

# CoreLogic RP Data Weekend Market Summary

*All data to week ending 12 April 2015*

Auction volumes increased this week, albeit from a low base due to the Easter long weekend, with 1,568 auctions scheduled across the combined capital cities this week. A total of 1,014 results were recorded with the preliminary clearance rate remaining stable at 79.0 per cent, up only slightly from 78.9 per cent last week. At the same time last year, 67.2 per cent of all capital city properties taken to auction recorded a successful sale, while volumes were much higher at 3,534; however volumes were elevated in what was last year's lead up to the Easter long weekend.

## Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic RP Data auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	84.8%	619	409	347	62	74.8%	1,496
Melbourne	77.7%	674	485	377	108	64.4%	1,530
Brisbane	50.9%	111	53	27	26	45.3%	240
Adelaide	88.5%	80	26	23	3	69.4%	144
Perth	77.8%	22	9	7	2	43.5%	56
Tasmania	57.1%	10	7	4	3	53.8%	17
Canberra	76.0%	52	25	19	6	55.8%	51
<b>Weighted Average</b>	<b>79.0%</b>	<b>1,568</b>	<b>1,014</b>	<b>804</b>	<b>210</b>	<b>67.2%</b>	<b>3,534</b>

## Weekly clearance rate, combined capital cities



The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic 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.

## Weekly clearance rate, Melbourne



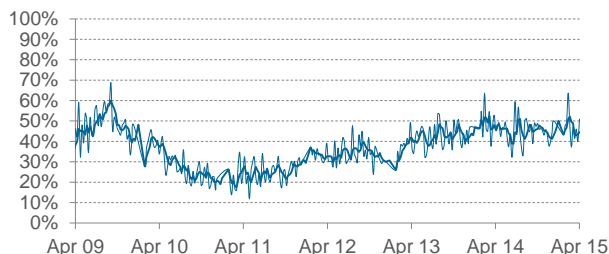
As Australia's largest auction market, **Melbourne's** preliminary auction clearance rate was recorded at 77.7 per cent this week, more than 10 per cent higher than at the same time last year, when over the week the auction clearance rate was recorded at 64.4 per cent. The number of Melbourne homes taken to auction this week was 674, compared to just 63 last week and 1,530 over the same week in 2014. Across Melbourne's sub-regions, the strongest performers this week were the Outer East region (91.7 per cent), followed by Melbourne's Inner East, where the clearance rate was recorded at 84.9 per cent.

## Weekly clearance rate, Sydney



**Sydney** vendors continued to experience strong conditions across the auction market this week, with the preliminary auction clearance rate recorded at 84.8 per cent with 619 auctions held across the city. In comparison, over the previous week, 427 Sydney auctions were held with a highly comparable clearance rate of 84.7 per cent, while one year ago, Sydney's auction clearance rate was recorded at 74.8 per cent across 1,496 auctions. This is the ninth week in a row where Sydney's auction clearance rate has been recorded above the 80 per cent mark. An exceptional result was recorded across Sydney's Eastern Suburbs this week, with 35 auctions reported to CoreLogic RP Data and 34 of these recording a sale.

## Weekly clearance rate, Brisbane



**Brisbane** saw 111 auctions take place this week, with just over half of all results collected recording a sale (50.9 per cent). This week's preliminary clearance rate is stronger than both last week, when 40.0 per cent of Brisbane auctions sold and at the same time last year, when the final auction clearance rate was recorded at 45.3 per cent. Across the **Gold Coast**, 57 auctions were held this week, with the preliminary clearance rate recorded at 56.5 per cent.

A total of 80 **Adelaide** homes were taken to auction this week, with a strong preliminary clearance rate of 88.5 per cent, up from 69.4 per cent at the same time last year, and higher than the 83.3 per cent recorded last week.

**Perth's** preliminary clearance rate this week was recorded at 77.8 per cent, up from 60.0 per cent the previous week and also higher than the 43.5 per cent recorded at the same time last year.

76.0 per cent of **Canberra** auctions were successful this week, which leaves the clearance rate relatively stable when compared to last week (71.8 per cent) and much higher than at the same time last year (55.8 per cent).

There were 10 **Tasmanian** auctions this week. 7 results were reported to CoreLogic RP Data, with 4 sales recorded.

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## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	0.4%	1.9%	6.4%	13.5%
Melbourne	0.3%	0.2%	3.9%	6.7%
Brisbane	-0.2%	-0.2%	0.1%	2.7%
Adelaide	0.4%	0.9%	-0.2%	2.7%
Perth	0.2%	1.1%	-1.6%	1.7%
<b>Combined 5 capitals</b>	<b>0.3%</b>	<b>1.0%</b>	<b>3.5%</b>	<b>7.9%</b>

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

## Daily home value index, 5 capital city aggregate

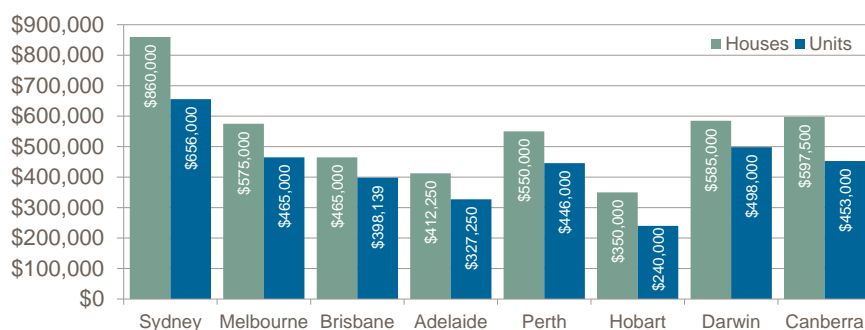


Results are based on the CoreLogic RP Data Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

