

# RP Data Weekend Market Summary

## All data to week ending 8 December 2013

### Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	0.7%	1.1%	14.5%	13.8%
Melbourne	0.3%	-1.7%	6.4%	7.1%
Brisbane	0.3%	-0.8%	2.7%	3.0%
Adelaide	-0.2%	0.6%	2.4%	2.4%
Perth	1.0%	3.3%	9.8%	9.9%
<b>Combined 5 capitals</b>	<b>0.5%</b>	<b>0.2%</b>	<b>8.9%</b>	<b>8.9%</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).

### Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	RP Data auction results	Cleared auctions	Uncleared auctions
Sydney	75.6%	1,112	782	591	191
Melbourne	64.1%	1,530	1,315	843	472
Brisbane	41.7%	237	120	50	70
Adelaide	60.8%	118	79	48	31
Perth	40.9%	77	44	18	26
Tasmania	35.7%	18	14	5	9
Canberra	43.6%	78	55	24	31
<b>Weighted Average</b>	<b>65.1%</b>	<b>3,170</b>	<b>2,409</b>	<b>1,579</b>	<b>830</b>

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.

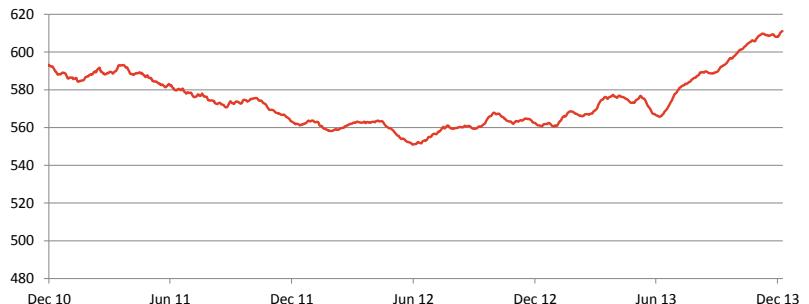
There were 3,170 auctions held across the capital city markets this week and the preliminary auction clearance rate was recorded at 65.1 per cent, decreasing from the previous week when the final auction clearance rate was recorded at 66.9 per cent across 3,472 capital city auctions. In Melbourne, Australia's largest auction market, there were 1,530 auctions this week, down slightly from 1,598 the previous week. Melbourne's preliminary auction clearance rate is recorded at 64.1 per cent, compared to 67.9 per cent last week. Across Sydney, the auction clearance rate was recorded at 75.6 per cent this week across 1,112 auctions, while over the previous week, there were 1,402 Sydney auctions with a clearance rate of 72.7 per cent. At the same time last year, less than half of all properties taken to auction (47.8 per cent) sold and the number of properties taken to auction (2,192) was much lower.

### Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,313	\$719,000	1,399	\$561,000
Melbourne	1,716	\$475,000	669	\$435,000
Brisbane	1,122	\$459,500	213	\$377,500
Adelaide	543	\$405,000	130	\$320,500
Perth	846	\$520,000	173	\$442,500
Hobart	72	\$342,000	22	\$269,000
Darwin	38	\$608,500	27	\$400,000
Canberra	220	\$575,000	60	\$432,500
<b>Combined Capitals</b>	<b>6,870</b>	<b>\$557,174</b>	<b>2,693</b>	<b>\$489,100</b>

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.

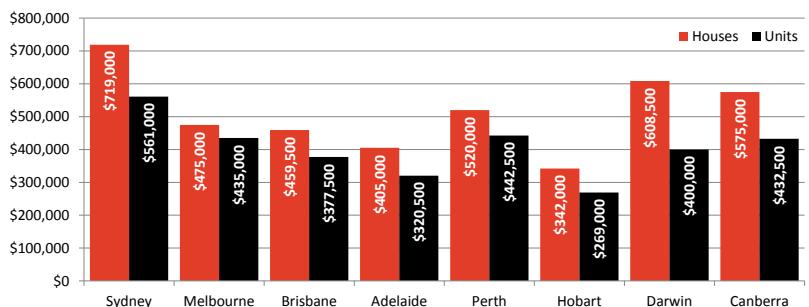
### Daily change in dwelling values across five combined capitals



### Weekly clearance rate, combined capital cities



### Median house and unit prices



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

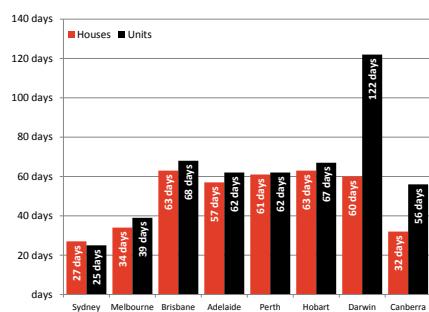
Capital city	HOUSES		UNITS	
	Avg TOM	Avg Vendor Disc.	Avg TOM	Avg Vendor Disc.
Sydney	27 days	-4.1%	25 days	-3.0%
Melbourne	34 days	-5.7%	39 days	-5.1%
Brisbane	63 days	-5.9%	68 days	-5.7%
Adelaide	57 days	-6.3%	62 days	-6.3%
Perth	61 days	-4.8%	62 days	-3.8%
Hobart	63 days	-8.3%	67 days	-7.0%
Darwin	60 days	-3.7%	122 days	-5.3%
Canberra	32 days	-4.0%	56 days	-3.8%

'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.

