

# CoreLogic RP Data Property Market Indicator Summary

All data to week ending 4 October 2015

## Grand finals upstage capital city auction markets

It was a quiet week for auctions this week due to the grand finals and the Labour Day long weekend. 841 properties were taken to auction across the combined capital cities and the preliminary clearance rate was recorded at 69.6 per cent, the lowest clearance rate since the second week of February. In comparison, last week was the busiest week for auctions since the end of March with 2,835 auctions held, however the final clearance rate was only 69.7 per cent. Over the same weekend last year, when only the NRL grand final was being played (The AFL grand final was held a week earlier) almost twice as many auctions were held (1,650); however the clearance rate was a lower 66.9 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	71.4%	567	448	320	128	76.4%	473
Melbourne	67.7%	90	62	42	20	69.1%	912
Brisbane	64.4%	118	87	56	31	47.4%	117
Adelaide	71.4%	32	28	20	8	53.7%	63
Perth	75.0%	10	4	3	1	25.0%	23
Tasmania	50.0%	4	4	2	2	25.0%	12
Canberra	53.8%	20	13	7	6	29.3%	50
<b>Weighted Average</b>	<b>69.6%</b>	<b>841</b>	<b>646</b>	<b>450</b>	<b>196</b>	<b>66.9%</b>	<b>1,650</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.

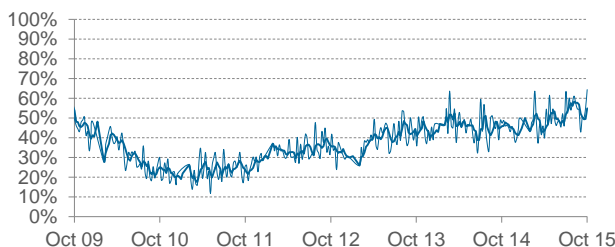
## Weekly clearance rate, Sydney



## Weekly clearance rate, Melbourne



## 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	66.7%	21	12
Baulkham Hills and Hawkesbury	57.9%	24	19
Blacktown	n.a.	12	9
City and Inner South	79.4%	45	34
Eastern Suburbs	75.0%	70	52
Inner South West	72.3%	78	65
Inner West	90.6%	35	32
North Sydney and Hornsby	78.2%	74	55
Northern Beaches	66.7%	32	24
Outer South West	n.a.	5	4
Outer West and Blue Mountains	n.a.	10	2
Parramatta	42.3%	30	26
Ryde	66.7%	24	18
South West	60.0%	40	35
Sutherland	71.0%	37	31
<b>Melbourne sub-regions</b>			
Inner	n.a.	12	9
Inner East	60.0%	12	10
Inner South	n.a.	5	2
North East	n.a.	8	5
North West	90.0%	13	10
Outer East	n.a.	6	3
South East	71.4%	21	14
West	n.a.	9	8
Mornington Peninsula	n.a.	3	0
<b>Regional auction results</b>			
Hunter	54.6%	16	11
Wollongong	58.3%	38	24
Gold Coast	42.9%	45	28
Sunshine Coast	54.6%	43	33
Geelong	n.a.	5	5

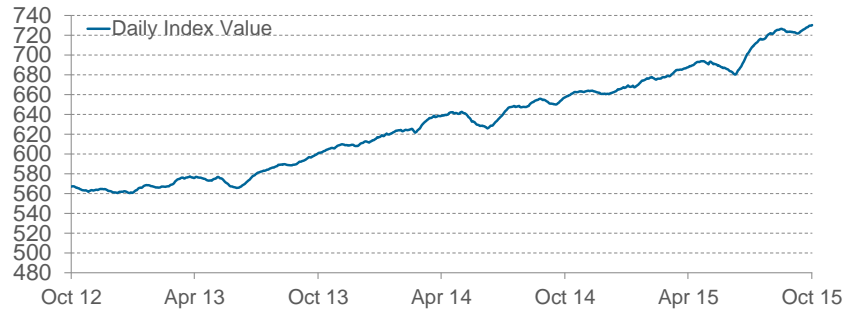
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## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	0.3%	0.3%	14.2%	16.6%
Melbourne	0.4%	2.6%	13.4%	13.7%
Brisbane	0.2%	0.7%	3.1%	5.1%
Adelaide	0.4%	-0.6%	-0.4%	0.5%
Perth	0.0%	0.6%	-3.8%	-1.8%
<b>Combined 5 capitals</b>	<b>0.3%</b>	<b>1.0%</b>	<b>9.5%</b>	<b>11.1%</b>

