CoreLogic Property Market Indicator Summary

All data to week ending 23 October 2016

Capital city auction markets record the highest preliminary clearance rate so far this year, reaching 80.2 per cent

Spring is seeing a lift in the auction market. The number of homes taken to auction this week increased to 2,641, compared with 2,443 over the previous week. The preliminary clearance rate of 80.2 per cent is the highest recorded for the year so far, up from 76.2 per cent last week. Over the corresponding week last year, the clearance rate was significantly lower at 64.9 per cent however auction volumes were higher, 3,143 auctions were held. Every capital city except Perth has recorded a preliminary clearance that was higher than a year ago, while the two largest auction markets, Sydney and Melbourne, recorded a preliminary clearance rate higher than 80 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	85.6%	866	722	618	104	61.3%	1,024
Melbourne	81.8%	1,378	1,229	1,005	224	69.7%	1,690
Brisbane	53.4%	192	118	63	55	48.8%	223
Adelaide	77.4%	98	62	48	14	70.3%	103
Perth	46.2%	33	13	6	7	25.9%	33
Tasmania	100.0%	10	4	4	0	44.4%	12
Canberra	74.4%	64	39	29	10	63.3%	58
Weighted Average	**80.2%**	**2,641**	**2,187**	**1,773**	**414**	**64.9%**	**3,143**

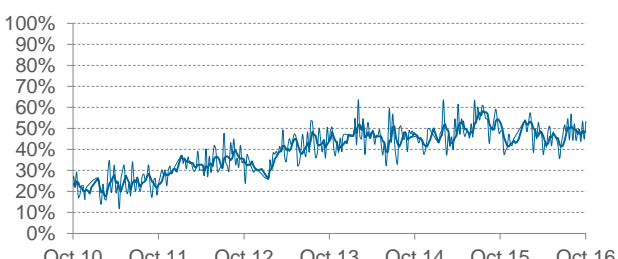## Weekly clearance rate, combined capital cities

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	75.0%	27	20
Baulkham Hills and Hawkesbury	77.3%	30	22
Blacktown	93.8%	22	16
City and Inner South	87.8%	95	90
Eastern Suburbs	93.5%	95	77
Inner South West	78.3%	94	83
Inner West	87.1%	77	70
North Sydney and Hornsby	88.4%	135	112
Northern Beaches	90.8%	79	65
Outer South West	n.a.	6	5
Outer West and Blue Mountains	n.a.	5	4
Parramatta	76.7%	42	30
Ryde	87.9%	44	33
South West	82.8%	39	29
Sutherland	79.7%	74	64

Melbourne sub-regions			
Inner	78.7%	295	253
Inner East	75.7%	213	206
Inner South	86.1%	229	201
North East	83.5%	169	158
North West	89.5%	90	86
Outer East	87.1%	86	70
South East	83.3%	117	102
West	82.2%	125	107
Mornington Peninsula	76.2%	49	42

Regional auction results			
Hunter	80.0%	61	35
Wollongong	69.2%	36	26
Gold Coast	70.0%	43	20
Sunshine Coast	67.7%	52	31
Geelong	86.4%	29	22

The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects between 85% and 90% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

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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%	0.7%	13.3%	10.2%
Melbourne	0.0%	-0.7%	10.2%	7.9%
Brisbane	0.6%	0.9%	3.1%	4.8%
Adelaide	-0.7%	-2.4%	3.2%	2.4%
Perth	-0.6%	0.5%	-6.4%	-4.4%
Combined 5 capitals	0.1%	0.1%	8.5%	6.9%

*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

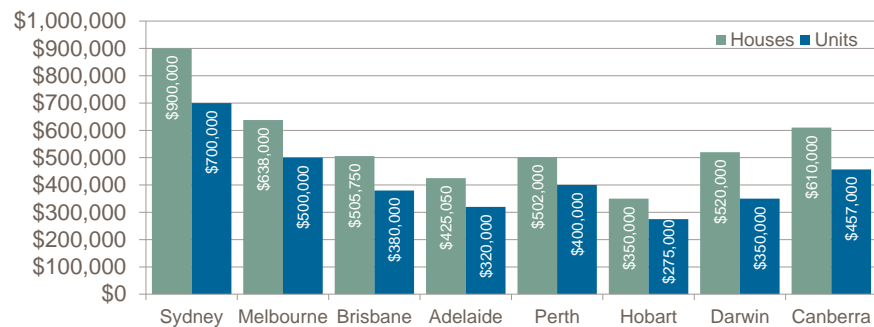| Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	7,921	-17.1%	20,912	-7.3%
Melbourne	8,864	-3.3%	29,799	-0.5%
Brisbane	5,007	10.0%	19,582	7.9%
Adelaide	2,179	-3.9%	7,963	4.1%
Perth	4,214	14.2%	23,373	21.2%
Hobart	419	-11.2%	1,741	-30.2%
Darwin	157	-22.7%	1,610	1.8%
Canberra	704	-2.2%	1,903	-12.9%
Combined capitals	29,465	-3.8%	106,883	2.9%

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.

Number of homes for sale, combined capital cities

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,834	$900,000	1,705	$700,000
Melbourne	3,211	$638,000	1,379	$500,000
Brisbane	1,634	$505,750	319	$380,000
Adelaide	796	$425,050	141	$320,000
Perth	932	$502,000	176	$400,000
Hobart	183	$350,000	54	$275,000
Darwin	45	$520,000	19	$350,000
Canberra	199	$610,000	104	$457,000
Combined Capitals	9,834	$654,938	3,897	$561,655

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.

