

# CoreLogic RP Data Weekend Market Summary

All data to week ending 26 April 2015

## Auction volumes drop due to Anzac Day commemorations

As a result of the Anzac Day commemorations on Saturday, which is traditionally the busiest day for auctions, it was a quiet week for auction activity. There were 550 auctions held across the combined capital cities this week, with a preliminary auction clearance rate of 84.3 per cent. While this is the highest auction clearance rate on record, it is likely that the clearance rate will revise down as the remaining auctions are reported. Last week, a clearance rate of 78.9 per cent was recorded across 2,603 capital city auctions. At the same time last year, auction volumes were higher than this week, but still low off the back of Easter, with 881 properties taken to auction and a clearance rate of 64.6 per cent.

## 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	91.1%	249	192	175	17	71.3%	361
Melbourne	87.4%	169	103	90	13	63.0%	373
Brisbane	90.9%	39	11	10	1	49.2%	66
Adelaide	55.0%	59	20	11	9	64.4%	51
Perth	20.0%	10	5	1	4	27.3%	11
Tasmania	n.a.	1	1	1	0	28.6%	10
Canberra	78.6%	23	14	11	3	57.1%	9
<b>Weighted Average</b>	<b>84.3%</b>	<b>550</b>	<b>346</b>	<b>299</b>	<b>47</b>	<b>64.6%</b>	<b>881</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



In **Melbourne**, Australia's largest auction market, a preliminary auction clearance rate of 87.4 per cent was recorded across 169 auctions this week. Last week, Melbourne's final clearance rate was recorded at 79.5 per cent across 1,266 auctions, while this time last year, 373 properties were taken to auction across Melbourne and a clearance rate of 63.0 per cent was recorded. The busiest Melbourne sub-regions this week were Melbourne's Inner region and the Inner South region, where 27 and 26 auctions were held respectively.

**Sydney's** preliminary clearance rate this week was 91.9 per cent across 192 auction results. There were a total of 249 auctions held across the city. Excluding this week, last week's clearance rate of 87.0 per cent across 988 auctions was the highest clearance rate on record for the city. It will be interesting to track this week's final auction clearance rate once the remaining results have been reported. Looking back at this weekend last year, 361 auctions were held across Sydney and a clearance rate of 71.3 per cent was recorded. Sydney's Eastern Suburbs hosted the most auctions of any Sydney sub-region this week, with 62 properties taken to auction. The preliminary clearance rate for the region is 95.7 per cent across 47 results.

There were 39 **Brisbane** auctions this week and so far 11 results have been reported, with 10 sales. Last week, auction volumes across the city were much higher with 140 auctions held across the city and a 46.4 per cent clearance rate recorded. Much like Brisbane, the number of homes taken to auction this week fell across the **Gold Coast** with 32 properties up for sale this week. Of the 21 results reported, just over half (52.4 per cent) were successful.

A total of 59 **Adelaide** homes were taken to auction this week, with a preliminary clearance rate of 55.0 per cent across 20 results, down from 69.7 per cent last week when 97 auctions were held across the city.

In **Perth**, just 10 auctions were held this week. So far, only 2 successful sales have been reported to CoreLogic RP Data. Last week, the final auction clearance rate for Perth was 28.6 per cent across 36 auctions.

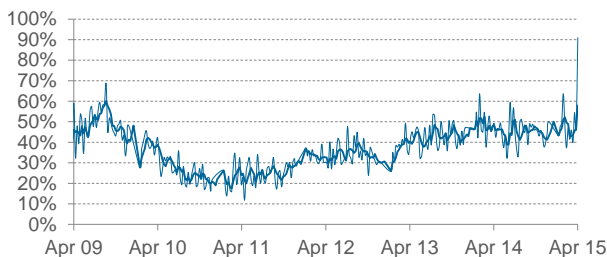
**Canberra's** clearance rate was 78.6 per cent this week, up from 65.6 per cent last week.

There was only 1 **Tasmanian** auction held this week. The property was reported as sold.

