



# MERIDIAN AUSTRALIA PROPERTY MARKET SPOTLIGHT

## January 2022 Overview

Auction activity is ramping up earlier than usual after the seasonal slowdown 448 homes taken to auction across the combined capital cities this week (w/c 23rd January 2022), up substantially from this time last year (244). As international borders re-open, rental demand is likely to be the main beneficiary, rather than home buying demand, especially across the inner city rental precincts popular with students and visitors.

### AUCTION CLEARANCE RATE %

Source: CoreLogic

	11 DEC		22 JAN
SYDNEY	60.8%	▼	58.33%
MELBOURNE	63%	▲	64%
BRISBANE	68%	▲	76.12%
ADELAIDE	78.8%	▼	78%
PERTH	29.6%	▲	50%
HOBART	N/A		N/A
CANBERRA	75%	▲	76.19%
WEIGHTED AVERAGE	64%	▲	68.57%

### VACANCY RATE %

Source: SQM Research  
December 2021

SYDNEY	2.6%
MELBOURNE	3.3%
BRISBANE	1.3%
ADELAIDE	0.5%
PERTH	0.6%
HOBART	0.3%
CANBERRA	1%

### HOME VALUE INDEX

Source: CoreLogic  
24 January 2022

City (All Dwellings)	Today's Index Value	Change Day on Day	% Change Qtr on Qtr	% Change Yr on Yr
Sydney	215.94	+0.05▲	+2.08%▲	+25.98%▲
Melbourne	174.62	-0.03▼	+0.95%▲	+14.99%▲
Brisbane (inc Gold Coast)	149.00	+0.15▲	+8.28%▲	+29.78%▲
Adelaide	154.95	+0.11▲	+7.50%▲	+24.49%▲
Perth	106.40	+0.01▲	+0.81%▲	+11.73%▲
5 capital city aggregate	174.52	+0.04▲	+2.70%▲	+21.35%▲

**0.10%**  
RBA Cash Rate



**3**  
RBA Inflation CPI



**97.9**  
January



Roy Morgan Consumer Sentiment



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