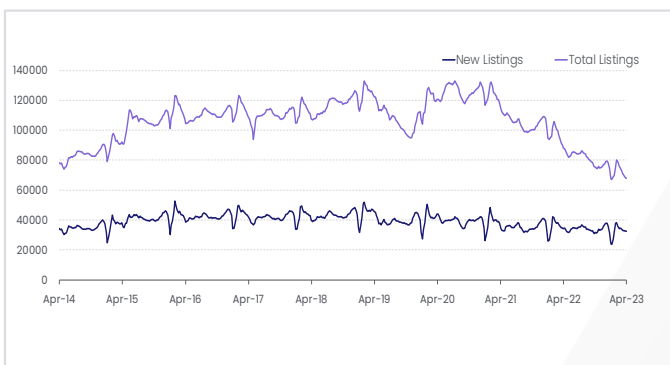
NEW LISTINGS ■ TOTAL LISTINGS ■



Listings 12 month change (%)



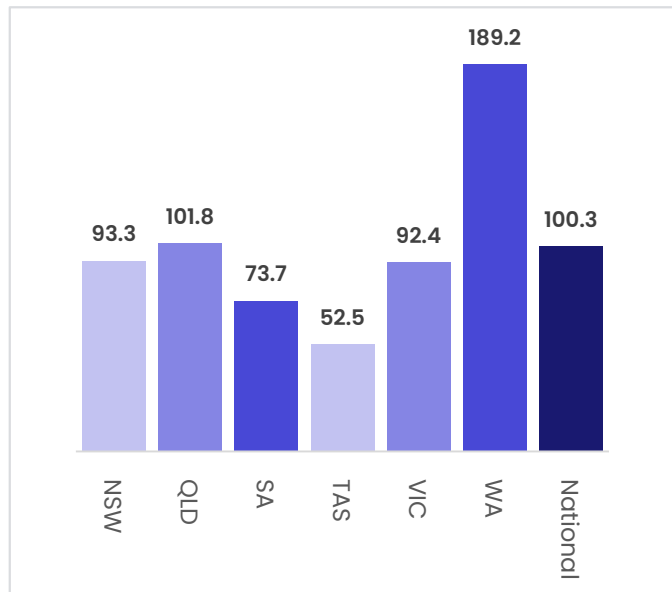
Number of homes for rent, combined capital cities Rental snapshot – data to March, 2023



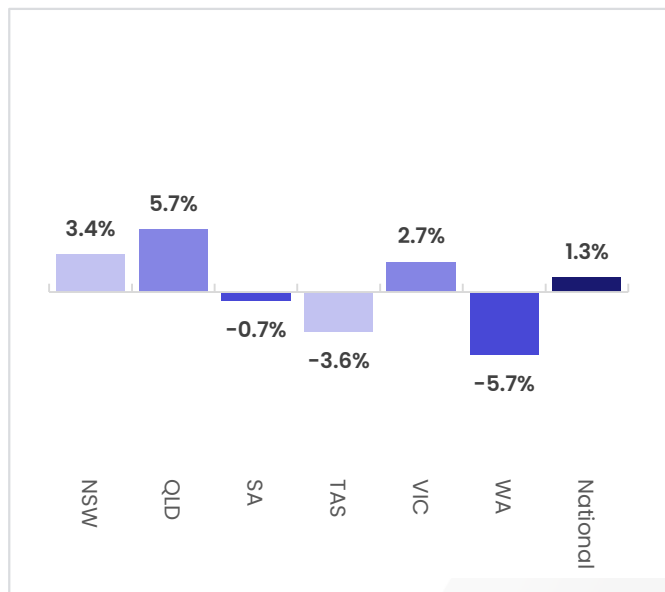
Region	Median rent	Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
		Month	Quarter	12 months	Current	12 months ago	Current	12 months ago
Sydney	\$699	1.6%	3.4%	12.6%	3.22%	2.48%	1.2%	2.1%
Melbourne	\$526	1.5%	3.7%	10.8%	3.40%	2.81%	0.7%	2.0%
Brisbane	\$599	0.8%	1.8%	12.3%	4.34%	3.51%	1.1%	1.2%
Adelaide	\$531	0.7%	1.7%	11.5%	4.09%	3.77%	0.3%	0.4%
Perth	\$573	1.3%	3.6%	12.8%	4.85%	4.34%	0.6%	1.1%
Hobart	\$563	0.4%	1.8%	4.7%	4.39%	3.65%	1.7%	1.1%
Darwin	\$588	-0.4%	-1.0%	4.6%	6.39%	6.04%	1.8%	1.7%
Canberra	\$674	-0.1%	-0.7%	0.3%	4.19%	3.82%	2.0%	0.7%
Combined capitals	\$594	1.3%	3.0%	11.5%	3.68%	2.99%	0.9%	1.7%
Combined regionals	\$507	0.4%	1.2%	6.6%	4.56%	4.05%	1.4%	1.3%
National	\$570	1.0%	2.5%	10.1%	3.88%	3.23%	1.1%	1.6%

