

RP Data Weekend Market Summary

All data to week ending 23 February 2014

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	-0.4%	0.7%	1.4%	13.9%
Melbourne	-0.1%	-0.5%	2.3%	10.4%
Brisbane	-1.3%	-0.5%	-0.5%	2.9%
Adelaide	0.2%	-0.1%	-0.2%	2.9%
Perth	0.0%	-1.4%	-1.8%	7.4%
Combined 5 capitals	-0.4%	-0.1%	0.9%	9.7%

*Brisbane results are for the combined Brisbane and Gold Coast region. The monthly change is the change over the past 28 days.

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.

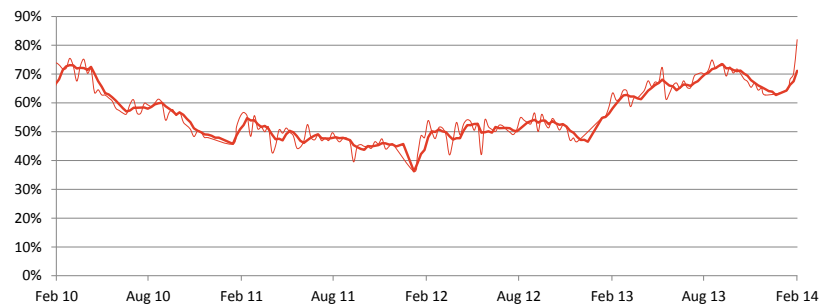
Daily change in dwelling values across five combined capitals



Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	RP Data auction results	Cleared auctions	Uncleared auctions
Sydney	87.5%	1,060	608	532	76
Melbourne	79.0%	1,396	1,147	906	241
Brisbane	76.1%	157	46	35	11
Adelaide	83.8%	116	37	31	6
Perth	57.1%	47	21	12	9
Tasmania	80.0%	10	5	4	1
Canberra	84.6%	61	13	11	2
Weighted Average	82.0%	2,847	1,877	1,531	346

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.

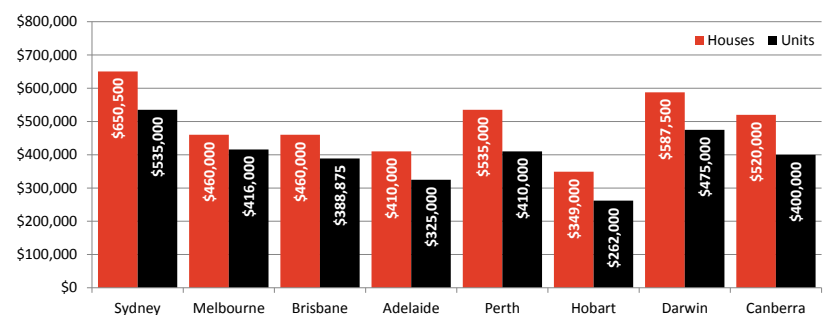
Highest auction clearance rate on record

This week, the preliminary auction clearance rate was recorded at 82.0 per cent across 2,847 capital city auctions which is the highest clearance rate on record. In comparison, the final auction clearance rate last week was recorded at 70.2 per cent across 1,667 capital city auctions. In Melbourne, Australia's largest auction market, the preliminary clearance rate was recorded at 79.0 per cent, increasing from last week's final auction clearance rate of 69.2 per cent. This is the highest auction clearance rate recorded for Melbourne since the beginning of June 2013. Much like clearance rates, the number of Melbourne properties taken to auction increased from 783 last week, to 1,396 this week. In Sydney, the auction clearance rate increased from 80.2 per cent last week, to 87.5 per cent this week, the highest auction clearance on record for Sydney. There were 1,060 auctions held in the city this week, compared to 614 last week. At the same time last year, both auction volumes (2,004) and the auction clearance rate (63.5 per cent) were lower.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,640	\$650,500	1,005	\$535,000
Melbourne	1,398	\$460,000	593	\$416,000
Brisbane	985	\$460,000	194	\$388,875
Adelaide	420	\$410,000	81	\$325,000
Perth	661	\$535,000	127	\$410,000
Hobart	91	\$349,000	15	\$262,000
Darwin	16	\$587,500	23	\$475,000
Canberra	122	\$520,000	41	\$400,000
Combined Capitals	5,333	\$523,802	2,079	\$466,308

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.

