

# CoreLogic RP Data Property Market Indicator Summary

All data to week ending 7 February 2016

## A strong start to the year, with 71 per cent of capital city auctions selling

The first week of February shows auction market activity continuing to bounce-back from the festive period slowdown, with almost twice the number of auctions held this week compared with last week. 854 auctions were being tracked this week, compared with 987 auctions one year ago. The lower number of auctions was mostly due to Sydney, where only 255 auctions were held this week compared with 421 last year. Current volumes highlight that vendors haven't been as willing to put their homes into the auction market as they were a year ago. Auction numbers were actually higher than a year ago across Melbourne, Brisbane, Adelaide and Perth. Despite the lower number of auctions compared with last year, the preliminary auction clearance rate, based on the 621 auction results reported so far, was recorded at 71.0 per cent across the combined capital cities, compared to 67.3 per cent last year. All cities recorded a stronger preliminary clearance rate than what was recorded at the end of 2015; however, as auction numbers gathering pace over February we should get a better gauge as to whether the auction market is truly staging a rebound on higher clearance rates.

### 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                  | 70.2%          | 265            | 205                               | 144              | 61                 | 80.6%                      | 421                        |
| Melbourne               | 80.1%          | 262            | 206                               | 165              | 41                 | 60.7%                      | 255                        |
| Brisbane                | 55.8%          | 111            | 77                                | 43               | 34                 | 47.6%                      | 109                        |
| Adelaide                | 79.4%          | 104            | 63                                | 50               | 13                 | 58.2%                      | 94                         |
| Perth                   | 35.0%          | 37             | 20                                | 7                | 13                 | 40.0%                      | 31                         |
| Tasmania                | 50.0%          | 8              | 2                                 | 1                | 1                  | 50.0%                      | 8                          |
| Canberra                | 72.9%          | 67             | 48                                | 35               | 13                 | 67.9%                      | 69                         |
| <b>Weighted Average</b> | <b>71.0%</b>   | <b>854</b>     | <b>621</b>                        | <b>445</b>       | <b>176</b>         | <b>67.3%</b>               | <b>987</b>                 |

### Weekly clearance rate, combined capital cities



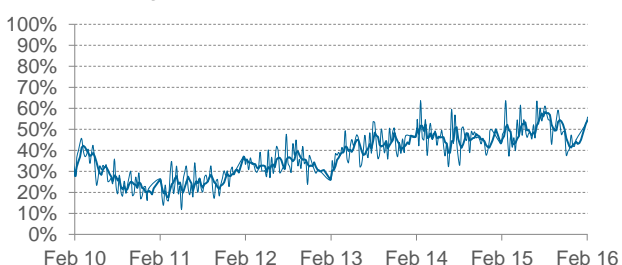
### Weekly clearance rate, Melbourne



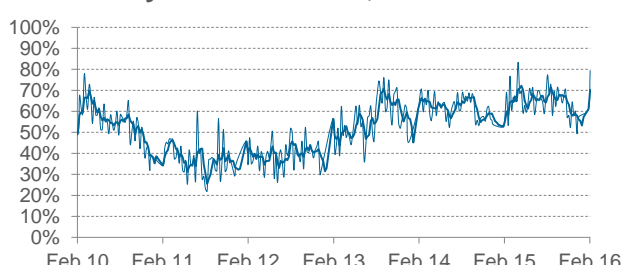
### Weekly clearance rate, Sydney



### 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                 | 50.0%          | 28             | 18                                |
| Baulkham Hills and Hawkesbury | n.a.           | 7              | 6                                 |
| Blacktown                     | n.a.           | 8              | 2                                 |
| City and Inner South          | 76.2%          | 26             | 21                                |
| Eastern Suburbs               | n.a.           | 13             | 9                                 |
| Inner South West              | 85.7%          | 23             | 21                                |
| Inner West                    | 63.6%          | 26             | 22                                |
| North Sydney and Hornsby      | 80.0%          | 42             | 35                                |
| Northern Beaches              | 75.0%          | 28             | 20                                |
| Outer South West              | n.a.           | 6              | 3                                 |
| Outer West and Blue Mountains | n.a.           | 2              | 1                                 |
| Parramatta                    | 75.0%          | 20             | 16                                |
| Ryde                          | n.a.           | 8              | 7                                 |
| South West                    | 41.7%          | 14             | 12                                |
| Sutherland                    | 75.0%          | 14             | 12                                |

