

CoreLogic RP Data Weekend Market Summary

All data to week ending 10 May 2015

Combined capital city weighted clearance rate remains steady, showing buyer confidence continues

The number of homes taken to auction this week fell slightly to 2,385, compared with 2,540 over the previous week. However, the preliminary clearance rate of 78.2 per cent has remained steady, down only slightly from 78.6 per cent last week. The overall strength across the combined capital city market is showing no sign of slowing down, with 13 of the 15 weeks in which auction results have been reported on so far this year seeing the clearance rate at, or above, 74 per cent. Over the corresponding week last year, the clearance rate was 65 per cent and 1,535 auctions were held.

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	88.7%	924	726	644	82	73.3%	618
Melbourne	77.5%	1,064	938	727	211	61.9%	710
Brisbane	55.5%	176	110	61	49	46.7%	89
Adelaide	63.9%	92	61	39	22	62.3%	57
Perth	26.3%	42	19	5	14	25.0%	15
Tasmania	42.9%	11	7	3	4	37.5%	13
Canberra	63.0%	76	46	29	17	57.1%	33
Weighted Average	78.2%	2,385	1,907	1,508	399	65.0%	1,535

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**, 77.5 per cent of the 938 reported auctions sold this week. There were 1,064 auctions held across the city this week, down from 1,139 last week when the final auction clearance rate was 81.7 per cent and higher than the 710 auctions held one year ago, with a notably lower clearance rate (61.9 per cent). The Inner region of Melbourne had the highest number of auctions this week (231), with a clearance rate of 71.1 per cent. Meanwhile, the strongest clearance rate was recorded across the South East and Outer East region, where preliminary results show 9 in every 10 homes taken to auction sold.

Weekly clearance rate, Sydney



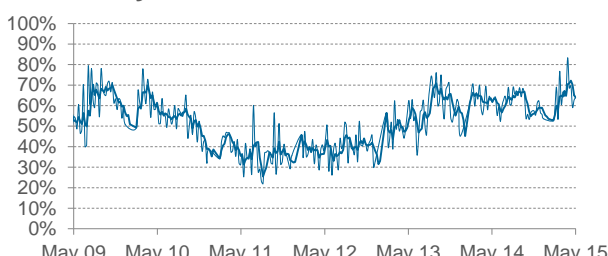
Across **Sydney**, 924 homes were taken to auction this week with a preliminary clearance rate of 88.7 per cent across 726 reported results. The latest results show that Sydney's record strong conditions are continuing. Last week, the final clearance rate for the city was 87.3 per cent, which prior to being overtaken this week, had been the city's second strongest result on record across 914 auctions. One year ago, 618 Sydney homes were taken to auction with a clearance rate of 73.3 per cent. This week, the performance across Sydney's individual sub regions was varied. Across the Central Coast, where 21 results have been reported so far, the clearance rate was 51.1 per cent, while across Blacktown (96.0 per cent), Ryde (93.6 per cent) and North Sydney and Hornsby (92.9 per cent) the success rate of auctions was much higher.

Weekly clearance rate, Brisbane



There were 176 **Brisbane** auctions this week with a preliminary clearance rate of 55.5 per cent, having increased from 47.3 per cent last week across 192 auctions and higher than one year ago when there were 89 auctions with a success rate of 46.7 per cent. The **Gold Coast's** preliminary clearance rate was 41.8 per cent across 55 results this week.

Weekly clearance rate, Adelaide



A total of 92 **Adelaide** homes were auctioned this week and the preliminary auction clearance rate of 63.9 per cent is just higher than the 62.8 per cent from the previous week across 167 auctions. One year ago, although Adelaide's clearance rate was comparable at 62.3 per cent, there were far fewer auctions (57).

In **Perth**, 42 auctions took place this week, with 19 results reported so far. Perth's preliminary clearance rate of 26.3 per cent across these 19 results is similar to both last week's result (29.4 per cent) and the clearance rate from one year ago (25.0 per cent).

Canberra's preliminary auction clearance rate of 63.0 per cent this week is lower than last week, when the final auction clearance rate was 83.0 per cent and higher than the 57.1 per cent recorded last year. So far this year, Canberra's auction clearance rate has been substantially stronger when compared to previous years.

Tasmania saw 11 auctions take place this week, 7 results have been reported so far, with 3 sales.

