

# CoreLogic RP Data Property Market Indicator Summary

All data to week ending 20 September 2015

## More than 2,000 auctions across the combined capital cities for the 7<sup>th</sup> week in a row

This week's preliminary clearance rate of 70.7 per cent across a total of 2,064 reported auctions represents the third lowest clearance rate so far this year across the combined capital cities, down further from last week when the final clearance rate was recorded at 71.2 per cent. It will be interesting to see if there is any upwards revision as the remaining results are reported. There were 2,493 capital city auctions held this week, compared to 2,654 last week and 2,530 at the same time last year. Over the past eight weeks, this is the fourth week where more than 2,400 auctions have been held across the combined capitals, while over the same 8 week period one year ago, there was only one week where this volume of auctions was seen.

## 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	73.2%	1,008	798	584	214	78.0%	883
Melbourne	73.3%	1,091	975	715	260	72.1%	1,221
Brisbane	52.8%	144	108	57	51	38.9%	154
Adelaide	71.4%	99	77	55	22	68.4%	129
Perth	37.5%	30	16	6	10	51.2%	47
Tasmania	25.0%	5	4	1	3	25.0%	16
Canberra	57.0%	116	86	49	37	58.2%	80
<b>Weighted Average</b>	<b>70.7%</b>	<b>2,493</b>	<b>2,064</b>	<b>1,467</b>	<b>597</b>	<b>70.8%</b>	<b>2,530</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



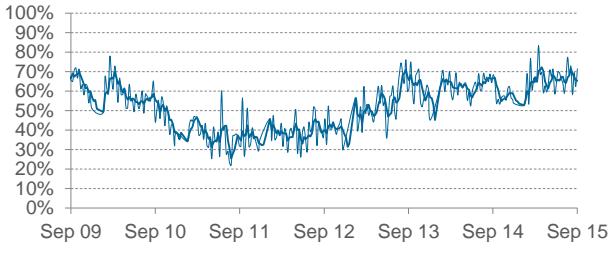
## Weekly clearance rate, Sydney



## Weekly clearance rate, Brisbane



## Weekly clearance rate, Adelaide



Sydney sub-regions	Clearance rate	Total auctions	CoreLogic RP Data auction results
Central Coast	58.6%	38	29
Baulkham Hills and Hawkesbury	47.6%	27	21
Blacktown	56.3%	40	32
City and Inner South	79.5%	96	83
Eastern Suburbs	86.1%	105	72
Inner South West	78.6%	114	98
Inner West	77.3%	113	88
North Sydney and Hornsby	76.8%	183	142
Northern Beaches	75.6%	63	45
Outer South West	63.6%	12	11
Outer West and Blue Mountains	n.a.	8	6
Parramatta	67.4%	63	49
Ryde	70.0%	34	30
South West	50.0%	54	40
Sutherland	75.0%	58	52

## Melbourne sub-regions

Inner	77.9%	224	204
Inner East	70.1%	188	177
Inner South	76.4%	148	127
North East	76.1%	121	113
North West	74.3%	81	74
Outer East	78.4%	87	74
South East	65.3%	112	98
West	70.3%	88	74
Mornington Peninsula	60.6%	38	33

## Regional auction results

Hunter	50.0%	32	22
Wollongong	71.4%	56	35
Gold Coast	41.4%	58	29
Sunshine Coast	36.8%	36	19
Geelong	92.9%	24	14

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## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	0.0%	-0.3%	13.6%	17.5%
Melbourne	1.2%	0.8%	12.2%	14.3%
Brisbane	0.8%	0.9%	2.9%	4.9%
Adelaide	-0.4%	-1.3%	-0.7%	-0.1%
Perth	0.2%	-2.2%	-4.9%	-1.6%
<b>Combined 5 capitals</b>	<b>0.5%</b>	<b>-0.1%</b>	<b>8.7%</b>	<b>11.5%</b>

\*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	8,525	19.0%	20,121	5.0%
Melbourne	8,078	3.5%	28,351	-5.1%
Brisbane	4,402	6.1%	18,085	-0.9%
Adelaide	2,056	3.2%	7,369	-2.2%
Perth	3,542	-14.2%	19,338	18.2%
Hobart	399	-2.7%	2,353	-15.8%
Darwin	188	-31.1%	1,572	15.2%
Canberra	548	5.8%	1,981	-9.0%
<b>Combined capitals</b>	<b>27,738</b>	<b>4.9%</b>	<b>99,170</b>	<b>1.7%</b>

