# CoreLogic RP Data Property Market Indicator Summary

*All data to week ending 13 December 2015*

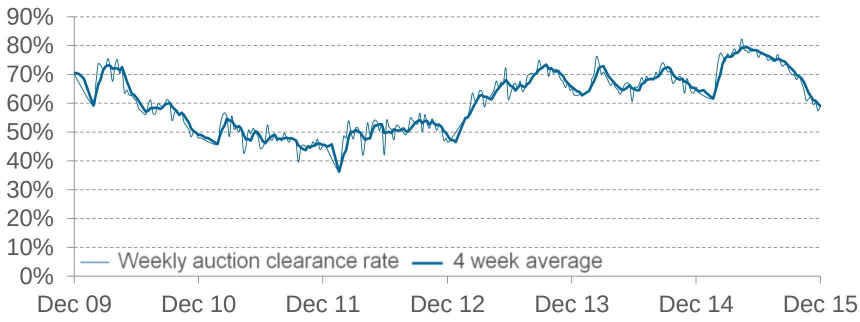
**Preliminary clearance rate strengthens after last week saw the lowest clearance rate for 2015**

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

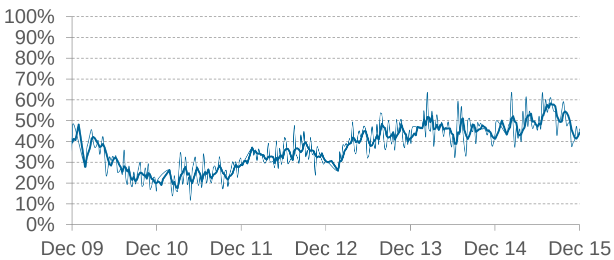



The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic RP Data, on average, collects between 85% and 90% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

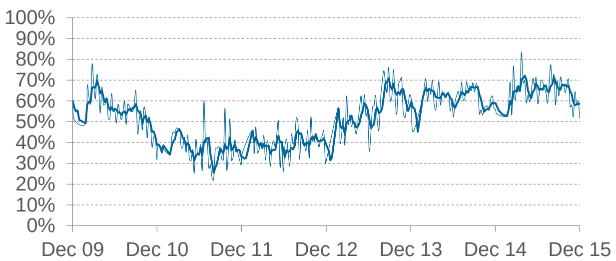
## Weekly clearance rate, Sydney


## 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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# CoreLogic RP Data Property Market Indicator Summary

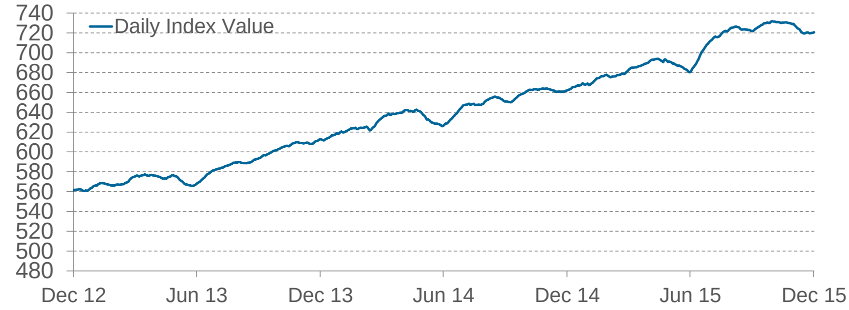
*All data to week ending 13 December 2015*

## 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.

## Daily home value index, 5 capital city aggregate

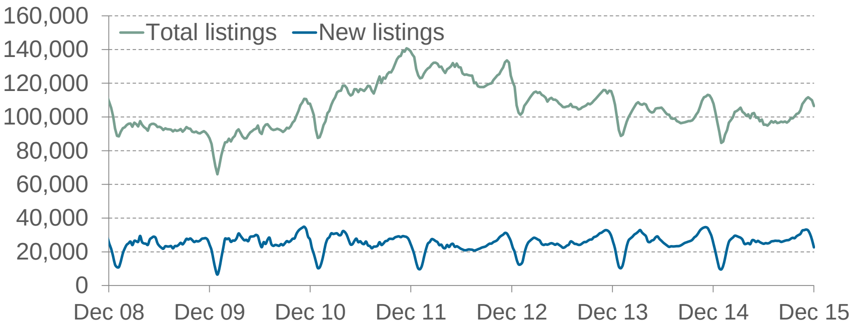



Results are based on the CoreLogic RP Data Daily Home Value Index. Further information and daily updates on the index results are available from http://www.corelogic.com.au/research/daily-indices.html.

