

CoreLogic Property Market Indicator Summary

All data to week ending 5 June 2016

Auction clearance rate maintains strength over first week of winter

The preliminary auction clearance rate nudged higher over the first week of winter, however the number of auctions dipped compared with the previous week. There were 1,953 auctions held over the week, down from 2,480 last week, however higher than one year ago when 1,201 auctions were held and auction volumes were low due to the Queen's birthday public holiday in all cities with the exclusion of Perth. Preliminary results show that 70.4 per cent of capital city auctions held this week were successful, rising from a final result of 67.7 per cent last week. One year ago, across the lower number of auctions, 78.5 per cent sold. Melbourne and Sydney, the two largest auction markets have maintained strength this week, while across the remaining, significantly smaller auction markets, results have been more varied.

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	76.7%	654	510	391	119	88.7%	603
Melbourne	71.4%	959	809	578	231	80.3%	315
Brisbane	55.4%	129	92	51	41	48.5%	130
Adelaide	67.2%	98	61	41	20	71.2%	62
Perth	30.0%	28	10	3	7	45.9%	48
Tasmania	75.0%	8	4	3	1	40.0%	5
Canberra	46.8%	77	47	22	25	61.3%	38
Weighted Average	70.4%	1,953	1,533	1,089	444	78.5%	1,201

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	38.5%	20	13
Baulkham Hills and Hawkesbury	70.0%	13	10
Blacktown	70.0%	15	10
City and Inner South	85.7%	60	49
Eastern Suburbs	84.9%	80	66
Inner South West	66.0%	65	53
Inner West	80.7%	69	62
North Sydney and Hornsby	83.6%	90	61
Northern Beaches	82.6%	60	46
Outer South West	n.a.	3	2
Outer West and Blue Mountains	n.a.	6	6
Parramatta	53.9%	38	26
Ryde	85.0%	48	40
South West	66.7%	42	33
Sutherland	72.7%	45	33

Melbourne sub-regions

Inner	70.9%	180	151
Inner East	64.5%	128	121
Inner South	79.2%	152	125
North East	77.8%	111	99
North West	73.1%	80	67
Outer East	68.3%	79	60
South East	60.6%	84	71
West	76.4%	106	89
Mornington Peninsula	69.6%	36	23

Regional auction results

Hunter	66.7%	53	18
Wollongong	n.a.	21	9
Gold Coast	35.3%	46	17
Sunshine Coast	43.8%	30	16
Geelong	66.7%	22	12

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Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	-0.3%	0.8%	7.4%	13.3%
Melbourne	0.0%	0.5%	4.9%	14.8%
Brisbane	-0.3%	-0.4%	2.1%	6.9%
Adelaide	-0.4%	-0.2%	4.4%	3.3%
Perth	-0.4%	-2.1%	-4.0%	-5.5%
Combined 5 capitals	-0.2%	0.2%	4.6%	10.2%

*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	6,821	-0.5%	21,388	28.8%
Melbourne	7,602	-0.2%	28,884	-1.1%
Brisbane	4,724	15.2%	20,228	8.2%
Adelaide	2,122	14.9%	8,490	11.8%
Perth	4,098	11.1%	24,213	20.3%
Hobart	356	-1.4%	2,006	-28.4%
Darwin	180	-29.7%	1,696	9.8%
Canberra	510	11.4%	1,862	-4.4%
Combined capitals	26,413	4.9%	108,767	10.4%