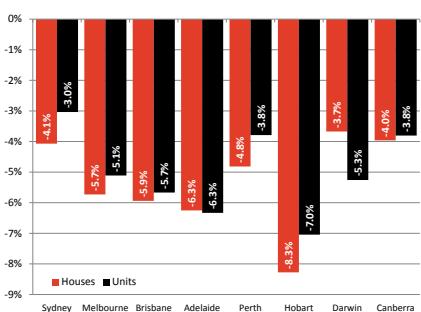
### Mortgage market activity

Region	Index value	Month on month	Month on month
		change	change (trend)
National	127.8	4.1%	5.2%
NSW	164.2	5.6%	6.9%
QLD	127.4	2.6%	5.1%
SA	86.6	-1.2%	4.9%
TAS	93.7	8.9%	6.3%
VIC	131.5	7.1%	4.9%
WA	106.3	1.2%	3.1%

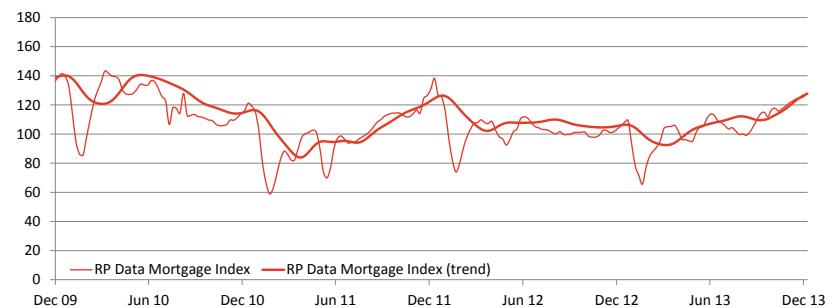
### Time on market



### Vendor discounting



### RP Data Mortgage Index - RMI

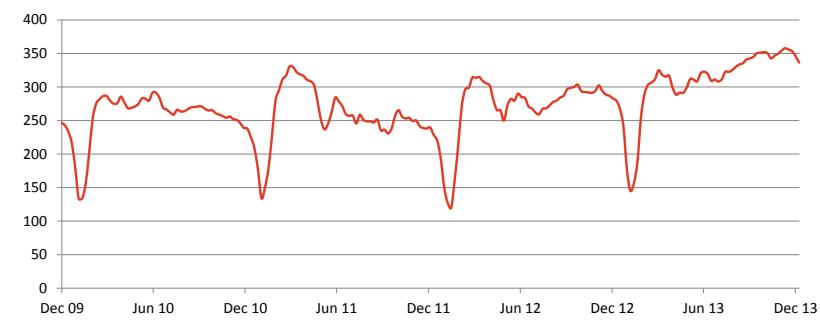


RP Data systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS 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	Month on month
		change	change (seas adj)
National	336.3	-6.0%	0.3%
NSW	383.0	-9.1%	-0.8%
QLD	260.1	-6.4%	0.3%
SA	295.6	-7.8%	1.7%
TAS	134.7	-5.8%	1.3%
VIC	334.1	-0.1%	1.6%
WA	432.5	-1.2%	0.8%

### 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.

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### About RP Data

Since 1991, RP Data has been providing comprehensive information solutions to the Australian and New Zealand property industry. With our services, clients can obtain the latest and most thorough property information delivered in real time so they can increase productivity, cut costs and extend their capabilities in a highly competitive market.

RP Data pioneered on-line information services and we are proud of our record of innovation. Through the strong backing of financial investors, we continue to reinvest in new information technologies to provide forward-thinking solutions. We focus on offering more efficient, user-friendly and cost-effective tools to help our clients streamline procedures and be more responsive to their customers. Our information solutions can therefore improve every facet of business and deliver a real and rapid return on investment.

The people in RP Data's National Customer Service Teams have a long history within the real estate and property information industries. So when we say we deliver 'Real Property knowledge you can trust', it's no idle boast. Our claim is based on hard earned experience and an intimate understanding of the industry that can only be developed over time. This is further enhanced by extensive knowledge of local markets gathered by offices in each state.

Our wealth of experience is combined with an ability to listen to clients and translate their needs into solutions that excel in execution. We continue to evolve our services so they always reflect market opportunities and make a difference to your business performance. Quite simply, we deliver - which is why RP Data is the industry's foremost information solution partner.

Our key value to clients lies in the delivery of wide-ranging and accurate property information. Whether you need to increase listings to sell more, reposition yourself in a more professional manner or simply streamline the way you do business, RP Data has a solution that can make it happen. Our 'can-do' attitude and expertise has resulted in trusted, long-term partnerships with clients that have delivered tangible results. We would be more than happy to do the same for your business.

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