

# 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%
<b>Combined 5 capitals</b>	<b>-0.4%</b>	<b>-0.1%</b>	<b>0.9%</b>	<b>9.7%</b>

\*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](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	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
<b>Weighted Average</b>	<b>82.0%</b>	<b>2,847</b>	<b>1,877</b>	<b>1,531</b>	<b>346</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.

### Highest auction clearance rate on record

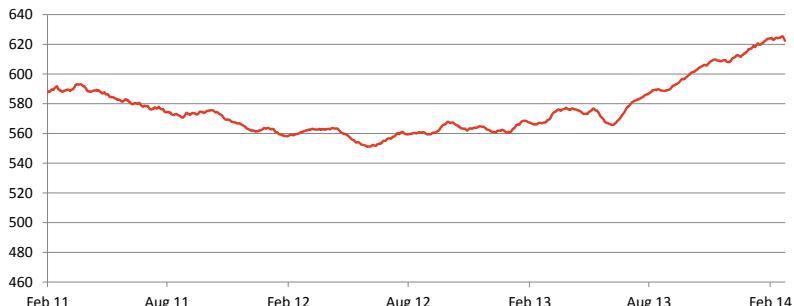
This week, the preliminary auction clearance rate was recorded at 82.0 per cent across 2,847 capital city auctions which is the highest clearance rate on record. In comparison, the final auction clearance rate last week was recorded at 70.2 per cent across 1,667 capital city auctions. In Melbourne, Australia's 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
<b>Combined Capitals</b>	<b>5,333</b>	<b>\$523,802</b>	<b>2,079</b>	<b>\$466,308</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.

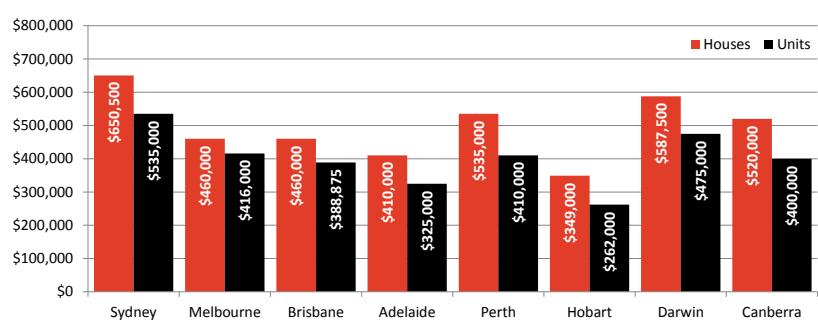
### Daily change in dwelling values across five combined capitals



### 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	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.

### Mortgage market activity

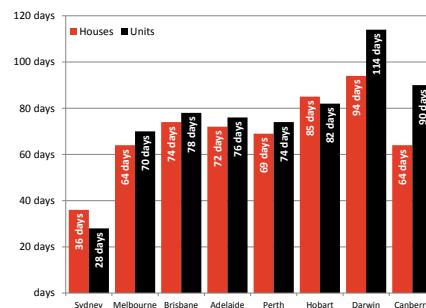
Region	Index value	Month on month	Month on month
		change	change (trend)
National	116.2	31.2%	-7.1%
NSW	147.7	38.9%	-8.0%
QLD	119.7	31.0%	-6.2%
SA	85.6	29.8%	-6.2%
TAS	86.8	32.6%	-6.1%
VIC	113.9	25.5%	-7.2%
WA	104.1	32.7%	-5.4%

RP Data 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.

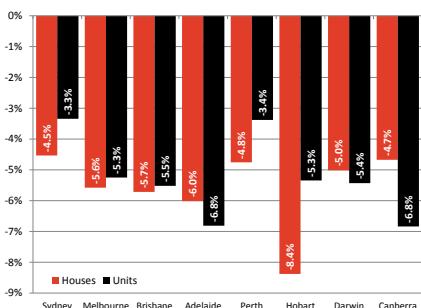
### New listings activity

Region	Index value	Month on month	Month on month
		change	change (seas adj)
National	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%

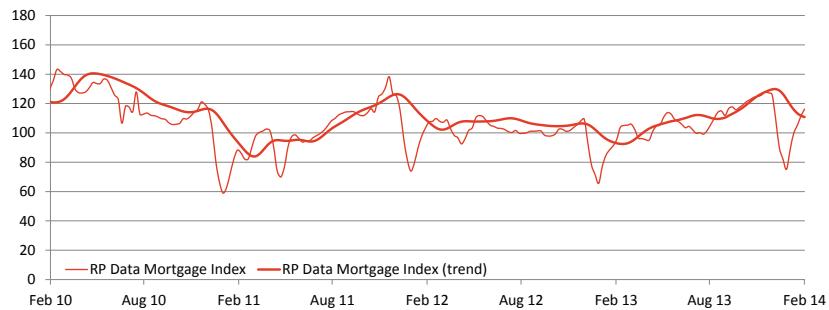
### Time on market



### Vendor discounting



### RP Data Mortgage Index - RMI



### 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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