Number of homes for sale, combined capital cities

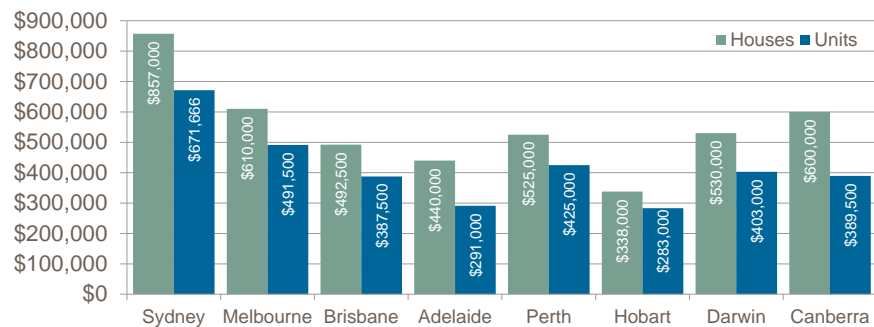


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	3,041	\$857,000	1,677	\$671,666
Melbourne	3,460	\$610,000	1,560	\$491,500
Brisbane	1,608	\$492,500	310	\$387,500
Adelaide	874	\$440,000	166	\$291,000
Perth	992	\$525,000	205	\$425,000
Hobart	193	\$338,000	37	\$283,000
Darwin	51	\$530,000	21	\$403,000
Canberra	270	\$600,000	107	\$389,500
Combined Capitals	10,489	\$635,742	4,083	\$541,095

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.

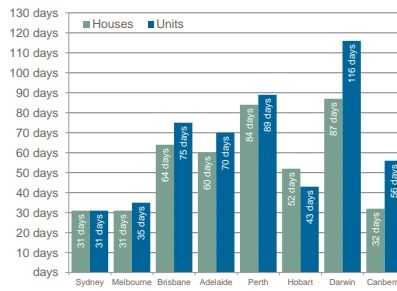
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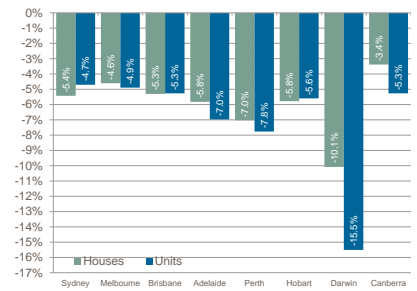
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	31 days	-5.4%	31 days	-4.7%
Melbourne	31 days	-4.6%	35 days	-4.9%
Brisbane	64 days	-5.3%	75 days	-5.3%
Adelaide	60 days	-5.8%	70 days	-7.0%
Perth	84 days	-7.0%	89 days	-7.8%
Hobart	52 days	-5.8%	43 days	-5.6%
Darwin	87 days	-10.1%	116 days	-15.5%
Canberra	32 days	-3.4%	56 days	-5.3%

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 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	144.8	10.2%	-0.1%
NSW	194.5	9.0%	0.0%
QLD	129.8	9.6%	-2.6%
SA	92.4	6.3%	-0.7%
TAS	91.3	16.9%	0.5%
VIC	161.1	11.9%	1.0%
WA	115.6	9.8%	-1.3%

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	345.8	2.8%	-3.2%
NSW	394.6	1.3%	-2.5%
QLD	280.0	6.1%	-3.8%
SA	286.1	-2.5%	-7.3%
TAS	134.4	4.1%	-2.8%
VIC	439.6	2.3%	-1.4%
WA	342.6	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.

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Top ten sales over the past week



**8/27 Billyard Avenue,
Elizabeth Bay, NSW**
4 bed, 4 bath, 9 car unit
\$8,550,000
Richardson & Wrench
Elizabeth Bay / Potts Point



**20 Llandilo Avenue,
Strathfield, NSW**
5 bed, 6 bath, 6 car house
\$5,700,000
Strathfield Partners
Strathfield



**2A Fortescue Street,
Chiswick NSW**
5 bed, 3 bath, 2 car house
\$4,900,000
McGrath Estate Agents



**90 Bay Street,
Mosman, NSW**
3 bed, 3 bath, 2 car house
\$4,325,000
Simeon Manners Property
Mosman



**17 Woodward Avenue,
Strathfield, NSW**
7 bed, 5 bath, 2 car house
\$4,200,000
Strathfield Partners
Strathfield



**89 Armstrong Street,
Middle Park, VIC**
4 bed, 1 bath, 1 car house
\$3,950,000
Cayzer Real Estate
Albert Park



**124 Powlett Street,
East Melbourne, VIC**
3 bed, 2 bath, 3 car house
\$3,520,000
Jellis Craig
South Yarra



**7 Culverston Avenue,
Denham Court, NSW**
6 bed, 5 bath, 5 car house
\$3,500,000
McGrath Estate Agents



**27 Gibson Street,
Bronte, NSW**
5 bed, 2 bath house
\$3,490,000
Phillips Pantzer Donnelley
Woollahra



**3 Plant Street,
Malvern, VIC**
4 bed, 2 bath, 2 car house
\$3,460,000
Jellis Craig
Malvern

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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

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