

# CoreLogic Property Market Indicator Summary

All data to week ending 29 May 2016

## Preliminary clearance rate falls slightly to 68.0 per cent as the number of auctions surges to the fourth highest week this year

This week 2,419 auctions were held across the combined capital cities, representing a substantial 26 per cent rise in auction activity compared to the previous week when 1,920 capital city auctions were held. This was the fourth highest number of weekly auctions held over the year to date. The rise in activity was coupled with a slight fall in preliminary combined capitals clearance rate, from 68.9 per cent last week, to 68.0 per cent this week. Much of the strength in the combined capitals clearance rate can be attributed to the two largest auction markets (Melbourne and Sydney), where clearance rates remained the strongest nationally. One year ago, however, both Sydney and Melbourne recorded a clearance rate in excess of 80 per cent, and the combined capital city clearance rate was 78.5 per cent across 2,792 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                  | 75.0%          | 773            | 615                               | 461              | 154                | 85.0%                      | 1,149                      |
| Melbourne               | 70.8%          | 1,157          | 996                               | 705              | 291                | 80.2%                      | 1,248                      |
| Brisbane                | 40.2%          | 190            | 132                               | 53               | 79                 | 48.0%                      | 213                        |
| Adelaide                | 52.6%          | 122            | 78                                | 41               | 37                 | 67.4%                      | 95                         |
| Perth                   | 50.0%          | 56             | 20                                | 10               | 10                 | 41.2%                      | 21                         |
| Tasmania                | 66.7%          | 14             | 6                                 | 4                | 2                  | 33.3%                      | 14                         |
| Canberra                | 64.4%          | 107            | 73                                | 47               | 26                 | 68.3%                      | 52                         |
| <b>Weighted Average</b> | <b>68.0%</b>   | <b>2,419</b>   | <b>1,920</b>                      | <b>1,321</b>     | <b>599</b>         | <b>78.5%</b>               | <b>2,792</b>               |

### Weekly clearance rate, combined capital cities



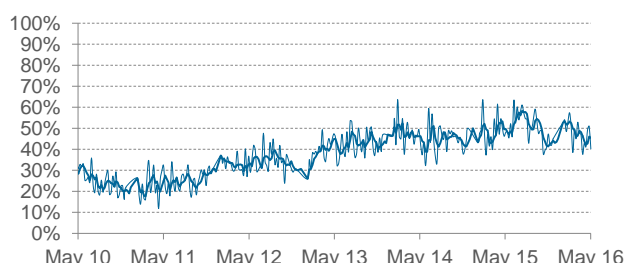
### Weekly clearance rate, Melbourne



### 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 auction results |
|-------------------------------|----------------|----------------|---------------------------|
| Central Coast                 | n.a.           | 13             | 8                         |
| Baulkham Hills and Hawkesbury | 50.0%          | 14             | 10                        |
| Blacktown                     | 66.7%          | 13             | 12                        |
| City and Inner South          | 73.9%          | 113            | 88                        |
| Eastern Suburbs               | 91.9%          | 116            | 86                        |
| Inner South West              | 68.0%          | 94             | 78                        |
| Inner West                    | 77.9%          | 78             | 68                        |
| North Sydney and Hornsby      | 83.3%          | 114            | 90                        |
| Northern Beaches              | 78.4%          | 61             | 51                        |
| Outer South West              | n.a.           | 5              | 3                         |
| Outer West and Blue Mountains | n.a.           | 6              | 3                         |
| Parramatta                    | 65.6%          | 43             | 32                        |
| Ryde                          | 75.0%          | 34             | 28                        |
| South West                    | 42.3%          | 30             | 26                        |
| Sutherland                    | 64.5%          | 38             | 31                        |

### Melbourne sub-regions

|                      |       |     |     |
|----------------------|-------|-----|-----|
| Inner                | 72.8% | 242 | 202 |
| Inner East           | 65.8% | 165 | 149 |
| Inner South          | 76.0% | 184 | 146 |
| North East           | 72.8% | 136 | 125 |
| North West           | 66.7% | 88  | 78  |
| Outer East           | 78.3% | 77  | 69  |
| South East           | 65.1% | 121 | 106 |
| West                 | 69.2% | 104 | 91  |
| Mornington Peninsula | 76.0% | 33  | 25  |