CoreLogic RP Data Weekend Market Summary

All data to week ending 10 May 2015

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	0.0%	0.5%	6.9%	14.2%
Melbourne	0.4%	0.3%	4.2%	7.4%
Brisbane	0.3%	0.5%	0.6%	3.1%
Adelaide	-0.7%	-0.2%	-0.4%	-0.1%
Perth	-0.4%	-1.1%	-2.7%	-0.6%
Combined 5 capitals	0.1%	0.2%	3.7%	8.0%

*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

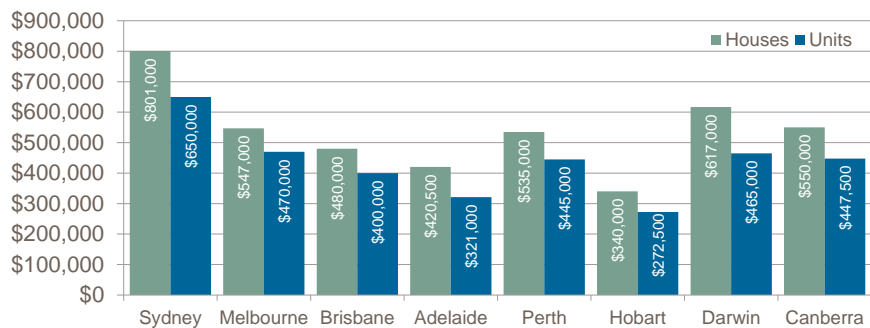


Results are based on the CoreLogic RP Data Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,735	\$801,000	2,085	\$650,000
Melbourne	3,054	\$547,000	1,430	\$470,000
Brisbane	1,274	\$480,000	569	\$400,000
Adelaide	662	\$420,500	207	\$321,000
Perth	801	\$535,000	224	\$445,000
Hobart	129	\$340,000	76	\$272,500
Darwin	35	\$617,000	32	\$465,000
Canberra	213	\$550,000	124	\$447,500
Combined Capitals	8,903	\$602,303	4,747	\$529,209

Median house and unit prices

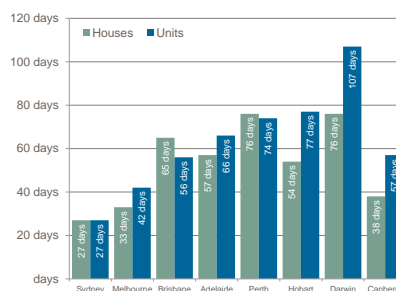


Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

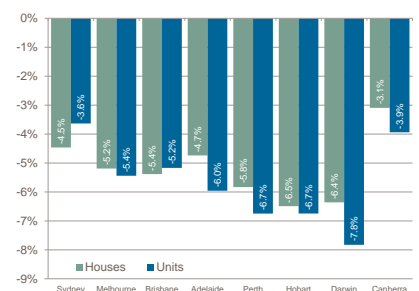
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	27 days	-4.5%	27 days	-3.6%
Melbourne	33 days	-5.2%	42 days	-5.4%
Brisbane	65 days	-5.4%	56 days	-5.2%
Adelaide	57 days	-4.7%	66 days	-6.0%
Perth	76 days	-5.8%	74 days	-6.7%
Hobart	54 days	-6.5%	77 days	-6.7%
Darwin	76 days	-6.4%	107 days	-7.8%
Canberra	38 days	-3.1%	57 days	-3.9%

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

All data to week ending 10 April 2015

Mortgage market activity

Region	Index value	Month on month change	Month on month change (trend)
National	150.4	5.7%	6.2%
NSW	218.0	3.5%	8.2%
QLD	133.0	4.6%	1.9%
SA	97.9	8.0%	6.0%
TAS	90.6	9.5%	-0.6%
VIC	162.4	9.8%	7.3%
WA	105.8	0.7%	6.3%

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	330.9	5.4%	-0.2%
NSW	395.7	4.5%	0.7%
QLD	268.6	3.0%	-2.0%
SA	314.2	4.5%	-1.1%
TAS	129.3	13.0%	-2.6%
VIC	364.9	14.7%	2.5%
WA	322.3	1.2%	-1.7%

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 10 May 2015

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.

CoreLogic RP Data delivers value to clients through unique data, analytics, workflow technology, advisory and geo spatial services. Clients rely on CoreLogic RP Data to help identify and manage growth opportunities, improve performance and mitigate risk. CoreLogic RP Data employs over 480 people at nine locations across Australia and in New Zealand. For more information call 1300 734 318 or visit www.corelogic.com.au

Disclaimers

In compiling this publication, RP Data Pty Ltd trading as CoreLogic has relied upon information supplied by a number of external sources. CoreLogic 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 subscribers, 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 CoreLogic for the supply of such information.

Queensland Data

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2015. 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"). CoreLogic is authorised as a Property Sales Information provider by the LPI.

Victorian Data

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 (2015) 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:

- give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and
- 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>