

CoreLogic Property Market Indicator Summary

All data to week ending 25 September 2016

Preliminary clearance rates remain above 70 per cent for the ninth consecutive week, edging close to 80 per cent

It has been another strong week for auction activity, there were 2,445 auctions held across the combined capital cities with a preliminary auction clearance rate of 78.3 per cent this week. Last week, the final auction clearance rate was recorded at 76.2 per cent with 2,149 residential properties taken to auction. At the same time last year, auction volumes were higher (2,835) with a clearance rate of 69.7 per cent. Over the first four weeks of Spring, auction clearance rates have consistently been recorded at a higher rate than over the corresponding weeks last year, while auction volumes remain around 20 per cent lower.

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	84.4%	930	770	650	120	71.7%	1,200
Melbourne	79.1%	1,090	946	748	198	72.7%	1,201
Brisbane	51.5%	144	103	53	50	54.9%	203
Adelaide	83.9%	126	87	73	14	68.1%	127
Perth	35.1%	49	37	13	24	31.6%	25
Tasmania	40.0%	16	10	4	6	16.7%	21
Canberra	69.9%	90	73	51	22	58.5%	58
Weighted Average	78.3%	2,445	2,026	1,592	434	69.7%	2,835

Weekly clearance rate, combined capital cities



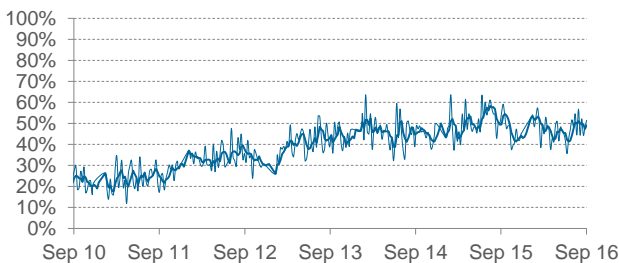
Weekly clearance rate, Melbourne



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	100.0%	19	14
Baulkham Hills and Hawkesbury	85.7%	27	21
Blacktown	86.7%	19	15
City and Inner South	84.7%	107	98
Eastern Suburbs	88.3%	102	77
Inner South West	72.7%	107	88
Inner West	83.6%	70	61
North Sydney and Hornsby	88.2%	146	127
Northern Beaches	86.8%	82	68
Outer South West	70.0%	10	10
Outer West and Blue Mountains	n.a.	7	6
Parramatta	81.1%	62	53
Ryde	88.2%	70	51
South West	83.9%	41	31
Sutherland	83.3%	58	48

Melbourne sub-regions

Inner	75.5%	224	200
Inner East	75.6%	102	86
Inner South	83.5%	139	115
North East	81.6%	152	141
North West	75.6%	96	90
Outer East	75.8%	76	62
South East	77.3%	114	97
West	83.5%	141	121
Mornington Peninsula	89.7%	39	29

Regional auction results

Hunter	75.7%	54	37
Wollongong	82.6%	63	23
Gold Coast	58.6%	63	29
Sunshine Coast	55.0%	84	20
Geelong	80.8%	45	26

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Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	-0.6%	0.7%	12.5%	10.2%
Melbourne	0.0%	2.3%	11.0%	9.4%
Brisbane	0.0%	-0.1%	2.1%	3.8%
Adelaide	0.3%	1.9%	5.7%	6.6%
Perth	-0.5%	-3.0%	-6.8%	-6.8%
Combined 5 capitals	-0.3%	0.9%	8.4%	7.3%

*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>.

