

RP Data Weekend Market Summary

All data to week ending 13 October 2013

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	0.6%	2.7%	11.6%	9.9%
Melbourne	0.2%	1.3%	7.3%	6.2%
Brisbane	0.2%	0.1%	2.0%	1.8%
Adelaide	0.0%	-0.2%	0.8%	0.2%
Perth	0.2%	0.7%	6.1%	7.5%
Combined 5 capitals	0.3%	1.5%	7.5%	6.6%

*Brisbane results are for the combined Brisbane and Gold Coast region.

Results are based on the RP Data-Rismark Daily Home Value Index. Further information and daily updates on the index results are available from http://www.rpdata.com/research/daily_indices.html.

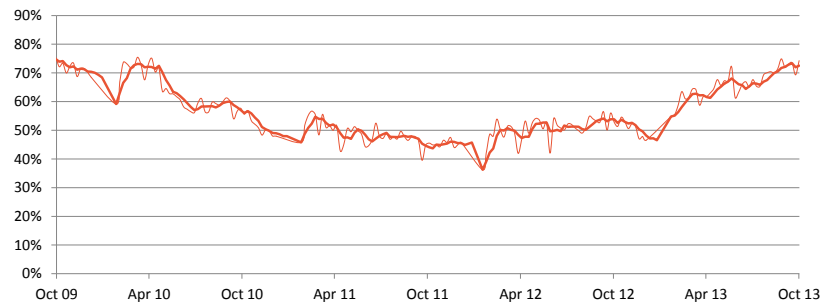
Daily change in dwelling values across five combined capitals



Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	RP Data auction results	Cleared auctions	Uncleared auctions
Sydney	82.6%	884	591	488	103
Melbourne	73.8%	1,014	883	652	231
Brisbane	52.5%	152	101	53	48
Adelaide	64.7%	79	51	33	18
Perth	71.4%	20	7	5	2
Tasmania	n.a.	21	0	0	0
Canberra	53.6%	58	28	15	13
Weighted Average	74.3%	2,228	1,661	1,246	415

Weekly clearance rate, combined capital cities



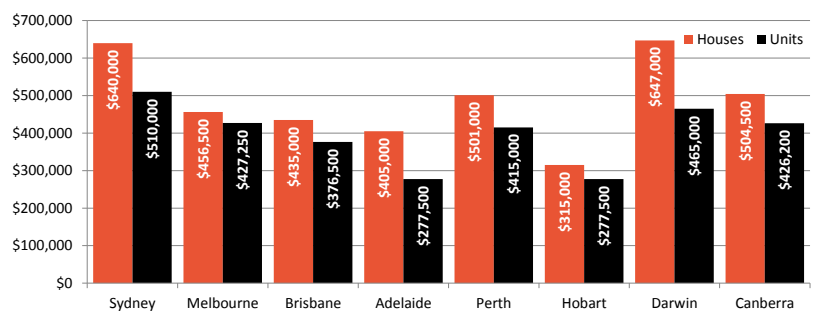
The above results are preliminary, with 'final' auction clearance rates published each Thursday. RP Data, on average, collects between 85% and 90% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

Across the combined capital cities, the preliminary auction clearance rate was recorded at 74.3 per cent this week, compared to the previous week, when the auction clearance rate was recorded at 69.3 per cent. A total of 2,228 auctions were held across the capital cities this week, compared to 1,501 last week. Across Melbourne, Australia's largest auction market, there were 1,014 auctions this week with a preliminary clearance rate of 73.8 per cent. Last week, Melbourne's auction clearance rate was recorded at 71.3 per cent across 866 auctions. In Sydney this week there were 884 auctions and the preliminary clearance rate has been recorded at 82.6 per cent, in comparison, auction volumes over the previous week were lower with 398 auctions and Sydney's final auction clearance rate was recorded at 79.0 per cent. At the same time last year, the combined capital city auction clearance rate was 52.8 per cent across 1,506 auctions.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,804	\$640,000	1,132	\$510,000
Melbourne	1,240	\$456,500	562	\$427,250
Brisbane	793	\$435,000	168	\$376,500
Adelaide	378	\$405,000	84	\$277,500
Perth	711	\$501,000	159	\$415,000
Hobart	58	\$315,000	16	\$277,500
Darwin	32	\$647,000	88	\$465,000
Canberra	95	\$504,500	23	\$426,200
Combined Capitals	5,111	\$520,794	2,232	\$459,294

Median house and unit prices



Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis and median prices are withheld for cities where fewer than ten sales have been recorded.