### Regional auction results

|                |       |    |    |
|----------------|-------|----|----|
| Hunter         | 69.2% | 45 | 26 |
| Wollongong     | 60.0% | 32 | 20 |
| Gold Coast     | 41.5% | 82 | 41 |
| Sunshine Coast | 52.2% | 43 | 23 |
| Geelong        | 50.0% | 27 | 16 |

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## Capital city home value changes

| Capital city               | Weekly change | Monthly change | Yr to date change | 12 mth change |
|----------------------------|---------------|----------------|-------------------|---------------|
| Sydney                     | -0.1%         | 3.2%           | 7.8%              | 13.0%         |
| Melbourne                  | 0.1%          | 1.8%           | 4.9%              | 13.7%         |
| Brisbane                   | 0.2%          | 0.1%           | 2.4%              | 7.5%          |
| Adelaide                   | -0.1%         | -0.4%          | 4.8%              | 4.0%          |
| Perth                      | -0.5%         | -3.0%          | -3.7%             | -4.8%         |
| <b>Combined 5 capitals</b> | <b>0.0%</b>   | <b>1.6%</b>    | <b>4.9%</b>       | <b>10.0%</b>  |

\*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>.

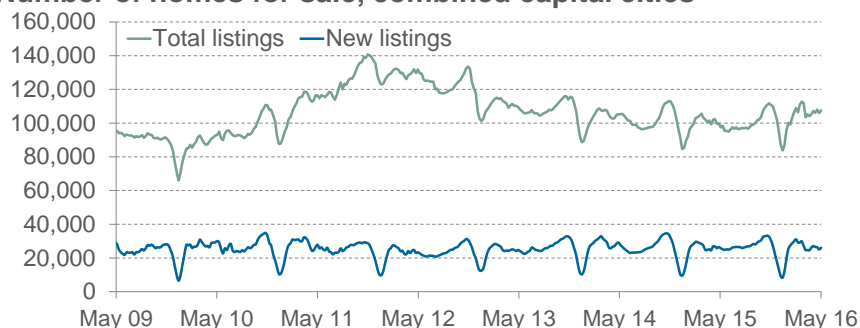
## Daily home value index, 5 capital city aggregate



## Capital city properties listed for sale

| Capital city             | No of new listings | 12 mth change (%) | No of total listings | 12 mth change (%) |
|--------------------------|--------------------|-------------------|----------------------|-------------------|
| Sydney                   | 6,487              | -5.8%             | 20,956               | 25.8%             |
| Melbourne                | 7,753              | -1.1%             | 29,120               | 0.4%              |
| Brisbane                 | 4,614              | 10.1%             | 19,937               | 8.8%              |
| Adelaide                 | 2,127              | 13.3%             | 8,528                | 11.7%             |
| Perth                    | 4,055              | 5.1%              | 23,411               | 20.2%             |
| Hobart                   | 332                | -7.0%             | 2,021                | -27.5%            |
| Darwin                   | 171                | -35.7%            | 1,678                | 8.7%              |
| Canberra                 | 554                | 13.3%             | 1,815                | -4.7%             |
| <b>Combined capitals</b> | <b>26,093</b>      | <b>1.3%</b>       | <b>107,467</b>       | <b>10.4%</b>      |

