RP Data Weekend Market Summary

All data to week ending 27 October 2013

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	0.3%	2.4%	12.5%	11.6%
Melbourne	-0.1%	0.6%	7.7%	7.6%
Brisbane	0.4%	1.0%	2.5%	2.1%
Adelaide	-0.1%	-0.1%	0.8%	0.9%
Perth	-0.5%	-0.2%	5.6%	6.5%
Combined 5 capitals	**0.1%**	**1.2%**	**7.9%**	**7.7%**

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

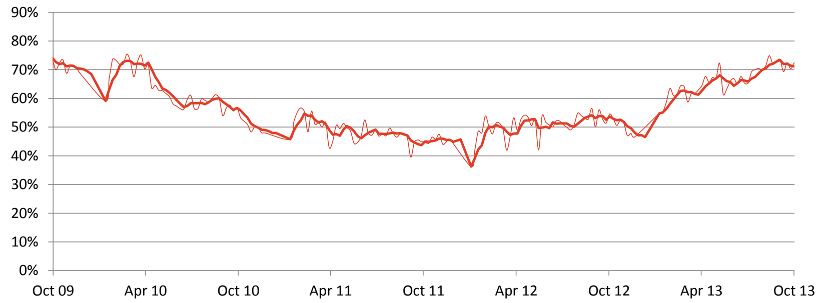
Daily change in dwelling values across five combined capitals

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.

Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	RP Data auction results	Cleared auctions	Uncleared auctions
Sydney	81.0%	921	706	572	134
Melbourne	72.3%	1,614	1,328	960	368
Brisbane	47.2%	214	106	50	56
Adelaide	68.3%	103	63	43	20
Perth	45.0%	37	20	9	11
Tasmania	50.0%	7	6	3	3
Canberra	56.3%	32	16	9	7
Weighted Average	**72.5%**	**2,928**	**2,245**	**1,646**	**599**

Weekly clearance rate, combined capital cities



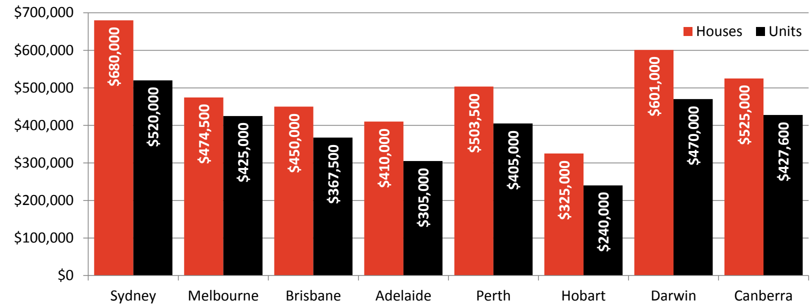
The above results are preliminary, with 'final' auction clearance rates published each Thursday. RP Data, on average, collects between 85% and 90% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

The combined capital city preliminary auction clearance rate was recorded at 72.5 per cent this week, up from 70.4 per cent over the previous week. Across the capital city markets, auction volumes increased over the week from 2,370 last week to 2,928 this week. Melbourne was the driving factor for the increase in auction volumes this week, with 1,614 auctions held across the city and an auction clearance rate of 72.3 per cent. In comparison, last week there were 1,124 auctions held in Melbourne and the clearance rate was recorded at 68.6 per cent. Across Sydney, there were 921 auctions with a 81.0 per cent preliminary clearance rate this week, in comparison, last week there were 913 Sydney auctions with a clearance rate of 79.5 per cent. The continued high rate of clearance across Sydney and Melbourne in particular at a time when the number of auctions is around record highs further demonstrates how strong these markets are from a sellers perspective. Buyers are very competitive which is one of the primary reasons that values are rising. At the same time last year there were 2,330 capital city auctions over the week with 54.6 per cent of auctions recording a successful result.

