

CoreLogic RP Data Property Market Indicator Summary

All data to week ending 19 July 2015

Preliminary auction results show 77.0 per cent of homes sold at auction

Across the combined capital cities, the preliminary weighted auction clearance rate was recorded at 77.0 per cent this week, having increased from a recent low of 74.9 per cent the previous week. There have been 1,414 auction results reported to CoreLogic RP Data so far this week, with a total of 1,766 auctions held across the capital cities. In comparison, last week there were 1,704 capital city auctions, while one year ago there were 1,515 with a clearance rate of 69.3 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)
						75.2%	588
Sydney	82.6%	768	622	514	108	68.4%	674
Melbourne	74.9%	729	625	468	157	56.9%	116
Brisbane	65.4%	115	81	53	28	69.0%	67
Adelaide	69.4%	77	49	34	15	38.5%	16
Perth	22.2%	21	9	2	7	20.0%	6
Tasmania	66.7%	12	6	4	2	57.5%	48
Canberra	86.4%	44	22	19	3		
Weighted Average	77.0%	1,766	1,414	1,094	320	69.3%	1,515

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



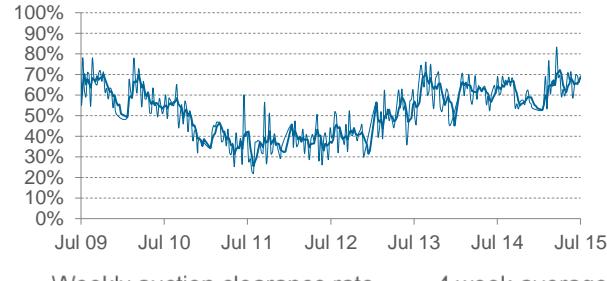
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Sydney sub-regions

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic RP Data auction results
Central Coast	50.0%	19	14
Baulkham Hills and Hawkesbury	80.0%	27	20
Blacktown	90.9%	15	11
City and Inner South	83.8%	91	74
Eastern Suburbs	84.5%	75	58
Inner South West	85.7%	90	70
Inner West	92.8%	82	69
North Sydney and Hornsby	89.6%	91	77
Northern Beaches	71.8%	50	39
Outer South West	71.4%	24	21
Outer West and Blue Mountains	n.a.	4	3
Parramatta	84.3%	62	51
Ryde	90.9%	26	22
South West	64.2%	67	53
Sutherland	85.0%	45	40

Melbourne sub-regions

Inner	66.9%	159	139
Inner East	81.7%	78	71
Inner South	74.1%	100	81
North East	82.5%	86	80
North West	66.7%	55	42
Outer East	81.0%	68	58
South East	76.1%	77	71
West	71.2%	84	66
Mornington Peninsula	93.3%	18	15

Regional auction results

Hunter	77.3%	29	22
Woollongong	68.2%	30	22
Gold Coast	45.8%	41	24
Sunshine Coast	45.8%	43	24
Geelong	67.9%	36	28

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Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	0.7%	4.3%	11.6%	17.5%
Melbourne	1.1%	7.4%	9.9%	10.3%
Brisbane	-0.1%	1.4%	2.2%	4.0%
Adelaide	-0.1%	-1.6%	-0.2%	3.8%
Perth	0.5%	0.0%	-3.7%	-1.5%
Combined 5 capitals	0.6%	4.0%	7.4%	10.5%

*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 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>.

Daily home value index, 5 capital city aggregate



Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	7,904	28.5%	17,869	-8.8%
Melbourne	7,848	18.1%	26,800	-10.3%
Brisbane	3,976	6.0%	18,297	-0.1%
Adelaide	1,912	10.4%	7,338	-3.7%
Perth	3,693	-5.5%	20,096	17.4%
Hobart	327	-4.4%	2,758	-6.5%
Darwin	231	-18.1%	1,574	23.6%
Canberra	445	19.6%	1,923	-11.1%
Combined capitals	26,336	13.6%	96,656	-2.3%

These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Number of homes for sale, combined capital cities



Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,991	\$850,000	1,852	\$670,000
Melbourne	3,152	\$550,000	1,498	\$482,500
Brisbane	1,596	\$470,000	332	\$370,500
Adelaide	757	\$419,000	163	\$305,000
Perth	891	\$520,000	178	\$439,750
Hobart	139	\$324,000	38	\$286,250
Darwin	47	\$620,000	25	\$510,000
Canberra	207	\$553,000	91	\$416,500
Combined Capitals	9,780	\$613,008	4,177	\$544,925

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.