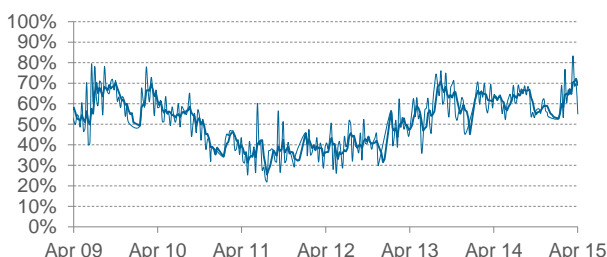
## Weekly clearance rate, Sydney



## Weekly clearance rate, Brisbane



## Weekly clearance rate, Adelaide



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## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	0.2%	1.1%	6.8%	14.1%
Melbourne	-0.2%	1.3%	4.8%	7.2%
Brisbane	0.4%	0.4%	0.3%	2.4%
Adelaide	0.6%	1.6%	0.8%	2.0%
Perth	0.1%	1.0%	-1.5%	1.2%
<b>Combined 5 capitals</b>	<b>0.1%</b>	<b>1.1%</b>	<b>4.0%</b>	<b>8.2%</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

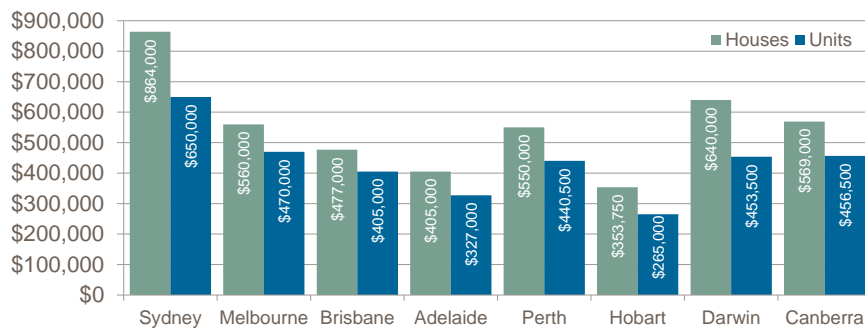


Results are based on the CoreLogic RP Data Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,972	\$864,000	2,225	\$650,000
Melbourne	3,107	\$560,000	1,501	\$470,000
Brisbane	1,355	\$477,000	583	\$405,000
Adelaide	661	\$405,000	213	\$327,000
Perth	915	\$550,000	252	\$440,500
Hobart	124	\$353,750	55	\$265,000
Darwin	35	\$640,000	32	\$453,500
Canberra	193	\$569,000	112	\$456,500
<b>Combined Capitals</b>	<b>9,362</b>	<b>\$630,325</b>	<b>4,973</b>	<b>\$532,618</b>

## Median house and unit prices

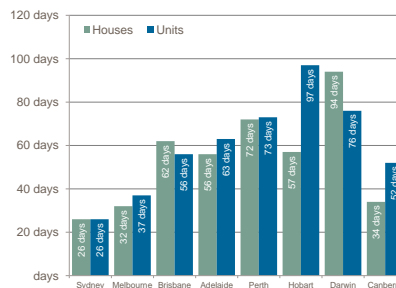


Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

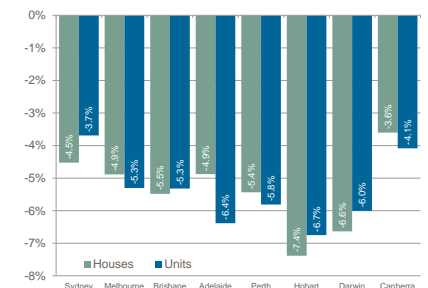
## Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	26 days	-4.5%	26 days	-3.7%
Melbourne	32 days	-4.9%	37 days	-5.3%
Brisbane	62 days	-5.5%	56 days	-5.3%
Adelaide	56 days	-4.9%	63 days	-6.4%
Perth	72 days	-5.4%	73 days	-5.8%
Hobart	57 days	-7.4%	97 days	-6.7%
Darwin	94 days	-6.6%	76 days	-6.0%
Canberra	34 days	-3.6%	52 days	-4.1%

## 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.

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## Mortgage market activity

Region	Index value	Month on month change	Month on month change (trend)
National	138.0	-9.1%	8.8%
NSW	200.4	-13.6%	11.4%
QLD	122.7	-10.4%	5.9%
SA	89.6	-3.0%	7.4%
TAS	81.7	-7.7%	-0.1%
VIC	146.7	-5.3%	8.4%
WA	101.3	-5.7%	9.5%

## 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	301.3	-15.8%	8.5%
NSW	356.9	-17.4%	10.4%
QLD	250.1	-17.1%	6.5%
SA	289.9	-11.1%	8.4%
TAS	109.8	-14.6%	4.3%
VIC	321.1	-10.1%	10.0%
WA	301.5	-19.3%	6.3%

## 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.

# CoreLogic RP Data Weekend Market Summary

*All data to week ending 26 April 2015*

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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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