

CoreLogic Property Market Indicator Summary

All data to week ending 11 September 2016

Preliminary auction clearance rates ease slightly to 76.4 per cent

So far this week, 1,683 capital city auction results have been reported to CoreLogic, resulting in a preliminary auction clearance rate of 76.4 per cent across the combined capital cities. This week, 2,026 total auctions were held across the capital cities, higher than last week, when 1,899 auctions were held, but remaining lower than one year ago when 2,654 capital city properties went under the hammer. Clearance rates are still tracking above 70 per cent, which they have done since the last week in July. This week's preliminary clearance rate is down slightly from last week's clearance rate of 77.1 per cent, which was the highest clearance rate recorded for the year to date. At the same time last year the clearance rate was 71.2 per cent.

Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	80.0%	720	604	483	121	73.1%	1,075
Melbourne	78.7%	978	878	691	187	74.3%	1,189
Brisbane	55.6%	148	72	40	32	50.3%	179
Adelaide	76.7%	88	60	46	14	62.4%	89
Perth	21.4%	28	14	3	11	54.2%	35
Tasmania	n.a.	4	0	0	0	57.1%	8
Canberra	78.2%	60	55	43	12	65.2%	79
Weighted Average	76.4%	2,026	1,683	1,306	377	71.2%	2,654

Weekly clearance rate, combined capital cities



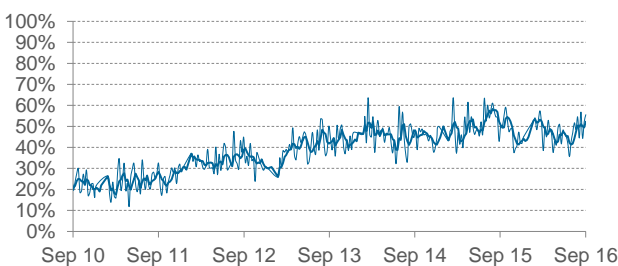
Weekly clearance rate, Melbourne



Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



— Weekly auction clearance rate — 4 week average

Sydney sub-regions

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	58.3%	12	12
Baulkham Hills and Hawkesbury	77.8%	22	18
Blacktown	63.6%	14	11
City and Inner South	80.7%	67	57
Eastern Suburbs	91.6%	81	71
Inner South West	75.5%	64	53
Inner West	90.6%	60	53
North Sydney and Hornsby	81.3%	114	91
Northern Beaches	82.8%	79	64
Outer South West	n.a.	8	7
Outer West and Blue Mountains	n.a.	10	6
Parramatta	80.5%	47	41
Ryde	85.4%	47	41
South West	60.7%	35	28
Sutherland	70.8%	56	48

Melbourne sub-regions

Inner	76.0%	206	179
Inner East	74.6%	144	138
Inner South	76.2%	158	147
North East	86.3%	108	95
North West	81.8%	71	66
Outer East	82.8%	70	58
South East	72.5%	101	91
West	81.3%	85	75
Mornington Peninsula	100.0%	34	28

Regional auction results

Hunter	50.0%	53	28
Wollongong	83.3%	30	18
Gold Coast	53.5%	82	43
Sunshine Coast	60.7%	46	28
Geelong	84.6%	35	26

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Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.8%	2.0%	13.0%	10.8%
Melbourne	1.3%	2.3%	10.0%	10.4%
Brisbane	0.1%	-0.1%	2.2%	4.5%
Adelaide	0.3%	-0.9%	3.7%	3.8%
Perth	-0.6%	-0.1%	-5.6%	-4.4%
Combined 5 capitals	0.7%	1.5%	8.3%	8.0%

*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 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	6,656	-20.2%	19,163	-1.3%
Melbourne	7,434	-6.2%	27,362	-1.9%
Brisbane	4,350	3.2%	19,582	9.5%
Adelaide	1,976	-0.6%	7,688	6.2%
Perth	3,833	13.1%	22,606	17.5%
Hobart	338	-5.6%	1,697	-28.7%
Darwin	165	-20.3%	1,635	4.0%
Canberra	612	7.4%	1,832	-6.3%
Combined capitals	25,364	-6.0%	101,565	4.1%

Number of homes for sale, combined capital cities

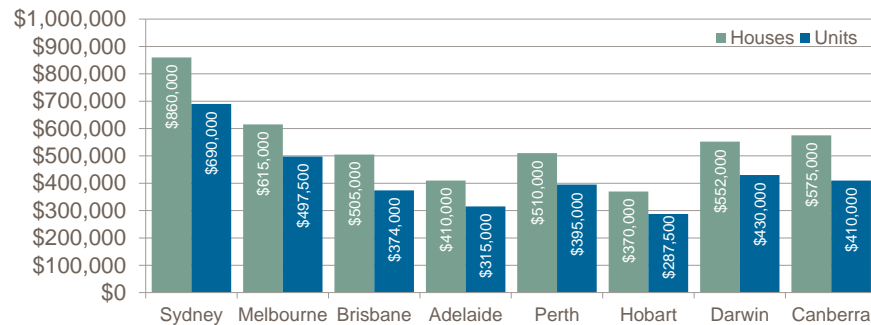


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,713	\$860,000	1,658	\$690,000
Melbourne	2,969	\$615,000	1,289	\$497,500
Brisbane	1,601	\$505,000	317	\$374,000
Adelaide	734	\$410,000	145	\$315,000
Perth	863	\$510,000	150	\$395,000
Hobart	146	\$370,000	28	\$287,500
Darwin	48	\$552,000	19	\$430,000
Canberra	213	\$575,000	92	\$410,000
Combined Capitals	9,287	\$636,554	3,698	\$557,794

