

# RP Data Weekend Market Summary

## All data to week ending 20 October 2013

### Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	0.6%	2.9%	12.2%	11.1%
Melbourne	0.4%	0.9%	7.7%	7.4%
Brisbane	0.1%	0.2%	2.1%	1.4%
Adelaide	0.0%	-0.4%	0.8%	1.0%
Perth	0.0%	0.9%	6.1%	7.5%
<b>Combined 5 capitals</b>	<b>0.4%</b>	<b>1.5%</b>	<b>7.8%</b>	<b>7.4%</b>

\*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](http://www.rpdata.com/research/daily_indices.html).

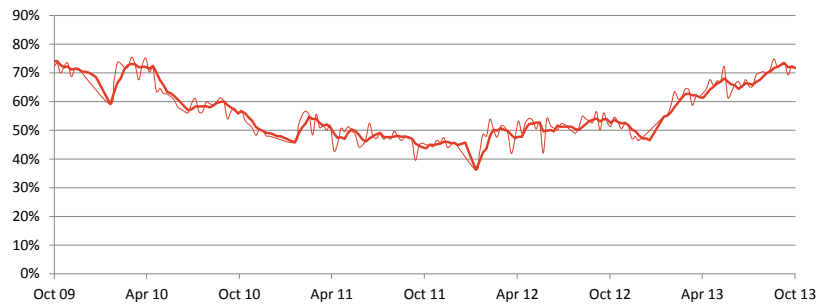
### Daily change in dwelling values across five combined capitals



### Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	RP Data auction results	Cleared auctions	Uncleared auctions
Sydney	81.1%	895	678	550	128
Melbourne	69.9%	1,124	981	686	295
Brisbane	46.1%	159	102	47	55
Adelaide	67.8%	84	59	40	19
Perth	46.7%	25	15	7	8
Tasmania	33.3%	5	3	1	2
Canberra	44.7%	50	38	17	21
<b>Weighted Average</b>	<b>71.6%</b>	<b>2,342</b>	<b>1,876</b>	<b>1,348</b>	<b>528</b>

### Weekly clearance rate, combined capital cities



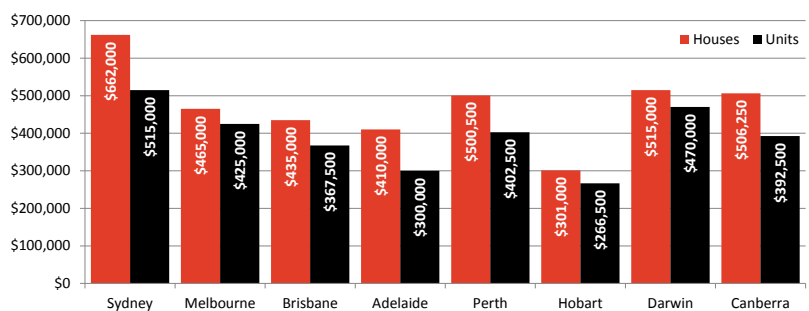
The above results are preliminary, with 'final' auction clearance rates published each Thursday. RP Data, on average, collects between 85% and 90% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

The preliminary auction clearance rate across the combined capital cities was recorded at 71.6 per cent this week, down slightly from last weeks final auction clearance rate of 72.5 per cent. Auction volumes remained at elevated levels across the combined capital city markets this week, with 2,342 auctions held over the week, compared to 2,229 auctions last week. In Melbourne there were 1,124 auctions this week, compared to 1,008 last week and the auction clearance rate decreased from 74.0 per cent last week to 69.9 per cent this week. Across Sydney, auction volumes were up slightly from 884 last week to 895 this week, while the clearance rate for the city increased from 79.1 per cent last week to 81.1 per cent this week. At the same time last year, there were 1,559 auctions held across the capital city markets and just over half (51.4 per cent) of these auctions were successful.

### Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,043	\$662,000	1,178	\$515,000
Melbourne	1,359	\$465,000	638	\$425,000
Brisbane	808	\$435,000	172	\$367,500
Adelaide	443	\$410,000	101	\$300,000
Perth	864	\$500,500	198	\$402,500
Hobart	71	\$301,000	22	\$266,500
Darwin	61	\$515,000	107	\$470,000
Canberra	100	\$506,250	27	\$392,500
<b>Combined Capitals</b>	<b>5,749</b>	<b>\$531,110</b>	<b>2,443</b>	<b>\$457,542</b>

### 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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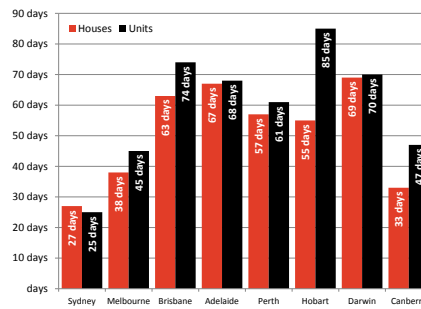
## All data to week ending 20 October 2013

### Capital city average time on market and vendor discounting results

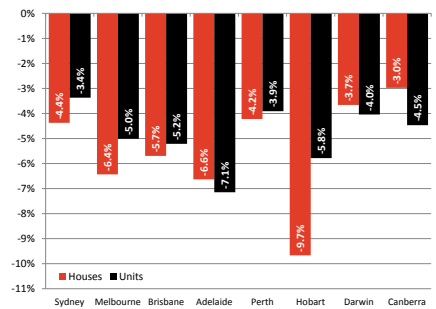
Capital city	HOUSES		UNITS	
	Avg TOM	Avg Vendor Disc.	Avg TOM	Avg Vendor Disc.
Sydney	27 days	-4.4%	25 days	-3.4%
Melbourne	38 days	-6.4%	45 days	-5.0%
Brisbane	63 days	-5.7%	74 days	-5.2%
Adelaide	67 days	-6.6%	68 days	-7.1%
Perth	57 days	-4.2%	61 days	-3.9%
Hobart	55 days	-9.7%	85 days	-5.8%
Darwin	69 days	-3.7%	70 days	-4.0%
Canberra	33 days	-3.0%	47 days	-4.5%

'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



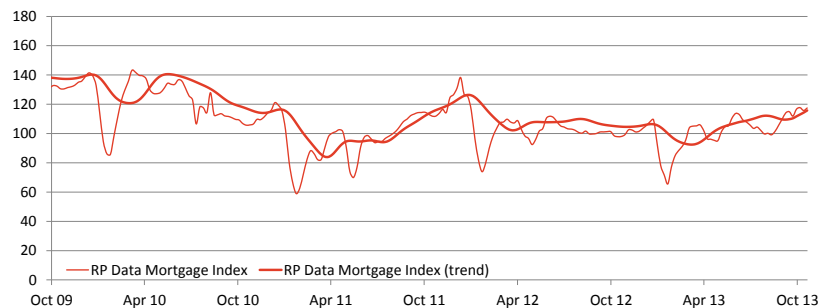
#### Vendor discounting



### Mortgage market activity

Region	Index value	Month on month change	Month on month change (trend)
National	117.4	5.0%	4.9%
NSW	144.6	0.9%	6.5%
QLD	118.3	4.4%	7.0%
SA	79.5	5.1%	2.6%
TAS	86.5	14.2%	6.2%
VIC	120.5	8.2%	2.9%
WA	101.6	0.9%	3.1%

### 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	327.5	-3.2%	2.5%
NSW	401.9	-2.0%	3.6%
QLD	252.7	-5.1%	1.2%
SA	294.9	-5.0%	1.2%
TAS	156.7	14.4%	6.4%
VIC	328.4	-3.2%	6.0%
WA	406.8	-3.9%	-2.0%

### 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.