## Capital city private treaty median prices

HOUSES			UNITS	
Capital city	Number of Sales	Median price	Number of Sales	Median price
Sydney	3,217	\$860,000	2,168	\$656,000
Melbourne	3,125	\$575,000	1,387	\$465,000
Brisbane	1,377	\$465,000	488	\$398,139
Adelaide	634	\$412,250	178	\$327,250
Perth	879	\$550,000	230	\$446,000
Hobart	155	\$350,000	44	\$240,000
Darwin	44	\$585,000	34	\$498,000
Canberra	210	\$597,500	114	\$453,000
<b>Combined Capitals</b>	<b>9,641</b>	<b>\$638,324</b>	<b>4,643</b>	<b>\$538,751</b>

## Median house and unit prices

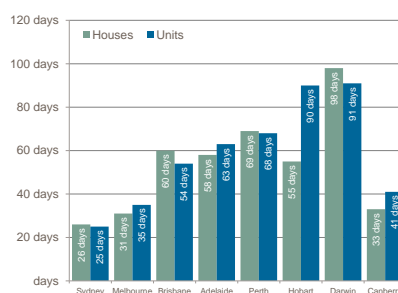


Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

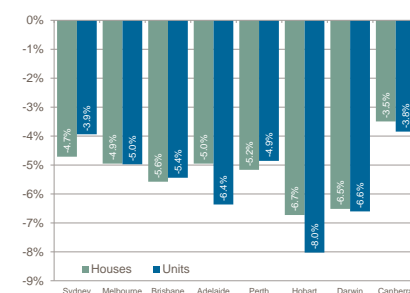
## Capital city median time on market and average vendor discounting results

HOUSES			UNITS	
Capital city	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	26 days	-4.7%	25 days	-3.9%
Melbourne	31 days	-4.9%	35 days	-5.0%
Brisbane	60 days	-5.6%	54 days	-5.4%
Adelaide	58 days	-5.0%	63 days	-6.4%
Perth	69 days	-5.2%	68 days	-4.9%
Hobart	55 days	-6.7%	90 days	-8.0%
Darwin	98 days	-6.5%	91 days	-6.6%
Canberra	33 days	-3.5%	41 days	-3.8%

## Median time on market



## Average vendor discounting



'Time on market' (TOM) is simply the middle 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 CoreLogic 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.

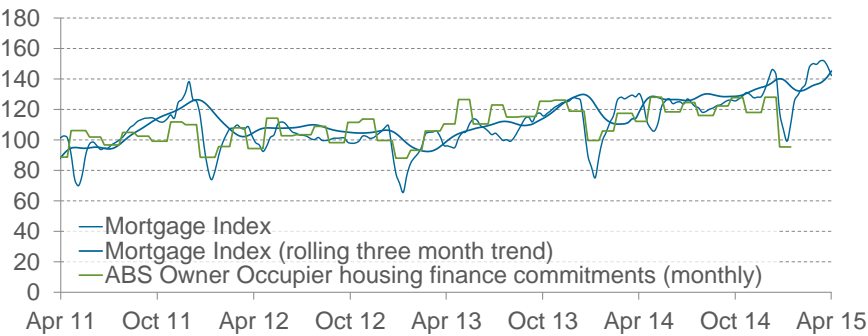
# CoreLogic RP Data Weekend Market Summary

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## Mortgage market activity

Region	Index value	Month on month change	Month on month change (trend)
National	142.3	-4.9%	6.3%
NSW	210.7	-5.5%	9.4%
QLD	127.2	-6.8%	4.9%
SA	90.6	-4.8%	4.6%
TAS	82.8	-10.2%	0.0%
VIC	147.8	-4.0%	4.6%
WA	105.1	-1.8%	6.6%

## CoreLogic RP Data Mortgage Index



CoreLogic 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.

## Listing market activity

Region	Index value	Month on month change	Month on month change (seas adj)
National	393.0	-11.6%	18.8%
NSW	468.7	-12.2%	20.6%
QLD	298.2	-12.2%	17.8%
SA	346.5	-6.5%	16.3%
TAS	155.8	-11.6%	18.1%
VIC	454.4	-10.8%	19.5%
WA	465.7	-14.1%	15.8%

## CoreLogic RP Data Listing Index



The CoreLogic 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. CoreLogic RP Data customers account for over 70% of all listings in the Australian property market. The index, which tracks the flow of metadata across CoreLogic 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 CoreLogic RP Data

CoreLogic RP Data is a wholly owned subsidiary of CoreLogic (NYSE: CLGX), which is the largest data and analytics company in the world. CoreLogic RP Data provides property information, analytics and services across Australia and New Zealand and is currently developing and growing partnerships throughout Asia.

With Australia's most comprehensive property databases, the company's combined data offering is derived from public, contributory and proprietary sources and includes over 500 million decision points spanning over three decades of collection, providing detailed coverage of property and other encumbrances such as tenancy, location, hazard risk and related performance information. With over 11,000 customers and 120,000 end users, CoreLogic RP Data is the leading provider of property data, analytics and related services to consumers, investors, real estate, mortgage, finance, banking, insurance, developers, wealth management and government.

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