## Daily home value index, 5 capital city aggregate



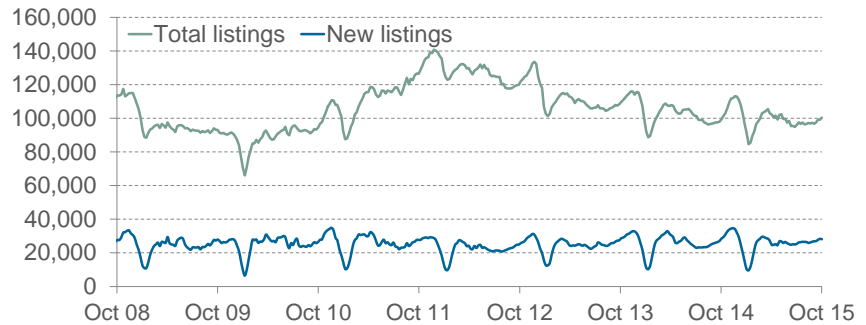
\*Brisbane results are for the combined Brisbane and Gold Coast region. The monthly change is the change over the past 28 days.

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>.

## Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	8,646	11.9%	20,955	6.7%
Melbourne	8,544	-4.3%	28,766	-6.5%
Brisbane	4,412	-2.6%	18,093	-2.1%
Adelaide	2,021	-2.7%	7,416	-3.4%
Perth	3,379	-16.8%	19,048	15.7%
Hobart	362	-16.0%	2,386	-16.2%
Darwin	179	-26.9%	1,561	13.8%
Canberra	536	3.7%	2,076	-3.1%
<b>Combined capitals</b>	<b>28,079</b>	<b>-1.5%</b>	<b>100,302</b>	<b>0.9%</b>

## Number of homes for sale, combined capital cities

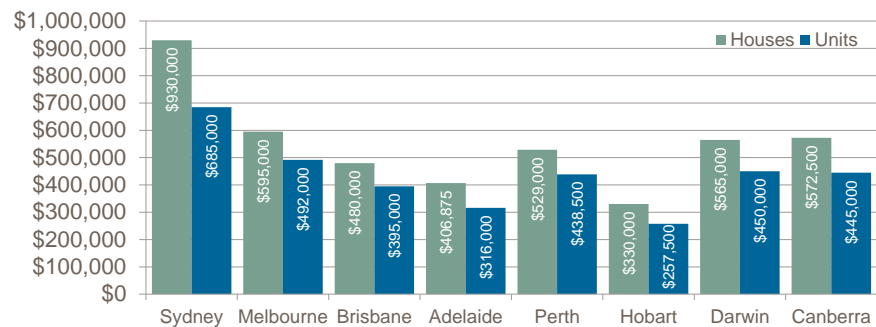


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	3,278	\$930,000	1,908	\$685,000
Melbourne	3,406	\$595,000	1,466	\$492,000
Brisbane	1,594	\$480,000	367	\$395,000
Adelaide	718	\$406,875	141	\$316,000
Perth	867	\$529,000	186	\$438,500
Hobart	174	\$330,000	50	\$257,500
Darwin	61	\$565,000	19	\$450,000
Canberra	268	\$572,500	93	\$445,000
<b>Combined Capitals</b>	<b>10,366</b>	<b>\$659,495</b>	<b>4,230</b>	<b>\$558,426</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.

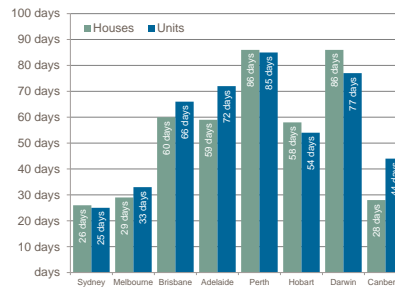
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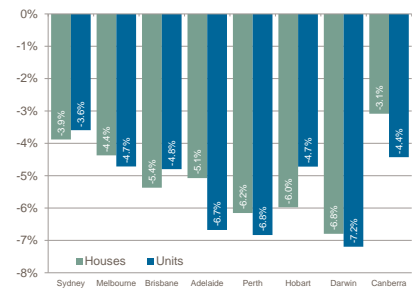
## Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	26 days	-3.9%	25 days	-3.6%
Melbourne	29 days	-4.4%	33 days	-4.7%
Brisbane	60 days	-5.4%	66 days	-4.8%
Adelaide	59 days	-5.1%	72 days	-6.7%
Perth	86 days	-6.2%	85 days	-6.8%
Hobart	58 days	-6.0%	54 days	-4.7%
Darwin	86 days	-6.8%	77 days	-7.2%
Canberra	28 days	-3.1%	44 days	-4.4%