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	3,298	\$915,000	1,997	\$670,000
Melbourne	3,297	\$600,000	1,464	\$475,000
Brisbane	1,640	\$480,000	335	\$385,000
Adelaide	683	\$425,000	131	\$320,000
Perth	888	\$521,500	183	\$435,000
Hobart	176	\$320,000	39	\$270,000
Darwin	41	\$565,000	30	\$524,750
Canberra	262	\$580,000	95	\$390,000
<b>Combined Capitals</b>	<b>10,285</b>	<b>\$658,034</b>	<b>4,274</b>	<b>\$549,184</b>

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



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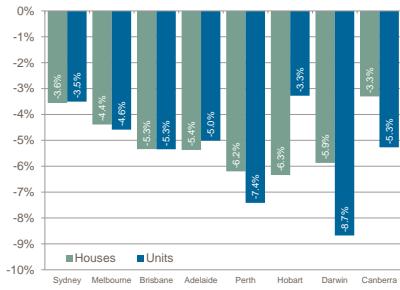
## Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	26 days	-3.6%	25 days	-3.5%
Melbourne	30 days	-4.4%	33 days	-4.6%
Brisbane	61 days	-5.3%	68 days	-5.3%
Adelaide	61 days	-5.4%	70 days	-5.0%
Perth	86 days	-6.2%	87 days	-7.4%
Hobart	61 days	-6.3%	36 days	-3.3%
Darwin	94 days	-5.9%	105 days	-8.7%
Canberra	29 days	-3.3%	54 days	-5.3%

## 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	136.3	0.7%	-3.9%
NSW	205.4	0.9%	-3.0%
QLD	120.5	0.1%	-4.3%
SA	85.8	1.8%	-3.8%
TAS	78.9	-4.2%	-2.0%
VIC	142.8	-0.3%	-3.8%
WA	96.4	2.9%	-5.1%

## 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	341.7	1.0%	1.2%
NSW	409.8	-3.3%	1.1%
QLD	273.9	3.9%	0.9%
SA	312.2	0.1%	0.5%
TAS	137.9	4.3%	4.8%
VIC	404.2	5.9%	2.9%
WA	307.2	-1.3%	0.0%

## 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



**15 Park Lane,  
Kew, Vic**  
5 bed, 4 bath, 6 car house  
\$6,910,000  
Kay & Burton  
Hawthorn



**33 Wybalena Road,  
Hunters Hill, NSW**  
8 bed, 7 bath, 5 car house  
\$6,850,000  
House 18  
Sydney



**10 Fortescue Street,  
Chiswick, NSW**  
5 bed, 4 bath, 2 car house  
\$4,850,000  
BresicWhitney  
Hunters Hill



**96a Victoria Avenue,  
Dalkeith, WA**  
3 bed, 2 bath, 2 car house  
\$4,500,000  
William Porteous Properties  
Dalkeith



**17 Victoria Square,  
Ashfield, NSW**  
4 bed, 2 bath, 1 car house  
\$4,400,000  
Harris Tripp  
Summer Hill



**3/67 Undercliff Road,  
Freshwater, NSW**  
4 bed, 2 bath, 2 car unit  
\$4,250,000  
Clarke & Humel Property  
Manly



**1 Lugar Street,  
Bronte, NSW**  
4 bed, 2 bath, 3 car house  
\$3,950,000  
Phillips Pantzer Donnelley  
Real Estate



**33 Service Street,  
Hampton, Vic**  
5 bed, 3 bath, 4 car house  
\$3,900,000  
Marshall White  
Brighton



**1 Carrington Avenue,  
Mosman, NSW**  
5 bed, 3 bath, 2 car house  
\$3,850,000  
O'Gorman & Partners  
Mosman



**6 Moore Street,  
Hawthorn, Vic**  
3 bed, 2 bath, 2 car house  
\$3,750,000  
Jellis Craig  
Hawthorn

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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](http://www.corelogic.com.au)

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