### Melbourne sub-regions

|                      |       |    |    |
|----------------------|-------|----|----|
| Inner                | 83.3% | 39 | 30 |
| Inner East           | 93.8% | 19 | 16 |
| Inner South          | 88.9% | 22 | 18 |
| North East           | 80.8% | 31 | 26 |
| North West           | 73.3% | 19 | 15 |
| Outer East           | 83.3% | 40 | 30 |
| South East           | 62.5% | 30 | 24 |
| West                 | 79.3% | 36 | 29 |
| Mornington Peninsula | 77.8% | 26 | 18 |

### Regional auction results

|                |       |    |    |
|----------------|-------|----|----|
| Hunter         | 62.5% | 52 | 32 |
| Wollongong     | 66.7% | 54 | 33 |
| Gold Coast     | 39.4% | 59 | 33 |
| Sunshine Coast | 50.0% | 40 | 28 |
| Geelong        | 76.9% | 21 | 13 |

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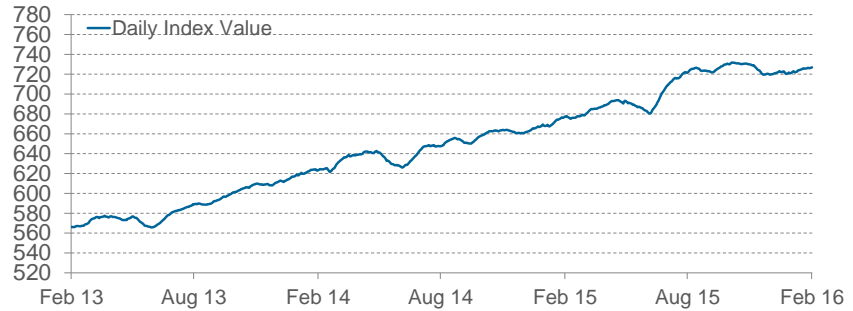
All data to week ending 7 February 2016

## Capital city home value changes

| Capital city               | Weekly change | Monthly change | Yr to date change | Annual change |
|----------------------------|---------------|----------------|-------------------|---------------|
| Sydney                     | 0.2%          | 0.3%           | 0.7%              | 10.2%         |
| Melbourne                  | 0.1%          | 1.8%           | 2.6%              | 11.0%         |
| Brisbane                   | 0.4%          | 0.0%           | 0.1%              | 3.7%          |
| Adelaide                   | 0.1%          | 0.2%           | 0.1%              | 0.7%          |
| Perth                      | -0.8%         | -1.6%          | -1.8%             | -4.8%         |
| <b>Combined 5 capitals</b> | <b>0.1%</b>   | <b>0.6%</b>    | <b>0.9%</b>       | <b>7.3%</b>   |

\*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

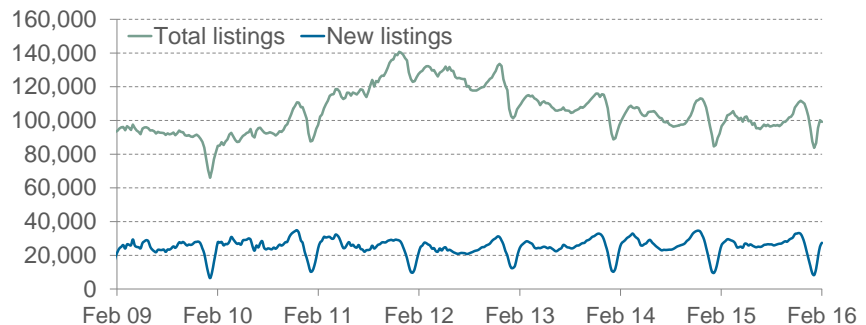


Results are based on the CoreLogic RP Data Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