Median house and unit prices

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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	27 days	-4.6%	28 days	-4.3%
Melbourne	29 days	-3.9%	31 days	-4.2%
Brisbane	62 days	-5.2%	78 days	-6.3%
Adelaide	55 days	-5.7%	72 days	-6.1%
Perth	91 days	-7.3%	97 days	-8.7%
Hobart	41 days	-6.9%	51 days	-4.9%
Darwin	107 days	-10.3%	112 days	-10.8%
Canberra	28 days	-3.3%	50 days	-4.5%

Median time on market
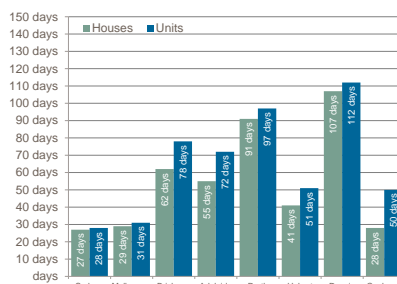

Average vendor discounting
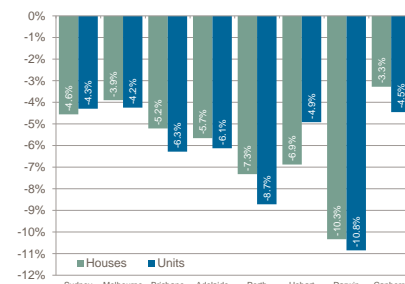
'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	126.6	-2.6%	-1.5%
NSW	172.1	-2.5%	-1.1%
QLD	120.2	-0.9%	-0.7%
SA	79.6	-6.2%	-2.6%
TAS	85.8	-0.8%	2.0%
VIC	137.0	-2.0%	-0.8%
WA	95.3	-5.5%	-4.7%

CoreLogic Mortgage Index
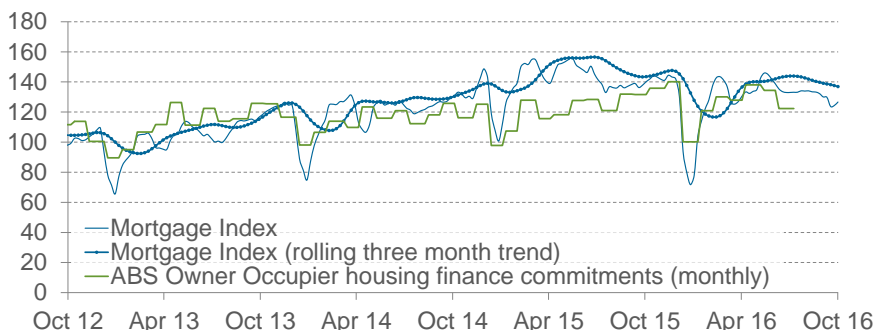
CoreLogic systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS 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	332.2	-5.1%	1.5%
NSW	383.7	-2.1%	2.3%
QLD	254.3	-6.3%	1.2%
SA	278.5	-6.2%	0.4%
TAS	137.5	-5.7%	5.6%
VIC	453.7	-7.4%	1.7%
WA	315.0	-4.4%	-0.9%

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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CoreLogic Property Market Indicator Summary
All data to week ending 23 October 2016

Top two sales over the past week, states and territories

Australian Capital Territory

24 Jaeger Cct,
Bruce ACT,
4 Bed, 2 Bath, 2 Car house
$1,300,000
Ray White Belconnen

13 Linke Cres,
Bruce ACT,
4 Bed, 3 Bath, 2 Car house
$980,000
Luton Properties Gungahlin

New South Wales

72 Champion Rd,
Tennyson Point NSW,
6 Bed, 4 Bath, 10 Car house
$8,300,000
Ward Partners

19/10 Wylde St,
Potts Point NSW,
3 Bed, 2 Bath, 2 Car unit
$6,050,000
Richardson & Wrench
Elizabeth Bay / Potts Point

Northern Territory

33 Kurala Cct,
Gunn NT,
4 Bed, 3 Bath, 2 Car house
$745,000
Elders Palmerston

12 Deane Cres,
Rosebery NT,
4 Bed, 2 Bath, 2 Car house
$635,000
K G Young & Associates
Pty Ltd - Darwin

Queensland

35 Mcconnell St,
Bulimba QLD,
6 Bed, 4 Bath, 4 Car house
$3,800,000
Place Bulimba

51/173 Old Burleigh Rd,
Broadbeach QLD,
3 Bed, 3 Bath, 3 Car unit
$3,600,000
Black Label Property
Broadbeach

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Top two sales over the past week, states and territories

South Australia

2 Wallace St,
Glenelg East SA,
5 Bed, 3 Bath, 2 Car house
$1,300,000
Harris Real Estate

28 Kennaway St,
Tusmore SA,
4 Bed, 2 Bath, 3 Car house
$1,300,000
Yvonne Walker Realty
Shelley

Tasmania

17 High St,
East Launceston TAS,
5 Bed, 3 Bath, 4 Car house
$1,200,000
Sims For Property
Launceston

2 Gorge Rd,
Trevallyn TAS,
3 Bed, 3 Bath, 8 Car house
$570,000
Harcourts Launceston

Victoria

18 Denham Pl,
Toorak Vic,
5 Bed, 3 Bath, 4 Car house
$5,390,000
Kay & Burton Real Estate
South Yarra

36 Hawthorn Gr,
Hawthorn Vic,
4 Bed, 2 Bath, 5 Car house
$5,020,000
Jellis Craig Boroondara
Group

Western Australia

20 Beryl Ave,
Shelley WA,
3 Bed, 3 Bath, 2 Car house
$1,232,000
Yvonne Walker Realty
Shelley

672 Hopkinson Rd,
Cardup WA,
5 Bed, 2 Bath, 22 Car house
$930,000
Armadale Real Estate

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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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