

CoreLogic RP Data Property Market Indicator Summary

All data to week ending 13 December 2015

Preliminary clearance rate strengthens after last week saw the lowest clearance rate for 2015

There were 2,948 auctions held across the combined capital cities this week, with a preliminary auction clearance rate of 59.3 per cent. Last week, a clearance rate of 57.3 per cent was recorded across 3,252 capital city auctions, the lowest clearance rate since February 2013. At the same time last year, both auction volumes and the auction clearance rate were stronger, with a clearance rate of 65.5 per cent across 3,511 residential auctions.

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	55.2%	869	649	358	291	69.8%	1,357
Melbourne	65.7%	1,561	1,345	884	461	68.6%	1,585
Brisbane	46.0%	180	126	58	68	44.5%	252
Adelaide	51.6%	151	91	47	44	55.7%	171
Perth	40.0%	58	25	10	15	22.5%	51
Tasmania	20.0%	17	10	2	8	22.2%	26
Canberra	48.6%	112	72	35	37	56.9%	69
Weighted Average	59.3%	2,948	2,318	1,394	924	65.5%	3,511

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.

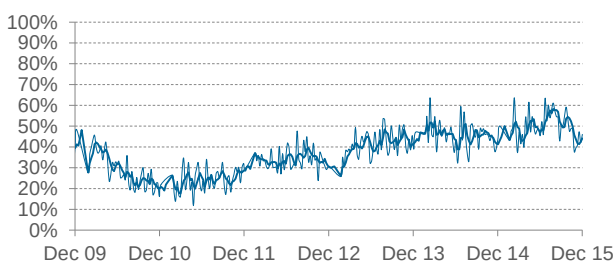
Weekly clearance rate, Sydney



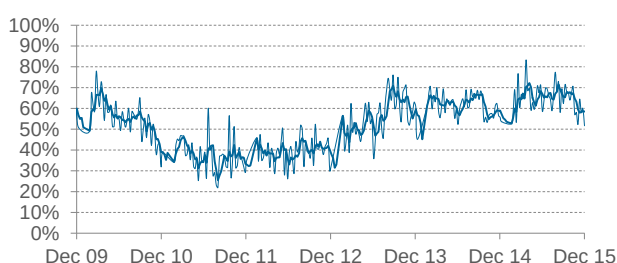
Weekly clearance rate, Melbourne



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	43.5%	29	23
Baulkham Hills and Hawkesbury	43.8%	24	16
Blacktown	22.2%	28	18
City and Inner South	61.5%	81	65
Eastern Suburbs	58.3%	76	48
Inner South West	52.8%	126	91
Inner West	74.6%	75	55
North Sydney and Hornsby	62.8%	114	86
Northern Beaches	65.0%	80	60
Outer South West	47.1%	18	17
Outer West and Blue Mountains	n.a.	5	4
Parramatta	48.3%	73	58
Ryde	60.0%	34	25
South West	30.4%	56	46
Sutherland	56.8%	50	37

Melbourne sub-regions

Inner	65.6%	279	244
Inner East	60.8%	176	158
Inner South	72.5%	231	193
North East	68.5%	203	181
North West	62.0%	131	113
Outer East	62.9%	117	105
South East	64.1%	173	156
West	66.2%	175	136
Mornington Peninsula	69.2%	69	52

Regional auction results

Hunter	39.3%	51	28
Wollongong	55.1%	72	49
Gold Coast	36.5%	87	52
Sunshine Coast	36.1%	68	36
Geelong	75.0%	44	32

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Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	Annual change
Sydney	-0.2%	-0.8%	12.5%	12.8%
Melbourne	0.3%	-1.7%	10.6%	11.7%
Brisbane	0.0%	0.0%	3.5%	4.2%
Adelaide	0.0%	-0.7%	1.4%	3.2%
Perth	1.2%	0.0%	-4.9%	-3.8%
Combined 5 capitals	0.1%	-0.9%	8.1%	8.9%

*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	5,338	-19.9%	22,642	4.7%
Melbourne	6,629	0.5%	30,415	-5.3%
Brisbane	3,940	-0.1%	18,176	-6.5%
Adelaide	2,078	1.1%	8,150	-6.0%
Perth	3,585	-15.9%	20,610	8.5%
Hobart	456	-10.2%	2,668	-13.5%
Darwin	125	-39.6%	1,554	11.6%
Canberra	504	15.3%	2,296	-5.0%
Combined capitals	22,655	-8.2%	106,511	-1.1%

Number of homes for sale, combined capital cities

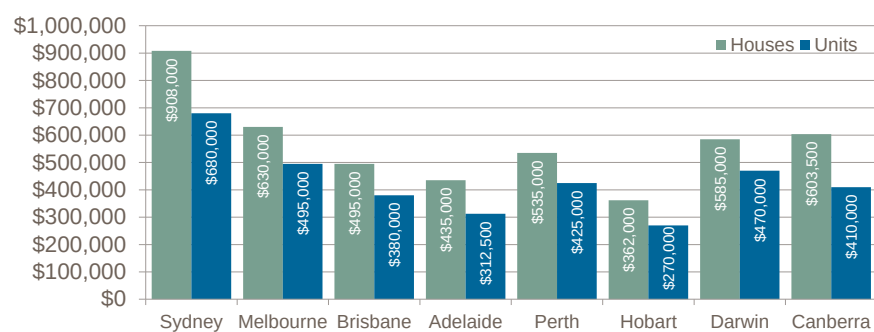


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	3,243	\$908,000	1,712	\$680,000
Melbourne	4,252	\$630,000	1,575	\$495,000
Brisbane	1,801	\$495,000	365	\$380,000
Adelaide	921	\$435,000	163	\$312,500
Perth	939	\$535,000	170	\$425,000
Hobart	147	\$362,000	33	\$270,000
Darwin	47	\$585,000	21	\$470,000
Canberra	302	\$603,500	83	\$410,000
Combined Capitals	11,652	\$659,189	4,122	\$547,909

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.