## Capital city properties listed for sale

| Capital city             | No of new listings | 12 mth change (%) | No of total listings | 12 mth change (%) |
|--------------------------|--------------------|-------------------|----------------------|-------------------|
| Sydney                   | 6,352              | -4.8%             | 19,292               | 11.1%             |
| Melbourne                | 7,943              | 9.4%              | 26,797               | -3.2%             |
| Brisbane                 | 4,680              | 7.0%              | 17,998               | -3.2%             |
| Adelaide                 | 2,308              | 13.6%             | 7,862                | -0.8%             |
| Perth                    | 4,806              | 10.7%             | 20,954               | 12.3%             |
| Hobart                   | 448                | 9.0%              | 2,582                | -11.0%            |
| Darwin                   | 212                | -15.2%            | 1,536                | 11.5%             |
| Canberra                 | 677                | 0.9%              | 2,109                | -2.1%             |
| <b>Combined capitals</b> | <b>27,430</b>      | <b>5.4%</b>       | <b>99,137</b>        | <b>2.6%</b>       |

## Number of homes for sale, combined capital cities

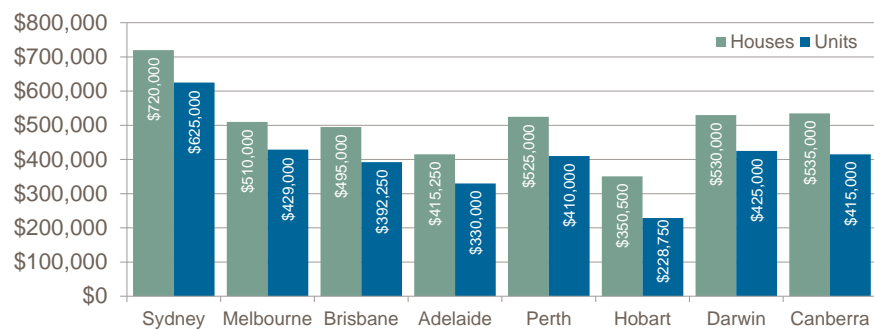


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

| Capital city             | HOUSES          |                  | UNITS           |                  |
|--------------------------|-----------------|------------------|-----------------|------------------|
|                          | Number of Sales | Median price     | Number of Sales | Median price     |
| Sydney                   | 1,502           | \$720,000        | 814             | \$625,000        |
| Melbourne                | 1,627           | \$510,000        | 639             | \$429,000        |
| Brisbane                 | 1,317           | \$495,000        | 278             | \$392,250        |
| Adelaide                 | 698             | \$415,250        | 138             | \$330,000        |
| Perth                    | 874             | \$525,000        | 185             | \$410,000        |
| Hobart                   | 144             | \$350,500        | 34              | \$228,750        |
| Darwin                   | 35              | \$530,000        | 11              | \$425,000        |
| Canberra                 | 114             | \$535,000        | 61              | \$415,000        |
| <b>Combined Capitals</b> | <b>6,311</b>    | <b>\$545,370</b> | <b>2,160</b>    | <b>\$486,613</b> |

## 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.

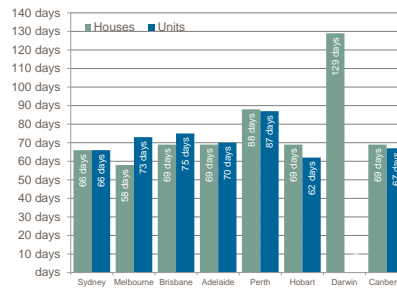
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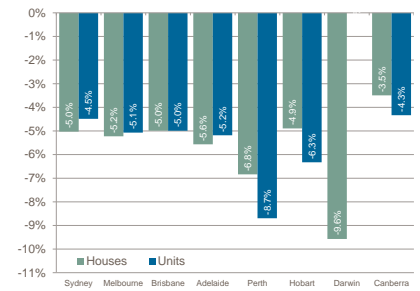
## Capital city median time on market and average vendor discounting results

| Capital city | HOUSES     |                  | UNITS      |                  |
|--------------|------------|------------------|------------|------------------|
|              | Median TOM | Avg Vendor Disc. | Median TOM | Avg Vendor Disc. |
| Sydney       | 66 days    | -5.0%            | 66 days    | -4.5%            |
| Melbourne    | 58 days    | -5.2%            | 73 days    | -5.1%            |
| Brisbane     | 69 days    | -5.0%            | 75 days    | -5.0%            |
| Adelaide     | 69 days    | -5.6%            | 70 days    | -5.2%            |
| Perth        | 88 days    | -6.8%            | 87 days    | -8.7%            |
| Hobart       | 69 days    | -4.9%            | 62 days    | -6.3%            |
| Darwin       | 129 days   | -9.6%            | n.a.       | n.a.             |
| Canberra     | 69 days    | -3.5%            | 67 days    | -4.3%            |

