



MERIDIAN AUSTRALIA PROPERTY MARKET SPOTLIGHT

May 2021 Overview

Australian property markets keep bounding along with the five capital city index increasing 0.5% over the last week alone (as at 24.05.21). Overall capital city property prices are up 1.7%, already virtually matching the 1.8% gain in April. Over the past three months, property values have increased 6.9% in all major capital cities.

AUCTION CLEARANCE RATE %

Source: CoreLogic

	APR 17		MAY 22
SYDNEY	81.5%	▼	80%
MELBOURNE	77.3%	▼	77.6%
BRISBANE	68.9%	▲	63.6%
ADELAIDE	72.0%	▼	79.6%
PERTH	46.4%	▼	68.8%
HOBART	N/A		N/A
CANBERRA	91.0%	▲	86.5%
WEIGHTED AVERAGE	78.6%	▼	78.2%

VACANCY RATE %

Source: SQM Research
April 2021

SYDNEY	3.1%
MELBOURNE	4.0%
BRISBANE	1.4%
ADELAIDE	0.7%
PERTH	0.9%
HOBART	0.5%
CANBERRA	0.7%

HOME VALUE INDEX

Source: CoreLogic
24.05.21

City (All Dwellings)	Today's Index Value	Change Day on Day	% Change Qtr on Qtr	% Change Yr on Yr
Sydney	191.23	+0.12▲	+9.07%▲	+10.09%▲
Melbourne	163.23	+0.08▲	+5.63%▲	+4.35%▲
Brisbane (inc Gold Coast)	124.22	+0.09▲	+6.32%▲	+11.48%▲
Adelaide	131.84	+0.10▲	+5.09%▲	+11.17%▲
Perth	93.47	+0.12▲	+3.82%▲	+7.97%▲
5 capital city aggregate	156.82	+0.11▲	+6.98%▲	+8.28%▲

0.10%
RBA Cash Rate



1.1
RBA Inflation CPI



112.5
May ▲



Roy Morgan Consumer Sentiment



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