Median house and unit prices



CoreLogic RP Data Property Market Indicator Summary

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Capital city median time on market and average vendor discounting results

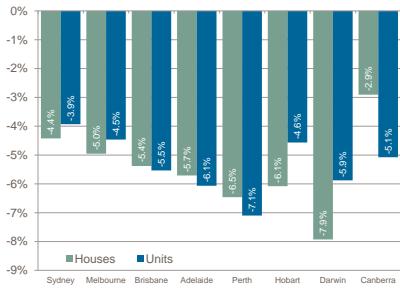
Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	25 days	-4.4%	24 days	-3.9%
Melbourne	31 days	-5.0%	37 days	-4.5%
Brisbane	62 days	-5.4%	71 days	-5.5%
Adelaide	60 days	-5.7%	77 days	-6.1%
Perth	81 days	-6.5%	84 days	-7.1%
Hobart	73 days	-6.1%	40 days	-4.6%
Darwin	99 days	-7.9%	71 days	-5.9%
Canberra	31 days	-2.9%	64 days	-5.1%

'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.

Median time on market



Average vendor discounting



Mortgage market activity

Region	Index value	Month on month change	Month on month change (trend)
National	144.4	-2.6%	0.3%
NSW	209.5	-2.8%	-1.0%
QLD	127.5	-4.4%	0.4%
SA	85.5	-7.4%	-0.5%
TAS	90.2	6.9%	1.3%
VIC	155.3	-0.4%	1.2%
WA	104.9	-3.8%	0.4%

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	332.5	1.8%	1.9%
NSW	411.7	2.6%	2.9%
QLD	258.7	-1.1%	-0.1%
SA	313.4	5.7%	0.8%
TAS	129.1	12.5%	2.7%
VIC	376.2	3.3%	4.8%
WA	309.2	-0.4%	-0.3%

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.

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Top ten sales over the past week



**53 Dorking Road,
Cabarita, NSW**
7 bed, 4 bath, 4 car house
\$4,700,000
Devine Real Estate
Drummoyne



**9 The High Tor,
Castlecrag, NSW**
6 bed, 4 bath, 2 car house
\$4,050,000
First National
North Sydney



**52 Crows Nest Road,
Waverton, NSW**
5 bed, 4 bath, 3 car house
\$3,750,000
Sullivan Real Estate
Mosman



**46 Carrington Road,
Waverley, NSW**
5 bed, 4 bath, 2 car house
\$3,645,000
Belle Property
Surry Hills



**14 Key Court,
Noosa Heads, Qld**
5 bed, 4 bath, 2 car house
\$3,550,000
Richardson & Wrench
Noosa Heads



**12 Monash Crescent,
Clontarf, NSW**
5 bed, 3 bath, 2 car house
\$3,305,000
Guildea Residential



**27 Laburnum Street,
Brighton, Vic**
4 bed, 4 bath, 2 car house
\$3,250,000
Nick Johnstone Real Estate
Brighton



**7 Cameron Street,
Strathfield, NSW**
5 bed, 3 bath, 2 car house
\$2,910,000
Strathfield Partners
Strathfield



**11 Livingstone Street,
Ivanhoe, Vic**
3 bed, 2 bath, 2 car house
\$2,855,000
Miles Real Estate
Ivanhoe/Rosanna



**9 Hurlstone Avenue,
Summer Hill, NSW**
5 bed, 3 bath, 2 car house
\$2,855,000
Harris Tripp First National
Summer Hill

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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.

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

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