RP Data Weekend Market Summary

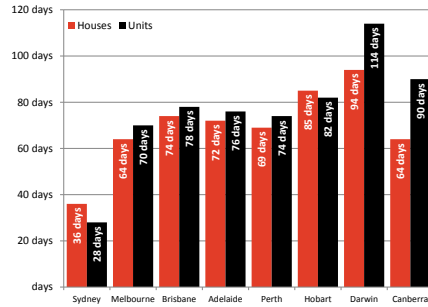
All data to week ending 23 February 2014

Capital city average time on market and vendor discounting results

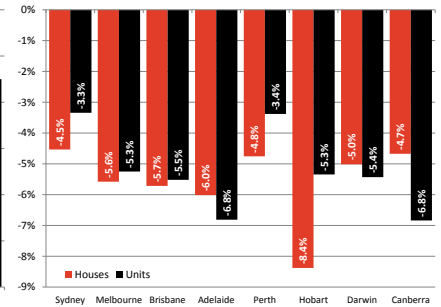
Capital city	HOUSES		UNITS	
	Avg TOM	Avg Vendor Disc.	Avg TOM	Avg Vendor Disc.
Sydney	36 days	-4.5%	28 days	-3.3%
Melbourne	64 days	-5.6%	70 days	-5.3%
Brisbane	74 days	-5.7%	78 days	-5.5%
Adelaide	72 days	-6.0%	76 days	-6.8%
Perth	69 days	-4.8%	74 days	-3.4%
Hobart	85 days	-8.4%	82 days	-5.3%
Darwin	94 days	-5.0%	114 days	-5.4%
Canberra	64 days	-4.7%	90 days	-6.8%

'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.

Time on market



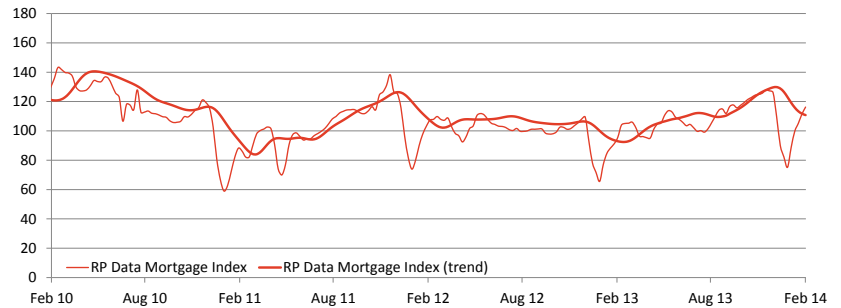
Vendor discounting



Mortgage market activity

Region	Index value	Month on month change	Month on month change (trend)
National	116.2	31.2%	-7.1%
NSW	147.7	38.9%	-8.0%
QLD	119.7	31.0%	-6.2%
SA	85.6	29.8%	-6.2%
TAS	86.8	32.6%	-6.1%
VIC	113.9	25.5%	-7.2%
WA	104.1	32.7%	-5.4%

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	376.8	24.1%	4.5%
NSW	441.8	29.1%	3.3%
QLD	310.9	19.8%	7.0%
SA	340.9	22.2%	3.2%
TAS	138.1	3.3%	1.3%
VIC	377.1	27.2%	4.5%
WA	478.6	21.4%	3.2%

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.

RP Data Weekend Market Summary

All data to week ending 23 February 2014

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.

Disclaimers

© 2014 Copyright RP Data Ltd, Local, State, and Commonwealth Governments. All rights reserved. No reproduction, distribution or transmission of the copyrighted materials in this publication is permitted whether in whole or in part. The copyrighted materials in this publication are provided for personal or internal business purposes only.

The information provided in this publication is current as at the publication date only. This publication is supplied on the basis that while RP Data believes all the information in it is deemed reliable at the publication date, it does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by yourself, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to RP Data for the supply of such information.

This publication provides general information only – it is not intended as advice and should not be relied upon as such. The material has not been prepared by taking into account your investment objectives, financial situation or personal needs. You should make your own inquiries and if necessary take independent financial advice tailored to your specific circumstances before making any investment decisions.

Queensland Data

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2014. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

South Australian Data

This information is based on data supplied by the South Australian Government and is published by permission. The South Australian Government does not accept any responsibility for the accuracy or completeness of the published information or suitability for any purpose of the published information or the underlying data.

New South Wales Data

Contains property sales information provided under licence from the Land and Property Information ("LPI"). RP Data is authorised as a Property Sales Information provider by the LPI.

Victorian Data

To the extent that this report has been developed using information owned by the State of Victoria, the State of Victoria owns the copyright in the Property Sales Data which constitutes the basis of this report and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Western Australian Data

Based on information provided by and with the permission of the Western Australian Land Information Authority (2014) trading as Landgate.

Australian Capital Territory Data

The Territory Data is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be directed to: Director, Customer Services ACT Planning and Land Authority GPO Box 1908 Canberra ACT 2601.

Tasmanian Data

This product incorporates data that is copyright owned by the Crown in Right of Tasmania. The data has been used in the product with the permission of the Crown in Right of Tasmania. The Crown in Right of Tasmania and its employees and agents:

- a) give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and
- b) do not accept liability howsoever arising, including but not limited to negligence for any loss resulting from the use of or reliance upon the data.

Base data from the LIST © State of Tasmania <http://www.thelist.tas.gov.au>