

CoreLogic RP Data Property Market Indicator Summary

All data to week ending 29 November 2015

Second largest auction weekend for the year sees preliminary clearance rate edge higher to 60.1%

This week marks the second busiest week for auctions across the combined capital cities this year, with 3,649 auctions held over the week, just short of the 3,668 held earlier this year, over the last week of March. This week the preliminary clearance rate is 60.1 per cent, having increased, albeit only slightly, from a low of 59.5 per cent last week, the first time the clearance rate has dipped below 60 per cent since Easter 2013. At the same time last year, both auction volumes (3,908) and the clearance rate were higher (63.7 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	56.3%	1,284	954	537	417	70.6%	1,631
Melbourne	65.0%	1,828	1,561	1,015	546	63.0%	1,635
Brisbane	50.0%	211	156	78	78	37.8%	294
Adelaide	59.5%	155	116	69	47	62.3%	179
Perth	34.4%	59	32	11	21	28.3%	62
Tasmania	42.9%	16	7	3	4	88.9%	13
Canberra	58.6%	96	58	34	24	59.5%	94
Weighted Average	60.1%	3,649	2,884	1,747	1,137	63.7%	3,908

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.

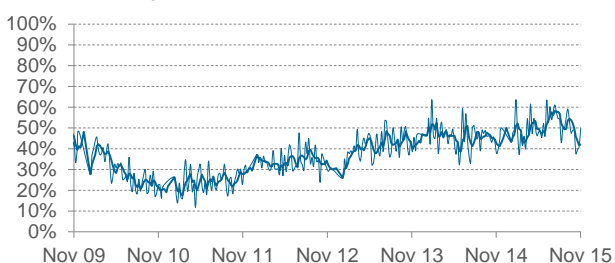
Weekly clearance rate, Sydney



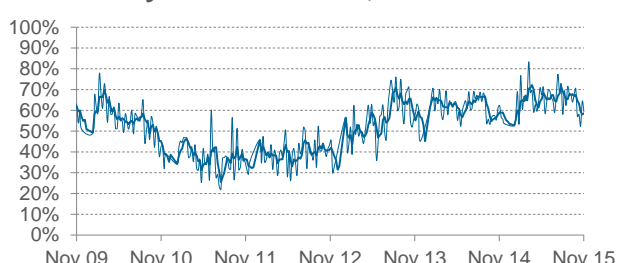
Weekly clearance rate, Melbourne



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	48.3%	37	29
Baulkham Hills and Hawkesbury	37.5%	32	24
Blacktown	29.6%	34	27
City and Inner South	55.1%	117	89
Eastern Suburbs	73.8%	152	103
Inner South West	53.7%	172	134
Inner West	58.6%	141	116
North Sydney and Hornsby	62.9%	185	132
Northern Beaches	68.5%	101	73
Outer South West	n.a.	11	8
Outer West and Blue Mountains	n.a.	12	6
Parramatta	52.7%	70	55
Ryde	67.3%	68	52
South West	31.4%	82	51
Sutherland	47.3%	70	55

Melbourne sub-regions

Inner	71.0%	347	297
Inner East	54.3%	252	234
Inner South	65.2%	290	230
North East	63.0%	204	189
North West	64.3%	151	126
Outer East	72.2%	138	115
South East	67.1%	198	164
West	68.1%	165	141
Mornington Peninsula	60.7%	79	61

Regional auction results

Hunter	45.0%	59	40
Wollongong	55.8%	51	43
Gold Coast	39.2%	77	51
Sunshine Coast	48.3%	57	29
Geelong	64.0%	67	50

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Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	-0.3%	-1.4%	12.7%	12.9%
Melbourne	-1.3%	-3.4%	10.1%	11.8%
Brisbane	0.3%	0.4%	3.5%	4.4%
Adelaide	-0.5%	0.4%	1.4%	3.1%
Perth	-0.1%	0.1%	-6.0%	-4.1%
Combined 5 capitals	-0.5%	-1.5%	7.9%	8.9%

*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	8,355	-8.9%	24,579	4.3%
Melbourne	9,477	2.5%	32,525	-5.3%
Brisbane	4,591	-2.0%	18,204	-8.5%
Adelaide	2,537	1.5%	8,388	-5.6%
Perth	4,118	-14.0%	20,536	7.7%
Hobart	490	-10.4%	2,573	-15.7%
Darwin	215	-17.9%	1,611	11.0%
Canberra	756	16.0%	2,468	-2.0%
Combined capitals	30,539	-4.1%	110,884	-1.7%