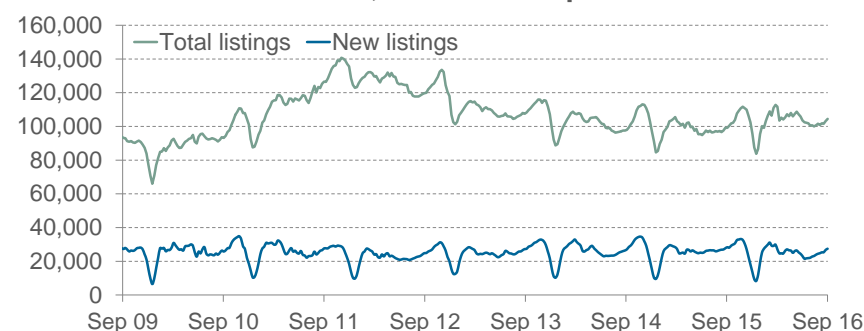
Daily home value index, 5 capital city aggregate



Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	7,039	-18.3%	19,829	-2.7%
Melbourne	8,352	-2.3%	29,212	1.9%
Brisbane	4,677	5.7%	19,610	9.9%
Adelaide	2,034	-0.1%	7,751	5.8%
Perth	4,173	16.4%	22,780	19.7%
Hobart	388	5.4%	1,759	-25.7%
Darwin	194	2.6%	1,647	5.8%
Canberra	586	3.5%	1,851	-8.2%
Combined capitals	27,443	-3.1%	104,439	5.3%

Number of homes for sale, combined capital cities

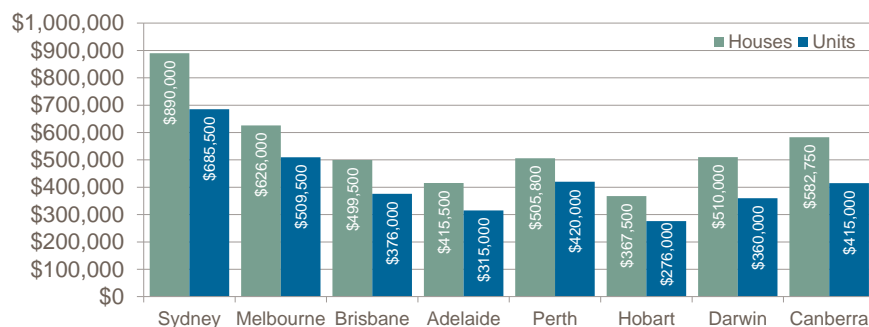


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,827	\$890,000	1,694	\$685,500
Melbourne	3,296	\$626,000	1,444	\$509,500
Brisbane	1,614	\$499,500	322	\$376,000
Adelaide	782	\$415,500	143	\$315,000
Perth	917	\$505,800	185	\$420,000
Hobart	184	\$367,500	38	\$276,000
Darwin	33	\$510,000	16	\$360,000
Canberra	226	\$582,750	97	\$415,000
Combined Capitals	9,879	\$646,868	3,939	\$557,826

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

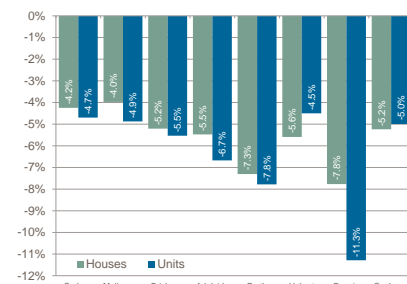
HOUSES			UNITS	
Capital city	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	28 days	-4.2%	30 days	-4.7%
Melbourne	29 days	-4.0%	31 days	-4.9%
Brisbane	66 days	-5.2%	80 days	-5.5%
Adelaide	62 days	-5.5%	66 days	-6.7%
Perth	85 days	-7.3%	88 days	-7.8%
Hobart	38 days	-5.6%	55 days	-4.5%
Darwin	98 days	-7.8%	147 days	-11.3%
Canberra	25 days	-5.2%	53 days	-5.0%

'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.

