



MERIDIAN AUSTRALIA

Property Market Spotlight

July 2024 Overview

Overall, Australian capital dwelling prices increased 1.9% over the past quarter. Prices have risen on average 8.2% over the last 12 months. Perth has seen the largest increase with 6.2% over the quarter and 24.4% of the past year.

The ANZ-Roy Morgan Consumer Confidence rose 5.9pts to 84.4 after Stage 3 tax cuts hit the bulk of consumer's pockets the highest consumer confidence since January 2024.

AUCTION CLEARANCE RATE %

Source: CoreLogic

	21 JUNE		23 JULY
SYDNEY	71%	▲	75%
MELBOURNE	73%	▼	67%
BRISBANE	66%	▲	73%
ADELAIDE	85%	▼	77%
PERTH	0%	▲	100%
HOBART	0%	▼	0%
CANBERRA	77%	▼	60%
WEIGHTED AVERAGE	72.4%	▼	71.1%

VACANCY RATE %

Source: SQM Research
June 2024

SYDNEY	1.7%
MELBOURNE	1.5%
BRISBANE	1.1%
PERTH	0.8%
ADELAIDE	0.7%
HOBART	1.5%
CANBERRA	2.1%

HOME VALUE INDEX

Source: CoreLogic
24 July 2024

CITY - ALL DWELLINGS	CHANGE DAY ON DAY	TODAY'S VALUE	% CHANGE QTR ON QTR	% CHANGE YR ON YR
Sydney	-0.04 ▼	235.5	1.3%	5.6%
Melbourne	-0.04 ▼	180.9	-0.7%	0.5%
Brisbane*	0.07 ▲	189.9	3.6%	15.1%
Adelaide	0.09 ▲	199.3	5.1%	15.7%
Perth	0.12 ▲	164.7	6.3%	24.4%
5 capital city aggregate	0 -	202.9	1.9%	8.2%

*incl Gold Coast

4.35%

RBA Cash Rate



3.6

RBA Inflation CPI



84.4

JULY

Roy Morgan
Consumer Sentiment





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