Number of homes for sale, combined capital cities

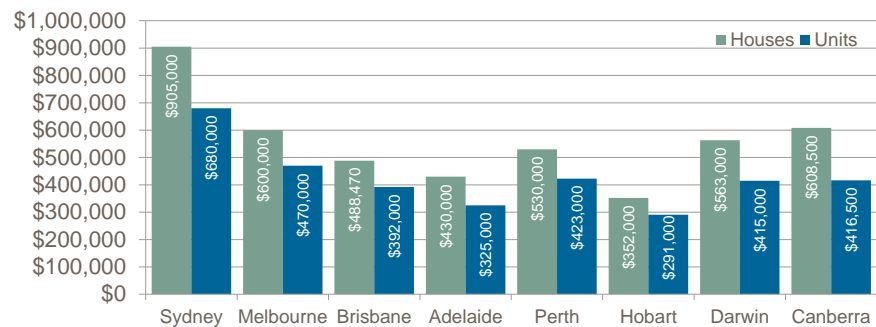


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	3,319	\$905,000	1,748	\$680,000
Melbourne	4,071	\$600,000	1,599	\$470,000
Brisbane	1,731	\$488,470	359	\$392,000
Adelaide	835	\$430,000	144	\$325,000
Perth	893	\$530,000	174	\$423,000
Hobart	158	\$352,000	36	\$291,000
Darwin	53	\$563,000	21	\$415,000
Canberra	316	\$608,500	94	\$416,500
Combined Capitals	11,376	\$650,661	4,175	\$541,232

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.

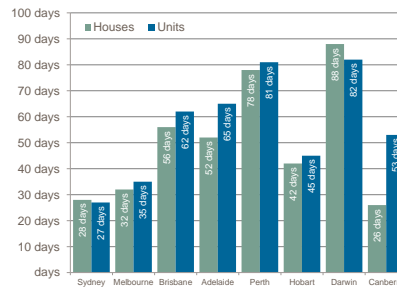
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All data to week ending 29 November 2015

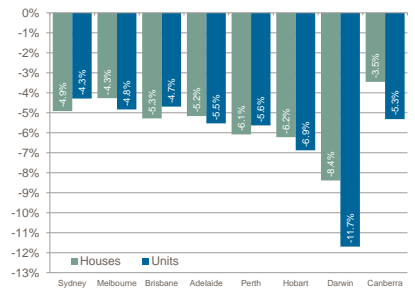
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	28 days	-4.9%	27 days	-4.3%
Melbourne	32 days	-4.3%	35 days	-4.8%
Brisbane	56 days	-5.3%	62 days	-4.7%
Adelaide	52 days	-5.2%	65 days	-5.5%
Perth	78 days	-6.1%	81 days	-5.6%
Hobart	42 days	-6.2%	45 days	-6.9%
Darwin	88 days	-8.4%	82 days	-11.7%
Canberra	26 days	-3.5%	53 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	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%

*Figures have been carried over from previous week

CoreLogic RP Data Mortgage Index



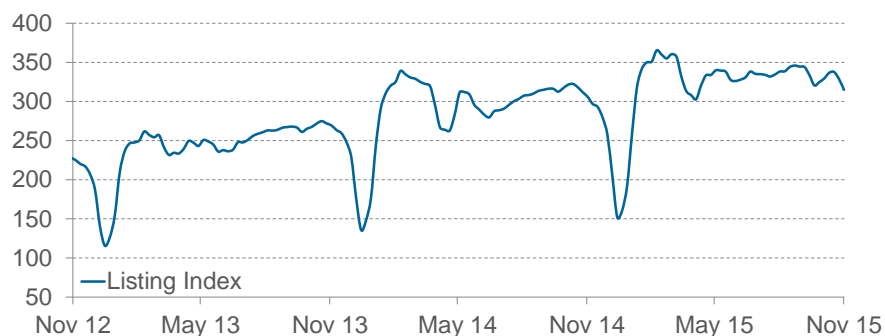
CoreLogic RP Data systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with 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%

*Figures have been carried over from previous week

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



**41 Chamberlain Avenue,
Rose Bay, NSW**
5 bed, 4 bath, 6 car house
\$11,000,000
Laing + Simmons
Double Bay



**30 Balwyn Road,
Canterbury, Vic**
5 bed, 4 bath, 5 car house
\$7,400,000
Kay & Burton
Hawthorn



**32 Wattle Street,
Killara, NSW**
5 bed, 5 bath, 4 car house
\$7,000,000
McGrath Estate Agents



**29 Chamberlain Avenue,
Rose Bay, NSW**
6 bed, 5 bath, 3 car house
\$6,800,000
Sydney Sotheby's
International Realty



**6 David Place,
Seaforth, NSW**
5 bed, 3 bath, 2 car house
\$5,600,000
Stone Real Estate
Seaforth



**45 Bundarra Road,
Bellevue Hill, NSW**
5 bed, 3 bath, 2 car house
\$4,200,000
Laing + Simmons
Double Bay



**50 Asling Street,
Brighton Vic**
5 bed, 5 bath, 2 car house
\$4,130,000
Buxton Real Estate
Brighton



**34a Esther Road,
Mosman, NSW**
3 bed, 3 bath, 2 car house
\$3,950,000
LJ Hooker
Lower North Shore



**41/93 Elizabeth Bay Road,
Elizabeth Bay, NSW**
3 bed, 2 bath, 2 car unit
\$3,850,000
Richardson & Wrench
Elizabeth Bay/Potts Point



**61a Whatf Road,
Gladesville, NSW**
3 bed, 1 bath, 1 car house
\$3,710,000
Richardson & Wrench
Gladesville

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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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