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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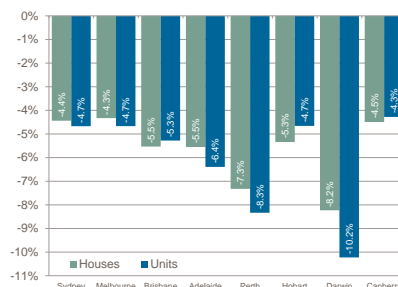
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	29 days	-4.4%	30 days	-4.7%
Melbourne	29 days	-4.3%	32 days	-4.7%
Brisbane	66 days	-5.5%	75 days	-5.3%
Adelaide	66 days	-5.5%	75 days	-6.4%
Perth	87 days	-7.3%	95 days	-8.3%
Hobart	46 days	-5.3%	38 days	-4.7%
Darwin	94 days	-8.2%	114 days	-10.2%
Canberra	30 days	-4.5%	64 days	-4.3%

Median time on market



Average vendor discounting

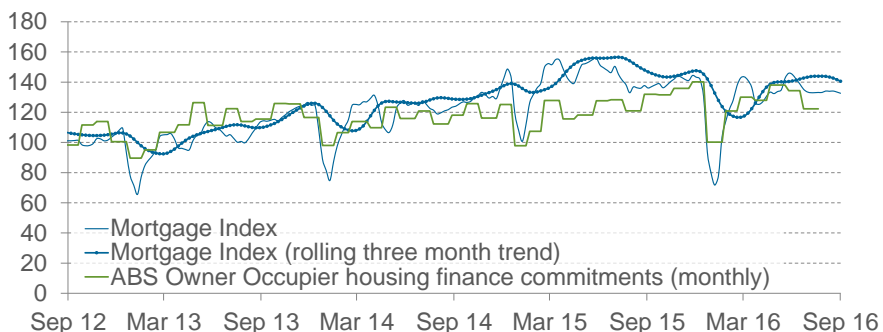


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results received by CoreLogic 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	132.6	-1.1%	-2.2%
NSW	178.9	-0.9%	-2.2%
QLD	124.5	-2.2%	-0.2%
SA	85.9	0.2%	-2.0%
TAS	84.6	8.2%	-4.2%
VIC	141.2	-1.1%	-3.7%
WA	105.6	-1.7%	-2.2%

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	344.5	4.2%	0.0%
NSW	388.1	1.4%	0.1%
QLD	263.6	4.8%	-2.0%
SA	300.0	9.2%	0.7%
TAS	139.7	6.7%	2.0%
VIC	482.4	6.8%	2.5%
WA	329.6	0.6%	-0.5%

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



**18 Faraday Avenue,
Rose Bay, NSW**
5 bed, 4 bath, 2 car house
\$5,510,000
Position Realty
Rose Bay



**11 Lucretia Avenue,
Longueville, NSW**
4 bed, 2 bath, 2 car house
\$4,925,000
McGrath Estate Agents



**1120 North Steyne,
Manly, NSW**
4 bed, 3 bath, 4 car unit
\$4,550,000
Belle Property
Manly



**11 Adelaide Street,
Armadale, Vic**
4 bed, 4 bath, 2 car house
\$4,500,000
Hockingstuart
Armadale, Prahran,
Malvern



**1705/81 Macleay Street,
Potts Point, NSW**
3 bed, 2 bath, 2 car unit
\$4,450,000
Richardson & Wrench
Elizabeth Bay/Potts Point



**61 Cross Street
Double Bay, NSW**
3 bed, 3 bath, 1 car house
\$4,425,000
BradfieldCleary
Double Bay



**4 Robina Road,
Sydenham, Vic**
3 bed, 2 bath, 2 car house
\$4,425,000
Barry Plant
Taylors Lakes



**2/36 Louisa Road,
Birchgrove, NSW**
4 bed, 4 bath, 3 car unit
\$4,420,000
Cobden & Hayson
Balmain



**144 Tenth Avenue,
Austral, NSW**
4 bed, 1 bath, 1 car house
\$4,150,000
LJ Hooker
Leppington



**36 Roseville Avenue,
Roseville, NSW**
5 bed, 2 bath, 2 car house
\$3,825,000
Di Jones
North Shore Wahroonga

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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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