

CoreLogic RP Data Property Market Indicator Summary

All data to week ending 22 November 2015

Sydney's clearance rate under 60 per cent for the third week in a row

The number of homes taken to auction remains high, with 3,087 auctions held this week, down from 3,274 over the previous week, however, the preliminary clearance rate of 60.8 per cent has fallen, down from 62.3 per cent last week, mainly due to the drop in Melbourne's clearance rate, which is currently sitting below 65 per cent. Over the corresponding week last year, the clearance rate was a stronger 65.7 per cent and 3,315 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	59.3%	1,080	846	502	344	71.8%	1,337
Melbourne	64.7%	1,477	1,268	821	447	66.1%	1,433
Brisbane	43.6%	226	149	65	84	43.3%	219
Adelaide	66.7%	141	108	72	36	61.2%	147
Perth	36.4%	39	22	8	14	38.3%	55
Tasmania	20.0%	13	5	1	4	16.7%	27
Canberra	63.6%	111	77	49	28	63.3%	97
Weighted Average	60.8%	3,087	2,475	1,518	957	65.7%	3,315

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.

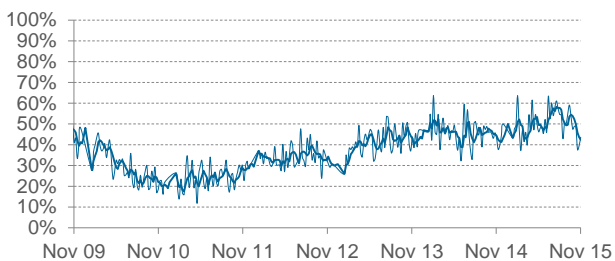
Weekly clearance rate, Sydney



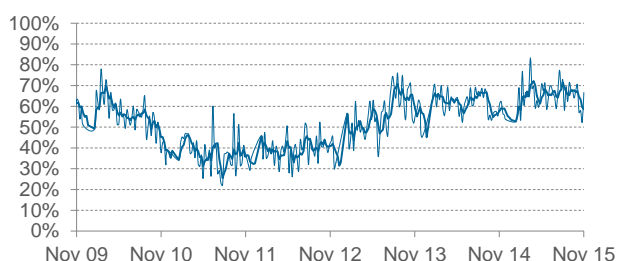
Weekly clearance rate, Melbourne



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	35.3%	41	34
Baulkham Hills and Hawkesbury	28.6%	25	21
Blacktown	37.5%	17	16
City and Inner South	65.7%	114	99
Eastern Suburbs	82.6%	102	69
Inner South West	47.5%	146	120
Inner West	62.5%	102	88
North Sydney and Hornsby	73.1%	148	104
Northern Beaches	59.4%	94	69
Outer South West	n.a.	5	5
Outer West and Blue Mountains	n.a.	13	8
Parramatta	52.6%	82	57
Ryde	75.0%	52	40
South West	37.3%	59	51
Sutherland	60.9%	79	64

Melbourne sub-regions

Inner	63.1%	261	214
Inner East	52.1%	207	192
Inner South	68.0%	201	172
North East	71.9%	177	153
North West	63.3%	130	109
Outer East	62.5%	153	136
South East	71.6%	157	134
West	69.6%	135	112
Mornington Peninsula	69.8%	53	43

Regional auction results

Hunter	53.7%	56	41
Wollongong	55.6%	53	27
Gold Coast	32.0%	81	50
Sunshine Coast	41.7%	44	24
Geelong	59.4%	51	32

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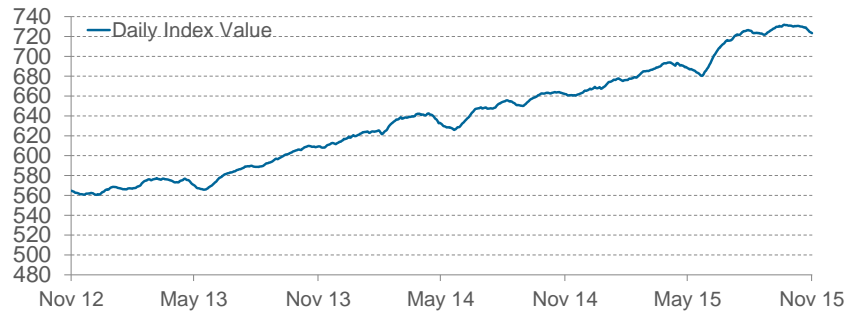
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Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	-0.3%	-1.3%	13.1%	13.3%
Melbourne	-0.9%	-1.7%	11.6%	12.1%
Brisbane	-0.4%	0.1%	3.1%	4.5%
Adelaide	-0.2%	1.4%	1.9%	3.0%
Perth	-1.0%	0.3%	-5.9%	-3.5%
Combined 5 capitals	-0.6%	-0.9%	8.5%	9.3%

*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

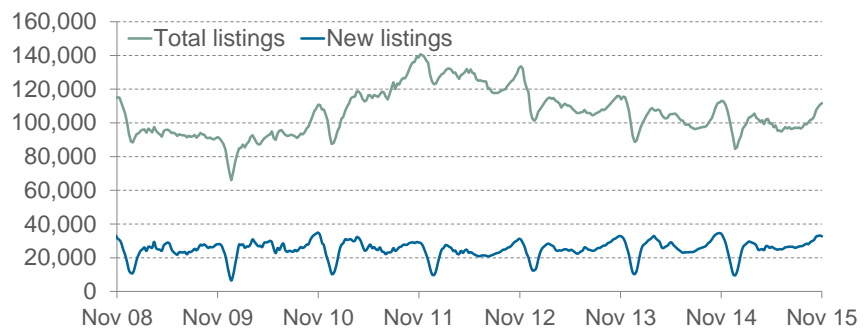


Results are based on the CoreLogic RP Data Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	9,339	-6.1%	25,284	5.3%
Melbourne	10,331	0.1%	32,330	-5.8%
Brisbane	4,589	-6.2%	18,564	-6.3%
Adelaide	2,557	2.0%	8,346	-6.1%
Perth	4,355	-10.8%	20,482	8.1%
Hobart	496	-5.7%	2,584	-15.9%
Darwin	222	-18.1%	1,628	11.8%
Canberra	792	13.3%	2,467	-5.2%
Combined capitals	32,681	-4.0%	111,685	-1.3%

