CoreLogic RP Data Property Market Indicator Summary
All data to week ending 26 July 2015

Sydney and Melbourne clearance rates remain strong but continue to trend lower as Brisbane's auction market shows the highest preliminary clearance rate since 2009.

Prior to this week, the year to date clearance rate across the combined capital cities was 76.9 per cent, indicating that this week's preliminary clearance rate of 77.7 per cent is performing above this level. This week, there were 1,998 auctions held across Australia's capital cities, with 1,307 results reported so far. Over the previous week, 1,827 residential auctions were held with a clearance rate of 75.4 per cent. In comparison, at the same time last year 67.9 per cent of the 1,705 auctions were sold, indicating the current auction conditions remain stronger than they were one year ago.

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	82.7%	841	550	455	95	75.4%	660
Melbourne	76.5%	845	638	488	150	68.5%	736
Brisbane	66.0%	159	47	31	16	44.7%	162
Adelaide	60.6%	80	33	20	13	60.3%	72
Perth	80.0%	21	10	8	2	50.0%	22
Tasmania	25.0%	4	4	1	3	66.7%	13
Canberra	80.0%	48	25	20	5	51.4%	40
Weighted Average	**77.7%**	**1,998**	**1,307**	**1,023**	**284**	**67.9%**	**1,705**

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

— Weekly auction clearance rate   — 4 week average

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic RP Data auction results
Central Coast	85.7%	17	14
Baulkham Hills and Hawkesbury	58.8%	33	17
Blacktown	62.1%	44	29
City and Inner South	91.2%	77	57
Eastern Suburbs	94.4%	56	36
Inner South West	84.4%	158	96
Inner West	93.3%	64	45
North Sydney and Hornsby	89.1%	97	64
Northern Beaches	83.9%	45	31
Outer South West	n.a.	6	5
Outer West and Blue Mountains	n.a.	13	5
Parramatta	72.2%	88	54
Ryde	100.0%	36	19
South West	63.8%	64	47
Sutherland	87.1%	43	31
Melbourne sub-regions			
Inner	73.5%	141	113
Inner East	69.1%	76	68
Inner South	73.2%	100	71
North East	82.3%	97	79
North West	82.5%	97	63
Outer East	89.0%	96	73
South East	73.3%	113	90
West	72.1%	86	61
Mornington Peninsula	73.7%	36	19
Regional auction results			
Hunter	66.7%	46	18
Woollongong	80.8%	45	26
Gold Coast	64.7%	48	17
Sunshine Coast	46.7%	31	15
Geelong	n.a.	26	9

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Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	0.2%	3.0%	11.9%	17.4%
Melbourne	0.2%	5.3%	10.2%	10.6%
Brisbane	-0.4%	0.4%	1.8%	4.1%
Adelaide	-0.5%	-1.8%	-0.7%	2.5%
Perth	0.1%	-0.8%	-3.6%	-1.0%
Combined 5 capitals	0.1%	2.7%	7.5%	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	27.1%	17,822	-10.0%
Melbourne	7,965	19.6%	26,914	-10.6%
Brisbane	4,149	10.8%	18,639	0.2%
Adelaide	1,924	13.0%	7,412	-1.4%
Perth	3,647	-6.6%	20,468	22.1%
Hobart	317	-9.2%	2,704	-8.1%
Darwin	210	-26.1%	1,573	22.6%
Canberra	461	19.7%	1,924	-8.8%
Combined capitals	26,577	14.3%	97,456	-1.7%

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	2,940	$838,025	1,818	$669,250
Melbourne	3,090	$540,000	1,407	$475,000
Brisbane	1,585	$469,000	337	$372,500
Adelaide	716	$415,000	164	$305,000
Perth	883	$525,000	185	$445,000
Hobart	140	$339,750	38	$265,000
Darwin	44	$587,500	28	$503,500
Canberra	200	$564,500	94	$412,500
Combined Capitals	9,598	$606,667	4,071	$541,843

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.

