# CoreLogic RP Data Property Market Indicator Summary
## All data to week ending 14 February 2016

**Auction clearance rate continues to track higher with a preliminary clearance rate of 72.3 per cent**

The preliminary auction clearance rate once again surprised on the upside, rising to 72.3 per cent this week, compared to 70.1 per cent last week and 74.0 per cent over the same week one year ago. Sydney has shown a remarkable bounce in clearance rates over the past few weeks, recording a 78.6 per cent preliminary clearance rate last week, compared with clearances that were tracking in the high 50 per cent range during December last year. So far this week, CoreLogic RP Data has captured a total of 1,020 auction results with 1,331 having been scheduled across the nation's capitals. Auction volumes are higher than they were last week when 916 residential homes were taken to auction, however they are still tracking below the volume recorded over the relative week last year (1,541).

## 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 | 78.6% | 469 | 370 | 291 | 79 | 83.3% | 662 |
| Melbourne | 73.6% | 539 | 440 | 324 | 116 | 70.9% | 584 |
| Brisbane | 53.3% | 110 | 75 | 40 | 35 | 49.5% | 118 |
| Adelaide | 81.4% | 87 | 59 | 48 | 11 | 69.0% | 91 |
| Perth | 25.0% | 45 | 28 | 7 | 21 | 46.7% | 26 |
| Tasmania | 55.6% | 23 | 18 | 10 | 8 | 55.6% | 11 |
| Canberra | 73.3% | 58 | 30 | 22 | 8 | 72.3% | 49 |
| **Weighted Average** | **72.3%** | **1,331** | **1,020** | **742** | **278** | **74.0%** | **1,541** |

## Weekly clearance rate, combined capital cities



## Weekly clearance rate, Melbourne



## Weekly clearance rate, Sydney



## 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** | 73.9% | 43 | 23 |
| **Baulkham Hills and Hawkesbury** | n.a. | 9 | 8 |
| **Blacktown** | n.a. | 7 | 5 |
| **City and Inner South** | 89.1% | 49 | 46 |
| **Eastern Suburbs** | 88.4% | 60 | 43 |
| **Inner South West** | 69.2% | 47 | 39 |
| **Inner West** | 80.7% | 40 | 31 |
| **North Sydney and Hornsby** | 92.5% | 68 | 53 |
| **Northern Beaches** | 80.0% | 40 | 35 |
| **Outer South West** | n.a. | 8 | 5 |
| **Outer West and Blue Mountains** | n.a. | 8 | 5 |
| **Parramatta** | 56.0% | 31 | 25 |
| **Ryde** | 81.8% | 11 | 11 |
| **South West** | 52.9% | 24 | 17 |
| **Sutherland** | 83.3% | 24 | 24 |
| **Melbourne sub-regions** | | | |
| **Inner** | 71.1% | 108 | 90 |
| **Inner East** | 81.4% | 52 | 43 |
| **Inner South** | 78.7% | 72 | 61 |
| **North East** | 74.4% | 52 | 39 |
| **North West** | 60.0% | 41 | 35 |
| **Outer East** | 74.4% | 50 | 39 |
| **South East** | 69.6% | 64 | 56 |
| **West** | 78.0% | 75 | 59 |
| **Mornington Peninsula** | 76.5% | 24 | 17 |
| **Regional auction results** | | | |
| **Hunter** | 63.6% | 70 | 44 |
| **Wollongong** | 71.4% | 41 | 21 |
| **Gold Coast** | 38.5% | 42 | 26 |
| **Sunshine Coast** | 50.0% | 37 | 24 |
| **Geelong** | 71.4% | 36 | 28 |

CoreLogic®

# CoreLogic RP Data Property Market Indicator Summary
*All data to week ending 14 February 2016*

## Capital city home value changes

| Capital city | Weekly change | Monthly change | Yr to date change | Annual change |
|---|---|---|---|---|
| Sydney | 0.3% | 0.7% | 1.0% | 10.3% |
| Melbourne | -0.4% | 1.0% | 2.2% | 10.7% |
| Brisbane | 0.4% | 0.7% | 0.6% | 4.9% |
| Adelaide | 0.0% | 0.4% | 0.1% | 1.6% |
| Perth | -1.0% | -3.2% | -2.8% | -4.8% |
| Combined 5 capitals | -0.1% | 0.4% | 0.8% | 7.5% |

*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 | 7,695 | 6.0% | 21,643 | 20.3% |
| Melbourne | 8,574 | 9.8% | 28,084 | -0.4% |
| Brisbane | 4,487 | -1.3% | 18,238 | -2.4% |
| Adelaide | 2,194 | 6.8% | 8,093 | 3.0% |
| Perth | 4,419 | -0.3% | 21,093 | 11.9% |
| Hobart | 431 | -1.6% | 2,517 | -13.8% |
| Darwin | 216 | -17.6% | 1,545 | 11.4% |
| Canberra | 673 | -4.7% | 2,086 | -7.6% |
| Combined capitals | 28,690 | 4.3% | 103,305 | 5.2% |

## 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 | 1,939 | $730,000 | 1,073 | $630,000 |
| Melbourne | 1,945 | $515,000 | 788 | $421,000 |
| Brisbane | 1,423 | $499,990 | 297 | $393,500 |
| Adelaide | 783 | $421,000 | 168 | $327,000 |
| Perth | 951 | $525,000 | 180 | $411,000 |
| Hobart | 163 | $340,000 | 40 | $215,500 |
| Darwin | 38 | $577,500 | 14 | $457,500 |
| Canberra | 189 | $538,000 | 98 | $416,250 |
| Combined Capitals | 7,431 | $556,667 | 2,658 | $492,604 |