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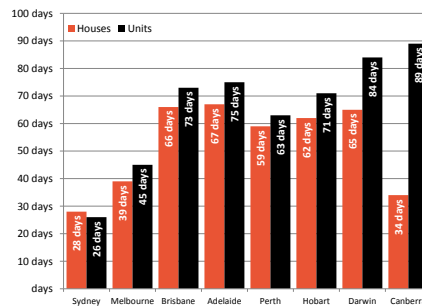
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Capital city average time on market and vendor discounting results

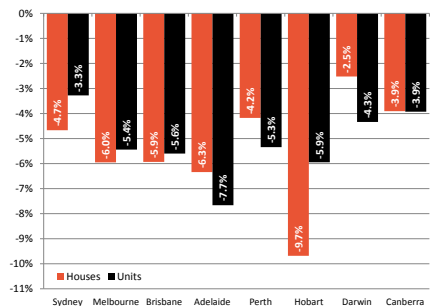
Capital city	HOUSES		UNITS	
	Avg TOM	Avg Vendor Disc.	Avg TOM	Avg Vendor Disc.
Sydney	28 days	-4.7%	26 days	-3.3%
Melbourne	39 days	-6.0%	45 days	-5.4%
Brisbane	66 days	-5.9%	73 days	-5.6%
Adelaide	67 days	-6.3%	75 days	-7.7%
Perth	59 days	-4.2%	63 days	-5.3%
Hobart	62 days	-9.7%	71 days	-5.9%
Darwin	65 days	-2.5%	84 days	-4.3%
Canberra	34 days	-3.9%	89 days	-3.9%

'Time on market' (TOM) is simply the average number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results received by RP Data over the past week and include properties transacted over the past four weeks. The data is based on private treaty sales only and records without a valid sale price have been excluded from the vendor discount analysis. The analysis also excludes results where there are less than 10 observations.

Time on market



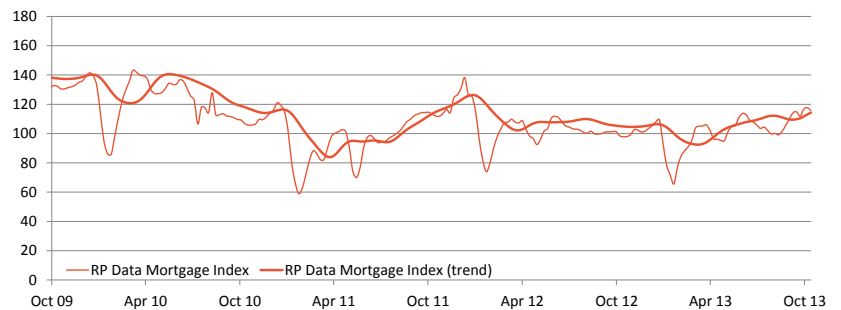
Vendor discounting



Mortgage market activity

Region	Index value	Month on month change	Month on month change (trend)
National	115.7	0.7%	4.1%
NSW	143.3	-0.7%	5.9%
QLD	117.9	2.4%	6.6%
SA	78.5	-4.3%	2.8%
TAS	84.0	5.8%	4.4%
VIC	117.2	2.1%	1.7%
WA	99.9	-4.6%	2.6%

RP Data Mortgage Index - RMI

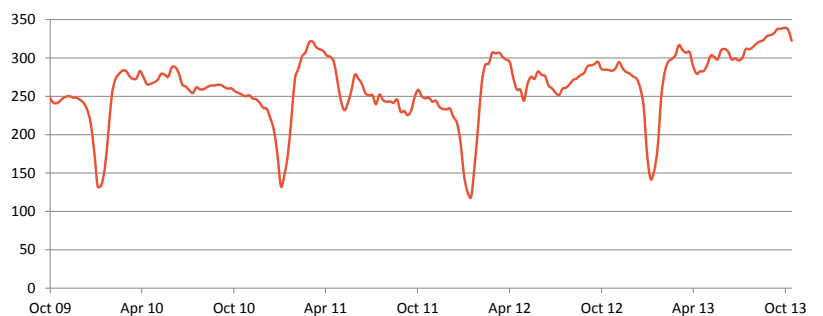


RP Data systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS housing finance data series (88% using the seasonally adjusted series). Based on the strong correlation and significant number of events being monitored, the Mortgage Index provides the most timely and holistic measure of mortgage market activity available.

New listings activity

Region	Index value	Month on month change	Month on month change (seas adj)
National	322.4	-4.5%	3.1%
NSW	392.8	-4.9%	4.2%
QLD	250.6	-6.2%	2.1%
SA	299.7	2.0%	1.9%
TAS	151.4	13.4%	5.0%
VIC	325.5	-1.8%	7.1%
WA	390.2	-11.2%	-2.9%

RP Data Listings Index - RLI



The RP Data Listings Index provides a lead indicator for the number of residential dwellings that are being prepared for sale across the Australian housing market. RP Data customers account for over 70% of all listings in the Australian property market. The index, which tracks the flow of metadata across RP Data's real estate data platform, shows a 75% correlation with the number of new listings about to enter the market.