Mortgage market activity

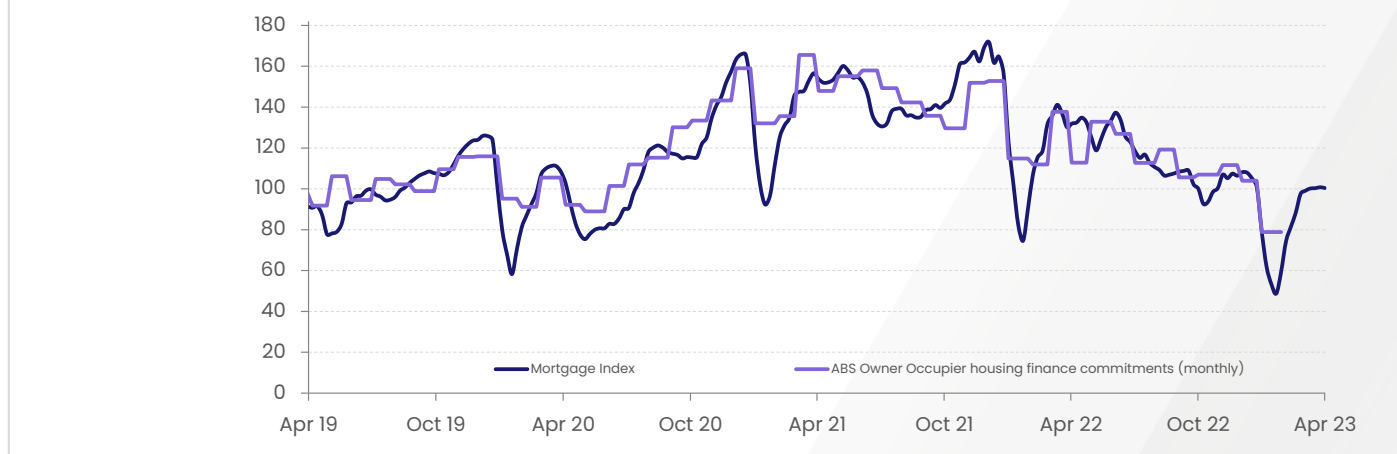
Index value



Month on month change



CoreLogic Mortgage Index

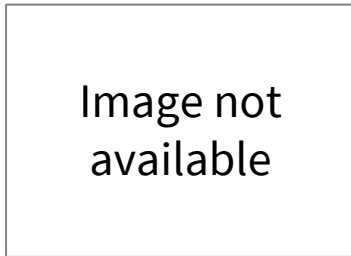


CoreLogic systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS 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. Alternatively, ring **1300 734 318** to subscribe to Market Trends

Top two sales over the past week, states and territories

Australian Capital Territory



2 La Perouse Street
Griffith

🏠 5 🛋️ 4 🚗 1

\$3,080,000

Berkely Residential



23 Quinane Avenue
Forde

🏠 4 🛋️ 2 🚗 3

\$2,125,000

Hive

New South Wales



39A Station Street
Pymble

🏠 5 🛋️ 3 🚗 2

\$8,000,000

Ray White Upper North Shore



305 Coolamon Scenic Drive
Coorabell

🏠 5 🛋️ 3 🚗 6

\$8,000,000

Byron Bay Property Sales

Northern Territory



6 Dew Place
Bayview

🏠 4 🛋️ 2 🚗 2

\$980,000

Agents' Agency Network Partners



2 Red Sands Court
Desert Springs

🏠 4 🛋️ 2 🚗 8

\$851,500

Alice Springs Realty

Queensland



85 Hillside Crescent
Hamilton

🏠 5 🛋️ 4 🚗 4

\$3,930,000

Place



6 Chirgwin Court
Currumbin Waters

🏠 5 🛋️ 3 🚗 6

\$3,100,000

Harcourts Coastal Palm Beach

South Australia



7 Braund Road
Fitzroy

🏠 5 🛋️ 2 🚗 2

\$2,305,000

Harris Real Estate



105 Finnis Street
North Adelaide

🏠 3 🛋️ 3 🚗 2

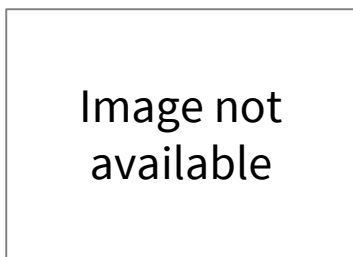
\$1,850,000

@Realty

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Top two sales over the past week, states and territories

Tasmania



182 George Street
Launceston
 4 3 3

\$1,900,000

Bushby Creese



23 Berean Street
East Launceston
 4 2 2

\$1,700,000

Sims For Property

Victoria



8 Brindabella Point
Safety Beach
 5 5 4

\$3,900,000

Danckert Real Estate



9 Glendenning Rise
Templestowe
 5 3 4

\$3,620,000

Marshall White Manningham Pty Ltd

Western Australia



62/17 Rockingham Beach Road
Rockingham
 3 2 2

\$9,000,000

Harcourts Rockingham



9A Leach Street
Marmion
 4 2 4

\$2,700,000

Realmark Coastal

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