



MERIDIAN AUSTRALIA PROPERTY MARKET SPOTLIGHT

August 2021 Overview

The national housing market continues to see prices rise, strong demand, heightened search volumes, a fast rate of sale and high levels of enquiry. Investors entering the market has increased, with investor lending has now well and truly overtaken first home buyer lending, which has trended lower since peaking in January 2021.

AUCTION CLEARANCE RATE %

Source: CoreLogic

	24 JUL		15 AUG
SYDNEY	72.8%	▲	81.3%
MELBOURNE	70.8%	▼	59.9%
BRISBANE	70.7%	▼	70.1%
ADELAIDE	77.9%	▲	82.7%
PERTH	66.7%	▼	57.1%
HOBART	50%		N/A
CANBERRA	94.6%	▼	85.4%
WEIGHTED AVERAGE	73%	▼	70%

VACANCY RATE %

Source: SQM Research
July 2021

SYDNEY	2.7%
MELBOURNE	3.6%
BRISBANE	1.3%
ADELAIDE	0.7%
PERTH	0.9%
HOBART	0.5%
CANBERRA	0.7%

HOME VALUE INDEX

Source: CoreLogic
26.08.21

City (All Dwellings)	Today's Index Value	Change Day on Day	% Change Qtr on Qtr	% Change Yr on Yr
Sydney	204.57	+0.06▲	+6.77%▲	+20.60%▲
Melbourne	170.01	+0.10▲	+4.06%▲	+12.80%▲
Brisbane (inc Gold Coast)	132.02	+0.08▲	+6.14%▲	+19.26%▲
Adelaide	139.01	+0.07▲	+5.29%▲	+17.46%▲
5 capital city aggregate	165.33	+0.07▲	+5.28%▲	+16.98%▲

0.10%
RBA Cash Rate



3.8
RBA Inflation CPI



101.6
August



Roy Morgan Consumer Sentiment



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