## 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®

# CoreLogic RP Data Property Market Indicator Summary
*All data to week ending 14 February 2016*

## 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 | 66 days | -4.9% | 62 days | -4.5% |
| Melbourne | 58 days | -5.7% | 75 days | -5.2% |
| Brisbane | 72 days | -5.2% | 77 days | -5.3% |
| Adelaide | 69 days | -5.5% | 74 days | -4.8% |
| Perth | 89 days | -7.0% | 95 days | -7.9% |
| Hobart | 69 days | -5.5% | 62 days | -5.9% |
| Darwin | 121 days | -8.6% | n.a. | n.a. |
| Canberra | 64 days | -3.3% | 76 days | -4.2% |

## Median time on market



## Average vendor discounting
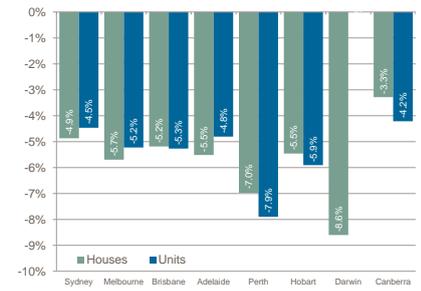


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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 | 119.7 | 70.7% | -13.6% |
| NSW | 159.6 | 76.5% | -16.5% |
| QLD | 118.6 | 84.6% | -10.8% |
| SA | 75.7 | 58.5% | -11.5% |
| TAS | 76.6 | 47.0% | -8.5% |
| VIC | 128.2 | 64.1% | -13.3% |
| WA | 102.6 | 70.2% | -11.1% |

## 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 | 349.6 | 85.5% | -1.6% |
| NSW | 392.8 | 113.5% | -2.7% |
| QLD | 288.8 | 71.4% | -0.4% |
| SA | 329.5 | 77.4% | -1.9% |
| TAS | 140.1 | 57.8% | -5.2% |
| VIC | 408.4 | 81.7% | -2.1% |
| WA | 366.0 | 69.8% | 0.4% |

## 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®

# CoreLogic RP Data Property Market Indicator Summary
*All data to week ending 14 February 2016*

## Top ten sales over the past week

**15 Moore Street,
Clontarf, NSW**
5 bed, 3 bath, 2 car house
$4,100,000
Guildea Residential
Seaforth

**6/88 Beach Street,
Coogee, NSW**
3 bed, 2 bath, 2 car unit
$3,825,000
McGrath Estate Agents

**29 Albion Road,
Box Hill, Vic**
6 bed, 3 bath, 5 car house
$3,800,000
Ray White
Blackburn

**30 Ponsonby Parade,
Seaforth, NSW**
5 bed, 3 bath, 2 car house
$3,700,000
McGrath Estate Agents

**50 Nelson Road,
Lindfield, NSW**
4 bed, 2 bath, 2 car house
$3,630,000
Chadwick Real Estate
Killara

**1604/81 Macleay Street,
Potts Point, NSW**
3 bed, 2 bath, 2 car unit
$3,400,000
Laing Real Estate
Elizabeth Bay

**10 Whistler Avenue,
Unley Park, SA**
4 bed, 2 bath, 2 car house
$3,175,000
Harcourts Platinum

**72 Cascade Street,
Paddington, NSW**
4 bed, 2 bath, 1 car house
$3,000,000
Phillips Pantzer Donnelley

**247 Edgecliff Road,
Woollahra, NSW**
4 bed, 3 bath, 1 car house
$2,975,000
Phillips Pantzer Donnelley

**10/50 Muston Street,
Mosman, NSW**
3 bed, 2 bath, 2 car unit
$2,850,000
Marriott Lane Real Estate
Crows Nest

CoreLogic®

# CoreLogic RP Data Property Market Indicator Summary

*All data to week ending 14 February 2016*

### 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

### Disclaimers

In compiling this publication, RP Data Pty Ltd trading as CoreLogic has relied upon information supplied by a number of external sources. CoreLogic does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to CoreLogic for the supply of such information.

### Queensland Data
Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2016. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

### South Australian Data
This information is based on data supplied by the South Australian Government and is published by permission.  The South Australian Government does not accept any responsibility for the accuracy or completeness of the published information or suitability for any purpose of the published information or the underlying data.

### New South Wales Data
Contains property sales information provided under licence from the Land and Property Information ("LPI").  CoreLogic is authorised as a Property Sales Information provider by the LPI.

### Victorian Data
The State of Victoria owns the copyright in the Property Sales Data which constitutes the basis of this report and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

### Western Australian Data
Based on information provided by and with the permission of the Western Australian Land Information Authority (2016) trading as Landgate.

### Australian Capital Territory Data
The Territory Data is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission.  Enquiries should be directed to: Director, Customer Services ACT Planning and Land Authority GPO Box 1908 Canberra ACT 2601.

### Tasmanian Data
This product incorporates data that is copyright owned by the Crown in Right of Tasmania. The data has been used in the product with the permission of the Crown in Right of Tasmania.  The Crown in Right of Tasmania and its employees and agents:

a) give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and

b) do not accept liability howsoever arising, including but not limited to negligence for any loss resulting from the use of or reliance upon the data.

Base data from the LIST © State of Tasmania http://www.thelist.tas.gov.au

**CoreLogic®**