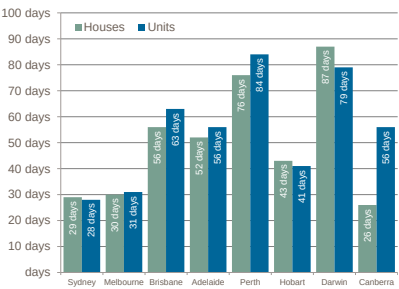
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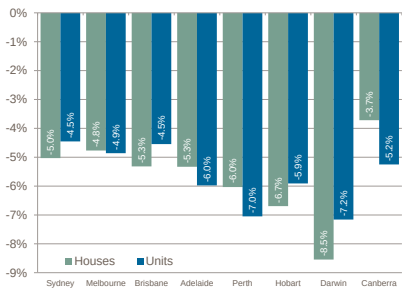
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	29 days	-5.0%	28 days	-4.5%
Melbourne	30 days	-4.8%	31 days	-4.9%
Brisbane	56 days	-5.3%	63 days	-4.5%
Adelaide	52 days	-5.3%	56 days	-6.0%
Perth	76 days	-6.0%	84 days	-7.0%
Hobart	43 days	-6.7%	41 days	-5.9%
Darwin	87 days	-8.5%	79 days	-7.2%
Canberra	26 days	-3.7%	56 days	-5.2%

Median time on market



Average vendor discounting

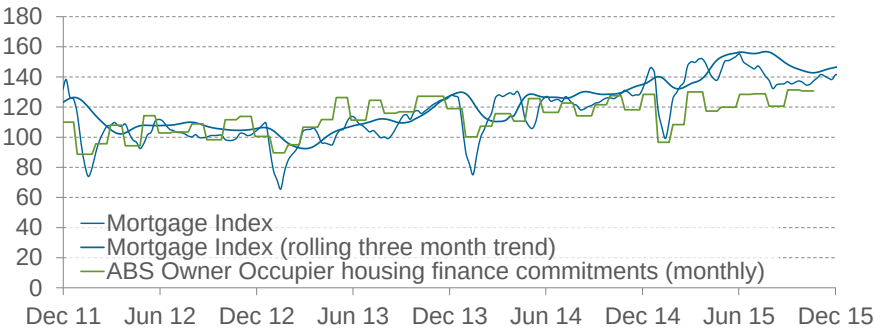


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	140.6	0.0%	1.6%
NSW	196.8	-5.0%	0.1%
QLD	126.2	1.3%	2.0%
SA	92.3	3.0%	3.3%
TAS	85.7	5.1%	1.8%
VIC	153.8	4.3%	2.0%
WA	111.7	1.7%	5.4%

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	288.2	-12.3%	-3.8%
NSW	309.5	-15.5%	-7.4%
QLD	241.2	-11.9%	-2.2%
SA	274.1	-13.1%	-1.8%
TAS	133.6	-12.3%	1.7%
VIC	348.7	-7.7%	-3.2%
WA	306.9	-9.2%	1.2%

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



**22 Wonga Road,
Cremorne, NSW**
5 bed, 4 bath, 3 car house
\$6,330,000
McGrath Estate Agents
Neutral Bay Mosman



**157A Seaforth Crescent,
Seaforth, NSW**
4 bed, 3 bath, 3 car house
\$5,700,000
L J Hooker
Seaforth



**21/51 Upper Pitt Street
Kirribilli, NSW**
3 bed, 2 bath, 3 car unit
\$5,500,000
L J Hooker
Wahroonga



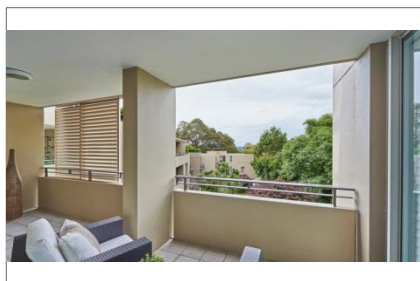
**2 Ethel Street,
Burwood, NSW**
7 bed, 3 bath, 6 car house
\$4,325,000
Rich & Oliver Real Estate
Croydon Park



**14A View Street,
Peppermint Grove, WA**
5 bed, 4 bath, 2 car house
\$3,890,000
Acton Cottesloe
Peppermint Grove



**19 Karranga Avenue,
Killara, NSW**
5 bed, 4 bath, 2 car house
\$3,600,000
McConnell Bourn
Lindfield



**44/51 William Street,
Double Bay, NSW**
3 bed, 2 bath, 2 car unit
\$3,450,000
BradfieldCleary
Double Bay



**24A Dendy Street,
Brighton, Vic**
5 bed, 6 bath, 3 car house
\$3,300,000
Kay & Burton
Bayside



**31 Campbell Street,
Sorrento, Qld**
5 bed, 4 bath, 3 car house
\$3,118,000
McGrath Estate Agents



**2 Hoyt Street,
Hampton, Vic**
4 bed, 3 bath, 2 car house
\$3,100,000
Nick Johnstone
Brighton

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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.

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