

## Market wrap for Strathfield - Burwood - Ashfield

May 2023 quarter



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Clearance rates surged in May to reach a 19-month high, pushing Sydney's clearance rate above 70%. The continual rise in clearance rates aligns with the broader momentum built as the Sydney housing market recovers from the 2022 downturn. However, as clearance rates and buyer confidence improves, auction listings remain weak, down annually by 18%. The mix of higher-interest rates, rising prices and rents and lack of housing supply shows that even though fewer homes are going under the hammer, buyers are willing to place favourable auction offers when choice remains limited.

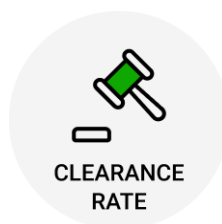
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### Auction Market

#### Houses



225



74.9%



34

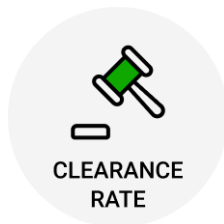


20

## Units



139



72.1%



52



16

## Days on market

The average number of days Strathfield - Burwood - Ashfield properties were advertised for, in the last 3 months



93.6 days - Houses

116.3 days - Units

## Origin of enquiries



56.7% of sales enquiries in  
Strathfield - Burwood - Ashfield came from outside the area.



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1. Geographic boundaries are based on Australian Bureau of Statistics, Statistical Area Level 3 (SA3).

2. Auction Market: Auction volume: The total number of scheduled auctions in the SA3 region during the immediately preceding quarter. Based on information from Australian Property Monitors. Clearance rate: The total number of properties sold at auction in the SA3 region divided by the total number of reported auctions in the SA3 region, over on the immediately preceding quarter. Based on information from Australian Property Monitors. Data aggregated by property type with at least 10 reported auctions. Sold prior: The total number of properties sold in the SA3 region prior to auction over the immediately preceding quarter. Based on information from Australian Property Monitors. Withdrawn: The number of properties in the SA3 region withdrawn from auction over the immediately preceding quarter. Based on information from Australian Property Monitors.

3. Supply: The total number of properties for sale in the SA3 region over the immediately preceding quarter. Based on information from Australian Property Monitors. Year-on-year trends are based on listings over a rolling quarterly basis.

4. Days on market: The average number of days advertised for sale over the immediately preceding quarter, based on at least 10 private treaty sales. Based on information from Australian Property Monitors.

5. Origin of enquiries: Share of email enquiries on domain.com.au sale listings from outside of the area. Domain Group Data, immediately preceding quarter.

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