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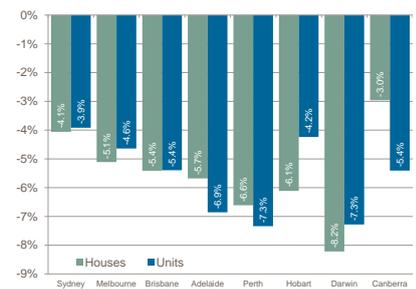## Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	25 days	-4.1%	23 days	-3.9%
Melbourne	32 days	-5.1%	36 days	-4.6%
Brisbane	63 days	-5.4%	69 days	-5.4%
Adelaide	62 days	-5.7%	80 days	-6.9%
Perth	83 days	-6.6%	82 days	-7.3%
Hobart	70 days	-6.1%	35 days	-4.2%
Darwin	97 days	-8.2%	79 days	-7.3%
Canberra	32 days	-3.0%	70 days	-5.4%

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.
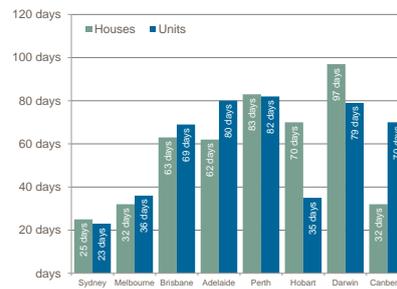
Mortgage market activity

Region	Index value	Month on month change	Month on month change (trend)
National	140.5	-4.2%	0.7%
NSW	205.5	-3.7%	-0.2%
QLD	122.4	-8.0%	0.8%
SA	82.7	-9.2%	-1.2%
TAS	85.9	-0.4%	2.4%
VIC	151.0	-2.4%	1.5%
WA	104.5	0.1%	0.8%

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	332.3	1.2%	2.3%
NSW	406.5	0.1%	3.4%
QLD	258.5	-1.4%	0.4%
SA	315.4	8.0%	1.6%
TAS	130.7	9.6%	3.7%
VIC	384.6	5.7%	4.9%
WA	309.0	-2.0%	0.6%

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.

To access detailed analysis of some of these key indicators on a suburb level, please log into your CoreLogic RP Data Professional system or contact us on info@corelogic.com.au. Alternatively, ring 1300 734 318 to subscribe to our market trend service – Suburb Scorecard.

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Top ten sales over the past week

1 Fern Road,
Hunters Hill, NSW
5 bed, 5 bath, 3 car house
$6,000,000
Ray White
Lane Cove

28 Livingstone Street,
Burwood, NSW
3 bed, 2 bath, 3 car house
$4,005,000
Rich & Oliva
Croydon Park/Burwood

90 Albyn Road,
Strathfield, NSW
8 bed, 4 bath, 4 car house
$3,850,000
Strathfield Partners
Strathfield

12 South Street,
Strathfield, NSW
5 bed, 3 bath, 5 car house
$3,750,000
Georges Ellis & Co
Strathfield

3 Harrington Avenue,
Warrawee, NSW
5 bed, 4 bath, 2 car house
$3,750,000
LJ Hooker
Wahroonga

5 Wolsten Avenue,
Turramurra, NSW
5 bed, 3 bath, 2 car house
$3,300,000
LJ Hooker
Wahroonga

10 Clifton Avenue,
Burwood, NSW
6 bed, 2 bath, 3 car house
$3,182,000
Rich & Oliva
Croydon Park/Burwood

5 Augusta Street,
Concord, NSW
5 bed, 3 bath, 2 car house
$3,100,000
LJ Hooker
Drummoyne/Concord

16 Jenner Street,
Seaforth, NSW
5 bed, 4 bath, 3 car house
$3,100,000
LJ Hooker
Seaforth

110 Mountain View Road,
Balwyn North, Vic
4 bed, 5 bath, 2 car house
$2,930,000
Christopher Russell &
Associates Boroondara

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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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