Capital city private treaty median prices

	HOUSES		UNITS	
Capital city	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,014	$680,000	1,111	$520,000
Melbourne	1,374	$474,500	630	$425,000
Brisbane	835	$450,000	158	$367,500
Adelaide	467	$410,000	89	$305,000
Perth	808	$503,500	181	$405,000
Hobart	61	$325,000	16	$240,000
Darwin	22	$601,000	68	$470,000
Canberra	115	$525,000	32	$427,600
Combined Capitals	**5,696**	**$542,302**	**2,285**	**$461,036**

Median house and unit prices

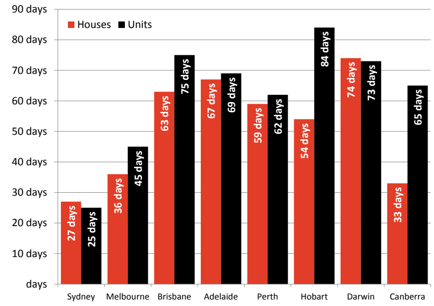


Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis and median prices are withheld for cities where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

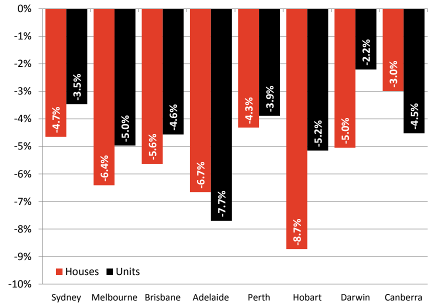
Capital city average time on market and vendor discounting results

	HOUSES		UNITS	
Capital city	**Avg TOM**	**Avg Vendor Disc.**	**Avg TOM**	**Avg Vendor Disc.**
Sydney	27 days	-4.7%	25 days	-3.5%
Melbourne	36 days	-6.4%	45 days	-5.0%
Brisbane	63 days	-5.6%	75 days	-4.6%
Adelaide	67 days	-6.7%	69 days	-7.7%
Perth	59 days	-4.3%	62 days	-3.9%
Hobart	54 days	-8.7%	84 days	-5.2%
Darwin	74 days	-5.0%	73 days	-2.2%
Canberra	33 days	-3.0%	65 days	-4.5%

Time on market



Vendor discounting

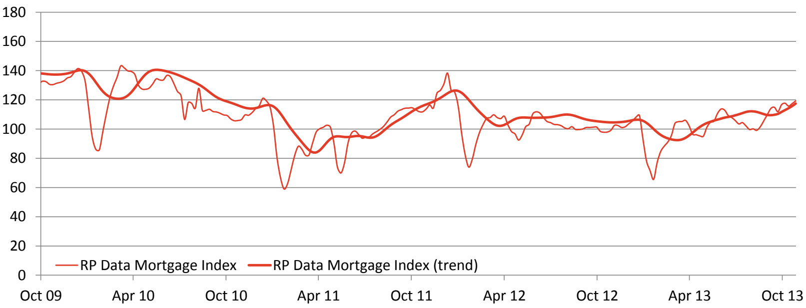


'Time on market' (TOM) is simply the average number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across 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.

Mortgage market activity

Region	Index value	Month on month change	Month on month change (trend)
National	119.3	2.3%	5.1%
NSW	146.2	0.8%	6.8%
QLD	119.0	0.4%	6.8%
SA	82.0	-1.1%	1.7%
TAS	82.3	-0.5%	6.6%
VIC	124.7	7.7%	3.8%
WA	101.8	-6.1%	2.7%

RP Data Mortgage Index - RMI

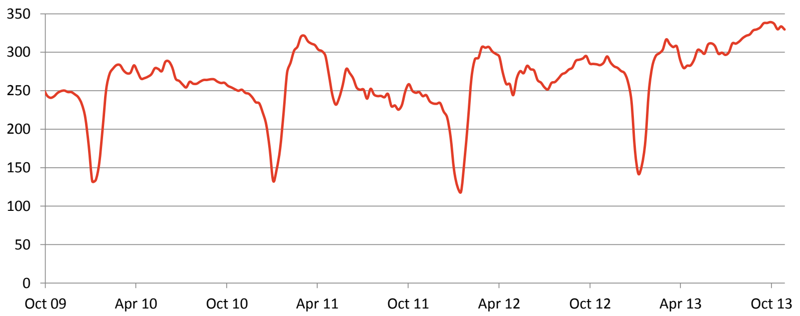


RP Data systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS 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	329.6	-2.8%	1.9%
NSW	397.0	-4.5%	2.6%
QLD	256.3	-3.7%	0.4%
SA	294.9	-6.2%	0.6%
TAS	150.1	2.7%	6.7%
VIC	337.5	1.5%	5.4%
WA	420.2	0.0%	-0.7%

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.