Median time on market



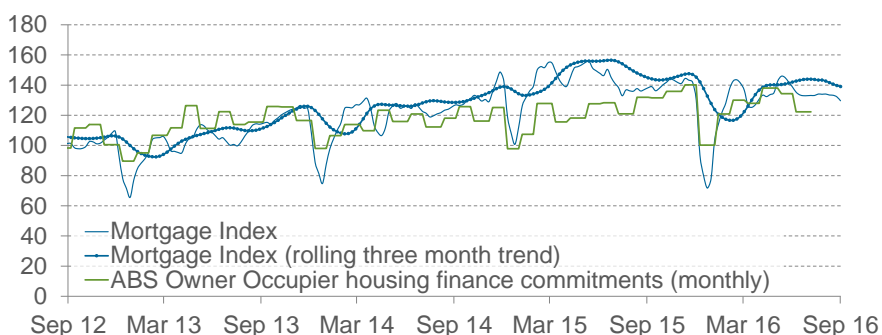
Average vendor discounting



Mortgage market activity

Region	Index value	Month on month change	Month on month change (trend)
National	129.6	-3.3%	-2.5%
NSW	176.1	-1.1%	-2.2%
QLD	120.9	-6.0%	-1.0%
SA	84.7	-1.0%	-2.4%
TAS	85.6	4.8%	-1.3%
VIC	139.4	-2.7%	-3.6%
WA	100.5	-6.4%	-2.8%

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	347.1	3.0%	2.2%
NSW	388.8	-0.4%	2.1%
QLD	269.3	6.1%	0.9%
SA	295.2	2.6%	2.6%
TAS	144.8	8.4%	5.5%
VIC	486.0	5.1%	4.1%
WA	326.2	-0.9%	1.6%

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 two sales over the past week, states and territories

Australian Capital Territory



**10 Cockle Street,
O'Connor, ACT**
6 bed, 4 bath, 3 car house
\$1,950,000
Independent Property
Group
Gungahlin



**37 Coolibah Crescent,
O'Connor, ACT**
5 bed, 2 bath, 2 car house
\$1,425,000
LJ Hooker
Dickson

New South Wales



**30 Bronte Marine Drive,
Bronte, NSW**
4 bed, 2 bath, 3 car house
\$7,350,000
Phillips Pantzer Donnelley
Woollahra



**26 Gold Street,
Blakehurst, NSW**
5 bed, 4 bath, 4 car house
\$4,100,000
Belle Property
South Hurstville

Northern Territory



**61 Gsell Street,
Wanguri, NT**
4 bed, 2 bath, 2 car house
\$615,000
Ray White
Darwin



**4 Finlayson Street,
Gillen, NT**
3 bed, 2 bath, 3 car house
\$492,500
Elders Real Estate
Alice Springs

Queensland



**121 Towers Street,
Ascot, Qld**
4 bed, 3 bath, 2 car house
\$2,300,000
Ngu Real Estate
East Brisbane



**586 Lower Bowen Terrace,
New Farm, Qld**
4 bed, 3 bath, 2 car house
\$2,100,000
Ray White
New Farm

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Top two sales over the past week, states and territories

South Australia



**29 Glenburnie Avenue,
Torrens Park, SA**
5 bed, 3 bath, 4 car house
\$1,586,000
Harcourts Platinum



**48 Howard Street,
Beulah Park, SA**
5 bed, 3 bath, 3 car house
\$1,368,000
Ouwens Casserly
Adelaide

Tasmania



**58 Lyttleton Street,
East Launceston, Tas**
4 bed, 2 bath, 2 car house
\$745,000
Sims for Property
Launceston



**49 Bayside Drive,
Lauderdale, Tas**
4 bed, 2 bath, 2 car house
\$740,000
Knight Frank
Hobart

Victoria



**107 Mont Albert Road,
Canterbury, Vic**
4 bed, 1 bath, 2 car house
\$6,290,000
Jellis Craig
Boroondara Group



**15 Howitt Street,
Glen Iris, Vic**
4 bed, 3 bath, 2 car house
\$3,010,000
Kay Burton
Hawthorn

Western Australia



**36 Balikpapan Avenue,
Dianella, WA**
5 bed, 2 bath, 2 car house
\$1,200,000
Excellence Property
Specialists



**5/26 Renwick Street,
South Perth, WA**
3 bed, 2 bath, 2 car unit
\$900,000
Porter Matthews Metro
Belmont

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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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