## Capital city properties listed for sale

| Capital city | No of new listings | 12 mth change (%) | No of total listings | 12 mth change (%) |
|---|---|---|---|---|
| Sydney | 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

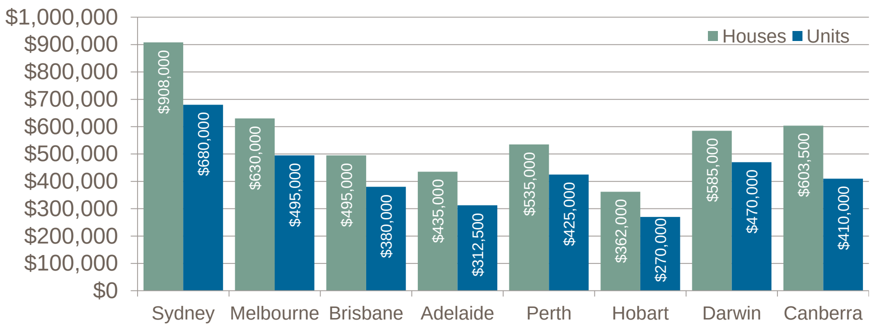



These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

| Capital city | HOUSES Number of Sales | HOUSES Median price | UNITS Number of Sales | UNITS 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.

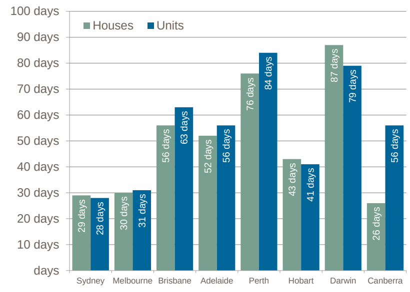
# CoreLogic RP Data Property Market Indicator Summary

*All data to week ending 13 December 2015*

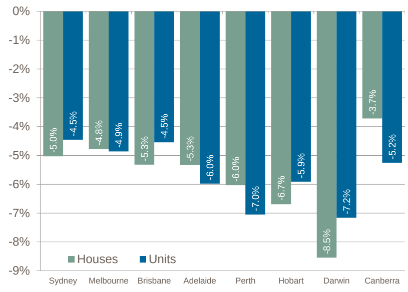
## Capital city median time on market and average vendor discounting results

| | HOUSES | | UNITS | |
|---|---|---|---|---|
| Capital city | 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

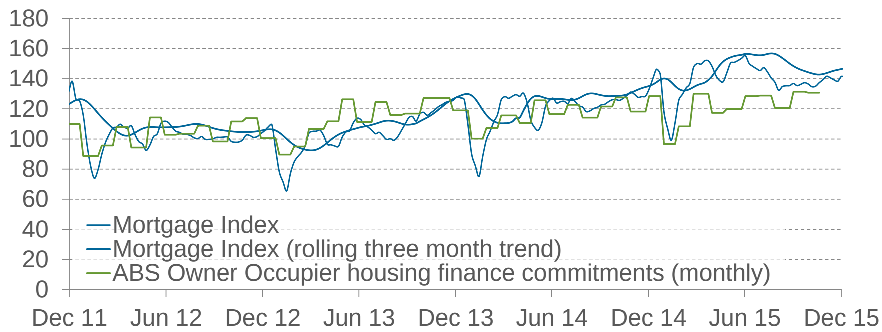



'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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.

# CoreLogic RP Data Property Market Indicator Summary

*All data to week ending 13 December 2015*

## 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*

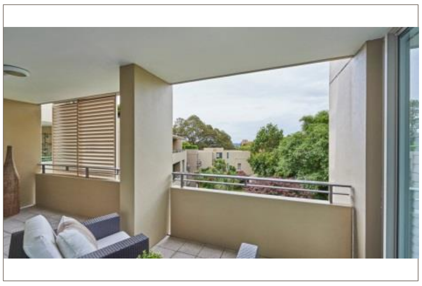

***157A Seaforth Crescent, Seaforth, NSW***
*4 bed, 3 bath, 3 car house*
*$5,700,000*
*L J Hooker*
*Seaforth*


***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*

# CoreLogic RP Data Property Market Indicator Summary

*All data to week ending 13 December 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

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