## Number of homes for sale, combined capital cities

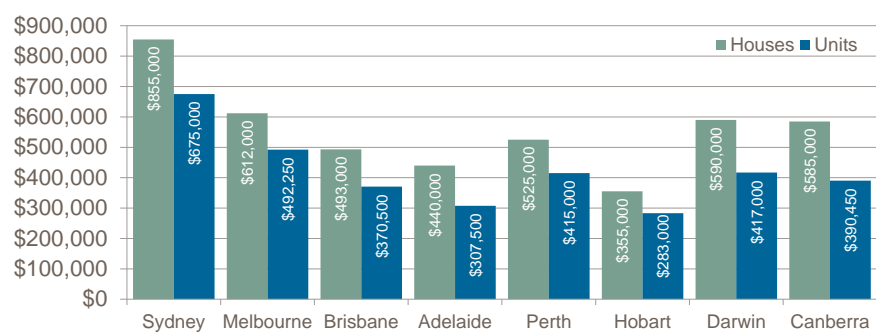


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

| Capital city             | HOUSES          |                  | UNITS           |                  |
|--------------------------|-----------------|------------------|-----------------|------------------|
|                          | Number of Sales | Median price     | Number of Sales | Median price     |
| Sydney                   | 2,899           | \$855,000        | 1,616           | \$675,000        |
| Melbourne                | 3,604           | \$612,000        | 1,568           | \$492,250        |
| Brisbane                 | 1,565           | \$493,000        | 279             | \$370,500        |
| Adelaide                 | 801             | \$440,000        | 156             | \$307,500        |
| Perth                    | 933             | \$525,000        | 190             | \$415,000        |
| Hobart                   | 169             | \$355,000        | 37              | \$283,000        |
| Darwin                   | 35              | \$590,000        | 15              | \$417,000        |
| Canberra                 | 269             | \$585,000        | 96              | \$390,450        |
| <b>Combined Capitals</b> | <b>10,275</b>   | <b>\$636,118</b> | <b>3,957</b>    | <b>\$542,595</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.

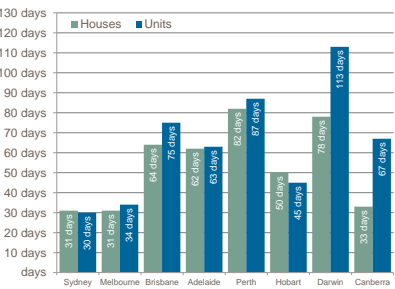
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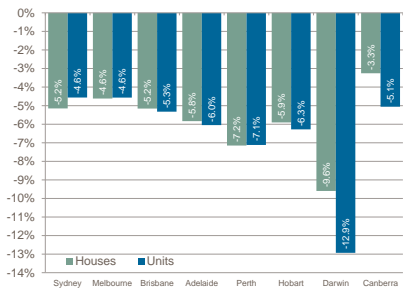
## Capital city median time on market and average vendor discounting results

| HOUSES       |            |                  | UNITS      |                  |
|--------------|------------|------------------|------------|------------------|
| Capital city | Median TOM | Avg Vendor Disc. | Median TOM | Avg Vendor Disc. |
| Sydney       | 31 days    | -5.2%            | 30 days    | -4.6%            |
| Melbourne    | 31 days    | -4.6%            | 34 days    | -4.6%            |
| Brisbane     | 64 days    | -5.2%            | 75 days    | -5.3%            |
| Adelaide     | 62 days    | -5.8%            | 63 days    | -6.0%            |
| Perth        | 82 days    | -7.2%            | 87 days    | -7.1%            |
| Hobart       | 50 days    | -5.9%            | 45 days    | -6.3%            |
| Darwin       | 78 days    | -9.6%            | 113 days   | -12.9%           |
| Canberra     | 33 days    | -3.3%            | 67 days    | -5.1%            |

## Median time on market



## Average vendor discounting

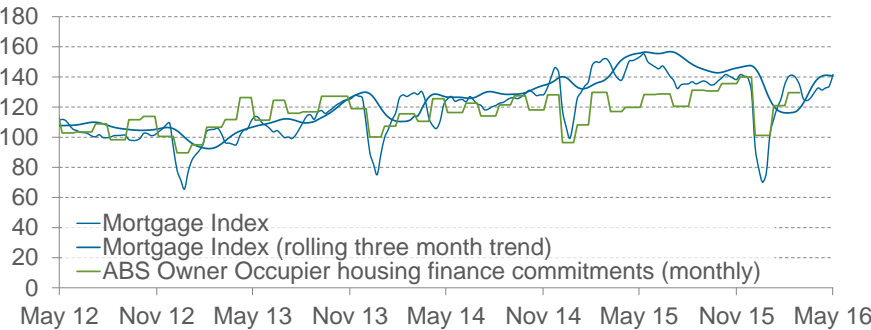


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results received by CoreLogic 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 | 141.6       | 6.7%                  | 1.2%                          |
| NSW      | 192.5       | 6.9%                  | 1.7%                          |
| QLD      | 126.1       | 4.1%                  | -1.7%                         |
| SA       | 89.7        | 2.8%                  | 1.1%                          |
| TAS      | 91.0        | 22.1%                 | -0.5%                         |
| VIC      | 157.6       | 8.9%                  | 2.3%                          |
| WA       | 114.1       | 7.8%                  | -0.6%                         |

