RP Data Weekend Market Summary
All data to week ending 6 October 2013

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	0.8%	2.3%	9.9%	7.9%
Melbourne	0.3%	2.3%	7.1%	5.4%
Brisbane	-0.4%	-0.3%	1.5%	1.0%
Adelaide	-0.4%	1.0%	0.9%	-1.0%
Perth	0.7%	-0.1%	5.9%	7.7%
Combined 5 capitals	**0.4%**	**1.6%**	**6.7%**	**5.5%**

*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.
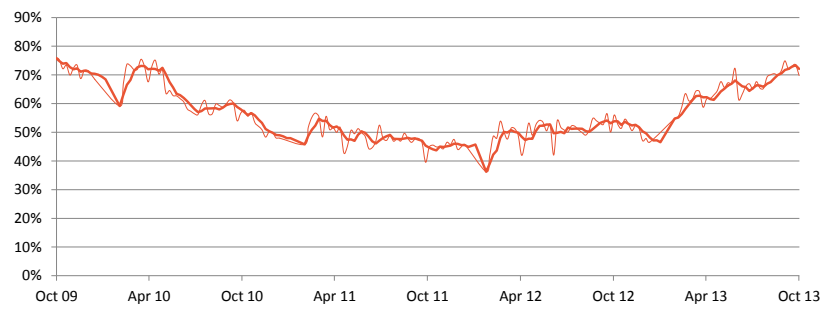
Daily change in dwelling values across five combined capitals

Capital city auction statistics (preliminary)

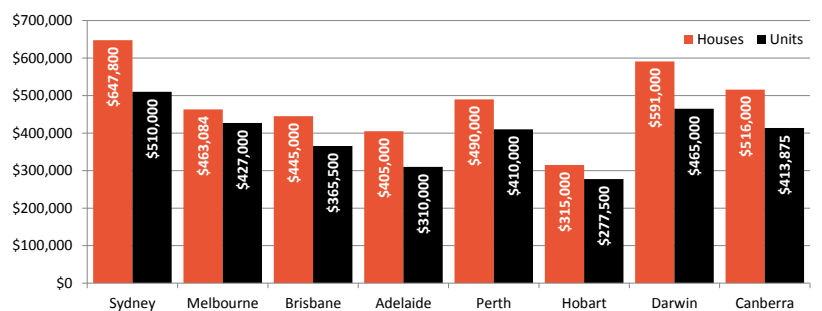| City	Clearance rate	Total auctions	RP Data auction results	Cleared auctions	Uncleared auctions
Sydney	80.1%	390	302	242	60
Melbourne	71.4%	865	755	539	216
Brisbane	40.9%	93	66	27	39
Adelaide	63.8%	62	47	30	17
Perth	20.0%	31	15	3	12
Tasmania	57.1%	14	7	4	3
Canberra	46.7%	28	15	7	8
Weighted Average	**69.8%**	**1,483**	**1,207**	**852**	**355**

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.

There were 1,483 auctions scheduled across the combined capital cities this week and the preliminary auction clearance rate was recorded at 69.8 per cent. Over the previous week, the national weighted auction clearance rate was recorded at 73.5 per cent and there were 1,243 capital city auctions. In Melbourne, there were 865 auctions and the preliminary clearance rate was recorded at 71.4 per cent, compared to 92 auctions last week and a clearance rate of 77.8 per cent. Across Sydney, the auction clearance rate increased from 79.3 per cent last week, to 80.1 per cent this week. Auction volumes across Sydney decreased over the week from 891 last week to 390 this week. Over the same week last year, 1,344 auctions were held across the capital city markets and the auction clearance rate was recorded at 56.0 per cent.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,012	$647,800	1,196	$510,000
Melbourne	1,298	$463,084	587	$427,000
Brisbane	850	$445,000	194	$365,500
Adelaide	311	$405,000	66	$310,000
Perth	625	$490,000	154	$410,000
Hobart	66	$315,000	16	$277,500
Darwin	56	$591,000	78	$465,000
Canberra	87	$516,000	26	$413,875
Combined Capitals	**5,305**	**$530,384**	**2,317**	**$460,331**