## 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	136.5	-0.3%	-2.8%
NSW	204.6	-1.2%	-1.6%
QLD	124.3	3.3%	-3.2%
SA	86.6	4.1%	-2.5%
TAS	84.0	5.3%	-2.3%
VIC	139.8	-3.2%	-3.1%
WA	99.4	3.6%	-3.6%

## CoreLogic RP Data Mortgage Index

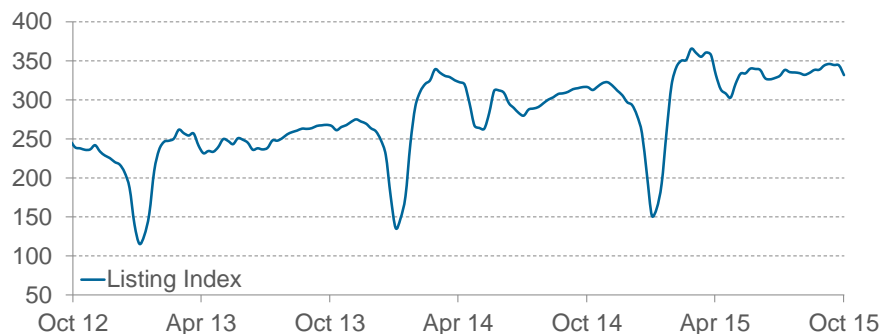


CoreLogic RP Data systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with 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	331.7	-3.6%	1.1%
NSW	392.1	-7.6%	-0.1%
QLD	269.9	-0.9%	1.8%
SA	326.4	8.7%	1.8%
TAS	132.3	-3.2%	4.3%
VIC	382.6	-4.1%	2.6%
WA	292.9	-6.9%	-0.9%

## 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 Property Market Indicator Summary

All data to week ending 4 October 2015

## Top ten sales over the past week



**42 Euryalus Street,  
Mosman, NSW**  
4 bed, 3 bath, 2 car house  
\$5,600,000  
Ray White  
Lower North Shore



**17 Myoora Road,  
Terrey Hills, NSW**  
6 bed, 5 bath, 4 car house  
\$4,325,000  
Sydney Country Living  
Terrey Hills



**17 Berrillee Street,  
Turramurra, NSW**  
5 bed, 4 bath, 2 car house  
\$4,220,000  
LJ Hooker  
Pymble



**503/14 Macleay Street,  
Elizabeth Bay, NSW**  
3 bed, 2 bath, 2 car unit  
\$4,000,000  
Richardson & Wrench  
Elizabeth Bay/Potts Point



**4 Tutus Street,  
Balgowlah Heights, NSW**  
5 bed, 3 bath, 2 car house  
\$3,875,000  
McGrath Estate Agents



**294 Military Road,  
Dover Heights, NSW**  
6 bed, 4 bath, 2 car house  
\$3,750,000  
Position Realty  
Rose Bay



**2332 Cressbrook Drive,  
Hope Island, Qld**  
4 bed, 5 bath, 10 car house  
\$3,700,000  
Ray White  
Hope Island



**28 Carcoola Road,  
St Ives, NSW**  
5 bed, 4 bath, 2 car house  
\$3,550,000  
Chadwick Real Estate  
St Ives



**17 Kingston Avenue,  
Concord, NSW**  
5 bed, 3 bath, 2 car house  
\$2,900,000  
Raine & Horne  
Concord



**64 Alt Street,  
Queens Park, NSW**  
4 bed, 1 bath, 3 car house  
\$2,780,000  
Wills Bro Estate Agents  
Bronte

# CoreLogic RP Data Property Market Indicator Summary

*All data to week ending 4 October 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](http://www.corelogic.com.au)

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