## CoreLogic Mortgage Index



CoreLogic 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 | 344.8       | 0.0%                  | -2.8%                            |
| NSW      | 398.6       | 1.3%                  | -1.9%                            |
| QLD      | 274.3       | -1.7%                 | -3.8%                            |
| SA       | 290.2       | -3.4%                 | -6.4%                            |
| TAS      | 135.8       | 2.9%                  | -2.9%                            |
| VIC      | 435.8       | 0.6%                  | -0.5%                            |
| WA       | 343.3       | 3.3%                  | -4.8%                            |

## CoreLogic Listing Index



The CoreLogic Listings Index provides a lead indicator for the number of residential dwellings that are being prepared for sale across the Australian housing market. CoreLogic customers account for over 70% of all listings in the Australian property market. The index, which tracks the flow of metadata across CoreLogic's real estate data platform, shows a 75% correlation with the number of new listings about to enter the market.



# CoreLogic Property Market Indicator Summary

All data to week ending 29 May 2016

## Top ten sales over the past week



**3/28 Billyard Avenue,  
Elizabeth Bay, NSW**  
3 bed, 2 bath, 2 car unit  
\$7,000,000  
McGrath Estate Agents



**14 Monomeath Avenue,  
Canterbury, Vic**  
5 bed, 3 bath, 2 car house  
\$5,110,000  
Jellis Craig  
Hawthorn



**38a Crosslands Road,  
Galston, NSW**  
6 bed, 6 bath, 6 car house  
\$4,900,000  
McGrath Estate Agents



**16 Swinton Avenue,  
Kew, Vic**  
4 bed, 2 bath, 2 car house  
\$4,501,000  
Jellis Craig  
Hawthorn



**18 Prince Edwards Parade,  
Hunters Hill, NSW**  
5 bed, 3 bath, 2 car house  
\$4,500,000  
Ward Partners



**15 Greendale Street,  
Greenwich, NSW**  
5 bed, 3 bath, 2 car house  
\$4,110,000  
Blunts Real Estate



**526 Bronte Road,  
Bronte, NSW**  
5 bed, 3 bath, 1 car house  
\$3,850,000  
Laing + Simmons  
Double Bay



**11 Butler Street,  
Brighton, Vic**  
5 bed, 3 bath, 2 car house  
\$3,751,000  
Marshall White  
Brighton



**17 Bringa Avenue,  
Camberwell, Vic**  
4 bed, 3 bath, 2 car house  
\$3,710,000  
Jellis Craig  
Armadale



**8 Nichol Parade,  
Strathfield, NSW**  
5 bed, 3 bath, 4 car house  
\$3,690,000  
Unique Property Real  
Estate

# CoreLogic Property Market Indicator Summary

*All data to week ending 29 May 2016*

## About CoreLogic

CoreLogic Australia is a wholly owned subsidiary of CoreLogic (NYSE: CLGX), which is the largest property data and analytics company in the world. CoreLogic provides property information, analytics and services across Australia, New Zealand and Asia, and recently expanded its service offering through the purchase of project activity and building cost information provider Cordell. 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 20,000 customers and 150,000 end users, CoreLogic is the leading provider of property data, analytics and related services to consumers, investors, real estate, mortgage, finance, banking, building services, insurance, developers, wealth management and government. CoreLogic delivers value to clients through unique data, analytics, workflow technology, advisory and geo spatial services. Clients rely on CoreLogic to help identify and manage growth opportunities, improve performance and mitigate risk. CoreLogic employs over 650 people across Australia and in New Zealand. For more information call 1300 734 318 or visit [www.corelogic.com.au](http://www.corelogic.com.au)

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