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.
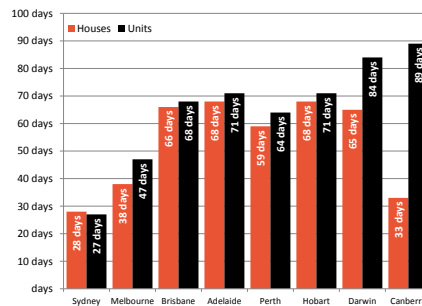
rpdata

A CoreLogic Business

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	-4.6%	27 days	-3.4%
Melbourne	38 days	-6.2%	47 days	-5.9%
Brisbane	66 days	-6.0%	68 days	-6.1%
Adelaide	68 days	-6.2%	71 days	-6.3%
Perth	59 days	-4.7%	64 days	-4.7%
Hobart	68 days	-9.8%	71 days	-6.5%
Darwin	65 days	-3.1%	84 days	-4.6%
Canberra	33 days	-3.4%	89 days	-3.5%

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
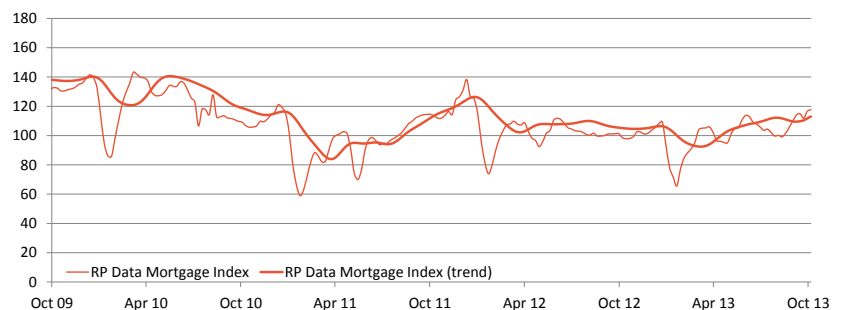
Region	Index value	Month on month change	Month on month change (trend)
National	117.7	3.1%	3.2%
NSW	148.5	4.8%	5.0%
QLD	119.1	3.8%	5.7%
SA	83.6	1.7%	3.0%
TAS	83.2	6.4%	2.8%
VIC	116.7	2.1%	0.5%
WA	105.4	3.4%	2.0%

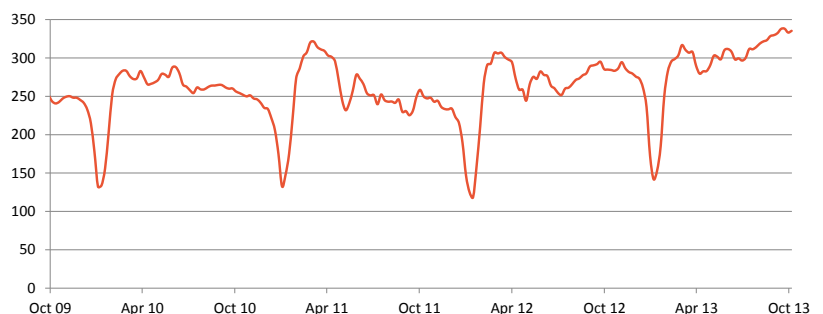### RP Data Mortgage Index - RMI

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	335.3	0.9%	1.5%
NSW	410.1	-0.1%	1.9%
QLD	264.1	1.0%	1.4%
SA	301.7	3.8%	1.1%
TAS	135.3	6.1%	0.1%
VIC	330.5	2.4%	3.3%
WA	426.0	-0.7%	-0.9%

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.

rpdata

A CoreLogic Business