## Median time on market



## Average vendor discounting

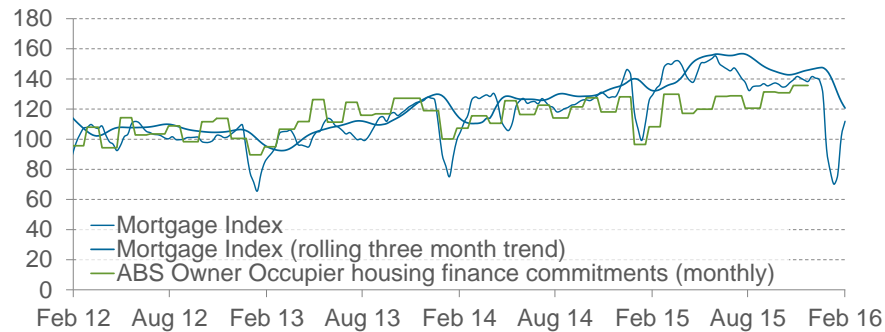


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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 | 111.9       | 41.8%                 | -15.0%                        |
| NSW      | 147.3       | 41.1%                 | -17.5%                        |
| QLD      | 111.3       | 63.7%                 | -13.4%                        |
| SA       | 71.9        | 38.6%                 | -12.6%                        |
| TAS      | 75.6        | 31.5%                 | -10.6%                        |
| VIC      | 119.4       | 33.2%                 | -14.6%                        |
| WA       | 95.5        | 40.8%                 | -12.7%                        |

## 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 | 314.1       | 94.8%                 | -11.6%                           |
| NSW      | 334.5       | 100.2%                | -14.2%                           |
| QLD      | 271.4       | 98.6%                 | -9.4%                            |
| SA       | 301.7       | 91.5%                 | -11.7%                           |
| TAS      | 133.5       | 69.8%                 | -11.1%                           |
| VIC      | 365.5       | 84.9%                 | -12.4%                           |
| WA       | 334.5       | 90.4%                 | -7.5%                            |

## CoreLogic RP Data Listing Index



\*Figures have been carried over from previous week

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



**2 Crewe Street,  
Bicton, WA**  
4 bed, 4 bath, 5 car house  
\$3,500,000  
William Porteous  
International Dalkeith



**26 Grandview Parade,  
Caringbah South, NSW**  
5 bed, 4 bath, 2 car house  
\$3,500,000  
Belle Property  
Cronulla



**3 Rooke Street,  
Hunters Hill, NSW**  
4 bed, 2 bath, 2 car house  
\$3,400,000  
BresicWhitney  
Hunters Hill



**19c/21 Thornton Street,  
Darling Point, NSW**  
3 bed, 2 bath, 2 car unit  
\$3,250,000  
McGrath Estate Agents



**11 Norfolk Street,  
Paddington, NSW**  
3 bed, 2 bath, 2 car house  
\$2,800,000  
BresicWhitney  
Darlinghurst



**2 Florence Street,  
Glen Waverley, Vic**  
4 bed, 2 bath, 2 car house  
\$2,660,000  
Jellis Craig  
Mount Waverley



**134 Lagoon Street,  
Narrabeen, NSW**  
4 bed, 3 bath, 2 car house  
\$2,650,000  
Domain Residential NSW



**4/125 Kurraba Road,  
Neutral Bay, NSW**  
3 bed, 2 bath, 2 car unit  
\$2,560,000  
McGrath Estate Agents



**50 Brighton Street,  
Freshwater, NSW**  
5 bed, 3 bath, 1 car house  
\$2,510,000  
Ray White  
Freshwater



**22 Sanders Parade,  
Concord, NSW**  
3 bed, 1 bath, 2 car house  
\$2,500,000  
Raine & Horne  
Concord

# CoreLogic RP Data Property Market Indicator Summary

*All data to week ending 7 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.

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