Number of homes for sale, combined capital cities

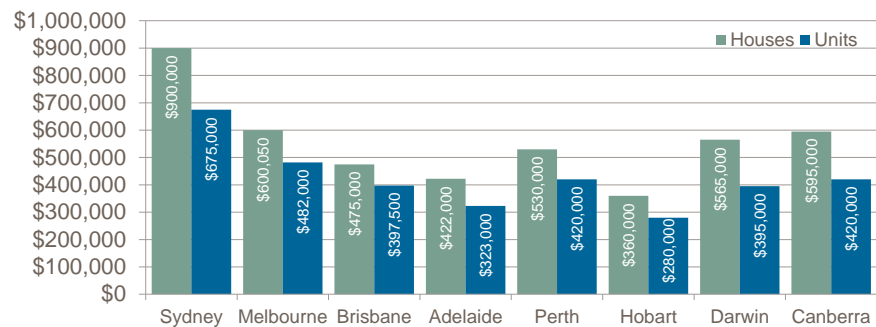


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	3,309	\$900,000	1,750	\$675,000
Melbourne	3,790	\$600,050	1,511	\$482,000
Brisbane	1,684	\$475,000	344	\$397,500
Adelaide	723	\$422,000	136	\$323,000
Perth	892	\$530,000	182	\$420,000
Hobart	157	\$360,000	39	\$280,000
Darwin	47	\$565,000	18	\$395,000
Canberra	316	\$595,000	81	\$420,000
Combined Capitals	10,918	\$650,408	4,061	\$546,346

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.

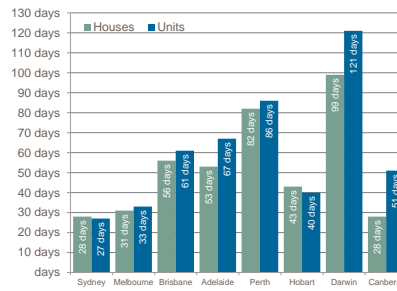
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All data to week ending 22 November 2015

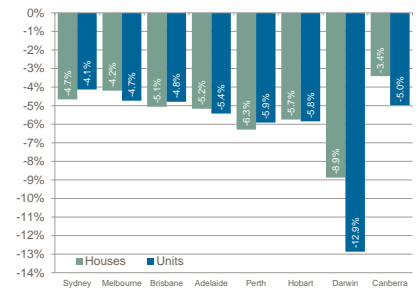
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	28 days	-4.7%	27 days	-4.1%
Melbourne	31 days	-4.2%	33 days	-4.7%
Brisbane	56 days	-5.1%	61 days	-4.8%
Adelaide	53 days	-5.2%	67 days	-5.4%
Perth	82 days	-6.3%	86 days	-5.9%
Hobart	43 days	-5.7%	40 days	-5.8%
Darwin	99 days	-8.9%	121 days	-12.9%
Canberra	28 days	-3.4%	51 days	-5.0%

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	139.2	1.3%	1.8%
NSW	202.6	1.8%	0.5%
QLD	125.4	3.0%	1.8%
SA	88.6	7.3%	1.6%
TAS	82.4	0.1%	0.7%
VIC	146.9	-1.1%	2.3%
WA	107.9	1.5%	6.0%

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	314.9	-4.4%	-0.6%
NSW	347.3	-6.7%	-4.0%
QLD	262.5	-1.7%	1.1%
SA	299.0	-6.1%	0.6%
TAS	149.4	4.0%	5.0%
VIC	367.0	-8.7%	0.5%
WA	330.3	6.1%	2.6%

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.

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Top ten sales over the past week



**141a Tennyson Road,
Tennyson Point, NSW**
6 bed, 4 bath, 3 car house
\$5,905,000
Ray White
Gladesville



**144 Glenmore Road,
Paddington, NSW**
4 bed, 3 bath, 2 car house
\$4,200,000
BresicWhitney
Darlinghurst



**701/21a Hickson Road,
Millers Point, NSW**
3 bed, 2 bath, 2 car unit
\$4,000,000
McGrath Estate Agents



**28 Cosham Street,
Brighton, Vic**
3 bed, 2 bath, 2 car house
\$3,925,000
RT Edgar
Brighton



**16 Belmont Avenue,
Kew, Vic**
4 bed, 2 bath, 2 car house
\$3,905,000
Jellis Craig
Hawthorn



**2 Callantina Road,
Hawthorn, Vic**
5 bed, 3 bath, 2 car house
\$3,840,000
Kay & Burton
South Yarra



**59 Woodside Avenue,
Strathfield, NSW**
4 bed, 2 bath, 2 car house
\$3,800,000
Georges Ellis & Co



**26 Bowden Crescent,
Connells Point, NSW**
3 bed, 2 bath, 3 car house
\$3,750,000
McGrath Estate Agents



**76 Wood Street,
Manly, NSW**
4 bed, 4 bath, 2 car house
\$3,550,000
Clarke & Humel Property



**15 South Street,
Strathfield, NSW**
7 bed, 3 bath, 2 car house
\$3,450,000
Strathfield Partners

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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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